***NOTE: A request form is available from the Deputy Town Clerk; please fill it in and return it prior to the start of the meeting if you would like to speak during public comment. When you speak, you must come to the podium in the front and clearly state your name and address for the record. Please mute or turn off your cell phone or electronic devices at the start of the meeting. Thank you.***

**TOWN OF BAY HARBOR ISLANDS**
**MORRIS N. BROAD COMMUNITY CENTER**

**1175 95TH STREET**
**BAY HARBOR ISLANDS, FL 33154**

# REGULAR COUNCIL MEETING

## AGENDA

August 8, 2023
7:00 PM

## STATEMENT OF DECORUM

*All comments must be addressed to the Council as a body and not to individuals. Any person making a racial or slanderous remark or who becomes boisterous while addressing the Town Council, staff, etc. shall be barred from the audience by the presiding officer. No profanity, shouting, heckling, verbal outbursts, or disruptive behavior in support of or opposition to a speaker or his/her remarks is permitted. Please mute or turn off your cell phone or other electronic devices at the start of the meeting. Failure to do so may result in being barred from the meeting. Persons exiting the Chambers shall do so quietly.*

**CALL TO ORDER at approximately 7:00 p.m.**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**SPECIAL PRESENTATION:**

1. The Honorable Senator Shevrin D. Jones

2. Ruth K. Broad Student of the Year - Lara Schamy

3. Introduction of New Police Officer Jesse Whitt

**REQUESTS FOR WITHDRAWALS, DEFERMENTS AND FUTURE AGENDA ITEMS:**

**TOWN MANAGER'S REPORT:**

**COUNCIL REPORTS:** Each Council Member will be afforded two (2) minutes to make their reports.

**PUBLIC COMMENT**

*There is a three (3) minute time limit for each speaker during public comment and a two (2) minute time limit for each speaker during all other agenda items. Your cooperation is appreciated in observing the three (3) minute rule. If you have a matter you would like to discuss which requires more than three (3) minutes, please arrange a meeting with the Town Manager or appropriate administrative official. A request form is available from staff; please fill it in and return it to the Town Clerk prior to the start of the meeting if you would like to speak during public comment. Please come forward to the podium, give your name and address, and the name and address of the organization you are representing if any.*

## COMMITTEE REPORTS:

**CONSENT AGENDA:** Set for approximately 7:55 p.m. *(Consent agenda items are those which are routine, do not require discussion or explanation prior to Town Council action, or have already been discussed and/or explained and do not require further discussion or explanation. Items can be removed from the consent agenda by the request of an individual Council member for independent consideration provided such request is made prior to the vote on the consent agenda.)*

4. **Consideration** and A**pprova**l of revised Memorandums of Understanding (MOU) in substantial conformance, between The School Board of Miami-Dade County and the Town of Bay Harbor Islands regarding funding for the Town of Bay Harbor Islands appointed School Resource Officer at Ruth K. Broad for School Year 23-24. The Town's annual share of the cost is $21,007.33. Enclosed are copies of the memorandums.

5. **Consideration** and **Approval** of a proposal from Universal Electric of Florida, Inc. (under the emergency procurement provision, pursuant to Section 2-1.2 of the Town Code) in the amount of $165,846.20 for installation of the electrical infrastructure for the temporary Town Hall modulars in the 95th Street Parking Lot. Enclosed is a copy of the proposal and resolution.

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, ACCEPTING THE PROPOSAL FROM UNIVERSAL ELECTRIC OF FLORIDA, INC. IN THE AMOUNT OF $165,846.20 TO INSTALL THE ELECTRICAL INFRASTRUCTURE FOR THE TEMPORARY TOWN HALL MODULARS IN THE 95TH STREET PARKING LOT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR EXPENDITURE OF FUNDS; AND AN EFFECTIVE DATE.**

6. **Consideration** and **Approval** of a contract between the Children's Trust and the Town of Bay Harbor Islands in substantial conformance, accepting grant funds for afterschool and summer camp programs. Enclosed is a copy of the contract.

7. **Consideration** and **Approval** of a Resolution regarding Amendment No. 3 to the FY 2022-2023 Budget. Enclosed is a copy of the proposed Resolution with supporting documents.

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, APPROVING BUDGET AMENDMENT NO. 3 FOR THE ANNUAL BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023, ADJUSTING REVENUES AND EXPENDITURES OF FUNDS ESTABLISHED AND REFLECTED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

8. **Consideration** and **Approval** to issue a Request for Proposal for a Town Park and Kayak Launch to be located at 9600 West Bay Harbor Drive.

9. **Consideration** and **Approval** to issue a Request for Proposal (RFP) for installation of an artificial reef and marine park off the north side of the Bay Harbor Causeway Island and at the west side of the 9600 West Bay Harbor Drive proposed park.

10. **Consideration** and **Approval** to issue a Request for Qualifications (RFQ) for the design of the new Town Hall.

**STAFF RECOMMENDATION:** Approve **POLL VOTE**

**PUBLIC HEARING:**

11. **Consideration** and **Approval** of a request for an appeal to the Town Council of the Town of Bay Harbor Islands, Florida of a June 6, 2023 decision of the Design Review Board denying an application by CHBH 103 Street LLC for a multifamily development to be located at 10270-10290 East Bay Harbor Drive, Bay Harbor Islands, Florida. Enclosed are copies of Town Planner's Staff Report, Applicant's Letter regarding appeal, Site Development Plans, and other supporting documents.

**STAFF RECOMMENDATION:** Council's Discretion **POLL VOTE**

**ORDINANCES ON SECOND READING:**

12. **Consideration** and **Approval** of an ordinance on Second Reading regarding Town Elections, amending Section 6-4 of the Town Code to provide for two (2) days of early voting. Sponsored by Council Member Isaac Salver. Enclosed is a copy of the proposed ordinance.

**AN ORDINANCE OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, AMENDING SECTION 6-4 OF THE TOWN CODE PROVIDING EARLY VOTING FOR MUNICIPAL ELECTIONS, PURSUANT TO SECTION 100.3605, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICT AND REPEALER; AND AN EFFECTIVE DATE.**

**STAFF RECOMMENDATION:** Council's Discretion **POLL VOTE**

**ORDINANCES ON FIRST READING:**

13. **Consideration** and **Approval** of an ordinance on First Reading amending Article 1 of Chapter 5 of the Town Code entitled "Buildings and Construction" creating a new Section 5-5.2 related to the monitoring of construction site activities, including demolition, and specified new construction. Sponsored by Council Member Robert Yaffe. Enclosed is a copy of the proposed Ordinance and of the Town Planner's Staff Report.

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES RELATED TO BUILDING AND CONSTRUCTION ACTIVITIES; AMENDING ARTICLE 1 OF CHAPTER 5 ENTITLED BUILDINGS AND CONSTRUCTION, CREATING A NEW SECTION 5-5.2 RELATED TO THE MONITORING OF CONSTRUCTION SITE ACTIVITIES, INCLUDING DEMOLITION AND SPECIFIED NEW CONSTRUCTION; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

**STAFF RECOMMENDATION:** Council's Discretion **POLL VOTE**

14. **Consideration** and **Approval** of an ordinance on First Reading amending Section 23-12 of the Town Code entitled "General Provisions" by revising Section 23-12(26) to include padel and pickle ball to the outdoor recreational game court facilities allowed in the Town, and to modify fencing regulations to accommodate these sports. Enclosed is a copy of the proposed ordinance.

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, AMENDING THE TOWN'S ZONING AND PLANNING CODE BY AMENDING SECTION 23-12 ENTITLED GENERAL PROVISIONS; AMENDING SECTION 23-12(26) RELATED TO OUTDOOR RECREATIONAL GAME COURT FACILITIES TO CLARIFY AND EXPAND THE TYPES OF GAME COURT FACILITIES ALLOWED AND TO MODIFY FENCING ALLOWANCES; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, AND PROVIDING AN EFFECTIVE DATE.**

**STAFF RECOMMENDATION:** Council's Discretion **POLL VOTE**

15. **Consideration** and **Approval** of an ordinance amending Sections 5-20 and 5-23 of the Town Code related to the submittal requirements for Site Development Plans application. Enclosed is a copy of the proposed ordinance and Town Planner's Staff Report. Sponsored by Council Member Teri D'Amico.

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES RELATED TO BUILDING AND CONSTRUCTION ACTIVITIES; AMENDING ARTICLE II OF CHAPTER 5 ENTITLED DESIGN REVIEW BOARD; AMENDING SECTION 5-20 RELATED TO THE MINIMUM CONTENTS OF PRELIMINARY PLANS SUBMITTED TO THE TOWN FOR SITE DEVELOPMENT PLAN REVIEW; ADDITIONALLY, AMENDING SECTION 5-23 RELATED TO TIME FOR SUBMITTING FINAL WORKING PLANS TO RECOGNIZE STATE MANDATED EXTENSIONS; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**STAFF RECOMMENDATION:** Council's Discretion **POLL VOTE**

**DEFERRED ITEMS:**

**TOWN MANAGER ITEMS:** *(Town business items requiring Council approval)*

16. Ratification of updates to the Rolledback Rate in Resolution No. 2310 which addresses the proposed millage rate and percentage over the millage rate. The current year rolledback rate, as computed pursuant to Section 200.065, Florida Statutes is 2.730559 mills, which is 2.730559 per $1,000 of assessed property within the Town of Bay Harbor Islands. The proposed millage rate is 16.5% more than the rolledback rate. Enclosed is a copy of the Resolution.

**STAFF RECOMMENDATION:** Approve **POLL VOTE**

17. **Discussion** and **Possible** action regarding the acceptance of a donation of art to the Town of Bay Harbor Islands by resident Virginia Praschnik. Enclosed is a rendering.

**STAFF RECOMMENDATION:** Council's Discretion **POLL VOTE**

18. **Request** for **approval** of the location of a temporary Sales Center at 10301 East Bay Harbor Drive in connection with the development of the properties at 9781 and 9927-9955 East Bay Harbor Drive, by 9781 Bay Harbor Development LLC, 9955 Bay Harbor Development LLC. The requested duration for the Sales Center is not to exceed one year. Enclosed are copies of the application and supporting documents.

**STAFF RECOMMENDATION:** Council's Discretion **POLL VOTE**

19. **Consideration** and **Approval** of a private Transfer of Development Rights (TDR) transaction for four (4) private dwelling units from 1155 101st Street to 1145 - 1155 - 1167 100th Street development. Enclosed are copies of the Town Planner's Staff Report, the application, Site Development Plans and other supporting documents.

**STAFF RECOMMENDATION:** Council's Discretion **POLL VOTE**

20. **Consideration** and **Approval** of a private Transfer of Development Rights (TDR) transaction for one (1) private dwelling unit from 10081 West Bay Harbor Drive to 10141-43 East Bay Harbor Drive development. Enclosed are copies of the Town Planner's Staff Report, application, Site Development Plans and other supporting documents. Note: Items 20, 21, 22, and 23 could be addressed simultaneously.

21. **Consideration** and **Approval** of a private Transfer of Development Rights (TDR) transaction for one (1) private dwelling unit from 1050 95th Street to 10141-43 East Bay Harbor Drive development. Enclosed are copies of the Town Planner's Staff Report, application, Site Development Plans and other supporting documents.

22. **Consideration** and **Approval** of two (2) private Transfer of Development Rights (TDR) transaction for two (2) private dwelling units from 1020 93rd Street to 10141-43 East Bay Harbor Drive development. Enclosed are copies of the Town Planner's Staff Report, the application, Site Development Plans, and other supporting documents.

23. **Consideration** and **Approval** of a private Transfer of Development Rights (TDR) transaction for five private (5) dwelling units from 1150 100th Street to 10141-43 East Bay Harbor Drive development. Enclosed are copies of the Town Planner's Staff Report, application, Site Development Plans and supporting documents.

**STAFF RECOMMENDATION:** Council's Discretion **POLL VOTE**

24. **Consideration** and **Approval** of a TDR transaction request by CHBH 100th Street LLC for the transfer of 15 TDR dwelling units from the Town-owned "pool" of TDR units to the future Multifamily Development project to be located at 1145-1167 100 Street. Enclosed are copies of the Town Planner's Staff Report, TDR application, applicant's Letter of Intent, and Site Development Plans.

**STAFF RECOMMENDATION:** Council's Discretion **POLL VOTE**

25. **Consideration** and **Approval** of a TDR transaction request by CHBH 103rd Street LLC for the transfer of 36 TDR units from the Town-owned "pool" of TDR units to the future Multifamily Development project to be located at 10200-10290 East Bay Harbor Drive. Enclosed are copies of the Town Planner's Staff Report, TDR application, applicant's Letter of Intent, and Site Development Plans.

**STAFF RECOMMENDATION:** Council's Discretion **POLL VOTE**

26. **Consideration** and **Approval** of a Resolution accepting a Dedication of Easement from 9700 W Bay Harbor Drive LLC to the Town of Bay Harbor Islands to use, access, repair, and maintain the Stormwater Drainage Pipe at 9700 West Bay Harbor Drive and entering into a Drainage Easement Agreement in substantial conformance. Enclosed is a copy of the draft Resolution with supporting documents, Sewer Drainage Agreement, and other supporting documents.

**STAFF RECOMMENDATION:** Council's Discretion **POLL VOTE**

**DISCUSSION ITEMS:**

27. Discussion regarding BHI-229-9600 West Bay Harbor Drive - Florida International University Concept Design for the Town Park and Kayak Launch Rendering. Based on the attached rendering provided by FIU.

**ADJOURNMENT:** Approximately 11:00 p.m. *(Any items not addressed by 11:00 PM will be continued to the next meeting.)*

***Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Town Council 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 purpose 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**
August 8, 2023

**ITEM NUMBER: 1.**

**ITEM:** The Honorable Senator Shevrin D. Jones

**DESCRIPTION:**

**RECOMMENDED ACTION:**

---

**FINANCIAL ANALYSIS:**

**BUDGET IMPACT:**

---

Submitted By: Yvonne Hamilton, Town Clerk

**ATTACHMENTS**
None

**AGENDA ITEM REPORT**
August 8, 2023

**ITEM NUMBER: 2.**

**ITEM:** Ruth K. Broad Student of the Year - Lara Schamy

**DESCRIPTION:**
Each year a Bay Harbor Island 8th Grade student from Ruth K. Broad/Bay Harbor K-8 is chosen as "Student of the Year". This year's recipient is Lara Schamy.

**RECOMMENDED ACTION:**

---

**FINANCIAL ANALYSIS:**

**BUDGET IMPACT:**

---

Submitted By: Yvonne Hamilton, Town Clerk

**ATTACHMENTS**
None

**AGENDA ITEM REPORT**
August 8, 2023

**ITEM NUMBER: 3.**

**ITEM:** Introduction of New Police Officer Jesse Whitt

**DESCRIPTION:**
We are excited to introduce and welcome Officer Jesse Whitt to the BHI Team. His first day with the BHIPD was Monday, June 26, 2023. Jesse is 27 years old and was born and raised in Miami, FL. He attended Palmetto Senior High School in Pinecrest. He began his Law Enforcement Career with the Florida Fish and Wildlife Conservation Commission (FWC). He was with FWC for 3 years, stationed in Miami-Dade County. In his spare time, he enjoys spending time with his son, fishing, and watching sporting events. He is looking forward to building a relationship with the community of Bay Harbor Islands and gaining the skills necessary to excel in this profession.

**RECOMMENDED ACTION:**

---

**FINANCIAL ANALYSIS:**

**BUDGET IMPACT:**

---

Submitted By: Analily Perez, Administrative Coordinator
Lindsley Noel

**ATTACHMENTS**
None

**AGENDA ITEM REPORT**
August 8, 2023

**ITEM NUMBER: 4.**

**ITEM: Consideration** and A**pprova**l of revised Memorandums of Understanding (MOU) in substantial conformance, between The School Board of Miami-Dade County and the Town of Bay Harbor Islands regarding funding for the Town of Bay Harbor Islands appointed School Resource Officer at Ruth K. Broad for School Year 23-24. The Town's annual share of the cost is $21,007.33. Enclosed are copies of the memorandums.

**DESCRIPTION:**
The Town has reached out to the School Board, the Town of Surfside and the Village of Bal Harbour to continue to fund and provide an additional Town appointed School Resource Officer ("SRO") at Ruth K. Broad / Bay Harbor K-8 Center. The Town continues to feel that it is in the best interest of all municipalities and for the additional safety of the children who attend Ruth K. Broad / Bay Harbor K-8 Center that we continue to provide the additional Town appointed SRO.

Officer Brillant knows the ins and outs of our school, its families, and is an integral part of keeping our kids safe. Officer Brillant will continue to be an SRO in addition to an SRO appointed by the School Board; having the presence of two SROs at Ruth K. Broad / Bay Harbor K-8 Center is indeed beneficial for the safety of our community and our children.

The total annual cost of the Town appointed SRO's salary is approximately $63,022, which is anticipated to continue to be equally shared by three (3) municipalities (Bay Harbor Islands, Bal Harbour and Surfside) for a total of $21,007.33 each.
The Town Manager seeks approval from the Town Council of the School Resource Officer (SRO) MOU's, in substantial conformance.

**RECOMMENDED ACTION:**

---

---

**FINANCIAL ANALYSIS:**
The total annual cost of the Town appointed SRO's salary is approximately $63,022. This amount is already budgeted in next year's budget.
The Town SRO's salary is anticipated to continue to be equally shared between three municipalities (Bay Harbor Islands, Bal Harbour and Surfside) for a total of $21,007.33 for each community. If by any unanticipated chance, Surfside or Bal Harbour chooses not to fund any portion of the SRO the Town of Bay Harbor Islands will need to supplement that part of the funding.

**BUDGET IMPACT:**

Submitted By: Yvonne Hamilton, Town Clerk

**ATTACHMENTS**

| | |
|---|---|
| 1. | 2023 School Resource Officer SRO MOU Bay Harbor Bal Harbour Surfside 2023-24 |
| 2. | MOU 2023-2024 School Based LEO (MDCPS_ Bay Harbor Islands) |

**MEMORANDUM OF UNDERSTANDING**
**BETWEEN THE TOWN OF SURFSIDE, THE**
**VILLAGE OF BAL HARBOUR, AND THE TOWN**
**OF BAY HARBOR ISLANDS**

This Memorandum of Understanding ("MOU") is entered into this _____ day of _____, 2023 by and between The Town of Surfside ("Surfside"), The Village of Bal Harbour ("Bal Harbour") and the Town of Bay Harbor Islands ("Bay Harbor Islands"). Surfside, Bal Harbour, and Bay Harbor Islands are collectively referred to as the "Parties" and individually as a "Party."

**WHEREAS,** Surfside, Bal Harbour, and Bay Harbor Islands are municipalities located within Miami-Dade County that border each other; and

**WHEREAS,** children who are residents of Surfside, Bal Harbour, and Bay Harbor Islands attend Ruth K. Broad K-8 Center School ("School") which is located in Bay Harbor Islands; and

**WHEREAS,** Bay Harbor Islands intends to execute a Memorandum of Understanding with the Miami-Dade County School Board ("School Board") in which the School Board will provide their own School Resource Officer ("SRO") at Ruth K. Broad; and

**WHEREAS,** in addition to the School Board's assigned SRO, the Town of Bay Harbor Islands will provide an additional SRO at Ruth K. Broad that will serve to further protect the safety of the children who reside within Surfside, Bal Harbour, and Bay Harbor Islands; and

**WHEREAS,** the Parties understand and agree that the cost of the Town of Bay Harbor Island's appointed Resource Officer will be approximately $63,022.00, per year; and

**WHEREAS**, the Parties wish to equally share the cost of the Town appointed SRO. The equal share of the cost is $21,007.33 for each of the parties (municipalities) involved; and

**WHEREAS**, the Parties find that the adoption of this Memorandum of Understanding is in the best interest of the residents of Surfside, Bal Harbour, and Bay Harbor Islands.

**NOW, THEREFORE,** the Parties agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.

2. The Parties agree to equally share the Excess Cost of the Resource Officer. [1]

3. Within thirty (30) days after the end of the school year, Bay Harbor Islands shall prepare and send Surfside and Bal Harbour an invoice identifying the hours worked by the Town appointed Resource Officer, the total cost of the Town appointed Resource Officer, and each Party's equal

[1] The anticipated Town appointed Resource Officer expense is $63,022.00 divided by 3 (Bay Harbor / Bal Harbour / Surfside) equals $21,007.33 each.

share of the Cost ("Invoice"). Surfside and Bal Harbour shall pay their equal share of the Cost within thirty (30) days of their receipt of the Invoice.

4. Bal Harbour and Surfside's obligations under this MOU are solely limited to their financial contribution of approximately $21,007.33 each. Nothing in this agreement permits, and Bal Harbour and Surfside do not have the ability to exercise, any control over any aspect of the employment, duties, tasks, responsibilities, operations, actions or inactions of any Resource Officer(s) employed by Bay Harbor Islands. Under no circumstance shall this MOU provide the basis for any claim that: a) the Town appointed Resource Officer is an employee or agent of Bal Harbour or Surfside; or b) Bal Harbour or Surfside are a "joint employer" of the Town appointed Resource Officer or are in any way responsible for the actions or inactions of the Town appointed Resource Officer. Bay Harbor Islands shall be solely responsible for the employment of the Town's appointed Resource Officer and payment of salary, wages, and fringe benefits, if any, to the Town appointed Resource Officer. Bay Harbor Islands shall be solely responsible for any employment-based claims made by the Town appointed Resource Officer, including claims for the payment of salary, wages, fringe benefits, and for unlawful termination, and for any claims based on the employee's actions or inactions. Under no circumstance shall this MOU provide the basis for any Party to make a claim against any other Party for indemnification.

5. The Parties agree that this MOU represents the Parties' entire agreement and it cannot be amended or modified without the express consent of the Parties.

6. The Parties have had the opportunity to consult with legal counsel of their choosing.

7. The Parties signify their agreement with this MOU by affixing their signatures below.

8. This MOU shall become effective the date on which it is fully ratified by the Parties ("Effective Date"). The term of this MOU shall run concurrently with the term of Bay Harbor Island's Memorandum of Understanding with the School Board, a copy of which is attached hereto as Exhibit "A."

**Town of Bay Harbor Islands, Florida**

**By: _____ Date:_____**
**Maria Lasday, Town Manager**

**Town of Surfside, Florida**

**By: _____ Date:_____**

_____

**Village of Bal Harbour, Florida**

**By: _____** **Date:_____**

**_____**

## Memorandum of Understanding

## School Based Law Enforcement Officers

THIS AGREEMENT, made and entered into this ___ day of _____, 2023, is between The School Board of Miami-Dade County, Florida, a political subdivision of the State of Florida ("the School Board"), through The Miami-Dade Schools Police Department ("MDSPD") and the Town of Bay Harbor Islands ("BHIPD"), through the Bay Harbor Islands Police Department (also referred to as "Law Enforcement Agency"), together referred to as "the Parties."

### Intent

It is the intent of both parties to enter in to this this Memorandum of Understanding ("MOU") to provide guidelines as to the roles and responsibilities of the Law Enforcement Agency and the MDSPD regarding the placement of school-based law enforcement officers (SBLEOs) at Miami-Dade County Public Schools ("MDCPS") as listed in item 9 below and in accordance with the terms set out below.

### SBLEO Orientation

The MDSPD is responsible for providing an orientation for SBLEOs that will include information pertaining, but not limited to, MDCPS policies and procedures, lockdown and evacuation procedures, and confidentiality expectations as they relate to state and federal law. Every SBLEO is required to attend the orientation class prior to being assigned to a school site.

### Roles and Responsibilities of SBLEOs

1. The primary mission of the SBLEOs is to support the MDSPD by providing a visible deterrent to crime and a safe learning environment for all students and staff.

2. Non-criminal violations of student conduct are the responsibility of school administrators.

3. The Law Enforcement Agency and the assigned SBLEO shall abide by state and federal law and School Board Policies, including The Family Education Rights and Privacy Act (20 U.S.C. §1232g; 34 CFR Part 99) (otherwise known as "FERPA"), which requires all student information be kept confidential and not disclosed to any third party. Also, The Law Enforcement Agency understands the broad nature of Florida's Public Records Laws and agrees to act in compliance with Chapter 119 of Florida Statutes. With regard to juvenile information obtained by the Law Enforcement Agency, the Law Enforcement Agency agrees to abide by Florida Statute Section 985.04 and any other applicable state and federal laws.

4. SBLEOs shall adhere to their respective Law Enforcement Agency's Standard Operating Procedures/General Orders (written policies).

5. The Law Enforcement Agency is responsible for conducting use of force investigations involving their SBLEO.

6. The Law Enforcement Agency and the assigned SBLEO shall abide by state law 1006.07(4) F.S. and be physically present on campus and directly involved in the execution of all active assailant emergency drills.

7. SBLEOs are required to complete mental health crisis intervention training **(CIT)**, as specified in Florida Statute Section 1006.12. Each SBLEO participating in covering schools must, prior to the start of each school year, provide a copy of his/her CIT certificate as proof of completion of CIT to Ms. Corina Putt via email to cputt@dadeschools.net. If the school elects to have the SBLEO participate in threat assessment team meetings, the SBLEO must complete threat assessment training, to be provided by MDSPD or the District.

8. SBLEOs are required to complete Florida Harm Prevention and Threat Management Model training, referred to as Florida Model, as specified in Florida Administrative Code 6A-1.0019, and participate as a member of the School Based Threat Management Team **(SBTMT)** during behavioral threat assessments or monthly scheduled threat management team meetings conducted at the school.

9. School site administrators are responsible for all personnel at MDCPS school sites. As such, SBLEOs must work cooperatively with school administration. SBLEOs must remain responsive to the chain of command within their respective Law Enforcement Agency and his/her primary supervisor shall be designated by the Law Enforcement Agency.

10. BHIPD agrees that, during the term of the MOU, at least one (1) BHIPD officer shall be present at Ruth K Broad/Bay Harbor K-8 Center, located at 1155 93 Street, Bay Harbor Islands, FL, during the entirety of the school day. Furthermore, MDSPD agrees that one (1) MDSPD officer also be present at Ruth K Broad/Bay Harbor K-8 Center during the entirety of the school day. For the purposes of this MOU, a “school day” is defined as a weekday in which school is in regular session, from the hours of 7:00am to 3:00pm or 8:00am to 4:00pm, and shall not include recess days, legal holidays, teacher planning days, summer days or days in which no students are present at the school, as a result of distance learning, or otherwise.

11. The Law Enforcement Agency agrees to notify the school Principal and MDSPD at least 24 hours in advance if the SBLEO is unable to report for duty or is required to leave the school campus during the school day. Notifications shall be made to Ms. Corina Putt via email to cputt@dadeschools.net.

**Force Majeure and Warranties**

The Parties shall not be responsible for interruptions of service due to forces of nature, war, manmade disasters or other such acts beyond the control of any the Parties.

**Indemnification and Duty to Defend**

Each party to this Agreement agrees to assume responsibility for the acts, omissions, or conduct of such party's own employees while participating herein and pursuant to this Agreement, subject to the provisions of Section 768.28, Florida Statutes, where applicable. "Assume Responsibility" shall mean incurring any and all costs associated with any suit, action, or claim for damages arising from the performance of this Agreement. Furthermore, each party agrees to indemnify the other party as set forth below.

Subject to the limitations of Florida Statutes Section 768.28, BHIPD agrees to indemnify, hold harmless and defend the School Board from and against any and all claims, suits, actions, damages, or causes of action arising out of the intentional wrongdoings or willful negligent acts of BHIPD, the Law Enforcement Agency and/or its SBLEOs arising out of or in connection with the provisions of this MOU.

Subject to the limitations of Florida Statutes Section 768.28, the School Board agrees to indemnify, hold harmless and defend BHIPD from and against any and all claims, suits, actions, damages, or causes of action arising out of the intentional wrongdoings or willful negligent acts of the School Board's employees arising out of or in connection with the provisions of this agreement.

**Public Records**

Both parties understand the broad nature of Florida's public records laws and agree to comply with the laws related to record retention and disclosure, in accordance with Chapter 119, Florida Statutes.

**Notifications**

Pursuant to 1006.07(9), the District is required to report all incidents occurring on the school campus related to safety and discipline, and does so through MDSPD generated police reports. When the SBLEO learns of an incident which requires him/her to take lawful action and/or write a police report, the SBLEO must call 305-995-2677 (COPS) and report such incident. A MDSPD supervisor will advise the SBLEO and a MDSPD unit will respond to handle the call for service and write a police report, unless otherwise determined. This will not preclude the SBLEO from taking immediate and necessary action during exigent circumstances. The SBLEO must also inform the school principal and/or designee of said action. These incidents may garner significant media attention; therefore, it is imperative MDSPD learn about such incidents from the SBLEO in an expedited manner so MDSPD can make the appropriate notifications within the District. Any other incident which may result in substantial media attention shall be reported by the SBLEO to MDSPD and school site administration. Any reports generated in conjuncture with this term must be categorized as "Assist other Agency."

**Term of the MOU**

Such activities are fully described herein below for a term concurrent with the School Board's Fiscal Year 2023-2024, which commences on July 1, 2023, and shall continue in

full force and effect until June 30, 2024, unless terminated prior thereto by any or all of the parties herein. Under no circumstances may this Agreement be renewed, amended, or extended except in writing and executed by both parties.

Each party reserves the right to terminate this MOU without cause by giving thirty (30) days written notice to the other party.

The addresses for The School Board for all purposes under this agreement and for all noticed hereunder shall be:

The School Board:
The School Board of Miami-Dade County, Florida
Attn: Dr. Jose L. Dotres, Superintendent
1450 NE 2nd Avenue, Suite 912
Miami, Florida 33132

With a copy to:
The Miami-Dade Schools Police Department
Attn: Interim Chief Ivan E. Silva
3300 NW 27th Avenue
Miami, FL 33142

With a copy to:
The School Board of Miami-Dade County, Florida
The School Board Attorney's Office
Attn: Walter J. Harvey, School Board Attorney
1450 NE 2nd Avenue, Suite 430
Miami, FL 33132

The addresses for BHIPD for all purposes under this agreement and for all noticed hereunder shall be:

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

With a copy to:

Joseph S. Geller, Esq.
Greenspoon Marder
200 East Broward Blvd, Suite 1800
Fort Lauderdale, FL 33301

| **THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA** | **TOWN OF BAY HARBOR ISLAND** |
|---|---|
| BY:_____<br>Dr. Jose L. Dotres *Date*<br>Superintendent of Schools or Designee | BY:_____<br>Elizabeth Tricoche *Date*<br>Mayor |

| | |
|---|---|
| **SUBMITTED BY:**<br><br>_____<br>Ivan E. Silva *Date*<br>Interim Chief of Police<br><br>**APPROVED AS TO FORM AND LEGAL SUFFICIENCY AS TO THE SCHOOL BOARD CONTINGENT UPON EXECUTION OF A WAIVER**<br><br>_____<br>Assistant School Board Attorney *Date* | **APPROVED AS TO FORM AND LEGAL SUFFICIENCY AS TO LAW ENFORCEMENT AGENCY**<br><br>_____<br>Joseph S. Geller, Esq. *Date*<br>Town Attorney |
| **OFFICE OF RISK AND BENEFITS MANAGEMENT**<br><br>_____<br>Michael G. Fox *Date*<br>Risk and Benefits Officer | **BAY HABOR ISLANDS POLICE DEPARTMENT**<br><br>_____<br>Lindsley Noel *Date*<br>Chief of Police |
| | |

**AGENDA ITEM REPORT**
August 8, 2023

**ITEM NUMBER: 5.**

**ITEM: Consideration** and **Approval** of a proposal from Universal Electric of Florida, Inc. (under the emergency procurement provision, pursuant to Section 2-1.2 of the Town Code) in the amount of $165,846.20 for installation of the electrical infrastructure for the temporary Town Hall modulars in the 95th Street Parking Lot. Enclosed is a copy of the proposal and resolution.

**DESCRIPTION:**
The Town is placing five modular structures in the 95th Street Parking Lot to serve as a temporary Town Hall while the Town Hall is demolished, designed, and built. The 95th Street Parking Lot requires electrical, water, sewer, and data services to be run for the new modular structures. At the June 28, 2023 Council Meeting, the Council directed the Town Manager to obtain at least three proposals for installation of the electrical infrastructure required for the modular structures.

Chen Moore and Associates provided the Town with a completed Permit Set on July 21, 2023, and proposals were requested from several electrical contractors utilizing the three electrical plan sheets. The Town received three proposals from the following electrical contractors with the following prices:

- Universal Electric of Florida, Inc. - $165,846.20
- All Tech Electric, Inc. - $188,335.12
- Spark Electric, Inc. - $130,850

The proposal from Spark Electric, Inc. did not include the manual transfer switch for the generator connection. Spark Electric, Inc. stated that they could not find the transfer switch that was required, and they wrote in their proposal that the manual transfer switch would be provided by others. The cost of the transfer switch is significant and would likely put them in line or above the price that was provided by Universal Electric of Florida, Inc.

After reviewing all three proposals, the requested itemized prices for materials, labor, and markup are similar, and there are no significant anomalies among them. The most responsive bidder with the lowest submitted price was Universal Electric of Florida, Inc. Staff recommends that the Town Council approve the proposal from Universal Electric of Florida, Inc. for the amount of $165,847.

**RECOMMENDED ACTION:**
Approval of Proposal from Universal Electric of Florida, Inc.

---

**FINANCIAL ANALYSIS:**

The Town created a line item in the General Fund under Public Buildings specifically for costs associated with the modular structures. The line item that will be utilized is 001-5190-400057. There are adequate funds in the line item for the proposal submitted by Universal Electric of Florida, Inc. in the amount of $165,847.

**BUDGET IMPACT:**

---

Submitted By: Jason Atkinson, Public Works Director
Jason Atkinson, Public Works Director

**ATTACHMENTS**

| | |
|---|---|
| 1. | Resolution - Electrical for Temporary Town Hall Modulars |
| 2. | Proposal 2307-858 |
| 3. | Estimate Bay Harbor Islands |
| 4. | BID PROPOSAL for Electrical Services 7-18-2023 |
| 5. | Breakdown Cost for Electrical Services 7-18-2023 |

**RESOLUTION NO. _____**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, ACCEPTING THE PROPOSAL FROM UNIVERSAL ELECTRIC OF FLORIDA, INC. IN THE AMOUNT OF $165,846.20 TO INSTALL THE ELECTRICAL INFRASTRUCTURE FOR THE TEMPORARY TOWN HALL MODULARS IN THE 95TH STREET PARKIGN LOT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR EXPENDITURE OF FUNDS; AND AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Bay Harbor Islands is committed to providing a healthy work space for its employees; and

**WHEREAS**, the Town Council has determined it is in the best interest of the health and safety of Town employees to relocate them from the Town Hall Building; and

**WHEREAS**, the Town is placing five (5) modular structures in the 95th Street Parking Lot to serve as temporary Town Hall while the Town Hall is demolished, designed, and rebuilt; and

**WHEREAS**, the parking lot requires electrical, water, sewer, and data services to be connected for the new modular structures. The Town Manager submitted the item to the Town Council as an emergency procurement at the June 14, 2023 Council Meeting, pursuant to authority granted by Section 2-1.3 of the Town Code; and

**WHEREAS**, the Council directed staff to obtain at least three (3) proposals to install the electrical infrastructure required for the modular structures; and

**WHEREAS**, after solicitation from several electrical contractors, the following proposals were received: Universal Electric of Florida, Inc. - $165,846.20, All Tech Electric, Inc. - $188,335.12, and Spark Electric, Inc. - $130,850 (this proposal did not include the manual transfer switch for the generator connection); and

**WHEREAS**, Universal Electric of Florida, Inc. was declared the most responsive bidder with the lowest submitted price, and staff recommends the Town Council accept their proposal in the amount of $165,847.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS THAT:**

1. The foregoing recitals are hereby ratified as true and correct and incorporated herein by reference.
2. The Town Council hereby accepts the proposal from Universal Electric of Florida, Inc. in the amount of $165,846.20 to install the electrical infrastructure for the Town Hall modular structures in the 95th Street Parking Lot.
3. This Resolution shall take effect upon its adoption.

**PASSED AND ADOPTED** this 8th day of August 2023.

_____
Elizabeth Tricoche
Mayor

ATTEST:

_____
Yvonne P. Hamilton, CMC
Town Clerk

APPROVED AS TO FORM:

_____
Greenspoon Marder
Town Attorney
By: Joseph S. Geller, Esq.

*State License # EC13006743*

*1353 NW 88th AVE, Doral, FL 33172*
*Office: (786) 409-4440 or Cell: (786) 546-1109*

**Date:** 07/24/2023 **Project number:** 2307-858
**To:** Fausto Vargas **Architect:** Chen Moore & Assoc.
**Project name:** Service Point for Temporary Trailers in Bay Harbor Island
**Project location:** 9665 Bay Harbor Terrace, Bay Harbor Island FL 33154

We propose to furnish all labor, materials and equipment to complete the above project. Our bid is based on and in accordance with Electrical sheets E1, E2 & E3 Dated 04/05/2023.

**According to plans, our proposal includes:**

- Electrical installation as per plans.
- Using PVC & cooper wire throughout.
- Furnish and install switchgear as per drawings.
- Install Generator Box/Lug as per plans. (Supply by others)
- Excavation and backfill included.
- 1 electrical permit.

**Our proposal excludes:**

- Slab X-ray, patching, restoration or painting of any kind.
- Generator Box/Lug.
- Phone/Date.

**Clarifications:**

- Any relocation of a device or j-box after the installation will be an extra cost.
- All work to be completed during Monday -Friday, 7:00 AM to 3:30 PM.
- Standard clean up to a central point on site is included.
- Any fees that is required for governmental agencies or utilities including charges relating to cost of installation of temporary and/or permanent power are not included.
- Any existing conditions, which are not reflected in the plans, but affects the cost of the work, shall be considered an extra to the contract.
- Our proposal is valid for 30 days.

**BID AMOUNT** **$ 130,850.00**

Respectfully Submitted,
**Raul Delgado**

Customer Signature: _____ Date: _____/_____/_____

Please Print Clearly: _____

Universal
Electric of Florida, Inc.
6784 NW 17th Ave., Ft. Lauderdale, FL 33309
State Certified Electrical Contractor
Office 954.484.5233 Fax 954.484.5487
www.universalphilco.com

# Estimate / Scope of Work

| Date | Estimate # |
|---|---|
| | BHI-001 |

| Proposal Submitted to: |
|---|
| Fausto Vargas |
| Town of Bay Harbor Islands |
| 9665 Bay Harbor Terrace |
| Bayu Harbor Islands, FL. 33154 |

| Job Name and address |
|---|
| Town of Bay Harbor Islands |
| Tempoirary Administrative Facilities |

| Item# | Items included | Comments |
|---|---|---|
| 1 | Supply and install (1) new 1000 amp single phase Electrical Service | |
| 2 | Supply and install (1) 1000 amp single phase Generator manual transfer switch with tap box | |
| 3 | Supplu and install new (10) new 200 amp single phase disconnects with 125 amp fuses | |
| 4 | Supply and install new weather proff wireway with polaris taps as needed | |
| 5 | Supply and install stainless stell unistrut and hardware to support new Service Equipment | |
| 6 | Ground as per plans and NEC requirements | |
| 7 | Supply and install service entrance feeder conduits with COPPER feeder conductors to new FPL pad mounted transformer as per drawing E-1 | Base price includes 40' maximum |
| 8 | Supply and install new sub feeder conduits with COPPER feeder conductors from new Electrical Service to new traiilers 1, 4 and 5 as per drawing E-2 | |
| 9 | Supply and install new sub feeder conduits with COPPER feeder conductors from new Electrical Service to new traiilers 2 and 3 as per drawing E-2 | These units include 2" conduits with 1/0 copper for voltage drop |
| 10 | Conduit, wiring, grounding and final terminatiuon of Trailer Company supplied Service disconnects | Any work and or repairs to the inside of the trailers is NOT included |
| 11 | Trenching and backfill ***(patching and or final site restoration is NOT included)*** | |
| 12 | Cutting and removal of existing asphalt ***(patching and or final site restoration is NOT included)*** | |
| 13 | No Addendum(s) | |
| 14 | Price based on Drawings Dated 04/05/2023 with NO revisions | |
| | **End of Items Included** | |

| Item# | Items NOT Included | Comments |
|---|---|---|
| 1 | **Patching and Final Site Restoration for ashalt6 and or landscaping** | |
| 2 | Permit Processing and or Permit Fees | |

Universal
Electric of Florida, Inc.
6784 NW 17th Ave., Ft. Lauderdale, FL 33309
State Certified Electrical Contractor
Office 954.484.5233 Fax 954.484.5487
www.universalphilco.com

# Estimate / Scope of Work

| Date | Estimate # |
|---|---|
| | BHI-001 |

| | | |
|---|---|---|
| 3 | Overtime, Weekend, Davis Bacon Act and or Prevailing wage hourly rates | |
| 8 | Painting is limited to touch-up of Electrical Equipment and Backboard ONLY all other painting is EXCLUDED | |
| 9 | **Right to Increase Price** Universal Electric reserves the right to increase the price of goods or services to reflect any increase in our costs for those goods and or services caused by an increase in the price charged by our suppliers. | |
| 10 | Payment / Performance Bond | |
| | **End of Items Excluded** | |
| | Base Labor Price | $58,000.00 |
| | Base Materials | $56,171.83 |
| | Electrical Distribution Equipment | $33,700.00 |
| | Subtotal | $147,871.83 |
| | Overhead and profit | $17,974.37 |
| | **Total** | **$165,846.20** |

**Note this Proposal may be withdrawn by us if not accepted within 30 Days**

**Due to ongoing supply chain issues, a volatile commodity market and Government Tariffs all quotations are only good for 30 days from the quoted date**

**All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon delays beyond our control. Purchaser agrees to pay all costs of collection, including attorney's fees. This proposal may be withdrawn by us if not accepted by the above due date**

| | | |
|---|---|---|
| Authorized Signature: *Phillip L. Kroyman Jr.* | Date: | |
| Acceptance Signature: | Date: | |

**All-Tech Electric, Inc**
1723 West 37th Street, Bay #6
Hialeah, FL 33012
**Office:** 305-819-7861
**Email:** alltechelectric@bellsouth.net
**State License:** EC-13001636

# BID PROPOSAL

**Submitted to:**
**Attention:** Fausto Vargas
Procurement Officer / Controller
Town of Bay Harbor Islands

**Project:** Town of Bay Harbor Islands
Electrical Service for Temporary Administration Facilities

## Scope of work:

Our scope encompasses the supply and installation of new conduit infrastructure. The following is a detailed description based on our interpretation of the electrical documents provided by Fausto Vargas, Procurement Officer / Controller of Town of Bay Harbor Islands.
All Tech Electric, Inc. as an electrical contractor will provide all labor, materials, tools, supervision and transportation for construction and execution of the deliverables described below.

## Electrical Scope of Supply:

- Purchase and install Switchgear.
- Electrical installation of FP&L main service lateral conductors and raceways into new switchgear.
- Provide and install electrical service rack.
- Electrical installation of grounding and bounding of Potable Trailers.
- Underground raceway installation.

## Includes:

- Labor, materials, Switchgear, and electrical permit fees.

## Exclusions:

- FP&L pad XFMR and associated fees,
- Grass or asphalt restoration
- Engineering drawing and design.

## Plans and specifications clarifications:

Our price is based on specifications on scope of work clarification
from Fausto Vargas, Procurement Officer / Controller of Town of Bay Harbor Islands
All labor was priced as straight time, Monday thru Friday (*7:00am to 3:30pm*).

**Total Price:**

**Price: $**188,335.12 (One hundred eighty-eight thousand three hundred thirty-five dollars and 12/100)

**Payment Schedule:**
Payment terms and schedule to be discussed in good faith prior to award of project.
Price shall remain in effect for 45 days. Any change orders due to shall become part of this agreement. Payments not received within 30 days of invoice due date shall be considered past due and will accrue an additional interest charge at 2% per month of the unpaid balance until paid in full. No work shall be performed (including warranty) if any amount is past due (including change orders). In addition, no release of lien shall be signed unless all payments are paid in full.

**Acceptance of proposal:**
This proposal may be withdrawn if not accepted within forty-five (45) days from date of submission. When signed by both parties, this instrument, including the conditions on the front and reverse side, constitutes a legal and binding contract.

All-Tech Electric, Inc.: Llaul Llanes Date: July 18, 2023

Authorized Representative: _____ Date: _____

**Note:**
Upon submission of the plans for permit, should the authority having jurisdiction require additional devices to those listed above, we will advise you of same in the form of a follow up proposal and will only proceed with your written approval. Warranties are as follows: all parts of the electrical system are under warranty for one (1) year from the sign-off of the electrical system installation. Warranties do not include coverage for damages due to owner negligence, vandalism, or acts of God. Should there be any repairs needed due to the above circumstances, a proposal will be issued for the repairs and will proceed with the authorization of the owner. Our prices include installation during regular work hours. Off over-time is available if desired and will be priced as requested.

**Change Order's:**
Any deviation or alteration from this proposal will be executed only on receipt of written orders of it and will become an extra charge. Said charges shall in no ways affect or make void the disposal. Charges for extras will be based on a labor rate of One hundred twenty-five dollars ($125.00) per hour. This includes labor, labor benefits, supervision, overhead, warranty, and profit. Material shall be charged at contractor's list price. The Electrical Contractor must receive written authorization by any of the individuals listed below prior to commencement of the work.

**NO WORK SHALL COMMENCE UNTIL WRITTEN AUTHORIZATION IS RECEIVED BY THIS ELECTRICAL CONTRACTOR.**

# CONTRACT PRICE PROPOSAL

**All-Tech Electric, Inc.**

**Date:** 7/18/2023
**Project Name:** Electrical Service for Temporary Administrative Facilities
**Site address:** Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands Fl 33154

## *BREAKDOWN COST*

***LABOR***

*(Monday through Friday 7:00am to 3:30pm)*

| PERSONNEL | DATES | QUANTITY | HRS | LABOR RATE PER HR | TOTAL |
|---|---|---|---|---|---|
| | | | | | |
| Electricians | | 4 | 200 | $75.00 | $60,000.00 |
| | | | | | |
| **REGULAR TIME LABOR - TOTAL** | | | | | **$60,000.00** |

***MATERIALS***

| DESCRIPTION | QUANTITY | UNIT / HRS | UNIT COST PER DAY | TOTAL |
|---|---|---|---|---|
| | | | | |
| **Switchgear** | 1 | | $50,600.00 | $50,600.00 |
| | | | | |
| **Materials such as:**<br>Steel Poles<br>Concrete<br>Unistrut straps<br>Unit struts<br>U-clamps<br>End caps<br>Wires<br>Grounding rods<br>grounding clamps<br>PVC Male & Female adapters<br>Bonding bushings & plastic bushing<br>Lock nuts<br>Cad welding | 1 | | $15,791.00 | $15,791.00 |
| **Misc. Materials** | 1 | | $3,315.00 | $3,315.00 |
| | | | | |
| **Underground raceway** | 1 | | $25,360.00 | $25,360.00 |
| | | | | |
| **Electrical Permit fees and Inspections** | 1 | | $1,915.00 | $1,915.00 |
| | | | | |
| MATERIAL TAXES | | | | $6,788.67 |
| MATERIAL TOTAL | | | | $103,769.67 |

| | |
|---|---|
| LABOR COST (*Regular Time Crew*) | $60,000.00 |
| LABOR COST (*Over Time Crew*) | $0.00 |
| MATERIAL TOTAL COST | $103,769.67 |
| MARK-UP @ 15% FOR THE ABOVE ITEMS | $24,565.45 |
| **JOB TOTAL AMOUNT** | **$188,335.12** |

**All-Tech Electric, Inc.**
**By:** Llaul Llanes
**Title:** President
**Date:** July 18, 2023

## APPROVED

Fausto Vargas
Procurement Officer / Controller
Town of Bay Harbor Islands

_____ Date: _____
(signature)

**AGENDA ITEM REPORT**
August 8, 2023

**ITEM NUMBER: 6.**

**ITEM: Consideration** and **Approval** of a contract between the Children's Trust and the Town of Bay Harbor Islands in substantial conformance, accepting grant funds for afterschool and summer camp programs. Enclosed is a copy of the contract.

**DESCRIPTION:**
The Town was awarded award grant funding in the amount of $320,000 annually from The Children's Trust in order to fund afterschool and summer camp programming. The Town's anticipated start date for this program is August 17, 2023. Staff recommends approval to execute the contract, in substantial conformance, with the Trust in order to proceed with grant funding. Enclosed is a copy of the contract.

**RECOMMENDED ACTION:**
Approval

---

**FINANCIAL ANALYSIS:**
Three Hundred Twenty Thousand Dollars ($320,000) annually will be available from the Children's Trust grant funds. The Town will supplement with an amount of $196,123, which is included in the FY 23-24 budget.

**BUDGET IMPACT:**

---

Submitted By: Jenice Rosado, Assistant Town Manager

**ATTACHMENTS**

| | |
|---|---|
| 1. | Children Trust CONTRACT |

**CONTRACT NO.** 2414-9030
**BETWEEN THE CHILDREN'S TRUST**
AND **Town of Bay Harbor Islands**
**FOR After-school Programs and Summer Camps**

| | |
|---|---|
| **Agency's address:** | 9665 Bay Harbor Terrace<br>Bay Harbor, FL 331542005 |
| **Agency's federal identification number:** | 59-6000273 |
| **Vendor's identification number:** | TOWNO903 |
| **Effective term:** | 8/15/2023 **through** 8/14/2024 |
| **Contract amount shall not exceed:** | $320,000.00 |
| **Required match amount (if applicable):** | $0.00 |
| **Approved by resolution number:** | 2023-38 |
| **Agency's authorized official for notices** | |
| **Agency's custodian of public records** (applicable if Agency is subject to Chapter 119, Florida Statutes): | |

**THIS CONTRACT** is between **The Children's Trust**, whose address is 3150 SW 3rd Avenue, 8th Floor, Miami, FL 33129, and Town of Bay Harbor Islands**,** ("Provider,") whose address is listed above.

In consideration of the mutual covenants herein, **The Children's Trust and Provider (collectively referred to as "Parties")** agree as follows:

This Contract is subject to funding availability and Provider's performance.

**A. TERMS OF RENEWAL, if applicable**
At the sole discretion of The Children's Trust, this Contract may be renewed with Provider's authorization. Contract renewals will be contingent upon The Children's Trust's Board of Directors' ("board") approval and in accordance with applicable solicitation documents for services provided. Such renewal may not exceed five (5) one- year terms. In determining whether to renew Provider's contract, The Children's Trust will consider factors that include, but are not limited to the following:

1. Continued demonstrated and documented need for the services.
2. Provider's satisfactory program performance, fiscal performance, and compliance with the terms of the Contract, as determined by The Children's Trust at its sole discretion.
3. Availability of funds.

**B. SCOPE OF SERVICES**

**All Providers**

1. Provider agrees to render services in accordance with **Attachment A: Scope of Services** (hereafter "Services"), to this Contract. Provider shall implement the Services in a manner deemed satisfactory to The Children's Trust. Any modification to the Services shall not be effective until approved, in writing, by The Children's Trust and Provider.
2. Provider agrees to document the delivery of services and performance measures, as well as report accurate data and programming information, will be used in the evaluation of Provider's overall performance.
3. Provider agrees that all funding for direct community services provided pursuant to this Contract will be used exclusively for services in and for the benefit of Miami-Dade County residents. Direct community services consist of programs or services offered to children and families in Miami-Dade County.

**School-Based Health Providers only**
In addition to the three requirements above, the school-based health providers must abide by the following:

4. Services under this Contract shall be available to all students, upon referral, at the designated school sites regardless of the student's financial status or social/economic background. Provider is responsible for the clinical supervision of all direct staff.
5. Provider is solely responsible for securing compliance with any applicable state and federally mandated requirements for consents for health services, including medical treatment, and compliance with notification of privacy practices. Provider shall secure parental consent for health services. All consent for treatment shall specifically state that all treatment is being rendered by Provider and not by The Children's Trust.

6. Provider shall comply with, and is solely responsible for compliance with, all applicable state and federal laws and regulations for health care related services, including, but not limited to Health Insurance Portability and Accountability Act of 1996 (HIPAA), as well as all regulations promulgated thereunder (45 CFR Parts 160, 162, and 164, as may be amended), and Miami-Dade County Public Schools' (M-DCPS) policies and regulations relating to the confidentiality of student records and information. Provider shall provide the parents, or the student who is beyond the age of eighteen (18), the right of access to medical records, as specified in section 228.093, Florida Statutes, and Rule 6A-1.0955, Florida Administrative Code, as may be amended.
7. Provider shall ensure its direct staff assigned to the schools have all appropriate credentials and/or licenses. Upon request from the Florida Department of Health, Provider shall provide evidence of appropriate credentials and/or licenses of all direct staff assigned to the schools.
8. Provider is solely responsible for and may apply for Medicaid reimbursement, third party billing or any other type of reimbursement available to patients.

**C. TOTAL FUNDING**

The maximum amount payable for Services rendered under this Contract shall not exceed the amount stated above and is subject to the ability of funds and performance under this Agreement. Provider agrees that the amount payable under this Contract may be reduced at the sole option of The Children's Trust and with a proportional reduction in services, as applicable. Provider agrees to adhere to **Attachment B: Other Fiscal Requirements, Budget and Method of Payment and Attachment B1: Payment Structure** (if applicable), of this Contract.

**D. FISCAL MANAGEMENT**

**1. Double Billing and Payments**

Provider costs or earnings claimed under this Contract may not also be claimed under any other contract or grant from The Children's Trust and, unless such claim is denied by The Children's Trust, may not also be claimed from any other funding agency. Any claim for double payment by Provider shall be a material breach of this Contract.

**2. No Supplanting of Existing Public Funds**

The Children's Trust funding may not be used as a substitute for existing resources or for resources that would otherwise be available for children's services, or to replace funding previously provided by, and currently available from, local or state or federal funding sources for the same purpose. A violation of this section is a material breach of this Contract.

**3. Capital Equipment**

Capital equipment refers to an individual item with a value of $5,000.00 or greater that has a life expectancy of more than one (1) year.

All capital equipment acquired by Provider valued at less than $10,000.00 and reimbursed by The Children's Trust shall be capitalized by the Provider, and Provider shall retain all rights and possession of equipment unless this Contract is subject to termination or early cancellation.

Should this Contract be terminated or not renewed, The Children's Trust may, at its sole discretion, acquire rights and possession of all reimbursed equipment, including capital equipment that is not fully depreciated.

All capital equipment acquired by Provider valued at equal to or greater than $10,000.00 and reimbursed by The Children's Trust shall be capitalized by The Children's Trust, and The Children's Trust shall retain all rights to that equipment until the item is fully depreciated. Should this Contract be subject to termination or early cancellation, The Children's Trust, at its sole discretion, may acquire possession of all reimbursed equipment that is not fully depreciated.

Any or all such qualifying capital equipment shall be returned to The Children's Trust or its designee(s) upon request. Provider is to maintain proof of insurance coverage in accordance with the insurance requirements prescribed in **Section K: Insurance Requirements** of this Contract.

**4. Assignments and Subcontracts**

Provider shall not assign this Contract, in whole or in part, to another party. Provider shall not subcontract any Services under this Contract without prior written approval of The Children's Trust and any change in subcontractors must also receive prior written approval.

For Contracts involving direct community services, Provider and subcontractor must be qualified to conduct business in the state of Florida at the time that a subcontractor agreement is executed. The Children's Trust may, at its sole discretion and at any time, withdraw its approval of any subcontractor.

Provider shall incorporate language from this Contract into each subcontract and shall require each subcontractor providing Services to be governed by the terms and conditions of this Contract. Provider shall submit to The Children's Trust a copy of each subcontract within 30 (thirty) calendar days of its execution. Subcontractors are only entitled to reimbursement for services rendered upon receipt of executed subcontracts that comply with these

terms. All subcontractors are subject to monitoring by The Children's Trust, in the same manner as the Provider is subject to monitoring by The Children's Trust under the terms of this Contract. Provider acknowledges and agrees that The Children's Trust and any subcontractor to this Contract have authority to communicate and exchange information about the Contract, Services, the program and/or fiscal issues. Provider waives any and all claims, demands, and/or legal action against The Children's Trust that arise from or are based upon any such communications.

Notwithstanding any subcontracts, Provider shall be solely responsible for all Services performed and all expenses incurred under this Contract, including Services provided and expenses incurred by any and all subcontractors. Provider, not The Children's Trust, shall be solely liable to any subcontractor and for all expenses or liabilities incurred under any subcontract.

All payments to any subcontractor shall be paid directly by Provider to the subcontractor. The Children's Trust shall not pay any subcontractor unless specifically agreed to in writing by The Children's Trust with notification to the Provider. In such instances, The Children's Trust reserves the right to require verification from Provider and/or subcontractor of payment due for satisfactory work performed by the subcontractor.

**5. Religious Purposes**
Provider and/or its faith-based community partner shall not use any funds provided under this Contract to support any inherently religious activities, including, but not limited to, any religious instruction, worship, proselytization, publicity or marketing materials. Any such use by Provider shall be a material breach of this Contract.

**6. Lobbying**
Provider shall not use any funds provided under this Contract or any other funds provided by The Children's Trust for lobbying any local governments or federal, or state or legislators. Any such use by Provider shall be a material breach of this Contract.

**7. Adverse Action or Proceeding**
Provider shall not use any funds awarded by The Children's Trust, under this Contract or otherwise for legal fees, or any legal or other such actions, including, but not limited to, active investigations that Provider is a party or witness. Any such use by Provider shall be a material breach of this Contract.

**8. Compliance**
Provider agrees to maintain and ensure its compliance, as applicable, with federal, state, and local laws. This includes, but is not limited to, adherence to IRS rules and regulations requiring timely filing of tax documents to maintain tax-exempt status and payment of payroll taxes, as applicable, throughout the term of the Contract and any such renewals thereof.

Provider further agrees to maintain a current listing of its agency, program(s) and site(s) in the HELP Pages resource directory available online and used by 211, Miami-Dade County's health and human services information and referral helpline, managed by Jewish Community Services of South Florida, Inc.

## E. INDEMNIFICATION BY PROVIDER

1. **Government Entity** (or other entity entitled to coverage by section 768.28, Florida Statutes)

If section 768.28, Florida Statutes, is applicable to a cause of action filed against Provider, Provider's duty to indemnify and hold harmless The Children's Trust is subject to the sovereign immunity limitations and claims bill requirement contained in section 768.28, Florida Statutes. In any other causes of actions filed against Provider, Provider shall indemnify, defend, and hold harmless The Children's Trust and its officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorney's fees and costs of defense, which its officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions, or proceedings of any kind or nature arising out of, relating to, or resulting from the performance of this Contract by Provider or its employees, agents, servants, partners, principals or subcontractors. Additionally, Provider shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of The Children's Trust where applicable, and at the discretion of the Children's Trust, including appellate proceedings, and shall pay all costs, judgments and reasonable attorney's fees which may issue thereon.

Provider agrees that any insurance protection required by this Contract or otherwise provided by Provider shall in no way limit the responsibility to indemnify, keep and save harmless and defend The Children's Trust or its officers, employees and agents.

The provisions of this section on indemnification shall survive the expiration or termination of this Contract.

2. **All Other Providers**

Provider shall indemnify, defend, and hold harmless The Children's Trust and its officers, employees, agents and instrumentalities from any and all liability, losses or damages, including reasonable attorney fees and costs of

defense, which The Children's Trust or its officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of action or proceedings of any kind or nature arising out of, relating to, or resulting from the performance of this Contract by Provider or Provider's employees, agents, servants, partners, principals or subcontractors, except to the extent arising from The Children's Trust's willful or wanton acts or omissions.

Provider shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of The Children's Trust where applicable, and at the discretion of The Children's Trust, including appellate proceedings, and shall pay all costs, judgments and reasonable attorneys' fees which may issue thereon.

The United States Health Resources and Services Administration, in accordance with the Federally Supported Health Centers Assistance Act, as amended, and Sections 224(g)-(n) of the Public Health Service Act, 42 U.S.C. § 233(g)-(n), deems qualified Federally Qualified Health Centers to be federal employees for medical negligence liability claims and provides liability protection under the Federal Tort Claims Act, 28 U.S.C. §§ 1346(b), 2672.

Provider agrees that any insurance protection required by this Contract or otherwise provided by Provider shall in no way limit the responsibility to indemnify, keep and save harmless and defend, The Children's Trust or its officers, employees and agents.

The provisions of this section on indemnification shall survive the expiration or termination of this Contract.

**F. INTELLECTUAL PROPERTY AND RIGHT TO DEVELOPED MATERIALS**

When funding from this Contract is used to produce original or non-minor alterations and/or enhancements to software designs or methods or techniques, writing, data, sound recordings, pictorial reproductions, drawings or other graphic representations and works of similar nature (hereinafter "developed materials"), legal title and every right, interest, claim or demand of any kind in and to any copyright, trademark or patent, or application for the same, in such developed materials will vest in Provider. Notwithstanding the foregoing, Provider agrees to grant The Children's Trust a worldwide, perpetual, royalty-free and non-exclusive license for The Children's Trust to use, duplicate and/or disclose such developed materials, in whole or in part, to others acting on behalf of The Children's Trust, and other providers funded by The Children's Trust, provided that such use, duplication, or disclosure does not compromise the validity of any developed materials or any copyright, trademark or patent rights thereto. Such license shall not extend to scientific publications. In the event of a dispute, both parties agree to participate in meditation to resolve the matter.

**G. INTELLECTUAL PROPERTY LICENSING FEES AND COSTS**

If Provider incorporates Intellectual Property or third party software, to provide Services required under this Contract, Provider is solely responsible for payment of required licensing fees and costs. Such licensing should be in the exclusive name of Provider.

**H. PUBLIC RECORDS**

For purposes of this section, the term "public records" shall mean all documents, papers, letters, electronic communications, maps, books, tapes, photographs, films and video recordings, sound recordings, data processing software, or other material, regardless of the physical form, characteristics or means of transmission, made or received, pursuant to law or ordinance or in connection with the transaction of official business by The Children's Trust, including this Contract and the Services provided thereunder.

Pursuant to section 119.0701, Florida Statutes, if the Provider meets the definition of "Contractor" as defined in section 119.0701(1)(a), the Provider shall:

1. Keep and maintain public records required by The Children's Trust to perform the Services under this Contract.
2. Upon request from The Children's Trust's custodian of public records, provide The Children's Trust with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in chapter 119, Florida Statutes, or as otherwise provided by law.
3. Ensure that public records that are exempt and/or confidential from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Contract term and following completion of the Contract if the Provider does not transfer the records to The Children's Trust.
4. Upon completion of the Contract, transfer, at no cost, to The Children's Trust all public records in possession of Provider or keep and maintain public records required by The Children's Trust to perform the service. If Provider transfers all public records to The Children's Trust upon completion of the Contract, Provider shall destroy any duplicate public records that are exempt and/or confidential from public records disclosure requirements. If Provider keeps and maintains public records upon completion of the Contract, Provider shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to The Children's Trust, upon request from The Children's Trust's custodian of public records, in a format that is compatible with The Children's Trust's information technology systems.

**IF THE PROVIDER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE PROVIDER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 305.571.5700,** RECORDSCUSTODIAN@THECHILDRENSTRUST.ORG**, 3150 SW 3RD AVENUE, 8TH FLOOR, MIAMI, FLORIDA, 33129.**

In the event Provider does not comply with the public records requirements set forth in chapter 119, Florida Statutes, and of this Contract, The Children's Trust may avail itself of the remedies set forth in **Sections I: Breach of Contract and Remedies** and **J: Termination By Either Party of this Contract**. Additionally, a Provider who fails to provide the public records as required by law within a reasonable amount of time may be subject to penalties under section 119.10, Florida Statutes. In the event the Provider fails to meet any of these provisions or fails to comply with Florida's Public Records laws, the Provider shall be responsible for indemnifying The Children's Trust in any resulting litigation, including all final appeals, and the Provider shall defend its claim that any public record is confidential, trade secret, or otherwise exempt from inspection and copying under Florida's Public Records laws.

## I. BREACH OF CONTRACT AND REMEDIES

1. **Breach**

A material breach by Provider shall have occurred under this Contract as specified in other sections of this Contract, and also if Provider, through action or omission, causes any of the following:

A. Fails to comply with Background Screening, as required under this Contract or applicable law.
B. Fails to provide the Services outlined in the Scope of Services, Attachment A, within the effective term of this Contract and to the satisfaction of The Children's Trust.
C. Fails to correct an imminent safety concern or take acceptable corrective action, as determined by The Children's Trust.
D. Improperly uses The Children's Trust's funds allocated under this Contract as defined in Attachment B: Other Fiscal Requirements, Budget and Method of Payment, Attachment B or B1: Payment Structure (if applicable), and/or Attachment A: Scope of Services.
E. Fails to maintain valid and current site licensure as required by the Florida Department of Children and Families for Youth Development K-5 after-school programs.
F. Fails to furnish or maintain the certificates of insurance required by this Contract or as determined by The Children's Trust.
G. Fails to meet or satisfy the conditions of award required by this Contract.
H. Fails to submit, or submits incorrect or incomplete, proof of expenditures to support Services & Activities Management System (SAMIS) disbursement requests or advance funding disbursements; or, fails to submit, or submits incomplete or incorrect, detailed reports of requests for payment, expenditures or final expenditure reports, including, but not limited to, budgets, invoices and amendments in SAMIS or any other format prescribed by The Children's Trust.
I. Fails to submit, or submits incomplete or incorrect, required reports pursuant to the Scope of Services, Attachment A, of this Contract.
J. Refuses to allow The Children's Trust access to records or refuses to allow The Children's Trust to monitor, evaluate and review Provider's program, including required client data.
K. Fails to comply with child abuse and incident reporting requirements.
L. Attempts to meet its obligations under this Contract through fraud, misrepresentation or material misstatement.
M. Fails to correct deficiencies found during a site visit/observation, evaluation or review within a specified reasonable time.
N. Fails to meet the terms and conditions of any obligation or repayment schedule to The Children's Trust or any of its agencies.
O. Fails to maintain the confidentiality of client files, pursuant to state and federal laws.
P. Fails to fulfill in a timely and proper manner any and all of its obligations, covenants and stipulations in this Contract.
Q. Fails to submit an Annual Financial Statement Audit and a Program-Specific Audit, as applicable, in accordance with **Section O: Records, Reports, Audits and Monitoring** and **Attachment D: Program-Specific Audit Requirements** of this Contract.
R. Fails to submit an Audit Engagement Letter for either the Annual Financial Statement Audit or the Program-Specific Audit within thirty (30) calendar days after Provider's fiscal year end.
S. Fails to notify The Children's Trust within thirty (30) calendar days of nonpayment of payroll or other required taxes imposed by the federal government, state of Florida, Miami-Dade County or other authorized taxing entity.
T. Fails to comply with **Section T: Regulatory Compliance, #9: Mandatory Disclosure.**

The Children's Trust's decision not to enforce a breach of any of the provisions of this Contract does not entail waiver of such breach unless expressly provided in writing by The Children's Trust. Additionally, waiver of any provisions of this Contract shall not be deemed to be a waiver of any other breach and shall not be construed to be a modification of the terms of this Contract.

2. **Remedies**

In the event of breach, The Children's Trust will provide written notice to Provider and specify the time period, if any, within which Provider must cure the breach. If Provider fails to cure the breach within the time frame provided in the written notice from The Children's Trust identifying the breach, The Children's Trust may pursue any or all of the following remedies:

a. The Children's Trust may, at its sole discretion, issue a written **Performance Improvement Plan (PIP)** for Provider to cure any breach of this Contract, as may be permissible under state or federal law. Any such remedial plan shall be an addition to this Contract and shall not affect or render void or voidable any other provision contained in this Contract, costs, or any judgments entered by a court of appropriate jurisdiction.

b. The Children's Trust may suspend payment in whole or in part under this Contract by providing written notice of suspension to Provider and specifying its effective date, at least five (5) business days before said date. On the effective date of suspension, Provider may, at risk of nonpayment from The Children's Trust, continue to perform the Services in this Contract but Provider shall promptly cease using The Children's Trust logo and any other reference to The Children's Trust in connection with such Services. All payments to Provider as of the date of suspension shall cease, except that at the sole discretion of The Children's Trust, verified requests for payment for Services that were performed and/or for deliverables that were substantially completed prior to the effective date of such suspension shall be rendered. The Children's Trust may also suspend any payments in whole or in part under any other Contracts entered into between The Children's Trust and Provider by providing separate written notice to Provider of each such suspension and specifying the effective date of suspension, which must be at least five (5) business days before the effective date of such suspension. In this event, The Children's Trust shall continue to review and pay verifiable requests for payment as provided for in such other Contracts for services that were performed and/or for deliverables that were substantially completed, at the sole discretion of The Children's Trust, prior to the effective date of such suspension. The provider shall, subject to and to the extent permitted by law, be responsible for all direct and indirect costs associated with such suspension, including reasonable attorney fees.

c. In the event the Children's Trust determines that Provider engaged in fraud, misrepresentation, or material misstatement, and that it is in the best interest of The Children's Trust to terminate this Contract, The Children's Trust may do so by giving written notice to Provider of such termination and specifying the effective date thereof at least twenty-four (24) hours before the effective date of termination. In other instances of breach, The Children's Trust may terminate this Contract by giving written notice to Provider of such termination and specifying the date of termination at least five (5) business days before the effective date of termination. In the event of termination, The Children's Trust may: (a) request Provider to deliver to The Children's Trust clear and legible copies of all finished or unfinished documents, studies, surveys and reports prepared and secured by Provider with The Children's Trust funds under this Contract, subject to the rights of Provider as provided in **Sections F: Intellectual Property and Rights to Developed Materials** and **G: Intellectual Property Licensing Fees and Costs;** (b) seek reimbursement of any Children's Trust funds which have been improperly paid to Provider under this Contract; (c) terminate further payment of The Children's Trust funds to Provider under this Contract, except that The Children's Trust shall continue to review and pay verifiable requests for payment for Services that were performed and/or deliverables that were substantially completed, at the sole discretion of The Children's Trust, prior to the effective date of such termination; and/or (d) terminate or cancel, without cause, any other Contracts entered into between The Children's Trust and Provider by providing separate written notice to Provider of each such termination and specifying the effective date of termination, which must be at least five (5) business days before the effective date of such termination, in which event The Children's Trust shall continue to review and pay verifiable requests for payment as provided for in such other Contracts for services that were performed and/or for deliverables that were substantially completed, at the sole discretion of The Children's Trust prior to the effective date of such termination. Provider shall be responsible for all direct and indirect costs associated with such termination, including reasonable attorney fees.

d. The Children's Trust may seek enforcement of this Contract, including, but not limited to, filing an action with a court of appropriate jurisdiction. Provider shall be responsible for all direct and indirect costs associated with such enforcement, including reasonable attorney fees, costs and any judgments entered by a court of appropriate jurisdiction, including all direct and indirect costs and reasonable attorney fees through conclusion of all appellate proceedings, and including any final settlement or judgment.

**J. TERMINATION OF THE CONTRACT**

Notwithstanding any other provision in this Contract, the Parties agree that this Contract may be terminated by either party for convenience and without cause by providing written notice to the other party of intent to terminate at least thirty (30) calendar days prior to the effective date of such termination.

**K. INSURANCE REQUIREMENTS**

**All Providers, (Except State Agencies or Subdivisions)**

Upon execution of this Contract, or on the date commencing the effective term of this Contract, whichever is earlier,

Provider's insurance agent(s) shall submit the following, as may be applicable, to insurance@thechildrenstrust.org:

1) certificates of insurance naming The Children's Trust as an additional insured and the certificate holder on all applicable policies; and all applicable policies shall be maintained in full force and effect for the entire term of this Contract; or

2) A letter of self-insurance indicating coverage applicable to a Florida municipal corporation required under this section or as determined by The Children's Trust, except as required by Florida law for government entities.

Provider's failure to comply with this section shall be a material breach of this Contract. The Children's Trust will not disburse any funds under this Contract until all required certificates of insurance or letter(s) of self-insurance have been provided to and have been approved by The Children's Trust.

**Provider will carry insurance policies in the amounts and with the requirements indicated below:**

1) Workers' compensation insurance covering all employees, non-incorporated independent contractors or consultants, and incorporated independent contractors or consultants that do not have workers' compensation coverage. The employer's liability portion will be a minimum of $500,000.00/$500,000.00/$500,000.00.

2) Comprehensive general liability insurance, which shall include a rider or separate policy for sexual molestation liability, in an amount not less than $500,000.00 combined single limit per occurrence and $1,000,000.00 aggregate in a policy year. The Children's Trust must be designated and shown as an additional insured and the certificate holder with respects to this coverage. The general liability policy must contain coverage for the following:

a. Bodily injury
b. Property damage
c. No exclusions for abuse, molestation or corporal punishment
d. No endorsement for premises, only operations

3) Automobile liability coverage for all owned and/or leased vehicles of Provider, and non-owned coverage for its employees and/or subcontractors and transportation companies **transporting program participants**. The amount of coverage is $1,000,000.00 combined single limit per occurrence for bodily injury and property damage. The Children's Trust must be designated and shown as an additional insured and the certificate holder with respect to this coverage. Coverage can be purchased as non-owned without hired auto coverage when the cost is prohibitive for hired automobile coverage, such as the case with the Florida Automobile Joint Underwriting Association; but rental cars cannot be used in the course of Provider's regular operations. Rental cars may be used for travel to attend conferences outside the tri-county area. Transportation companies used by the Provider for the funded program must list The Children's Trust as a certificate holder and as an additional insured.

4) Automobile liability coverage for all owned and/or leased vehicles of Provider, and non-owned coverage for its employees and/or subcontractors **not transporting program participants**. The minimum amount of coverage is $300,000.00 combined single limit per occurrence for bodily injury and property damage. The Children's Trust must be designated and shown as an "Additional Insured as Its Interests May Appear" with respect to this coverage. Coverage can be purchased as non-owned without hired auto coverage when the cost is prohibitive for hired automobile coverage, such as the case with the Florida Automobile Joint Underwriting Association; but rental cars cannot be used in the course of Provider's regular operations. Rental cars may be used for travel to attend conferences outside the tri-county area.

5) If applicable, special events coverage, as determined by The Children's Trust. The liability coverage will be the same as the coverage and limits required for comprehensive general liability, and The Children's Trust must be designated and shown as "Additional Insured as Its Interests May Appear." Special events policies are for short-term functions and not meant to replace annual liability policies. The coverage is for the day or days of the event and must provide coverage the day prior and the day following the event.

6) If applicable, professional liability insurance, as determined by The Children's Trust, with coverage amounts determined by The Children's Trust, but not less than $250,000.00 per claim and in the aggregate. Defense costs may be inside the limits of liability and the policy can be written on claims made form. Professional liability insurance is generally required when the Scope of Services uses professional services that require certification(s) or license(s).

7) If applicable, cyber security insurance with coverage amounts determined by The Children's Trust, but not less than $1,000,000.00 for the duration of the Agreement and three years following its termination to respond to privacy and network security liability claims including, but not limited to: 1) liability arising from theft, dissemination, and/or use of The Children's Trust's confidential information, including, but not limited to, bank, credit card account and personally identifiable information, such as name, address, social security numbers, etc. regardless of how stored or transmitted; 2) network security liability arising from (i) the unauthorized access to, use of, or tampering with computer systems, including hacker attacks or (ii) the inability of an authorized third party to gain access to supplier systems and/or The Children's Trust data, including denial of service, unless caused by a mechanical or electrical failure; 3) liability arising from the introduction of a computer virus into, or otherwise causing damage to, a customer's or third person's computer, computer system, network, or similar computer

related property and the data, software, and programs thereon; 4) crisis management expenses (i.e., notification, public relations, reputation damage, forensics, etc.) for a data breach.

8) Proof of property coverage is required for all capital equipment greater than or equal to $10,000.00, and when Provider has capital equipment owned by The Children's Trust and said capital equipment is under the care, custody and control of Provider. The Children's Trust must be shown on the evidence of property coverage as a Loss Payee. Property coverage shall survive the expiration or termination of this Contract until such time the ownership of the capital equipment is transferred to Provider, or such capital equipment is returned to The Children's Trust.

9) All required coverages may be afforded via commercial insurance, self-insurance, a captive or some combination thereof.

**Certificate Holder**

Certificate holder must read:
**The Children's Trust**
**3150 SW 3rd Avenue, 8th Floor**
**Miami, FL 33129**

**Classification and Rating**
If the coverage will be provided via commercial insurance, all required policies listed above shall be issued by companies authorized to do business under the laws of the state of Florida, with the following qualifications:

1. The company must be rated no less than "B" as to management, and no less than "Class V" as the financial strength, by the latest edition of *Best's Insurance Guide*, published by A.M. Best Company, Oldwick, New Jersey, or its equivalent, subject to the reasonable approval of The Children's Trust.

2. Provider and or Provider's insurance agent, as applicable, shall notify The Children's Trust, in writing, of any material changes in insurance coverage, including, but not limited, to any renewals of existing insurance policies, not later than thirty (30) calendar days prior to the effective date of making any material changes to the insurance coverage except for ten (10) calendar days for lack of payment changes. Provider shall be responsible for ensuring that all applicable insurances are maintained and submitted to The Children's Trust for the duration of this Contract.

3. In the event of any change in **Provider's Scope of Services, Attachment A**, The Children's Trust may increase, waive or modify, in writing, any of the foregoing insurance requirements. Any request by a Provider to decrease, waive or modify any of the foregoing insurance requirements must be approved, in writing, by The Children's Trust prior to any such decrease, waiver or modification.

4. In the event that an insurance policy is canceled, lapses or expires during the effective period of this Contract, The Children's Trust shall withhold all payments to Provider until a new certificate of insurance, as required under this Contract, is submitted and approved by The Children's Trust. The new insurance policy shall cover the time period commencing from the date of cancellation of the prior insurance policy. Provider shall submit the required certificate of insurance within thirty (30) calendar days of cancellation, lapse or expiration. Failure to provide said certificate of insurance will be considered a material breach of the Contract, which may result in The Children's Trust waiving payment or terminating the Contract.

5. The Children's Trust may require Provider to furnish additional and different insurance coverage, or both, as may be required from time to time under applicable federal or state laws or The Children's Trust's requirements. Provision of insurance by Provider, in no instance, shall be deemed to be a release, limitation, or waiver of any claim, cause of action or assessment that The Children's Trust may have against Provider for any liability of any nature related to performance under this Contract or otherwise.

All insurance required hereunder may be maintained by Provider pursuant to a master or blanket policy or policies of insurance.

**Insurance Requirements for state of Florida Agencies or Political Subdivisions**
If the Provider is the State of Florida or an agency or political subdivision of the State as defined by section 768.28, Florida Statutes, the Provider shall furnish The Children's Trust, upon request, written verification of liability protection in accordance with section 768.28, Florida Statutes.

**L. PROOF OF TAX STATUS**
Provider is required to keep and have the following documentation readily available for review by The Children's Trust:

1. An Internal Revenue Service (IRS) tax status determination letter, if applicable.
2. The two (2) most recent IRS form 990 or applicable tax return filing within six (6) months of the end of Provider's fiscal year or other appropriate filing period permitted by law.

3. IRS form 941: employer's quarterly federal tax return. If required by The Children's Trust, Provider agrees to submit form 941 within the timeframe established by IRS Publication 15, and if applicable, all state and federal unemployment tax filings. If form 941 and unemployment tax filings reflect a tax liability, then proof of payment must be submitted within sixty (60) calendar days after the quarter ends.

**M. NOTICES**

Any written notice(s) required by this Contract shall be sent via electronic mail or postal mail for each party appearing on the first page of this Contract. Notices to The Children's Trust shall be marked to the attention of its president/CEO. Notices to Provider shall be marked to the authorized official identified on page 1 of this Contract. Each party is responsible for advising the other party, in writing, of any changes to responsible personnel for accepting notices under this Contract, electronic address, mailing address, and/or telephone number.

**N. AUTONOMY**

The Parties agree that this Contract recognizes the autonomy of, and stipulates or implies no affiliation between, the contracting Parties. Provider is only a recipient of funding support and is not an employee, agent or instrumentality of The Children's Trust, and Provider's agents and employees are not agents or employees of The Children's Trust.

**O. RECORDS, REPORTS, AUDITS AND MONITORING, and DATA SECURITY**

**1. Accounting Records**

Provider shall keep accounting records that conform to generally accepted accounting principles (GAAP). In addition to any requirements for retaining records pursuant to Section H, Public Records, all such records will be retained by Provider for not less than five (5) years beyond the last date that all applicable terms of this Contract have been complied with, final payment has been received and appropriate audits have been submitted to and accepted by The Children's Trust. However, if any audit, claim, litigation, negotiation or other action involving this Contract or modification hereto has commenced before the expiration of the retention period, then the records shall be retained until completion of the action and resolution of all issues which arise from it, or until the end of the regular retention period, whichever is later.

**2. Financial Statement Audit**

Within one hundred eighty (180) calendar days from the close of its fiscal year, Provider's independent certified public accounting firm (CPA) must electronically submit to The Children's Trust all the following documents, which together comprise an Annual Financial Statement Audit conducted in accordance with GAAP and standards contained in *Government Auditing Standards* issued by the Comptroller General of the United States (The Yellow Book). The required items are:

a. An annual financial statement audit, performed by a CPA firm that is licensed and registered to conduct business with the Florida Department of Business and Professional Regulation.
b. An Annual Financial Statement Audit conducted in accordance with auditing standards generally accepted in the United States of America, and the standards applicable to financial audits contained in *Government Auditing Standards*.
c. Written communication encompassing the requirements of AU-C section 265, "Communicating Internal Control Related Matters Identified in an Audit."
d. Written communication encompassing the requirements of AU-C section 260, "The Auditor's Communication With Those Charged With Governance."
e. A Single Audit conducted in accordance with OMB "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards" or the Florida Single Audit Act, section 215.97, Florida Statutes, if applicable.
f. A management letter; if no management letter is prepared by Provider's CPA firm, then the CPA firm must expressly confirm, in writing, that no management letter was issued.

If Provider's Annual Financial Statement Audit is prepared by the Florida Auditor General, then the due date for submitting the annual financial statement audit, as defined, is two hundred seventy (270)calendar days after the close of Provider's fiscal year.

If Provider is required to have a Single Audit, it agrees to have its CPA firm submit the schedule of expenditures pertaining to awards, summary schedule of prior audit findings, applicable auditor's reports and the corrective action plan, if applicable.

**3. Program-Specific Audit**

Within one hundred eighty (180) calendar days of the close of its fiscal year, Provider is required to provide a Program-Specific Audit related to the Contract to The Children's Trust, in addition to the Annual Financial Statement Audit. The Program-Specific Audit shall be performed by an independent CPA firm that: is licensed and registered to conduct business with the Florida Department of Business and Professional Regulation; has performed audits under *Government Auditing Standards*; and is either a member of the AICPA or FICPA peer review program to include government engagement reviews. This Program-Specific Audit must encompass an audit of The Children's Trust's Contract(s) as specified in **Attachment D: Program-Specific Audit Requirements**. The Provider's independent CPA firm may submit audit confirmation requests electronically to audit.confirmations@thechildrenstrust.org.

**4. Audits Submission Method**
The Provider's CPA firm must transmit Provider's annual financial statement audit and the required Program-Specific Audit related to the Contract to The Children's Trust, within the timeframe specified above in Section O, subsections 2 and 3, via the online system identified by The Children's Trust, unless otherwise previously agreed upon, in writing, by The Children's Trust and Provider.

**5. Audit Extensions**
Audit extensions may be granted by The Children's Trust upon receipt, in writing, of such request with appropriate justification by Provider and for a period of time not to exceed sixty (60) calendar days after the initial due date. A copy of the engagement letter, along with the anticipated audit completion date and any concerns from Provider's CPA firm related to the audit must accompany the request. Approved audit extension requests allow for the continuation of payment until such time that the extension expires.

In the event that either the Annual Financial Statement Audit or the Program-Specific Audit is not received in a timely manner and in accordance with the previously stated due dates and an audit extension has not been approved, The Children's Trust shall withhold all payments to Provider until the documents are received and deemed by The Children's Trust.

**6. Engagement Letters**
Audit engagement letters are due to The Children's Trust thirty (30) calendar days after the end of Provider's fiscal year. Provider agrees to submit an audit engagement letter electronically to engagementletters@thechildrenstrust.org. Failure to submit an audit engagement letter may result in a breach of Contract, or other remedy, as deemed appropriate by The Children's Trust.

**7. List of Approved Certified Public Accounting Firms**
To receive reimbursement for the preparation of the Program-Specific Audit, as defined, Provider must choose from a list of pre-qualified approved CPA firms, which are posted on The Children's Trust's website. Inclusion in Pre-Qualified Approved Program-Specific Auditing Services requires a CPA firm to meet three (3) criteria, which are enumerated in **Attachment B: Other Fiscal Requirements, Budget and Method of Payment**.

**8. Access to Records**
Provider shall permit The Children's Trust access to all records, including subcontractor records, as per the Supporting Documentation Requirements in **Attachment B: Other Fiscal Requirements, Budget and Method of Payment**, which relate to this Contract at its place of business during regular business hours at a date and time mutually agreed upon by Provider and The Children's Trust.

Provider agrees to deliver such assistance as may be necessary to facilitate a review or audit by The Children's Trust to ensure compliance with applicable accounting, financial and programmatic standards. This would include access by The Children's Trust, or its designee, to Provider's independent auditor's work papers for complying with federal, state and local requirements. The Children's Trust reserves the right to require Provider to submit to an audit by an auditor of The Children's Trust's choosing and at The Children's Trust's expense.

**9. Program Metrics**
Provider agrees to permit The Children's Trust personnel or The Children's Trust contracted agents/consultants to perform site visits, both scheduled and/or unscheduled site visits, reviews and evaluations of the program which is the subject of this Contract, including any subcontracts under this Contract.

Provider shall permit The Children's Trust or contracted agents to conduct, participant interviews, participant assessment surveys, fiscal/administrative review and other assessments deemed reasonably necessary at the sole discretion of The Children's Trust. Program Metrics data can be accessed through Trust Central. Administrative or Fiscal findings will be discussed with Provider and, in accordance with specifications provided by The Children's Trust, Provider will remedy all deficiencies cited in the report as described in **Section I: Breach of Contract and Remedies**.

**10. Participant Records**

**School-Based Health Providers only**
School Health Programs are comprehensive services and shall be provided in accordance with section 381.0056, Florida Statutes. Provider agrees and shall require all subcontractors to comply with all applicable state and federal privacy and confidentiality laws, as relevant to the Services provided under this Contract.

**All other Providers**
Provider shall enter all information, required by **Attachment A: Scope of Services and Attachment C: Data Requirements and Program Metrics** directly in Trust Central or any other electronic data reporting system required by The Children's Trust. Provider agrees and shall require all subcontractors to comply with all applicable state and federal laws on privacy and confidentiality.

**All Providers**

**Safeguards of Electronic Protected Health Information (ePHI)**
The Children's Trust and Provider agree to use appropriate safeguards to prevent use or disclosure of protected health information (PHI), covered under (HIPAA) that is produced, saved, transferred or received in an electronic form. The Parties shall maintain a comprehensive written information security program that includes administrative, technical, and physical safeguards appropriate to the size and complexity of their respective operations. Provider maintains that it will use appropriate safeguards to protect the confidentiality, integrity, and availability of the PHI and ePHI that are created, received, maintained, or transmitted.

**11. Internal Documentation/Records Retention**
Provider agrees to maintain and, upon request of The Children's Trust, provide for inspection by The Children's Trust during regular business hours the following, as may be applicable and subject to applicable confidentiality requirements: (1) personnel files of employees, which include hiring records, background screening affidavits, job descriptions, verification of education and evaluation procedures; (2) authorized time sheets, records and attendance sheets to document the staff time billed to provide Services pursuant to this Contract; (3) daily activity logs and monthly calendars of the provision of Services pursuant to this Contract; (4) training modules; (5) pre- and post-session questionnaires; (6) all participant attendance records; (7) participant consent and information release forms; (8) agency policies and procedures; and (9) such other information related to Services provision as described in **Attachment A: Scope of Services** and as required by this Contract. In addition to any requirements for retaining records pursuant to Section H, Public Records, Provider shall retain all records for not less than five (5) years beyond the last date that all applicable terms of this Contract have been complied with and final payment has been received, and appropriate audits have been submitted to and accepted by The Children's Trust and/or other appropriate agency.

**12. Confidentiality**
Provider and The Children's Trust understand that during the course of performing the Services hereunder, each party may have access to certain information or records of the other party that are specifically designated as "confidential" or "exempt" from Florida's Public Records laws, pursuant to state or federal laws or regulations, such as social security numbers, financial account numbers, credit card numbers, or biometric identification information. The Parties shall protect such confidential and/or exempt information and comply with applicable federal and state laws on confidentiality, and engage in measures to prevent unauthorized use, dissemination, or publication of this confidential information regardless of the source of such information. Any confidential information must be clearly marked as such.

**13. Data Security Obligation**

A. **Standard of Care**

1. Provider acknowledges and agrees that, in the course of its Contract with The Children's Trust, Provider may, directly or indirectly, receive or have access to Personal Identifiable Information (PII).

PII is defined as an individual's (i) government-issued identification number (including, without limitation, social security number, driver's license number or state-issued identified number); (ii) financial account number, credit card number, debit card number, credit report information, with or without any required security code, access code, personal identification number or password, that would permit access to an individual's financial account; or (iii) biometric or health data or any of the following.

1. An individual's first name or first initial and last name in combination with any one or more of the following data elements for that individual:
2. A social security number;
3. A driver license or identification card number, passport number, military identification number, or other similar number issued on a government document used to verify identity;
4. A financial account number or credit or debit card number, in combination with any required security code, access code, or password that is necessary to permit access to an individual's financial account;
5. Any information regarding an individual's medical history, mental or physical condition, or medical treatment or diagnosis by a health care professional; or
6. An individual's health insurance policy number or subscriber identification number and any unique identifier used by a health insurer to identify the individual.
7. User name or e-mail address, in combination with a password or security question and answer that would permit access to an online account.

Notwithstanding the foregoing, PII shall not include information (1) about an individual that has been made publicly available by a federal, state, or local governmental entity; or (2) that is encrypted, secured, or modified by any other method or technology that removes elements that personally identify an individual or that otherwise renders the information unusable.

Provider shall comply with the terms and conditions set forth in this Contract in its collection, receipt, transmission, storage, disposal, use and disclosure of such PII, and shall be responsible for the unauthorized collection, receipt,

transmission, access, storage, disposal, use and disclosure of PII under its control or in its possession. Furthermore, Provider shall be responsible for the actions and omissions of its employees and subcontractors who are authorized to access PII for obligations under this Contract (Authorized Persons) as if they were Provider's own actions and omission. Prior to being given access to PII, Provider shall ensure that Authorized Persons are bound in writing by confidentiality obligations to protect PII in accordance with the terms and conditions of this Contract.

2. All data collected on behalf of The Children's Trust is deemed to be property of The Children's Trust and is not property of Provider.

3. In recognition of the foregoing, Provider agrees and covenants that it shall:

a. Keep and maintain all such PII strictly confidential.

b. Use and disclose PII solely and exclusively for the purposes for which the PII, or access to it, is provided pursuant to the terms and conditions of this Contract, and shall not divulge, communicate, use, sell, rent, transfer, distribute, or otherwise disclose or make available PII for Provider's own purposes or for the benefit of anyone other than The Children's Trust, without The Children's Trust's prior written consent, which may be withheld at The Children's Trust's sole and absolute discretion.

c. Not, directly or indirectly, disclose PII to an Unauthorized Third Party, without express written consent from The Children's Trust, which may be withheld at its sole and absolute discretion. An Unauthorized Third Party is any person other than an Authorized Person. If any person or authority makes a demand on Provider purporting to legally compel it to divulge any PII, Provider shall: (i) immediately notify The Children's Trust of the demand before such disclosure so that The Children's Trust may first assess whether to challenge the demand prior to Provider's divulging of such PII; (ii) be responsible to The Children's Trust for the actions and omissions of such Unauthorized Third Party concerning the treatment of such PII as if they were Provider's own actions and omissions; and (iii) require the Unauthorized Third Party that has access to PII to execute a written Contract agreeing to comply with the terms and conditions of this Contract relating to the treatment of PII. Provider shall not divulge such PII until The Children's Trust either has concluded not to challenge the demand, or has exhausted its challenge, including appeals, if any.

B. **Personal Identifiable Information Security**

Provider shall protect and secure data in electronic form containing such **PII**.

At a minimum, Provider's safeguards for the protection of PII shall include:

1. Encrypting, securing or modifying such PII by any method or technology that removes elements that personally identify an individual or that otherwise renders the information unusable.
2. Limiting access of PII to Authorized Persons.
3. Securing business facilities, data centers, paper files, servers, back-up systems and computing equipment, including, but not limited to, all mobile devices and other equipment with information storage capability.
4. Implementing network, device application, database, and platform security.
5. Securing information transmission, storage, and disposal; and implementing authentication and access controls within media, applications, operating systems and equipment.
6. Encrypting PII stored on any mobile media.
7. Encrypting PII transmitted over public or wireless networks.
8. Implementing appropriate personnel security and integrity procedures and practices, including, but not limited to, conducting background checks consistent with applicable law, as required by The Children's Trust from time to time.
9. Providing written copies of appropriate privacy and information security training to Provider's employees, as required by and to The Children's Trust.
10. Purchasing and maintaining cyber insurance coverage, in accordance with Section K. 7.
11. Provider shall dispose, or arrange for the disposal, of customer records that contain PII within its custody or control when the records are no longer required to be retained pursuant to Sections H and O. Such disposal shall involve shredding, erasing or otherwise modifying PII in its control or possession to make it unreadable or undecipherable.
12. During the term of each Authorized Person's employment by Provider, Provider shall at all times cause such Authorized Persons to abide strictly by Provider's obligations under this Contract. Provider further agrees that it shall maintain a disciplinary process to address any unauthorized access, use or disclosure of PII by any of Provider's officers, directors, partners, principals, employees, agents or contractors. Upon The Children's Trust's request, Provider shall promptly identify all Authorized Persons as of the date of such request to The Children's Trust in writing.
13. Upon The Children's Trust's written request, Provider shall provide The Children's Trust with a network diagram that outlines Provider's information technology network infrastructure and all equipment used in relation to fulfilling its obligations under this Contract, including, without limitation: (i) connectivity to The Children's Trust and all third Parties who may access Provider's network to the extent the network contains

PII; (ii) all network connections including remote access and wireless connectivity; (iii) all access control devices, such as (solely by way of example) firewalls, packet filters, intrusion detection and access-list routers; (iv) all back-up or redundant servers; and (v) permitted access through each network connection.

C. **Security Breach Procedures**
For purposes of this Contract, "Security Breach" is defined as unauthorized access of data in electronic form containing PII or a breach or alleged breach of this Contract relating to such privacy practices. Good faith access of PII by an employee or agent of the covered entity shall not constitute a breach of security under this Contract, so long as the information is not used for a purpose unrelated to the business of The Children's Trust, or as a result of any other unauthorized use. **In the event of a Security Breach, Provider shall:**

1. Notify The Children's Trust of a Security Breach immediately, but not later than forty-eight (48) hours, after Provider becomes aware of it by emailing The Children's Trust with a read receipt at datasecurity@thechildrenstrust.org; and with a copy of such email to Provider's program manager at The Children's Trust. The notice shall include, at a minimum: (1) the date, estimated date, or estimated date range of the Security Breach; and (2) a description of the PII that was accessed or reasonably believed to have been accessed as a part of the Security Breach.

2. To the extent legally permissible, confer with The Children's Trust prior to informing any third party of any Security Breach related to this Contract. Provider and The Children's Trust shall communicate regarding: (i) whether notice of the Security Breach is to be provided to any individuals, regulators, law enforcement agencies, consumer reporting agencies or others as required by law regulation, or otherwise; and (ii) the contents of such notice, whether any type of remediation may be offered to affected persons, and the nature and extent of any such remediation.

3. Take steps to immediately remedy any Security Breach and prevent any further Security Breach at Provider's expense in accordance with applicable privacy rights, laws, regulations and standards, or as otherwise required by The Children's Trust at its sole and absolute discretion.

Provider shall be solely responsible for all costs associated with a Security Breach and The Children's Trust may seek to recover any costs it expends as a result of such breach from Provider.

**P. AMENDMENTS**

Any amendment to this Contract, shall only be valid when it has been reduced to writing, duly approved and signed by both Parties.

**Q. GOVERNING LAW AND VENUE**
This Contract shall be interpreted and construed in accordance with and governed by the laws of the State of Florida without regard to its conflicts of law provisions. Any controversies or legal problems arising out of the terms of this Contract and any action involving the enforcement or interpretation of any rights hereunder shall, to the exclusion of all others, be submitted to the jurisdiction of the state courts of the Eleventh Judicial Circuit, in and for, Miami-Dade County, Florida.

**R. STAFF AND VOLUNTEER BACKGROUND CHECK REQUIREMENTS**
Level 2 background screenings must be completed through the Florida Department of Law Enforcement (FDLE) VECHS (Volunteer & Employee Criminal History System) Program. Satisfactory background screening documentation will be accepted from those agencies that already conduct business with either the Florida Department of Children and Families (DCF), the Florida Department of Juvenile Justice (DJJ) or (M-DCPS).

In addition:

1. Provider shall complete **Attachment E-1: Affidavit for Level 2 Background Screenings**. The affidavit shall cover employees, volunteers and subcontractors performing services under this Contract who are required to complete a Level 2 background screening as defined in this section.
2. Provider shall complete **Attachment E-2: Child Care Affidavit of Good Moral Character**, **Attachment E-3: Child Abuse & Neglect Reporting Requirements** and **Attachment E-4: Background Screening & Personnel File Requirements**.
3. Provider shall maintain **Attachment E-1: Affidavit for Level 2 Background Screenings**, **Attachment E-2: Child Care Attestation of Good Moral Character**, **Attachment E-3: Child Abuse & Neglect Reporting Requirements** and **Attachment E-4: Background Screening & Personnel File Requirements**, in Provider's personnel, volunteer, and subcontractor files.
4. Provider shall ensure that all employees, volunteers and/or subcontractors complete Level 2 background screening no later than every five (5) years.

To ensure that none of its employees are identified on the Dru Sjodin National Sex Offender Public Website (NSOPW), Provider is required to review said site annually, at minimum. If a Provider's employee is on the list, the employee must be removed from The Children's Trust funded program immediately.

**School-Based Health Providers only**

All school staff members or sub-contracted agency personnel assigned to work at a site where they have access to children (under 18 years of age) must satisfy Level 2 background screening requirements and comply with all necessary school procedures prior to commencing services within M-DCPS or doing any work for The Children's Trust related to this Contract. Pursuant to section 1012.32, Florida Statutes, non-instructional school district employees or contractual personnel who are permitted access on school grounds when students are present, have direct contact with students or have access to or control of school funds must meet Level 2 background screening requirements.

All of Provider's employees who work in a school must satisfy Level 2 background screening requirements as provided in section 1012.32, Florida Statutes. All employees who work in a school must inform their employer within forty-eight (48) hours if convicted of any disqualifying offenses included in M-DCPS's Employee Manual, while he or she is employed or under Contract in that capacity.

If Provider employs a person, under this Contract or with The Children's Trust's funds, to work in a school who does not satisfy Level 2 background screening requirements, the employee shall be immediately suspended from working in that capacity. A clearance letter or an identification badge issued by M-DCPS will be accepted as proof that the employee satisfactorily completed background screening. A copy of said clearance letter or identification badge must be on file for each employee hired to work within the school setting.

**All Other Providers**
Subject to the provisions, limitations and exceptions of all relevant statutory provisions, including sections 1012.465 and 1012.468, Florida Statutes, all employees, volunteers and subcontracted personnel who work in direct contact with children or who may come into direct contact with children at the site in question must complete a Level 2 background screening and comply with the requirements thereto prior to commencing work pursuant to this Contract. This requirement applies to all volunteers who provide more than ten (10) hours of service in any given calendar year to children, youth and their families. Occasional or transient repair or maintenance persons, vendor representatives, contractors or subcontractors who have not completed a Level 2 background screening and appear on the site should be escorted to their work areas and supervised for the entire time they are present on the site by a member of Provider's staff who has satisfactorily completed a Level 2 background screening.

**S. CHILDREN WITH DISABILITIES AND THEIR FAMILIES**
Provider shall comply with all relevant provisions of the Americans with Disabilities Act and other state, federal or local laws that mandate the accessibility of programs, services and benefits for persons with disabilities. The Children's Trust also requires Provider implement reasonable programmatic accommodations to include children with disabilities and their families, whenever possible**.**

**T. REGULATORY COMPLIANCE**

1. **Nondiscrimination and Civil Rights**

   Provider shall not discriminate against an employee, volunteer or client of Provider based on an individual's protected class, which includes race, color, religion, ancestry, national origin, sex, pregnancy, age, disability, marital status, familial status, gender identity, gender expression, sexual orientation, source of income, or actual or perceived status as a victim of domestic violence, dating violence or stalking.

   Provider shall have standards, policies, and practices necessary to render services in a manner that respects the worth of the individual and protects and preserves an individual's dignity.

   Additionally, Provider agrees to abide by chapter 11A of the Code of Miami-Dade County, as amended, which prohibits discrimination in employment, housing and public accommodations; Title VII of the Civil Rights Act of 1968, as amended, which prohibits discrimination in employment and public accommodation; the Age Discrimination Act of 1975, 42 U.S.C. section 6101, as amended, which prohibits discrimination in employment because of age; Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. section 794, as amended, which prohibits discrimination on the basis of disability; and the Americans with Disabilities Act, 42 U.S.C. section 12101 et seq., as amended, which, among other things, prohibits discrimination in employment and public accommodations, and by local governments on the basis of disability.

   It is expressly understood that upon receipt of evidence of discrimination under any of these laws, The Children's Trust shall have the right to terminate all or any portion of this Contract. If Provider or any owner, subsidiary, or other firm affiliated with or related to Provider, is found by the responsible enforcement agency or the courts to be in violation of these laws, said violation will be a material breach of this Contract and The Children's Trust will conduct no further business with Provider.

2. **VERIFICATION OF EMPLOYMENT ELIGIBILITY (E-Verify)**
   Provider is obligated to comply with the provisions of section 448.095, Florida Statutes, titled "Employment Eligibility." This includes but is not limited to utilization of the U.S. Department of Homeland Security's E-Verify

System to verify the employment eligibility of all newly hired employees by Provider effective, January 1, 2021, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with any individual who is not authorized under federal law to be employed in the United States. Provider must verify work status using E-Verify within (3) business days of date of hire. If The Children's Trust has a good faith belief that a Provider has knowingly violated section 448.09(1), Florida Statutes, The Children's Trust shall terminate its Agreement with the Provider and will not enter into another Agreement or contract with Provider for at least one year after the termination date of the Agreement. This grounds for termination is not considered a breach of this Agreement. If The Trust has a good faith belief that a Provider's subcontractor knowingly violated section 448.09(1), Florida Statutes, but the Provider has otherwise complied section 448.09 and 448.095, the Children's Trust shall promptly notify the Provider and order the Provider to immediately terminate the subcontract. Any challenge to termination under this provision must be filed in the Circuit Court no later than twenty (20) calendar days after the date of termination, and the Provider may be liable for any additional costs incurred by The Children's Trust resulting from the termination of the Contract. If this Contract is terminated for a violation of the statute by the Provider, the Provider may not be awarded a contract with The Children's Trust for a period of one year after the date of termination. Public and private employers must enroll in the E-Verify System (http://www.uscis.gov/e-verify) and retain the I-9 Forms for inspection.

3. **Public Entities Crime Act**

Provider will not violate the Public Entities Crimes Act, section 287.133, Florida Statutes, which applies to a person or affiliate who is a Provider, consultant or other direct service provider and who has been placed on the convicted vendor list following a conviction for a public entity crime. Such person or affiliate may not: (a) submit a bid on a Contract to provide any goods or services; (b) submit a bid for the construction or repair of a public building or public work; (c) submit bids on leases of real property; (d) be awarded or perform work as a Provider supplier, subcontractor or consultant; and (e) transact any business in excess of the threshold amount provided in section 287.017, Florida Statutes, for certain statutorily defined purchases for a period of thirty-six (36) months from the date of being placed on the convicted vendor list. Violation of this section shall result in cancellation of this Contract and recovery of all monies paid hereto, and may result in debarment from The Children's Trust's competitive procurement activities.

4. **Conflict of Interest**

Provider, including its subcontractors, represent that the execution of this Contract does not violate Miami-Dade County's Conflict of Interest and Code of Ethics Ordinance or chapter 112, Part III, Florida Statutes, as amended, which are incorporated by reference as if fully set forth herein. Provider agrees to abide by and be governed by these conflict of interest provisions throughout the course of this Contract and in connection with its obligations hereunder. (Refer to http://ethics.miamidade.gov/library/2016-publications-rqo/sec%20_2_11-1_conflict_of_interest_and_code_of_ethics_ordinance_jan16.pdf). In addition, Provider agrees to:

- Prohibit members of the Provider's board of directors from directly or indirectly receiving any funds paid by The Children's Trust to the Provider under this Contract.
- Prohibit members of the Provider's board of directors from voting on matters relating to this Contract which may result in the Provider's board member directly or indirectly receiving funds paid by the Provider under this Contract.
- Prohibit members of the Provider's board of directors from voting on any matters relating to this Contract if they are related to the person or entity seeking a benefit as 1) an officer, director, partner, of counsel, consultant, employee, fiduciary, beneficiary, or 2) a stockholder, bondholder, debtor, or creditor.
- Prohibit employees of the Provider from directly or indirectly receiving any funds paid by The Children's Trust to the Provider under this Contract, with the exception of the employee's salary and fringe benefits or portion of the employee's salary and fringe benefits included in Attachment B.
- Maintain a written nepotism and conflict of interest policy that applies to hiring, providing services to clients, and procuring supplies or equipment.
- Immediately disclose and justify in writing to The Children's Trust any business transactions between the Provider on one side, and its board member(s) or its staff on the other side, as well as all related-party transactions with shareholders, partners, officers, directors, or employees of any entity that is doing business with the Provider that are funded, partially or entirely, under the Contract with The Children's Trust, or are in any way related to The Children's Trust-funded program.

5. **Compliance with Sarbanes-Oxley Act of 2002**

Provider shall comply with applicable provisions of the Sarbanes-Oxley Act of 2002, including the following:

a. Provider agrees not to alter, cover up, falsify, or destroy any document that may be relevant to an official investigation.
b. Provider agrees not to punish whistleblowers or retaliate against any employee who reports suspected cases of fraud or abuse.

6. **Licensing**
   Provider (and subcontractor, as applicable,) shall obtain and maintain in full force and effect during the term of this Contract any and all licenses, certifications, approvals, insurances, permits and accreditations required by the state of Florida, Miami-Dade County, relevant municipalities, The Children's Trust or the federal government. Provider must be qualified and registered to do business in the state of Florida both prior to and during the Contract term with The Children's Trust.

7. **Incident Reporting**
   An incident is defined as any actual or alleged event or situation that creates a significant risk of substantial or serious harm to the physical or mental health, safety or well-being of a child participating in the program. Reportable incidents include, but are not limited to, allegations of abuse, neglect or exploitation of a child; injury of a participant; missing child or abandoned child; loss of property use for the program; or destruction of property used in the program. Incident definitions can be found on the sample incident report form located on The Children's Trust website.

   Provider and its employees are mandated to immediately report knowledge or reasonable suspicion of abuse, neglect or abandonment of a child, aged person or disabled adult to the Florida Abuse Hotline on the statewide toll-free telephone number (800.962.2873), as required by chapters 39 and 415, Florida Statutes.

   Provider shall notify the program manager of any incident as defined within three (3) calendar days after Provider is informed of such incident. The notification must be in writing and include a copy of the incident report. The report must contain the following:

   1. Name of reporter (person giving the notice)
   2. Name and address of victim and guardian
   3. Phone number where reporter can be contacted
   4. Date, time and location of incident
   5. Complete description of incident and injuries, if any

   Police report and actions taken shall be submitted to The Children's Trust within fifteen (15) calendar days of the incident. Provider shall provide written notification to The Children's Trust, within seven (7) calendar days of any legal action related to the incident.

8. **Sexual Harassment**
   Provider shall complete an incident report in the event a program participant, client or employee makes an allegation of sexual harassment, sexual misconduct or sexual assault by a Provider employee, volunteer or anyone involved with service arising out of the performance of this Contract, and Provider has knowledge thereof. Provider shall provide written notification to The Children's Trust within three (3) business days after Provider is informed of such an allegation. Provider shall submit written notification to The Children's Trust within seven (7) business days of any legal action which is filed as a result of such an alleged incident.

9. **Proof of Policies**
   Provider and subcontractor, as applicable, shall keep on file copies of their policies, including, but not limited to those related to, confidentiality, incident reporting, sexual harassment, nondiscrimination, equal opportunity and/or affirmative action, Americans with Disabilities Act, and drug-free workplace.

10. **Mandatory Disclosure**
    Provider shall disclose to The Children's Trust all administrative proceedings, active investigations and legal actions (collectively referred to as "Actions") that it is a party to related to any program funded by The Children's Trust upon becoming aware of any such Actions including, but not limited to, financial fraud, misuse of funds, child abuse, data breach, or of confidentiality violations that may lead to potential civil or criminal liability. To the extent feasible, the Provider shall notify its assigned program manager within twenty-one (21) days of the Provider becoming aware of such Actions. Failure to comply with this requirement could be deemed a material breach of this Contract, as determined at the sole discretion of The Children's Trust. Additionally, The Children's Trust, at its sole discretion, will determine whether such Actions could have an adverse impact on the Provider's ability to deliver the contractual services and whether to terminate this Contract.

**U. CONSENT**
Provider must obtain parental/legal guardian consent for all minor participants to participate and/or for adult participants in the program for Services, and to share information with The Children's Trust for monitoring and evaluation purposes.

Additionally, prior to taking or using still photographs, digital photographs, motion pictures, television transmissions and/or videotaped recordings of participants, Provider shall ask participants to sign a voluntary Authorization for Photograph/Video form located on The Children's Trust's website. The form is produced in English, Spanish and Haitian Creole and shall be made available to Provider. Any refusal of consent must be properly documented and signed by the parent or legal guardian on the consent form.

**V. PROGRAMMATIC DATA REPORTING**
Demographic and service information on program participants will be provided to The Children's Trust. Provider agrees to comply and participate in any data collection reporting, including participant data as required by The Children's Trust and described in **Attachment C: Data Requirements and Program Progress Metrics**, subject to confidentiality requirements. In addition, Provider agrees to furnish The Children's Trust with complete and accurate reports in the timeframe and format to be **reasonably** specified by The Children's Trust, and as described in **Attachments A: Scope of Services** and **C: Data Requirements and Program Progress Metrics**.

**W. MARKETING & PUBLICITY**
Provider shall publicize that it has been awarded funding by The Children's Trust. Good quality photos/videos increase the chances that a news media outlet will promote the story. Said news release, and/or multi-media material, must be submitted to The Children's Trust Communications Department for approval via online form **prior** to distribution or publication. The online Children's Trust Communication Compliance Form as well as all current logos and media toolkits can be found at www.thechildrenstrust.org/communications.

Provider shall prominently place The Children's Trust program sign decal on the main entry door or in a visible area of each of its Trust-funded site locations (unless such placement of signage is specifically prohibited by Provider's lease). In the event that The Children's Trust stops funding Provider program(s), the Provider must remove all signage and mentions of The Children's Trust, including logo(s) within 30 days of the final payment made.

Provider shall ensure that the current The Children's Trust logo is displayed and used in all internal and external materials related to the funded program. The current official The Children's Trust logo shall be displayed on the home page of the Provider website (if Provider maintains a website) and linked to The Children's Trust website (www.thechildrenstrust.org); or, if Provider maintains another page on its website that displays the names and logos of its funding partners, Provider shall include the current official The Children's Trust logo on that page and link it to The Children's Trust website (www.thechildrenstrust.org). If the funded program is part of a larger entity, such as a university, the logo may be placed on the web page dedicated to that program on the Provider's website. In addition, the Provider shall include the following paragraph, along with the current logo, on the web page dedicated to the program funded by this Contract, or elsewhere on its website (in English/Spanish or English/Haitian Creole or all three languages, depending upon population served):

> English:
> **[Provider Program Name]** is funded by The Children's Trust. The Children's Trust is a dedicated source of revenue established by voter referendum to improve the lives of children and families in Miami-Dade County.
>
> Español:
> El **[Provider Program Name]** está financiado por The Children's Trust. The Children's Trust es una fuente de financiación, creada por los votantes en referéndum para mejorar la vida de los niños y las familias en Miami-Dade.
>
> Kreyol:
> Se Children's Trust ki finanse**[Pwogram Sa-a]**. Children's Trust se yon sous finansman elektè Miyami-Dade te kreye nan yon referandòm. Finansman sa a dedye pou pwogram k'ap amelyore lavi ti moun ak fanmi yo.

**Note:** In cases where funding by The Children's Trust represents only a percentage of Provider's overall funding, the above language can be altered to read "**[Provider Program Name]** is funded in part by The Children's Trust…" OR "El **[Provider Program Name]** está financiado en parte por The Children's Trust…" OR "Se Children's Trust ki finance yon pati nan**[Pwogram Sa-a]**…"

Provider agrees that all program services, activities and events funded by this Contract shall recognize The Children's Trust as a funding source in any and all publicity, public relations and marketing efforts/materials created under its control on behalf of the program.

Provider, when appropriate, shall promote with the families and community they serve other Trust funded initiatives that include, but are not limited to, The Children's Trust Book Club and the Parent Club. Materials that may be utilized for promotion can be found at www.thechildrenstrust.org/communications.

1. **COMMUNICATION WITH MEDIA/NEWS OUTLETS**

   Provider shall request all media representatives to recognize The Children's Trust as a funding source when inquiring with Provider about the program services, activities, and/or events funded by this Contract.

2. **VIDEO**

   Provider agrees that any video it produces that depicts activities, services and events funded by this Contract shall include a mention that such activity, service and/or event is funded by The Children's Trust, as well as inclusion of The Children's Trust current logo within the video.

3. **SOCIAL MEDIA**

Providers that maintain social media accounts are encouraged to:

a. Post an update on its social media accounts (e.g., Facebook, Twitter, Instagram, etc.) announcing it has been awarded a funding Contract by The Children's Trust and tag The Children's Trust's profile on those social media networks. If The Trust does not have a profile on a particular social media network, the post should link back to www.thechildrenstrust.org.
b. State it is funded by The Children's Trust on all of its social media networks' "About" sections.
c. Tag and/or mention The Children's Trust on all posts related to services, activities and events funded by this Contract.
d. List The Children's Trust's fan page under "Liked by This Page" on its Facebook page (if Provider maintains a Facebook page).
e. Follow The Children's Trust Facebook, Twitter, Instagram, LinkedIn, YouTube and Pinterest accounts (if Provider maintains an account on any of these social media platforms).
f. Please make sure to have a signed photo/video release form from the child/minor parent(s)/guardian(s) in case you plan to share these on social media, videos or any other form of marketing materials.

**4. PRINTED/DIGITAL MATERIALS**

a. Provider shall ensure that any and all printed materials it creates for program services, activities and/or events funded by this Contract, including, but not limited to, newsletters, press releases, brochures, fliers, advertisements, signs/banners, letters to program participants and/or their parents/guardians, or any other materials released to the media or general public, shall state that these program services, activities and/or events are funded by The Children's Trust and shall also employ the use of the appropriate The Children's Trust logo.
b. Digital proofs of all printed/digital materials referenced herein must be submitted to The Children's Trust Communications Department for approval via online form **prior** to distribution or publication. The online The Children's Trust Communications Compliance Form as well as all current logos and media toolkits can be found at www.thechildrenstrust.org/communications.
c. Provider agrees that The Children's Trust will have use of copyrighted materials developed under this Contract to the extent provided in, and subject to, the provisions of **Sections F: Intellectual Property and Rights to Developed Materials** and **H: Intellectual Property Licensing Fees and Costs.**

**5. TERMINATION OF CONTRACT**

Upon termination of this Contract by either party or its expiration and nonrenewal, Provider shall remove all references to The Children's Trust from its site(s), website, social media accounts, advertisements and promotional materials, to coincide with the effective date of such termination or expiration.

**X. MISCELLANEOUS**

**1. HEADINGS, USE OF SINGULAR AND GENDER**

Paragraph headings are for convenience only and are not intended to expand or restrict the scope or substance of the provisions of this Contract. Wherever used herein, the singular shall include the plural and plural shall include the singular, and pronouns shall be read as masculine, feminine or neutral as the context requires.

**2. NO THIRD PARTIES**

There are no intended or unintended third party beneficiaries to this Contract.

**Y. JOINT PREPARATION**

The Parties hereto acknowledge that they have sought and received whatever competent advice and counsel as was necessary for them to form a full and complete understanding of all rights and obligations herein and that the preparation of this Contract has been their joint effort. The language agreed to expresses the Parties' mutual intent and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the Parties than the other.

**Z. TOTALITY OF CONTRACT/SEVERABILITY OF PROVISIONS**

This Contract with its attachments as referenced below contains all the terms and conditions agreed upon by the Parties:
Attachment A: Scope of Services
Attachment B: Other Fiscal Requirements, Budget and Method of Payment
Attachment B-1: Payment Structure, if applicable
Attachment C: Data Requirements and Program Metrics
Attachment D: Program-Specific Audit Requirements
Attachment E-1: Affidavit for Level 2 Background Screenings, if applicable
Attachment E-2: Child Care Attestation of Good Moral Character, if applicable
Attachment E-3: Child Abuse & Neglect Reporting Requirements, if applicable

Attachment E-4: Background Screening & Personnel File Requirements, if applicable
Attachment F: Additional Insurance Requirements, if applicable
Attachment G: Other Matters, if applicable

No other Contract, oral or otherwise, regarding the subject matter of this Contract shall be deemed to exist or bind the Parties. If any provision of this Contract is held invalid or void, the remainder of this Contract shall not be affected thereby if such remainder would then continue to conform to the terms and requirements of applicable law.

[**REMAINDER OF PAGE INTENTIONALLY BLANK]**

| | |
|---|---|
| **Town of Bay Harbor Islands** | **The Children's Trust**<br>**MIAMI-DADE COUNTY, FLORIDA** |
| By: | By: |
| (signature of Authorized Representative) | (signature) |
| | **James R. Haj** |
| | **President and CEO** |
| Date: | Date: |

**Provider Federal ID#** **59-6000273**

**Provider Vendor ID#** **TOWNO903**

**This Contract is not valid until signed by both Parties.**

Attachment A - Scope of Services
After-school Programs and Summer Camps

## PROGRAM OVERVIEW

AGENCY SIGNER
Jenice Rosado

GRADE LEVEL
Elementary School (K-5 grade)^Middle School (6-8 grade)

CONTRACT TIMEFRAME
School Year^Summer

INITIATIVE
After-school Programs and Summer Camps

PROGRAM NAME
Town of Bay Harbor Islands

AGENCY DESCRIPTION

The Town of Bay Harbor Islands' Bright Paths Youth Program aims to expand access to high-quality and consistent afterschool and summer programming for students attending Elementary Ruth K. Broad Bay Harbor K-8 Center (RKBBH K-8). The Town will serve 55 students in grades K-5 and 20 in grades 6-8 based on capacity at the Morris N. Broad Community Center. The primary program activities include homework assistance, differentiated literacy instruction, fitness, health and mental wellness, social & life skills training, nutrition education, and STREAM (Science, Technology, Reading, Engineering,Arts, and Math). Weekly field trips and community presentations provided during the summer will promote civic engagement and community connections.
The program supports families living or working in Bay Harbor Islands and surrounding communities, with children in grades K-8. The afterschool program operates Monday – Friday from 2:00 pm – 6:00 pm, and the summer camp operates Monday – Friday from 9:00 am – 6:00 pm. The town is committed to creating an inclusive environment. As such, certified teachers and childcare professionals with ESE credentials are on staff to ensure that activities and services can accommodate children with differing abilities.

## PROGRAM ACTIVITIES

| Activity | Activity Details |
| --- | --- |

**Population:** Elementary School (K-5 grade)

**Timeframe:** School Year

**Activity Area:** Enhanced Health and Wellness

**Activity:** Health and Wellness - Other

**Participant Expected in Activity:**
All Youth

**Evidence Based Practice:**

**Activity Name:** Mental Health & Wellness

**Frequency:**
2 time(s) per week

**Intensity:**
60

**Duration:** 36 Number of weeks

**Approach to Implementation:**

The Town proposes to partner several partners to develop a well-rounded wellness program. The Mental Health America 2022 State of Mental Health report ranks Florida 49 out of 51 states and the District of Columbia for access to mental health care (October 2021).The Florida Department of Health confirms that we are experiencing a statewide shortage of child and adolescent mental health providers, and only about half of children and youth with emotional, behavioral, anddevelopmental issues are able to access services. The benefits of physical exercise for mental health are well documented.Our proposed partner, Mentally Fitt, is a non-profit 501(c)3 organization on a mission to “provide youth with a positive outlet for their daily mental health challenges through non-contact boxing fitness, meditation, yoga,and life coaching for success in a positive environment.” Using gloves and apunching bag, students learn boxing techniques as an outlet for dailymental health challenges. Non-contact boxing provides physical exercise and also helps students practice mindfulness. When one is training for short bursts, the mind narrows its field of focus to just the present moment.A non-contact boxing program co-founded by a psychologist in Bristol,South West England, found that of the 2,260 children served in a one-year period, many reported feeling more optimistic about their future, increasedas aspirations, more confident, and better equipped to overcome challenges.75% experienced improved behavior. School attendance also improved(Mental Health Today, July 2018).

**Related Activity Field Trip(s):**

N/A

**Population:** Elementary School (K-5 grade)

**Timeframe:** Summer

**Activity Area:** Academic Success Support

**Activity:** Academic Success Support - Other

**Participant Expected in Activity:**
All Youth

**Evidence Based Practice:**

**Activity Name:** Academic Support and Tutoring

**Frequency:**
5 time(s) per week

**Intensity:**
120

**Duration:** 7 Number of weeks

**Approach to Implementation:**

Academic Success Supports during the summer follow the same strategies as indicated in the school year component, but for 120 minutes per day. The town hosted a summer tutoring camp in Summer 2021, and it was an overwhelming success, with parents raving about its benefits.

The Town aims to prevent the "summer slide" by preparing academic support packets for students prepared by Certified Teachers. Additionally,students may use the computer labs to complete web-based learning,particularly tools commonly promoted by Miami-Dade County PublicSchools, such as iReady, Reflex Math, IXL, and MyOn Reading. In the past,the school and the library have issued a summer learning challenge to students, in which they become eligible for prizes for reading or completing minutes in iReady. The Town desires to support these efforts by providing youth with one hour each day to focus on learning.

Certified teachers are available during the summer to ensure that students have adequate support. The teachers assess the students' learning levels and work with the students to achieve their goals. Tutoring in small groups or one-on-one is provided for students falling behind in reading, math, and science.

**Related Activity Field Trip(s):**

N/A

**Population:** Elementary School (K-5 grade)

**Timeframe:** School Year

**Activity Area:** Academic Success Support

**Activity:** Academic Success Support - Other

**Participant Expected in Activity:**
All Youth

**Evidence Based Practice:**

**Activity Name:** Homework and Tutoring

**Frequency:**
5 time(s) per week

**Intensity:**
60

**Duration:** 36 Number of weeks

**Approach to Implementation:**

Assistance with homework and special projects will be provided by program staff under the guidance of certified teachers and experienced educators. Homework assistance is conducted in a group setting daily and based on individual student needs. Students experiencing frustration or difficulty with assignments will be placed in smaller groupsettings of no more than five students. Students will be equipped with laptop computers or tablets for completing tasks. The technology permits students to complete computer-based lessons commonly assigned by teachers, such as iReady, IXL, Reflex Math, or MyOn Reading. Consistentwith best practices by the Department of Education, students follow aroutine for homework with a well-lit environment free from distractions andstaff at the ready to assist as needed.
To better facilitate learning, students will have flexibility surrounding their workspace (Homework Help for Students with ADHD, 2014). This might mean allowing a child to complete iReady assignments or work in a small group in a soft seating area (i.e., floor mat or bean bags) instead of being at a table. Staff will assist students in breaking down difficult assignments or projects into manageable parts and setting a timeline to complete the homework on time. A timer may help students focus and move between breaks or other activities. Finally, students receive praise and positive affirmation to encourage positive behaviors and celebrate their wins.

**Related Activity Field Trip(s):**

N/A

**Population:** Middle School (6-8 grade)

**Timeframe:** School Year

**Activity Area:** Academic Success Support

**Activity:** Homework and academic support

**Participant Expected in Activity:**
All Youth

**Evidence Based Practice:**

**Activity Name:** Homework and Tutoring

Homework and academic supports utilize evidence-based strategies that provide targeted and intentional instructional supports for children. Scheduled activity duration and format for homework and academic support should accommodate the needs and grade levels of children and youth served. Methods and activities must be supportive and intentional, not simply supervised independent work.

**Frequency:**
5 time(s) per week

**Intensity:**
60

**Duration:** 35 Number of weeks

**Approach to Implementation:**

Academic Success Supports during the summer follow the same strategies as indicated in the school year component, but for 120 minutes per day. The Town hosted a summer tutoring camp in Summer 2021, and it was an overwhelming success, with parents raving about its benefits.
The Town aims to prevent the "summer slide" by preparing academic support packets for students prepared by Certified Teachers. Additionally,students may use the computer labs to complete web-based learning, particularly tools commonly promoted by Miami-Dade County Public Schools, such as iReady, Reflex Math, IXL, and MyOn Reading. In the past,the school and the library have issued a summer learning challenge to students, in which they become eligible for prizes for reading or completing minutes in iReady. The Town desires to support these efforts by providing youth with one hour each day to focus on learning.
Certified Teachers are available during the summer to ensure that students have adequate support. The teachers assess the students' learning levels and work with the students to achieve their goals. Tutoring in small groups or one-on-one is provided for students falling behind in reading, math, and science.

**Related Activity Field Trip(s):**

N/A

**Population:** Elementary School (K-5 grade)

**Timeframe:** School Year

**Activity Area:** Academic Success Support

**Activity Name:** Differentiated Literacy Instruction and Social Emotional Learning

Differentiated Learning Instruction (DLI) is delivered individually or in small groups (no more than 5 students) by a qualified

**Activity:** Differentiated Literacy Instruction (DLI)

**Participant Expected in Activity:**
Subset of Youth

**Evidence Based Practice:**

and trained teacher with a background in reading instruction for all identified struggling readers (i.e., frustrational range on the appropriate literacy tool pretest), to improve reading fluency, comprehension and vocabulary.

**Frequency:**
2 time(s) per week

**Intensity:**
30

**Duration:** 36 Number of weeks

**Approach to Implementation:**

Differentiated learning considers the student's academic strengths and needs. Students that score in the “frustrated range”upon completing the oral reading fluency or reading comprehension assessment will receive DLI. Certified Teachers plan and over differentiation based on the youth's needs in content (what they need to learn), process (how they learn), product (their demonstration of knowledge, and environment (where they learn). DLI is conducted in small groups of up to five (5) children. Program staff conduct activities such as guided reading, literacy games, and exercises to improve comprehension,vocabulary-building activities, and other evidence-based or best practices based on students’ individualized needs and interests.
Accommodations for CWD may include revising lesson formats and teaching strategies/methodology, augmentative communication systems,changes in lighting noise level, visual and auditory input, physical arrangement of the room or equipment, adaptation of instructional or play materials to facilitate participation, peer partners, one-to-one instruction, orindependent tasks.
Students that are not assigned to a DLI group still participate in activities to promote literacy and social emotional wellness. The Town is considering the evidence-based Morningside Center for Teaching and SocialResponsibility’s 4Rs (Reading, Writing, Respect & Resolution) Program to combine literacy and social-emotional learning. The Collaborative for Academic, social, and Emotional Learning (CASEL) rates it among the nation’s most effective SEL programs. A children’s book is read aloud,introducing students to the main character experiencing a social-emotional challenge. Twice a month, students are guided through writing exercises, role-playing, and meaningful discussion, as the facilitator poses questions about how the characters handled conflict, how they might be feeling, handle what alternatives exist for making new decisions. Children are encouraged to compare the story to their own lived experience and learn about tools for resolving conflict. Staff also learn strategies that can be used throughout

| | |
|---|---|
| | the day to create a higher quality program experience for students.<br><br>**Related Activity Field Trip(s):**<br><br>N/A |
| **Population:** Middle School (6-8 grade)<br><br>**Timeframe:** School Year<br><br>**Activity Area:** Academic Success Support<br><br>**Activity:** Differentiated Literacy Instruction (DLI)<br><br>**Participant Expected in Activity:**<br>All Youth<br><br>**Evidence Based Practice:** | **Activity Name:** Differentiated Literacy Instruction and Social Emotional Learning<br><br>Differentiated Learning Instruction (DLI) is delivered individually or in small groups (no more than 5 students) by a qualified and trained teacher with a background in reading instruction for all identified struggling readers (i.e., frustrational range on the appropriate literacy tool pretest), to improve reading fluency, comprehension and vocabulary.<br><br>**Frequency:**<br>3 time(s) per week<br><br>**Intensity:**<br>30<br><br>**Duration:** 36 Number of weeks<br><br>**Approach to Implementation:**<br><br>Differentiated learning considers the student's academic strengths and needs. Students that score in the “frustrated range”upon completing the oral reading fluency or reading comprehension assessment will receive DLI. Certified Teachers plan and over differentiation based on the youth's needs in content (what they need to learn), process (how they learn), product (their demonstration of knowledge, and environment (where they learn). DLI is conducted in small groups of up to five (5) children. Program staff conduct activities such as guided reading, literacy games, and exercises to improve comprehension,vocabulary-building activities, and other evidence-based or best practices based on students’ individualized needs and interests.<br>Accommodations for CWD may include revising lesson formats and teaching strategies/methodology, augmentative communication systems,changes in lighting noise level, visual and auditory input, physical arrangement of the room or equipment, adaptation of instructional or play materials to facilitate participation, peer partners, one-to-one instruction, orindependent tasks.<br>Students that are not assigned to a DLI group still participate in activities to promote literacy and social emotional wellness. The Town will use the evidence-based Morningside Center for The C Squad to combine literacy and social-emotional learning. |

C Squad includes 14 lessons that promote perseverance, academic motivation, critical thinking, assertiveness, trust,empathy, optimism, and peer and adult relationships. The “C” stands for circle in which students are grouped into circles to share their feelings and experiences. The circle approach is grounded in a Native American philosophy and practice that values individuals as they build and maintain supportive relationships and communities (Woerkom, 2013). Students read passages or articles about current events. Students are guided through writing exercises and meaningful discussions as they consider their values.Students gain a sense of belonging and find their voice. This exercise provides the ideal opportunity for staff to understand older youth, explore cultural and generational differences, and improve the quality of the after school program.

**Related Activity Field Trip(s):**

N/A

**Population:** Elementary School (K-5 grade)

**Timeframe:** School Year

**Activity Area:** Basic Health and Wellness

**Activity:** Basic Health and Wellness - Healthy foods and beverages

**Participant Expected in Activity:**
All Youth

**Evidence Based Practice:**
*Healthy Meals (flipany.org)

**Activity Name:** Snacks

Healthy foods and beverages must be provided on all program days for all participants during the school year and summer.

**Frequency:**
5 time(s) per week

**Intensity:**
30

**Duration:** 36 Number of weeks

**Approach to Implementation:**

Students will receive healthy snacks daily from The Children's Trust's selected provider. The Town's youth enrichment activity includes a health and nutritional component which will be explained in greater detail under the proposed activity. Additionally, The Center for Disease Control and Prevention (CDC) reports that US students receive less than eight hours of required nutrition education each school year, far below the 40 to 50 hours that are needed to affect behavior change. Research shows that nutrition education can teach students to recognize how a healthy diet influences emotional well-being and how emotions may influence eating habits. The CDC recommends resources such as Serving Up MyPlate, a collection of materials for all grade levels that integrates nutrition education into Math, Science, English Language Arts, and Health. This curriculum, in combination with the nutrition provider's regularly scheduled nutrition education activities, aims to teach students about healthy food options, understanding portion size,and hands-on activities such as preparing healthy snacks.

**Related Activity Field Trip(s):**

N/A

**Population:** Middle School (6-8 grade)

**Timeframe:** School Year

**Activity Area:** Basic Health and Wellness

**Activity:** Basic Health and Wellness - Healthy foods and beverages

**Participant Expected in Activity:**
All Youth

**Evidence Based Practice:**
*Healthy Meals (flipany.org)

**Activity Name:** Snacks and Nutrition

Healthy foods and beverages must be provided on all program days for all participants during the school year and summer.

**Frequency:**
5 time(s) per week

**Intensity:**
30

**Duration:** 36 Number of weeks

**Approach to Implementation:**

Students will receive healthy snacks daily from TheChildren's Trust's selected provider. The Town's youth enrichment activity includes a health and nutritional component which will be explained in detail under the proposed activity. Additionally, The Center for Disease Control and Prevention (CDC) reports that US students receive less than eight hours of required nutrition education each school year, far below the 40 to 50 hours that are needed to affect behavior change. Research shows that nutrition education can teach students to recognize how a healthy diet influences emotional well-being and how emotions may influence eating habits. The CDC recommends resources such as Serving Up MyPlate, a collection of materials for all grade levels that integrates nutrition education into Math, Science, English Language Arts, and Health. This curriculum, in combination with the nutrition provider's regularly scheduled nutrition education activities, aims to teach students about healthy food options, understanding portion size,and hands-on activities such as preparing healthy snacks.

**Related Activity Field Trip(s):**

N/A

**Population:** Middle School (6-8 grade)

**Timeframe:** School Year

**Activity Area:** Enhanced Health and Wellness

**Activity:** Health and Wellness - Other

**Participant Expected in Activity:**
All Youth

**Evidence Based Practice:**

**Activity Name:** Mental Health & Wellness

**Frequency:**
2 time(s) per week

**Intensity:**
60

**Duration:** 36 Number of weeks

**Approach to Implementation:**

The Town proposes partering to develop a well-rounded wellness program.
The benefits of physical exercise for mental health are well documented.Our proposed partner, Mentally Fitt is a non-profit 501(c)3 organization on a mission to “provide youth with a positive outlet for their daily mentalhealth challenges through non-contact boxing fitness, meditation, yoga,and life coaching for success in a positive environment.” Using gloves and apunching bag, students learn boxing techniques as an outlet for dailymental health challenges. Non-contact boxing provides physical exercise and also helps students practice mindfulness. When one is training for short bursts, the mind narrows its field of focus to just the present moment.A non-contact boxing program co-founded by a psychologist in Bristol,South West England, found that of the 2,260 children served in a one-year period, many reported feeling more optimistic about their future, increased aspirations, more confident, and better equipped to overcome challenges.75% experienced improved behavior. School attendance also improved(Mental Health Today, July 2018). Additionally, the Town is partnering with Excavating Roots Yoga, LLC. A registered Children's Yoga Teacher will teach mindfulness, yoga, and social emotional wellness through weekly sessions. Her curriculum is designed for young people in grades K-8. Students develop strength, flexibility, and balance.
Additionally, the Town seeks to give students multiple options, in the event that Yoga does not interest them or their family does not agree with them participating. Town staff are available and trained to provide art and crafts, or music as a means of mental wellness. Crafting or learning to play and understand music has the calming effects of those found in yoga.Students are able to relax and focus on a task and realize that art and music relieve stress and anxiety.

**Related Activity Field Trip(s):**

N/A

**Population:** Middle School (6-8 grade)

**Timeframe:** School Year

**Activity Area:** Sports

**Activity:** Sports - Other

**Participant Expected in Activity:**
All Youth

**Evidence Based Practice:**

**Activity Name:** Fitness

**Frequency:**
5 time(s) per month

**Intensity:**
60

**Duration:** 36 Number of weeks

**Approach to Implementation:**

The Town proposes two partnerships to increase physical fitness among program participants. The first partner is CreeceCoaching and Consulting, LLC. for Fitness Bootcamp for Kids. This partner's activities are supplemented by Town staff. During fitness time, students can select from an array of fitness activities, from individualized activities suchas aerobics and dance to organized sports (soccer, basketball, flag football,baseball/softball).
Secondly, Kingdom Performance, LLC (KPL) motivates students to achieve fitness goals by focusing on mental, physical, and spiritual shifts. Youth learn body control and maintenance through proper breathing and stretching techniques. Additionally, KPL integrates social skills such as confidence building and conflict resolution as an avenue for controlling feelings and emotions.

**Related Activity Field Trip(s):**

N/A

**Population:** Elementary School (K-5 grade)

**Timeframe:** School Year

**Activity Area:** STEM

**Activity:** STEM - Other

**Participant Expected in Activity:**
All Youth

**Evidence Based Practice:**

**Activity Name:** STEAM

**Frequency:**
1 time(s) per week

**Intensity:**
60

**Duration:** 36 Number of weeks

**Approach to Implementation:**

The Town proposes to partner with Sprout Up to introduce students to Hydroponic and Aeroponic Gardening. This gardening technique involves growing plants by fortifying the

| | |
|---|---|
| | water with nutrients and eliminating the use of soil. Aeroponics uses 65% less water than other hydroponic techniques. Research shows that hydroponic techniques have environmental benefits, particularly in an urban environment, as carbon-neutral hydroponic food production outperforms conventional types of agriculture. Hydroponics reduces harmful nutrients from entering the community's waterways, conserves water, and reduces the use of herbicides that contribute to air pollution and soil contamination. This method of growing food is sustainable, as crops can be farmed all year long and are not reduced or eliminated by seasons and harsh weather(Environmental Benefits of Hydroponics, 2022). As an island community,the Town believes that teaching the next generation principles such asurban gardening, avoiding pesticides to protect Biscayne Bay, and sustainable practices such as water re-use will contribute to the resilience of this community.<br>Instructional methods: Sprout Up's objective is to give the students the knowledge needed to successfully grow any fruit or vegetable hydroponically. Students will work independently and in small groups to learn about gardening, identify their favorite plants, and plan their hydroponic garden. Lesson plans allow students to practice literacy (reading and comprehension), math and science (measurements,evaluations, hypothesis, botany), and engineering (understanding how the hydroponic system works, proper size, and parts needed to set up thesystem). This component also reinforces the importance of healthy eating and improves access to nutritious foods. Experiential methods: Sprout Up's facilities aid students in creating a mini hydroponic system and model itsproper setup. Students practice determining different indicators to ensurethe plants receive proper nutrients (i.e., pH from acidic to basic). As thestudents' plants grow, they measure and observe the plants. Determine andimplement a plan to improve the health of plants that are not thriving anddiscuss their findings.<br><br>**Related Activity Field Trip(s):**<br><br>N/A |
| **Population:** Middle School (6-8 grade)<br><br>**Timeframe:** School Year<br><br>**Activity Area:** STEM<br><br>**Activity:** STEM - Other<br><br>**Participant Expected in Activity:**<br>All Youth | **Activity Name:** STEAM<br><br>**Frequency:**<br>1 time(s) per week<br><br>**Intensity:**<br>60 |

**Evidence Based Practice:**

**Duration:** 36 Number of weeks

**Approach to Implementation:**

The Town proposes to partner with Sprout Up tointroduce students to Hydroponic and Aeroponic Gardening. This gardeningtechnique involves growing plants by fortifying the water with nutrientsand eliminating the use of soil. Aeroponics uses 65% less water than otherhydroponic techniques. Research shows that hydroponic techniques haveenvironmental benefits, particularly in an urban environment, as carbon-neutral hydroponic food production outperforms conventional types ofagriculture. Hydroponics reduces harmful nutrients from entering thecommunity's waterways, conserves water, and reduces the use ofherbicides that contribute to air pollution and soil contamination. Thismethod of growing food is sustainable, as crops can be farmed all year longand are not reduced or eliminated by seasons and harsh weather(Environmental Benefits of Hydroponics, 2022). As an island community,the Town believes that teaching the next generation principles such asurban gardening, avoiding pesticides to protect Biscayne Bay, andsustainable practices such as water re-use will contribute to the resilienceof this community.
Instructional methods: Sprout Up's objective is to give the students theknowledge needed to successfully grow any fruit or vegetablehydroponically. Students will work independently and in small groups tolearn about gardening, identify their favorite plants, and plan theirhydroponic garden. Lesson plans allow students to practice literacy(reading and comprehension), math and science (measurements,evaluations, hypothesis, botany), and engineering (understanding how thehydroponic system works, proper size, and parts needed to set up the system). This component also reinforces the importance of healthy eatingand improves access to nutritious foods. Experiential methods: Sprout Up'sfacilitators aid students in creating a mini hydroponic system and model itsproper setup. Students practice determining different indicators to ensurethe plants receive proper nutrients (i.e., pH from acidic to basic). As thestudents' plants grow, they measure and observe the plants. Determine andimplement a plan to improve the health of plants that are not thriving anddiscuss their findings.

**Related Activity Field Trip(s):**

N/A

**Population:** Middle School (6-8 grade)

**Timeframe:** Summer

**Activity Area:** Academic Success Support

**Activity:** Homework and academic support

**Participant Expected in Activity:**
All Youth

**Evidence Based Practice:**

**Activity Name:** Homework and Tutoring

Homework and academic supports utilize evidence-based strategies that provide targeted and intentional instructional supports for children. Scheduled activity duration and format for homework and academic support should accommodate the needs and grade levels of children and youth served. Methods and activities must be supportive and intentional, not simply supervised independent work.

**Frequency:**
4 time(s) per week

**Intensity:**
120

**Duration:** 7 Number of weeks

**Approach to Implementation:**

Academic Success Supports during the summerfollow the same strategies as indicated in the school year component, butfor 120 minutes per day. The Town hosted a summer tutoring camp inSummer 2021, and it was an overwhelming success, with parents ravingabout its benefits.
The Town aims to prevent the "summer slide" by preparing academicsupport packets for students prepared by Certified Teachers. Additionally,students may use the computer labs to complete web-based learning,particularly tools commonly promoted by Miami-Dade County PublicSchools such as iReady, Reflex Math, IXL, and MyOn Reading. In the past,the school and the library has issued a summer learning challenge tostudents, in which they become eligible for prizes for reading or completingminutes in iReady. The Town desires to support these efforts by providingyouth with one hour each day to focus on learning.
Certified Teachers are available during the summer to ensure that studentshave adequate support. The teachers assess the students learning levels and work with the students to achieve their goals. Tutoring in small groupsor one-on-one is provided to students falling behind in reading, math, andscience.

**Related Activity Field Trip(s):**

N/A

**Population:** Elementary School (K-5 grade)

**Timeframe:** Summer

**Activity Area:** STEM

**Activity Name:** STEAM

**Frequency:**

**Activity:** STEM - Other

**Participant Expected in Activity:**
All Youth

**Evidence Based Practice:**

5 time(s) per week

**Intensity:**
60

**Duration:** 7 Number of weeks

**Approach to Implementation:**

The Town will continue the Sprout Up Curriculumfrom the school year into the summer, as a way to explore STEM. Additionally, the Town is considering the APEX Science Curriculumpromoted by The Frost Science Museum and recommended by theAfterschool Alliance. Program materials are available in English andSpanish. The curriculum consists of eight units, and can be facilitated by theTown's teachers and program staff members. Each unit includes a trainer'sguide, list of supplies needed, and everything needed to complete theassignment. Program Staff will introduce students to one theme per week.Some examples include "A Bird's Eye View" in which participantsinvestigate the classification of living things while exploring the physicalattributes of birds; "Design and Contruct It" in which participants use theprocesses for scientific habits of mind to create original inventions usingrecyclable materials; "Water Works" in which participants investigate andtrace the dynamics of water and the water cycle; "Can You Hear Me?" inwhich participant experience physics and the properties of sound bybuilding their own musical instruments; "The Sun, Our Star" exploressunlight and solar power as a source of renewable energy.
Instructional methods: Students will work independently and in smallgroups. Lesson plans allow students to practice literacy, math, science, and engineering. Students will read passages out loud or quietly. They also receive scoring sheets to track and record data from their experiments.Experiential methods: Hands-on activities might involve creating a model,sculpting or crafting, and experimenting with non-toxic chemical elements. CWD Accommodations: Facilitators work in small groups so that studentsneeding more assistance will have it. Students that are active and struggle to remain engaged during the learning segment might be called on to help present the lesson so as not to disrupt the class. The variety of activitiesand lesson plans offered benefit students of all abilities.

**Related Activity Field Trip(s):**

As a complement to this curriculum, the Town will arrange afield trip to the Frost Museum of Science which includes time in the learninglabs. Students receive a 45-minutes facilitated hands-on learning experience with scientists from the museum.

**Population:** Middle School (6-8 grade)

**Timeframe:** Summer

**Activity Area:** STEM

**Activity:** STEM - Other

**Participant Expected in Activity:**
All Youth

**Evidence Based Practice:**

**Activity Name:** STEAM

**Frequency:**
5 time(s) per week

**Intensity:**
60

**Duration:** 7 Number of weeks

**Approach to Implementation:**

The Town will continue the Sprout Up Curriculumfrom the school year into the summer, as a way to explore STEM. Eachlesson will be adapted to be age appropriate. Additionally, the Town is considering the APEX Science Curriculumpromoted by The Frost Science Museum and recommended by theAfterschool Alliance. Program materials are available in English andSpanish. The curriculum consists of eight units, and can be facilitated by theTown's teachers and program staff members. Each unit includes a trainer'sguide, a list of supplies needed, and everything needed to complete theassignment. Program staff will introduce students to one theme per week.Some examples include "A Bird's Eye View," in which participantsinvestigate the classification of living things while exploring the physicalattributes of birds; "Design and Construct It" , in which participants use theprocesses for scientific habits of mind to create original inventions usingrecyclable materials; "Water Works", in which participants investigate andtrace the dynamics of water and the water cycle; "Can You Hear Me?" inwhich participant experience physics and the properties of sound bybuilding their own musical instruments; "The Sun, Our Star" exploressunlight and solar power as a source of renewable energy.
Instructional methods: Students will work independently and in smallgroups. Lesson plans allow students to practice literacy, math, science, andengineering. Students will read passages out loud or quietly. They alsoreceive scoring sheets to track and record data from their experiments.Experiential methods: Hands-on activities might involve creating a model,sculpting or crafting, and experimenting with non-toxic chemical elements.
CWD Accommodations: Facilitators work in small groups so that student needing more assistance will have it. Students that are active and struggleto remain engaged during the learning segment might be called on to helppresent the lesson so as not to disrupt the class. The variety of activitiesand lesson plans offered benefit students of all abilities.

| | |
|---|---|
| | **Related Activity Field Trip(s):**<br><br>As a complement to this curriculum, the Town will arrange afield trip to the Frost Museum of Science which includes time in the learninglabs. Students receive a 45-minute facilitated hands-on learning experiencewith scientists from the museum. |
| **Population:** Elementary School (K-5 grade)<br><br>**Timeframe:** Summer<br><br>**Activity Area:** Basic Health and Wellness<br><br>**Activity:** Basic Health and Wellness - Healthy foods and beverages<br><br>**Participant Expected in Activity:**<br>All Youth<br><br>**Evidence Based Practice:** | **Activity Name:** Lunch<br><br>Healthy foods and beverages must be provided on all program days for all participants during the school year and summer.<br><br>**Frequency:**<br>5 time(s) per week<br><br>**Intensity:**<br>60<br><br>**Duration:** 7 Number of weeks<br><br>**Approach to Implementation:**<br><br>The Town will provide a healthy lunch and snack eachday provided by an approved vendor under The Children's Trust or theState of Florida. The Town has contacted representatives from The SummerBreakSpot to determine the requirements for becoming a meal site. As arequirement of this program, the Town will ensure that its staff receives thenecessary food safety training, has the necessary equipment on site tomaintain food at its appropriate temperatures, and has space available forproper hygiene and sanitation.<br>A menu will be provided for parents and posted on the bulletin board onsite. Parents may opt to provide a bagged lunch for their child(ren) in orderto ensure that each child has food to eat daily. The Town will distributeliterature about health meal prep and nutrition so that whether studentseat the lunch provided or bring lunch home, all participants are aware ofthe importance of eating a healthy and balanced meal.<br><br>**Related Activity Field Trip(s):**<br><br>N/A |

**Population:** Middle School (6-8 grade)

**Timeframe:** Summer

**Activity Area:** Basic Health and Wellness

**Activity:** Basic Health and Wellness - Healthy foods and beverages

**Participant Expected in Activity:**
All Youth

**Evidence Based Practice:**
*Healthy Meals (flipany.org)

**Activity Name:** Lunch

Healthy foods and beverages must be provided on all program days for all participants during the school year and summer.

**Frequency:**
5 time(s) per week

**Intensity:**
60

**Duration:** 7 Number of weeks

**Approach to Implementation:**

The Town will provide a healthy lunch and snack eachday provided by an approved vendor under The Children's Trust or theState of Florida. The Town has contacted representatives from The SummerBreakSpot to determine the requirements for becoming a meal site. As arequirement of this program, the Town will ensure that its staff receives thenecessary food safety training, has the necessary equipment on site tomaintain food at its appropriate temperatures, and has space available forproper hygiene and sanitation.
A menu will be provided for parents and posted on the bulletin board onsite. Parents may opt to provide a bagged lunch for their child(ren) in orderto ensure that each child has food to eat daily. The Town will distributeliterature about health meal prep and nutrition so that whether studentseat the lunch provided or bring lunch home, all participants are aware ofthe importance of eating a healthy and balanced meal.

**Related Activity Field Trip(s):**

N/A

| | |
|---|---|
| **Population:** Elementary School (K-5 grade)<br><br>**Timeframe:** Summer<br><br>**Activity Area:** Sports<br><br>**Activity:** Sports - Other<br><br>**Participant Expected in Activity:**<br>All Youth<br><br>**Evidence Based Practice:** | **Activity Name:** Sports and Fitness<br><br>**Frequency:**<br>4 time(s) per week<br><br>**Intensity:**<br>90<br><br>**Duration:** 7 Number of weeks<br><br>**Approach to Implementation:**<br><br>During the summer, participants will engage in thesame sports and fitness activities as indicated during the school year withpartners, Coach Creese Fitness and Kingdom Performance. The exception isthat students will engage in 90 minutes of physical activity four (4) days aweek.<br><br>**Related Activity Field Trip(s):**<br><br>Planned field trips include Bowling, Swimming (water safetylessons included), Skating, Trampoline Park |
| **Population:** Middle School (6-8 grade)<br><br>**Timeframe:** Summer<br><br>**Activity Area:** Sports<br><br>**Activity:** Sports - Other<br><br>**Participant Expected in Activity:**<br>All Youth<br><br>**Evidence Based Practice:** | **Activity Name:** Fitness<br><br>**Frequency:**<br>4 time(s) per week<br><br>**Intensity:**<br>90<br><br>**Duration:** 6 Number of weeks<br><br>**Approach to Implementation:**<br><br>During the summer, participants will engage in thesame sports and fitness activities as indicated during the school year withpartners, Coach Creese Fitness and Kingdom Performance. The exception isthat students will engage in 90 minutes of physical activity four (4) days aweek.<br><br>**Related Activity Field Trip(s):**<br><br>Field Trips: Planned field trips include Bowling, Swimming (water safetylessons included), Skating, Trampoline Park. |

**Population:** Elementary School (K-5 grade)

**Timeframe:** Summer

**Activity Area:** Enhanced Health and Wellness

**Activity:** Health and Wellness - Other

**Participant Expected in Activity:**
All Youth

**Evidence Based Practice:**

**Activity Name:** Mental Health & Wellness

**Frequency:**
4 time(s) per week

**Intensity:**
90

**Duration:** 7 Number of weeks

**Approach to Implementation:**

During the summer, participants will continue theschool year activities under Enhanced Health and Wellness with partnersfrom Mentally Fitt and Kids Yoga. This activity will take place two days aweek for 90 minutes. Students will participate in sixty (60) minutes of thefitness activity, followed by 30 minutes of circle time discussion

**Related Activity Field Trip(s):**

N/A

**Population:** Middle School (6-8 grade)

**Timeframe:** Summer

**Activity Area:** Enhanced Health and Wellness

**Activity:** Health and Wellness - Other

**Participant Expected in Activity:**
All Youth

**Evidence Based Practice:**

**Activity Name:** Mental Health & Wellness

**Frequency:**
2 time(s) per week

**Intensity:**
90

**Duration:** 7 Number of weeks

**Approach to Implementation:**

During the summer, participants will continue theschool year activities under Enhanced Health and Wellness with partnersfrom Mentally Fitt and Kids Yoga. This activity will take place two days aweek for 90 minutes. Students will participate in sixty (60) minutes of thefitness activity, followed by 30 minutes of circle time discussion.

**Related Activity Field Trip(s):**

N/A

**Population:** Elementary School (K-5 grade)

**Timeframe:** Summer

**Activity Area:** Arts and Culture

**Activity:** Arts and Culture - other

**Participant Expected in Activity:**
All Youth

**Evidence Based Practice:**

**Activity Name:** Art Exploration

**Frequency:**
3 time(s) per week

**Intensity:**
90

**Duration:** 7 Number of weeks

**Approach to Implementation:**

The Bright Paths program will use the principles of Project Based Learning (PBL) to infuse arts, music, dance, and culture.Project-based learning activities ensure a safe, low anxiety environment to encourage maximum student participation, as well as an environment in which lesson adjustments can easily be made to ensure instruction is differentiated and modified to meet individual students' needs. PBLactivities provide a wide variety of opportunities for academic enrichment through high interest, creative and engaging projects and activities that integrate core academic subjects with personal enrichment.
All PBL activities will be research based and drawn the Buck Institute for Education (BIE) Research Library and the Project Based Learning OnlineCo-Laboratory (PBL Online Co-Lab) or both. BIE has forty years of accumulated evidence that the instructional strategies and procedures that make up standards-focused Project Based Learning are effective in building deep content understanding, raising academic achievement and encouraging student motivation to learn. This sample activity blends reading, arts, crafts, and engineering:
Three Little Pigs is a project based activity in which students are asked to imagine that there are no bricks available and they have to help the third pig using an engineering design process. Students brainstorm about what kind of house an engineer could design and build that the wolf would not be able to blow down. Students hypothesize or predict what materials are best, compare the suitability of various designs and describe simple terms in the engineering process. Each design is tested using a blow dryer and afan to simulate the huffing and puffing of the wolf. Possible design materials include, but are not limited to; toothpicks, popsicle sticks, Q-tips,straws, marshmallows, linguini, plastic and paper cups, paper clips, hairpins and shaving cream. The possibilities are only limited by the student's imagination and creativity.

**Related Activity Field Trip(s):**

| | |
|---|---|
| | N/A |
| **Population:** Middle School (6-8 grade)<br><br>**Timeframe:** Summer<br><br>**Activity Area:** Arts and Culture<br><br>**Activity:** Arts and Culture - other<br><br>**Participant Expected in Activity:**<br>All Youth<br><br>**Evidence Based Practice:** | **Activity Name:** Art Exploration<br><br>**Frequency:**<br>3 time(s) per week<br><br>**Intensity:**<br>90<br><br>**Duration:** 7 Number of weeks<br><br>**Approach to Implementation:**<br><br>The Bright Paths program will use the principles of Project Based Learning (PBL) to infuse arts, music, dance, and culture.Project-based learning activities ensure a safe, low-anxiety environment to encourage maximum student participation, as well as an environment in which lesson adjustments can easily be made to ensure instruction is differentiated and modified to meet individual students needs. PBLactivities provide a wide variety of opportunities for academic enrichment through high interest, creative and engaging projects and activities that integrate core academic subjects with personal enrichment. All PBL activities will be research based and drawn the Buck Institute for Education (BIE) Research Library and the Project Based Learning OnlineCo-Laboratory (PBL Online Co-Lab) or both. BIE has forty years of accumulated evidence that the instructional strategies and procedures that make up standards-focused Project Based Learning are effective in building deep content understanding, raising academic achievement and encouraging student motivation to learn. This sample activity blends reading, creative writing, digital arts, and teamwork:<br>It’s News To Me! is a project-based activity that challenges students to develop, write, design artwork for, and publish a 21st-century global-themed newspaper. Students will scan current media resources for study ideas, to generate questions and to apply strategies for gathering and compiling and recording the news. Ideas are taken from a variety of sources,but ultimately, students decide what will be written and published. During the project they work to investigate, compile, write and publish the newspaper. Students are encouraged to be creative, using photography,digital art, fabric, and more to design their newspaper.<br><br>**Related Activity Field Trip(s):**<br><br>Movie or Theater of the Performing Arts. |

**Population:** Elementary School (K-5 grade)

**Timeframe:** Summer

**Activity Area:** Academic Success Support

**Activity:** Academic Success Support - Other

**Participant Expected in Activity:**
All Youth

**Evidence Based Practice:**

**Activity Name:** Community Connections

**Frequency:**
3 time(s) per week

**Intensity:**
90

**Duration:** 7 Number of weeks

**Approach to Implementation:**

During the planning of the Bright Paths YouthProgram, many of the Town's existing community partners and business owners expressed a desire to help. "Community Connections" is all about introducing students to various careers and civic engagement.
Once a week, a guest speaker will be invited to talk to the participants. The Office of the Town Manager has provided a letter of support for this program. Department Heads will visit the program site to talk about their role in the Town. This is the ideal time for students to hear from the workforce behind Bay Harbor Islands. Students will also learn about civil engagement and how their ideas and opinions shape the future of the community. The greatest example is the potential to bring the Bright PathsYouth Program to the Town. The Town decided to reach out to TheChildren's Trust after hearing from residents that there remains a need for free or affordable child care and tutoring in this community. Children will be asked their opinion about the parks, environment, safety, and all other aspects that shape the town's approach to ensuring a high-quality level of service. Additional guest speakers will be invited from the business community and the schools within the community.
Two businesses have agreed to provide training. One local business owner proposes to provide computer skills training to students once per week.Training includes learning to type, using Microsoft and Google wordprocessing software, how to create a PowerPoint or similar presentation,and the basics of coding. Students will be grouped based on their interest and availability. A second business, Emergency Health & Safety Trainers,has agreed to provide basic first aid, CPR, and AED training to students. It is expected that the K-5 students will learn basic first aid techniques, what to do in an emergency, and personal safety. Older students 6-8 will practise CPR and how to use an AED machine.

**Related Activity Field Trip(s):**

N/A

**Population:** Middle School (6-8 grade)

**Timeframe:** Summer

**Activity Area:** Postsecondary Supports

**Activity:** Postsecondary Supports - career/vocational exploration/skill building

**Participant Expected in Activity:**
All Youth

**Evidence Based Practice:**

**Activity Name:** Community Connections

**Frequency:**
2 time(s) per week

**Intensity:**
90

**Duration:** 7 Number of weeks

**Approach to Implementation:**

During the planning of the Bright Paths YouthProgram, many of the Town's existing community partners and business owners expressed a desire to help. "Community Connections" is all about introducing students to various careers and civic engagement.
Once a week, a guest speaker will be invited to talk to the participants. The Office of the Town Manager has provided a letter of support for this program. Department Heads will visit the program site to talk about their role in the Town. This is the ideal time for students to hear from the workforce behind Bay Harbor Islands. Students will also learn about civil engagement and how their ideas and opinions shape the future of the community. The greatest example is the potential to bring the Bright PathsYouth Program to the Town. The Town decided to reach out to TheChildren's Trust after hearing from residents that there remains a need for free or affordable child care and tutoring in this community. Children will be asked their opinion about the parks, environment, safety, and all other aspects that shape the town's approach to ensuring a high-quality level of service. Additional guest speakers will be invited from the business community and the schools within the community.
Two businesses have agreed to provide training. One local business owner proposes to provide computer skills training to students once per week.Training includes learning to type, using Microsoft and Google wordprocessing software, how to create a PowerPoint or similar presentation,and the basics of coding. Students will be grouped based on their interest and availability. A second business, Emergency Health & Safety Trainers,has agreed to provide basic first aid, CPR, and AED training to students. It is expected that the K-5 students will learn basic first aid techniques, what to do in an emergency, and personal safety. Older students 6-8 will practise CPR and how to use an AED machine.

**Related Activity Field Trip(s):**

N/A

**Population:** Elementary School (K-5 grade)

**Timeframe:** School Year

**Activity Area:** Sports

**Activity:** Sports - Other

**Participant Expected in Activity:**
All Youth

**Evidence Based Practice:**

**Activity Name:** Fitness

**Frequency:**
5 time(s) per week

**Intensity:**
60

**Duration:** 36 Number of weeks

**Approach to Implementation:**

During the summer, participants will engage in thesame sports and fitness activities as indicated during the school year withpartners, Coach Creese Fitness and Kingdom Performance. The exception isthat students will engage in 90 minutes of physical activity four (4) days aweek.

**Related Activity Field Trip(s):**

Planned field trips include Bowling, Swimming (water safetylessons included), Skating, Trampoline Park.

## SERVICE SITES

The Children's Trust expects to fund programs throughout Miami-Dade County. When applicable, accessible services conducted in-person should be offered in convenient locations and familiar places where the intended population already frequents. Convenient and flexible operating hours must be offered, as these are critical to reaching the intended populations.

## PARTICIPANTS - SITES SUMMARY

The table below summarizes information entered across all proposed sites related to the total number of slots for ES,MS,HS and other populations, average percentage of children and youth with disabilities, and service days/weeks. If these calculated numbers are not in line with the intended proposal, please return to the sites section of the application to adjust the numbers entered. Note: proposed number are summed for each timeframe; proposed percentage of children and youth with disabilities and service days are weighted average from the data entered at the site level.

| | After-School (SY) | Full Day (FD) | Summer (SM) |
|---|---|---|---|
| **ES (K-5) Slots** | 45 | 45 | 45 |
| **ES % with disabilities** | 15 | N/A | 15 |
| **ES Days** | 180 | 6 | 35 |
| **MS (6-8) Slots** | 20 | 20 | 20 |
| **MS % with disabilities** | 15 | N/A | 15 |
| **MS Days** | 144 | 6 | 35 |
| **HS (9-12) Slots** | 0 | 0 | 0 |

| | | | |
|---|---|---|---|
| **HS % with disabilities** | 0 | N/A | 0 |
| **HS Days** | 0 | 0 | 0 |
| **FC young adults Slots** | 0 | 0 | 0 |
| **FC % with disabilities** | 0 | N/A | 0 |
| **FC Days** | 0 | 0 | 0 |

## PARTNERS AND SERVICE LINKAGE

| **Partner Information** | **Partner Description** |
|---|---|
| **Paid Partner or In-Kind Partner:**<br>InKind<br><br>**Type of Partner:**<br><br>**Agency Name:**<br>Town of Bay Harbor Islands | **Associated Activity:**<br><br>**Description of Role & Expertise:**<br><br>Ruth K. Broad Bay Harbor Center is located in the Town of Bay Harbor Islands and will house the afterschool and summer programs. The school has partnered with the Town to support this program for approximately five years. The school provides the Town with classrooms and access to outdoor play areas and green spaces.<br><br>**Start Date:**8/15/2023<br><br>**End Date:** |

## PARTICIPANT OUTCOMES

| **Outcome Details** | **Outcome** | **Measurement Tool Details** | **Meaningful Improvement** | **Associated Activity** |
|---|---|---|---|---|

| | | | | |
|---|---|---|---|---|
| Timeframe: School Year<br><br>Population(s) to be served:<br><br>Required/Additional:<br>Required<br><br>End Date: | Target Percentage:40%<br><br>11364 - K-3 grade after-school participants at the frustrational level on reading improve their literacy skills | 50019 - 1 Minute Oral Reading Fluency (ORF) SY<br><br>Timing:<br>Pre-test<br>Mid-test<br>Post-test<br><br>Timing Details: ALL K-5 Pre-test: Within first 30 days of first attendance ALL K-5 Mid-test: Between 12/1-1/15 DLI K-5 ONLY Post test: Between 5/1-end of school year | Children at the frustrational level improve to instructional or mastery level. Children at the instructional or mastery levels on pre- and mid-tests are not included in this outcome result. | Academic Support and Tutoring |
| Timeframe: Summer<br><br>Population(s) to be served:<br><br>Required/Additional:<br>Required<br><br>End Date: | Target Percentage:30%<br><br>11365 - K-3 grade summer camp participants at the frustrational level on reading improve literacy skills | 50020 - 1 Minute Oral Reading Fluency (ORF) SM<br><br>Timing:<br>Pre-test<br>Mid-test<br>Post-test<br><br>Timing Details: ALL K-5 Pre-test: Within first 10 days of first attendance DLI K-5 ONLY Post□test: Within last 10 days of the program | Children at the frustrational level improve to instructional or mastery level. Children at the instructional or mastery levels on pre- and mid-tests are not included in this outcome result. | |
| Timeframe: School Year<br><br>Population(s) to be served:<br><br>Required/Additional:<br>Required<br><br>End Date: | Target Percentage:50%<br><br>11366 - 4-5 grade after-school participants at the frustrational level on reading improve literacy skills | 50021 - iSTEEP Maze Assessment SY<br><br>Timing:<br>Pre-test<br>Mid-test<br>Post-test<br><br>Timing Details: ALL K-5 Pre-test: Within first 30 days of first attendance ALL K-5 Mid-test: Between 12/1-1/15 DLI K-5 ONLY Post test: Between 5/1-end of school year | Children at the frustrational level improve to instructional or mastery level. Children at the instructional or mastery levels on pre- and mid-tests are not included in this outcome result. | |

| | | | | |
|---|---|---|---|---|
| Timeframe: Summer<br><br>Population(s) to be served:<br><br>Required/Additional:<br>Required<br><br>End Date: | Target Percentage:40%<br><br>11367 - 4-5 grade summer camp participants at the frustrational level on reading improve literacy skills | 50022 - iSTEEP Maze Assessment SM<br><br>Timing:<br>Pre-test<br>Mid-test<br>Post-test<br><br>Timing Details: ALL K-5 Pre-test: Within first 10 days of first attendance DLI K-5 ONLY Post test: Within last 10 days of the program | Children at the frustrational level improve to instructional or mastery level. Children at the instructional or mastery levels on pre- and mid-tests are not included in this outcome result. | |
| Timeframe: School Year<br><br>Population(s) to be served:<br><br>Required/Additional:<br>Required<br><br>End Date: | Target Percentage:80%<br><br>11356 - Children and youth report the program had positive impact on them | 50015 - Youth-Report Questionnaire (SY)<br><br>Timing:<br>Pre-test<br>Mid-test<br>Post-test<br><br>Timing Details: Mid Year (12/1-1/15) Post-test between 5/1-end of school year | Satisfaction: An average score of 3 or higher on satisfaction items was captured, indicating children and youth generally “Agree” or “Strongly Agree” that they are satisfied with the program. Impact: An average score of 3 or higher on impact items was captured, indicating children and youth generally “Agree” or “Strongly Agree” that the program had a positive impact on them. | |

| | | | | |
|---|---|---|---|---|
| Timeframe: School Year<br><br>Population(s) to be served:<br><br>Required/Additional:<br>Required<br><br>End Date: | Target Percentage:90%<br><br>11357 - Children and youth are satisfied with the program | 50015 - Youth-Report Questionnaire (SY)<br><br>Timing:<br>Pre-test<br>Mid-test<br>Post-test<br><br>Timing Details: Mid Year (12/1-1/15) Post-test between 5/1-end of school year | Satisfaction: An average score of 3 or higher on satisfaction items was captured, indicating children and youth generally “Agree” or “Strongly Agree” that they are satisfied with the program. Impact: An average score of 3 or higher on impact items was captured, indicating children and youth generally “Agree” or “Strongly Agree” that the program had a positive impact on them. | |
| Timeframe: School Year<br><br>Population(s) to be served:<br><br>Required/Additional:<br>Required<br><br>End Date: | Target Percentage:85%<br><br>11360 - Parent report the program had positive impact on their child | 50017 - Parent-Report Questionnaire (SY)<br><br>Timing:<br>Pre-test<br>Mid-test<br>Post-test<br><br>Timing Details: Mid-year between 12/1-1/15 Post-test between 5/1-end of school year | Satisfaction: An average score of 3 or higher on satisfaction items was captured, indicating parents generally “Agree” or “Strongly Agree” that they are satisfied with the program. Impact: An average score of 3 of higher on impact items was captured, indicating parents generally “Agree” or “Strongly Agree” that the program had a positive impact on their child. | |

| | | | | |
|---|---|---|---|---|
| Timeframe: School Year<br><br>Population(s) to be served:<br><br>Required/Additional:<br>Required<br><br>End Date: | Target Percentage:95%<br><br>11361 - Parents are satisfied with the program | 50017 - Parent-Report Questionnaire (SY)<br><br>Timing:<br>Pre-test<br>Mid-test<br>Post-test<br><br>Timing Details: Mid-year between 12/1-1/15 Post-test between 5/1-end of school year | Satisfaction: An average score of 3 or higher on satisfaction items was captured, indicating parents generally “Agree” or “Strongly Agree” that they are satisfied with the program. Impact: An average score of 3 of higher on impact items was captured, indicating parents generally “Agree” or “Strongly Agree” that the program had a positive impact on their child. | |
| Timeframe: Summer<br><br>Population(s) to be served:<br><br>Required/Additional:<br>Required<br><br>End Date: | Target Percentage:80%<br><br>11358 - Children and youth report the program had a positive impact on them | 50016 - Youth-Report Questionnaire (SM)<br><br>Timing:<br>Pre-test<br>Mid-test<br>Post-test<br><br>Timing Details: Post-test within the last 10 days/2 weeks of the program | Satisfaction: An average score of 3 or higher on satisfaction items was captured, indicating children and youth generally “Agree” or “Strongly Agree” that they are satisfied with the program. Impact: An average score of 3 or higher on impact items was captured, indicating children and youth generally “Agree” or “Strongly Agree” that the program had a positive impact on them. | |

| | | | | |
|---|---|---|---|---|
| Timeframe: Summer<br><br>Population(s) to be served:<br><br>Required/Additional:<br>Required<br><br>End Date: | Target Percentage:90%<br><br>11359 - Children and youth are satisfied with the program | 50016 - Youth-Report Questionnaire (SM)<br><br>Timing:<br>Pre-test<br>Mid-test<br>Post-test<br><br>Timing Details: Post-test within the last 10 days/2 weeks of the program | Satisfaction: An average score of 3 or higher on satisfaction items was captured, indicating children and youth generally “Agree” or “Strongly Agree” that they are satisfied with the program. Impact: An average score of 3 or higher on impact items was captured, indicating children and youth generally “Agree” or “Strongly Agree” that the program had a positive impact on them. | |
| Timeframe: Summer<br><br>Population(s) to be served:<br><br>Required/Additional:<br>Required<br><br>End Date: | Target Percentage:85%<br><br>11362 - Parent report the program had positive impact on their child | 50018 - Parent-Report Questionnaire (SM)<br><br>Timing:<br>Pre-test<br>Mid-test<br>Post-test<br><br>Timing Details: Post-test within the last 10 days/2 weeks of the program | Satisfaction: An average score of 3 or higher on satisfaction items was captured, indicating parents generally “Agree” or “Strongly Agree” that they are satisfied with the program. Impact: An average score of 3 of higher on impact items was captured, indicating parents generally “Agree” or “Strongly Agree” that the program had a positive impact on their child. | |

| | | | | |
|---|---|---|---|---|
| Timeframe: Summer<br><br>Population(s) to be served:<br><br>Required/Additional:<br>Required<br><br>End Date: | Target Percentage:95%<br><br>11363 - Parents are satisfied with the program | 50018 - Parent-Report Questionnaire (SM)<br><br>Timing:<br>Pre-test<br>Mid-test<br>Post-test<br><br>Timing Details: Post-test within the last 10 days/2 weeks of the program | Satisfaction: An average score of 3 or higher on satisfaction items was captured, indicating parents generally “Agree” or “Strongly Agree” that they are satisfied with the program. Impact: An average score of 3 of higher on impact items was captured, indicating parents generally “Agree” or “Strongly Agree” that the program had a positive impact on their child. | |

## STAFFING TABLE

Staffing Information: Providers are expected to hire, retain and supervise qualified professionals who understand the complexity of service delivery in our community, available resources and the diversity of the population served. Providers shall designate a key person to be responsible for all aspects of the contract oversight. This key management staff member must have credible experience in program management and grant compliance.

**ATTACHMENT B**
**OTHER FISCAL REQUIREMENTS, BUDGET and METHOD OF PAYMENT**

**Budget amendments/revisions**

Budget amendments/revisions require written approval from the designated Program Manager and The Children's Trust's Chief Financial Officer or their designees. Requests for budget amendments/revisions must be submitted to the Program Manager using Trust Central, or the appropriate form, as designated by The Children's Trust. All budget amendments/revisions are subject to final approval by The Children's Trust. Budget amendments/revisions cannot be used to increase the total Contract amount or to modify the Scope of Services. No more than two budget amendments/revisions may be approved during the Contract term. Budget amendments/revisions will be disallowed if they seek to revise retroactive costs not previously budgeted. All budget amendments/revisions must adjust for operational activity effective as of the previously billed period. Budget amendment/revision requests must be submitted sixty (60) days prior to the expiration of the Contract. Approved budget amendments/revisions will be incorporated into the Contract.

**Invoice/ Request for Payment Requirements**

Provider shall submit an invoice/request for payment, utilizing the format prescribed by The Children's Trust and in accordance with the approved budget or approved budget revision(s). This format may entail the electronic submission of an invoice/request for payment in The Children's Trust electronic reporting system in accordance with the approved budget or budget amendments/revisions, paper invoice, spreadsheet, or other submission method. The Children's Trust will notify the Provider of the method of submittal. Invoices/requests for payment not submitted in The Children's Trust electronic reporting system shall be submitted by the Provider to The Children's Trust at: accountspayable@thechildrenstrust.org and to the Provider's Trust staff member assigned to this Contract. The invoice/request for payment must include The Children's Trust's issued Purchase Order number, Agreement number, and a unique invoice number assigned by the Provider. Submissions to accountspayable@thechildrenstrust.org must contain only the invoice/request for payment and no additional correspondence. Attachments and other documentation included with the invoice/request for payment submitted to accountspayable@thechildrenstrust.org will render the invoice/request for payment as being not properly submitted. The invoice/request for payment is due on or before the fifteenth ($15^{th}$) day of the month following the month in which expenditures were paid (exclusive of legal holidays or weekends) or when the deliverable was accepted by The Children's Trust. The Children's Trust will consider all invoices/requests for payment received after the fifteenth ($15^{th}$) of each month as late, even if the cause of a late submission is due to the delayed approval of a budget or amendment in The Children's Trust electronic reporting system. The Children's Trust agrees to reimburse Provider on a monthly basis, provided that the Contract utilizes a cost reimbursement method of payment. Any expense included on an invoice/request for payment relating to a reimbursement request that pertains to a check dated greater than two months prior to the invoice/request for payment will not be approved. The Children's Trust reserves the right to request any supporting documentation related to this Contract.

For the purpose of payment only, a subcontractor is defined as an independent agency or entity that has entered into an agreement with a Trust-funded provider to perform and oversee multiple components of the program service delivery as well as program participants on behalf of that provider. If there are subcontractors to this Contract, and the invoices/requests for payment are to be submitted using The Children's Trust electronic reporting system, then Form D: Attestation of Payment, must be uploaded to The Children's Trust's electronic system Document Repository no later than thirty (30) days after payment to subcontractor. If invoices/requests for payment are submitted using The Children's Trust electronic reporting system, upon the close of this Contract, Provider is required to complete Form E: Close-out Attestation of Payment, which must be uploaded to The Children's Trust's electronic system Document Repository no later than thirty (30) days after payment to subcontractor. These forms may be downloaded from The Children's Trust's website.

A final invoice/request for payment (for the last month of the Contract term) from Provider will be accepted by The Children's Trust up to forty-five (45) days after the expiration of this Contract. If Provider fails to comply, then all rights to payment shall be forfeited.

If The Children's Trust determines that Provider has been paid funds which are not in accordance with this Contract and to which it is not entitled, then Provider shall return such funds to The Children's Trust or submit appropriate documentation to support the payment within thirty (30) days of notification by The Children's Trust. After thirty (30) days, The Children's Trust may recapture amounts due to The Children's Trust from this or any Contract by reducing amounts requested to be reimbursed less the amount owed to The Children's Trust. The Children's Trust shall have the sole discretion in determining if Provider is entitled to such funds in accordance with this Contract. The Children's Trust decision on this matter shall be binding.

In the event that Provider, its independent CPA firm or The Children's Trust discovers that an overpayment has been made, Provider shall repay the overpayment within thirty (30) calendar days of discovery of the event by the Provider or notification of overpayment by the Provider's independent CPA firm or The Children's Trust. The provision of this section shall survive the expiration or termination of this Contract.

If Provider fails to serve the contracted number of participants and/or fails to utilize the funds in accordance with the Contract, The Children's Trust may amend the Contract to reduce the amount funded. Any delay in amendment by The Children's Trust is not deemed a waiver of The Children's Trust right to amend or seek reimbursement for under-serving participants in accordance with the Contract.

An invoice/ request for payment will be deemed proper as defined by the Florida Prompt Payment Act, chapter 218, Part VII, Florida Statutes, if the request complies with the requirements set forth in this Contract and is submitted on the forms prescribed by The Children's Trust. Invoices/requests for payment and/or documentation returned to Provider for corrections may be cause for delay in the receipt of payment. Late submission may result in delay in the receipt of payment. Upon receipt of Provider's properly submitted invoices/request for payment and/or other required documentation, The Children's Trust shall pay Provider in accordance with the Florida Prompt Payment Act.

The Children's Trust may retain any payments due until all required reports, deliverables, or monies owed to The Children's Trust are submitted and accepted by The Children's Trust.

**Indirect Administrative Costs**

In no event shall The Children's Trust fund indirect administrative costs in excess of 15 percent of the total Contract amount. "Indirect administrative costs" includes operational costs that support the performance of programmatic functions but are not directly incurred as a result of the program.

**Match Requirement**

When a specific solicitation or procurement require partial match funding, said funds should be reasonable, necessary, and/or required for the program. Match funding requirements may be satisfied with cash or in-kind contributions including non-federal cash dollars, donated items, and/ or services that are part of the overall cost of operating the program. Matching funds must originate from a funding source other than The Children's Trust.

The Children's Trust reserves the right to ask for substantive documentation to support the match at any time and such documentation must be presented to Provider's independent auditors as part of its annual financial statement audit.

**Direct Deposit of Payment**

As a requirement of this Contract with The Children's Trust, Provider agrees that prior to, or on the date commencing the effective term of this Contract, Provider will enroll in The Children's Trust's direct deposit program. Payment may be withheld until such time enrollment is completed. The direct deposit program requires that all payments received from The Children's Trust are directly deposited into the Provider's designated bank account held in a financial institution located in the United States.

**Cost Reimbursement Method of Payment**

Where indicated herein or Attachment B1, the parties agree that this is a cost reimbursement method of payment Contract. Provider shall be paid in accordance with the approved budget and/or approved budget amendments/revisions as set forth herein, as well as based on the actual costs incurred. Provider will be paid in accordance with the approved budget, typically after expenses are incurred. Provider also agrees to pay its subcontractors, vendors and employees for the fulfillment of services provided on a timely basis. The Trust expects that Provider maintain sufficient funds in the amount of at least 15 percent of its operating budget. Adequate working capital is considered a best practice and is necessary when managing a cost reimbursement contract. Provider is expected to possess the funds necessary to cover initial program expenses, and then request reimbursement from The Trust.

**Deliverable-Based Method of Payment**

Where indicated herein or Attachment B1, the parties agree that this is a deliverable based Contract, and Provider will be paid based on acceptance by The Children's Trust of deliverables as outlined in Attachment A and the fee per deliverable, as stated herein or Attachment B1. Provider will submit required reports and/or deliverables in accordance with the deliverable schedule set forth in Attachment B1 or in Attachment A if not included herein. If Provider fails to submit approved deliverables in accordance with the Contract, The Children's Trust may amend the Contract to reduce the amount of dollars representing the deliverables not provided. Any delay in amendment by The Children's Trust is not deemed a waiver of The Children's Trust's right to amend or seek reimbursement for deliverables not provided in accordance with the Contract.

**Timely Payment by Provider**

Provider also agrees to timely pay subcontractors, vendors, and employees for the fulfillment of services provided in this Contract. Every request by Provider for payment for services provided, work performed, or costs incurred pursuant to this Contract, except for any advanced payments by The Trust, shall be accompanied by a invoice/request for payment from The Children's Trust.

**Advance payment requests**

The Children's Trust offers advance payments up to 15 percent of the total Contract value. The Children's Trust will only approve advance requests that are equivalent to the total amount of the first two (2) months programmatic expenditures and up to 15 percent of the total Contract value. Determinations of programmatic expenditures will be supported by the

immediate prior year's performance or a detailed listing of estimated expenditures. Advance requests shall be limited to governmental entities and not-for-profit corporations, in accordance with section 216.181(16)(b), Florida Statutes. Advance requests must include the amount requested and a justification for the request. Advance requests must be submitted using the designated form and must be approved in writing by The Children's Trust's Program Manager and Chief Financial Officer or their designees. Advance payments are made at and within the sole discretion of The Children's Trust.

**Advance repayment**

Upon receipt of an advance, repayment must be credited to proceeding reimbursement requests within sixty (60) calendar days. Provider shall report the amount of the advance repayment in The Trust electronic system using the "advances/adjustments" button on the reimbursement screen. If a Provider does not use the specified Trust electronic system, the Provider is required to deduct its advance repayment from each invoice/request for payment, consecutively, until the advance is repaid in full.

**List of Pre-Qualified Program-Specific Auditing Services**

To receive reimbursement for the preparation of the program-specific audit, as defined in the Contract, Provider must choose from a list of pre-qualified independent Certified Public Accounting (CPA) firms, which are posted on The Children's Trust website. The amount requested for reimbursement must meet the requirements of The Children's Trust. Inclusion in this pre-qualification requires that a CPA firm meet the following three criteria:

(a) participation in either the American Institute of Certified Public Accountants (AICPA) or the Florida Institute of Certified Public Accountants peer review program as evidenced by submitting a triennial *System Review Report* with a passing score to The Children's Trust*;*

(b) providing documentation that a CPA firm, or one of its associates, has adequate experience in governmental accounting and/or nonprofit accounting with the application of *Government Auditing Standards;* and

(c) completion of a training session on the audit requirements of The Children's Trust contract conducted by The Children's Trust Finance Department.

Alternatively, Provider may also receive reimbursement if Provider is subject to audit by a federal, state or local Office of Inspector General and such Office of Inspector General conducts an audit and charges Provider for said audit services.

**Supporting Documentation Requirements**

Provider shall maintain original records documenting actual expenditures and services provided according to the approved budget and Scope of Services. Supporting documentation shall be made available and provided to The Children's Trust upon request.

Provider shall keep accurate and complete records of any fees collected, reimbursement or compensation of any kind received from any client or other third party, for any service covered by this Contract, and shall make all such records available to The Children's Trust upon request. Provider shall maintain a cost allocation methodology that is used to allocate its costs to ensure that The Children's Trust is only paying its fair share of costs for services, overhead and staffing devoted to the program or services funded by this Contract. Such methodology shall be made available to The Children's Trust upon request.

**-THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK-**

**ATTACHMENT C: Data Requirements and Program Metrics**

The Children's Trust requires Providers to continually collect metrics on the quantity, quality and impact of service efforts. The purpose of data collection, reporting and analysis is to promote continuous improvement in program quality and participant outcome achievement. Contract-specific reporting requirements are identified in Attachment A – Scope of Services.

The Program Metrics tool (found on The Children's Trust website) details the components that are regularly reviewed by Trust staff or approved contractors. These components—as well as the way they are rated—are specific to each initiative and may be revised throughout the funding cycle.

Successful programs regularly review the quality of their own implementation at the site level, offer staff training and coaching on program components, and incorporate feedback from participants and staff.

Data requirements:

As applicable, Provider is expected to collect and enter demographic, attendance, screening, and assessment data in a timely manner, while incorporating practices that ensure data quality and integrity. Data must be collected in accordance with initiative-specific requirements noted in Attachment A Scope of Services, using the appropriate tools (e.g., required demographic fields can be found in the **Child/Youth and Parent, Guardian or Primary Caregiver Information Forms** found on The Children's Trust website) and entered in a timely manner into a Trust-approved data system. Program attendance and contact data should be entered daily, in the event this cannot occur it is to be entered within 24 hours. Other participant screening and outcome data should also be entered as it is collected, in the event this cannot occur it is to be entered within three (3) days of collection. All data that has been entered must also be regularly reviewed and validated by the Provider at least weekly to ensure all information submitted to The Trust is accurate and correct.

As applicable, Provider may also be expected to submit periodic Program Narrative Reports that capture the program's successes, challenges, and supports needed and/or specific aggregated data reporting spreadsheets, as specified in the **Initiative Specific Reporting Requirements** on The Children's Trust website or other communications from The Children's Trust.

With each submission, the Provider attests that all data submitted in conjunction with the reports are accurate, truthful and complete. The Trust and Trust-approved partners shall access these data—either via direct access to the system used by the Provider and/or via a data feed to The Trust's Integrated Data Repository—, use it and analyze it for evaluation and strategic planning purposes.

Compliance Items: Provider shall fulfill all applicable compliance items specified in the safety, administrative and fiscal compliance component in the Program Metrics tool, as well as in the **Required Documentation Checklist** posted on The Children's Trust website.

Quarterly or Yearly Growth Plan: In partnership with The Trust Program Manager, the Provider will develop and implement Growth Plans up to four times per contract year. A **Growth Planning Guidance Document** with additional information can be found on The Children's Trust website.

The Children's Trust funds program and professional development for provider staff and agencies through Trust Academy, ranging from basic to advanced levels. All funded providers are required to engage in the available offerings, which include online courses, live training, peer learning activities and coaching. Required Trust trainings for each initiative are listed on The Trust Website. Participation in all Trust Academy supports is centrally tracked in the Trust Academy learning management system (LMS). All staff profiles must be kept up to date in Trust Central and the LMS. Provider must ensure appropriate staff and subcontractors attend various Trust-sponsored or facilitated trainings. At a minimum, staff will be required to attend the following annually:

- Contract management trainings
- The Children's Trust Provider meetings
- Trust Central training for budgets, amendments, invoices, participants and reports trainings
- Content-specific trainings related to program quality and performance measures (e.g., evidence-based programs, best practices, measurement tools, safety and injury prevention and inclusion).

In addition to supports offered by The Trust, providers are expected to engage their staff in training and professional development specific to the population served, enrichment content areas delivered, and/or evidence-based practices being implemented.

# Attachment D
# Program-Specific Audit Requirements

The Program-Specific Audit must encompass an audit of The Children's Trust Contracts in accordance with **Section O: Records, Reports, Audits and Monitoring** of this Contract. The comprehensive nature of auditing performed in accordance with the standards set forth below places on the independent certified public accounting firm (CPA) the responsibility for ensuring that (1) the audit is conducted by personnel who have the necessary skills; (2) independence is maintained; (3) applicable standards are followed in planning and conducting audits and reporting the results; (4) the organization has an appropriate internal quality control system in place; and (5) the organization undergoes an external quality control review.

**Program-Specific Audits must be conducted in compliance with AU-C 935 and are required to include performing tests of controls over compliance.**
An auditor's risk assessment must include an expectation of the operating effectiveness of controls over compliance, and in doing so, the assessed control risk must be assessed at low during the planning stage. If the auditor determines a lack of controls and identifies risk of material noncompliance that demonstrates internal controls do not exist or are not effective regarding the compliance requirement, a response to such risks should be developed, and a finding (significant deficiency or material weakness) should be reported.

The auditor's test work and sample size of each compliance requirement should be the result of the assessed level of inherent risk and control risk as it relates to each compliance requirement as stated in The Children's Trust Contracts.

The Program-Specific Audit requires the following components (a sample format may be found on The Children's Trust website):

1. Independent Auditor's Report on the Schedule of Expenditures of The Children's Trust Contracts
2. Schedule of Expenditures of The Children's Trust Contracts
3. Notes to Schedule
4. Independent Auditor's Report on Compliance for each of The Children's Trust Contracts and Report on Internal Control over Compliance
5. Schedule of Findings and Questioned Costs

At a minimum, the auditor must include the following tests in its audit program to ensure that the compliance requirements set forth in The Children's Trust compliance supplement are met. They are:

**The Children's Trust Compliance Supplement to the Program-Specific Audit:**

| Compliance Requirement | Program-Specific Audit Implication | Example |
|---|---|---|

| | | |
|---|---|---|
| a) Internal Controls | 1) An auditor's risk assessment must include an expectation of the operating effectiveness of controls over compliance, and in doing so, the assessed control risk must be assessed at low during the planning stage. If the auditor determines a lack of controls and identifies risk of material noncompliance that demonstrates internal controls do not exist or are not effective regarding the compliance requirement, a response to such risks should be developed, and a finding (significant deficiency or material weakness) should be reported.<br><br>The auditor's test work and sample size of each compliance requirement should be the result of the assessed level of inherent risk and control risk as it relates to each compliance requirement as stated in The Children's Trust Contracts | A) Controls tested during the financial statement audit may not consider compliance as it relates to The Children's Trust's Contract. Overall control risk must consider each compliance requirement tested during the Program-Specific Audit. Separate risk assessment procedures and materiality should be performed and generated for a Program-Specific Audit. |
| b) Budget vs. Actual Expenditures | 1) The approved budget is to include the original approved Contract as well as any approved budget amendments/revisions. | A) Test work should include a schedule identifying each Contract and its original/ amended budget, monthly billings, Contract utilization and any analytical expectations that may identify any overbillings.<br><br>i. The current Children's Trust electronic system does not allow providers to overbill any budgeted line item or Contract allocation, however, if Contract utilization is greater or less than expected, this could indicate that a budgeted salary rate is not the employee's actual rate. Provider must compensate employees at the rate stated on the budget. Any difference in rate would warrant a finding in the Program-Specific Audit Report. |

| | | |
|---|---|---|
| c) Allowable/Unallowable Activities and Costs<br><br>**Common unallowable costs:**<br><br>1. Salary rates, payroll methods and hours billed that do not match original or amended budgets.<br><br>2. Fringe benefits billed to The Children's Trust for employees not included in Contract budget and are unrelated to the program.<br><br>3. Professional services billed within regular salaries and wages.<br><br>4. Capital purchases disguised as repairs.<br><br>5. Sales taxes and tips.<br><br>6. Fuel.<br><br>7. Food and beverage costs for parties, celebrations, end-of-program events, and conferences or conventions, unless while attending an out-of-town conference or convention.<br><br>8. Monetary gift cards as incentives.<br><br>A detailed listing of all costs and activities considered allowed and unallowed can be viewed in the Budget Guidelines form on The Children's Trust website. | 1) Requires that the nature of services and type of costs paid are in agreement with the contractual budget and/or budget amendment/revision's Scope of Services and budget guidelines.<br>AND/OR<br>Requires that activities performed or costs paid with The Children's Trust funds are listed in the contractual budget narrative or a contractual budget amendment/revision narrative.<br><br>2) Any cost or service billed that is not approved in the Contract's budget is a finding and reported as a questioned cost on the Program-Specific Audit Report.<br><br>3) If any cost or service is billed in more than one Contract, and the billings are in excess of the total disbursement or approved allocation, the expense has been **overbilled or double billed** and should be considered a finding.<br><br>4) The Children's Trust funds must supplement a program; **supplanting of funds is unallowable**. A provider may not use Contract funds to defray any costs that the recipient already is obligated to pay. (See example F.) | A) If Provider asks to be reimbursed for six (6) field trips to teach children social skills, only field trips enumerated in either the contractual budget narrative or the contractual Scope of Service will be reimbursed.<br><br>B) If the contractual budget, lists a program coordinator position at $25.00/hour, the provider must pay the program coordinator and charge The Children's Trust $25.00/hour. The provider cannot substitute funding identified for the program coordinator to any other position.<br><br>C) If the contractual budget, lists a program coordinator's position, with dedicated time charged to The Children's Trust program of 25%, the provider must keep records of an employee's time to substantiate that 25% of time was in fact earned and charged to The Children's Trust program.<br><br>D) If three Contracts list a program coordinator's total budgeted salary as $100,000.00 and each Contract will reimburse $35,000.00 (35%), then a possible overbilling of $5,000 may have occurred ($35,000.00*3=$105,000.00 or 35%*3=105% Children's Trust salary allocation).<br><br>E) If an invoice is submitted to The Children's Trust that includes food charges for end-of-year parties and celebrations, those costs are **NOT** allowable per The Children's Trust budget guidelines and cannot be paid by The Children's Trust.<br><br>F) If a provider, prior to applying to participate in the contracted program, committed to purchase 10 new computers for another program, the provider must purchase those 10 computers in addition to any other computers requested for The Children's Trust program. |
| d) Cash Management | 1) With the exception of the last month of the Contract period, monthly invoices must represent costs actually paid during the Contract period (cash basis), rather than costs incurred or accrued. | A) If payroll is paid on 3/31, it should be disclosed in March's reimbursement.<br><br>B) If payroll is paid on 4/1, but represents time charged in March, it should be disclosed in April's reimbursement. |

| | | |
|---|---|---|
| e) Period of Availability | 1) Requires provider to charge The Children's Trust grant with only allowable costs resulting from obligations incurred during the funding period. | A) If the active Contract period extends from 8/1 through 7/31, and provider expends $250.00 for office supplies on 9/30 during said Contract period, that expenditure must support program services performed during the Contract term.<br><br>B) The following items warrant the most attention at the beginning and end of Contract periods:<br><br>i. Payroll from expired Contracts is not allowed to be billed in the first month of the renewed Contract if it was paid during the invoiced month but was incurred in prior Contract. Reporting requirements for final invoice allow this payroll to be expensed and reimbursed in prior Contract. Only the portion of payroll incurred during the Contract period may be billed.<br>ii. Utilities<br>iii. Insurances |
| f) Special Provisions | 1) Eligibility requirements related to Contract expectations such as type of participants served, number of participants served and background checks should **NOT** be tested as part of The Children's Trust Program-Specific Audit. The Program-Specific Audit is meant to test the fiscal viability of the provider. Therefore, certain Contract provisions that support the fiscal viability of the provider should be tested. | Each of the following special provisions must be tested:<br><br>A) Insurance requirements (further described in **Section K: Insurance Requirements** of this Contract)<br><br>i. Auditor should determine if all applicable insurance policies were carried during the fiscal year.<br><br>B) Proof of tax status (further described in **Section L: Proof of Tax Status** of this Contract)<br><br>ii. Auditor should vouch that applicable documents verifying that all incurred payroll and unemployment taxes have been paid.<br><br>C) Data security obligation (further described in **Section O: 12** of this Contract)<br><br>i. Auditor should obtain and/or understand the provider's data security policy.<br><br>D) Subcontractor agreements (if applicable)<br><br>i. Auditor should obtain and understand any agreements made with subcontracted parties. Additionally, the auditor should obtain and understand any provider monitoring procedures. |

| | | |
|---|---|---|
| | | E) Matching Funds<br><br>i. In some cases, a required match is contracted. This will be indicated in **Section C: Total Funding** of this Contract. Verify the applied method the provider uses to satisfy match requirements. Also, verify that provider maintains documentation to back up match requirements.<br><br>F) DCF License Requirement<br><br>i. For some Trust funded programs (After-school and early childhood programs), a Florida Department of Children and Families (DCF) license is required for each site delivering services. If during the contract period a funded site (s) has lapse its DCF license(s) coverage, the auditor should test the invoice period when the lapse occurred. No direct costs in association with the delivery of program services at the unlicensed site (s) should be invoiced to the Trust during the lapsed period. For contracts with multiple sites, The Trust would reimburse for the delivery of services at the at the licensed sites only. |

The independent auditor's report shall state that the audit was conducted in accordance with: (1) auditing standards generally accepted in the United States of America; (2) the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and (3) the Program-Specific Audit Requirements listed in The Children's Trust Contract.

**ATTACHMENT E-1**

**Affidavit under Penalty of Perjury for Level 2 Background Screenings**

**Affidavit under Penalty of Perjury Affirming Compliance with Background Screening for Provider Personnel, Volunteers, and Subcontracted Personnel, as applicable.**

In accordance with sections 943.0542, 984.01, 39.001 and Chapters 435, and 402, Florida Statutes, and pursuant to the requirements of Paragraph R. Background Screening of this Contract, the undersigned affiant makes the following statement under oath and under penalty of perjury, which is a first-degree misdemeanor, punishable by a definite term of imprisonment not to exceed one year and/or a fine not to exceed $1,000, pursuant to sections 837.012 and 775.082, Florida Statutes.

**All full-time, part-time, contracted staff and volunteers, along with the staff and volunteers provided to the program by a subcontractor have been checked against The Dru Sjodin National Sex Offender Public Website http://www.nsopw.gov/eng. (Check must have taken place within 30 calendar days prior to the signing of this document.)**

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared *(CEO/Executive Director)* Authorized Provider

Representative of_____*(Provider Name)*_____, who being by me first duly sworn, deposes and says:

I swear and affirm that the above-named contracted Provider is compliant with the requirements for personnel background screening detailed in sections 943.0542, 984.01, Chapter 435, 402, 39.001, and 1012.465, Florida Statutes, as applicable, for all personnel having direct contact with children.

_____ _____

(Signature of CEO/Executive Director/HR Director) Date

Sworn to and subscribed before me at Miami-Dade County, Florida this __ day of _____, 20_ by _____.

___ Who is personally known to me

___ Who produced identification: _____

Type of identification

_____

Signature of Notary Public
State of Florida at Large

_____

Print, type or stamp name of notary public

My Commission Expires:

**ATTACHMENT E-2**

# CHILD CARE
# ATTESTATION OF GOOD MORAL CHARACTER

State of Florida County_____

Before me this day personally appeared _____ who, being duly sworn, deposes and says:
(Applicant's/Employee's Name)

As an applicant for employment with, an employee of, a volunteer for, or an applicant to volunteer with _____, I affirm and attest under penalty of perjury that I meet the moral character requirements for employment, as required by Chapter 435, Florida Statutes, in that:

I have not been arrested with disposition pending or found guilty of, regardless of adjudication, or entered a plea of nolo contendere or guilty to, or have been adjudicated delinquent and the record has not been sealed or expunged for, any offense prohibited under any of the following provisions of the Florida Statutes or under any similar statute of another jurisdiction for any of the offenses listed below:

| | Relating to: |
|---|---|
| Section 393.135 | sexual misconduct with certain developmentally disabled clients and reporting of such sexual misconduct |
| Section 394.4593 | sexual misconduct with certain mental health patients and reporting of such sexual misconduct |
| Section 415.111 | adult abuse, neglect, or exploitation of aged persons or disabled adults or failure to report of such abuse |
| Section 741.28 | criminal offenses that constitute domestic violence, whether committed in Florida or another jurisdiction |
| Section 777.04 | attempts, solicitation, and conspiracy |
| Section 782.04 | murder |
| Section 782.07 | manslaughter, aggravated manslaughter of an elderly person or disabled adult, or aggravated manslaughter of a child |
| Section 782.071 | vehicular homicide |
| Section 782.09 | killing an unborn child by injury to the mother |
| Chapter 784 | assault, battery, and culpable negligence, if the offense was a felony |
| Section 784.011 | assault, if the victim of offense was a minor |
| Section 784.03 | battery, if the victim of offense was a minor |
| Section 787.01 | kidnapping |
| Section 787.02 | false imprisonment |
| Section 787.025 | luring or enticing a child |
| Section 787.04(2) | taking, enticing, or removing a child beyond the state limits with criminal intent pending custody proceeding |
| Section 787.04(3) | carrying a child beyond the state lines with criminal intent to avoid producing a child at a custody hearing or delivering the child to the designated person |
| Section 790.115(1) | exhibiting firearms or weapons within 1,000 feet of a school |
| Section 790.115(2) (b) | possessing an electric weapon or device, destructive device, or other weapon on school property |
| Section 794.011 | sexual battery |
| Former Section 794.041 | prohibited acts of persons in familial or custodial authority |
| Section 794.05 | unlawful sexual activity with certain minors |
| Chapter 796 | prostitution |
| Section 798.02 | lewd and lascivious behavior |
| Chapter 800 | lewdness and indecent exposure |
| Section 806.01 | arson |
| Section 810.02 | burglary |
| Section 810.14 | voyeurism, if the offense is a felony |
| Section 810.145 | video voyeurism, if the offense is a felony |
| Chapter 812 | theft and/or robbery and related crimes, if a felony offense |
| Section 817.563 | fraudulent sale of controlled substances, if the offense was a felony |
| Section 825.102 | abuse, aggravated abuse, or neglect of an elderly person or disabled adult |
| Section 825.1025 | lewd or lascivious offenses committed upon or in the presence of an elderly person or disabled adult |
| Section 825.103 | exploitation of disabled adults or elderly persons, if the offense was a felony |
| Section 826.04 | incest |
| Section 827.03 | child abuse, aggravated child abuse, or neglect of a child |
| Section 827.04 | contributing to the delinquency or dependency of a child |
| Former Section 827.05 | negligent treatment of children |
| Section 827.071 | sexual performance by a child |
| Section 843.01 | resisting arrest with violence |
| Section 843.025 | depriving a law enforcement, correctional, or correctional probation officer means of protection or communication |
| Section 843.12 | aiding in an escape |
| Section 843.13 | aiding in the escape of juvenile inmates in correctional institution |

| | |
|---|---|
| Chapter 847 | obscene literature |
| Section 874.05(1) | encouraging or recruiting another to join a criminal gang |
| Chapter 893 | drug abuse prevention and control only if the offense was a felony or if any other person involved in the offense was a minor |
| Section 916.1075 | sexual misconduct with certain forensic clients and reporting of such sexual conduct |
| Section 944.35(3) | inflicting cruel or inhuman treatment on an inmate resulting in great bodily harm |
| Section 944.40 | escape |
| Section 944.46 | harboring, concealing, or aiding an escaped prisoner |
| Section 944.47 | introduction of contraband into a correctional facility |
| Section 985.701 | sexual misconduct in juvenile justice programs |
| Section 985.711 | contraband introduced into detention facilities |

I understand that I must applicable acknowledge the existence of any criminal record relating to the above lists of offenses including those under any similar statute of another jurisdiction, regardless of whether or not those records have been sealed or expunged. Further, I understand that, while employed or volunteering at _____ in any position that requires background screening as a condition of employment, I must immediately notify my supervisor/employer of any arrest and any changes in my criminal record involving any of the above listed provisions of Florida Statutes or similar statutes of another jurisdiction whether a misdemeanor or felony. This notice must be made within one (1) business day of such arrest or charge. Failure to do so could be grounds for termination.

I attest that I have read the above carefully and state that my attestation here is true and correct that my record does not contain any of the above listed offenses. I understand, under penalty of perjury, all employees in such positions of trust or responsibility shall attest to meeting the requirements for qualifying for employment and agreeing to inform the employer immediately if arrested for any of the disqualifying offenses. I also understand that it is my responsibility to obtain clarification on anything contained in this affidavit which I do not understand prior to signing. I am aware that any omissions, falsifications, misstatements or misrepresentations may disqualify me from employment consideration and, if I am hired, may be grounds for termination or denial of an exemption at a later date.

SIGNATURE OF AFFIANT:_____

**Sign Above OR Below, DO NOT Sign Both Lines**

To the best of my knowledge and belief, my record contains one or more of the applicable disqualifying acts or offenses listed above. I have placed a check mark by the offense(s) contained in my record. (If you have previously been granted an exemption for this disqualifying offense, please attach a copy of the letter granting such exemption.) (Please circle the number which corresponds to the offense(s) contained in your record.)

SIGNATURE OF AFFIANT: _____

Sworn to and subscribed before me this _____ day of _____ , 20___.

_____

SIGNATURE OF NOTARY PUBLIC, STATE OF FLORIDA

_____

(Print, Type, or Stamp Commissioned Name of Notary Public)

(Check one)
Affiant personally known to notary
OR
Affiant produced identification

**ATTACHMENT E-3**

# Child Abuse & Neglect Reporting Requirements

**All child care personnel are mandated by law to report their <u>suspicions</u> of child abuse, neglect, or abandonment to the Florida Abuse Hotline in accordance with section 39.201, Florida Statutes.**

* Child care personnel must be alert to the physical and behavioral indicators of child abuse and neglect.

  "Child Abuse or Neglect" is defined in section 39.201, Florida Statutes, as "harm or threatened harm" to a child's health (mental or physical) or welfare by the acts or omissions by a parent, adult household member, other person responsible for the child's welfare, or for purposes of reporting requirements by any person.

  **Categories include**:
  - Physical Abuse or Neglect (i.e. unexplained bruises, hunger, lack of supervision...)
  - Emotional Abuse or Neglect (i.e. impairment in the ability to function, depression...)
  - Sexual Abuse (i.e. withdrawal, excessive crying, physical symptoms...)

* Reports must be made immediately to the Florida Abuse Hotline Information System by

  - Telephone at 1-800-96-ABUSE (1-800-962-2873), or
  - Fax at 1-800-914-0004, or
  - Online at http://www.dcf.state.fl.us/abuse/report/.

* Failure to perform duties of a mandatory reporter pursuant to section 39.201, Florida Statutes, constitutes a violation of the standards in sections 402.301 – 402.319, Florida Statutes, and is a felony of the third degree. **<u>Remember</u>**, it is each child care personnel's responsibility to report suspected abuse and/or neglect.

* All reports are confidential. However, persons who are mandated reporters (child care personnel) are required to give their name when making a report.

* It is important to give as much identifying and factual information as possible when making a report.

* Any person, when acting in good faith, is immune from liability in accordance with section 39.203(1)(a), Florida Statutes.

* For more information about child abuse and neglect, visit the Florida Department of Children and Families' ("Department") website at www.myflorida.com/childcare and select "Training Requirements." The Department offers a 4-hour *Identifying and Reporting Child Abuse and Neglect* course for child care providers. This course is an overview of the various types of abuse and neglect, indicators that may be observed, the legal responsibility of mandatory reporters, and the proper procedure for reporting abuse and neglect, as required by sections 402.305(2) and 402.313(1), Florida Statutes. The course is offered both online and in person with an instructor throughout Florida.

This statement is to verify that on _____, 20____, I, _____
Date Print Name of Employee

Read and understood the information and my mandated

_____ _____

**ATTACHMENT E-4**

# BACKGROUND SCREENING & PERSONNEL FILE REQUIREMENTS

Place in employee file and attach all background screening documentation.
Authority: sections 402.301- 402.319 and Chapter 435,
Florida Statutes

Name of Employee: _____

Name of Facility: _____

*Social Security #: _____Date of Birth: _____Employment Date: _____

*The Department's license/registration application requires personnel to give their Social Security number for the purposes of background screening. Social security numbers are only used by the Department for identity verification.

| Position Classification (check one) | Position Type (check all that apply) | Age Group Assigned (check one) | Education Level (check one) |
|---|---|---|---|
| Child Care Personnel<br>Intermittent Volunteer<br>Other Personnel | Owner<br>Director<br>Lead Teacher (must select age group)<br>VPK Instructor<br>Assistant Teacher<br>Substitute | 0 – 12 Months<br>1 Year<br>2 Years<br>3 Years<br>4 Years<br>4 Years VPK<br>5+ Years<br>Mixed<br>Not Applicable | No High School/GED<br>High School Student<br>High School/GED<br>National Early Childhood Credential<br>Birth Through Five Child Care Credential<br>School-Age Child Care Credential<br>Associates Degree<br>Bachelor's Degree<br>Master's Degree or Higher |

## SCREENING DOCUMENTATION

All child care personnel are required by law to be screened pursuant to Chapter 435, Florida Statutes, as a condition of employment and continued employment.

### Initial Screen

| | Date Livescanned | Date completed |
|---|---|---|
| FINGERPRINT | FDLE/ FBI | FDLE/ FBI |
| Affidavit of Good Moral Character **(due on or before employment, following a 90 day break, or when changing employers)** | | N/A |

### 5 Year Re-screen

| | Date Livescanned | Date completed |
|---|---|---|
| FINGERPRINT | | |
| FINGERPRINT | | |
| FINGERPRINT | | |

## OTHER REQUIREMENTS

Date Employment References Checked:_____
Names of References (attach additional documentation if necessary):
Leave of Absence Documentation from Employer (if applicable):

# ATTACHMENT G

## Data Security Definitions

**"Authorized Employees"** means Provider's employees who have a need to know or otherwise access Personal Information to enable Provider to perform its obligations under this Agreement.

**"Authorized Persons"** means (i) Authorized Employees; or (ii) Provider's subcontractors approved by The Children's Trust who have a need to know or otherwise access Personal Information to enable Provider to perform its obligations under this Agreement, and who are bound in writing by confidentiality obligations sufficient to protect Personal Information in accordance with the terms and conditions of this Agreement.

**"Unauthorized Third Party"** means any person other than Authorized Employee or Authorized Person(s).

**"Highly-Sensitive Personal Information"** means an individual's (i) government-issued identification number (including, without limitation, social security number, driver's license number or state-issued identified number); (ii) financial account number, credit card number, debit card number, credit report information, with or without any required security code, access code, personal identification number or password, that would permit access to an individual's financial account; or (iii) biometric or health data.

**"Personal Information"** includes Highly-Sensitive Personal Information or any of the following:

i. An individual's first name or first initial and last name in combination with any one or more of the following data elements for that individual:
    1. A social security number;
    2. A driver license or identification card number, passport number, military identification number, or other similar number issued on a government document used to verify identity;
    3. A financial account number or credit or debit card number, in combination with any required security code, access code, or password that is necessary to permit access to an individual's financial account;
    4. Any information regarding an individual's medical history, mental or physical condition, or medical treatment or diagnosis by a health care professional; or
    5. An individual's health insurance policy number or subscriber identification number and any unique identifier used by a health insurer to identify the individual.
ii. User name or e-mail address, in combination with a password or security question and answer that would permit access to an online account.

Notwithstanding the foregoing, the term "Personal Information" shall not include information (1) about an individual that has been made publicly available by a federal, state, or local governmental entity; or (2) that is encrypted, secured, or modified by any other method or technology that removes elements that personally identify an individual or that otherwise renders the information unusable.

**"Security breach"** or **"breach"** means unauthorized access of data in electronic form containing personal information, or a breach or alleged breach of this Agreement relating to such privacy practices. Good faith access of Personal Information by an employee or agent of the covered entity shall not constitute a breach of security under this Agreement, so long as the information is not used for a purpose unrelated to the business of The Children's Trust, or as a result of any other unauthorized use.

**AGENDA ITEM REPORT**
August 8, 2023

**ITEM NUMBER: 7.**

**ITEM: Consideration** and **Approval** of a Resolution regarding Amendment No. 3 to the FY 2022-2023 Budget. Enclosed is a copy of the proposed Resolution with supporting documents.

**DESCRIPTION:**
The State of Florida, the Charter of the Town of Bay Harbor Islands, and sound financial management practices require monitoring of the Town's budgetary condition. Budget requirements include maintaining a balanced budget and a prohibition against entering encumbrances for which there is not sufficient appropriation.
The Town Council monitors the budget to actual summary at the fund level monthly on each agenda. The Town Manager is authorized by the Charter to adjust within funds so long as the appropriation for each fund is not exceeded. The purpose of this budget amendment is for the Town Council to amend the FY 2022-2023 annual budget and to recognize changes in revenues and expenditures that differ from the adopted budget. This amendment represents budget amendment No. 3 for FY2022-2023 and maintains a balanced budget with total revenues equal to total expenditures.
The attached document represents the amendment that ensures compliance with State law, Town Charter, and sound financial management practices.
Staff alongside me have reviewed FY 2022-2023 actual revenues and expenditures and recommends a change to the FY 2022-2023 annual budget as follows:
001-General Fund –
This fund is being amended to increase revenues and increase appropriations for expenditures by the same amount, which is $448,140. The amendment will account for multiple transaction line items detailing with professional services, travel, retirement contribution, printing and binding, group insurance, operating supplies and other. Receipts for ad valorem, TDR fees, and other miscellaneous revenues were higher than budget, therefore an adjustment was made for these. There is also $333,012.39 as an increase from fund balance to account for increase in expenditures. There is a transfer out of $60,000 to fund the capital projects fund for the Finance Rents and Lease line items.
301-General Capital Projects Fund –
This fund is being amended to increase revenues and increase appropriations for expenditures by the same amount, which is $60,000. The amendment for an increase in Finance Rents and Lease, which will be funded from a transfer in from general fund.
303-Police Forfeiture Fund –
This fund is being amended to decrease revenues and increase appropriations for expenditures by the same amount, which is ($13,664). There are no additional expenditures for the year therefore expenditures are being reduced and therefore there is a reduction in the appropriated fund balance by the same amount since it is no longer needed.
401-Causeway Fund –
There are line-item changes within the causeway fund expenditures only, however they are between line items and do not require a change between revenue or expenditure increase or decrease overall. NO BUDGET AMENDMENT
402-Sewer Fund –
This fund is being amended to increase revenues and increase appropriations for expenditures by the same amount, which is $36,495. The amendment will account for multiple transaction line

items detailing with audit and accounting, other contractual services, utility services, printing and binding and retirement contributions.

403-Water Fund –

There are line-item changes within the causeway fund expenditures only, however they are between line items and do not require a change between revenue or expenditure increase or decrease overall. NO BUDGET AMENDMENT

404-Parking Fund –

There are line-item changes within the parking fund expenditures only, however they are between line items and do not require a change between revenue or expenditure increase or decrease overall. NO BUDGET AMENDMENT

405-Solid Waste Fund -

This fund is being amended to increase revenues and increase appropriations for expenditures by the same amount, which is $17,228. The amendment will account for multiple transaction line items detailing with audit and accounting, retirement contribution and other current charges.

406-Stormwater Fund –

There are line-item changes within the stormwater fund expenditures only, however they are between line items and do not require a change between revenue or expenditure increase or decrease overall. NO BUDGET AMENDMENT

**RECOMMENDED ACTION:**

Approval

---

**FINANCIAL ANALYSIS:**

The General Fund is being amended to increase revenues and appropriations in the amount $448,140; the Capital Projects Fund is being amended to increase revenues and appropriations in the amount $60,000; the Police Forfeiture Fund is being amended to decrease revenues and appropriations in the amount $13,664; the Sewer Fund is being amended to increase revenues and appropriations in the amount $36,495; the Solid Waste Fund is being amended to increase revenues and appropriations in the amount $17,228; and an increase to the budgeted revenue estimates and expenditure estimates is required for the General Fund, to comply with the Florida Statutes and the Town's commitment to sound budgeting practices, where budgeted expenditures may not exceed anticipated revenues; and the Town Council desires to amend the 2022-2023 Fiscal Year General, Proprietary, and Special Revenue Funds budgets.

**BUDGET IMPACT:**

---

Submitted By: Yvonne Hamilton, Town Clerk

**ATTACHMENTS**

| | |
|---|---|
| 1. | FY 2022-2023 Budget Amendment No. 3 Memo |

| | |
|---|---|
| 2. | Resolution - FY22-23 Budget Amendment No 3 |
| 3. | Budget Amendment No-3 - Aug 8-23 V002 |

**Town of Bay Harbor Islands, Florida**

Budget Amendment to the FY2022-2023 Budget

Budget Amendment No. 3

Table of Content


1 Budget Amendment 3 Memo
2 Budget Amendment 3 Summary - Exhibit A
3 Budget Amendment 3 Detail - Exhibit A
4 Budget Amendment 3 Narrative - Exhibit A

**TOWN OF BAY HARBOR ISLANDS MEMORANDUM**

**DATE:** JULY 27, 2023

**TO:** HONORABLE MAYOR, VICE-MAYOR AND MEMBERS OF THE TOWN COUNCIL

**FROM:** MARIA LASDAY, TOWN MANAGER

**RE:** FY 2022-2023 BUDGET AMENDMENT RESOLUTION NO. 3

The State of Florida, the Charter of the Town of Bay Harbor Islands, and sound financial management practices require monitoring of the Town's budgetary condition. Budget requirements include maintaining a balanced budget and a prohibition against entering encumbrances for which there is not sufficient appropriation.

The Town Council monitors the budget to actual summary at the fund level monthly on each agenda. The Town Manager is authorized by the Charter to adjust within funds so long as the appropriation for each fund is not exceeded. The purpose of this budget amendment is for the Town Council to amend the FY 2022-2023 annual budget and to recognize changes in revenues and expenditures that differ from the adopted budget. This amendment represents budget amendment No. 3 for FY2022-2023 and maintains a balanced budget with total revenues equal to total expenditures.

The attached document represents the amendment that ensures compliance with State law, Town Charter, and sound financial management practices.

Staff alongside me have reviewed FY 2022-2023 actual revenues and expenditures and recommends a change to the FY 2022-2023 annual budget as follows:

<u>001-General Fund –</u>

This fund is being amended to increase revenues and increase appropriations for expenditures by the same amount, which is $448,140. The amendment will account for multiple transaction line items detailing with professional services, travel, retirement contribution, printing and binding, group insurance, operating supplies and other. Receipts for ad valorem, TDR fees, and other miscellaneous revenues were higher than budget, therefore an adjustment was made for these. There is also $333,012.39 as an increase from fund balance to account for increase in

expenditures. There is a transfer out of $60,000 to fund the capital projects fund for the Finance Rents and Lease line items.

301-General Capital Projects Fund –

This fund is being amended to increase revenues and increase appropriations for expenditures by the same amount, which is $60,000 within the capital projects fund. The amendment for an increase in Finance Rents and Lease, which will be funded from a transfer in from general fund.

303-Police Forfeiture Fund –

This fund is being amended to decrease revenues and decrease appropriations for expenditures by the same amount, which is ($13,664) within the police forfeiture fund. There are no additional expenditures for the year therefore expenditures are being reduced and therefore there is a reduction in the appropriated fund balance by the same amount since it is no longer needed.

401-Causeway Fund –

There are line-item changes within the causeway fund expenditures only, whereas retirement contributions, accounting and auditing and machinery and equipment increased however the change in balance/reserve expenditure account decreased by the same amount. The changes are between expenditure line items and do not require a change between revenue or request for additional expenditures. NO BUDGET AMENDMENT

402-Sewer Fund –

This fund is being amended to increase revenues and increase appropriations for expenditures by the same amount, which is $36,495 within the sewer fund. The amendment will account for multiple transaction line items detailing with appropriated fund balance, audit and accounting, other contractual services, utility services, operating supplies, printing and binding and retirement contributions.

403-Water Fund –

There are line-item changes within the water fund expenditures only, whereas, retirement contributions, accounting and auditing, travel, operating rental and leases, printing and binding, other current charges and changes in balances/reserves by the same amount. The changes are between expenditure line items and do not require a change between revenue or request for additional expenditures. NO BUDGET AMENDMENT

404-Parking Fund –

There are line-item changes within the parking fund expenditures only, whereas, retirement contributions, accounting and auditing, other contractual services, utility service, printing and binding, and changes in balances/reserves by the same amount. The changes are between expenditure line items and do not require a change between revenue or request for additional expenditures. NO BUDGET AMENDMENT

405-Solid Waste Fund -

This fund is being amended to increase revenues and increase appropriations for expenditures by the same amount, which is $17,228 within the solid waste fund. The amendment will account for multiple transaction line items detailing with increases in multi-family collection fees, audit and accounting, sewage disposal fees-bus regular. There are decreases in sewer disposal fees-reg pickup and change in balances/reserves.

406-Stormwater Fund –

There are line-item changes within the storm water fund expenditures only, whereas, retirement contributions, accounting and auditing, other current charges and changes in balances/reserves by the same amount. The changes are between expenditure line items and do not require a change between revenue or request for additional expenditures. NO BUDGET AMENDMENT

Budget Amendment No 3.

By Fund and Summary

FY2022-2023

| | Fund | Original Total Budget | Budget Amendment 1 | Budget Amendment 2 | Budget Amendment 3 | Amended Annual Budget |
|---|---|---|---|---|---|---|
| | 001 - General Fund | 12,205,871 | 215,724 | 1,072,889 | 448,140 | 13,942,624 |
| | 301 - General Capital Projects Fu | 342,000 | - | 138,287 | 60,000 | 540,287 |
| | 302 - Park Impact Fees Fund | 202,000 | - | 470,000 | - | 672,000 |
| | 303 - Police Forfeiture Fund | 47,985 | - | - | (13,664) | 34,321 |
| | 401 - Causeway Fund | 9,560,500 | - | 2,385,281 | - | 11,945,781 |
| | 402 - Sewer Fund | 2,934,644 | 772,000 | 170,053 | 36,495 | 3,913,192 |
| | 403 - Water Fund | 1,400,000 | - | 29,200 | - | 1,429,200 |
| | 404 - Parking Fund | 1,382,750 | - | 37,885 | - | 1,420,635 |
| | 405 - Solid Waste Fund | 876,000 | - | - | 17,228 | 893,228 |
| | 406 - Stormwater Fund | 541,000 | - | - | - | 541,000 |
| | 601 - Employee's Retirement Sys | - | - | - | - | - |
| **Total Revenue:** | | **29,492,750** | **987,724** | **4,303,595** | **548,200** | **35,332,269** |

| | Fund | Original Total Budget | Budget Amendment 1 | Budget Amendment 2 | | Amended Annual Budget |
|---|---|---|---|---|---|---|
| | 001 - General Fund | 12,205,871 | 215,724 | 1,072,889 | 448,140 | 13,942,624 |
| | 301 - General Capital Projects Fu | 342,000 | - | 138,287 | 60,000 | 540,287 |
| | 302 - Park Impact Fees Fund | 202,000 | - | 470,000 | - | 672,000 |
| | 303 - Police Forfeiture Fund | 47,985 | - | - | (13,664) | 34,321 |
| | 401 - Causeway Fund | 9,560,500 | 73,342 | 2,311,939 | - | 11,945,781 |
| | 402 - Sewer Fund | 2,934,644 | 922,062 | 19,991 | 36,495 | 3,913,192 |
| | 403 - Water Fund | 1,400,000 | 14,758 | 14,442 | - | 1,429,200 |
| | 404 - Parking Fund | 1,382,750 | 7,375 | 30,510 | - | 1,420,635 |
| | 405 - Solid Waste Fund | 876,000 | - | - | 17,228 | 893,228 |
| | 406 - Stormwater Fund | 541,000 | 3,692 | (3,692) | - | 541,000 |
| | 601 - Employee's Retirement Sys | - | - | - | - | - |
| **Total Expenditures/Expenses:** | | **29,492,750** | **1,236,953** | **4,054,366** | **548,200** | **35,332,269** |
| **Surplus (Deficit)** | | **-** | **(249,229)** | **249,229** | **(0)** | **0** |

**Town of Bay Harbor Islands, Florida**

Budget Amendment to the FY2022-2023 Budget

Budget Amendment No. 3

Exhibit A - Summary

| Fund | Original Total Budget | Budget Amendment 1 | Budget Amendment 2 | Budget Amendment 3 | Amended Annual Budget |
|---|---|---|---|---|---|
| 001 - General Fund | 12,205,871 | 215,724 | 1,072,889 | 448,140 | 13,942,624 |
| 301 - General Capital Projects Fun | 342,000 | - | 138,287 | 60,000 | 540,287 |
| 302 - Park Impact Fees Fund | 202,000 | - | 470,000 | - | 672,000 |
| 303 - Police Forfeiture Fund | 47,985 | - | - | (13,664) | 34,321 |
| 401 - Causeway Fund | 9,560,500 | - | 2,385,281 | - | 11,945,781 |
| 402 - Sewer Fund | 2,934,644 | 772,000 | 170,053 | 36,495 | 3,913,192 |
| 403 - Water Fund | 1,400,000 | - | 29,200 | - | 1,429,200 |
| 404 - Parking Fund | 1,382,750 | - | 37,885 | - | 1,420,635 |
| 405 - Solid Waste Fund | 876,000 | - | - | 17,228 | 893,228 |
| 406 - Stormwater Fund | 541,000 | - | - | - | 541,000 |
| 601 - Employee's Retirement Syste | - | - | - | - | - |
| **Total Revenue:** | **29,492,750** | **987,724** | **4,303,595** | **548,200** | **35,332,269** |

| Fund | Original Total Budget | Budget Amendment 1 | Budget Amendment 2 | | Amended Annual Budget |
|---|---|---|---|---|---|
| 001 - General Fund | 12,205,871 | 215,724 | 1,072,889 | 448,140 | 13,942,624 |
| 301 - General Capital Projects Fun | 342,000 | - | 138,287 | 60,000 | 540,287 |
| 302 - Park Impact Fees Fund | 202,000 | - | 470,000 | - | 672,000 |
| 303 - Police Forfeiture Fund | 47,985 | - | - | (13,664) | 34,321 |
| 401 - Causeway Fund | 9,560,500 | 73,342 | 2,311,939 | - | 11,945,781 |
| 402 - Sewer Fund | 2,934,644 | 922,062 | 19,991 | 36,495 | 3,913,192 |
| 403 - Water Fund | 1,400,000 | 14,758 | 14,442 | - | 1,429,200 |
| 404 - Parking Fund | 1,382,750 | 7,375 | 30,510 | - | 1,420,635 |
| 405 - Solid Waste Fund | 876,000 | - | - | 17,228 | 893,228 |
| 406 - Stormwater Fund | 541,000 | 3,692 | (3,692) | - | 541,000 |
| 601 - Employee's Retirement Syste | - | - | - | - | - |
| **Total Expenditures/Expenses:** | **29,492,750** | **1,236,953** | **4,054,366** | **548,200** | **35,332,269** |
| **Surplus (Deficit)** | **-** | **(249,229)** | **249,229** | **(0)** | **0** |

# Town of Bay Harbor Islands, Florida

Budget Amendment to the FY2022-2023 Budget

Budget Amendment No. 3

Exhibit A - Detail By Line Item

| | | Original Total Budget | Current Total Budget | Budget Amendment 3 | Amended Annual Budget | Fiscal Activity at July 26, 2023 | Variance Favorable (Unfavorable) | Percent Remaining |
|---|---|---|---|---|---|---|---|---|
| **Fund: 001 - General Fund** | | | | | | | | |
| **Revenue** | | | | | | | | |
| 001.9990.311100.000 | Ad Valorem Taxes | 4921530 | 4921530 | 76551.66 | 4998081.66 | 4998081.66 | 76551.66 | 10156% |
| 001.9990.312400.000 | Gas Tax - Six Cents | 66000 | 66000 | 0 | 66000 | 37792.47 | -28207.53 | 4274% |
| 001.9990.312400.100 | Gas Tax - Three Cent | 20000 | 20000 | 0 | 20000 | 20067.98 | 67.98 | 10034% |
| 001.9990.312520.000 | Casualty Ins Premium Tax (Pol) | 50000 | 50000 | 0 | 50000 | 0 | -50000 | 10000% |
| 001.9990.313000.000 | Franchise Fees-FPL | 325000 | 325000 | 0 | 325000 | 247564.67 | -77435.33 | 2383% |
| 001.9990.313002.000 | Franchise Fees-Peoples' Gas' | 40000 | 40000 | 0 | 40000 | 22173.82 | -17826.18 | 4457% |
| 001.9990.314004.000 | Utility Taxes-FPL | 600000 | 600000 | 0 | 600000 | 435462.06 | -164537.94 | 2742% |
| 001.9990.314006.000 | Utility Tax - Peoples' Gas' | 20000 | 20000 | 0 | 20000 | 16409.6 | -3590.4 | 1795% |
| 001.9990.315000.000 | Communications Services Tax | 165000 | 165000 | 0 | 165000 | 133643.96 | -31356.04 | 1900% |
| 001.9990.321000.000 | Occupational License Fees | 95000 | 95000 | 0 | 95000 | 55458.56 | -39541.44 | 4162% |
| 001.9990.321000.010 | TDR Fees | 0 | 0 | 6500 | 6500 | 6500 | 6500 | 0% |
| 001.9990.321000.020 | Lien Search Fees | 20000 | 20000 | 0 | 20000 | 12650 | -7350 | 3675% |
| 001.9990.322001.000 | Building Permits | 1262000 | 1262000 | 0 | 1262000 | 3680567.8 | 2418567.8 | 29165% |
| 001.9990.322002.000 | Electrical Permits | 80000 | 80000 | 0 | 80000 | 80542 | 542 | 10068% |
| 001.9990.322003.000 | Plumbing Permits | 40000 | 40000 | 0 | 40000 | 101153 | 61153 | 25288% |
| 001.9990.322004.000 | Air Conditioning Permits | 120000 | 120000 | 0 | 120000 | 140817 | 20817 | 11735% |
| 001.9990.329000.000 | Other Licenses & Permits | 200000 | 200000 | 0 | 200000 | 641096.58 | 441096.58 | 32055% |
| 001.9990.329000.111 | Plan Digitizing Fee | 0 | 0 | 0 | 0 | 409788.9 | 409788.9 | 0% |
| 001.9990.331700.000 | Fed Grants-Culture/Recreation | 66251 | 66251 | 0 | 66251 | 16535.87 | -49715.13 | 7504% |
| 001.9990.334501.000 | State Grant-Disaster Relief | 135000 | 0 | 0 | 0 | 0 | 0 | 0% |
| 001.9990.334701.000 | State Grant-Culture/Rec. | 50000 | 50000 | 0 | 50000 | 0 | -50000 | 10000% |
| 001.9990.334701.100 | State Grant-Culture/Rec-Childrei | 0 | 135000 | 0 | 135000 | 9000 | -126000 | 9333% |
| 001.9990.335121.000 | Sales Tax-Mun Rev Shr | 140000 | 140000 | 0 | 140000 | 108374.93 | -31625.07 | 2259% |
| 001.9990.335122.000 | Fuel Tax-Mun Rev Shar | 60000 | 60000 | 0 | 60000 | 45130.6 | -14869.4 | 2478% |
| 001.9990.335150.000 | Alcoholic Beverage Licenses | 4000 | 4000 | 0 | 4000 | 2768.83 | -1231.17 | 3078% |
| 001.9990.335180.000 | Sales Tax-Half Cent | 505000 | 505000 | 0 | 505000 | 384994.58 | -120005.42 | 2376% |
| 001.9990.335185.000 | Transportation Surtax | 295000 | 295000 | 0 | 295000 | 216747 | -78253 | 2653% |
| 001.9990.341900.000 | Election Qualifying Fees | 30 | 30 | 0 | 30 | 50.05 | 20.05 | 16683% |
| 001.9990.347200.000 | Recreation Program Fees | 280000 | 280000 | 0 | 280000 | 167281.02 | -112718.98 | 4026% |
| 001.9990.347200.100 | Tennis Court Fees | 0 | 0 | 0 | 0 | 245 | 245 | 0% |
| 001.9990.349001.000 | Surcharge - Police Details | 2000 | 2000 | 0 | 2000 | 0 | -2000 | 10000% |
| 001.9990.351001.000 | Fines-Building Code Violations | 21000 | 21000 | 0 | 21000 | 174999 | 153999 | 83333% |
| 001.9990.354000.000 | Ticket Surcharges (Cross Gd) | 25000 | 25000 | 0 | 25000 | 20242.19 | -4757.81 | 1903% |
| 001.9990.359001.000 | Traffic Fines | 20000 | 20000 | 0 | 20000 | 15670.5 | -4329.5 | 2165% |
| 001.9990.359002.000 | Second Dollar Funding | 1000 | 1000 | 0 | 1000 | -2506.12 | -3506.12 | 35061% |
| 001.9990.361000.000 | Interest Earnings | 0 | 0 | 0 | 0 | -209.62 | -209.62 | 0% |
| 001.9990.361004.000 | Interest Earnings-Mellon Trust | 55000 | 55000 | 0 | 55000 | -15431.4 | -70431.4 | 12806% |
| 001.9990.362000.000 | Rents & Royalties | 3000 | 3000 | 0 | 3000 | 4795 | 1795 | 15983% |
| 001.9990.364001.000 | Sale of Fixed Assets | 5000 | 5000 | 0 | 5000 | 625 | -4375 | 8750% |
| 001.9990.369000.000 | Other Miscellaneous Revenues | 80000 | 80000 | 32076.19 | 112076.19 | 112076.29 | 32076.29 | 14010% |
| 001.9990.369002.222 | TDR Sale Proceeds | 0 | 0 | 0 | 0 | 390000 | 390000 | 0% |
| 001.9990.382004.000 | Contribution from Water Fund | 200000 | 200000 | 0 | 200000 | 150000.03 | -49999.97 | 2500% |
| 001.9990.382005.000 | Contribution from Causeway Fd | 1659060 | 1659060 | 0 | 1659060 | 1244295 | -414765 | 2500% |
| 001.9990.382007.000 | Contribution from Sewer Fund | 525000 | 525000 | 0 | 525000 | 393750 | -131250 | 2500% |
| 001.9990.382010.000 | Appropriation from Fund Balanc | 50000 | 1338113 | 333012.39 | 1671125.39 | 0 | -1338113 | 10000% |
| | **Revenue Total:** | **12205871** | **13493984** | **448140.24** | **13942124.24** | **14479203.81** | **985219.81** | **7%** |
| **Expense** | | | | | | | | |
| 001.5110.400011.000 | Executive Salaries | 7 | 7 | 0 | 7 | 0 | 7 | 10000% |
| 001.5110.400023.000 | Group Insurance | 85000 | 85000 | 0 | 85000 | 71401.7 | 13598.3 | 1600% |
| 001.5110.400031.000 | Professional Services | 20000 | 20000 | 35000 | 55000 | 43505 | -23505 | -11753% |





| | | Original Total Budget | Current Total Budget | Budget Amendment 3 | Amended Annual Budget | Fiscal Activity at July 26, 2023 | Variance Favorable (Unfavorable) | Percent Remaining |
|---|---|---|---|---|---|---|---|---|

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 001.5110.400040.000 | Travel & Per Diem | 20000 | 20000 | 5000 | 25000 | 26146.52 | -6146.52 | -3073% |
| 001.5110.400041.000 | Communications and Freight | 17000 | 17000 | 0 | 17000 | 12346.8 | 4653.2 | 2737% |
| 001.5110.400045.000 | Insurance | 1500 | 1500 | 0 | 1500 | 0 | 1500 | 10000% |
| 001.5110.400047.000 | Printing & Binding | 45000 | 45000 | 0 | 45000 | 29242.72 | 15757.28 | 3502% |
| 001.5110.400048.000 | Promotional Activities | 3500 | 3500 | 0 | 3500 | 756.65 | 2743.35 | 7838% |
| 001.5110.400049.000 | Other Current Charges | 18850 | 18850 | 10000 | 28850 | 23905 | -5055 | -2682% |
| 001.5110.400052.000 | Operating Supplies | 1500 | 1500 | 0 | 1500 | 314.39 | 1185.61 | 7904% |
| 001.5110.400054.000 | Publications and Training | 2500 | 2500 | 7000 | 9500 | 8280.52 | -5780.52 | -23122% |
| 001.5120.400012.000 | Regular Salaries & Wages | 201926 | 201926 | 0 | 201926 | 182073.81 | 19852.19 | 983% |
| 001.5120.400014.000 | Overtime Pay | 3500 | 3500 | 0 | 3500 | 0 | 3500 | 10000% |
| 001.5120.400021.000 | F.I.C.A. Taxes | 15715 | 15715 | 0 | 15715 | 12301.84 | 3413.16 | 2172% |
| 001.5120.400022.000 | Retirement Contribution | 16751 | 16751 | 464.01 | 17215.01 | 17215.01 | -464.01 | -277% |
| 001.5120.400023.000 | Group Insurance | 13493 | 13493 | 9000 | 22493 | 17956.63 | -4463.63 | -3308% |
| 001.5120.400024.000 | Workers' Compensation' | 1500 | 1500 | 0 | 1500 | 0 | 1500 | 10000% |
| 001.5120.400025.000 | Unemployment Compensation | 1027 | 1027 | 0 | 1027 | 0 | 1027 | 10000% |
| 001.5120.400031.000 | Professional Services | 75000 | 75000 | 13000 | 88000 | 74972.05 | 27.95 | 4% |
| 001.5120.400034.000 | Other Contractual Services | 27500 | 27500 | 0 | 27500 | 0 | 27500 | 10000% |
| 001.5120.400040.000 | Travel & Per Diem | 22603 | 22603 | 0 | 22603 | 15632.22 | 6970.78 | 3084% |
| 001.5120.400041.000 | Communications and Freight | 13000 | 13000 | 3000 | 16000 | 17467.61 | -4467.61 | -3437% |
| 001.5120.400044.000 | Operating Rentals & Leases | 2700 | 2700 | 0 | 2700 | 0 | 2700 | 10000% |
| 001.5120.400045.000 | Insurance | 25000 | 25000 | 0 | 25000 | 0 | 25000 | 10000% |
| 001.5120.400046.000 | Repairs & Maintenance | 0 | 0 | 20 | 20 | 16.5 | -16.5 | 0% |
| 001.5120.400047.000 | Printing & Binding | 8000 | 8000 | 0 | 8000 | 90 | 7910 | 9888% |
| 001.5120.400048.000 | Promotional Activities | 20000 | 20000 | 20000 | 40000 | 20000 | 0 | 0% |
| 001.5120.400049.000 | Other Current Charges | 19500 | 19500 | 17000 | 36500 | 30430.6 | -10930.6 | -5605% |
| 001.5120.400051.000 | Office Supplies | 30000 | 30000 | 0 | 30000 | 15509.62 | 14490.38 | 4830% |
| 001.5120.400052.000 | Operating Supplies | 1500 | 1500 | 0 | 1500 | 604.31 | 895.69 | 5971% |
| 001.5120.400054.000 | Publications and Training | 14200 | 14200 | 2000 | 16200 | 14021.54 | 178.46 | 126% |
| 001.5125.400012.000 | Regular Salaries & Wages | 66093 | 66093 | 0 | 66093 | 56565.85 | 9527.15 | 1441% |
| 001.5125.400014.000 | Overtime Pay | 3000 | 3000 | 0 | 3000 | 0 | 3000 | 10000% |
| 001.5125.400021.000 | F.I.C.A. Taxes | 5286 | 5286 | 0 | 5286 | 4255.32 | 1030.68 | 1950% |
| 001.5125.400022.000 | Retirement Contribution | 5634 | 5634 | 2193.07 | 7827.07 | 7827.07 | -2193.07 | -3893% |
| 001.5125.400023.000 | Group Insurance | 20541 | 20541 | 0 | 20541 | 3909.7 | 16631.3 | 8097% |
| 001.5125.400024.000 | Workers' Compensation' | 1613 | 1613 | 0 | 1613 | 0 | 1613 | 10000% |
| 001.5125.400025.000 | Unemployment Compensation | 345 | 345 | 0 | 345 | 0 | 345 | 10000% |
| 001.5125.400031.000 | Professional Services | 15000 | 32000 | 0 | 32000 | 13537.27 | 18462.73 | 5770% |
| 001.5125.400034.000 | Other Contractual Services | 38745 | 38745 | 0 | 38745 | 33610.72 | 5134.28 | 1325% |
| 001.5125.400040.000 | Travel & Per Diem | 3000 | 3000 | 0 | 3000 | 657 | 2343 | 7810% |
| 001.5125.400041.000 | Communications and Freight | 500 | 500 | 0 | 500 | 28.56 | 471.44 | 9429% |
| 001.5125.400044.000 | Operating Rentals & Leases | 8126 | 13126 | 0 | 13126 | 5184.46 | 7941.54 | 6050% |
| 001.5125.400044.500 | Finance Rentals & Leases | 0 | 0 | 0 | 0 | 4489.14 | -4489.14 | 0% |
| 001.5125.400045.000 | Insurance | 2000 | 2000 | 0 | 2000 | 0 | 2000 | 10000% |
| 001.5125.400046.000 | Repairs & Maintenance | 1000 | 1000 | 0 | 1000 | 0 | 1000 | 10000% |
| 001.5125.400047.000 | Printing & Binding | 8200 | 8200 | 3500 | 11700 | 9381.65 | -1181.65 | -1441% |
| 001.5125.400049.000 | Other Current Charges | 45600 | 45600 | 0 | 45600 | 44830.48 | 769.52 | 169% |
| 001.5125.400052.000 | Operating Supplies | 1500 | 1500 | 0 | 1500 | 839.63 | 660.37 | 4402% |
| 001.5125.400054.000 | Publications and Training | 3500 | 3500 | 0 | 3500 | 610 | 2890 | 8257% |
| 001.5125.400066.000 | Computer software | 0 | 8000 | 0 | 8000 | 0 | 8000 | 10000% |
| 001.5130.400012.000 | Regular Salaries & Wages | 140309 | 140309 | 0 | 140309 | 103028.71 | 37280.29 | 2657% |
| 001.5130.400014.000 | Overtime Pay | 5000 | 5000 | 0 | 5000 | 0 | 5000 | 10000% |
| 001.5130.400021.000 | F.I.C.A. Taxes | 11116 | 11116 | 0 | 11116 | 7245.7 | 3870.3 | 3482% |
| 001.5130.400022.000 | Retirement Contribution | 11849 | 11849 | -1269.06 | 10579.94 | 10579.94 | 1269.06 | 1071% |
| 001.5130.400023.000 | Group Insurance | 12667 | 12667 | 2000 | 14667 | 11455.54 | 1211.46 | 956% |
| 001.5130.400024.000 | Workers' Compensation' | 1613 | 1613 | 0 | 1613 | 0 | 1613 | 10000% |
| 001.5130.400025.000 | Unemployment Compensation | 727 | 727 | 0 | 727 | 0 | 727 | 10000% |
| 001.5130.400031.000 | Professional Services | 18000 | 68000 | 0 | 68000 | 15858.1 | 52141.9 | 7668% |
| 001.5130.400032.000 | Accounting & Auditing | 22000 | 22000 | 7318.6 | 29318.6 | 29318.6 | -7318.6 | -3327% |
| 001.5130.400034.000 | Other Contractual Services | 45000 | 45000 | 52000 | 97000 | 92847.72 | -47847.72 | -10633% |





| | | Original Total Budget | Current Total Budget | Budget Amendment 3 | Amended Annual Budget | Fiscal Activity at July 26, 2023 | Variance Favorable (Unfavorable) | Percent Remaining |
|---|---|---|---|---|---|---|---|---|
| 001.5130.400040.000 | Travel & Per Diem | 4050 | 4050 | 0 | 4050 | 0 | 4050 | 10000% |
| 001.5130.400041.000 | Communications and Freight | 200 | 200 | 0 | 200 | 20.85 | 179.15 | 8958% |
| 001.5130.400044.000 | Operating Rentals & Leases | 3600 | 3600 | 0 | 3600 | 1895.56 | 1704.44 | 4735% |
| 001.5130.400045.000 | Insurance | 700 | 700 | 0 | 700 | 0 | 700 | 10000% |
| 001.5130.400046.000 | Repairs & Maintenance | 250 | 250 | 0 | 250 | 0 | 250 | 10000% |
| 001.5130.400047.000 | Printing & Binding | 6400 | 6400 | 0 | 6400 | 2164.3 | 4235.7 | 6618% |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 001.5130.400049.000 | Other Current Charges | 5800 | 5800 | 0 | 5800 | 10 | 5790 | 9983% |
| 001.5130.400052.000 | Operating Supplies | 3000 | 3000 | 0 | 3000 | 2823.5 | 176.5 | 588% |
| 001.5130.400054.000 | Publications and Training | 2470 | 2470 | 0 | 2470 | 829.75 | 1640.25 | 6641% |
| 001.5130.400066.000 | Computer Software | 0 | 10000 | 0 | 10000 | 260 | 9740 | 9740% |
| 001.5135.400012.000 | Regular Salaries & Wages | 67756 | 67756 | 0 | 67756 | 101301.12 | -33545.12 | -4951% |
| 001.5135.400014.000 | Overtime Pay | 2000 | 2000 | 0 | 2000 | 415.6 | 1584.4 | 7922% |
| 001.5135.400021.000 | F.I.C.A. Taxes | 5336 | 5336 | 0 | 5336 | 7480.92 | -2144.92 | -4020% |
| 001.5135.400022.000 | Retirement Contribution | 5688 | 5688 | 476.2 | 6164.2 | 6164.2 | -476.2 | -837% |
| 001.5135.400023.000 | Group Insurance | 8741 | 8741 | 8000 | 16741 | 15166.69 | -6425.69 | -7351% |
| 001.5135.400024.000 | Workers' Compensation' | 600 | 600 | 0 | 600 | 0 | 600 | 10000% |
| 001.5135.400025.000 | Unemployment Compensation | 303 | 303 | 0 | 303 | 0 | 303 | 10000% |
| 001.5135.400031.000 | Professional Services | 64000 | 64000 | 0 | 64000 | 19936.81 | 44063.19 | 6885% |
| 001.5135.400034.000 | Other Contractual Services | 67000 | 67000 | 0 | 67000 | 49765.67 | 17234.33 | 2572% |
| 001.5135.400041.000 | Communications and Freight | 105772 | 105772 | 0 | 105772 | 64588.71 | 41183.29 | 3894% |
| 001.5135.400045.000 | Insurance | 1500 | 1500 | 0 | 1500 | 0 | 1500 | 10000% |
| 001.5135.400046.000 | Repairs & Maintenance | 96300 | 96300 | 0 | 96300 | 54674.36 | 41625.64 | 4322% |
| 001.5135.400049.000 | Other Current Charges | 12000 | 12000 | 0 | 12000 | 3730.4 | 8269.6 | 6891% |
| 001.5135.400052.000 | Operating Supplies | 82700 | 82700 | 0 | 82700 | 72208.31 | 10491.69 | 1269% |
| 001.5135.400054.000 | Publications and Training | 4000 | 4000 | 0 | 4000 | 0 | 4000 | 10000% |
| 001.5135.400063.000 | Improvements (Excl. Buildings) | 0 | 37500 | 0 | 37500 | 37500 | 0 | 0% |
| 001.5135.400066.000 | Computer Software | 10000 | 10000 | 0 | 10000 | 0 | 10000 | 10000% |
| 001.5137.400012.000 | Regular Salaries & Wages | 55866 | 55866 | 0 | 55866 | 36662.82 | 19203.18 | 3437% |
| 001.5137.400021.000 | F.I.C.A. Taxes | 4274 | 4274 | 0 | 4274 | 2690.6 | 1583.4 | 3705% |
| 001.5137.400022.000 | Retirement Contribution | 4555 | 4555 | -1085.45 | 3469.55 | 3469.55 | 1085.45 | 2383% |
| 001.5137.400023.000 | Group Insurance | 3762 | 3762 | 1500 | 5262 | 4622.08 | -860.08 | -2286% |
| 001.5137.400024.000 | Workers' Compensation | 550 | 550 | 0 | 550 | 0 | 550 | 10000% |
| 001.5137.400025.000 | Unemployment Compensation | 240 | 240 | 0 | 240 | 0 | 240 | 10000% |
| 001.5137.400034.000 | Other Contractual Services | 13600 | 13600 | -5000 | 8600 | 0 | 13600 | 10000% |
| 001.5137.400040.000 | Travel & Per Diem | 3600 | 3600 | 0 | 3600 | 2358.42 | 1241.58 | 3449% |
| 001.5137.400041.000 | Communications and Freight | 100 | 100 | -100 | 0 | 0 | 100 | 10000% |
| 001.5137.400045.000 | Insurance | 1200 | 1200 | 0 | 1200 | 0 | 1200 | 10000% |
| 001.5137.400047.000 | Printing & Binding | 0 | 0 | 100 | 100 | 90 | -90 | 0% |
| 001.5137.400048.000 | Promotional Activities | 14500 | 44689.29 | 0 | 44689.29 | 39689.29 | 5000 | 1119% |
| 001.5137.400049.000 | Other Current Charges | 15800 | 26676.63 | 3000 | 29676.63 | 27447.9 | -771.27 | -289% |
| 001.5137.400052.000 | Operating Supplies | 500 | 500 | 1000 | 1500 | 871.36 | -371.36 | -7427% |
| 001.5137.400054.000 | Publications and Training | 11300 | 11300 | 0 | 11300 | 9736.9 | 1563.1 | 1383% |
| 001.5140.400031.000 | Professional Services | 240000 | 240000 | 20000 | 260000 | 236091.72 | 3908.28 | 163% |
| 001.5170.400071.000 | Principal Payments | 349000 | 349000 | 0 | 349000 | 349000 | 0 | 0% |
| 001.5170.400072.000 | Interest | 150580 | 150580 | 0 | 150580 | 150579.75 | 0.25 | 0% |
| 001.5170.400073.000 | Other Debt Service Costs | 4175 | 4175 | 0 | 4175 | 1445.13 | 2729.87 | 6539% |
| 001.5190.400034.000 | Other Contractual Services | 67445 | 67445 | 0 | 67445 | 32444.23 | 35000.77 | 5190% |
| 001.5190.400043.000 | Utility Services | 33000 | 53240 | 0 | 53240 | 47071.26 | 6168.74 | 1159% |
| 001.5190.400044.000 | Operating Rentals & Leases | 30000 | 30000 | 0 | 30000 | 10239 | 19761 | 6587% |
| 001.5190.400045.000 | Insurance | 5000 | 5000 | 0 | 5000 | 0 | 5000 | 10000% |
| 001.5190.400046.000 | Repairs & Maintenance | 38425 | 94387.71 | 2000 | 96387.71 | 93584.66 | 803.05 | 85% |
| 001.5190.400049.000 | Other Current Charges | 3400 | 3400 | 0 | 3400 | 795 | 2605 | 7662% |
| 001.5190.400052.000 | Operating Supplies | 8250 | 8250 | 2000 | 10250 | 10046.14 | -1796.14 | -2177% |
| 001.5190.400057.000 | Town Hall Emergency | 0 | 400000 | 0 | 400000 | 195656.29 | 204343.71 | 5109% |
| 001.5190.400063.000 | Improvements (excl. Buildings) | 0 | 168907.84 | 0 | 168907.84 | 66593.99 | 102313.85 | 6057% |
| 001.5190.400064.000 | Machinery & Equipment | 0 | 117865 | 0 | 117865 | 117865 | 0 | 0% |
| 001.5210.400012.000 | Regular Salaries & Wages | 3251014 | 3251014 | 0 | 3251014 | 2426052.28 | 824961.72 | 2538% |
| 001.5210.400014.000 | Overtime Pay | 175000 | 175000 | 0 | 175000 | 330815.4 | -155815.4 | -8904% |





| | | Original Total Budget | Current Total Budget | Budget Amendment 3 | Amended Annual Budget | Fiscal Activity at July 26, 2023 | Variance Favorable (Unfavorable) | Percent Remaining |
|---|---|---|---|---|---|---|---|---|
| 001.5210.400021.000 | F.I.C.A. Taxes | 262090 | 262090 | 0 | 262090 | 205505.02 | 56584.98 | 2159% |
| 001.5210.400022.000 | Retirement Contribution | 150000 | 150000 | 69997.57 | 219997.57 | 219997.57 | -69997.57 | -4667% |
| 001.5210.400023.000 | Group Insurance | 322642 | 322642 | 0 | 322642 | 268999.61 | 53642.39 | 1663% |
| 001.5210.400024.000 | Workers' Compensation' | 44338 | 44338 | 0 | 44338 | 1105 | 43233 | 9751% |
| 001.5210.400025.000 | Unemployment Compensation | 17130 | 17130 | 0 | 17130 | 0 | 17130 | 10000% |
| 001.5210.400031.000 | Professional Services | 31600 | 33100 | 0 | 33100 | 3350 | 29750 | 8988% |
| 001.5210.400034.000 | Other Contractual Services | 72974 | 72974 | 0 | 72974 | 32853.09 | 40120.91 | 5498% |
| 001.5210.400040.000 | Travel & Per Diem | 12000 | 12000 | 2000 | 14000 | 12957.48 | -957.48 | -798% |
| 001.5210.400041.000 | Communications and Freight | 1000 | 1000 | 0 | 1000 | 111.03 | 888.97 | 8890% |
| 001.5210.400044.000 | Operating Rentals & Leases | 47944 | 47944 | 0 | 47944 | 31377.61 | 16566.39 | 3455% |
| 001.5210.400044.500 | Finance Rentals & Leases | 0 | 0 | 23000 | 23000 | 22021.03 | -22021.03 | 0% |
| 001.5210.400045.000 | Insurance | 30000 | 30000 | 0 | 30000 | 3266.28 | 26733.72 | 8911% |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 001.5210.400046.000 | Repairs & Maintenance | 92800 | 92800 | 0 | 92800 | 47998.88 | 44801.12 | 4828% |
| 001.5210.400047.000 | Printing & Binding | 3800 | 3800 | 0 | 3800 | 920.85 | 2879.15 | 7577% |
| 001.5210.400048.000 | Promotional Activities | 8000 | 8000 | 0 | 8000 | 1536 | 6464 | 8080% |
| 001.5210.400049.000 | Other Current Charges | 14000 | 14000 | 0 | 14000 | 9578.74 | 4421.26 | 3158% |
| 001.5210.400051.000 | Office Supplies | 0 | 0 | 320 | 320 | 303.84 | -303.84 | 0% |
| 001.5210.400052.000 | Operating Supplies | 225875 | 225875 | 0 | 225875 | 170355.19 | 55519.81 | 2458% |
| 001.5210.400052.111 | Operating Supplies-D.A.R.E. | 0 | 0 | 2100 | 2100 | 2080.61 | -2080.61 | 0% |
| 001.5210.400054.000 | Publications and Training | 37900 | 37900 | 0 | 37900 | 8843.32 | 29056.68 | 7667% |
| 001.5240.400012.000 | Regular Salaries & Wages | 808521 | 930441 | 0 | 930441 | 546767.74 | 383673.26 | 4124% |
| 001.5240.400021.000 | F.I.C.A. Taxes | 61852 | 71179 | 0 | 71179 | 39714.51 | 31464.49 | 4420% |
| 001.5240.400022.000 | Retirement Contribution | 65929 | 75871 | -35370.75 | 40500.25 | 40500.25 | 35370.75 | 4662% |
| 001.5240.400023.000 | Group Insurance | 59962 | 71962 | 0 | 71962 | 26177.91 | 45784.09 | 6362% |
| 001.5240.400024.000 | Workers' Compensation' | 1500 | 1700 | 0 | 1700 | 373.75 | 1326.25 | 7801% |
| 001.5240.400025.000 | Unemployment Compensation | 3392 | 3492 | 0 | 3492 | 0 | 3492 | 10000% |
| 001.5240.400031.000 | Professional Services | 200000 | 200000 | 0 | 200000 | 122240 | 77760 | 3888% |
| 001.5240.400034.000 | Other Contractual Services | 20000 | 20000 | 2000 | 22000 | 17788.7 | 2211.3 | 1106% |
| 001.5240.400040.000 | Travel & Per Diem | 1600 | 1600 | 500 | 2100 | 2086.4 | -486.4 | -3040% |
| 001.5240.400041.000 | Communications and Freight | 600 | 600 | 0 | 600 | 0 | 600 | 10000% |
| 001.5240.400044.000 | Operating Rentals & Leases | 12120 | 12120 | 12000 | 24120 | 17019.8 | -4899.8 | -4043% |
| 001.5240.400044.500 | Finance Rentals & Leases | 0 | 0 | 0 | 0 | 4518.09 | -4518.09 | 0% |
| 001.5240.400045.000 | Insurance | 4300 | 4300 | 0 | 4300 | 0 | 4300 | 10000% |
| 001.5240.400046.000 | Repairs & Maintenance | 200 | 200 | 50 | 250 | 244.89 | -44.89 | -2245% |
| 001.5240.400047.000 | Printing & Binding | 6000 | 6000 | 0 | 6000 | 3539.35 | 2460.65 | 4101% |
| 001.5240.400049.000 | Other Current Charges | 0 | 25514.04 | 6500 | 32014.04 | 27288.72 | -1774.68 | -696% |
| 001.5240.400052.000 | Operating Supplies | 2000 | 2000 | 0 | 2000 | 1131.54 | 868.46 | 4342% |
| 001.5240.400054.000 | Publications and Training | 2900 | 2900 | 4500 | 7400 | 5010.5 | -2110.5 | -7278% |
| 001.5240.400066.000 | Computer Software | 0 | 0 | 0 | 0 | 41774.57 | -41774.57 | 0% |
| 001.5245.400012.000 | Regular Salaries & Wages | 106632 | 106632 | 0 | 106632 | 88060.57 | 18571.43 | 1742% |
| 001.5245.400014.000 | Overtime Pay | 1000 | 1000 | 0 | 1000 | 0 | 1000 | 10000% |
| 001.5245.400021.000 | F.I.C.A. Taxes | 8234 | 8234 | 0 | 8234 | 6146.48 | 2087.52 | 2535% |
| 001.5245.400022.000 | Retirement Contribution | 8777 | 8777 | 1169.31 | 9946.31 | 9946.31 | -1169.31 | -1332% |
| 001.5245.400023.000 | Group Insurance | 36063 | 36063 | 0 | 36063 | 20498.79 | 15564.21 | 4316% |
| 001.5245.400024.000 | Workers' Compensation' | 1640 | 1640 | 0 | 1640 | 0 | 1640 | 10000% |
| 001.5245.400025.000 | Unemployment Compensation | 538 | 538 | 0 | 538 | 0 | 538 | 10000% |
| 001.5245.400040.000 | Travel & Per Diem | 3000 | 3000 | 0 | 3000 | 0 | 3000 | 10000% |
| 001.5245.400044.000 | Operating Rentals & Leases | 6600 | 6600 | 0 | 6600 | 0 | 6600 | 10000% |
| 001.5245.400044.500 | Finance Rentals & Leases | 0 | 0 | 0 | 0 | 4135.77 | -4135.77 | 0% |
| 001.5245.400045.000 | Insurance | 650 | 650 | 0 | 650 | 0 | 650 | 10000% |
| 001.5245.400046.000 | Repairs & Maintenance | 3140 | 3140 | 0 | 3140 | 425 | 2715 | 8646% |
| 001.5245.400047.000 | Printing & Binding | 1300 | 1300 | 0 | 1300 | 180 | 1120 | 8615% |
| 001.5245.400052.000 | Operating Supplies | 5500 | 5500 | 0 | 5500 | 1127.64 | 4372.36 | 7950% |
| 001.5245.400054.000 | Publications and Training | 3000 | 3000 | 0 | 3000 | 1270.38 | 1729.62 | 5765% |
| 001.5290.400013.000 | Other Salaries & Wages | 91409 | 91409 | 0 | 91409 | 83286.23 | 8122.77 | 889% |
| 001.5290.400021.000 | F.I.C.A. Taxes | 6993 | 6993 | 0 | 6993 | 6486.1 | 506.9 | 725% |
| 001.5290.400024.000 | Workers' Compensation' | 1000 | 1000 | 0 | 1000 | 0 | 1000 | 10000% |
| 001.5290.400025.000 | Unemployment Compensation | 369 | 369 | 0 | 369 | 0 | 369 | 10000% |





| | | Original Total Budget | Current Total Budget | Budget Amendment 3 | Amended Annual Budget | Fiscal Activity at July 26, 2023 | Variance Favorable (Unfavorable) | Percent Remaining |
|---|---|---|---|---|---|---|---|---|
| 001.5290.400034.000 | Other Contractual Services | 0 | 0 | 300 | 300 | 295.51 | -295.51 | 0% |
| 001.5290.400049.000 | Other Current Charges | 2500 | 2500 | 0 | 2500 | 0 | 2500 | 10000% |
| 001.5290.400052.000 | Operating Supplies | 2800 | 2800 | 0 | 2800 | 1790.94 | 1009.06 | 3604% |
| 001.5290.400054.000 | Publications and Training | 0 | 0 | 0 | 0 | 3084.82 | -3084.82 | 0% |
| 001.5410.400012.000 | Regular Salaries & Wages | 84303 | 134391 | 0 | 134391 | 113559.21 | 20831.79 | 1550% |
| 001.5410.400014.000 | Overtime Pay | 0 | 0 | 0 | 0 | 11226.61 | -11226.61 | 0% |
| 001.5410.400021.000 | F.I.C.A. Taxes | 6449 | 10281 | 0 | 10281 | 9532.09 | 748.91 | 728% |
| 001.5410.400022.000 | Retirement Contribution | 6874 | 10959 | -3894.32 | 7064.68 | 7064.68 | 3894.32 | 3554% |
| 001.5410.400023.000 | Group Insurance | 20394 | 24474 | 0 | 24474 | 19497.99 | 4976.01 | 2033% |
| 001.5410.400024.000 | Workers' Compensation' | 2000 | 2100 | 0 | 2100 | 0 | 2100 | 10000% |
| 001.5410.400025.000 | Unemployment Compensation | 363 | 413 | 0 | 413 | 0 | 413 | 10000% |
| 001.5410.400034.000 | Other Contractual Services | 212840 | 212840 | 0 | 212840 | 106957.08 | 105882.92 | 4975% |
| 001.5410.400040.000 | Travel & Per Diem | 1000 | 1000 | 0 | 1000 | 370 | 630 | 6300% |
| 001.5410.400041.000 | Communications and Freight | 200 | 200 | 0 | 200 | 19.93 | 180.07 | 9004% |
| 001.5410.400043.000 | Utility Services | 75000 | 75000 | 0 | 75000 | 57071.98 | 17928.02 | 2390% |
| 001.5410.400044.000 | Operating Rentals & Leases | 8330 | 8330 | 0 | 8330 | 0 | 8330 | 10000% |
| 001.5410.400045.000 | Insurance | 5500 | 5500 | 0 | 5500 | 0 | 5500 | 10000% |
| 001.5410.400046.000 | Repairs & Maintenance | 35200 | 35200 | 0 | 35200 | 11625.62 | 23574.38 | 6697% |
| 001.5410.400047.000 | Printing & Binding | 0 | 0 | 210 | 210 | 210 | -210 | 0% |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 001.5410.400049.000 | Other Current Charges | 40 | 40 | 0 | 40 | 0 | 40 | 10000% |
| 001.5410.400052.000 | Operating Supplies | 38150 | 38150 | 0 | 38150 | 21398.25 | 16751.75 | 4391% |
| 001.5410.400054.000 | Publications and Training | 2850 | 2850 | 0 | 2850 | 1624.75 | 1225.25 | 4299% |
| 001.5410.400063.000 | Improvements (excl. Buildings) | 295616 | 295616 | 0 | 295616 | 0 | 295616 | 10000% |
| 001.5440.400034.000 | Other Contractual Services | 270500 | 270500 | 0 | 270500 | 168483.41 | 102016.59 | 3771% |
| 001.5440.400052.000 | Operating Supplies | 8000 | 8000 | 1000 | 9000 | 7557.24 | 442.76 | 553% |
| 001.5720.400012.000 | Regular Salaries & Wages | 458842 | 458842 | 0 | 458842 | 345167.95 | 113674.05 | 2477% |
| 001.5720.400014.000 | Overtime Pay | 1500 | 1500 | 0 | 1500 | 20397.51 | -18897.51 | -1,259.83 % |
| 001.5720.400021.000 | F.I.C.A. Taxes | 35216 | 35216 | 0 | 35216 | 27378.61 | 7837.39 | 2226% |
| 001.5720.400022.000 | Retirement Contribution | 37538 | 37538 | 3157.44 | 40695.44 | 40695.44 | -3157.44 | -841% |
| 001.5720.400023.000 | Group Insurance | 82740 | 82740 | 0 | 82740 | 45483.55 | 37256.45 | 4503% |
| 001.5720.400024.000 | Workers' Compensation' | 6500 | 6500 | 0 | 6500 | 0 | 6500 | 10000% |
| 001.5720.400025.000 | Unemployment Compensation | 2302 | 2302 | 0 | 2302 | 0 | 2302 | 10000% |
| 001.5720.400034.000 | Other Contractual Services | 18600 | 18600 | 0 | 18600 | 14729.11 | 3870.89 | 2081% |
| 001.5720.400040.000 | Travel & Per Diem | 1350 | 1350 | 0 | 1350 | 0 | 1350 | 10000% |
| 001.5720.400041.000 | Communications and Freight | 0 | 0 | 150 | 150 | 142.96 | -142.96 | 0% |
| 001.5720.400043.000 | Utility Services | 34000 | 44500 | 0 | 44500 | 33691.42 | 10808.58 | 2429% |
| 001.5720.400044.000 | Operating Rentals & Leases | 3900 | 3900 | 0 | 3900 | 0 | 3900 | 10000% |
| 001.5720.400044.500 | Finance Rentals & Leases | 0 | 0 | 1833.93 | 1833.93 | 1833.93 | -1833.93 | 0% |
| 001.5720.400045.000 | Insurance | 10000 | 10000 | 0 | 10000 | 4159 | 5841 | 5841% |
| 001.5720.400046.000 | Repairs & Maintenance | 17600 | 24600 | 0 | 24600 | 21244.47 | 3355.53 | 1364% |
| 001.5720.400047.000 | Printing & Binding | 7940 | 7940 | 0 | 7940 | 360.73 | 7579.27 | 9546% |
| 001.5720.400049.000 | Other Current Charges | 179670 | 179670 | 0 | 179670 | 135786.64 | 43883.36 | 2442% |
| 001.5720.400049.010 | Other Current Charges - Aftercar | 168500 | 168500 | 0 | 168500 | 120881.68 | 47618.32 | 2826% |
| 001.5720.400049.020 | Other Current Charges - Camps | 93000 | 93000 | 0 | 93000 | 19675.64 | 73324.36 | 7884% |
| 001.5720.400049.030 | Other Current Charges - Town E\ | 283500 | 379833.38 | 50000 | 429833.38 | 396258.61 | -16425.23 | -432% |
| 001.5720.400052.000 | Operating Supplies | 7500 | 7500 | 0 | 7500 | 5462.04 | 2037.96 | 2717% |
| 001.5720.400054.000 | Publications and Training | 2925 | 2925 | 0 | 2925 | 1220 | 1705 | 5829% |
| 001.5720.400063.000 | Improvements (excl. Buildings) | 0 | 0 | 17500 | 17500 | 17500 | -17500 | 0% |
| 001.5725.400012.000 | Regular Salaries & Wages | 94225 | 94225 | 0 | 94225 | 63598.29 | 30626.71 | 3250% |
| 001.5725.400014.000 | Overtime Pay | 80 | 80 | 0 | 80 | 0 | 80 | 10000% |
| 001.5725.400021.000 | F.I.C.A. Taxes | 7214 | 7214 | 0 | 7214 | 4631.68 | 2582.32 | 3580% |
| 001.5725.400023.000 | Group Insurance | 12000 | 12000 | 9000 | 21000 | 17444.39 | -5444.39 | -4537% |
| 001.5725.400024.000 | Worker's Compensation | 250 | 250 | 0 | 250 | 0 | 250 | 10000% |
| 001.5725.400031.000 | Professional Services | 15000 | 15000 | 0 | 15000 | 7452.9 | 7547.1 | 5031% |
| 001.5725.400034.000 | Other Contractual Services | 6068 | 6068 | 0 | 6068 | 1673.79 | 4394.21 | 7242% |
| 001.5725.400047.000 | Printing & Binding | 1000 | 1000 | 0 | 1000 | 0 | 1000 | 10000% |
| 001.5725.400048.000 | Promotional Activities | 2000 | 2000 | 0 | 2000 | 0 | 2000 | 10000% |
| 001.5725.400049.000 | Other Current Charges | 7650 | 7650 | 0 | 7650 | 2521.45 | 5128.55 | 6704% |





| | | Original Total Budget | Current Total Budget | Budget Amendment 3 | Amended Annual Budget | Fiscal Activity at July 26, 2023 | Variance Favorable (Unfavorable) | Percent Remaining |
|---|---|---|---|---|---|---|---|---|
| 001.5725.400051.000 | Office Supplies | 1500 | 1500 | 0 | 1500 | 0 | 1500 | 10000% |
| 001.5725.400052.000 | Operating Supplies | 1000 | 1000 | 500 | 1500 | 905.12 | 94.88 | 949% |
| 001.5725.400054.000 | Publications & Training | 2000 | 2000 | 500 | 2500 | 1875 | 125 | 625% |
| 001.9990.400091.000 | Transfer to Other Funds | 342000 | 342000 | 59999.8 | 401999.8 | 342000 | 0 | 0% |
| | **Expense Total:** | **12205871** | **13493983.89** | **448140.35** | **13942124.24** | **10123550.88** | **3370433.01** | **25%** |
| | **Fund: 001 - General Fund Surplus (Deficit):** | **0** | **0.11** | **-0.11** | **0.00** | **4355652.93** | **4355652.82** | **-3959684382%** |
| **Fund: 301 - General Capital Projects Fund** | | | | | | | | |
| **Revenue** | | | | | | | | |
| 301.9990.381000.000 | Transfers from Other Funds | 342000 | 342000 | 59999.8 | 401999.8 | 342000 | 0 | 0% |
| 301.9990.382010.000 | Appropriate Fund Balance | 0 | 138287 | 0 | 138287 | 0 | -138287 | 10000% |
| | **Revenue Total:** | **342000** | **480287** | **59999.8** | **540286.8** | **342000** | **-138287** | **29%** |
| **Expense** | | | | | | | | |
| 301.5210.400044.500 | Finance Rents & Leases | 0 | 83689.84 | 60000 | 143689.84 | 100512.76 | -16822.92 | -2010% |
| 301.5210.400063.000 | Improvements (excl. Buildings) | 342000 | 342000 | 0 | 342000 | 129455.74 | 212544.26 | 6215% |
| 301.5210.400064.000 | Machinery & Equipment | 0 | 54596.96 | 0 | 54596.96 | 7357 | 47239.96 | 8652% |
| | **Expense Total:** | **342000** | **480286.8** | **60000** | **540286.8** | **237325.5** | **242961.3** | **51%** |
| | **Fund: 301 - General Capital Projects Fund Surplus (Deficit):** | **0** | **0.2** | **-0.2** | **0** | **104674.5** | **104674.3** | **-52337150%** |
| **Fund: 302 - Park Impact Fees Fund** | | | | | | | | |
| **Revenue** | | | | | | | | |
| 302.9990.230005.300 | Park Impact Fee | 2000 | 2000 | 0 | 2000 | 740189.6 | 738189.6 | 37,009.48 % |
| 302.9990.324610.000 | Park Impact fee (Park& Rec) | 0 | 470000 | 0 | 470000 | 0 | -470000 | 10000% |
| 302.9990.400299.100 | Appropriate Fund Balance | 200000 | 200000 | 0 | 200000 | 0 | -200000 | 10000% |
| | **Revenue Total:** | **202000** | **672000** | **0** | **672000** | **740189.6** | **68189.6** | **10%** |
| **Expense** | | | | | | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 302.5310.400063.000 | Improvements (excl. Buildings) | 200000 | 670000 | 0 | 670000 | 5611.5 | 664388.5 | 9916% |
| 302.9990.400299.000 | Change in Balances/Reserves | 2000 | 2000 | 0 | 2000 | 0 | 2000 | 10000% |
| | **Expense Total:** | **202000** | **672000** | **0** | **672000** | **5611.5** | **666388.5** | **99%** |
| | **Fund: 302 - Park Impact Fees Fund Surplus (Deficit):** | **0** | **0** | **0** | **0** | **734578.1** | **734578.1** | **0%** |
| **Fund: 303 - Police Forfeiture Fund** | | | | | | | | |
| **Revenue** | | | | | | | | |
| 303.9990.400299.100 | Appropriated Fund Balance | 47985 | 47985 | -13664 | 34321 | 0 | -47985 | 10000% |
| | **Revenue Total:** | **47985** | **47985** | **-13664** | **34321** | **0** | **-47985** | **100%** |
| **Expense** | | | | | | | | |
| 303.5210.400052.000 | Operating Supplies | 47985 | 47985 | -13664 | 34321 | 34321 | 13664 | 2848% |
| | **Expense Total:** | **47985** | **47985** | **-13664** | **34321** | **34321** | **13664** | **28%** |
| | **Fund: 303 - Police Forfeiture Fund Surplus (Deficit):** | **0** | **0** | **0** | **0** | **-34321** | **-34321** | **0%** |
| **Fund: 401 - Causeway Fund** | | | | | | | | |
| **Revenue** | | | | | | | | |
| 401.9990.334490.100 | St Grant-9600 WBH Seawall | 255000 | 255000 | 0 | 255000 | 0 | -255000 | 10000% |
| 401.9990.344621.000 | FTE Toll Receipts | 8700000 | 8700000 | 0 | 8700000 | 9073802.46 | 373802.46 | 10430% |
| 401.9990.344622.000 | FTE Credit Card Fees | 0 | 0 | 0 | 0 | -204139.86 | -204139.86 | 0% |
| 401.9990.344623.000 | FTE Management Fees | 0 | 0 | 0 | 0 | -443700.01 | -443700.01 | 0% |
| 401.9990.344625.000 | Annual Pass Sales | 515000 | 515000 | 0 | 515000 | 225 | -514775 | 9996% |
| 401.9990.361004.000 | Interest Earnings-Mellon Trust | 30000 | 30000 | 0 | 30000 | -8702.27 | -38702.27 | 12901% |
| 401.9990.362000.000 | Rents & Royalties-Lease Revenu | 60000 | 60000 | 0 | 60000 | 68384.2 | 8384.2 | 11397% |
| 401.9990.369000.000 | Other Miscellaneous Revenues | 500 | 500 | 0 | 500 | 1173 | 673 | 23460% |
| 401.9990.400299.100 | Appropriate Fund Balance | 0 | 2385281 | 0 | 2385281 | 0 | -2385281 | 10000% |
| | **Revenue Total:** | **9560500** | **11945781** | **0** | **11945781** | **8487042.52** | **-3458738.48** | **29%** |
| **Expense** | | | | | | | | |
| 401.5415.400012.000 | Regular Salaries & Wages | 1614628 | 1673556 | 0 | 1673556 | 1401055 | 272501 | 1628% |
| 401.5415.400014.000 | Overtime Pay | 68000 | 68000 | 0 | 68000 | 62734.41 | 5265.59 | 774% |
| 401.5415.400021.000 | F.I.C.A. Taxes | 128721 | 133229 | 0 | 133229 | 107230.57 | 25998.43 | 1951% |
| 401.5415.400022.000 | Retirement Contribution | 137206 | 142012 | 5878.76 | 147890.76 | 147890.76 | -5878.76 | -414% |
| 401.5415.400023.000 | Group Insurance | 257015 | 261815 | 0 | 261815 | 201088.73 | 60726.27 | 2319% |





| | | Original Total Budget | Current Total Budget | Budget Amendment 3 | Amended Annual Budget | Fiscal Activity at July 26, 2023 | Variance Favorable (Unfavorable) | Percent Remaining |
|---|---|---|---|---|---|---|---|---|
| 401.5415.400024.000 | Workers' Compensation' | 3308 | 3508 | 0 | 3508 | 0 | 3508 | 10000% |
| 401.5415.400025.000 | Unemployment Compensation | 7287 | 7387 | 0 | 7387 | 0 | 7387 | 10000% |
| 401.5415.400031.000 | Professional Services | 231000 | 256000 | 0 | 256000 | 37887 | 218113 | 8520% |
| 401.5415.400032.000 | Accounting & Auditing | 30000 | 30000 | 15197.56 | 45197.56 | 45197.56 | -15197.56 | -5066% |
| 401.5415.400034.000 | Other Contractual Services | 510022 | 510022 | 0 | 510022 | 229520.35 | 280501.65 | 5500% |
| 401.5415.400040.000 | Travel & Per Diem | 1500 | 1500 | 0 | 1500 | 0 | 1500 | 10000% |
| 401.5415.400041.000 | Communications and Freight | 26500 | 26500 | 0 | 26500 | 0 | 26500 | 10000% |
| 401.5415.400043.000 | Utility Services | 95700 | 95700 | 0 | 95700 | 47483.64 | 48216.36 | 5038% |
| 401.5415.400044.000 | Operating Rentals & Leases | 34660 | 34660 | 0 | 34660 | 34.95 | 34625.05 | 9990% |
| 401.5415.400044.500 | Finance Rentals & Leases | 0 | 0 | 0 | 0 | 20158.29 | -20158.29 | 0% |
| 401.5415.400045.000 | Insurance | 350000 | 350000 | 0 | 350000 | 0 | 350000 | 10000% |
| 401.5415.400046.000 | Repairs & Maintenance | 77275 | 137555.82 | 0 | 137555.82 | 91452.06 | 46103.76 | 3352% |
| 401.5415.400049.000 | Other Current Charges | 10000 | 10000 | 0 | 10000 | 1557.65 | 8442.35 | 8442% |
| 401.5415.400052.000 | Operating Supplies | 35950 | 35950 | 0 | 35950 | 29948.66 | 6001.34 | 1669% |
| 401.5415.400054.000 | Publications and Training | 3500 | 3500 | 0 | 3500 | 100 | 3400 | 9714% |
| 401.5415.400063.000 | Improvements (excl. Buildings) | 3045000 | 5345000 | 0 | 5345000 | 1682234.36 | 3662765.64 | 6853% |
| 401.5415.400064.000 | Machinery & Equipment | 0 | 0 | 29000 | 29000 | 28803.95 | -28803.95 | 0% |
| 401.5415.400071.000 | Principal Payments | 965000 | 965000 | 0 | 965000 | 0 | 965000 | 10000% |
| 401.5415.400072.000 | Interest | 143817 | 143817 | 0 | 143817 | 78012.55 | 65804.45 | 4576% |
| 401.5415.400091.100 | Transfer to General Fund-Svcs | 1659060 | 1659060 | 0 | 1659060 | 1382550 | 276510 | 1667% |
| 401.9990.400299.000 | Change in Balances/Reserves | 125351 | 52009 | -50076.14 | 1932.86 | 0 | 52009 | 10000% |
| | **Expense Total:** | **9560500** | **11945780.82** | **0.18** | **11945781** | **5594940.49** | **6350840.33** | **53%** |
| | **Fund: 401 - Causeway Fund Surplus (Deficit):** | **0** | **0.18** | **-0.18** | **0** | **2892102.03** | **2892101.85** | **-1606723250%** |
| **Fund: 402 - Sewer Fund** | | | | | | | | |
| **Revenue** | | | | | | | | |
| 402.9990.334360.000 | Federal Grant-General Gov't' | 295000 | 295000 | 0 | 295000 | 0 | -295000 | 10000% |
| 402.9990.343500.000 | Sewage Disposal Fees | 2629644 | 2629644 | 0 | 2629644 | 2056259.34 | -573384.66 | 2180% |
| 402.9990.359100.000 | Late Fees - Delinquent Accounts | 0 | 0 | 0 | 0 | 12289.36 | 12289.36 | 0% |
| 402.9990.369000.000 | Other Miscellaneous Revenues | 10000 | 10000 | 0 | 10000 | 66500 | 56500 | 66500% |
| 402.9990.400299.100 | Appropriate Fund Balance | 0 | 942053 | 36495.49 | 978548.49 | 0 | -942053 | 10000% |
| | **Revenue Total:** | **2934644** | **3876697** | **36495.49** | **3913192.49** | **2135048.7** | **-1741648.3** | **45%** |
| **Expense** | | | | | | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 402.5350.400012.000 | Regular Salaries & Wages | 267634 | 285312 | 0 | 285312 | 216117.53 | 69194.47 | 2425% |
| 402.5350.400014.000 | Overtime Pay | 25000 | 25000 | 0 | 25000 | 12439.2 | 12560.8 | 5024% |
| 402.5350.400021.000 | F.I.C.A. Taxes | 22387 | 23739 | 0 | 23739 | 16321.72 | 7417.28 | 3125% |
| 402.5350.400022.000 | Retirement Contribution | 23862 | 25304 | 1258.8 | 26562.8 | 26562.8 | -1258.8 | -497% |
| 402.5350.400023.000 | Group Insurance | 47819 | 49259 | 0 | 49259 | 31990.51 | 17268.49 | 3506% |
| 402.5350.400024.000 | Workers' Compensation | 5308 | 5408 | 0 | 5408 | 0 | 5408 | 10000% |
| 402.5350.400025.000 | Unemployment Compensation | 1431 | 1481 | 0 | 1481 | 0 | 1481 | 10000% |
| 402.5350.400031.000 | Professional Services | 36700 | 160227 | 0 | 160227 | 42209.1 | 118017.9 | 7366% |
| 402.5350.400032.000 | Accounting & Auditing | 7500 | 7500 | 5236.69 | 12736.69 | 12736.69 | -5236.69 | -6982% |
| 402.5350.400034.000 | Other Contractual Services | 13405 | 13405 | 0 | 13405 | 9707.62 | 3697.38 | 2758% |
| 402.5350.400034.200 | Sewage Disposal | 970000 | 970000 | 0 | 970000 | 745149.8 | 224850.2 | 2318% |
| 402.5350.400040.000 | Travel & Per Diem | 750 | 750 | 0 | 750 | 440 | 310 | 4133% |
| 402.5350.400041.000 | Communications and Freight | 4000 | 4000 | 0 | 4000 | 1790.4 | 2209.6 | 5524% |
| 402.5350.400043.000 | Utility Services | 50000 | 50000 | 10000 | 60000 | 46309.27 | 3690.73 | 738% |
| 402.5350.400044.000 | Operating Rentals & Leases | 4500 | 4500 | 0 | 4500 | 0 | 4500 | 10000% |
| 402.5350.400045.000 | Insurance | 22000 | 22000 | 0 | 22000 | 0 | 22000 | 10000% |
| 402.5350.400046.000 | Repairs & Maintenance | 80450 | 125450 | 0 | 125450 | 73725.54 | 51724.46 | 4123% |
| 402.5350.400049.000 | Other Current Charges | 500 | 500 | 0 | 500 | 176.8 | 323.2 | 6464% |
| 402.5350.400052.000 | Operating Supplies | 24525 | 24525 | 20000 | 44525 | 39824.02 | -15299.02 | -6238% |
| 402.5350.400054.000 | Publications and Training | 1000 | 1000 | 0 | 1000 | 329 | 671 | 6710% |
| 402.5350.400063.000 | Improvements (excl. Buildings) | 652337 | 1552337 | 0 | 1552337 | 363301 | 1189036 | 7660% |
| 402.5350.400091.500 | Transfer for Debt Service | 525000 | 525000 | 0 | 525000 | 437500 | 87500 | 1667% |
| 402.9990.400299.000 | Change in Balances/Reserves | 148536 | 0 | 0 | 0 | 0 | 0 | 0% |
| | **Expense Total:** | **2934644** | **3876697** | **36495.49** | **3913192.49** | **2076631** | **1800066** | **46%** |
| | **Fund: 402 - Sewer Fund Surplus (Deficit):** | **0** | **0** | **0** | **0** | **58417.7** | **58417.7** | **0%** |





| | | Original Total Budget | Current Total Budget | Budget Amendment 3 | Amended Annual Budget | Fiscal Activity at July 26, 2023 | Variance Favorable (Unfavorable) | Percent Remaining |
|---|---|---|---|---|---|---|---|---|
| **Fund: 403 - Water Fund** | | | | | | | | |
| **Revenue** | | | | | | | | |
| 403.9990.343300.000 | Water Sales | 1350000 | 1350000 | 0 | 1350000 | 1006677.84 | -343322.16 | 2543% |
| 403.9990.359100.000 | Late Fees - Delinquent Accounts | 0 | 0 | 0 | 0 | -12512.61 | -12512.61 | 0% |
| 403.9990.361004.000 | Interest Earnings-Mellon Trust | 35000 | 35000 | 0 | 35000 | -9292.15 | -44292.15 | 12655% |
| 403.9990.369000.000 | Other Miscellaneous Revenues | 15000 | 15000 | 0 | 15000 | 101440.43 | 86440.43 | 67627% |
| 403.9990.400299.100 | Appropriate Fund Balance | 0 | 29200 | 0 | 29200 | 0 | -29200 | 10000% |
| | **Revenue Total:** | **1400000** | **1429200** | **0** | **1429200** | **1086313.51** | **-342886.49** | **24%** |
| **Expense** | | | | | | | | |
| 403.5330.400012.000 | Regular Salaries & Wages | 281198 | 292983 | 0 | 292983 | 193228.84 | 99754.16 | 3405% |
| 403.5330.400014.000 | Overtime Pay | 13000 | 13000 | 0 | 13000 | 5513 | 7487 | 5759% |
| 403.5330.400021.000 | F.I.C.A. Taxes | 22506 | 23408 | 0 | 23408 | 14610.46 | 8797.54 | 3758% |
| 403.5330.400022.000 | Retirement Contribution | 23990 | 24951 | 4025.68 | 28976.68 | 28976.68 | -4025.68 | -1613% |
| 403.5330.400023.000 | Group Insurance | 67247 | 68207 | 0 | 68207 | 24352.94 | 43854.06 | 6430% |
| 403.5330.400024.000 | Workers' Compensation | 3206 | 3306 | 0 | 3306 | 0 | 3306 | 10000% |
| 403.5330.400025.000 | Unemployment Compensation | 1549 | 1599 | 0 | 1599 | 0 | 1599 | 10000% |
| 403.5330.400031.000 | Professional Services | 16500 | 41500 | 0 | 41500 | 775 | 40725 | 9813% |
| 403.5330.400032.000 | Accounting & Auditing | 5000 | 5000 | 3215.6 | 8215.6 | 8215.6 | -3215.6 | -6431% |
| 403.5330.400034.000 | Other Contractual Services | 13350 | 13350 | 0 | 13350 | 8864.29 | 4485.71 | 3360% |
| 403.5330.400034.100 | Water Purchases | 550000 | 550000 | 0 | 550000 | 391638.28 | 158361.72 | 2879% |
| 403.5330.400040.000 | Travel & Per Diem | 1000 | 1000 | 2000 | 3000 | 2903.76 | -1903.76 | -19038% |
| 403.5330.400041.000 | Communications and Freight | 1000 | 1000 | 0 | 1000 | 0 | 1000 | 10000% |
| 403.5330.400043.000 | Utility Services | 1000 | 1000 | 0 | 1000 | 0 | 1000 | 10000% |
| 403.5330.400044.000 | Operating Rentals & Leases | 9500 | 9500 | -4825.28 | 4674.72 | 0 | 9500 | 10000% |
| 403.5330.400045.000 | Insurance | 14500 | 14500 | 0 | 14500 | 0 | 14500 | 10000% |
| 403.5330.400046.000 | Repairs & Maintenance | 42775 | 42775 | 0 | 42775 | 11640.4 | 31134.6 | 7279% |
| 403.5330.400047.000 | Printing & Binding | 0 | 0 | 250 | 250 | 215.4 | -215.4 | 0% |
| 403.5330.400049.000 | Other Current Charges | 27245 | 27245 | 9000 | 36245 | 22861.97 | 4383.03 | 1609% |
| 403.5330.400052.000 | Operating Supplies | 60776 | 60776 | 0 | 60776 | 22345.06 | 38430.94 | 6323% |
| 403.5330.400054.000 | Publications and Training | 1500 | 1500 | 0 | 1500 | 619 | 881 | 5873% |
| 403.5330.400063.000 | Improvements (excl. Buildings) | 14734 | 18934 | 0 | 18934 | 0 | 18934 | 10000% |
| 403.5330.400091.000 | Transfers to Other Funds | 200000 | 0 | 0 | 0 | 0 | 0 | 0% |
| 403.5330.400091.500 | Transfer for Debt Service | 0 | 200000 | 0 | 200000 | 166666.7 | 33333.3 | 1667% |
| 403.9990.400299.000 | Change in Balances/Reserves | 28424 | 13666 | -13666 | 0 | 0 | 13666 | 10000% |
| | **Expense Total:** | **1400000** | **1429200** | **0** | **1429200** | **903427.38** | **525772.62** | **37%** |
| | **Fund: 403 - Water Fund Surplus (Deficit):** | **0** | **0** | **0** | **0** | **182886.13** | **182886.13** | **0%** |
| **Fund: 404 - Parking Fund** | | | | | | | | |
| **Revenue** | | | | | | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 404.9990.324411.000 | Parking Trust Receipts | 560000 | 560000 | 0 | 560000 | 844635.16 | 284635.16 | 15083% |
| 404.9990.344501.000 | Parking Meter Collections | 0 | 0 | 0 | 0 | 19685.94 | 19685.94 | 0% |
| 404.9990.344502.000 | Parking Permit Sales | 195000 | 195000 | 0 | 195000 | 279523.74 | 84523.74 | 14335% |
| 404.9990.344502.010 | Parking Permit Sales Green | 20500 | 20500 | 0 | 20500 | 23418.68 | 2918.68 | 11424% |
| 404.9990.344502.020 | Parking Permit Sales Blue | 262000 | 262000 | 0 | 262000 | 175673.62 | -86326.38 | 3295% |
| 404.9990.344502.030 | Parking Permit Sales Orange | 35000 | 35000 | 0 | 35000 | 21718.42 | -13281.58 | 3795% |
| 404.9990.344502.040 | Parking Permit Sales Brown | 9500 | 9500 | 0 | 9500 | 10560.07 | 1060.07 | 11116% |
| 404.9990.344502.050 | Parking Permit Sales Red | 15000 | 15000 | 0 | 15000 | 11467.15 | -3532.85 | 2355% |
| 404.9990.344505.000 | Parking PaybyPhone Receipts | 135000 | 135000 | 0 | 135000 | 296613.08 | 161613.08 | 21971% |
| 404.9990.344550.000 | Parking Agreement Fees | 500 | 500 | 0 | 500 | 14010 | 13510 | 2,802.00 % |
| 404.9990.351602.000 | Parking Fines | 20000 | 20000 | 0 | 20000 | 48197.99 | 28197.99 | 24099% |
| 404.9990.362000.000 | Rents & Royalties | 130000 | 130000 | 0 | 130000 | 107309.07 | -22690.93 | 1745% |
| 404.9990.369000.000 | Other Miscellaneous Revenues | 250 | 250 | 0 | 250 | 285 | 35 | 11400% |
| 404.9990.400199.100 | Appropriate Fund Balance | 0 | 37885 | 0 | 37885 | 0 | -37885 | 10000% |
| | **Revenue Total:** | **1382750** | **1420635** | **0** | **1420635** | **1853097.92** | **432462.92** | **30%** |
| **Expense** | | | | | | | | |
| 404.5450.400012.000 | Regular Salaries & Wages | 188513 | 194406 | 0 | 194406 | 169365.02 | 25040.98 | 1288% |
| 404.5450.400014.000 | Overtime Pay | 12000 | 12000 | 0 | 12000 | 1433.67 | 10566.33 | 8805% |
| 404.5450.400021.000 | F.I.C.A. Taxes | 15339 | 15790 | 0 | 15790 | 12641.98 | 3148.02 | 1994% |



**Budget Report** **For Fiscal: 2022-2023 As of July 26, 2023**

| | | Original Total Budget | Current Total Budget | Budget Amendment 3 | Amended Annual Budget | Fiscal Activity at July 26, 2023 | Variance Favorable (Unfavorable) | Percent Remaining |
|---|---|---|---|---|---|---|---|---|
| 404.5450.400022.000 | Retirement Contribution | 16350 | 16831 | 1013.17 | 17844.17 | 17844.17 | -1013.17 | -602% |
| 404.5450.400023.000 | Group Insurance | 27119 | 27599 | 0 | 27599 | 23267.37 | 4331.63 | 1569% |
| 404.5450.400024.000 | Workers' Compensation | 2200 | 2250 | 0 | 2250 | 0 | 2250 | 10000% |
| 404.5450.400025.000 | Unemployment Compensation | 500 | 520 | 0 | 520 | 0 | 520 | 10000% |
| 404.5450.400031.000 | Professional Services | 750 | 750 | 0 | 750 | 0 | 750 | 10000% |
| 404.5450.400032.000 | Accounting & Auditing | 2700 | 2700 | 1517.42 | 4217.42 | 4217.42 | -1517.42 | -5620% |
| 404.5450.400034.000 | Other Contractual Services | 4500 | 4500 | 2619.21 | 7119.21 | 7119.21 | -2619.21 | -5820% |
| 404.5450.400041.000 | Communications and Freight | 32000 | 32000 | 0 | 32000 | 14766.68 | 17233.32 | 5385% |
| 404.5450.400043.000 | Utility Services | 26100 | 26100 | 9500 | 35600 | 30242.52 | -4142.52 | -1587% |
| 404.5450.400044.000 | Operating Rentals & Leases | 38500 | 38500 | 0 | 38500 | 19866.56 | 18633.44 | 4840% |
| 404.5450.400044.500 | Finance Rentals & Leases | 0 | 0 | 0 | 0 | 4076.28 | -4076.28 | 0% |
| 404.5450.400045.000 | Insurance | 8200 | 8200 | 0 | 8200 | 0 | 8200 | 10000% |
| 404.5450.400046.000 | Repairs & Maintenance | 27850 | 41436.38 | 0 | 41436.38 | 33127.48 | 8308.9 | 2005% |
| 404.5450.400047.000 | Printing & Binding | 0 | 0 | 7252 | 7252 | 7252 | -7252 | 0% |
| 404.5450.400049.000 | Other Current Charges | 46900 | 71198.31 | 0 | 71198.31 | 51723.88 | 19474.43 | 2735% |
| 404.5450.400052.000 | Operating Supplies | 15300 | 15300 | 0 | 15300 | 5827.17 | 9472.83 | 6191% |
| 404.5450.400063.000 | Improvements (excl. Buildings) | 207500 | 207500 | 0 | 207500 | 2279 | 205221 | 9890% |
| 404.5450.400071.000 | Principal Payments | 397000 | 397000 | 0 | 397000 | 0 | 397000 | 10000% |
| 404.5450.400072.000 | Interest | 46984 | 46984 | 0 | 46984 | 22492.05 | 24491.95 | 5213% |
| 404.9990.400299.000 | Change in Balances/Reserves | 266445 | 259070 | -21901.49 | 237168.51 | 0 | 259070 | 10000% |
| | **Expense Total:** | **1382750** | **1420634.69** | **0.31** | **1420635** | **427542.46** | **993092.23** | **70%** |
| | **Fund: 404 - Parking Fund Surplus (Deficit):** | **0** | **0.31** | **-0.31** | **0** | **1425555.46** | **1425555.15** | **-459856500%** |
| **Fund: 405 - Solid Waste Fund** | | | | | | | | |
| **Revenue** | | | | | | | | |
| 405.9990.343401.100 | Single Family Collection Fees | 100000 | 100000 | 0 | 100000 | 86709 | -13291 | 1329% |
| 405.9990.343401.200 | Multi-Family Collection Fees | 490000 | 490000 | 17228.45 | 507228.45 | 507663 | 17663 | 10360% |
| 405.9990.343401.400 | Apartment Collection Fees | 150000 | 150000 | 0 | 150000 | 93040 | -56960 | 3797% |
| 405.9990.343402.000 | Daily Collection Fees | 95000 | 95000 | 0 | 95000 | 85999.5 | -9000.5 | 947% |
| 405.9990.343403.000 | Business Regular Pickup Fees | 40000 | 40000 | 0 | 40000 | 100206 | 60206 | 25052% |
| 405.9990.359100.000 | Late Fees - Delinquent Accounts | 0 | 0 | 0 | 0 | 4880.55 | 4880.55 | 0% |
| 405.9990.369000.000 | Other Miscellaneous Revenues | 1000 | 1000 | 0 | 1000 | 0 | -1000 | 10000% |
| 405.9990.369001.000 | Garbage Container Charges | 0 | 0 | 0 | 0 | 3456 | 3456 | 0% |
| | **Revenue Total:** | **876000** | **876000** | **17228.45** | **893228.45** | **881954.05** | **5954.05** | **1%** |
| **Expense** | | | | | | | | |
| 405.5340.400031.000 | Professional Services | 1000 | 1000 | 0 | 1000 | 0 | 1000 | 10000% |
| 405.5340.400032.000 | Accounting & Auditing | 2500 | 2500 | 2628.45 | 5128.45 | 5128.45 | -2628.45 | -10514% |
| 405.5340.400034.300 | SW Disposal Fees-Reg Pickup | 755000 | 755000 | -20000 | 735000 | 421700.64 | 333299.36 | 4415% |
| 405.5340.400034.350 | SW Disposal Fees-Bus Regular | 95000 | 95000 | 51200 | 146200 | 89312.68 | 5687.32 | 599% |
| 405.5340.400049.000 | Other Current Charges | 900 | 900 | 0 | 900 | 0 | 900 | 10000% |
| 405.5340.400052.000 | Operating Supplies | 5000 | 5000 | 0 | 5000 | 0 | 5000 | 10000% |
| 405.9990.400299.000 | Change in Balances/Reserves | 16600 | 16600 | -16600 | 0 | 0 | 16600 | 10000% |
| | **Expense Total:** | **876000** | **876000** | **17228.45** | **893228.45** | **516141.77** | **359858.23** | **41%** |
| | **Fund: 405 - Solid Waste Fund Surplus (Deficit):** | **0** | **0** | **0** | **0** | **365812.28** | **365812.28** | **0%** |

**Fund: 406 - Stormwater Fund**

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Revenue** | | | | | | | | |
| 406.9990.331100.000 | State Grant-General Gov't' | 310000 | 310000 | 0 | 310000 | 0 | -310000 | 10000% |
| 406.9990.343550.000 | Stormwater Fees | 231000 | 231000 | 0 | 231000 | 504360 | 273360 | 21834% |
| 406.9990.359100.000 | Late Fees - Delinquent Accounts | 0 | 0 | 0 | 0 | 2207.35 | 2207.35 | 0% |
| | **Revenue Total:** | **541000** | **541000** | **0** | **541000** | **506567.35** | **-34432.65** | **6%** |
| **Expense** | | | | | | | | |
| 406.5380.400012.000 | Regular Salaries & Wages | 34734 | 37680 | 0 | 37680 | 28162.97 | 9517.03 | 2526% |
| 406.5380.400014.000 | Overtime Pay | 2500 | 2500 | 0 | 2500 | 24.28 | 2475.72 | 9903% |
| 406.5380.400021.000 | F.I.C.A. Taxes | 2848 | 3074 | 0 | 3074 | 2031.14 | 1042.86 | 3393% |
| 406.5380.400022.000 | Retirement Contribution | 3036 | 3276 | 41.56 | 3317.56 | 3317.56 | -41.56 | -127% |
| 406.5380.400023.000 | Group Insurance | 4288 | 4528 | 0 | 4528 | 2538.96 | 1989.04 | 4393% |
| 406.5380.400024.000 | Workers' Compensation | 620 | 650 | 0 | 650 | 0 | 650 | 10000% |





| | | Original Total Budget | Current Total Budget | Budget Amendment 3 | Amended Annual Budget | Fiscal Activity at July 26, 2023 | Variance Favorable (Unfavorable) | Percent Remaining |
|---|---|---|---|---|---|---|---|---|
| 406.5380.400025.000 | Unemployment Compensation | 200 | 210 | 0 | 210 | 0 | 210 | 10000% |
| 406.5380.400031.000 | Professional Services | 19000 | 19000 | 0 | 19000 | 6719.44 | 12280.56 | 6463% |
| 406.5380.400032.000 | Accounting & Auditing | 1500 | 1500 | 1064.22 | 2564.22 | 2564.22 | -1064.22 | -7095% |
| 406.5380.400034.000 | Other Contractual Services | 105000 | 105000 | 0 | 105000 | 74762 | 30238 | 2880% |
| 406.5380.400043.000 | Utility Services | 2000 | 2000 | 0 | 2000 | 0 | 2000 | 10000% |
| 406.5380.400045.000 | Insurance | 4000 | 4000 | 0 | 4000 | 0 | 4000 | 10000% |
| 406.5380.400046.000 | Repairs & Maintenance | 50000 | 50000 | 0 | 50000 | 13328 | 36672 | 7334% |
| 406.5380.400049.000 | Other Current Charges | 6100 | 6100 | 1000 | 7100 | 5930.75 | 169.25 | 277% |
| 406.5380.400052.000 | Operating Supplies | 4750 | 4750 | 0 | 4750 | 658.13 | 4091.87 | 8614% |
| 406.5380.400054.000 | Publications and Training | 2475 | 2475 | 0 | 2475 | 0 | 2475 | 10000% |
| 406.9990.400299.000 | Change in Balances/Reserves | 297949 | 294257 | -2105.78 | 292151.22 | 0 | 294257 | 10000% |
| | **Expense Total:** | **541000** | **541000** | **0.00** | **541000** | **140037.45** | **400962.55** | **74%** |
| **Fund: 406 - Stormwater Fund Surplus (Deficit):** | | **0** | **0** | **(0.00)** | **0** | **366529.9** | **366529.9** | **0%** |
| **Fund: 601 - Employee's Retirement System** | | | | | | | | |
| **Revenue** | | | | | | | | |
| 601.9990.361000.115 | Interest Barnett Money Market | 0 | 0 | 0 | 0 | 5.55 | 5.55 | 0% |
| 601.9990.361000.120 | Income from Equities-General | 0 | 0 | 0 | 0 | 20851.06 | 20851.06 | 0% |
| 601.9990.361005.000 | Interest - Salem Trust | 0 | 0 | 0 | 0 | 18530.04 | 18530.04 | 0% |
| 601.9990.361300.100 | Change in Fair Value-General | 0 | 0 | 0 | 0 | 2238473.63 | 2238473.63 | 0% |
| 601.9990.368100.000 | Town Contribution for Pensions | 0 | 0 | 0 | 0 | 518523.24 | 518523.24 | 0% |
| 601.9990.368200.000 | Employee Pension Contribution | 0 | 0 | 0 | 0 | 311470.65 | 311470.65 | 0% |
| | **Revenue Total:** | **0** | **0** | **0** | **0** | **3107854.17** | **3107854.17** | **0%** |
| **Expense** | | | | | | | | |
| 601.5130.400031.000 | Professional Services | 0 | 0 | 0 | 0 | 4500 | -4500 | 0% |
| 601.5130.400031.100 | Investment Mgmt Fees-General | 0 | 0 | 0 | 0 | -2444.27 | 2444.27 | 0% |
| 601.5130.400031.300 | Actuarial Fees | 0 | 0 | 0 | 0 | 725 | -725 | 0% |
| 601.5130.400049.000 | Other Current Charges | 0 | 0 | 0 | 0 | 151.74 | -151.74 | 0% |
| 601.5180.400036.100 | Pension Benefits (Monthly) | 0 | 0 | 0 | 0 | 208527.94 | -208527.94 | 0% |
| 601.5180.400036.200 | Pension Benefits (Lump Sum) | 0 | 0 | 0 | 0 | 802861.49 | -802861.49 | 0% |
| 601.5180.400036.300 | Pension Contribution Refunds | 0 | 0 | 0 | 0 | 1627.1 | -1627.1 | 0% |
| | **Expense Total:** | **0** | **0** | **0** | **0** | **1015949** | **-1015949** | **0%** |
| **Fund: 601 - Employee's Retirement System Surplus (Deficit):** | | **0** | **0** | **0** | **0** | **2091905.17** | **2091905.17** | **0%** |
| | **Report Surplus (Deficit):** | **0** | **0.8** | **-0.8** | **0** | **12543793.2** | **12543792.4** | **-1567974050%** |

**Budget Report** **For Fiscal: 2022-2023 As of July 26, 2023**

## Group Summary

| Account Type | Original Total Budget | Current Total Budget | Budget Amendment 3 | Amended Annual Budget | Fiscal Activity at July 26, 2023 | Variance Favorable (Unfavorable) | Percent Remaining |
|---|---|---|---|---|---|---|---|
| **Fund: 001 - General Fund** | | | | | | | |
| Revenue | 12205871 | 13493984 | 448140.24 | 13942124.24 | 14479203.81 | 985219.81 | 7% |
| Expense | 12205871 | 13493983.89 | 448140.35 | 13942124.24 | 10123550.88 | 3370433.01 | 25% |
| **Fund: 001 - General Fund Surplus (Deficit):** | **0** | **0.11** | **-0.11** | **0.00** | **4355652.93** | **4355652.82** | **-3959684382%** |
| **Fund: 301 - General Capital Projects Fund** | | | | | | | |
| Revenue | 342000 | 480287 | 59999.8 | 540286.80 | 342000 | -138287 | 29% |
| Expense | 342000 | 480286.8 | 60000 | 540286.80 | 237325.5 | 242961.3 | 51% |
| **Fund: 301 - General Capital Projects Fund Surplus (Deficit):** | **0** | **0.2** | **-0.2** | **0.00** | **104674.5** | **104674.3** | **-52337150%** |
| **Fund: 302 - Park Impact Fees Fund** | | | | | | | |
| Revenue | 202000 | 672000 | 0 | 672000 | 740189.6 | 68189.6 | 10% |
| Expense | 202000 | 672000 | 0 | 672000 | 5611.5 | 666388.5 | 99% |
| **Fund: 302 - Park Impact Fees Fund Surplus (Deficit):** | **0** | **0** | **0** | **0** | **734578.1** | **734578.1** | **0%** |
| **Fund: 303 - Police Forfeiture Fund** | | | | | | | |
| Revenue | 47985 | 47985 | -13664 | 34321 | 0 | -47985 | 100% |
| Expense | 47985 | 47985 | -13664 | 34321 | 34321 | 13664 | 28% |
| **Fund: 303 - Police Forfeiture Fund Surplus (Deficit):** | **0** | **0** | **0** | **0** | **-34321** | **-34321** | **0%** |
| **Fund: 401 - Causeway Fund** | | | | | | | |
| Revenue | 9560500 | 11945781 | 0 | 11945781 | 8487042.52 | -3458738.48 | 29% |
| Expense | 9560500 | 11945780.82 | 0.18 | 11945781 | 5594940.49 | 6350840.33 | 53% |
| **Fund: 401 - Causeway Fund Surplus (Deficit):** | **0** | **0.18** | **-0.18** | **0** | **2892102.03** | **2892101.85** | **-1606723250%** |
| **Fund: 402 - Sewer Fund** | | | | | | | |
| Revenue | 2934644 | 3876697 | 36495.49 | 3913192.49 | 2135048.7 | -1741648.3 | 45% |
| Expense | 2934644 | 3876697 | 36495.49 | 3913192.49 | 2076631 | 1800066 | 46% |
| **Fund: 402 - Sewer Fund Surplus (Deficit):** | **0** | **0** | **0** | **0** | **58417.7** | **58417.7** | **0%** |
| **Fund: 403 - Water Fund** | | | | | | | |
| Revenue | 1400000 | 1429200 | 0 | 1429200 | 1086313.51 | -342886.49 | 24% |
| Expense | 1400000 | 1429200 | 0 | 1429200 | 903427.38 | 525772.62 | 37% |
| **Fund: 403 - Water Fund Surplus (Deficit):** | **0** | **0** | **0** | **0** | **182886.13** | **182886.13** | **0%** |
| **Fund: 404 - Parking Fund** | | | | | | | |
| Revenue | 1382750 | 1420635 | 0 | 1420635 | 1853097.92 | 432462.92 | 30% |
| Expense | 1382750 | 1420634.69 | 0.31 | 1420635 | 427542.46 | 993092.23 | 70% |
| **Fund: 404 - Parking Fund Surplus (Deficit):** | **0** | **0.31** | **-0.31** | **0** | **1425555.46** | **1425555.15** | **-459856500%** |
| **Fund: 405 - Solid Waste Fund** | | | | | | | |
| Revenue | 876000 | 876000 | 17228.45 | 893228.45 | 881954.05 | 5954.05 | 1% |
| Expense | 876000 | 876000 | 17228.45 | 893228.45 | 516141.77 | 359858.23 | 41% |
| **Fund: 405 - Solid Waste Fund Surplus (Deficit):** | **0** | **0** | **0** | **0** | **365812.28** | **365812.28** | **0%** |
| **Fund: 406 - Stormwater Fund** | | | | | | | |
| Revenue | 541000 | 541000 | 0 | 541000 | 506567.35 | -34432.65 | 6% |
| Expense | 541000 | 541000 | 0.00 | 541000 | 140037.45 | 400962.55 | 74% |
| **Fund: 406 - Stormwater Fund Surplus (Deficit):** | **0** | **0** | **(0.00)** | **0** | **366529.9** | **366529.9** | **0%** |
| **Fund: 601 - Employee's Retirement System** | | | | | | | |
| Revenue | 0 | 0 | 0 | 0 | 3107854.17 | 3107854.17 | 0% |
| Expense | 0 | 0 | 0 | 0 | 1015949 | -1015949 | 0% |
| **Fund: 601 - Employee's Retirement System Surplus (Deficit):** | **0** | **0** | **0** | **0** | **2091905.17** | **2091905.17** | **0%** |
| **Report Surplus (Deficit):** | **0** | **0.8** | **-0.8** | **0** | **12543793.2** | **12543792.4** | **-1567974050%** |

**Budget Report - Net Change (Revenue Less Expenditures)** **For Fiscal: 2022-2023 As of July 26, 2023**

# Fund Summary

| Fund | Original Total Budget | Current Total Budget | Budget Amendment 3 | Amended Annual Budget | Fiscal Activity as of July 26, 2023 | Variance Favorable (Unfavorable) |
|---|---|---|---|---|---|---|
| 001 - General Fund | - | 0.11 | (0.11) | 0.00 | 4,355,652.93 | 4,355,652.82 |
| 301 - General Capital Projects | - | 0.20 | (0.20) | 0.00 | 104,674.50 | 104,674.30 |
| 302 - Park Impact Fees Fund | - | - | - | - | 734,578.10 | 734,578.10 |
| 303 - Police Forfeiture Fund | - | - | - | - | (34,321.00) | (34,321.00) |
| 401 - Causeway Fund | - | 0.18 | (0.18) | 0.00 | 2,892,102.03 | 2,892,101.85 |
| 402 - Sewer Fund | - | - | - | - | 58,417.70 | 58,417.70 |
| 403 - Water Fund | - | - | - | - | 182,886.13 | 182,886.13 |
| 404 - Parking Fund | - | 0.31 | (0.31) | 0.00 | 1,425,555.46 | 1,425,555.15 |
| 405 - Solid Waste Fund | - | - | - | - | 365,812.28 | 365,812.28 |
| 406 - Stormwater Fund | - | - | (0.00) | (0.00) | 366,529.90 | 366,529.90 |
| 601 - Employee's Retirement | - | - | - | - | 2,091,905.17 | 2,091,905.17 |
| **Report Surplus (Deficit):** | **-** | **0.80** | **(0.80)** | **0.00** | **12,543,793.20** | **12,543,792.40** |

Town of Bay Harbor Islands

Budget Amendment to the Fiscal Year 2022-2023 Annual Budget

Budget Amendment 3

Supporting Narrative for Exhibit A

Fiscal Year Ended September 30, 2023

| | | Current Total Budget | Period Activity | Fiscal Activity | Variance (Unfavorable) | Percent Remaining | Note | Amount Require |
|---|---|---|---|---|---|---|---|---|
| TOWN COUNCIL | | | | | | | | |
| 001.5110.400031.000 | Professional Services | 20000 | 0 | 43505 | -23505 | -117.53 | Legal fee, Zoning Moratorium $24,372 (Will reclass to | $ 35,000.00 |
| 001.5110.400040.000 | Travel & Per Diem | 20000 | 796 | 24725.49 | -4725.49 | -23.63 | Money required to cover the overdraft | $ 5,000.00 |
| 001.5110.400049.000 | Other Current Charges | 18850 | 0 | 23455 | -4605 | -24.43 | Audio Rental for council meeting was not in the Budget | $ 10,000.00 |
| 001.5110.400054.000 | Publications and Training | 2500 | 0 | 8160.52 | -5660.52 | -226.42 | To cover overdrafts and future training | $ 7,000.00 |
| | | | | | | | | $ 57,000.00 |
| TOWN MANAGER | | | | | | | | |
| 001.5120.400022.000 | Retirement Contribution | 16751 | 0 | 15248.76 | 1502.24 | 8.97 | Only available $1500 will run out funds. | $ - |
| 001.5120.400023.000 | Group Insurance | 13493 | 1205.94 | 17244.43 | -4463.63 | -27.8 | Cover the overdraft and finish the year, monthly payment $200 | $ 9,000.00 |
| 001.5120.400031.000 | Professional Services | 75000 | 7919.32 | 74972.05 | 27.95 | 0.04 | Only available $28 will run out of funds. Temp to help Bridget | $ 13,000.00 |
| 001.5120.400041.000 | Communications and Freight | 13000 | 0 | 16467.61 | -4467.67 | -26.67 | Cover the overdraft and finish the year $1500 Monthly paymer | $ 3,000.00 |
| 001.5120.400046.000 | Repairs & Maintenance | 0 | 0 | 16.5 | -16.5 | 0 | No budget was added to this account | $ 20.00 |
| 001.5120.400048.000 | Promotional Activities | 20000 | 0 | 20000 | 0 | 0 | No budget was added to this account | $ 20,000.00 |
| 001.5120.400049.000 | Other Current Charges | 19500 | 3440.02 | 30430.6 | -10930.6 | -56.05 | Cover the overdraft and finish the year $3500 Monthly paymer | $ 17,000.00 |
| 001.5120.400054.000 | Publications and Training | 14200 | 2500 | 12521.54 | 1678.46 | 11.82 | Only available $1600 will run out funds. | $ 2,000.00 |
| | | | | | | | | $ 64,020.00 |
| TOWN CLERCK | | | | | | | | |
| 001.5125.400022.000 | Retirement Contribution | 5634 | 0 | 6874.74 | -1240.74 | -22.02 | Money required to cover the overdraft and finish the year | $ - |
| 001.5125.400047.000 | Printing & Binding | 8200 | 440.16 | 9201.65 | -1248.65 | -12.22 | Money required to cover the overdraft and finish the year | $ 3,500.00 |
| | | | | | | | | $ 3,500.00 |
| FINACE AND ADMIN | | | | | | | | |
| 001.5130.400023.000 | Group Insurance | 12667 | 519 | 11064.32 | 1211.46 | 12.65 | Only available $1600 will run out funds. Monthly $900 | $ 2,000.00 |
| 001.5130.400032.000 | Accounting & Auditing | 22000 | 22000 | 29318.6 | -7318.6 | -33.37 | Money required to cover the overdraft | $ 7,318.60 |
| 001.5130.400034.000 | Other Contractual Services | 45000 | 0 | 92847.72 | -47847.72 | -106.33 | Account reclass $51480 | $ 52,000.00 |
| | | | | | | | | $ 61,318.60 |
| INFORMATION AND TECH | | | | | | | | |
| 001.5135.400023.000 | Group Insurance | 8741 | 587.25 | 14780.8 | -6425.69 | -69.1 | Cover the overdraft and finish the year $1000 Monthly paymer | $ 8,000.00 |
| | | | | | | | | $ 8,000.00 |
| HUMAN RESOURCES | | | | | | | | |
| 001.5137.400023.000 | Group Insurance | 3762 | 291.77 | 4458.75 | -696.75 | -18.52 | Money required to cover the overdraft and finish the year | $ 1,500.00 |
| 001.5137.400047.000 | Printing & Binding | 0 | 0 | 90 | -90 | 0 | No budget was added to this account | $ 100.00 |
| 001.5137.400049.000 | Other Current Charges | 26676.63 | 532.27 | 26408.9 | 267.73 | 1 | Only available $270 will run out funds. | $ 3,000.00 |
| 001.5137.400052.000 | Operating Supplies | 500 | 0 | 871.36 | -371.36 | -74.27 | Money required to cover the overdraft and finish the year | $ 1,000.00 |
| | | | | | | | | $ 5,600.00 |
| LEGAL COUSEL | | | | | | | | |
| 001.5140.400031.000 | Professional Services | 240000 | 0 | 201301.21 | 38698.79 | 16.12 | Insufficient funds to the end of the year | $ 20,000.00 |
| | | | | | | | | $ 20,000.00 |
| PUBLIC BUILDING | | | | | | | | |
| 001.5190.400046.000 | Repairs & Maintenance | 94387.71 | 767.36 | 93584.66 | 803.05 | 0.85 | Only available $800 will run out funds. | $ 2,000.00 |
| 001.5190.400052.000 | Operating Supplies | 8250 | 0 | 9609.56 | -1359.56 | -16.48 | Money required to cover the overdraft and finish the year | $ 2,000.00 |
| | | | | | | | | $ 4,000.00 |
| LAW ENFORCEMENT | | | | | | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 001.5210.400040.000 | Travel & Per Diem | 12000 | 0 | 12957.48 | -957.48 | -7.98 | Money required to cover the overdraft and finish the year | $ 2,000.00 |
| 001.5210.400044.500 | Finance Rentals & Leases | 0 | 187.15 | 22021.03 | -22021.03 | 0 | No budget was added to this account | $ 23,000.00 |
| 001.5210.400051.000 | Office Supplies | 0 | 0 | 303.84 | -303.84 | 0 | No budget was added to this account | $ 320.00 |
| 001.5210.400052.111 | Operating Supplies-D.A.R.E. | 0 | 0 | 2080.61 | -2080.61 | 0 | No budget was added to this account | $ 2,100.00 |
| | | | | | | | | $ 27,420.00 |
| BUILDING | | | | | | | | |
| 001.5240.400034.000 | Other Contractual Services | 20000 | 0 | 17590.9 | 2409.1 | 12.05 | Insufficient funds to the end of the year, Monthly $1000 | $ 2,000.00 |
| 001.5240.400040.000 | Travel & Per Diem | 1600 | 0 | 2086.4 | -486.4 | -30.4 | Money required to cover the overdraft and finish the year | $ 500.00 |
| 001.5240.400044.000 | Operating Rentals & Leases | 12120 | 220.13 | 20293.69 | -8173.69 | -67.44 | Cover the overdraft and finish the year $1700 Monthly paymer | $ 12,000.00 |
| 001.5240.400046.000 | Repairs & Maintenance | 200 | 0 | 244.89 | -44.89 | -22.45 | Money required to cover the overdraft and finish the year | $ 50.00 |
| 001.5240.400049.000 | Other Current Charges | 25514.04 | 4401.39 | 27288.72 | -1774.68 | -6.96 | Cover the overdraft and finish the year $4000 Monthly paymer | $ 6,500.00 |
| 001.5240.400054.000 | Publications and Training | 2900 | 0 | 5010.5 | -2110.5 | -72.78 | Cover the overdraft and finish the year $1000 Monthly paymer | $ 4,500.00 |
| | | | | | | | | $ 25,550.00 |
| OTHER PUBLIC SAFETY | | | | | | | | |
| 001.5290.400034.000 | Other Contractual Services | 0 | 295.51 | 295.51 | -295.51 | 0 | No budget was added to this account | $ 300.00 |
| | | | | | | | | $ 300.00 |
| STREET AND PARKWAYS | | | | | | | | |
| 001.5410.400047.000 | Printing & Binding | 0 | 0 | 210 | -210 | 0 | No budget was added to this account | $ 210.00 |
| | | | | | | | | $ 210.00 |
| PUBLIC TRANSPORTATION | | | | | | | | |
| 001.5440.400052.000 | Operating Supplies | 8000 | 0 | 6912.89 | 1087.11 | 13.59 | Only available $1087 will run out funds. | $ 1,000.00 |
| | | | | | | | | $ 1,000.00 |
| PARKS AND RECREATION | | | | | | | | |
| 001.5720.400041.000 | Communications and Freight | 0 | 0 | 142.96 | -142.96 | 0 | No budget was added to this account | $ 150.00 |
| 001.5720.400044.500 | Finance Rentals & Leases | 0 | 203.77 | 1833.93 | -1833.93 | 0 | No budget was added to this account | $ 1,833.93 |
| 001.5720.400049.030 | Other Current Charges - Town Ev | 379833.38 | 11874.34 | 382648.91 | -24455.23 | -0.74 | Cover overdraft and payment for Art Fest 2024 | $ 50,000.00 |
| 001.5720.400063.000 | Improvements (excl. Buildings) | 0 | 0 | 17500 | -17500 | 0 | No budget was added to this account | $ 17,500.00 |
| | | | | | | | | $ 69,483.93 |
| CHILDREN'S TRUST | | | | | | | | |
| 001.5725.400023.000 | Group Insurance | 12000 | 908.31 | 16612.65 | -4612.65 | -38.44 | Money required to cover the overdraft and finish the year | $ 9,000.00 |
| 001.5725.400052.000 | Operating Supplies | 1000 | 0 | 905.12 | 94.88 | 9.49 | Only available $95 will run out funds. | $ 500.00 |
| 001.5725.400054.000 | Publications & Training | 2000 | 1875 | 1875 | 125 | 6.25 | Only available $125 will run out funds. | $ 500.00 |
| | | | | | | | | $ 10,000.00 |
| CAPITAL PROJECTS | | | | | | | | |
| 301.5210.400044.500 | Finance Rents & Leases | 83689.84 | 0 | 93747.64 | -26798.27 | -12.02 | Cover the overdraft and finish the year $10000 Monthly payme | $ 60,000.00 |
| | | | | | | | | $ 60,000.00 |
| CAUSEWAY FUND | | | | | | | | |
| 401.5415.400032.000 | Accounting & Auditing | 30000 | 14913.75 | 45197.56 | -15197.56 | -50.66 | Money required to cover the overdraft and finish the year | $ 15,197.56 |
| 401.5415.400064.000 | Machinery & Equipment | 0 | 0 | 28803.95 | -28803.95 | 0 | Emergency purchase traffic camera for sunpass, no budget | $ 29,000.00 |
| | | | | | | | | $ 44,197.56 |
| SEWER FUND | | | | | | | | |
| 402.5350.400032.000 | Accounting & Auditing | 7500 | 4001.25 | 12736.69 | -5236.69 | -69.82 | Money required to cover the overdraft and finish the year | $ 5,236.69 |
| 402.5350.400043.000 | Utility Services | 50000 | 5819.5 | 46309.27 | 3690.73 | 7.38 | Insufficient funds to the end of the year, Monthly $5000 | $ 10,000.00 |
| 402.5350.400052.000 | Operating Supplies | 24525 | 5.7 | 38782.14 | -14257.14 | -58.13 | Money required to cover the overdraft and finish the year | $ 20,000.00 |
| | | | | | | | | $ 35,236.69 |
| WATER FUND | | | | | | | | |
| 403.5330.400032.000 | Accounting & Auditing | 5000 | 2546.25 | 8215.6 | -3215.6 | -64.31 | Money required to cover the overdraft and finish the year | $ 3,215.60 |
| 403.5330.400040.000 | Travel & Per Diem | 1000 | 0 | 2903.76 | -1903.76 | -190.38 | Money required to cover the overdraft and finish the year | $ 2,000.00 |
| 403.5330.400047.000 | Printing & Binding | 0 | 0 | 215.4 | -215.4 | 0 | No budget was added to this account | $ 250.00 |
| 403.5330.400049.000 | Other Current Charges | 27245 | 0 | 22861.97 | 4383.03 | 16.09 | Insufficient funds to the end of the year, Monthly payment $40 | $ 9,000.00 |
| | | | | | | | | $ 14,465.60 |
| PARKING FUND | | | | | | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 404.5450.400032.000 | Accounting & Auditing | 2700 | 1455 | 4217.42 | -1517.42 | -56.2 | Money required to cover the overdraft | $ 1,517.42 |
| 404.5450.400034.000 | Other Contractual Services | 4500 | 2858.31 | 7119.21 | -2619.21 | -58.2 | Money required to cover the overdraft | $ 2,619.21 |
| 404.5450.400043.000 | Utility Services | 26100 | 2767.84 | 30242.52 | -4142.52 | -15.87 | Money required to cover the overdraft and finish the year | $ 9,500.00 |
| 404.5450.400047.000 | Printing & Binding | 0 | 0 | 7252 | -7252 | 0 | No budget was added to this account | $ 7,252.00 |
| | | | | | | | | $ 20,888.63 |

SOLID WASTE FUND

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 405.5340.400032.000 | Accounting & Auditing | 2500 | 1455 | 5128.45 | -2628.45 | -105.14 | Money required to cover the overdraft and finish the year | $ 2,628.45 |
| 405.5340.400034.350 | SW Disposal Fees-Bus Regular | 95000 | 0 | 89312.68 | 5687.32 | 5.99 | Insufficient to the end of the year | $ 51,200.00 |
| | | | | | | | | $ 53,828.45 |

STORM WATER FUND

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 406.5380.400032.000 | Accounting & Auditing | 1500 | 727.5 | 2564.22 | -1064.22 | -70.95 | Money required to cover the overdraft | $ 1,064.22 |
| 406.5380.400049.000 | Other Current Charges | 6100 | 0 | 5930.75 | 169.25 | 2.77 | Only available $170 will run out funds. | $ 1,000.00 |
| | | | | | | | | $ 2,064.22 |

Other Budget Amendment Changes

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 Increase Ad Valorem for additional revenues. | 001 | 9990 | 311100 | 000 | Actual receipts over budget | $ | (76,551.66) |
| 2 Increase TDR Fees | 001 | 9990 | 321000 | 000 | Actual receipts over budget | $ | (6,500.00) |
| 3 Increase in Other Misc. Revenues | 001 | 9990 | 369000 | 000 | Actual receipts over budget | $ | (32,076.19) |
| 4 Increase in appropriations | 001 | 9990 | 321000 | 000 | Fund balance | $ | (333,012.39) |
| Over/underpayment in retirement contributions | 001 | 5120 | 400022 | 000 | The Town overpaid and underpaid some line items | $ | 464.01 |
| Over/underpayment in retirement contributions | 001 | 5125 | 400022 | 000 | this amendment is to adjust the accounts to | $ | 2,193.07 |
| Over/underpayment in retirement contributions | 402 | 5340 | 400022 | 000 | reflect the change. Per discussion with the | $ | 1,258.80 |
| Over/underpayment in retirement contributions | 403 | 5330 | 400022 | 000 | actuary, additional payments to close out the | $ | 4,025.68 |
| Over/underpayment in retirement contributions | 404 | 5450 | 400022 | 000 | fiscal year are no longer needed, therefore budget | $ | 1,013.17 |
| Over/underpayment in retirement contributions | 406 | 5380 | 400022 | 000 | being adjusted to actual payments at 7/26/23 YTD. | $ | 41.56 |
| Over/underpayment in retirement contributions | 401 | 5415 | 400022 | 000 | Part of retirement | $ | 5,878.76 |
| Over/underpayment in retirement contributions | 001 | 5130 | 400022 | 000 | Part of retirement | $ | (1,269.06) |
| Over/underpayment in retirement contributions | 001 | 5135 | 400022 | 000 | Part of retirement | $ | 476.20 |
| Over/underpayment in retirement contributions | 001 | 5137 | 400022 | 000 | Part of retirement | $ | (1,085.45) |
| Over/underpayment in retirement contributions | 001 | 5240 | 400022 | 000 | Part of retirement | $ | (35,370.75) |
| Over/underpayment in retirement contributions | 001 | 5245 | 400022 | 000 | Part of retirement | $ | 1,169.31 |
| Over/underpayment in retirement contributions | 001 | 5210 | 400022 | 000 | Part of retirement | $ | 69,999.57 |
| Over/underpayment in retirement contributions | 001 | 5720 | 400022 | 000 | Part of retirement | $ | 3,157.44 |
| Over/underpayment in retirement contributions | 001 | 5410 | 400022 | 000 | Part of retirement | $ | (3,894.32) |
| Reduction in other contractual services | 001 | 5137 | 400034 | 000 | Reduction per HR, funds can be used for other GF needs | $ | (5,000.00) |
| Reduction in communications and freight | 001 | 5137 | 400041 | 000 | Reduction per HR, funds can be used for other GF needs | $ | (100.00) |
| Increase in transfer to other funds | 001 | 9990 | 400091 | 000 | To increase transfer to capital fund from GF for rental | $ | 59,999.80 |
| Increase in transfer from other funds | 301 | 9990 | 381000 | 000 | To increase transfer from GF to capital for rental | $ | (59,999.80) |
| Decrease in Change in balances/reserves | 406 | 9990 | 400299 | 000 | Decreased to account for other increase in fund 406 | $ | (2,105.78) |
| Increase in appropriated fund balance | 402 | 9990 | 400299 | 100 | An increase to balance fund 402 | $ | (36,495.49) |
| Decrease in Change in balances/reserves | 401 | 9990 | 400299 | 000 | Decreased to account for other increase in fund 401 | $ | (50,076.14) |
| Decrease in appropriated fund balance | 303 | 9990 | 400299 | 100 | To account for change in operating supplies | $ | 13,664.00 |
| Decrease in operating supplies | 303 | 5210 | 400052 | 000 | To account for change in operating supplies | $ | (13,664.00) |
| Increase in multi-family collection fees | 405 | 9990 | 343401 | 200 | Balance fund 405 | $ | (17,228.45) |
| Decrease in SW disposal fees-reg pick up | 405 | 5340 | 400034 | 000 | Balance fund 405 | $ | (20,000.00) |
| Decrease in change in balances/reserves | 405 | 9990 | 400299 | 000 | Balance fund 405 | $ | (16,600.00) |
| Decrease in change in balances/reserves | 404 | 9990 | 400299 | 000 | Balance fund 404 | $ | (21,901.49) |
| Decrease in change in balances/reserves | 403 | 5415 | 400299 | 000 | Balance fund 403 | $ | (13,666.00) |
| Decrease in operating rental | 403 | 5330 | 400044 | 000 | Balance fund 403 | $ | (4,825.28) |
| | | | | | GRAND TOTAL | $ | 2.80 |

**RESOLUTION NO. _____**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, APPROVING BUDGET AMENDMENT NO. 3 FOR THE ANNUAL BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023, ADJUSTING REVENUES AND EXPENDITURES OF FUNDS ESTABLISHED AND REFLECTED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** on September 28th, 2022, the Town Council of the Town of Bay Harbor Islands (the "Town") adopted Resolution No. 2280 approving the Budget for Fiscal Year Ended September 30, 2023 and establishing revenues and appropriations for the Town; and

**WHEREAS,** on November 28th, 2022, the Town Council of the Town of Bay Harbor Islands (the "Town") adopted Resolution No. 2286 approving Budget Amendment No. 1 and on June 28th, 2023, the Town Council adopted Resolution No. 2307 approving Budget Amendment No. 2, both for Fiscal Year Ended September 30, 2023 and establishing increases to revenues and appropriations for the Town; and

**WHEREAS,** the General Fund is being amended to increase revenues and appropriations in the amount $448,140; and

**WHEREAS,** the Capital Projects Fund is being amended to increase revenues and appropriations in the amount $60,000; and

**WHEREAS,** the Police Forfeiture Fund is being amended to decrease revenues and appropriations in the amount $13,664; and

**WHEREAS,** the Sewer Fund is being amended to increase revenues and appropriations in the amount $36,495; and

**WHEREAS,** the Solid Waste Fund is being amended to increase revenues and appropriations in the amount $17,228; and

**WHEREAS,** an increase to the budgeted revenue estimates and expenditure estimates is required for the General Fund, to comply with the Florida Statutes and the Town's commitment to sound budgeting practices, where budgeted expenditures may not exceed anticipated revenues; and

**WHEREAS,** the Town Council desires to amend the 2022-2023 Fiscal Year General, Proprietary, and Special Revenue Funds budgets as set forth in Attachment "Exhibit A" attached hereto; and

**WHEREAS,** the Town Council finds that this Resolution is in the best interest and welfare of the residents of the Town.

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

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

**Section 2. Approval of Budget Amendment No. 3**. The Town Council hereby approves the 2022-2023 fiscal year Budget Amendment No. 3 as provided for above and set forth in Attachment "A" attached hereto.

**Section 3. Severability.** If any section, sentence, clause, or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Resolution.

**Section 4. Conflicts.** All Ordinances or parts of Ordinances, Resolutions, or parts of Resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

**Section 5. Effective Date.** This Resolution shall be in full force and take effect upon its passing and adoption.

**PASSED** this 8th day of August, 2023.

TOWN OF BAY HARBOR ISLANDS

By:_____
Elizabeth Tricoche, Mayor

ATTEST:

_____
Yvonne P. Hamilton, CMC

APPROVED AS TO FORM:

_____
Greenspoon Marder LLP
Town Attorneys
By: Joseph Geller, Esq.

**Inclusions**

**EXHIBIT "A"**

Town of Bay Harbor Islands
Budget Amendment to the Fiscal Year 2022-2023 Annual Budget
Budget Amendment 3
Supporting Narrative for Exhibit A
Fiscal Year Ended September 30, 2023

| ln# | Dept/ Item Description | Impact Date | FUND(s) Needed | Account | Line item Category |
|---|---|---|---|---|---|
| | TOWN COUNCIL | | | | |
| 1 | Budget Amend. No. 2 - Town Council Professional Services | Aug-8 2023 | $35,000.00 | 001.5110.400031.000 | Operating Expenditures/Expenses |
| 2 | Budget Amend. No. 2 - Town Council Travel & Per Diem | Aug-8 2023 | $5,000.00 | 001.5110.400040.000 | Operating Expenditures/Expenses |
| 3 | Budget Amend. No. 2 - Town Council Other Current Charges | Aug-8 2023 | $10,000.00 | 001.5110.400049.000 | Operating Expenditures/Expenses |
| 4 | Budget Amend. No. 2 - Town Council Publications and Training | Aug-8 2023 | $7,000.00 | 001.5110.400054.000 | Operating Expenditures/Expenses |
| | | | $57,000.00 | | |
| | TOWN MANAGER | | | | |
| 5 | Budget Amend. No. 2 - Office of Town Manager Retirement Contribution | Aug-8 2023 | $0.00 | 001.5120.400022.000 | Personnel Services |
| 6 | Budget Amend. No. 2 - Office of Town Manager Group Insurance | Aug-8 2023 | $9,000.00 | 001.5120.400023.000 | Personnel Services |
| 7 | Budget Amend. No. 2 - Office of Town Manager Professional Services | Aug-8 2023 | $13,000.00 | 001.5120.400031.000 | Operating Expenditures/Expenses |
| 8 | Budget Amend. No. 2 - Office of Town Manager Communications and Freight | Aug-8 2023 | $3,000.00 | 001.5120.400041.000 | Operating Expenditures/Expenses |
| 9 | Budget Amend. No. 2 - Office of Town Manager Repairs & Maintenance | Aug-8 2023 | $20.00 | 001.5120.400046.000 | Operating Expenditures/Expenses |
| 10 | Budget Amend. No. 2 - Office of Town Manager Promotional Activities | Aug-8 2023 | $20,000.00 | 001.5120.400048.000 | Operating Expenditures/Expenses |
| 11 | Budget Amend. No. 2 - Office of Town Manager Other Current Charges | Aug-8 2023 | $17,000.00 | 001.5120.400049.000 | Operating Expenditures/Expenses |
| 12 | Budget Amend. No. 2 - Office of Town Manager Publications and Training | Aug-8 2023 | $2,000.00 | 001.5120.400054.000 | Operating Expenditures/Expenses |
| | | | $64,020.00 | | |
| | TOWN CLERCK | | | | |
| 13 | Budget Amend. No. 2 - Town Clerk Retirement Contribution | Aug-8 2023 | $0.00 | 001.5125.400022.000 | Personnel Services |
| 14 | Budget Amend. No. 2 - Town Clerk Printing & Binding | Aug-8 2023 | $3,500.00 | 001.5125.400047.000 | Operating Expenditures/Expenses |
| | | | $3,500.00 | | |
| | FINACE AND ADMIN | | | | |
| 15 | Budget Amend. No. 2 - Finance and Administration Group Insurance | Aug-8 2023 | $2,000.00 | 001.5130.400023.000 | Personnel Services |
| 16 | Budget Amend. No. 2 - Finance and Administration Accounting & Auditing | Aug-8 2023 | $7,318.60 | 001.5130.400032.000 | Operating Expenditures/Expenses |
| 17 | Budget Amend. No. 2 - Finance and Administration Other Contractual Services | Aug-8 2023 | $52,000.00 | 001.5130.400034.000 | Operating Expenditures/Expenses |
| | | | $61,318.60 | | |
| | INFORMATION AND TECH | | | | |
| 18 | Budget Amend. No. 2 - Information Technology Group Insurance | Aug-8 2023 | $8,000.00 | 001.5135.400023.000 | Personnel Services |
| | | | $8,000.00 | | |
| | HUMAN RESOURCES | | | | |
| 19 | Budget Amend. No. 2 - Human Resources Group Insurance | Aug-8 2023 | $1,500.00 | 001.5137.400023.000 | Personnel Services |
| 20 | Budget Amend. No. 2 - Human Resources Printing & Binding | Aug-8 2023 | $100.00 | 001.5137.400047.000 | Operating Expenditures/Expenses |
| 21 | Budget Amend. No. 2 - Human Resources Other Current Charges | Aug-8 2023 | $3,000.00 | 001.5137.400049.000 | Operating Expenditures/Expenses |
| 22 | Budget Amend. No. 2 - Human Resources Operating Supplies | Aug-8 2023 | $1,000.00 | 001.5137.400052.000 | Operating Expenditures/Expenses |
| | | | $5,600.00 | | |
| | LEGAL COUSEL | | | | |
| 23 | Budget Amend. No. 2 - Legal Counsel Professional Services | Aug-8 2023 | $20,000.00 | 001.5140.400031.000 | Operating Expenditures/Expenses |
| | | | $20,000.00 | | |
| | PUBLIC BUILDING | | | | |
| 24 | Budget Amend. No. 2 - Public Buildings Repairs & Maintenance | Aug-8 2023 | $2,000.00 | 001.5190.400046.000 | Operating Expenditures/Expenses |
| 25 | Budget Amend. No. 2 - Public Buildings Operating Supplies | Aug-8 2023 | $2,000.00 | 001.5190.400052.000 | Operating Expenditures/Expenses |
| | | | $4,000.00 | | |
| | LAW ENFORCEMENT | | | | |
| 26 | Budget Amend. No. 2 - Law Enforcement Travel & Per Diem | Aug-8 2023 | $2,000.00 | 001.5210.400040.000 | Operating Expenditures/Expenses |

Town of Bay Harbor Islands
Budget Amendment to the Fiscal Year 2022-2023 Annual Budget
Budget Amendment 3
Supporting Narrative for Exhibit A
Fiscal Year Ended September 30, 2023

| ln# | Dept/ Item Description | Impact Date | FUND(s) Needed | Account | Line item Category |
|---|---|---|---|---|---|
| 27 | Budget Amend. No. 2 - Law Enforcement Finance Rentals & Leases | Aug-8 2023 | $23,000.00 | 001.5210.400044.500 | Operating Expenditures/Expenses |
| 28 | Budget Amend. No. 2 - Law Enforcement Office Supplies | Aug-8 2023 | $320.00 | 001.5210.400051.000 | Operating Expenditures/Expenses |
| 29 | Budget Amend. No. 2 - Law Enforcement Operating Supplies-D.A.R.E. | Aug-8 2023 | $2,100.00 | 001.5210.400052.111 | Operating Expenditures/Expenses |
| | | | $27,420.00 | | |
| | BUILDING | | | | |
| 30 | Budget Amend. No. 2 - Building Other Contractual Services | Aug-8 2023 | $2,000.00 | 001.5240.400034.000 | Operating Expenditures/Expenses |
| 31 | Budget Amend. No. 2 - Building Travel & Per Diem | Aug-8 2023 | $500.00 | 001.5240.400040.000 | Operating Expenditures/Expenses |
| 32 | Budget Amend. No. 2 - Building Operating Rentals & Leases | Aug-8 2023 | $12,000.00 | 001.5240.400044.000 | Operating Expenditures/Expenses |
| 33 | Budget Amend. No. 2 - Building Repairs & Maintenance | Aug-8 2023 | $50.00 | 001.5240.400046.000 | Operating Expenditures/Expenses |
| 34 | Budget Amend. No. 2 - Building Other Current Charges | Aug-8 2023 | $6,500.00 | 001.5240.400049.000 | Operating Expenditures/Expenses |
| 35 | Budget Amend. No. 2 - Building Publications and Training | Aug-8 2023 | $4,500.00 | 001.5240.400054.000 | Operating Expenditures/Expenses |
| | | | $25,550.00 | | |
| | OTHER PUBLIC SAFETY | | | | |
| 36 | Budget Amend. No. 2 - Other Public Safety Other Contractual Services | Aug-8 2023 | $300.00 | 001.5290.400034.000 | Operating Expenditures/Expenses |
| | | | $300.00 | | |
| | STREET AND PARKWAYS | | | | |
| 37 | Budget Amend. No. 2 - Streets and Parkways Printing & Binding | Aug-8 2023 | $210.00 | 001.5410.400047.000 | Operating Expenditures/Expenses |
| | | | $210.00 | | |
| | PUBLIC TRANSPORTATION | | | | |
| 38 | Budget Amend. No. 2 - Public Transit Operating Supplies | Aug-8 2023 | $1,000.00 | 001.5440.400052.000 | Operating Expenditures/Expenses |
| | | | $1,000.00 | | |
| | PARKS AND RECREATION | | | | |
| 39 | Budget Amend. No. 2 - Parks and Recreation Communications and Freight | Aug-8 2023 | $150.00 | 001.5720.400041.000 | Operating Expenditures/Expenses |
| 40 | Budget Amend. No. 2 - Parks and Recreation Finance Rentals & Leases | Aug-8 2023 | $1,833.93 | 001.5720.400044.500 | Operating Expenditures/Expenses |
| 41 | Budget Amend. No. 2 - Parks and Recreation Other Current Charges - Town Events | Aug-8 2023 | $50,000.00 | 001.5720.400049.030 | Operating Expenditures/Expenses |
| | | Aug-8 2023 | $17,500.00 | 001.5720.400063.000 | |
| | | | $69,483.93 | | |
| | CHILDREN'S TRUST | | | | |
| 42 | Budget Amend. No. 2 - Children's Trust Group Insurance | Aug-8 2023 | $9,000.00 | 001.5725.400023.000 | Personnel Services |
| 43 | Budget Amend. No. 2 - Children's Trust Operating Supplies | Aug-8 2023 | $500.00 | 001.5725.400052.000 | Operating Expenditures/Expenses |
| 44 | Budget Amend. No. 2 - Children's Trust Publications & Training | Aug-8 2023 | $500.00 | 001.5725.400054.000 | Operating Expenditures/Expenses |
| | | | $10,000.00 | | |
| | CAPITAL PROJECTS | | | | |
| 45 | Budget Amend. No. 2 - Law Enforcement Finance Rents & Leases | Aug-8 2023 | $60,000.00 | 301.5210.400044.500 | Operating Expenditures/Expenses |
| | | | $60,000.00 | | |
| | CAUSEWAY FUND | | | | |
| 46 | Budget Amend. No. 2 - Causeway Operations Accounting & Auditing | Aug-8 2023 | $15,197.56 | 401.5415.400032.000 | Operating Expenditures/Expenses |
| 47 | Budget Amend. No. 2 - Causeway Operations Machinery & Equipment | Aug-8 2023 | $29,000.00 | 401.5415.400064.000 | Capital Outlay |
| | | | $44,197.56 | | |
| | SEWER FUND | | | | |
| 48 | Budget Amend. No. 2 - Sewer Accounting & Auditing | Aug-8 2023 | $5,236.69 | 402.5350.400032.000 | Operating Expenditures/Expenses |

Town of Bay Harbor Islands
Budget Amendment to the Fiscal Year 2022-2023 Annual Budget
Budget Amendment 3
Supporting Narrative for Exhibit A
Fiscal Year Ended September 30, 2023

| ln# | Dept/ Item Description | Impact Date | FUND(s) Needed | Account | Line item Category |
|---|---|---|---|---|---|
| 49 | Budget Amend. No. 2 - Sewer Utility Services | Aug-8 2023 | $10,000.00 | 402.5350.400043.000 | Operating Expenditures/Expenses |
| 50 | Budget Amend. No. 2 - Sewer Operating Supplies | Aug-8 2023 | $20,000.00 | 402.5350.400052.000 | Operating Expenditures/Expenses |
| | | | $35,236.69 | | |
| | WATER FUND | | | | |
| 51 | Budget Amend. No. 2 - Water Accounting & Auditing | Aug-8 2023 | $3,215.60 | 403.5330.400032.000 | Operating Expenditures/Expenses |
| 52 | Budget Amend. No. 2 - Water Travel & Per Diem | Aug-8 2023 | $2,000.00 | 403.5330.400040.000 | Operating Expenditures/Expenses |
| 53 | Budget Amend. No. 2 - Water Printing & Binding | Aug-8 2023 | $250.00 | 403.5330.400047.000 | Operating Expenditures/Expenses |
| 54 | Budget Amend. No. 2 - Water Other Current Charges | Aug-8 2023 | $9,000.00 | 403.5330.400049.000 | Operating Expenditures/Expenses |
| | | | $14,465.60 | | |
| | PARKING FUND | | | | |
| 55 | Budget Amend. No. 2 - Parking Accounting & Auditing | Aug-8 2023 | $1,517.42 | 404.5450.400032.000 | Operating Expenditures/Expenses |
| 56 | Budget Amend. No. 2 - Parking Other Contractual Services | Aug-8 2023 | $2,619.21 | 404.5450.400034.000 | Operating Expenditures/Expenses |
| 57 | Budget Amend. No. 2 - Parking Utility Services | Aug-8 2023 | $9,500.00 | 404.5450.400043.000 | Operating Expenditures/Expenses |
| 58 | Budget Amend. No. 2 - Parking Printing & Binding | Aug-8 2023 | $7,252.00 | 404.5450.400047.000 | Operating Expenditures/Expenses |
| | | | $20,888.63 | | |
| | SOLID WASTE FUND | | | | |
| 59 | Budget Amend. No. 2 - Solid Waste Accounting & Auditing | Aug-8 2023 | $2,628.45 | 405.5340.400032.000 | Operating Expenditures/Expenses |
| 60 | Budget Amend. No. 2 - Solid Waste SW Disposal Fees-Bus Regular | Aug-8 2023 | $51,200.00 | 405.5340.400034.350 | Operating Expenditures/Expenses |
| | | | $53,828.45 | | |
| | STORM WATER FUND | | | | |
| 61 | Budget Amend. No. 2 - Stormwater Accounting & Auditing | Aug-8 2023 | $1,064.22 | 406.5380.400032.000 | Operating Expenditures/Expenses |
| 62 | Budget Amend. No. 2 - Stormwater Other Current Charges | Aug-8 2023 | $1,000.00 | 406.5380.400049.000 | Operating Expenditures/Expenses |
| | | | $2,064.22 | | |
| | **Other Budget Amendment Changes** | | | | |
| 63 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($76,551.66) | 001-9990-311100-000 | Ad Valorem Taxes |
| 64 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($6,500.00) | 001-9990-321000-000 | Licenses and Permits |
| 65 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($32,078.30) | 001-9990-369000-000 | Miscellaneous |
| 66 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($333,012.39) | 001-9990-321000-000 | Licenses and Permits |
| 67 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | $60,000.00 | 001-9990-400091-000 | Transfers out |
| 68 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($2,105.78) | 406-9990-400299-000 | Other Uses |
| 69 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($17,228.45) | 405-9990-343401-200 | Charges for Services |
| 70 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($16,600.00) | 405-9990-400299-000 | Other Uses |
| 71 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($21,901.49) | 404-9990-400299-000 | Other Uses |
| 72 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($36,495.49) | 402-9990-400299-100 | Other Uses |
| 73 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($50,076.14) | 401-9990-400299-000 | Other Uses |
| 74 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | $13,664.00 | 303-9990-400299-100 | Other Uses |
| 75 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($60,000.00) | 301-9990-381000-000 | Transfers In |
| 76 | Budget Amend. No. 2 - Office of Town Manager | Aug-8 2023 | $464.01 | 001-5120-400022-000 | Personnel Services |
| 77 | Budget Amend. No. 2 - Town Clerk | Aug-8 2023 | $2,193.07 | 001-5125-400022-000 | Personnel Services |
| 78 | Budget Amend. No. 2 - Finance and Administration | Aug-8 2023 | ($1,269.06) | 001-5130-400022-000 | Personnel Services |
| 79 | Budget Amend. No. 2 - Information Technology | Aug-8 2023 | $476.20 | 001-5135-400022-000 | Personnel Services |

Town of Bay Harbor Islands
Budget Amendment to the Fiscal Year 2022-2023 Annual Budget
Budget Amendment 3
Supporting Narrative for Exhibit A
Fiscal Year Ended September 30, 2023

| In# | Dept/ Item Description | Impact Date | FUND(s) Needed | Account | Line item Category |
|---|---|---|---|---|---|
| 80 | Budget Amend. No. 2 - Human Resources | Aug-8 2023 | ($1,085.45) | 001-5137-400022-000 | Personnel Services |
| 81 | Budget Amend. No. 2 - Human Resources | Aug-8 2023 | ($5,000.00) | 001-5137-400034-000 | Operating Expenditures/Expenses |
| 82 | Budget Amend. No. 2 - Human Resources | Aug-8 2023 | ($100.00) | 001-5137-400041-000 | Operating Expenditures/Expenses |
| 83 | Budget Amend. No. 2 - Law Enforcement | Aug-8 2023 | $69,999.57 | 001-5210-400022-000 | Personnel Services |
| 84 | Budget Amend. No. 2 - Building | Aug-8 2023 | ($35,370.75) | 001-5240-400022-000 | Personnel Services |
| 85 | Budget Amend. No. 2 - Code Compliance | Aug-8 2023 | $1,169.31 | 001-5245-400022-000 | Personnel Services |
| 86 | Budget Amend. No. 2 - Streets and Parkways | Aug-8 2023 | ($3,894.32) | 001-5410-400022-000 | Personnel Services |
| 87 | Budget Amend. No. 2 - Parks and Recreation | Aug-8 2023 | $3,157.44 | 001-5720-400022-000 | Personnel Services |
| 88 | Budget Amend. No. 2 - Law Enforcement | Aug-8 2023 | ($13,664.00) | 303-5210-400052-000 | Operating Expenditures/Expenses |
| 89 | Budget Amend. No. 2 - Causeway Operations | Aug-8 2023 | $5,878.76 | 401-5415-400022-000 | Personnel Services |
| 90 | Budget Amend. No. 2 - Solid Waste | Aug-8 2023 | $1,258.80 | 402-5340-400022-000 | Personnel Services |
| 91 | Budget Amend. No. 2 - Water | Aug-8 2023 | $4,025.68 | 403-5330-400022-000 | Personnel Services |
| 92 | Budget Amend. No. 2 - Water | Aug-8 2023 | ($4,825.28) | 403-5330-400044-000 | Operating Expenditures/Expenses |
| 93 | Budget Amend. No. 2 - Causeway Operations | Aug-8 2023 | ($13,666.00) | 403-5415-400299-000 | Other Uses |
| 94 | Budget Amend. No. 2 - Parking | Aug-8 2023 | $1,013.17 | 404-5450-400022-000 | Personnel Services |
| 95 | Budget Amend. No. 2 - Solid Waste | Aug-8 2023 | ($20,000.00) | 405-5340-400034-000 | Operating Expenditures/Expenses |
| 96 | Budget Amend. No. 2 - Stormwater | Aug-8 2023 | $41.56 | 406-5380-400022-000 | Personnel Services |
| | | | ($588,082.99) | | |
| | | **Grand Total:** | $0.69 | *Immaterial difference (due to rounding)* | |

Town of Bay Harbor Islands
Budget Amendment to the Fiscal Year 2022-2023 Annual Budget
Budget Amendment 3
Supporting Narrative for Exhibit A
Fiscal Year Ended September 30, 2023

| ln# | Dept/ Item Description | Impact Date | FUND(s) Needed | Account | Line item Category |
|---|---|---|---|---|---|
| | TOWN COUNCIL | | | | |
| 1 | Budget Amend. No. 2 - Town Council Professional Services | Aug-8 2023 | $35,000.00 | 001.5110.400031.000 | Operating Expenditures/Expenses |
| 2 | Budget Amend. No. 2 - Town Council Travel & Per Diem | Aug-8 2023 | $5,000.00 | 001.5110.400040.000 | Operating Expenditures/Expenses |
| 3 | Budget Amend. No. 2 - Town Council Other Current Charges | Aug-8 2023 | $10,000.00 | 001.5110.400049.000 | Operating Expenditures/Expenses |
| 4 | Budget Amend. No. 2 - Town Council Publications and Training | Aug-8 2023 | $7,000.00 | 001.5110.400054.000 | Operating Expenditures/Expenses |
| | | | $57,000.00 | | |
| | TOWN MANAGER | | | | |
| 5 | Budget Amend. No. 2 - Office of Town Manager Retirement Contribution | Aug-8 2023 | $0.00 | 001.5120.400022.000 | Personnel Services |
| 6 | Budget Amend. No. 2 - Office of Town Manager Group Insurance | Aug-8 2023 | $9,000.00 | 001.5120.400023.000 | Personnel Services |
| 7 | Budget Amend. No. 2 - Office of Town Manager Professional Services | Aug-8 2023 | $13,000.00 | 001.5120.400031.000 | Operating Expenditures/Expenses |
| 8 | Budget Amend. No. 2 - Office of Town Manager Communications and Freight | Aug-8 2023 | $3,000.00 | 001.5120.400041.000 | Operating Expenditures/Expenses |
| 9 | Budget Amend. No. 2 - Office of Town Manager Repairs & Maintenance | Aug-8 2023 | $20.00 | 001.5120.400046.000 | Operating Expenditures/Expenses |
| 10 | Budget Amend. No. 2 - Office of Town Manager Promotional Activities | Aug-8 2023 | $20,000.00 | 001.5120.400048.000 | Operating Expenditures/Expenses |
| 11 | Budget Amend. No. 2 - Office of Town Manager Other Current Charges | Aug-8 2023 | $17,000.00 | 001.5120.400049.000 | Operating Expenditures/Expenses |
| 12 | Budget Amend. No. 2 - Office of Town Manager Publications and Training | Aug-8 2023 | $2,000.00 | 001.5120.400054.000 | Operating Expenditures/Expenses |
| | | | $64,020.00 | | |
| | TOWN CLERCK | | | | |
| 13 | Budget Amend. No. 2 - Town Clerk Retirement Contribution | Aug-8 2023 | $0.00 | 001.5125.400022.000 | Personnel Services |
| 14 | Budget Amend. No. 2 - Town Clerk Printing & Binding | Aug-8 2023 | $3,500.00 | 001.5125.400047.000 | Operating Expenditures/Expenses |
| | | | $3,500.00 | | |
| | FINACE AND ADMIN | | | | |
| 15 | Budget Amend. No. 2 - Finance and Administration Group Insurance | Aug-8 2023 | $2,000.00 | 001.5130.400023.000 | Personnel Services |
| 16 | Budget Amend. No. 2 - Finance and Administration Accounting & Auditing | Aug-8 2023 | $7,318.60 | 001.5130.400032.000 | Operating Expenditures/Expenses |
| 17 | Budget Amend. No. 2 - Finance and Administration Other Contractual Services | Aug-8 2023 | $52,000.00 | 001.5130.400034.000 | Operating Expenditures/Expenses |
| | | | $61,318.60 | | |
| | INFORMATION AND TECH | | | | |
| 18 | Budget Amend. No. 2 - Information Technology Group Insurance | Aug-8 2023 | $8,000.00 | 001.5135.400023.000 | Personnel Services |
| | | | $8,000.00 | | |
| | HUMAN RESOURCES | | | | |
| 19 | Budget Amend. No. 2 - Human Resources Group Insurance | Aug-8 2023 | $1,500.00 | 001.5137.400023.000 | Personnel Services |
| 20 | Budget Amend. No. 2 - Human Resources Printing & Binding | Aug-8 2023 | $100.00 | 001.5137.400047.000 | Operating Expenditures/Expenses |
| 21 | Budget Amend. No. 2 - Human Resources Other Current Charges | Aug-8 2023 | $3,000.00 | 001.5137.400049.000 | Operating Expenditures/Expenses |
| 22 | Budget Amend. No. 2 - Human Resources Operating Supplies | Aug-8 2023 | $1,000.00 | 001.5137.400052.000 | Operating Expenditures/Expenses |
| | | | $5,600.00 | | |
| | LEGAL COUSEL | | | | |
| 23 | Budget Amend. No. 2 - Legal Counsel Professional Services | Aug-8 2023 | $20,000.00 | 001.5140.400031.000 | Operating Expenditures/Expenses |
| | | | $20,000.00 | | |
| | PUBLIC BUILDING | | | | |
| 24 | Budget Amend. No. 2 - Public Buildings Repairs & Maintenance | Aug-8 2023 | $2,000.00 | 001.5190.400046.000 | Operating Expenditures/Expenses |
| 25 | Budget Amend. No. 2 - Public Buildings Operating Supplies | Aug-8 2023 | $2,000.00 | 001.5190.400052.000 | Operating Expenditures/Expenses |
| | | | $4,000.00 | | |
| | LAW ENFORCEMENT | | | | |
| 26 | Budget Amend. No. 2 - Law Enforcement Travel & Per Diem | Aug-8 2023 | $2,000.00 | 001.5210.400040.000 | Operating Expenditures/Expenses |

Town of Bay Harbor Islands
Budget Amendment to the Fiscal Year 2022-2023 Annual Budget
Budget Amendment 3
Supporting Narrative for Exhibit A
Fiscal Year Ended September 30, 2023

| ln# | Dept/ Item Description | Impact Date | FUND(s) Needed | Account | Line item Category |
|---|---|---|---|---|---|
| 27 | Budget Amend. No. 2 - Law Enforcement Finance Rentals & Leases | Aug-8 2023 | $23,000.00 | 001.5210.400044.500 | Operating Expenditures/Expenses |
| 28 | Budget Amend. No. 2 - Law Enforcement Office Supplies | Aug-8 2023 | $320.00 | 001.5210.400051.000 | Operating Expenditures/Expenses |
| 29 | Budget Amend. No. 2 - Law Enforcement Operating Supplies-D.A.R.E. | Aug-8 2023 | $2,100.00 | 001.5210.400052.111 | Operating Expenditures/Expenses |
| | | | $27,420.00 | | |
| | BUILDING | | | | |
| 30 | Budget Amend. No. 2 - Building Other Contractual Services | Aug-8 2023 | $2,000.00 | 001.5240.400034.000 | Operating Expenditures/Expenses |
| 31 | Budget Amend. No. 2 - Building Travel & Per Diem | Aug-8 2023 | $500.00 | 001.5240.400040.000 | Operating Expenditures/Expenses |
| 32 | Budget Amend. No. 2 - Building Operating Rentals & Leases | Aug-8 2023 | $12,000.00 | 001.5240.400044.000 | Operating Expenditures/Expenses |
| 33 | Budget Amend. No. 2 - Building Repairs & Maintenance | Aug-8 2023 | $50.00 | 001.5240.400046.000 | Operating Expenditures/Expenses |
| 34 | Budget Amend. No. 2 - Building Other Current Charges | Aug-8 2023 | $6,500.00 | 001.5240.400049.000 | Operating Expenditures/Expenses |
| 35 | Budget Amend. No. 2 - Building Publications and Training | Aug-8 2023 | $4,500.00 | 001.5240.400054.000 | Operating Expenditures/Expenses |
| | | | $25,550.00 | | |
| | OTHER PUBLIC SAFETY | | | | |
| 36 | Budget Amend. No. 2 - Other Public Safety Other Contractual Services | Aug-8 2023 | $300.00 | 001.5290.400034.000 | Operating Expenditures/Expenses |
| | | | $300.00 | | |
| | STREET AND PARKWAYS | | | | |
| 37 | Budget Amend. No. 2 - Streets and Parkways Printing & Binding | Aug-8 2023 | $210.00 | 001.5410.400047.000 | Operating Expenditures/Expenses |
| | | | $210.00 | | |
| | PUBLIC TRANSPORTATION | | | | |
| 38 | Budget Amend. No. 2 - Public Transit Operating Supplies | Aug-8 2023 | $1,000.00 | 001.5440.400052.000 | Operating Expenditures/Expenses |
| | | | $1,000.00 | | |
| | PARKS AND RECREATION | | | | |
| 39 | Budget Amend. No. 2 - Parks and Recreation Communications and Freight | Aug-8 2023 | $150.00 | 001.5720.400041.000 | Operating Expenditures/Expenses |
| 40 | Budget Amend. No. 2 - Parks and Recreation Finance Rentals & Leases | Aug-8 2023 | $1,833.93 | 001.5720.400044.500 | Operating Expenditures/Expenses |
| 41 | Budget Amend. No. 2 - Parks and Recreation Other Current Charges - Town Events | Aug-8 2023 | $50,000.00 | 001.5720.400049.030 | Operating Expenditures/Expenses |
| | | Aug-8 2023 | $17,500.00 | 001.5720.400063.000 | |
| | | | $69,483.93 | | |
| | CHILDREN'S TRUST | | | | |
| 42 | Budget Amend. No. 2 - Children's Trust Group Insurance | Aug-8 2023 | $9,000.00 | 001.5725.400023.000 | Personnel Services |
| 43 | Budget Amend. No. 2 - Children's Trust Operating Supplies | Aug-8 2023 | $500.00 | 001.5725.400052.000 | Operating Expenditures/Expenses |
| 44 | Budget Amend. No. 2 - Children's Trust Publications & Training | Aug-8 2023 | $500.00 | 001.5725.400054.000 | Operating Expenditures/Expenses |
| | | | $10,000.00 | | |
| | CAPITAL PROJECTS | | | | |
| 45 | Budget Amend. No. 2 - Law Enforcement Finance Rents & Leases | Aug-8 2023 | $60,000.00 | 301.5210.400044.500 | Operating Expenditures/Expenses |
| | | | $60,000.00 | | |
| | CAUSEWAY FUND | | | | |
| 46 | Budget Amend. No. 2 - Causeway Operations Accounting & Auditing | Aug-8 2023 | $15,197.56 | 401.5415.400032.000 | Operating Expenditures/Expenses |
| 47 | Budget Amend. No. 2 - Causeway Operations Machinery & Equipment | Aug-8 2023 | $29,000.00 | 401.5415.400064.000 | Capital Outlay |
| | | | $44,197.56 | | |
| | SEWER FUND | | | | |
| 48 | Budget Amend. No. 2 - Sewer Accounting & Auditing | Aug-8 2023 | $5,236.69 | 402.5350.400032.000 | Operating Expenditures/Expenses |

Town of Bay Harbor Islands
Budget Amendment to the Fiscal Year 2022-2023 Annual Budget
Budget Amendment 3
Supporting Narrative for Exhibit A
Fiscal Year Ended September 30, 2023

| ln# | Dept/ Item Description | Impact Date | FUND(s) Needed | Account | Line item Category |
|---|---|---|---|---|---|
| 49 | Budget Amend. No. 2 - Sewer Utility Services | Aug-8 2023 | $10,000.00 | 402.5350.400043.000 | Operating Expenditures/Expenses |
| 50 | Budget Amend. No. 2 - Sewer Operating Supplies | Aug-8 2023 | $20,000.00 | 402.5350.400052.000 | Operating Expenditures/Expenses |
| | | | $35,236.69 | | |
| | WATER FUND | | | | |
| 51 | Budget Amend. No. 2 - Water Accounting & Auditing | Aug-8 2023 | $3,215.60 | 403.5330.400032.000 | Operating Expenditures/Expenses |
| 52 | Budget Amend. No. 2 - Water Travel & Per Diem | Aug-8 2023 | $2,000.00 | 403.5330.400040.000 | Operating Expenditures/Expenses |
| 53 | Budget Amend. No. 2 - Water Printing & Binding | Aug-8 2023 | $250.00 | 403.5330.400047.000 | Operating Expenditures/Expenses |
| 54 | Budget Amend. No. 2 - Water Other Current Charges | Aug-8 2023 | $9,000.00 | 403.5330.400049.000 | Operating Expenditures/Expenses |
| | | | $14,465.60 | | |
| | PARKING FUND | | | | |
| 55 | Budget Amend. No. 2 - Parking Accounting & Auditing | Aug-8 2023 | $1,517.42 | 404.5450.400032.000 | Operating Expenditures/Expenses |
| 56 | Budget Amend. No. 2 - Parking Other Contractual Services | Aug-8 2023 | $2,619.21 | 404.5450.400034.000 | Operating Expenditures/Expenses |
| 57 | Budget Amend. No. 2 - Parking Utility Services | Aug-8 2023 | $9,500.00 | 404.5450.400043.000 | Operating Expenditures/Expenses |
| 58 | Budget Amend. No. 2 - Parking Printing & Binding | Aug-8 2023 | $7,252.00 | 404.5450.400047.000 | Operating Expenditures/Expenses |
| | | | $20,888.63 | | |
| | SOLID WASTE FUND | | | | |
| 59 | Budget Amend. No. 2 - Solid Waste Accounting & Auditing | Aug-8 2023 | $2,628.45 | 405.5340.400032.000 | Operating Expenditures/Expenses |
| 60 | Budget Amend. No. 2 - Solid Waste SW Disposal Fees-Bus Regular | Aug-8 2023 | $51,200.00 | 405.5340.400034.350 | Operating Expenditures/Expenses |
| | | | $53,828.45 | | |
| | STORM WATER FUND | | | | |
| 61 | Budget Amend. No. 2 - Stormwater Accounting & Auditing | Aug-8 2023 | $1,064.22 | 406.5380.400032.000 | Operating Expenditures/Expenses |
| 62 | Budget Amend. No. 2 - Stormwater Other Current Charges | Aug-8 2023 | $1,000.00 | 406.5380.400049.000 | Operating Expenditures/Expenses |
| | | | $2,064.22 | | |
| | **Other Budget Amendment Changes** | | | | |
| 63 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($76,551.66) | 001-9990-311100-000 | Ad Valorem Taxes |
| 64 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($6,500.00) | 001-9990-321000-000 | Licenses and Permits |
| 65 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($32,078.30) | 001-9990-369000-000 | Miscellaneous |
| 66 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($333,012.59) | 001-9990-321000-000 | Licenses and Permits |
| 67 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | $60,000.00 | 001-9990-400091-000 | Transfers out |
| 68 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($2,105.78) | 406-9990-400299-000 | Other Uses |
| 69 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($17,228.45) | 405-9990-343401-200 | Charges for Services |
| 70 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($16,600.00) | 405-9990-400299-000 | Other Uses |
| 71 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($21,901.80) | 404-9990-400299-000 | Other Uses |
| 72 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($36,495.49) | 402-9990-400299-100 | Other Uses |
| 73 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($50,076.32) | 401-9990-400299-000 | Other Uses |
| 74 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | $13,664.00 | 303-9990-400299-100 | Other Uses |
| 75 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($60,000.00) | 301-9990-381000-000 | Transfers In |
| 76 | Budget Amend. No. 2 - Office of Town Manager | Aug-8 2023 | $464.01 | 001-5120-400022-000 | Personnel Services |
| 77 | Budget Amend. No. 2 - Town Clerk | Aug-8 2023 | $2,193.07 | 001-5125-400022-000 | Personnel Services |
| 78 | Budget Amend. No. 2 - Finance and Administration | Aug-8 2023 | ($1,269.06) | 001-5130-400022-000 | Personnel Services |
| 79 | Budget Amend. No. 2 - Information Technology | Aug-8 2023 | $476.20 | 001-5135-400022-000 | Personnel Services |

Town of Bay Harbor Islands
Budget Amendment to the Fiscal Year 2022-2023 Annual Budget
Budget Amendment 3
Supporting Narrative for Exhibit A
Fiscal Year Ended September 30, 2023

| In# | Dept/ Item Description | Impact Date | FUND(s) Needed | Account | Line item Category |
|---|---|---|---|---|---|
| 80 | Budget Amend. No. 2 - Human Resources | Aug-8 2023 | ($1,085.45) | 001-5137-400022-000 | Personnel Services |
| 81 | Budget Amend. No. 2 - Human Resources | Aug-8 2023 | ($5,000.00) | 001-5137-400034-000 | Operating Expenditures/Expenses |
| 82 | Budget Amend. No. 2 - Human Resources | Aug-8 2023 | ($100.00) | 001-5137-400041-000 | Operating Expenditures/Expenses |
| 83 | Budget Amend. No. 2 - Law Enforcement | Aug-8 2023 | $69,999.57 | 001-5210-400022-000 | Personnel Services |
| 84 | Budget Amend. No. 2 - Building | Aug-8 2023 | ($35,370.75) | 001-5240-400022-000 | Personnel Services |
| 85 | Budget Amend. No. 2 - Code Compliance | Aug-8 2023 | $1,169.31 | 001-5245-400022-000 | Personnel Services |
| 86 | Budget Amend. No. 2 - Streets and Parkways | Aug-8 2023 | ($3,894.32) | 001-5410-400022-000 | Personnel Services |
| 87 | Budget Amend. No. 2 - Parks and Recreation | Aug-8 2023 | $3,157.44 | 001-5720-400022-000 | Personnel Services |
| 88 | Budget Amend. No. 2 - Law Enforcement | Aug-8 2023 | ($13,664.00) | 303-5210-400052-000 | Operating Expenditures/Expenses |
| 89 | Budget Amend. No. 2 - Causeway Operations | Aug-8 2023 | $5,878.76 | 401-5415-400022-000 | Personnel Services |
| 90 | Budget Amend. No. 2 - Solid Waste | Aug-8 2023 | $1,258.80 | 402-5340-400022-000 | Personnel Services |
| 91 | Budget Amend. No. 2 - Water | Aug-8 2023 | $4,025.68 | 403-5330-400022-000 | Personnel Services |
| 92 | Budget Amend. No. 2 - Water | Aug-8 2023 | ($4,825.28) | 403-5330-400044-000 | Operating Expenditures/Expenses |
| 93 | Budget Amend. No. 2 - Causeway Operations | Aug-8 2023 | ($13,666.00) | 403-5415-400299-000 | Other Uses |
| 94 | Budget Amend. No. 2 - Parking | Aug-8 2023 | $1,013.17 | 404-5450-400022-000 | Personnel Services |
| 95 | Budget Amend. No. 2 - Solid Waste | Aug-8 2023 | ($20,000.00) | 405-5340-400034-000 | Operating Expenditures/Expenses |
| 96 | Budget Amend. No. 2 - Stormwater | Aug-8 2023 | $41.56 | 406-5380-400022-000 | Personnel Services |
| | | | ($588,083.68) | | |
| | | **Grand Total:** | $0.00 | *Immaterial difference (due to rounding)* | |

Town of Bay Harbor Islands
Budget Amendment to the Fiscal Year 2022-2023 Annual Budget
Budget Amendment 3
Supporting Narrative for Exhibit A
Fiscal Year Ended September 30, 2023

| ln# | Dept/ Item Description | Impact Date | FUND(s) Needed | Account | Line item Category |
|---|---|---|---|---|---|
| | TOWN COUNCIL | | | | |
| 1 | Budget Amend. No. 2 - Town Council Professional Services | Aug-8 2023 | $35,000.00 | 001.5110.400031.000 | Operating Expenditures/Expenses |
| 2 | Budget Amend. No. 2 - Town Council Travel & Per Diem | Aug-8 2023 | $5,000.00 | 001.5110.400040.000 | Operating Expenditures/Expenses |
| 3 | Budget Amend. No. 2 - Town Council Other Current Charges | Aug-8 2023 | $10,000.00 | 001.5110.400049.000 | Operating Expenditures/Expenses |
| 4 | Budget Amend. No. 2 - Town Council Publications and Training | Aug-8 2023 | $7,000.00 | 001.5110.400054.000 | Operating Expenditures/Expenses |
| | | | $57,000.00 | | |
| | TOWN MANAGER | | | | |
| 5 | Budget Amend. No. 2 - Office of Town Manager Retirement Contribution | Aug-8 2023 | $0.00 | 001.5120.400022.000 | Personnel Services |
| 6 | Budget Amend. No. 2 - Office of Town Manager Group Insurance | Aug-8 2023 | $9,000.00 | 001.5120.400023.000 | Personnel Services |
| 7 | Budget Amend. No. 2 - Office of Town Manager Professional Services | Aug-8 2023 | $13,000.00 | 001.5120.400031.000 | Operating Expenditures/Expenses |
| 8 | Budget Amend. No. 2 - Office of Town Manager Communications and Freight | Aug-8 2023 | $3,000.00 | 001.5120.400041.000 | Operating Expenditures/Expenses |
| 9 | Budget Amend. No. 2 - Office of Town Manager Repairs & Maintenance | Aug-8 2023 | $20.00 | 001.5120.400046.000 | Operating Expenditures/Expenses |
| 10 | Budget Amend. No. 2 - Office of Town Manager Promotional Activities | Aug-8 2023 | $20,000.00 | 001.5120.400048.000 | Operating Expenditures/Expenses |
| 11 | Budget Amend. No. 2 - Office of Town Manager Other Current Charges | Aug-8 2023 | $17,000.00 | 001.5120.400049.000 | Operating Expenditures/Expenses |
| 12 | Budget Amend. No. 2 - Office of Town Manager Publications and Training | Aug-8 2023 | $2,000.00 | 001.5120.400054.000 | Operating Expenditures/Expenses |
| | | | $64,020.00 | | |
| | TOWN CLERCK | | | | |
| 13 | Budget Amend. No. 2 - Town Clerk Retirement Contribution | Aug-8 2023 | $0.00 | 001.5125.400022.000 | Personnel Services |
| 14 | Budget Amend. No. 2 - Town Clerk Printing & Binding | Aug-8 2023 | $3,500.00 | 001.5125.400047.000 | Operating Expenditures/Expenses |
| | | | $3,500.00 | | |
| | FINACE AND ADMIN | | | | |
| 15 | Budget Amend. No. 2 - Finance and Administration Group Insurance | Aug-8 2023 | $2,000.00 | 001.5130.400023.000 | Personnel Services |
| 16 | Budget Amend. No. 2 - Finance and Administration Accounting & Auditing | Aug-8 2023 | $7,318.60 | 001.5130.400032.000 | Operating Expenditures/Expenses |
| 17 | Budget Amend. No. 2 - Finance and Administration Other Contractual Services | Aug-8 2023 | $52,000.00 | 001.5130.400034.000 | Operating Expenditures/Expenses |
| | | | $61,318.60 | | |
| | INFORMATION AND TECH | | | | |
| 18 | Budget Amend. No. 2 - Information Technology Group Insurance | Aug-8 2023 | $8,000.00 | 001.5135.400023.000 | Personnel Services |
| | | | $8,000.00 | | |
| | HUMAN RESOURCES | | | | |
| 19 | Budget Amend. No. 2 - Human Resources Group Insurance | Aug-8 2023 | $1,500.00 | 001.5137.400023.000 | Personnel Services |
| 20 | Budget Amend. No. 2 - Human Resources Printing & Binding | Aug-8 2023 | $100.00 | 001.5137.400047.000 | Operating Expenditures/Expenses |
| 21 | Budget Amend. No. 2 - Human Resources Other Current Charges | Aug-8 2023 | $3,000.00 | 001.5137.400049.000 | Operating Expenditures/Expenses |
| 22 | Budget Amend. No. 2 - Human Resources Operating Supplies | Aug-8 2023 | $1,000.00 | 001.5137.400052.000 | Operating Expenditures/Expenses |
| | | | $5,600.00 | | |
| | LEGAL COUSEL | | | | |
| 23 | Budget Amend. No. 2 - Legal Counsel Professional Services | Aug-8 2023 | $20,000.00 | 001.5140.400031.000 | Operating Expenditures/Expenses |
| | | | $20,000.00 | | |
| | PUBLIC BUILDING | | | | |
| 24 | Budget Amend. No. 2 - Public Buildings Repairs & Maintenance | Aug-8 2023 | $2,000.00 | 001.5190.400046.000 | Operating Expenditures/Expenses |
| 25 | Budget Amend. No. 2 - Public Buildings Operating Supplies | Aug-8 2023 | $2,000.00 | 001.5190.400052.000 | Operating Expenditures/Expenses |
| | | | $4,000.00 | | |
| | LAW ENFORCEMENT | | | | |
| 26 | Budget Amend. No. 2 - Law Enforcement Travel & Per Diem | Aug-8 2023 | $2,000.00 | 001.5210.400040.000 | Operating Expenditures/Expenses |

Town of Bay Harbor Islands
Budget Amendment to the Fiscal Year 2022-2023 Annual Budget
Budget Amendment 3
Supporting Narrative for Exhibit A
Fiscal Year Ended September 30, 2023

| ln# | Dept/ Item Description | Impact Date | FUND(s) Needed | Account | Line item Category |
|---|---|---|---|---|---|
| 27 | Budget Amend. No. 2 - Law Enforcement Finance Rentals & Leases | Aug-8 2023 | $23,000.00 | 001.5210.400044.500 | Operating Expenditures/Expenses |
| 28 | Budget Amend. No. 2 - Law Enforcement Office Supplies | Aug-8 2023 | $320.00 | 001.5210.400051.000 | Operating Expenditures/Expenses |
| 29 | Budget Amend. No. 2 - Law Enforcement Operating Supplies-D.A.R.E. | Aug-8 2023 | $2,100.00 | 001.5210.400052.111 | Operating Expenditures/Expenses |
| | | | $27,420.00 | | |
| | BUILDING | | | | |
| 30 | Budget Amend. No. 2 - Building Other Contractual Services | Aug-8 2023 | $2,000.00 | 001.5240.400034.000 | Operating Expenditures/Expenses |
| 31 | Budget Amend. No. 2 - Building Travel & Per Diem | Aug-8 2023 | $500.00 | 001.5240.400040.000 | Operating Expenditures/Expenses |
| 32 | Budget Amend. No. 2 - Building Operating Rentals & Leases | Aug-8 2023 | $12,000.00 | 001.5240.400044.000 | Operating Expenditures/Expenses |
| 33 | Budget Amend. No. 2 - Building Repairs & Maintenance | Aug-8 2023 | $50.00 | 001.5240.400046.000 | Operating Expenditures/Expenses |
| 34 | Budget Amend. No. 2 - Building Other Current Charges | Aug-8 2023 | $6,500.00 | 001.5240.400049.000 | Operating Expenditures/Expenses |
| 35 | Budget Amend. No. 2 - Building Publications and Training | Aug-8 2023 | $4,500.00 | 001.5240.400054.000 | Operating Expenditures/Expenses |
| | | | $25,550.00 | | |
| | OTHER PUBLIC SAFETY | | | | |
| 36 | Budget Amend. No. 2 - Other Public Safety Other Contractual Services | Aug-8 2023 | $300.00 | 001.5290.400034.000 | Operating Expenditures/Expenses |
| | | | $300.00 | | |
| | STREET AND PARKWAYS | | | | |
| 37 | Budget Amend. No. 2 - Streets and Parkways Printing & Binding | Aug-8 2023 | $210.00 | 001.5410.400047.000 | Operating Expenditures/Expenses |
| | | | $210.00 | | |
| | PUBLIC TRANSPORTATION | | | | |
| 38 | Budget Amend. No. 2 - Public Transit Operating Supplies | Aug-8 2023 | $1,000.00 | 001.5440.400052.000 | Operating Expenditures/Expenses |
| | | | $1,000.00 | | |
| | PARKS AND RECREATION | | | | |
| 39 | Budget Amend. No. 2 - Parks and Recreation Communications and Freight | Aug-8 2023 | $150.00 | 001.5720.400041.000 | Operating Expenditures/Expenses |
| 40 | Budget Amend. No. 2 - Parks and Recreation Finance Rentals & Leases | Aug-8 2023 | $1,833.93 | 001.5720.400044.500 | Operating Expenditures/Expenses |
| 41 | Budget Amend. No. 2 - Parks and Recreation Other Current Charges - Town Events | Aug-8 2023 | $50,000.00 | 001.5720.400049.030 | Operating Expenditures/Expenses |
| | | Aug-8 2023 | $17,500.00 | 001.5720.400063.000 | |
| | | | $69,483.93 | | |
| | CHILDREN'S TRUST | | | | |
| 42 | Budget Amend. No. 2 - Children's Trust Group Insurance | Aug-8 2023 | $9,000.00 | 001.5725.400023.000 | Personnel Services |
| 43 | Budget Amend. No. 2 - Children's Trust Operating Supplies | Aug-8 2023 | $500.00 | 001.5725.400052.000 | Operating Expenditures/Expenses |
| 44 | Budget Amend. No. 2 - Children's Trust Publications & Training | Aug-8 2023 | $500.00 | 001.5725.400054.000 | Operating Expenditures/Expenses |
| | | | $10,000.00 | | |
| | CAPITAL PROJECTS | | | | |
| 45 | Budget Amend. No. 2 - Law Enforcement Finance Rents & Leases | Aug-8 2023 | $60,000.00 | 301.5210.400044.500 | Operating Expenditures/Expenses |
| | | | $60,000.00 | | |
| | CAUSEWAY FUND | | | | |
| 46 | Budget Amend. No. 2 - Causeway Operations Accounting & Auditing | Aug-8 2023 | $15,197.56 | 401.5415.400032.000 | Operating Expenditures/Expenses |
| 47 | Budget Amend. No. 2 - Causeway Operations Machinery & Equipment | Aug-8 2023 | $29,000.00 | 401.5415.400064.000 | Capital Outlay |
| | | | $44,197.56 | | |
| | SEWER FUND | | | | |
| 48 | Budget Amend. No. 2 - Sewer Accounting & Auditing | Aug-8 2023 | $5,236.69 | 402.5350.400032.000 | Operating Expenditures/Expenses |

Town of Bay Harbor Islands
Budget Amendment to the Fiscal Year 2022-2023 Annual Budget
Budget Amendment 3
Supporting Narrative for Exhibit A
Fiscal Year Ended September 30, 2023

| ln# | Dept/ Item Description | Impact Date | FUND(s) Needed | Account | Line item Category |
|---|---|---|---|---|---|
| 49 | Budget Amend. No. 2 - Sewer Utility Services | Aug-8 2023 | $10,000.00 | 402.5350.400043.000 | Operating Expenditures/Expenses |
| 50 | Budget Amend. No. 2 - Sewer Operating Supplies | Aug-8 2023 | $20,000.00 | 402.5350.400052.000 | Operating Expenditures/Expenses |
| | | | $35,236.69 | | |
| | WATER FUND | | | | |
| 51 | Budget Amend. No. 2 - Water Accounting & Auditing | Aug-8 2023 | $3,215.60 | 403.5330.400032.000 | Operating Expenditures/Expenses |
| 52 | Budget Amend. No. 2 - Water Travel & Per Diem | Aug-8 2023 | $2,000.00 | 403.5330.400040.000 | Operating Expenditures/Expenses |
| 53 | Budget Amend. No. 2 - Water Printing & Binding | Aug-8 2023 | $250.00 | 403.5330.400047.000 | Operating Expenditures/Expenses |
| 54 | Budget Amend. No. 2 - Water Other Current Charges | Aug-8 2023 | $9,000.00 | 403.5330.400049.000 | Operating Expenditures/Expenses |
| | | | $14,465.60 | | |
| | PARKING FUND | | | | |
| 55 | Budget Amend. No. 2 - Parking Accounting & Auditing | Aug-8 2023 | $1,517.42 | 404.5450.400032.000 | Operating Expenditures/Expenses |
| 56 | Budget Amend. No. 2 - Parking Other Contractual Services | Aug-8 2023 | $2,619.21 | 404.5450.400034.000 | Operating Expenditures/Expenses |
| 57 | Budget Amend. No. 2 - Parking Utility Services | Aug-8 2023 | $9,500.00 | 404.5450.400043.000 | Operating Expenditures/Expenses |
| 58 | Budget Amend. No. 2 - Parking Printing & Binding | Aug-8 2023 | $7,252.00 | 404.5450.400047.000 | Operating Expenditures/Expenses |
| | | | $20,888.63 | | |
| | SOLID WASTE FUND | | | | |
| 59 | Budget Amend. No. 2 - Solid Waste Accounting & Auditing | Aug-8 2023 | $2,628.45 | 405.5340.400032.000 | Operating Expenditures/Expenses |
| 60 | Budget Amend. No. 2 - Solid Waste SW Disposal Fees-Bus Regular | Aug-8 2023 | $51,200.00 | 405.5340.400034.350 | Operating Expenditures/Expenses |
| | | | $53,828.45 | | |
| | STORM WATER FUND | | | | |
| 61 | Budget Amend. No. 2 - Stormwater Accounting & Auditing | Aug-8 2023 | $1,064.22 | 406.5380.400032.000 | Operating Expenditures/Expenses |
| 62 | Budget Amend. No. 2 - Stormwater Other Current Charges | Aug-8 2023 | $1,000.00 | 406.5380.400049.000 | Operating Expenditures/Expenses |
| | | | $2,064.22 | | |
| | **Other Budget Amendment Changes** | | | | |
| 63 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($76,551.66) | 001-9990-311100-000 | Ad Valorem Taxes |
| 64 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($6,500.00) | 001-9990-321000-000 | Licenses and Permits |
| 65 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($32,078.30) | 001-9990-369000-000 | Miscellaneous |
| 66 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($333,012.59) | 001-9990-321000-000 | Licenses and Permits |
| 67 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | $60,000.00 | 001-9990-400091-000 | Transfers out |
| 68 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($2,105.78) | 406-9990-400299-000 | Other Uses |
| 69 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($17,228.45) | 405-9990-343401-200 | Charges for Services |
| 70 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($16,600.00) | 405-9990-400299-000 | Other Uses |
| 71 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($21,901.80) | 404-9990-400299-000 | Other Uses |
| 72 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($36,495.49) | 402-9990-400299-100 | Other Uses |
| 73 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($50,076.32) | 401-9990-400299-000 | Other Uses |
| 74 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | $13,664.00 | 303-9990-400299-100 | Other Uses |
| 75 | Budget Amend. No. 2 - Non-Departmental | Aug-8 2023 | ($60,000.00) | 301-9990-381000-000 | Transfers In |
| 76 | Budget Amend. No. 2 - Office of Town Manager | Aug-8 2023 | $464.01 | 001-5120-400022-000 | Personnel Services |
| 77 | Budget Amend. No. 2 - Town Clerk | Aug-8 2023 | $2,193.07 | 001-5125-400022-000 | Personnel Services |
| 78 | Budget Amend. No. 2 - Finance and Administration | Aug-8 2023 | ($1,269.06) | 001-5130-400022-000 | Personnel Services |
| 79 | Budget Amend. No. 2 - Information Technology | Aug-8 2023 | $476.20 | 001-5135-400022-000 | Personnel Services |

Town of Bay Harbor Islands
Budget Amendment to the Fiscal Year 2022-2023 Annual Budget
Budget Amendment 3
Supporting Narrative for Exhibit A
Fiscal Year Ended September 30, 2023

| In# | Dept/ Item Description | Impact Date | FUND(s) Needed | Account | Line item Category |
|---|---|---|---|---|---|
| 80 | Budget Amend. No. 2 - Human Resources | Aug-8 2023 | ($1,085.45) | 001-5137-400022-000 | Personnel Services |
| 81 | Budget Amend. No. 2 - Human Resources | Aug-8 2023 | ($5,000.00) | 001-5137-400034-000 | Operating Expenditures/Expenses |
| 82 | Budget Amend. No. 2 - Human Resources | Aug-8 2023 | ($100.00) | 001-5137-400041-000 | Operating Expenditures/Expenses |
| 83 | Budget Amend. No. 2 - Law Enforcement | Aug-8 2023 | $69,999.57 | 001-5210-400022-000 | Personnel Services |
| 84 | Budget Amend. No. 2 - Building | Aug-8 2023 | ($35,370.75) | 001-5240-400022-000 | Personnel Services |
| 85 | Budget Amend. No. 2 - Code Compliance | Aug-8 2023 | $1,169.31 | 001-5245-400022-000 | Personnel Services |
| 86 | Budget Amend. No. 2 - Streets and Parkways | Aug-8 2023 | ($3,894.32) | 001-5410-400022-000 | Personnel Services |
| 87 | Budget Amend. No. 2 - Parks and Recreation | Aug-8 2023 | $3,157.44 | 001-5720-400022-000 | Personnel Services |
| 88 | Budget Amend. No. 2 - Law Enforcement | Aug-8 2023 | ($13,664.00) | 303-5210-400052-000 | Operating Expenditures/Expenses |
| 89 | Budget Amend. No. 2 - Causeway Operations | Aug-8 2023 | $5,878.76 | 401-5415-400022-000 | Personnel Services |
| 90 | Budget Amend. No. 2 - Solid Waste | Aug-8 2023 | $1,258.80 | 402-5340-400022-000 | Personnel Services |
| 91 | Budget Amend. No. 2 - Water | Aug-8 2023 | $4,025.68 | 403-5330-400022-000 | Personnel Services |
| 92 | Budget Amend. No. 2 - Water | Aug-8 2023 | ($4,825.28) | 403-5330-400044-000 | Operating Expenditures/Expenses |
| 93 | Budget Amend. No. 2 - Causeway Operations | Aug-8 2023 | ($13,666.00) | 403-5415-400299-000 | Other Uses |
| 94 | Budget Amend. No. 2 - Parking | Aug-8 2023 | $1,013.17 | 404-5450-400022-000 | Personnel Services |
| 95 | Budget Amend. No. 2 - Solid Waste | Aug-8 2023 | ($20,000.00) | 405-5340-400034-000 | Operating Expenditures/Expenses |
| 96 | Budget Amend. No. 2 - Stormwater | Aug-8 2023 | $41.56 | 406-5380-400022-000 | Personnel Services |
| | | | ($588,083.68) | | |
| | | **Grand Total:** | $0.00 | | |

**AGENDA ITEM REPORT**
August 8, 2023

**ITEM NUMBER: 8.**

**ITEM: Consideration** and **Approval** to issue a Request for Proposal for a Town Park and Kayak Launch to be located at 9600 West Bay Harbor Drive.

**DESCRIPTION:**
The project RFP will be for a Design-Build of the park facilities. This park will allow residents of the town access to the Bay Harbor Waterway for recreational purposes.

**RECOMMENDED ACTION:**

---

**FINANCIAL ANALYSIS:**
There is a fee of approximately $175 to advertise the public notice required for the RFP.

**BUDGET IMPACT:**

---

Submitted By: Yvonne Hamilton, Town Clerk

**ATTACHMENTS**
None

**AGENDA ITEM REPORT**
August 8, 2023

**ITEM NUMBER: 9.**

**ITEM: Consideration** and **Approval** to issue a Request for Proposal (RFP) for installation of an artificial reef and marine park off the north side of the Bay Harbor Causeway Island and at the west side of the 9600 West Bay Harbor Drive proposed park.

**DESCRIPTION:**
This project's objective is to obtain an Artificial Reef Deployment for the Town of Bay Harbor Islands, which will be located at two main areas. The Two Designated sites have been identified by the Town; the larger site is off the north side of the Bay Harbor Causeway Island and at the west side of the 9600 West Bay Harbor Drive proposed park. We are targeting approximately 15 to 20 modules at the larger site and 5 modules at the smaller location.

**RECOMMENDED ACTION:**

---

**FINANCIAL ANALYSIS:**
There is a fee of approximately $175 to advertise the public notice required for the RFP.

**BUDGET IMPACT:**

---

Submitted By: Yvonne Hamilton, Town Clerk

**ATTACHMENTS**
None

**AGENDA ITEM REPORT**
August 8, 2023

**ITEM NUMBER: 10.**

**ITEM: Consideration** and **Approval** to issue a Request for Qualifications (RFQ) for the design of the new Town Hall.

**DESCRIPTION:**
In order to ensure the successful and efficient construction of our new Town Hall, it is imperative that we promptly release a formal Request for Qualifications from potential design firms. The Town Hall is a vital community asset that will serve as a center for governance, public services, and engagement. By inviting qualified firms to present their expertise and experience, we can assess their capabilities, to deliver a functional and aesthetically pleasing design that aligns with our community's vision and requirements. This process will enable us to select a design team that can harmoniously blend innovation, functionality, and sustainability, ultimately creating a Town Hall that will symbolize pride and progress for our town and its residents.

**RECOMMENDED ACTION:**
Approve

---

**FINANCIAL ANALYSIS:**
There is a fee of approximately $175 to advertise the public notice required for the RFP.

**BUDGET IMPACT:**

---

Submitted By: Fausto Vargas-Reyes, Procurement Specialist

**ATTACHMENTS**
None

**AGENDA ITEM REPORT**
August 8, 2023

**ITEM NUMBER: 11.**

**ITEM: Consideration** and **Approval** of a request for an appeal to the Town Council of the Town of Bay Harbor Islands, Florida of a June 6, 2023 decision of the Design Review Board denying an application by CHBH 103 Street LLC for a multifamily development to be located at 10270-10290 East Bay Harbor Drive, Bay Harbor Islands, Florida. Enclosed are copies of Town Planner's Staff Report, Applicant's Letter regarding appeal, Site Plans, and other supporting documents.

**DESCRIPTION:**
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. 17, 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 7, 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, some 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 and another portion southerly of the westernmost portion of the new 10290 EBHD complex. 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 4, 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 comer 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 7, 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.

On June 6, 2023 the DRB again reviewed the latest revised Site Development Plans, but again

expressed some concerns with the overall building massing, the proposed alternative breezeway design, and the applicant's proposed valet parking operations. The DRB was in the process of voting to defer the application again, but the applicant requested the DRB to take action to "deny" the application (vote was 4-1), as the developer apparently felt enough revisions had been presented and did not wish to defer the application again. The applicant stated to the DRB they would seek to "appeal" to the Town Council for consideration/ a final decision on the Site Development Plan. On July 19th, 2023 the applicant filed a formal appeal of the ORB decision seeking to have the Town Council review the matter and make a final decision. The appeal is based on the last set of revised Site Development Plans presented at the June 6th, 2023 DRB meeting (alternative breezeway through floors 2-3 only with enhanced building articulation).

On July 25th, 2023, a new set of revised Site Development Plans was submitted by the applicant for staff Code compliance review. The latest plan revisions include a full 20-foot wide breezeway separation from the 2nd level through the 6th level {roof) with pedestrian walkway connections through the breezeway between the two (2) towers. Due to the redesign, some of the interior floor areas previously shown at the 4th level through 6th level were lost. The developer was able to maintain the number of DU at 77, but some of the DU sq. ft. was reduced. MMPA has confirmed that the latest revised design meets the Town's minimum Code criteria, including the minimum DU sizes (1,070 sq. ft. for smallest 1 BR / 2,275 sq. ft. for the largest 4BR units).

RECOMMENDED ACTION

MMPA recommends the Town Council (TC) review the applicant's appeal request, and if found acceptable, as submitted or with modifications, consider APPROVING the Site Development Plan subject to any staff recommended conditions listed herein, or any additional changes / conditions felt to be necessary by the Town Council. Following are the three (3) major Code design issues applicable to this development approval:

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

The Town 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. This application was submitted prior to the Town's new limits on mechanical lifts being adopted and is grandfathered via the Ordinance provisions. If the Town 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.

The Town finds the alternative "breezeway" design meets the Code allowance and is adequate pursuant to §23-11(81)(6). If the Town Council does not approve the new "breezeway" design as proposed, the project will have to be revised as otherwise agreed to. If the applicant's new July 25, 2023 "full" breezeway design is requested to replace the partial breezeway, no action would be necessary, as that plan is fully Code complaint.

Note: It should be mentioned that recently updated Town Code Section 5-23.1 states that if any action of the Design Review Board (DRB) is taken and the applicant does not agree, the DRB's decision can be appealed to the Town Council, and their action shall take precedence over the actions of the board. Following is the applicable Code section:

(b) If the above criteria are met, the application shall be approved. Conditions may be applied when the proposed building or structure does not comply with the above criteria and shall be such as to bring said structure or project into conformity. 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. If the Town Council approves a land development application after consideration by the Design Review Board (Gateway site/ 8-1 Business District building height / RM-3 building height / appeals / other), the action of the town council shall take precedence over the actions of the board.

**RECOMMENDED ACTION:**
Council's Discretion

---

**FINANCIAL ANALYSIS:**
There is no budget impact.

**BUDGET IMPACT:**

---

Submitted By: Yvonne Hamilton, Town Clerk

**ATTACHMENTS**

| | |
|---|---|
| 1. | BHI TC Staff Report 10290 EBHD MFR DRB Appeal July 31 2023 |
| 2. | Appeal of DRB Decision for 10200-10290 E Bay Harbor Drive 07.19.2023 |
| 3. | Staff Report from June 6 DRB Hearing |
| 4. | 2023-04-04 Drainage Calculations |
| 5. | Exhibit A - Property Appraiser Printouts |
| 6. | Exhibit B - Proposed Plans Presented at June 6, 2023 DRB |
| 7. | Exhibit C - Traffic Generation Statement and Queuing Analysis |
| 8. | Exhibit D - Town Approved Alternative Breezeways |

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

# TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

**To:** Mayor & Town Councilmembers
Town of Bay Harbor Islands

**Thru:** Maria Lasday – Town Manager
Mike Mesa – Building Official
Joseph S. Geller, Esq. – Town Attorney

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

**Date:** July 31st, 2023

**Subject:** Appeal of Site Development Plan Application
Design Review Board (DRB) Voted to Deny June 6th, 2023
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, some 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 and another portion southerly of the westernmost portion of the new 10290 EBHD complex. 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.

On June 6th, 2023 the DRB again reviewed the latest revised Site Development Plans, but again expressed some concerns with the overall building massing, the proposed alternative breezeway design, and the applicant's proposed valet parking operations. The DRB was in the process of voting to defer the application again, but the applicant requested the DRB to take action to "deny" the application (vote was 4-1), as the developer apparently felt enough revisions had been presented and did not wish to defer the application again. The applicant stated to the DRB they would seek to "appeal" to the Town Council for consideration / a final decision on the Site Development Plan. On July 19th, 2023 the applicant filed a formal appeal of the DRB decision seeking to have the Town Council review the matter and make a final decision. The appeal is based on the last set of revised Site Development Plans presented at the June 6th, 2023 DRB meeting (alternative breezeway through floors 2-3 only with enhanced building articulation).

**Note**: On July 25th, 2023, a new set of revised Site Development Plans was submitted by the applicant for staff Code compliance review. The latest plan revisions include a full 20-foot wide breezeway separation from the 2nd level through the 6th level (roof) with pedestrian walkway connections through the breezeway between the two (2) towers. Due to the redesign, some of the interior floor areas previously shown at the 4th level through 6th level was lost. The developer was able to maintain the number of DU at 77, but some of the DU sq. ft. was reduced. MMPA has confirmed that the latest revised design meets the Town's minimum Code criteria, including the minimum DU sizes (1,070 sq. ft. for smallest 1 BR / 2,275 sq. ft. for the largest 4BR units).

## RECOMMENDED ACTION

MMPA recommends the Town Council (TC) review the applicant's appeal request, and if found acceptable, as submitted or with modifications, consider **APPROVING** the Site Development Plan subject to any staff recommended conditions listed herein, or any additional changes / conditions felt to be necessary by the Town Council. Following are the three (3) major Code design issues applicable to this development approval:

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

2. The Town 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. This application was submitted prior to the Town's new limits on mechanical lifts being adopted and is grandfathered via the Ordinance provisions. If the Town 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 Town finds the alternative "breezeway" design meets the Code allowance and is adequate pursuant to §23-11(B1)(6). If the Town Council does not approve the new "breezeway" design as proposed, the project will have to be revised as otherwise agreed to. If the applicant's new July 25th, 2023 "full" breezeway design is requested to replace the partial breezeway, no action would be necessary, as that plan is fully Code complaint.

**Note:** It should be mentioned that recently updated Town Code Section 5-23.1 states that if any action of the Design Review Board (DRB) is taken and the applicant does not agree, the DRB's decision can be appealed to the Town Council, and their action shall take precedence over the actions of the board. Following is the applicable Code section:

> (b) If the above criteria are met, the application shall be approved. Conditions may be applied when the proposed building or structure does not comply with the above criteria and shall be such as to bring said structure or project into conformity. 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. If the town council approves a land development application after consideration by the design review board (Gateway site / B-1 Business District building height / RM-3 building height / **appeals** / other), **the action of the town council shall take precedence over the actions of the board.**

## 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 conditionally 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 / 158 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 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's & women's bathroom and seating areas) all meeting minimum setbacks & height. The 77 dwelling units consist of units ranging from 1 BR to 4 BR, 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 minimum of 154 parking spaces are required and 158 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 / TC 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 / TC 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 to be 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 158 parking spaces which exceeds 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's last DRB design proposed 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. MMPA / Town staff have expressed concerns with the overall building massing / alternative breezeway design since it was submitted to the Town. However, the Code provides a mechanism for the Town to consider alternatives for enhanced building articulation and detailing in lieu of providing a full breezeway above 45' of building height. It is up to the DRB / Town Council to determine if an alternative breezeway / enhanced building articulation design is acceptable. Many new projects have been approved by the Town with alternative breezeway designs.

Although the applicant is appealing the decision of the DRB for the "alternative" breezeway design and would apparently prefer that design, as noted above, on July 25th, 2023, a new set of revised Site Development Plans was submitted by the applicant for consideration if the DRB design is not acceptable. The latest plan revisions include a full 20-foot wide breezeway separation from the 2nd level thru the 6th level (roof) with pedestrian walkway connections thru the breezeway between the two (2) towers. Due to the redesign, some of the interior floor areas previously shown at the 4th level thru 6th level was lost. The developer was able to maintain the number of DU at 77, but some of the DU sq. ft. was reduced. MMPA has confirmed that the latest revised design meets the Town's minimum Code criteria.

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**

Jan. 17th, 2023 resubmittal package. 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.

April 4th, 2023 resubmittal package. Following is a brief summary of the earlier DRB comments and proposed plan revisions that were presented at the June 6th, 2023 DRB meeting:

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's DRB 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) or Town Council. 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. Town 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 Town 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. Town 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 Town does not approve the alternative "breezeway" design the project will have to be revised to meet Code or as otherwise agreed to. If the applicant's new July 25th, 2023 "full" breezeway design is requested to replace the partial breezeway, no action would be necessary, as that plan is fully Code complaint.

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. 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 Town staff will ensure the final lighting plan complies with the Code 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. Existing FPL / other wires crossing through this site must be addressed. Pending resolution of the above, all utility connections from existing utility facilities to new buildings 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 / TC review / building permits, as it meets the Code criteria. However, it is still discretionary for the Town to approve mechanical lifts as part of normal Site Development Plan reviews.

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

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

**www.brzoninglaw.com**

305.377.6225 office
305.377.6222 fax
mharo@brzoninglaw.com

**VIA ELECTRONIC MAIL AND HAND DELIVERY**

July 19, 2023

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

Re: Appeal of Design Review Board Decision Regarding 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"). See Exhibit A, Property Appraiser Summaries. Please accept this letter as the Applicant's appeal of the Design Review Board's ("DRB") denial, on June 6, 2023[1], of the site plan approval application (the "Application") for the Property.




**Figure 1**

[1] As of the date of this letter the Town has not yet issued the DRB Resolution.

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. See Exhibit B, Proposed Plans Presented at June 6, 2023 DRB.

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. See Exhibit C, Traffic Generation Statement and Queuing Analysis.

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.

Application History & Timeline. On August 30th, 2022, the Applicant and design team met with Town staff for a pre-DRC meeting to discuss the Project. The Project then was reviewed at two (2) DRC meetings on October 13th and November 15th. Thereafter, the Project was scheduled for Design Review Board ("DRB") on December 6th.

On December 6th, 2022, the DRB heard the Project and provided some design related comments and deferred the Application. The Applicant revised the plans to address the DRB comments and was once again heard by the DRB on March 7th, 2023. At the March 7th, 2023 DRB hearing the board requested that the Applicant revise all the windows to be floor to ceiling, provide details on the valet operation, provide additional renderings and meet with the neighbors in attendance from The Palms Condominium ("The Palms").

On March 26th, 2023, our team met with neighbors from The Palms to understand their concerns and revised the plans to address the operational concerns raised by the neighbors and provide additional renderings from the west and south of the Property.

The Applicant revised the plans as requested by the DRB and, on June 6, 2023 the Project was, once again, heard by the DRB. The Applicant demonstrated that the following requests and direction provided by the DRB at the March 7th hearing had been addressed:

1. Met with The Palms on March 26th;

2. Revised windows to be floor to ceiling on all floors;

3. Provided renderings of north and west side of the project from the neighbors' perspective; and

4. Provided details and demonstrate how the parking/valet operation will work.

New neighbors from The Palms that had not previously attended the prior DRB hearings were in attendance on June 6, 2023 and argued that their view would be blocked by the Project. The DRB expressed concerns surrounding the proposed alternative breezeway and recommended it be more open. Since this was the Applicant's third (3rd) DRB hearing, and in the interest of time, the Applicant asked the DRB to deny the Project, instead of deferring it, to allow a final decision before the Town Council on appeal. See Minute 2:02:40, June 6, 2023 DRB Hearing Video.

Appeal of DRB Decision. The Applicant has, in good faith, worked with staff, the DRB and The Palms neighbors on revising the plans to address concerns raised since August of 2022. The Project meets the requirements of the Code and the proposed alternative breezeway breaks up the massing and provides architectural articulation on the building façade as intended by the Town Code. The alternate breezeway also complies with the design criteria outlined in Section 5-23.1(a) of the Town Code. Specifically, the Project and alternate breezeway are in conformity with good taste, good design, and contribute to the image of the Town as a place of beauty, spaciousness, and harmony. It is worth noting that the alternative breezeway is not unlike other alternative breezeways approved by the Town at developments such as The Palms, Sereno Residences, Le Jardin, 9927 East Bay Harbor Drive and La Baia North. See Exhibit D, Town Approved Alternative Breezeways. Ultimately, the breezeway is not, in its exterior design and appearance, of inferior qualities such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value. Instead, the redesigned breezeway enhances transparency and elegantly breaks the massing of the building, which is the intent of a breezeway.

In addition, some of The Palms neighbors and DRB members noted the "obstructed view" as reason for not supporting the alternative breezeway and Project. Florida case law confirms that there is no recognizable interest in an unobstructed view over adjoining land. See *Fontainebleau Hotel Corp. v. Forty-Five Twenty-Five, Inc.,* 114 So.2d 357 (1959); *Town of Indialantic v. Nance*, 400 So.2d 37 (1981); *Messett v. Cohen,* 741 So.2d 619 (1999). Accordingly, The Palms does not have a right to a view through the Project.

Accordingly, the Applicant respectfully requests that the Town Council reverse the DRB's June 6th, 2023 denial of the Project and approve the following requests:

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 Project is compatible with

the surrounding developments in both scale and appearance. Based on the above, we respectfully request that the Town Council approve the Project. Should you have any questions, comments, or require additional information, please contact me at (305) 377-6225.

Very truly yours,



Maritza Haro Salgado

cc: Mike Mesa
Michael Miller
James Curnin
Matthew Amster, Esq.

**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.

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 $4.47 \times 10^{-4}$ 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**

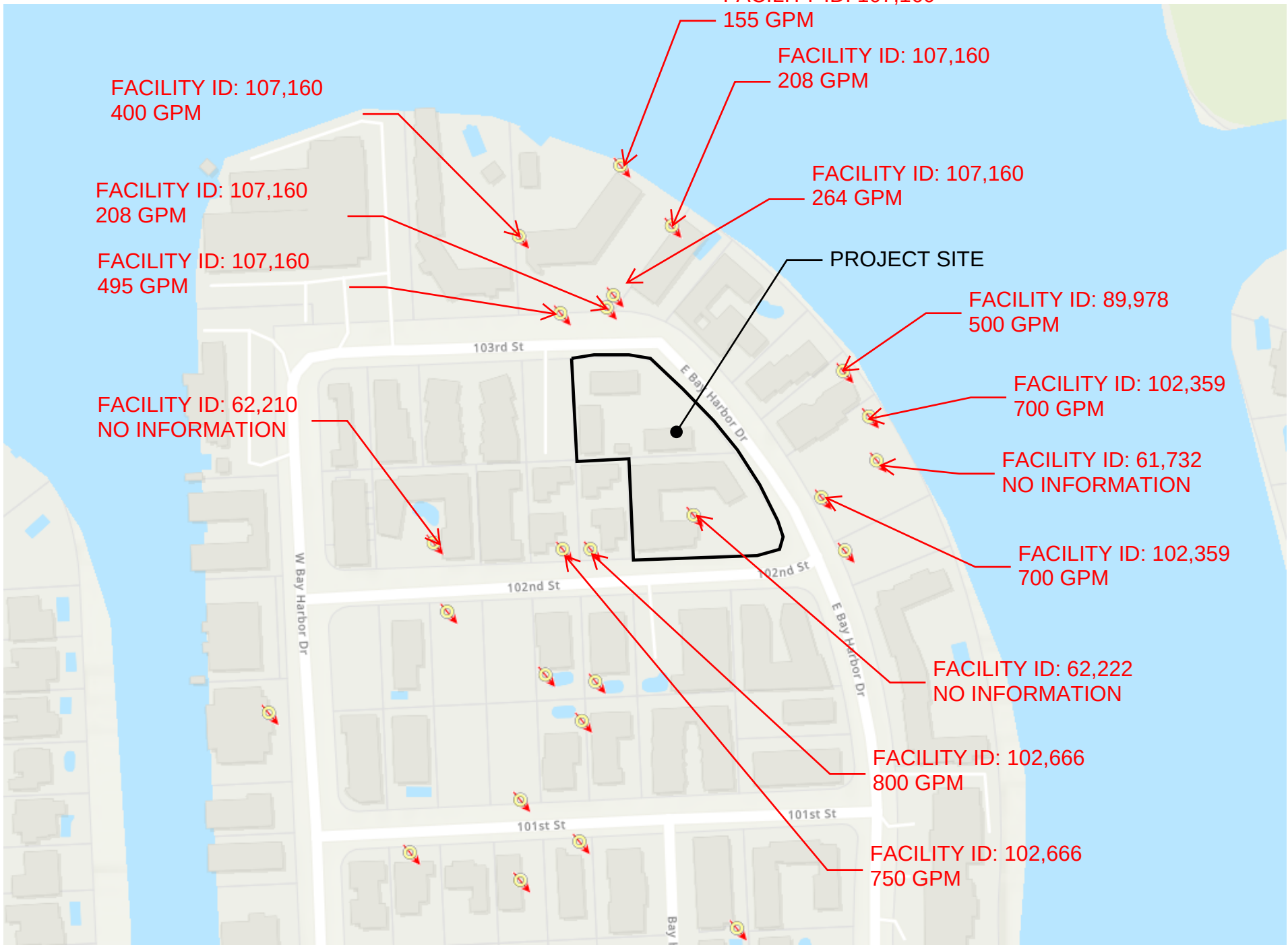
**Attachment D – Curve Number, Site and Soil Storage, and Exfiltrated Volume Calculations**

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

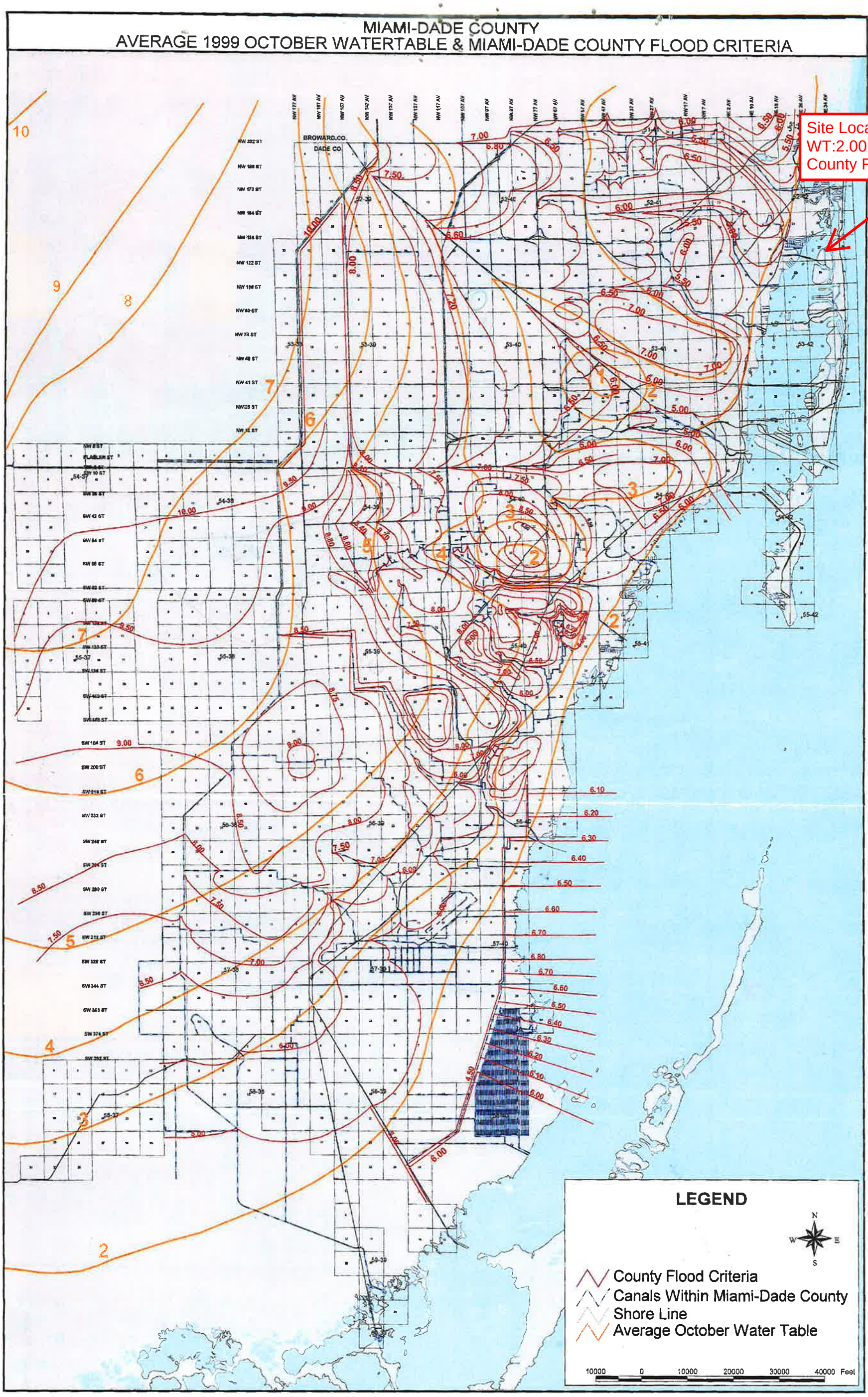
**Proposed Plans**

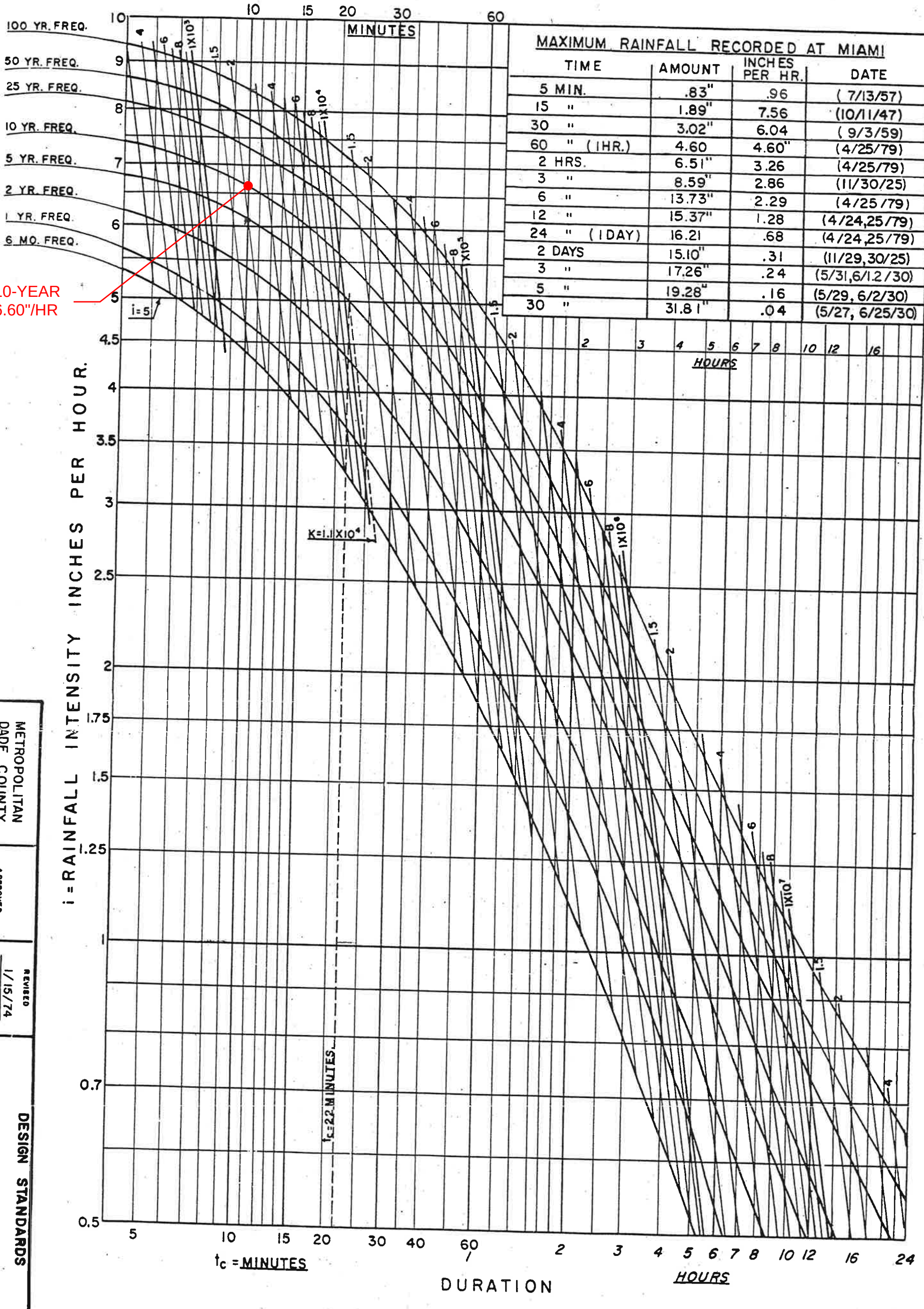
# ATTACHMENT A

## Design Parameters


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

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






MAXIMUM RAINFALL RECORDED AT MIAMI

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

NOTES:

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

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

METROPOLITAN DADE COUNTY
PUBLIC WORKS DEPARTMENT

APPROVED 9/26/68

REVISED 1/15/74
3/10/81

DESIGN STANDARDS

RAINFALL INTENSITIES
-MIAMI-

WC I.1

SHEET 1 OF 1

111.06-35 METRO-DADE/GSA-MAT MGT

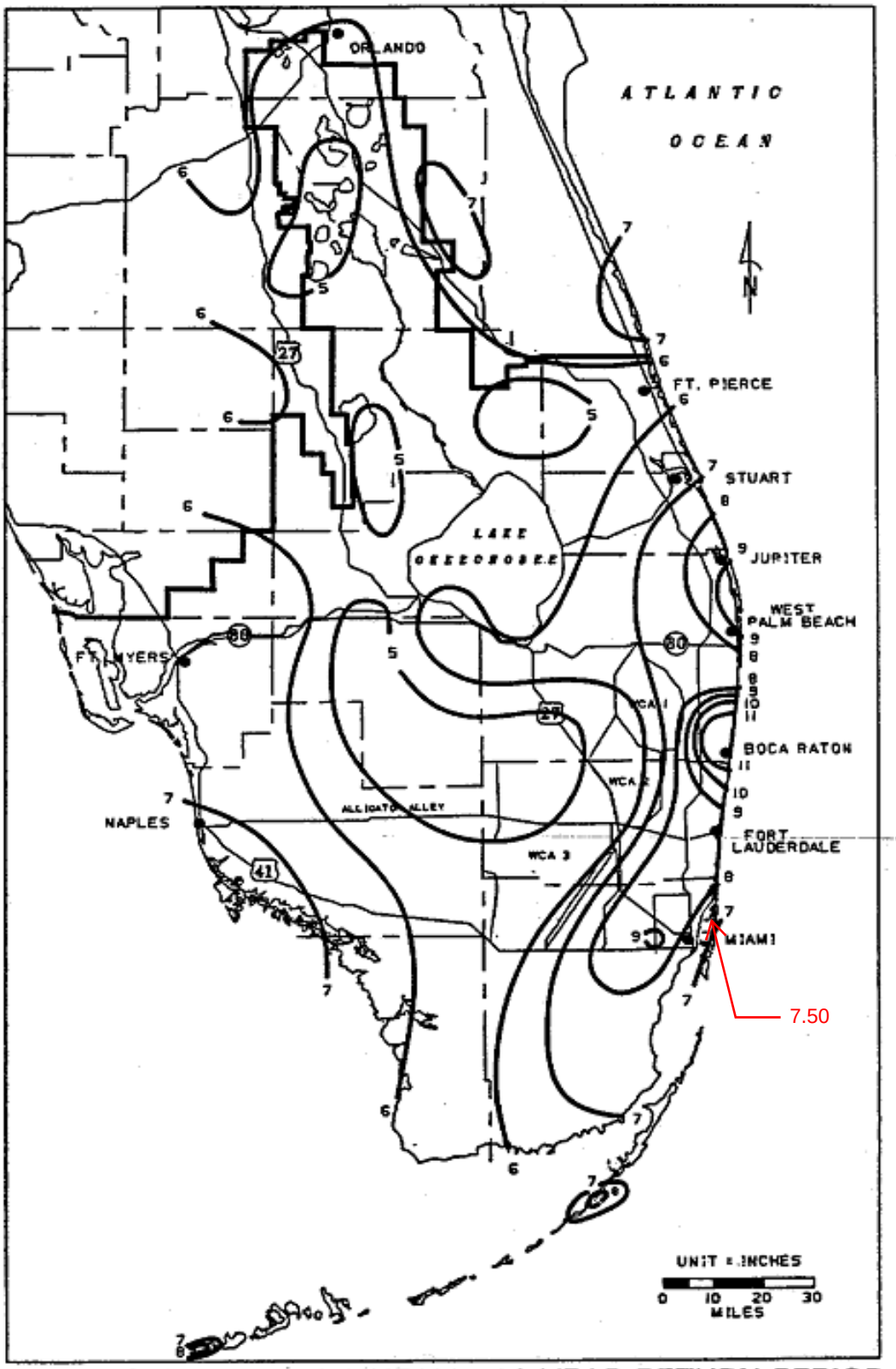



FIGURE C-4. 1-DAY RAINFALL: 10-YEAR RETURN PERIOD

# ATTACHMENT B

## Proposed Drainage Calculations

LANGAN

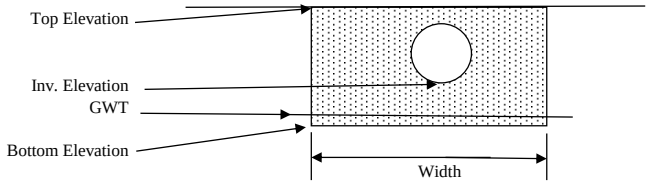
9/8/2022

**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** |

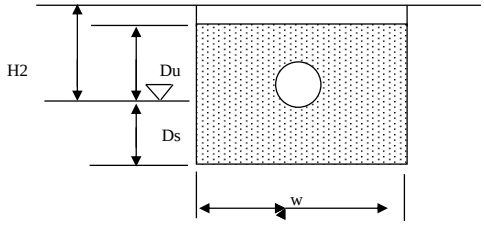
**TREATMENT VOLUME REQUIRED (Greater of the 1" WQ vs. 2.5" WQ):**

| | | |
|---|---|---|
| **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)

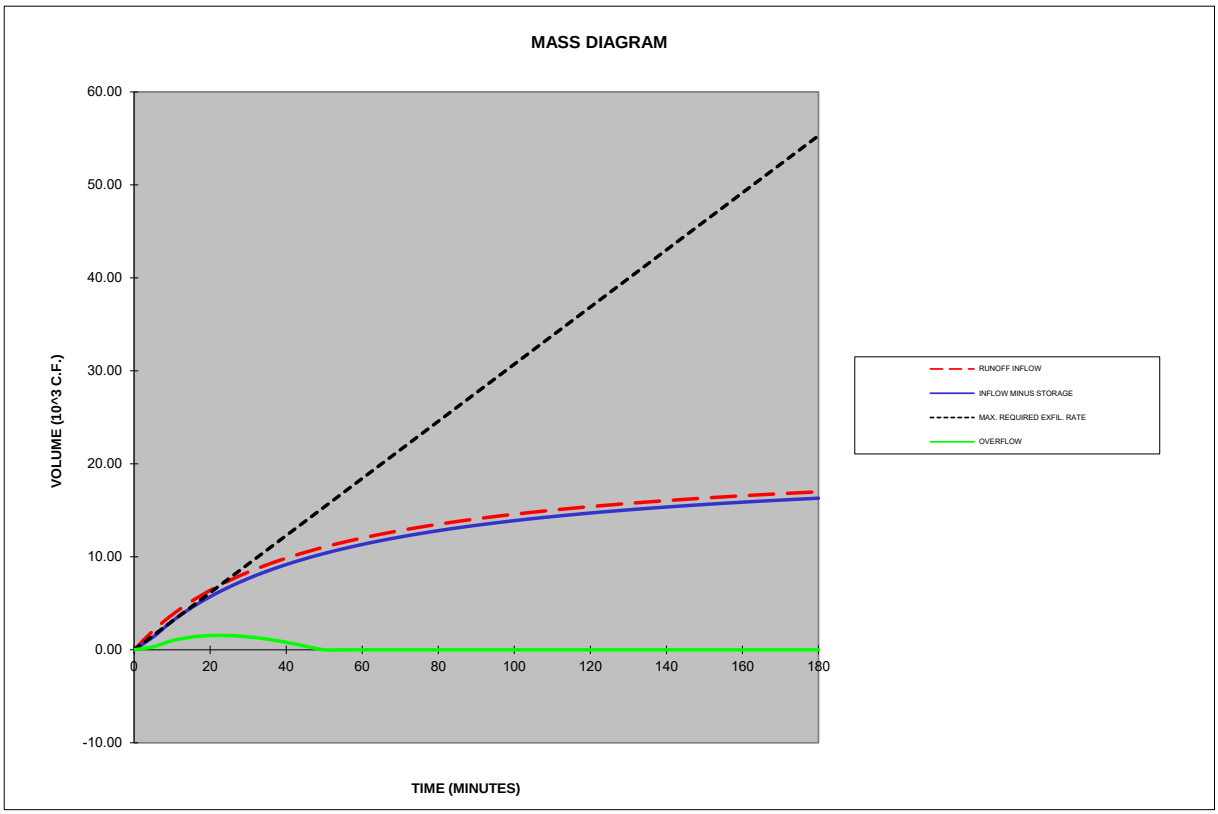



| | | | | |
|---|---|---|---|---|
| Capacity of Exist. Exfil. Trench = | **0.000** | ha-m or | **0.000** | ac.-ft. |
| Treatment Volume = | **0.013** | ha-m or | **0.11** | ac.-ft. |
| Volume = | **1.280** | ac-in. | | |
| %WQ = | **100%** | | | |
| k = | **4.47E-04** | cfs/sf-ft | | |
| H2 = | **2.50** | 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.

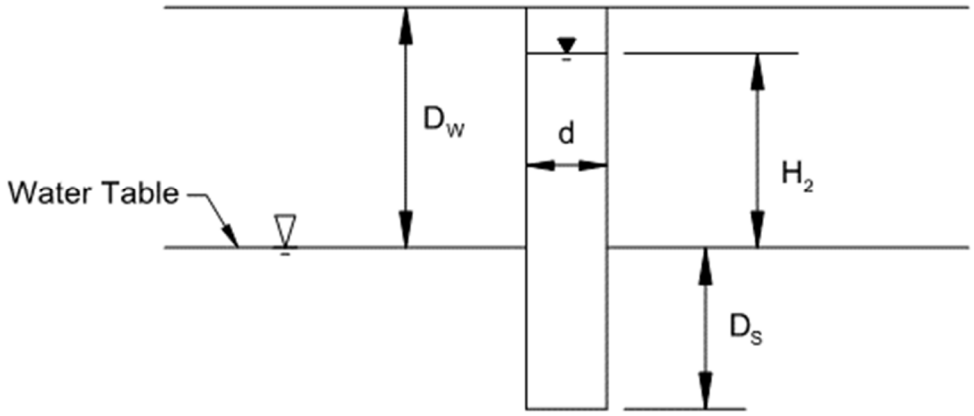
Notes:

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 |

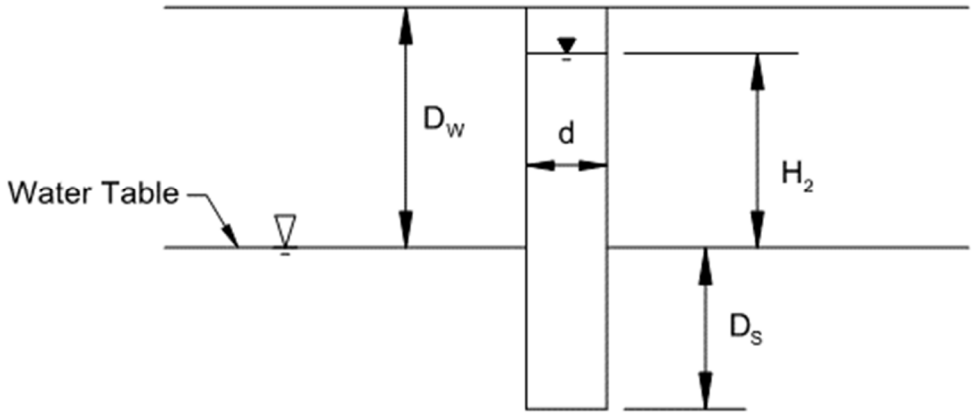

LANGAN

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 |

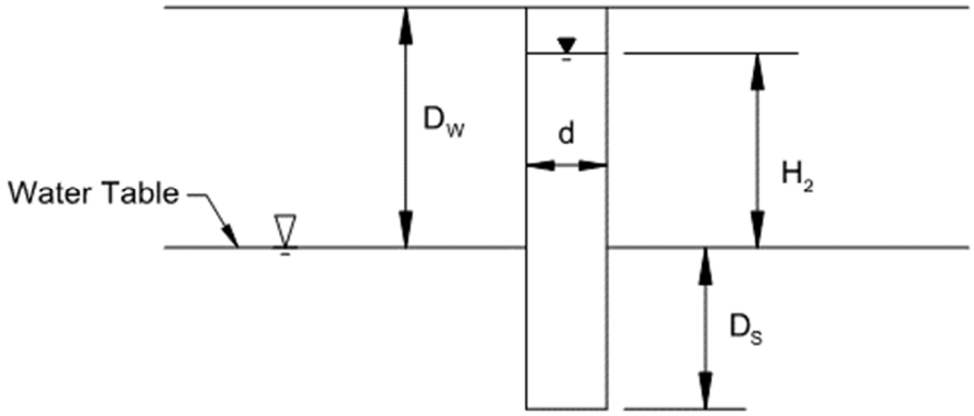

LANGAN

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-3 | 05/05/22 | 15 feet | Shown on Plan | + 5.5 feet, NGVD | P. Ocando |

## TEST DATA

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

## HYDRAULIC CONDUCTIVITY

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

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

## SOIL PROFILE

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


LANGAN

Langan Engineering & Environmental Services, Inc.
15150 NW 79th Court, S-200
Miami Lakes, FL 33016
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

# 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.

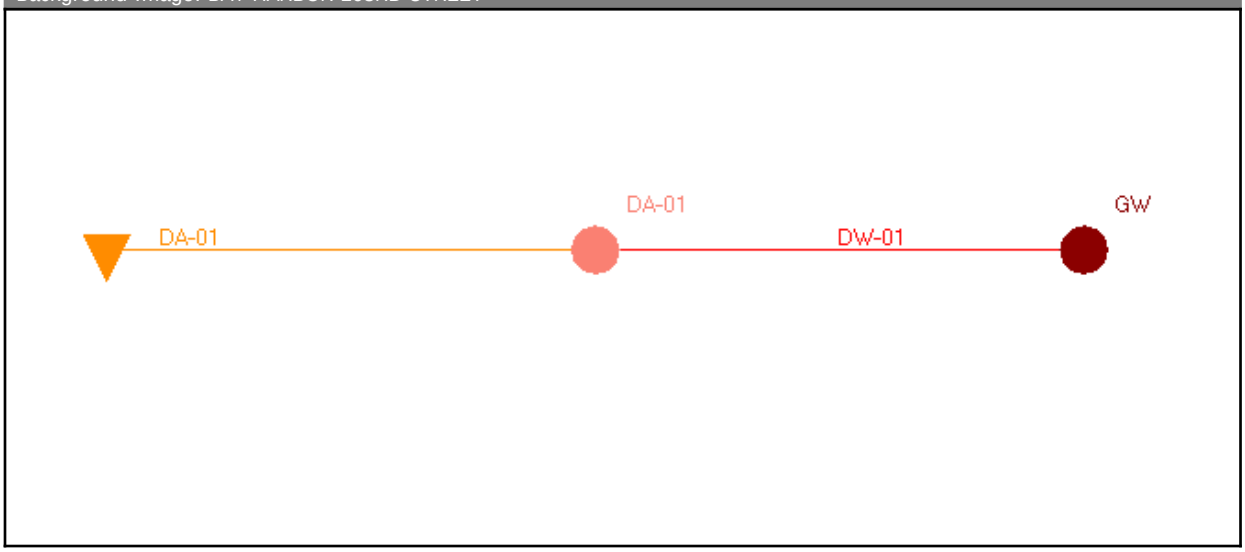
# ATTACHMENT E

## 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:

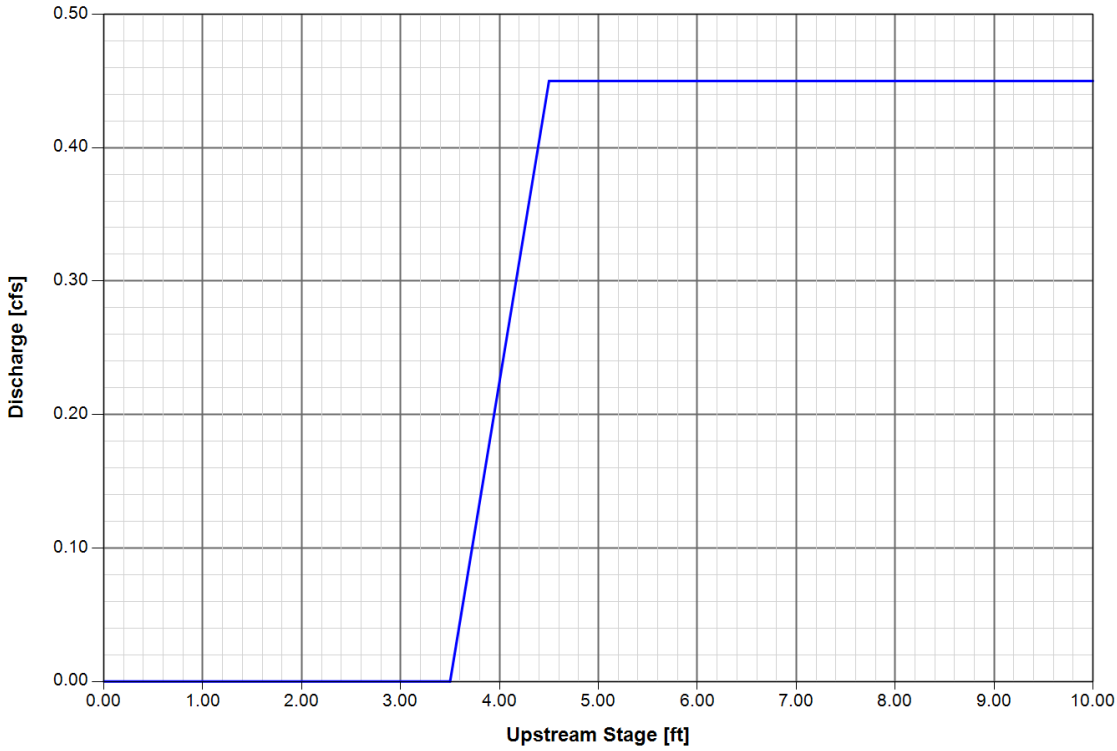
## Rating Curve: DRAINAGE WELL

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 |

EXHIBIT A

# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 07/19/2023

### PROPERTY INFORMATION

| | |
|---|---|
| **Folio:** | 13-2227-001-1110 |
| **Sub-Division:** | BAY HARBOR ISLAND |
| **Property Address:** | 10290 E BAY HARBOR DR |
| **Owner:** | CHBH 103RD STREET LLC |
| **Mailing Address:** | 10201 COLLINS AVE APT #2001<br>BAL HARBOUR, FL 33154 |
| **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** | |
| **Living Area** | |
| **Adjusted Area** | 11,720 Sq.Ft |
| **Lot Size** | 26,400 Sq.Ft |
| **Year Built** | 1947 |




### ASSESSMENT INFORMATION

| Year | 2023 | 2022 | 2021 |
|---|---|---|---|
| **Land Value** | $6,864,000 | $2,904,000 | $2,376,000 |
| **Building Value** | $254,100 | $10,000 | $10,000 |
| **Extra Feature Value** | $0 | $0 | $0 |
| **Market Value** | $7,118,100 | $2,914,000 | $2,386,000 |
| **Assessed Value** | $7,118,100 | $2,914,000 | $2,386,000 |

### TAXABLE VALUE INFORMATION

| Year | 2023 | 2022 | 2021 |
|---|---|---|---|
| **COUNTY** | | | |
| **Exemption Value** | $0 | $0 | $0 |
| **Taxable Value** | $7,118,100 | $2,914,000 | $2,386,000 |
| **SCHOOL BOARD** | | | |
| **Exemption Value** | $0 | $0 | $0 |
| **Taxable Value** | $7,118,100 | $2,914,000 | $2,386,000 |
| **CITY** | | | |
| **Exemption Value** | $0 | $0 | $0 |
| **Taxable Value** | $7,118,100 | $2,914,000 | $2,386,000 |
| **REGIONAL** | | | |
| **Exemption Value** | $0 | $0 | $0 |
| **Taxable Value** | $7,118,100 | $2,914,000 | $2,386,000 |

### BENEFITS INFORMATION

| Benefit | Type | 2023 | 2022 | 2021 |
|---|---|---|---|---|

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. |

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

# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 07/19/2023

### PROPERTY INFORMATION

| | |
|---|---|
| **Folio:** | 13-2227-001-1230 |
| **Sub-Division:** | BAY HARBOR ISLAND |
| **Property Address:** | 10200 E BAY HARBOR DR |
| **Owner:** | CHBH 103RD STREET LLC |
| **Mailing Address:** | 10201 COLLINS AVE APT #2001<br>BAL HARBOUR, FL 33154 |
| **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 | 2023 | 2022 | 2021 |
|---|---|---|---|
| **Land Value** | $7,917,000 | $3,349,500 | $2,740,500 |
| **Building Value** | $1,114,036 | $1,190,500 | $349,500 |
| **Extra Feature Value** | $0 | $0 | $0 |
| **Market Value** | $9,031,036 | $4,540,000 | $3,090,000 |
| **Assessed Value** | $9,031,036 | $3,399,000 | $3,090,000 |

### TAXABLE VALUE INFORMATION

| Year | 2023 | 2022 | 2021 |
|---|---|---|---|
| **COUNTY** | | | |
| **Exemption Value** | $0 | $0 | $0 |
| **Taxable Value** | $9,031,036 | $3,399,000 | $3,090,000 |
| **SCHOOL BOARD** | | | |
| **Exemption Value** | $0 | $0 | $0 |
| **Taxable Value** | $9,031,036 | $4,540,000 | $3,090,000 |
| **CITY** | | | |
| **Exemption Value** | $0 | $0 | $0 |
| **Taxable Value** | $9,031,036 | $3,399,000 | $3,090,000 |
| **REGIONAL** | | | |
| **Exemption Value** | $0 | $0 | $0 |
| **Taxable Value** | $9,031,036 | $3,399,000 | $3,090,000 |

### BENEFITS INFORMATION

| Benefit | Type | 2023 | 2022 | 2021 |
|---|---|---|---|---|
| **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).

### 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

### 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 |

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

EXHIBIT B

## DRAWING LIST


| | |
|---|---|
| | COVER SHEET / INDEX OF DRAWINGS |
| | SURVEY |
| A-1 | PROJECT INFO/DATA |
| A-2 | CONTEXT AND SITE PHOTOS |
| A-3 | AERIAL VIEW RENDERING |
| A-4 | RENDERING (NORTH-EAST VIEW) |
| A-4A | RENDERING (NORTH-EAST PEDESTRIAN VIEW) |
| A-4B | RENDERING (PEDESTRIAN BREEZEWAY VIEW) |
| A-4C | RENDERING (BREEZEWAY VIEW) |
| A-4D | RENDERING (BREEZEWAY DETAIL VIEW) |
| A-5 | RENDERING (SOUTH-EAST VIEW) |
| A-5A | RENDERING (SOUTH-EAST PEDESTRIAN VIEW) |
| A-5.1 | RENDERING (SOUTH VIEW) |
| A-5.1A | RENDERING (SOUTH PEDESTRIAN VIEW) |
| A-5.1B | RENDERING (SOUTH SIDEYARD VIEW) |
| A-5.1C | RENDERING (SOUTH SIDEYARD PEDESTRIAN VIEW) |
| A-6 | RENDERING (NORTH VIEW) |
| A-6A | RENDERING (NORTH PEDESTRIAN VIEW) |
| A-6B | RENDERING (WEST VIEW) |
| A-6C | RENDERING (WEST BREEZEWAY VIEW) |
| A-6.1 | RENDERING (ROOF RECREATION DECK POOL VIEW) |
| 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 |
| A-8 | LEVEL 2 OVERALL FLOOR PLAN |
| A-9 | LEVEL 3 OVERALL FLOOR PLAN |
| A-10 | LEVEL 4 OVERALL FLOOR PLAN |
| A-11 | LEVELS 5-6 OVERALL FLOOR PLAN |
| A-12 | MAIN ROOF LEVEL FLOOR PLAN |
| A-12A | OVERALL ROOF LEVEL FLOOR PLAN |
| A-13 | BUILDING ELEVATIONS |
| A-14 | BUILDING SECTION 1 |
| A-15 | MATERIAL PRESENTATION BOARD |
| C-003 | DEVELOPMENT IMPACT ANALYSIS REPORT |
| C-300 | SITE PLAN |
| C-301 | PAVING PLAN |
| C-400 | GRADING AND DRAINAGE PLAN |
| C-500 | UTILITY PLAN |
| C-800 | DETAILS |
| LC-001 | LANDSCAPE GENERAL NOTES/ABBREVIATIONS |
| TD-100 | TREE DISPOSITION PLAN |
| TD-101 | TREE PROTECTION DETAILS |
| LS-100 | LANDSCAPE SITE PLAN |
| LS-101 | LANDSCAPE MATERIALS IMAGERY |
| LP-100 | LANDSCAPE PLANTING PLAN (GROUND FLOOR) |
| LP-101 | LANDSCAPE PLANTING PLAN (BREEZEWAY) |
| LP-102 | LANDSCAPE PLANTING PLAN (ROOF) |
| LP-103 | LANDSCAPE PLANTING SCHEDULE/ SPECIFICATIONS/DETAILS |
| LP-104 | LANDSCAPE PLANTING IMAGERY |
| LL-100 | GROUND FLOOR LANDSCAPE LIGHTING & PHOTOMETRIC ANALYSIS |
| LL-101 | ROOF LANDSCAPE LIGHTING PLAN & PHOTOMETRIC ANALYSIS |
| LL-102 | LIGHTING SPECIFICATIONS |
| LI-100 | LANDSCAPE IRRIGATION PLAN (GROUND FLOOR) |
| LI-101 | LANDSCAPE IRRIGATION PLAN (ROOF) |
| LI-102 | LANDSCAPE IRRIGATION DETAILS |


# 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


### OWNER/DEVELOPER

CHBH 103rd STREET LLC
2665 Bayshore Drive, Suite 410
Miami, Florida 33133
(305) 972-8568

### ARCHITECT

S & E ARCHITECTS, INC.
2000 South Dixie Highway, Suite 203
Miami, Florida 33133
(305) 441-2226

### CIVIL ENGINEER

LANGAN
15150 NW 79th Court, Suite 200
Miami Lakes, Florida 33016
(786) 264-7228

### LANDSCAPE ARCHITECT

COASTAL OPERATIONS
614 South Federal Highway, Suite 2
Ft. Lauderdale, Florida 33301
(954) 266-8932




| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

BAY HARBOR 103RD STREET
NEW RENTAL APARTMENT BUILDING
10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154


S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE: COVER SHEET

DATE 04-04-23
SCALE -
JOB NO. 2022-02
SHEET OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.


S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

# BAY HARBOR 103RD STREET
## NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

## ( DRB SUBMITTAL DRAWINGS )
## NOVEMBER 15, 2022 / JANUARY 16, 2023

### DRAWING LIST


| | |
|---|---|
| | COVER SHEET / INDEX OF DRAWINGS |
| | SURVEY |
| A-1 | PROJECT INFO/DATA |
| A-2 | CONTEXT AND SITE PHOTOS |
| A-3 | AERIAL VIEW RENDERING |
| A-4 | RENDERING (NORTH-EAST VIEW) |
| A-4A | RENDERING (NORTH-EAST PEDESTRIAN VIEW) |
| A-4B | RENDERING (PEDESTRIAN BREEZEWAY VIEW) |
| A-4C | RENDERING (BREEZEWAY VIEW) |
| A-4D | RENDERING (BREEZEWAY DETAIL VIEW) |
| A-5 | RENDERING (SOUTH-EAST VIEW) |
| A-5A | RENDERING (SOUTH-EAST PEDESTRIAN VIEW) |
| A-5.1 | RENDERING (SOUTH VIEW) |
| A-5.1A | RENDERING (SOUTH PEDESTRIAN VIEW) |
| A-6 | RENDERING (NORTH VIEW) |
| A-6A | RENDERING (NORTH PEDESTRIAN VIEW) |
| A-6.1 | RENDERING (ROOF RECREATION DECK POOL VIEW) |
| 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 |
| A-8 | LEVEL 2 OVERALL FLOOR PLAN |
| A-9 | LEVEL 3 OVERALL FLOOR PLAN |
| A-10 | LEVEL 4 OVERALL FLOOR PLAN |
| A-11 | LEVELS 5-6 OVERALL FLOOR PLAN |
| A-12 | MAIN ROOF LEVEL FLOOR PLAN |
| A-12A | OVERALL ROOF LEVEL FLOOR PLAN |
| A-13 | BUILDING ELEVATIONS |
| A-14 | BUILDING SECTION 1 |
| A-15 | MATERIAL PRESENTATION BOARD |
| C-003 | DEVELOPMENT IMPACT ANALYSIS REPORT |
| C-300 | SITE PLAN |
| C-301 | PAVING PLAN |
| C-400 | GRADING AND DRAINAGE PLAN |
| C-500 | UTILITY PLAN |
| C-800 | DETAILS |
| LC-001 | LANDSCAPE GENERAL NOTES/ABBREVIATIONS |
| TD-100 | TREE DISPOSITION PLAN |
| TD-101 | TREE PROTECTION DETAILS |
| LS-100 | LANDSCAPE SITE PLAN |
| LS-101 | LANDSCAPE MATERIALS IMAGERY |
| LP-100 | LANDSCAPE PLANTING PLAN (GROUND FLOOR) |
| LP-101 | LANDSCAPE PLANTING PLAN (BREEZEWAY) |
| LP-102 | LANDSCAPE PLANTING PLAN (ROOF) |
| LP-103 | LANDSCAPE PLANTING SCHEDULE/ SPECIFICATIONS/DETAILS |
| LP-104 | LANDSCAPE PLANTING IMAGERY |
| LL-100 | GROUND FLOOR LANDSCAPE LIGHTING & PHOTOMETRIC ANALYSIS |
| LL-101 | ROOF LANDSCAPE LIGHTING PLAN & PHOTOMETRIC ANALYSIS |
| LL-102 | LIGHTING SPECIFICATIONS |
| LI-100 | LANDSCAPE IRRIGATION PLAN (GROUND FLOOR) |
| LI-101 | LANDSCAPE IRRIGATION PLAN (ROOF) |
| LI-102 | LANDSCAPE IRRIGATION DETAILS |



### OWNER/DEVELOPER
CHBH 103rd STREET LLC
2665 Bayshore Drive, Suite 410
Miami, Florida 33133
(305) 972-8568

### ARCHITECT
S & E ARCHITECTS, INC.
2000 South Dixie Highway, Suite 203
Miami, Florida 33133
(305) 441-2226

### CIVIL ENGINEER
LANGAN
15150 NW 79th Court, Suite 200
Miami Lakes, Florida 33016
(786) 264-7228

### LANDSCAPE ARCHITECT
COASTAL OPERATIONS
614 South Federal Highway, Suite 2
Ft. Lauderdale, Florida 33301
(954) 266-8932




PREVIOUS DRB SUBMITTAL DATED 01-16-23


© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.


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

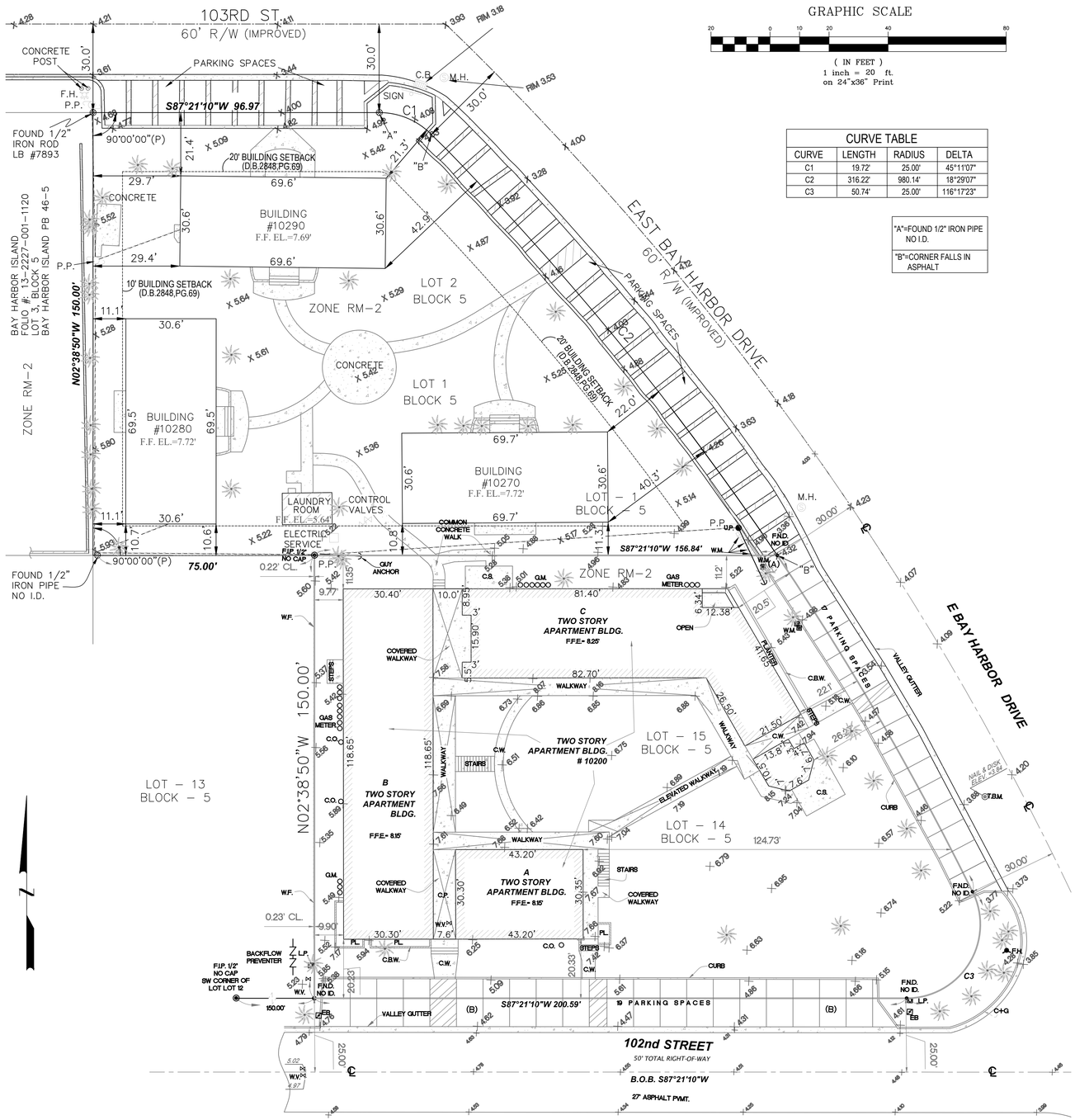

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


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
- WATER VALVE
- SIGN
- BELLSOUTH BOX
- WATER METER
- COCONUT
- MAIL BOX
- TREE
- SANITARY SEWER
- MANHOLE
- GAS VALVE
- CLEANOUT
- CB

## *ABBREVIATIONS*

AVE = AVENUE
ASPH = ASPHALT
A/W = ANCHORD WIRE
A/C = AIR CONDITIONER
BLDG = BUILDING
B. COR = BLOCK CORNER
CAL. = CALCULATED
**C.B. = CATCH BASIN**
CH. = CHORD
CLF = CHAIN LINK FENCE
CONC. = CONCRETE
COL. = COLUMN
COMP. = COMPUTED
C.U.P. = CONCRETE UTILITY POLE
C.L.P. = CONCRETE LIGHT POLE
CBS = CONCRETE BLOCK STRUCTURE
C.M.E. = CANAL MAINTENANCE EASEMENT
D = DELTA
D.W = DRIVEWAY
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
EAS. = EASEMENT
ENC. = ENCROACHMENT
E.T.P. = ELECTRIC TRANSFORMER PAD
F.P.L. = FLORIDA POWER AND LIGHT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.F. = FINISH FLOOR
F.D.H. = FOUND DRILL HOLE
F.R. = FOUND REBAR
F/D = FOUND DISC
F/N = FOUND NAIL
I/F = IRON FENCE
L = LENGHT
L.F.E. = LOWEST FLOOR ELEVATION
L.P. = LIGHT POLE
MEAS. = MEASURED
M.H. = MAN HOLE
M.L. = MONUMENT LINE
N.G.V.D.= NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
O.E. = OVERHEAD ELECTRIC LINE
O/L = ON LINE
O.H = OVERHANGING ROOF
O/S = OFF SET
P= PLAT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TERMINATION
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PL. = PLANTER
P.M. = PARKING METER
P.R.M. = PERMANENT REFERENCE MONUMENT
P/W = PARKWAY
R = RADIUS
RES = RESIDENCE
R/W = RIGHT OF WAY
S.D.H. = SET DRILL HOLE
S.I.P. = SET IRON PIPE
S/N = SET NAIL
SDWLK = SIDEWALK
T = TANGENT
U.E. = UTILITY EASEMENT
W = WIDTH
**W/F = WOOD FENCE**
W/S = WOOD SHED
W.V. = WATER VALVE
W.U.P. = WOOD UTILITY POLE

=IRON FENCE
=CHAIN LINK FENCE
=WOOD FENCE
=CHICKEN FENCE
=CBS WALL
=OVERHEAD ELEC.
=CENTER LINE
=EASEMENT
=DENOTES ELEVATIONS
=BUILDING
=DISTANCE
=CATCH BASIN
=WATER METER
=W.U.P.
=STATE ROAD
=US HIGHWAY
=INTERSTATE
=COLUMNS

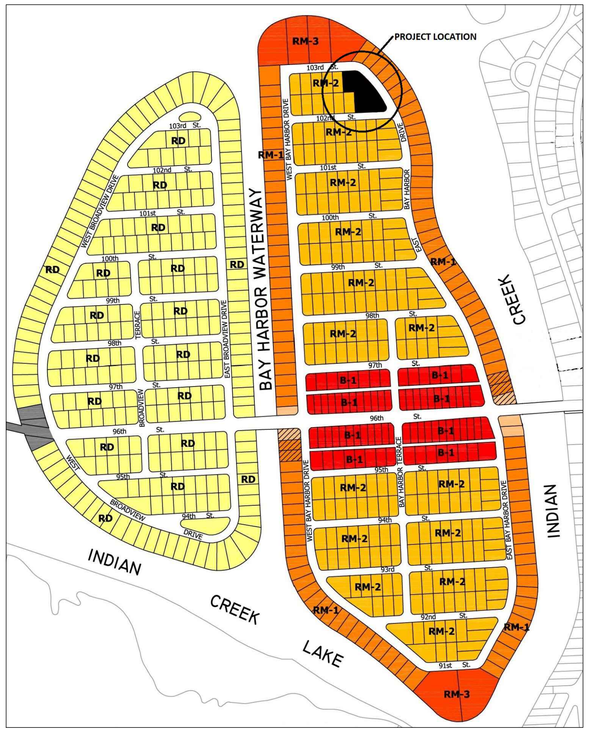
I hereby certify that this boundary survey is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17 Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

**BY JOSEPH CHOPIU CHAN**
**Professional Surveyor & Mapper**
**Certificate No. 6821**
**STATE OF FLORIDA**

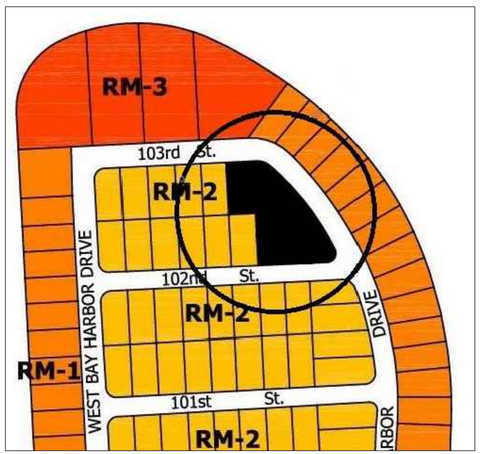

B,A & K GROUP, INC. L.B #7887
Architects-Engineers-Land Surveyors
12000 S.W. 92 Street
Miami, Florida 33186-2018
Email: engineercontractor@gmail.com
Phone: 786-488-1000


PROJECT:
BOUNDARY SURVEY
FOLIO NO. 13-2227-001-1110, 13-2227-001-1230
10200, 10270, 10280 & 10290 E. BAY HARBOR DR., BAY HARBOR ISLANDS,
FLORIDA 33154
SECTION 27-52S-42E
MIAMI-DADE COUNTY, FLORIDA

JOB No. 22036
FIELD BOOK:
CAD FILE. 036
DATE: 05-30-22
SCALE: 1"=20'
DRAWN: IP
REV.: JC
REVISIONS
SHEET No. 1-OF-1




BAY HARBOR ISLANDS ZONING MAP N




LOCATION MAP N

NOTE:
FUTURE LAND USE MAP FOR PROPERTIES WITHIN 300' RADIUS OF SITE ARE MEDIUM-HIGH DENSITY RESIDENTIAL (CIRCLE INDICATES 300' RADIUS)

## BAY HARBOR ISLANDS ZONING SUMMARY

| | | |
|---|---|---|
| LEGAL DESCRIPTION | LOTS 1, 2. 14 AND 15 BLOCK 5 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA | |
| LOT AREA | 55,873 S.F. (1.28 ACRES) | |
| FLOOD ZONE | AE (FLOOD ELEVATION 9.0 NGVD)<br>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<br>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<br>1.283 ACRES x 60 DUA = 77 UNITS | 77 UNITS<br>1.283 ACRES x 60 DUA = 77 UNITS |
| SETBACKS | | |
| FRONT | UP TO 30'-0" HIGH = 20' MIN.<br>UP TO 45'-0" HIGH = 25' MIN.<br>UP TO 65'-0" HIGH = 30' MIN. | UP TO 30'-0" HIGH = 20'<br>UP TO 65'-0" HIGH = 30' |
| REAR | UP TO 30'-0" HIGH = 10' MIN.<br>1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0" | VARIES<br>MIN. 10'-0" / MAX. 22'-0" |
| SIDE<br>(MULTIPLE LOTS) | UP TO 30'-0" HIGH<br>10% OF LOT WIDTH<br>1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0" (MAX. 22'-6") | VARIES<br>MIN. 10'-0" / MAX. 22'-6" |
| FLEX SETBACKS | MAX. 1/3 OF ALLOWABLE BUILDING LENGTH<br>@NORTH (0.33 x89'-0" = 29'-8")<br>@SOUTH (0.33 x 178'-6" = 59'-6")<br>@EAST (0.33 x 311'-0" = 103'-6"<br>@WEST (0.33 x 120'-0" = 40'-0") | NORTH = 29'-8"<br>SOUTH = 59'-6"<br>EAST = 100'-0"<br>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<br>20,225 SF x 15% = 3,035 SF MIN. | 4,480 S.F. = 22.2% |
| PARKING REQUIREMENTS | 2 SPACES MIN. PER UNIT<br>INCLUDING 4 GUEST SPACES (1 PER LOT)<br>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

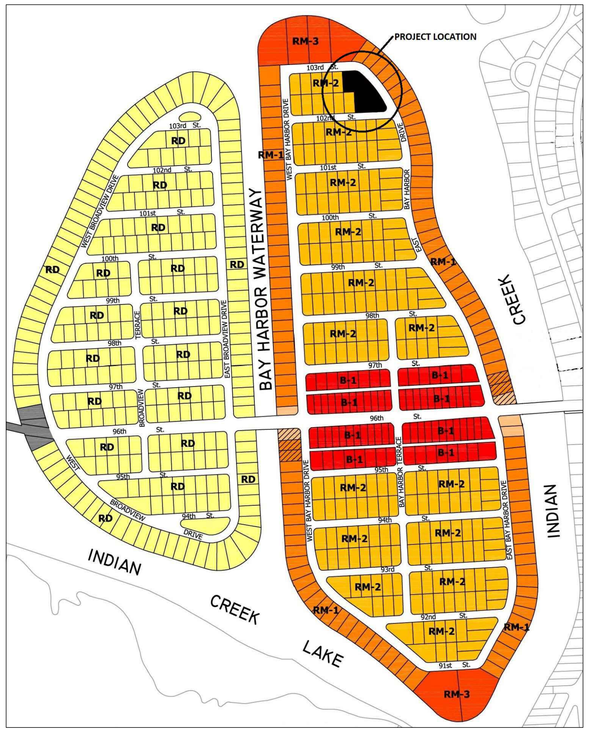
SHEET TITLE: DATA

DATE 04-04-23
SCALE –
JOB NO. 2022-02
SHEET A-1
OF SHEETS

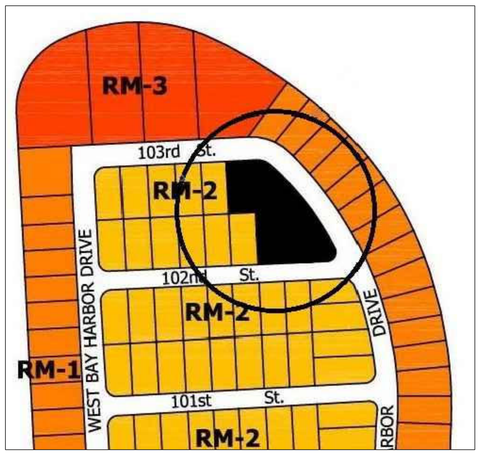
S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.




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)<br>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<br>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<br>1.283 ACRES x 60 DUA = 77 UNITS | 77 UNITS<br>1.283 ACRES x 60 DUA = 77 UNITS |
| SETBACKS | | |
| FRONT | UP TO 30'-0" HIGH = 20' MIN.<br>UP TO 45'-0" HIGH = 25' MIN.<br>UP TO 65'-0" HIGH = 30' MIN. | UP TO 30'-0" HIGH = 20'<br>UP TO 65'-0" HIGH = 30' |
| REAR | UP TO 30'-0" HIGH = 10' MIN.<br>1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0" | VARIES<br>MIN. 10'-0" / MAX. 22'-0" |
| SIDE<br>(MULTIPLE LOTS) | UP TO 30'-0" HIGH<br>10% OF LOT WIDTH<br>1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0" (MAX. 22'-6") | VARIES<br>MIN. 10'-0" / MAX. 22'-6" |
| FLEX SETBACKS | MAX. 1/3 OF ALLOWABLE BUILDING LENGTH<br>@NORTH (0.33 x89'-0" = 29'-8")<br>@SOUTH (0.33 x 178'-6" = 59'-6")<br>@EAST (0.33 x 311'-0" = 103'-6"<br>@WEST (0.33 x 120'-0" = 40'-0") | NORTH = 29'-8"<br>SOUTH = 59'-6"<br>EAST = 100'-0"<br>WEST = 40'-0" |
| MAX. BUILDING LENGTH / BREEZEWAYS | 120'-0" W/OUT BREEZWAY | 120'-0" |
| MAX. BUILDING HEIGHT | 65'-0" ABOVE BFE + 1' FREEBOARD | 66'-0" ABOVE BFE |
| RECREATIONAL ROOF DECK LANDSCAPE REQUIREMENTS | 15% MIN. OF THE RECREATIONAL AREA SHALL BE LANDSCAPED<br>20,225 SF x 15% = 3,035 SF MIN. | 4,480 S.F. = 22.2% |
| PARKING REQUIREMENTS | 2 SPACES MIN. PER UNIT<br>INCLUDING 4 GUEST SPACES (1 PER LOT)<br>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

| | | |
|---|---|---|
| RENTABLE AREA (77 UNITS) | 137,475 SQ. FT. | = 71.0% |
| NON-SALEABLE AREA | | = 29.0% |
| GARAGE/MEP | 31,010 SQ. FT. | |
| AMENITY/CORE | 25,375 SQ. FT. | |
| TOTAL ENCLOSED AREA | 193,860 SQ. FT. | |

## BAY HARBOR ISLANDS UNIT DATA SUMMARY

| UNIT TYPE | UNIT COUNT | NSF PER UNIT | NSF STOR. PER UNIT | GSF PER UNIT (INCL. STOR.) | BALCONY AREA | UNIT DESCRIPTION |
|---|---|---|---|---|---|---|
| UNIT A | 2 | 1,925 SF | 25 SF | | | 3 BEDROOM / 2 BATH |
| UNIT A1 | 3 | 1,800 SF | 25 SF | | | 3 BEDROOM / 2 BATH |
| UNIT B | 5 | 1,960 SF | 25 SF | | | 2 BEDROOM / 3 BATH + DEN |
| UNIT C | 2 | 1,810 SF | 25 SF | | | 2 BEDROOM / 3 BATH + DEN |
| UNIT C1 | 3 | 1,460 SF | 25 SF | | | 2 BEDROOM / 2 BATH |
| UNIT D | 2 | 2,275 SF | 25 SF | | | 3 BEDROOM / 3 BATH + DEN |
| UNIT D1 | 3 | 1,715 SF | 25 SF | | | 3 BEDROOM / 2 BATH |
| UNIT E | 2 | 1,315 SF | 25 SF | | | 2 BEDROOM / 2 BATH |
| UNIT E1 | 3 | 1,125 SF | 25 SF | | | 2 BEDROOM / 2 BATH |
| UNIT F | 2 | 1,885 SF | 25 SF | | | 2 BEDROOM / 2.5 BATH |
| UNIT G | 2 | 1,510 SF | 25 SF | | | 1 BEDROOM / 1.5 BATH + DEN |
| UNIT H | 5 | 1,915 SF | 25 SF | | | 3 BEDROOM / 3 BATH + DEN |
| UNIT I | 2 | 1,650 SF | 25 SF | | | 2 BEDROOM / 2.5 BATH + FAMILY |
| UNIT I1 | 3 | 1,465 SF | 25 SF | | | 2 BEDROOM / 2.5 BATH + DEN |
| UNIT J | 2 | 1,560 SF | 25 SF | | | 2 BEDROOM / 2 BATH |
| UNIT J1 | 3 | 1,165 SF | 25 SF | | | 2 BEDROOM / 2 BATH |
| UNIT K | 2 | 1,845 SF | 25 SF | | | 2 BEDROOM / 3 BATH + DEN |
| UNIT K1 | 3 | 1,670 SF | 25 SF | | | 2 BEDROOM / 3 BATH + DEN |
| UNIT L | 2 | 1,470 SF | 25 SF | | | 2 BEDROOM / 2 BATH |
| UNIT L1 | 3 | 1,245 SF | 25 SF | | | 1 BEDROOM / 1.5 BATH |
| UNIT M | 2 | 2,460 SF | 25 SF | | | 4 BEDROOM / 3 BATH + DEN |
| UNIT M1 | 3 | 1,360 SF | 25 SF | | | 1 BEDROOM / 1.5 BATH |
| UNIT N | 2 | 1,955 SF | 25 SF | | | 1 BEDROOM / 2 BATH + DEN |
| UNIT N1 | 3 | 1,765 SF | 25 SF | | | 1 BEDROOM / 2 BATH + DEN |
| UNIT O | 1 | 1,985 SF | 25 SF | | | 3 BEDROOM / 3 BATH + DEN |
| UNIT P | 3 | 2,185 SF | 25 SF | | | 2 BEDROOM / 3 BATH + FAMILY |
| UNIT Q | 3 | 2,085 SF | 25 SF | | | 3 BEDROOM / 3 BATH + DEN |
| UNIT R | 3 | 1,720 SF | 25 SF | | | 2 BEDROOM / 2.5 BATH |
| UNIT S | 3 | 1,145 SF | 25 SF | | | 1 BEDROOM / 1.5 BATH |
| TOTAL | 77 | 129,395 SF | 1,925 SF | | | |

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING
10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE: DATA

DATE 01-16-23
SCALE -
JOB NO. 2022-02
SHEET A-1
OF SHEETS

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



1



2



3

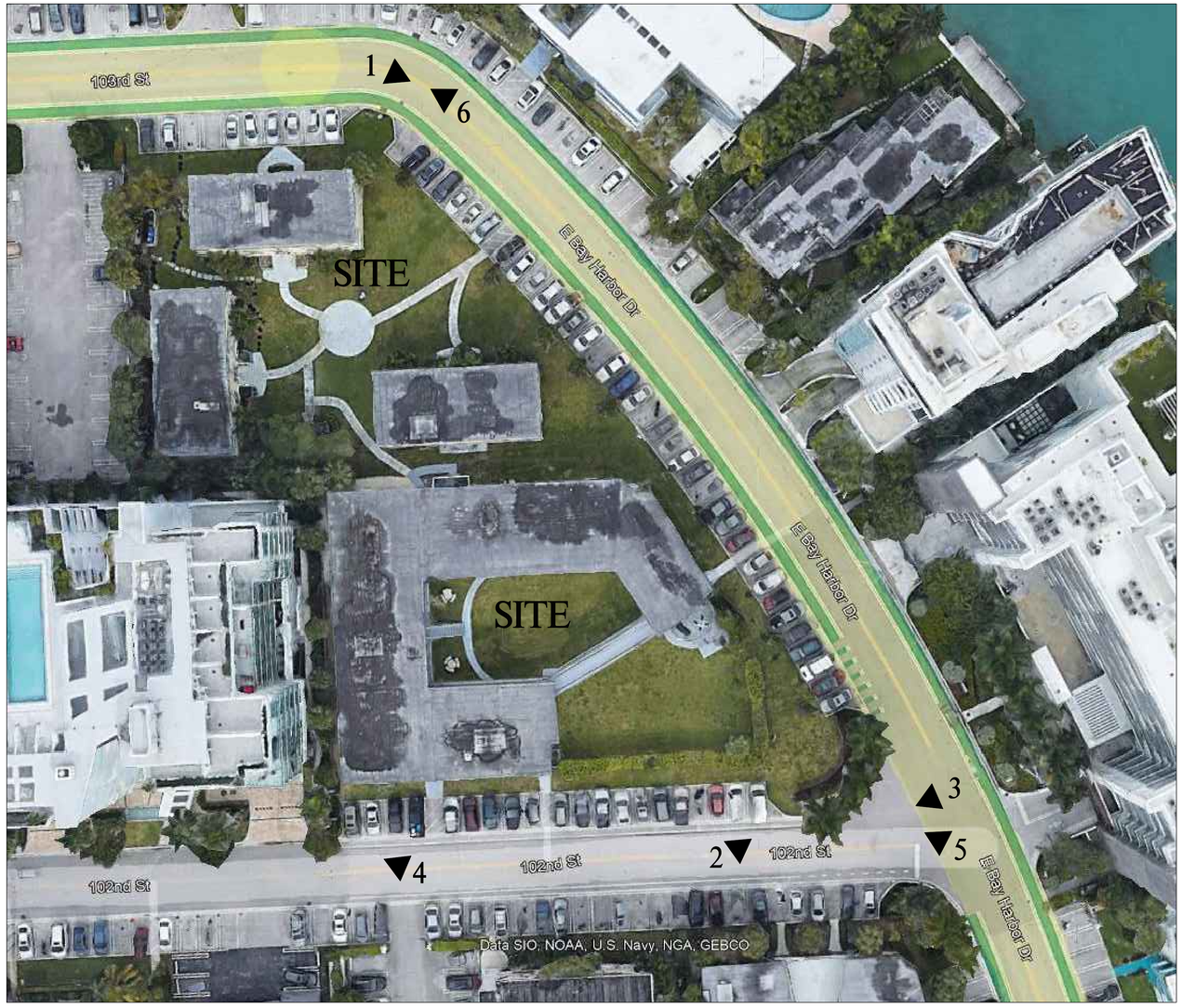



PHOTO
SITE LEGEND

N



4



5




6

| 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 AND CONTEXT PHOTOS

DATE 04-04-23
SCALE –
JOB NO. 2022-02
SHEET A-2
OF SHEETS

S & E ARCHITECTS, INC.
© ALL RIGHTS RESERVED
THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




AERIAL VIEW

N

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

1090 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

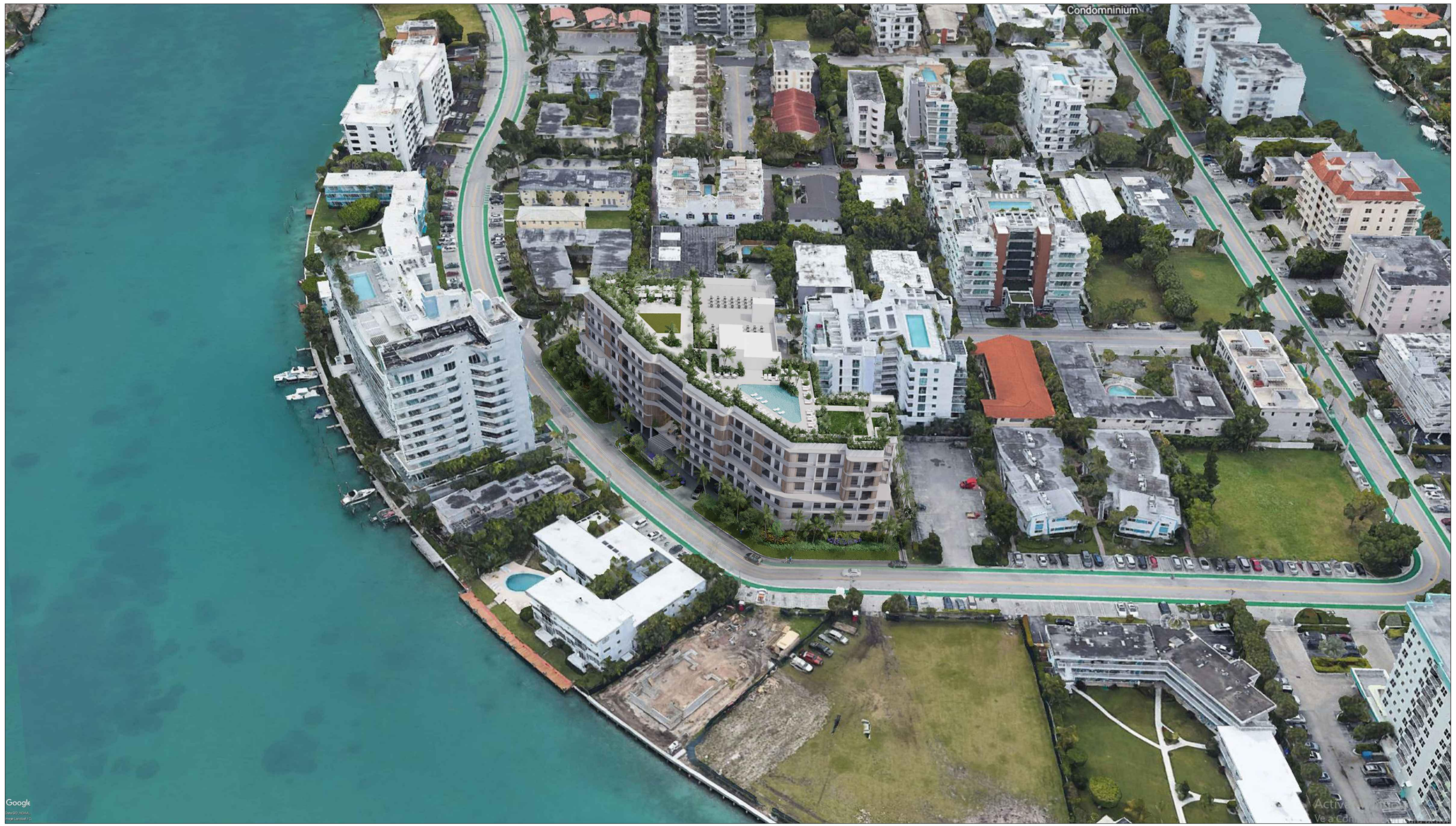
SHEET TITLE
AERIAL VIEW

DATE 04-04-23
SCALE -
JOB NO. 2022-02
SHEET
A-3
OF SHEETS

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




AERIAL VIEW

N

PREVIOUS DRB SUBMITTAL DATED 01-16-23

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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

1090 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
AERIAL VIEW

DATE 01-16-23
SCALE -
JOB NO. 2022-02
SHEET
A-3
OF SHEETS




RENDERING
(NORTH-EAST VIEW)

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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
RENDERING
NORTH-EAST VIEW

DATE 04-04-23
SCALE -
JOB NO. 2022-02
SHEET
A-4
OF SHEETS




RENDERING
(NORTH-EAST VIEW)

PREVIOUS DRB
SUBMITTAL
DATED 01-16-23

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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
RENDERING
NORTH-EAST VIEW

DATE 01-16-23
SCALE -
JOB NO. 2022-02
SHEET
A-4
OF SHEETS




RENDERING
(NORTH-EAST PEDESTRIAN 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
NORTH-EAST
PEDESTRIAN VIEW

DATE 04-04-23
SCALE -
JOB NO. 2022-02
SHEET
A-4A
OF SHEETS

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




RENDERING
(NORTH-EAST PEDESTRIAN 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
NORTH-EAST
PED. BREEZEWAY VIEW

DATE 04-04-23
SCALE -
JOB NO. 2022-02
SHEET
A-4B
OF SHEETS

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



## RENDERING
## (BREEZEWAY VIEW)

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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
RENDERING
BREEZEWAY VIEW

DATE 04-04-23
SCALE -
JOB NO. 2022-02
SHEET
A-4C
OF SHEETS



## RENDERING
## (BREEZEWAY DETAIL VIEW)

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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
RENDERING
BREEZEWAY VIEW

DATE 04-04-23
SCALE -
JOB NO. 2022-02
SHEET
A-4D

OF SHEETS



## RENDERING
## (SOUTH-EAST 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
SOUTH-EAST VIEW

DATE 04-04-23
SCALE -
JOB NO. 2022-02
SHEET
A-5
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



## RENDERING
## (SOUTH-EAST VIEW)

PREVIOUS DRB SUBMITTAL DATED 01-16-

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| 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
SOUTH-EAST VIEW

DATE 01-16-23
SCALE –
JOB NO. 2022-02
SHEET
A-5
OF SHEETS

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



## RENDERING
## (SOUTH-EAST PEDESTRIAN VIEW)

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| 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

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

SHEET TITLE
RENDERING
SOUTH-EAST
PEDESTRIAN VIEW

DATE 04-04-23
SCALE -
JOB NO. 2022-02
SHEET
A-5A

OF SHEETS



RENDERING
(SOUTH-EAST PEDESTRIAN VIEW)

PREVIOUS DRB SUBMITTAL DATED 01-16-23

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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
RENDERING
SOUTH-EAST
PEDESTRIAN VIEW

DATE 01-16-23
SCALE -
JOB NO. 2022-02
SHEET
A-5A
OF SHEETS



# RENDERING
# (SOUTH 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
SOUTH VIEW

DATE 04-04-23
SCALE -
JOB NO. 2022-02
SHEET
A-5.1
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



RENDERING
(SOUTH VIEW)

PREVIOUS DRB
SUBMITTAL
DATED 01-16-23

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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
RENDERING
SOUTH VIEW

DATE 01-16-23
SCALE -
JOB NO. 2022-02
SHEET
A-5.1
OF SHEETS



RENDERING
(SOUTH PEDESTRIAN 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
SOUTH PED. VIEW

DATE 04-04-23
SCALE –
JOB NO. 2022-02
SHEET
A-5.1A
OF SHEETS


S & E ARCHITECTS, INC.
© ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



RENDERING
(SOUTH PEDESTRIAN VIEW)

PREVIOUS DRB
SUBMITTAL
DATED 01-16-23

S & E ARCHITECTS, INC.
© ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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
RENDERING
SOUTH PED. VIEW

DATE 01-16-23
SCALE -
JOB NO. 2022-02
SHEET
A-5.1A
OF SHEETS



## RENDERING
## (SOUTH SIDEYARD 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 SOUTH
SIDEYARD VIEW

DATE 04-04-23
SCALE -
JOB NO. 2022-02
SHEET
A-5.1B
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



RENDERING
(SOUTH SIDEYARD PEDESTRIAN 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 SOUTH
SIDEYARD PED. VIEW

DATE 04-04-23
SCALE -
JOB NO. 2022-02
SHEET
A-5.1C
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



## RENDERING
## (NORTH VIEW)

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
RENDERING
NORTH VIEW

DATE 04-04-23
SCALE –
JOB NO. 2022-02
SHEET
A-6
OF SHEETS


S & E ARCHITECTS, INC.
© ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



RENDERING
(NORTH VIEW)

PREVIOUS DRB
SUBMITTAL
DATED 01-16-23

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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
RENDERING
NORTH VIEW

DATE 01-16-23
SCALE -
JOB NO. 2022-02
SHEET
A-6
OF SHEETS



RENDERING
(NORTH PEDESTRIAN 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
NORTH PED. VIEW

DATE 04-04-23
SCALE -
JOB NO. 2022-02
SHEET
A-6A
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



RENDERING
(NORTH PEDESTRIAN VIEW)

PREVIOUS DRB
SUBMITTAL
DATED 01-16-23

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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
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


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



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


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



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


S & E ARCHITECTS, INC.
© ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
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


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & S ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
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


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

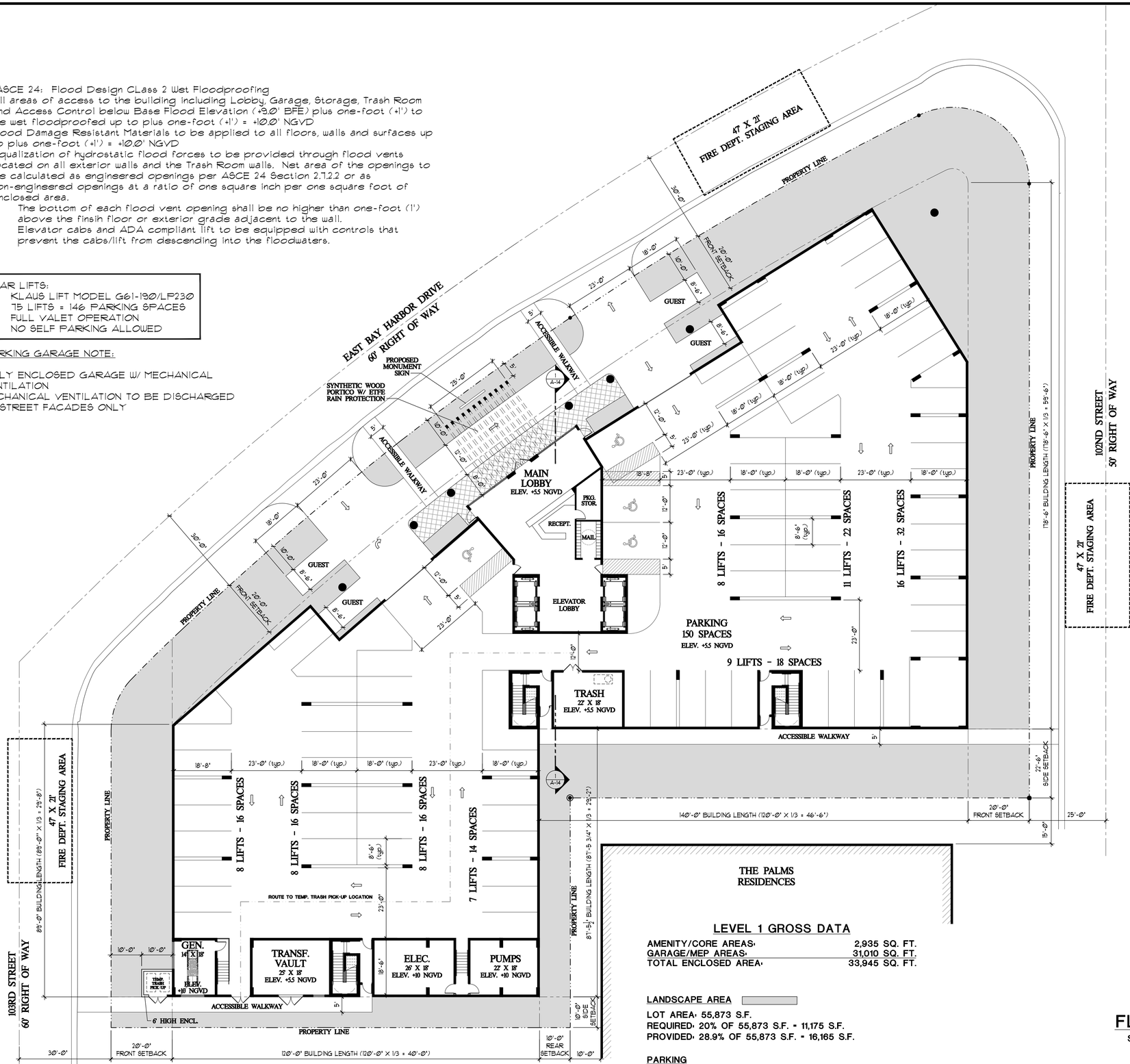
Per ASCE 24: Flood Design Class 2 Wet Floodproofing

- 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

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| 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

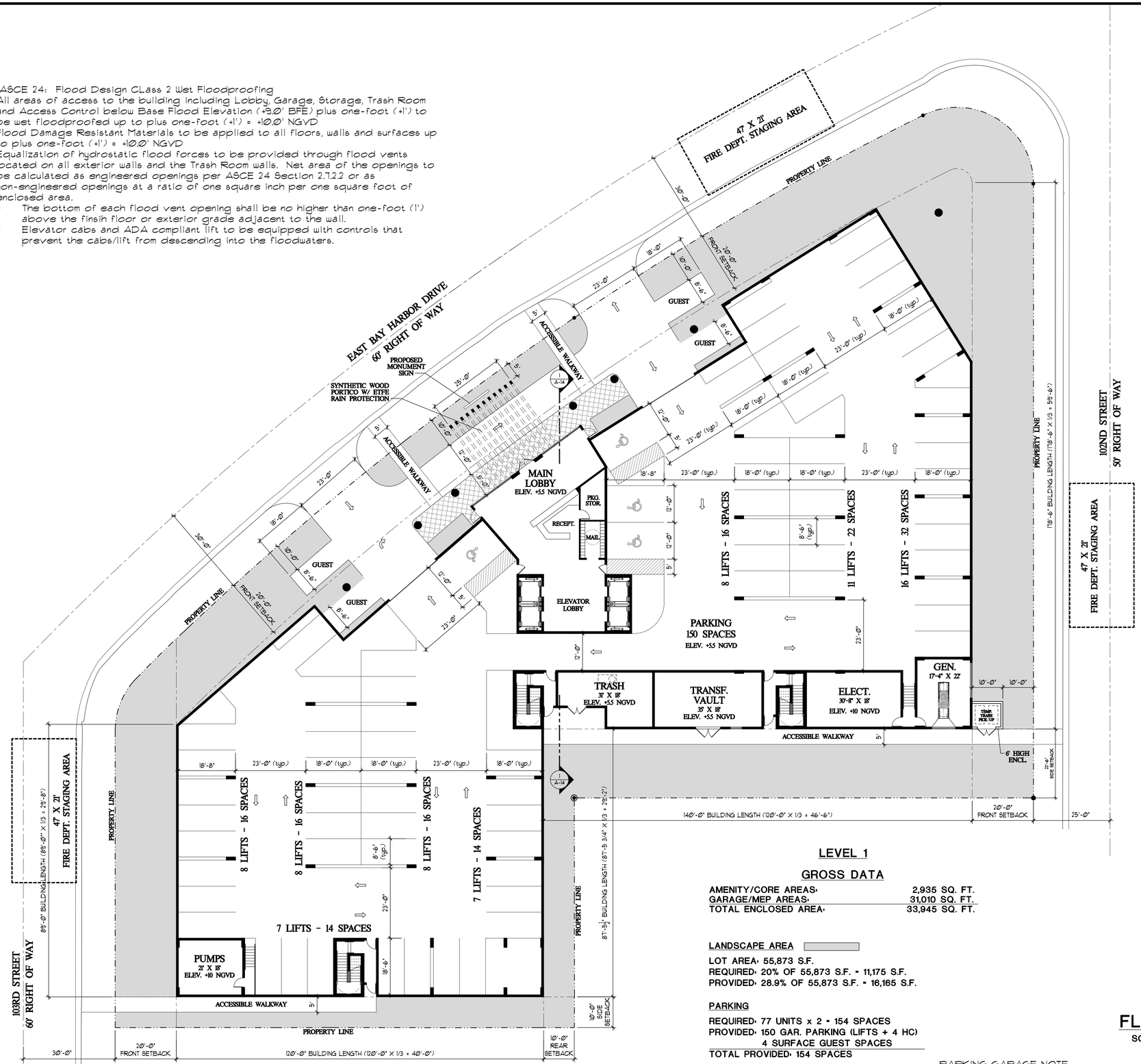
S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE: LEVEL 1 FLOOR PLAN

DATE 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 G61-180/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"

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

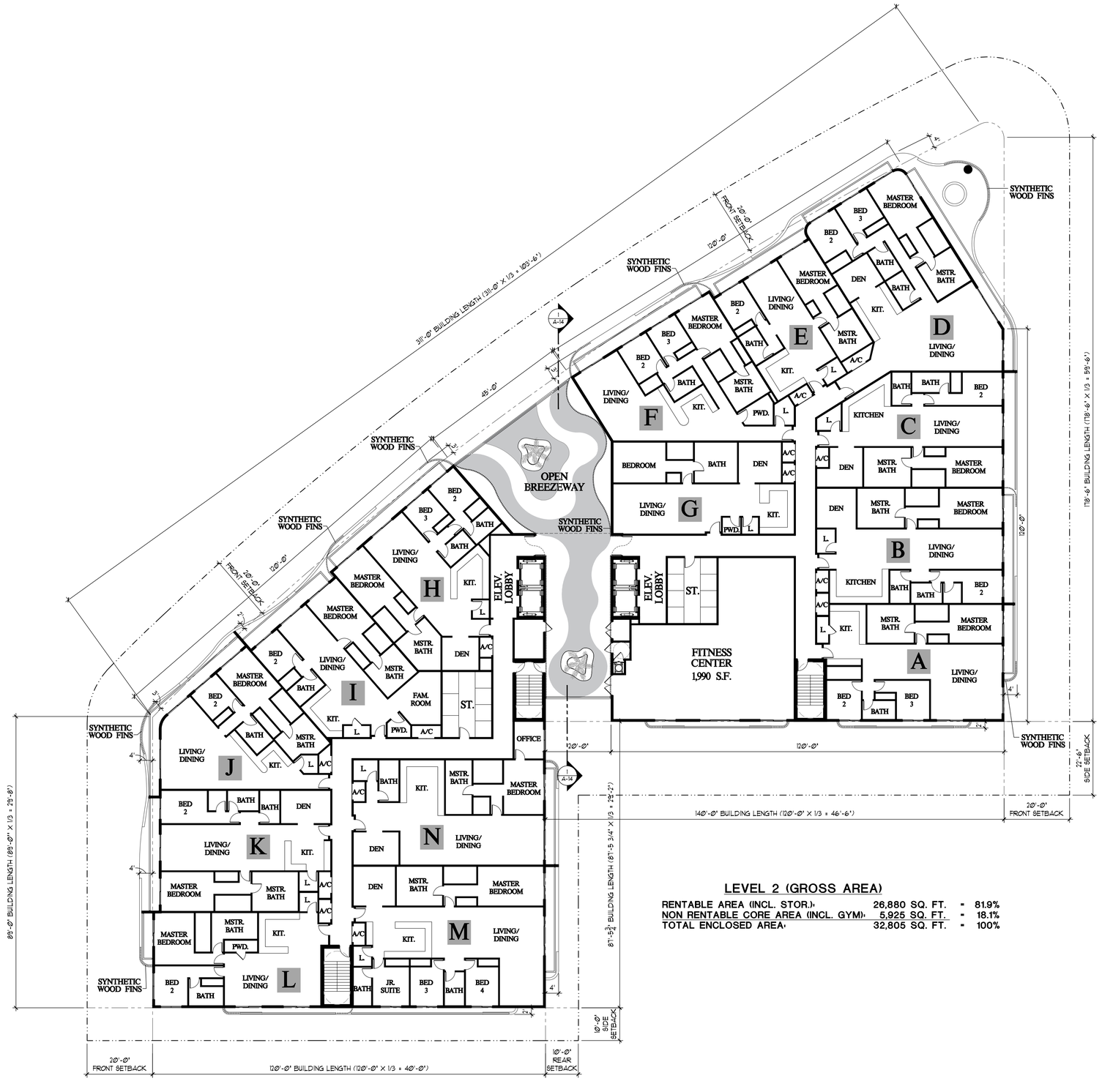
# BAY HARBOR 103RD STREET

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
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

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


S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.




## 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

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

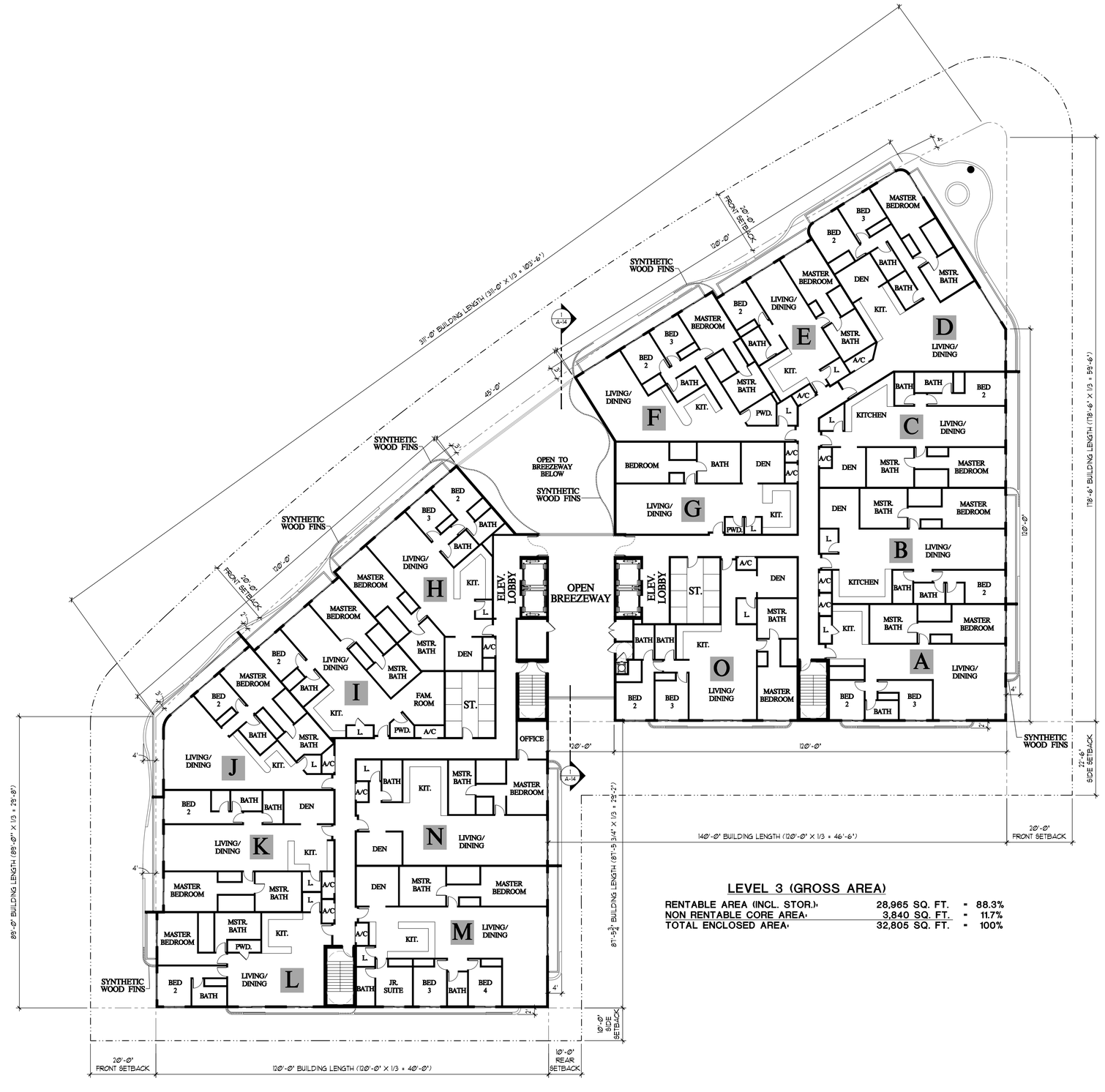
OF SHEETS


© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




## 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

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
LEVEL 3 FLOOR PLAN

DATE 04-04-23
SCALE
JOB NO. 2022-02
SHEET
A-9
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




## 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

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE: LEVEL 3 FLOOR PLAN

DATE 01-16-23

SCALE

JOB NO. 2022-02

SHEET A-9

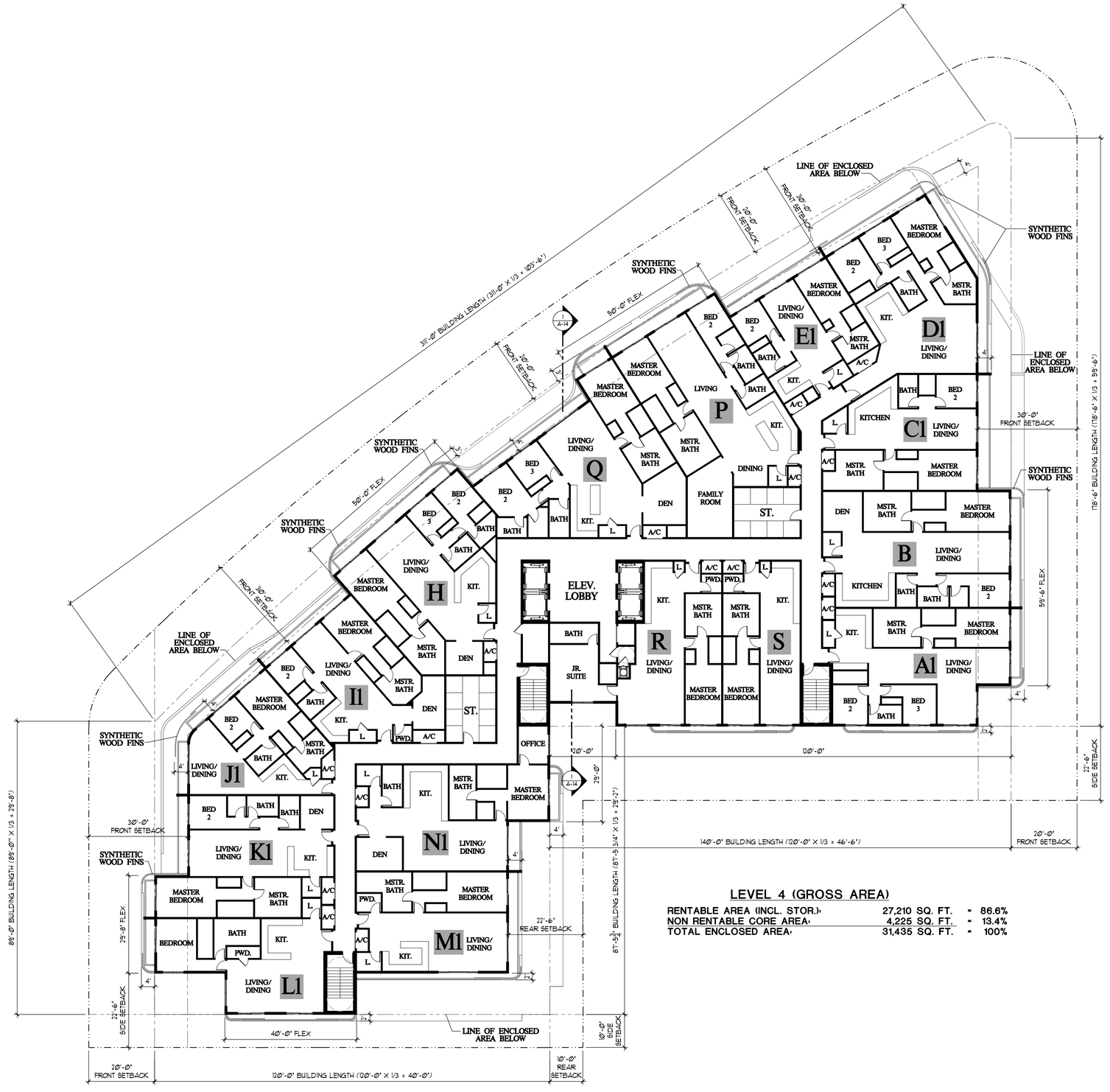
OF SHEETS


S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.




## 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

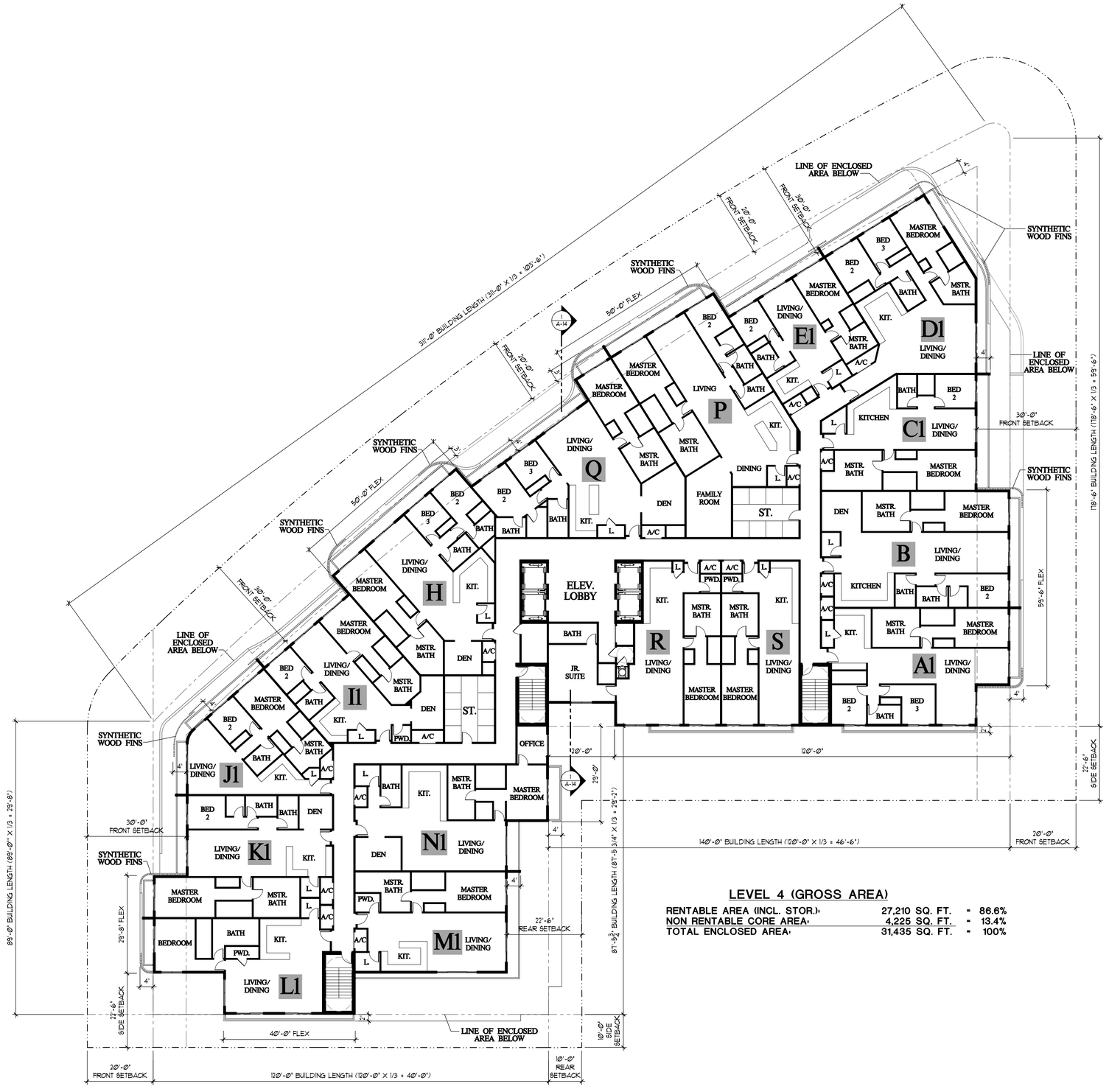
OF SHEETS


S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.




## 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

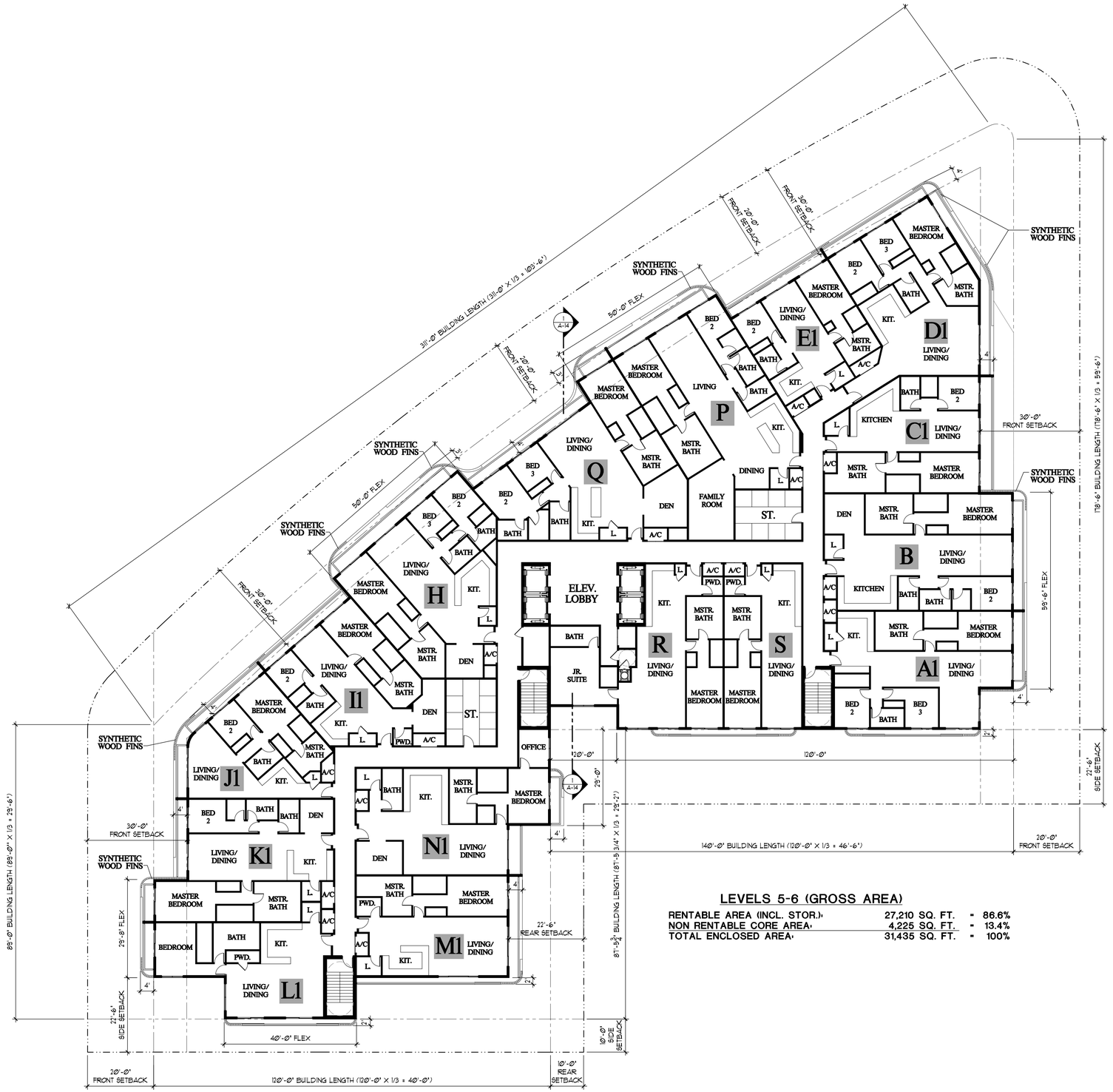
S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487


SHEET TITLE: LEVEL 4 FLOOR PLAN

DATE 01-16-23
SCALE
JOB NO. 2022-02
SHEET A-10
OF SHEETS


© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.




| 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 |
| 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)

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

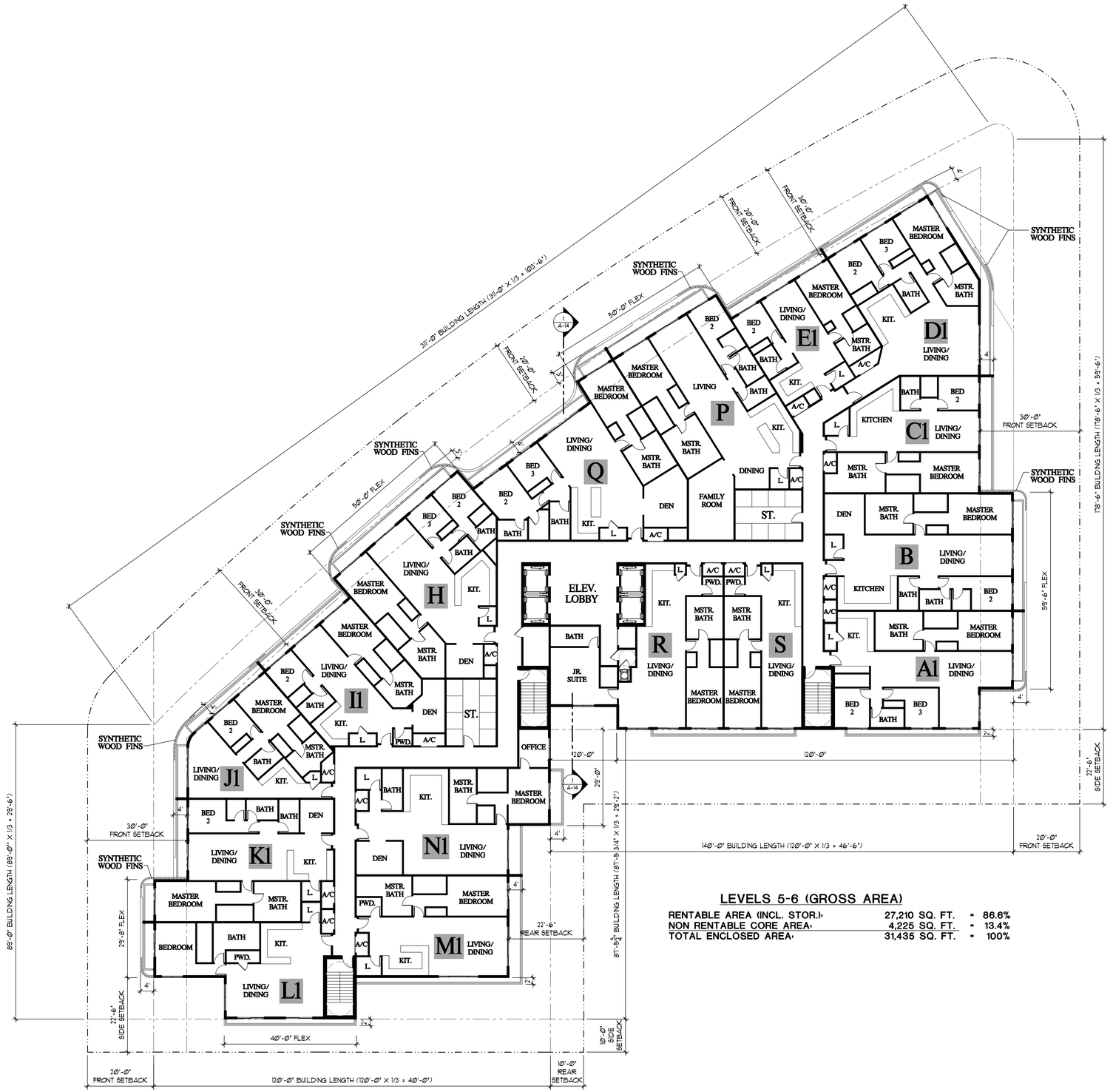
DATE 04-04-23
SCALE
JOB NO. 2022-02
SHEET
A-11
OF SHEETS


S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.




## 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 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 5-6 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


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

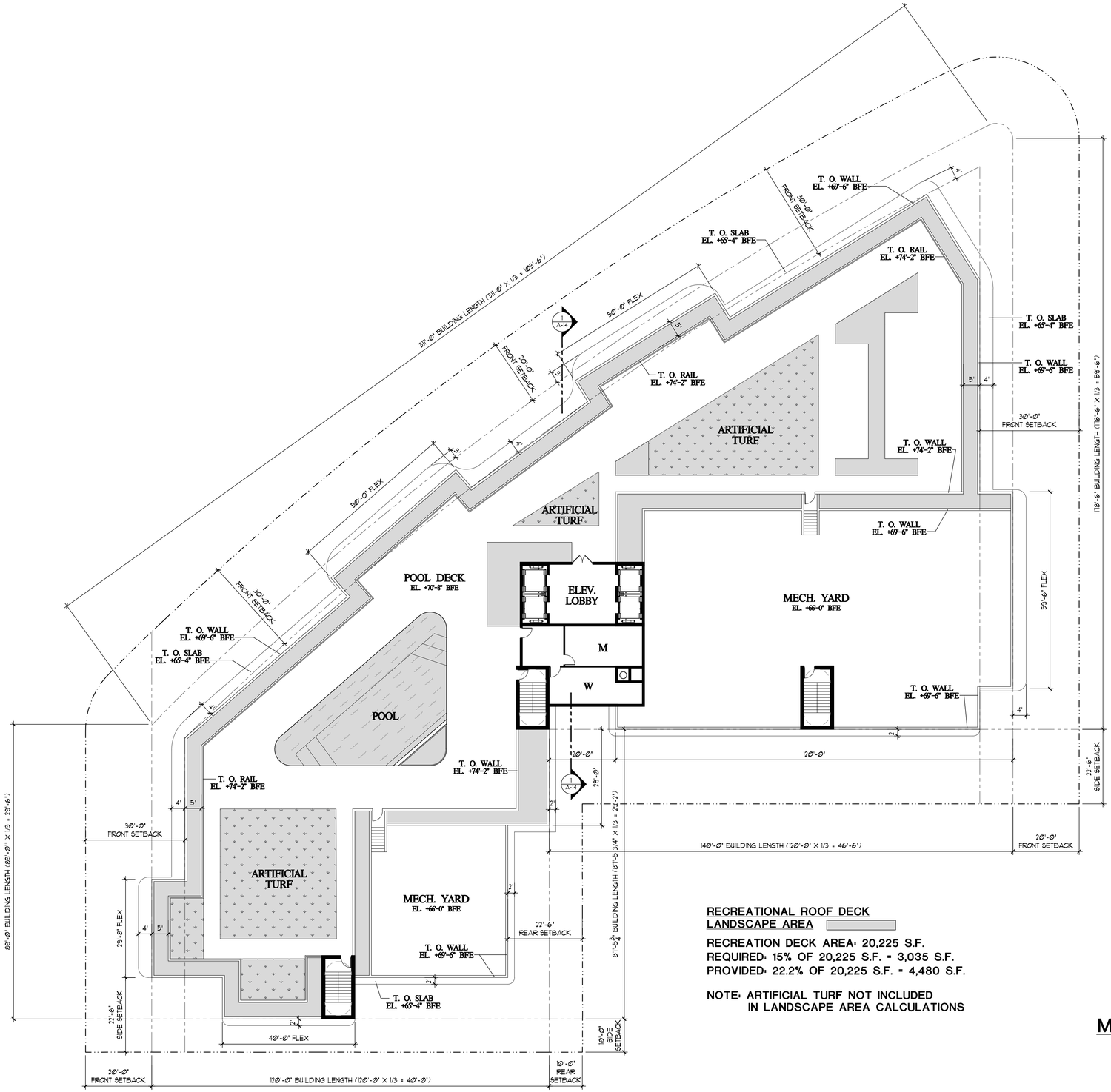
OF SHEETS


S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.




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

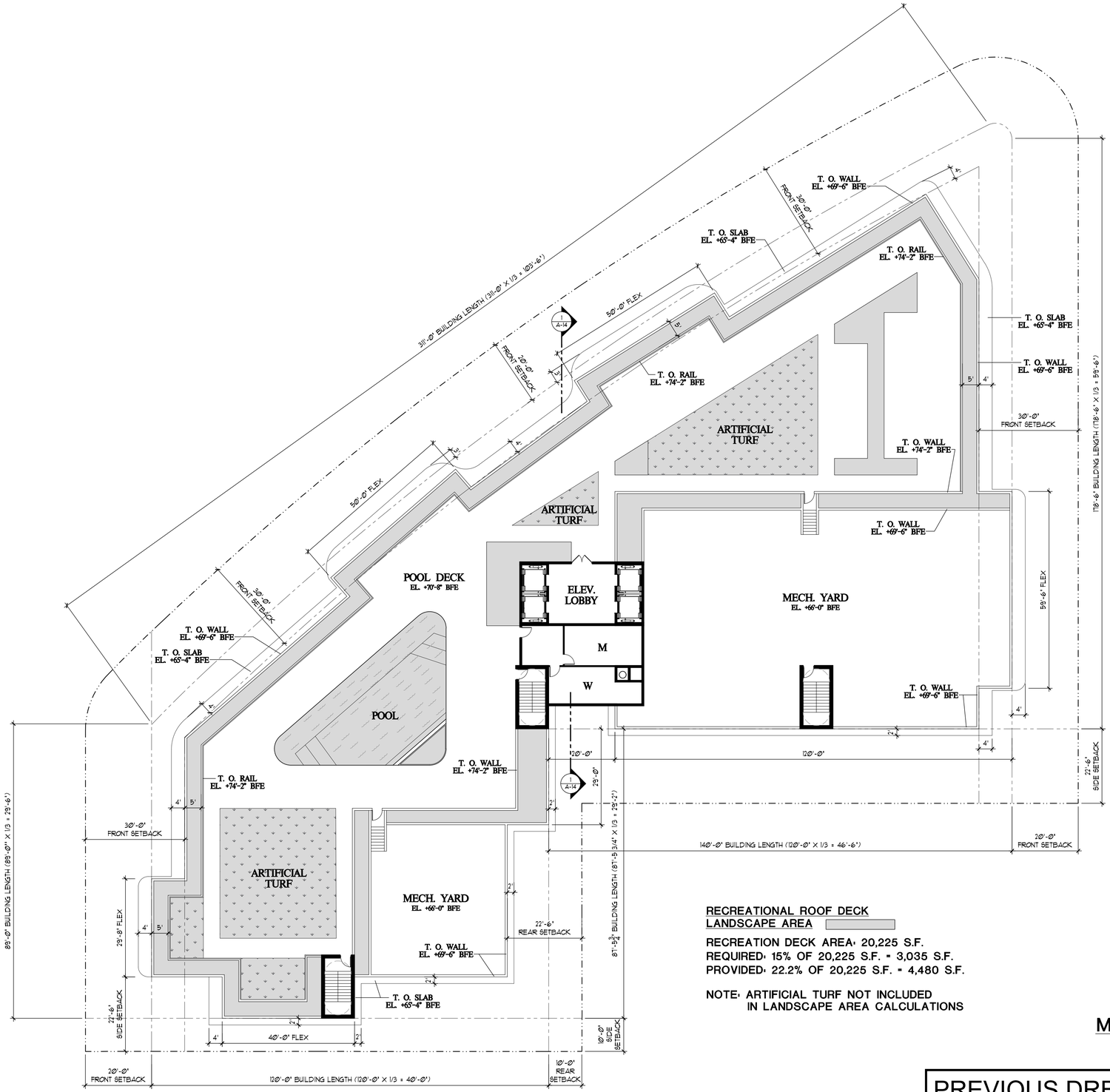
DATE 04-04-23
SCALE
JOB NO. 2022-02
SHEET
A-12
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




RECREATIONAL ROOF DECK
LANDSCAPE AREA

RECREATION DECK AREA: 20,225 S.F.
REQUIRED: 15% OF 20,225 S.F. = 3,035 S.F.
PROVIDED: 22.2% OF 20,225 S.F. = 4,480 S.F.

NOTE: ARTIFICIAL TURF NOT INCLUDED IN LANDSCAPE AREA CALCULATIONS

## MAIN ROOF LEVEL FLOOR PLAN

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

PREVIOUS DRB SUBMITTAL DATED 01-16-23

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

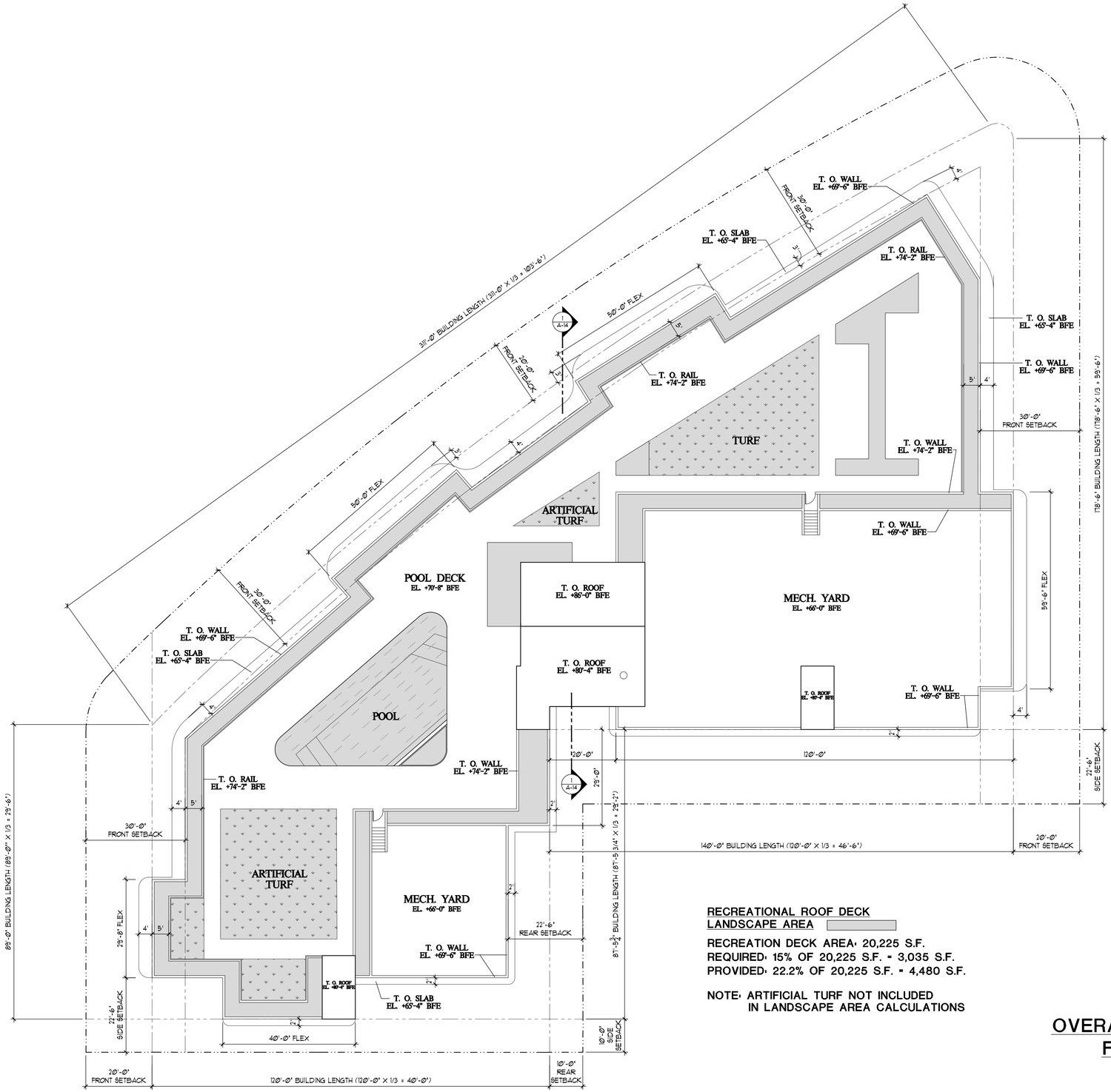
10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
MAIN ROOF LEVEL FLOOR PLAN

DATE 01-16-23
SCALE
JOB NO. 2022-02
SHEET
A-12
OF SHEETS

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




RECREATIONAL ROOF DECK
LANDSCAPE AREA

RECREATION DECK AREA: 20,225 S.F.
REQUIRED: 15% OF 20,225 S.F. = 3,035 S.F.
PROVIDED: 22.2% OF 20,225 S.F. = 4,480 S.F.

NOTE: ARTIFICIAL TURF NOT INCLUDED
IN LANDSCAPE AREA CALCULATIONS

## OVERALL ROOF LEVEL FLOOR PLAN

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

N

| 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
OVERALL ROOF LEVEL FLOOR PLAN

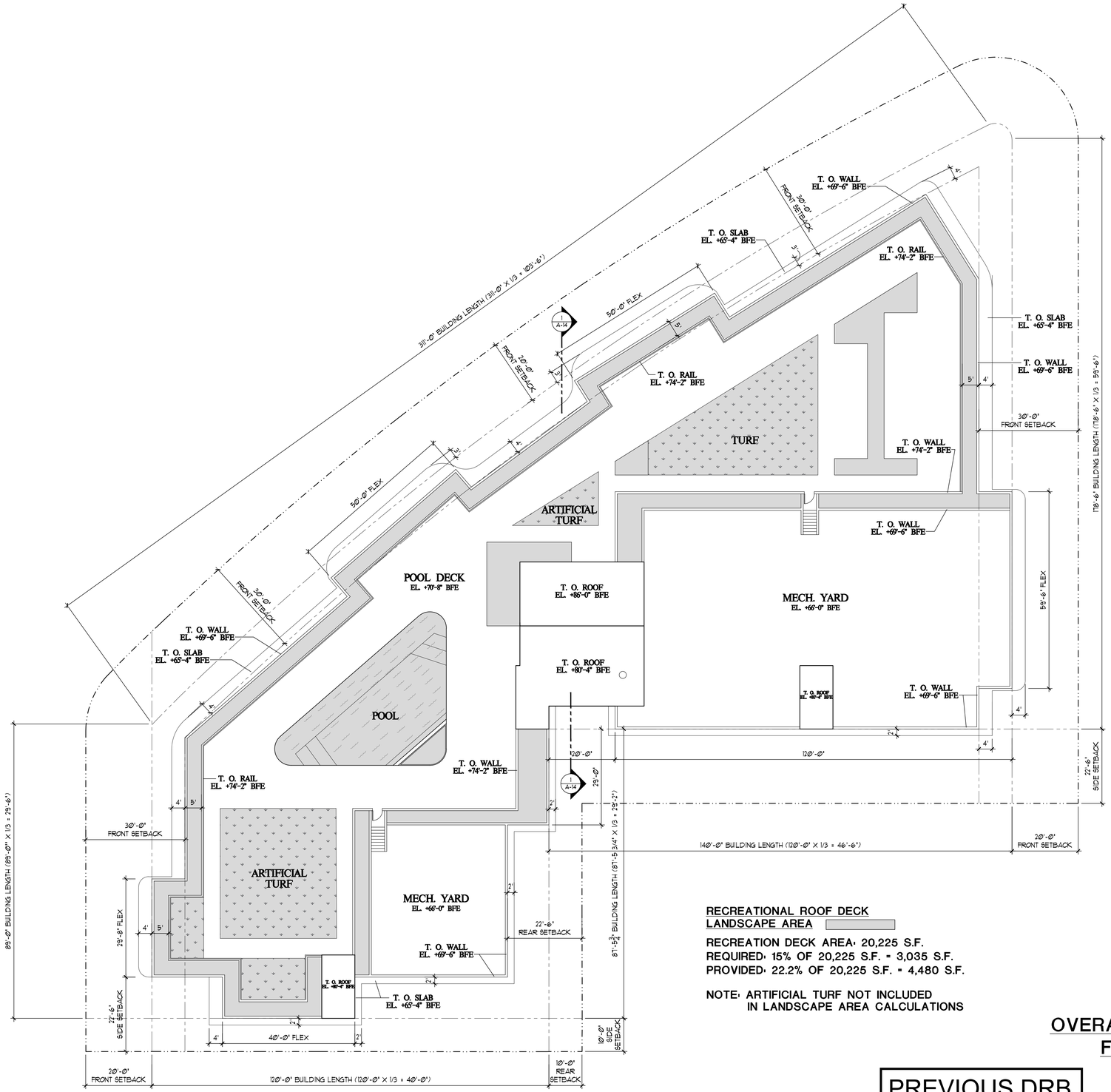
DATE 04-04-23
SCALE
JOB NO. 2022-02
SHEET
A-12A
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




RECREATIONAL ROOF DECK
LANDSCAPE AREA

RECREATION DECK AREA: 20,225 S.F.
REQUIRED: 15% OF 20,225 S.F. = 3,035 S.F.
PROVIDED: 22.2% OF 20,225 S.F. = 4,480 S.F.

NOTE: ARTIFICIAL TURF NOT INCLUDED
IN LANDSCAPE AREA CALCULATIONS

## OVERALL ROOF LEVEL FLOOR PLAN

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

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
OVERALL ROOF LEVEL
FLOOR PLAN

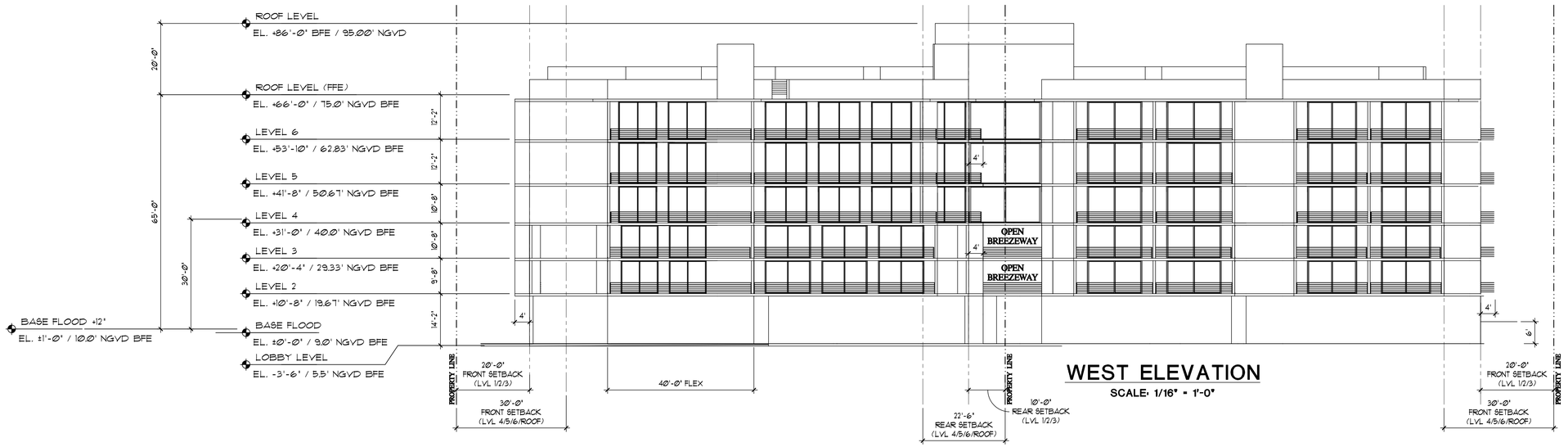
DATE 01-16-23
SCALE
JOB NO. 2022-02
SHEET
A-12A
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

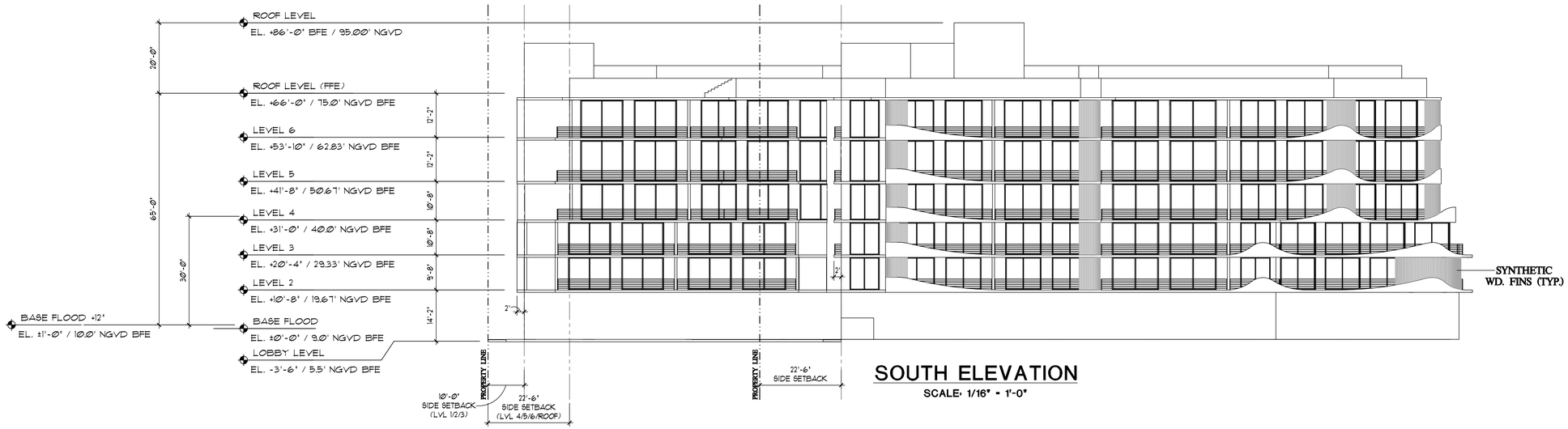


S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



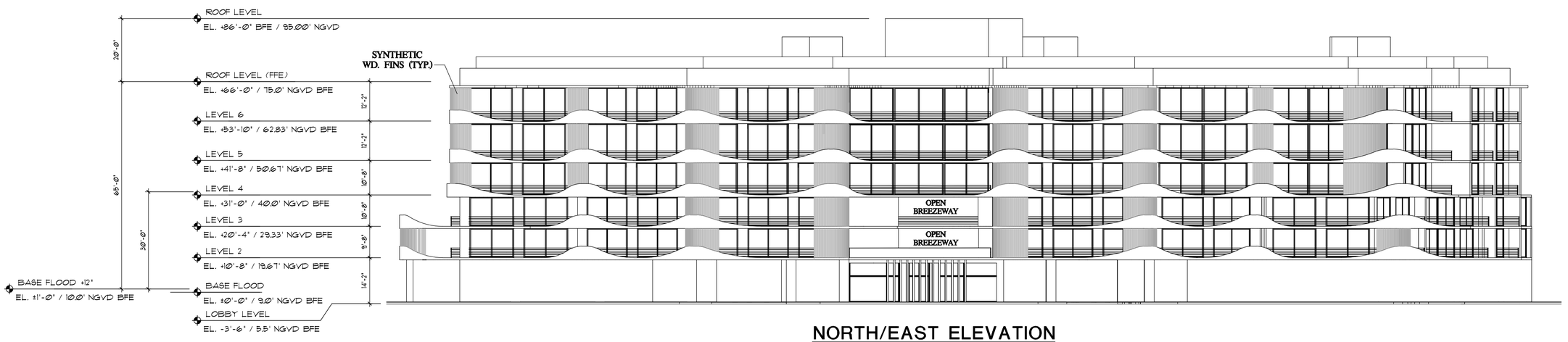

## WEST ELEVATION

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




## SOUTH ELEVATION

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




## NORTH/EAST ELEVATION

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

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
BUILDING ELEVATIONS

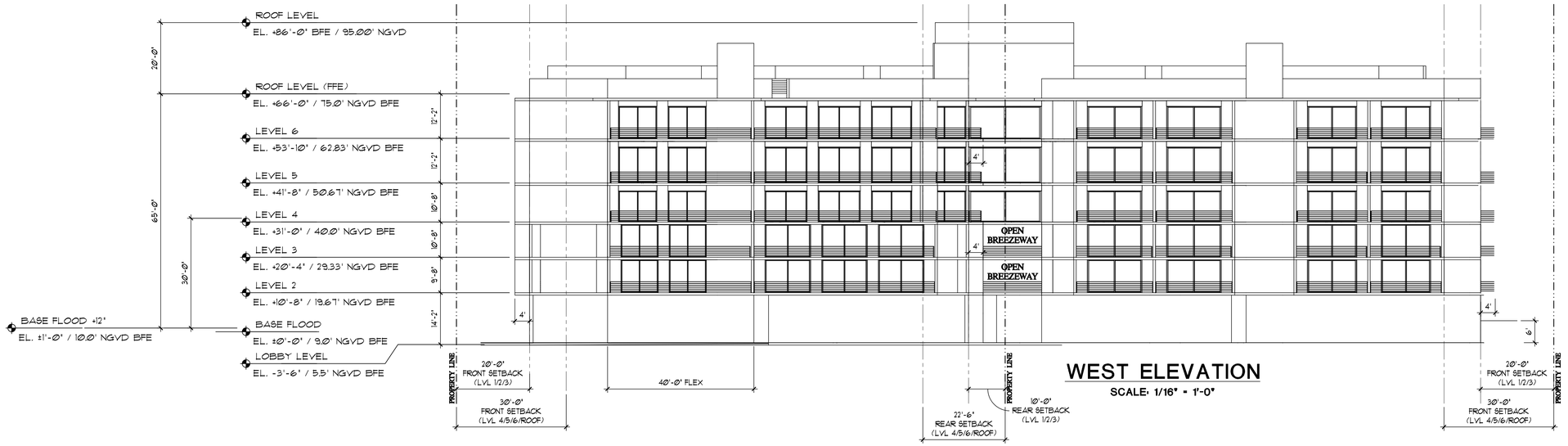
DATE 04-04-23
SCALE
JOB NO. 2022-02
SHEET
A-13
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

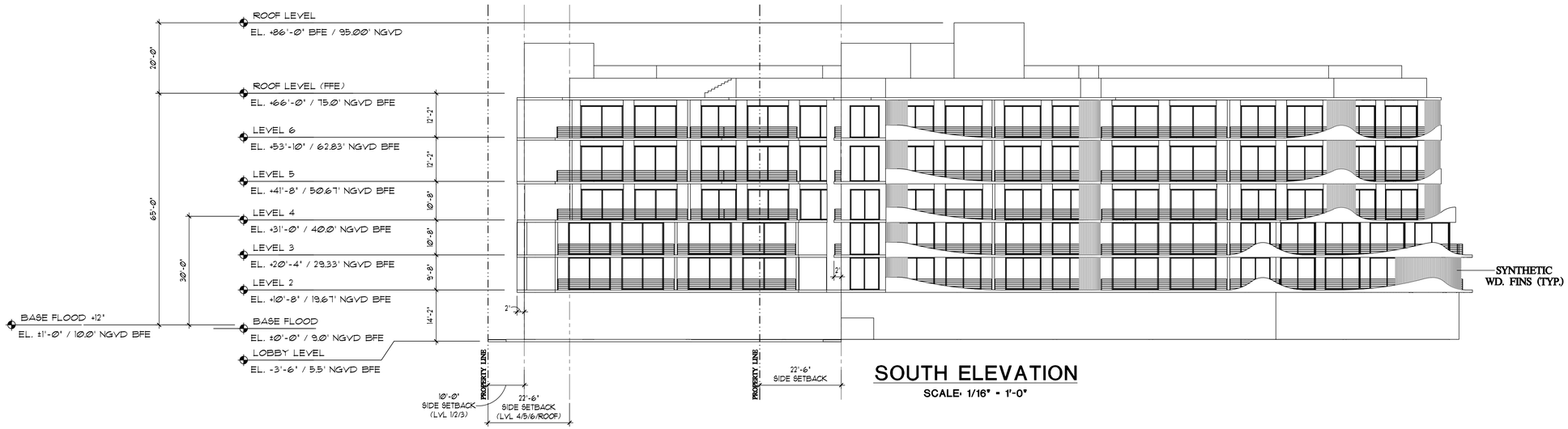


S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



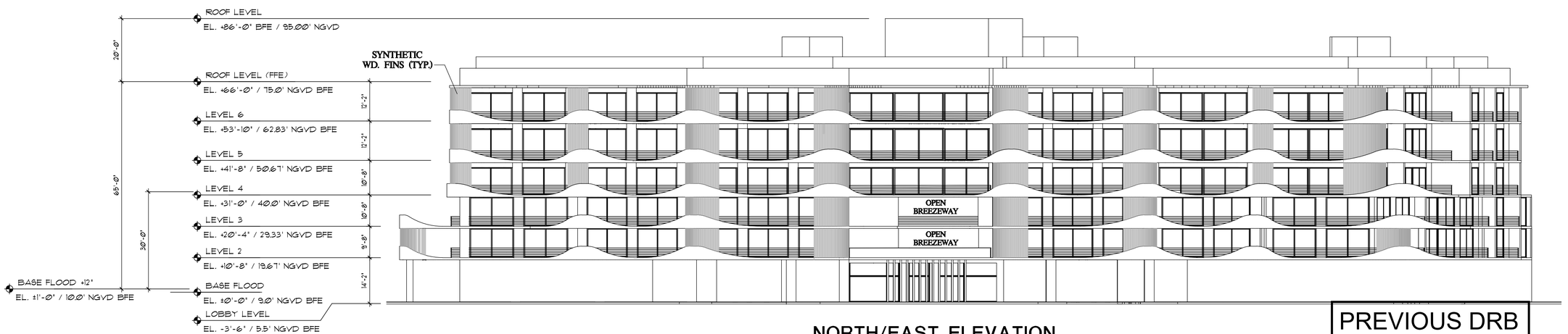

## WEST ELEVATION

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




## SOUTH ELEVATION

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




## NORTH/EAST ELEVATION

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

PREVIOUS DRB SUBMITTAL DATED 01-16-23

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

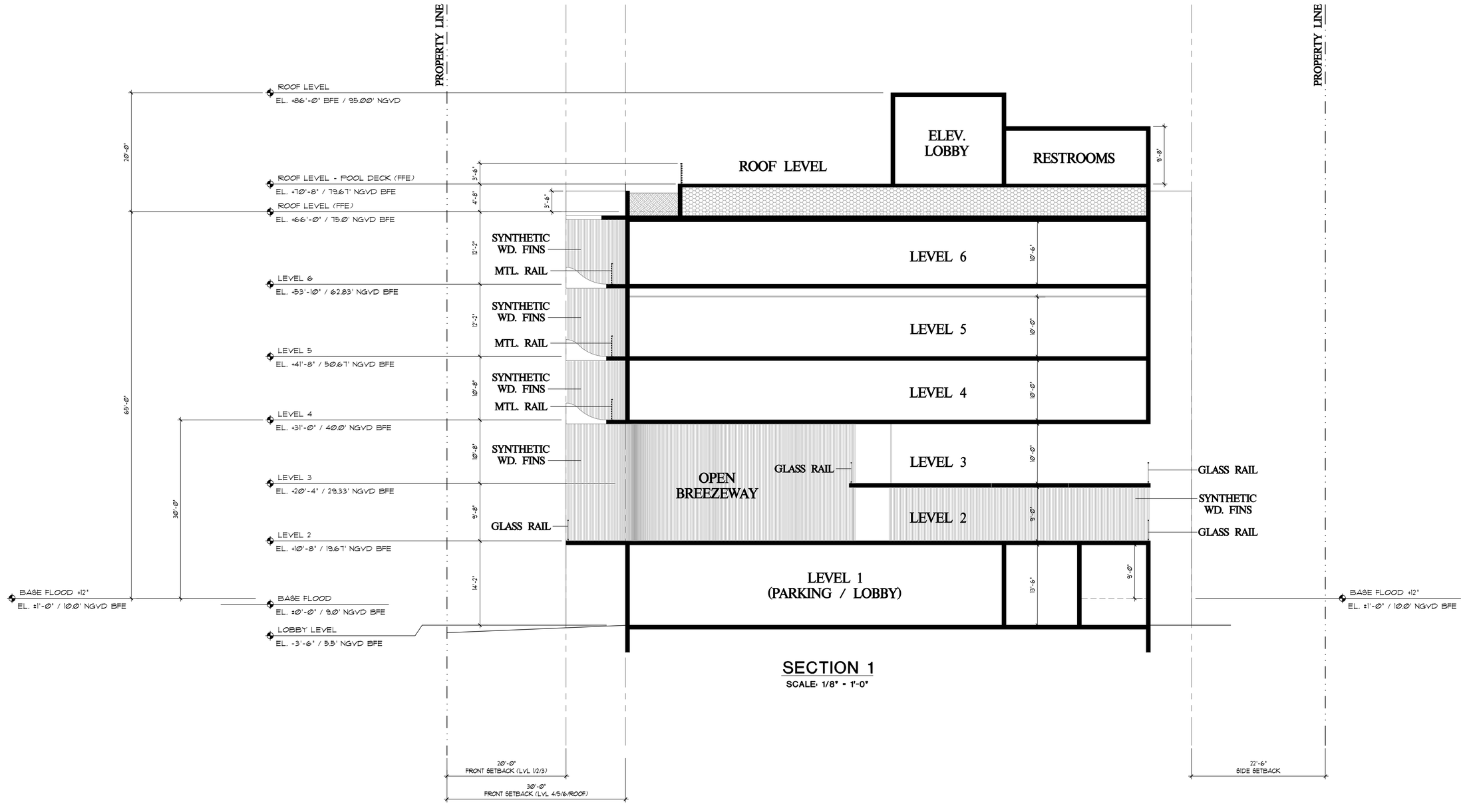
10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

SHEET TITLE
BUILDING ELEVATIONS

DATE 01-16-23
SCALE
JOB NO. 2022-02
SHEET
A-13
OF SHEETS




## SECTION 1

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

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
BUILDING SECTION 1

DATE 04-04-23
SCALE
JOB NO. 2022-02
SHEET
A-14
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

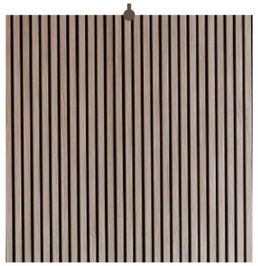
# MATERIAL SHEET






SLAB FINISH

COLORED MICROCEMENT / PEARL GREY



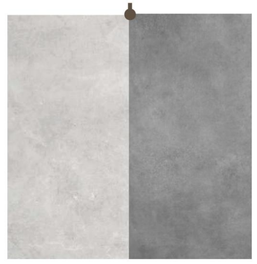
WOOD FINS

SYNTHETIC WOOD FINS / TEAK COLOR



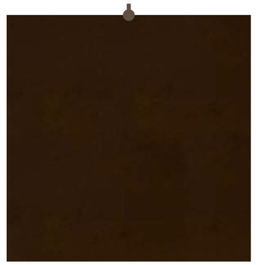
WALL FINISH

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

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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

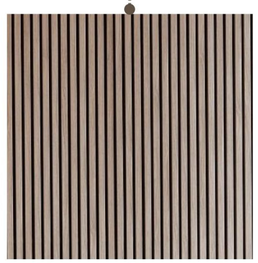
S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
MATERIAL SHEET

DATE 04-04-23
SCALE
JOB NO. 2022-02
SHEET
A-15
OF SHEETS

# MATERIAL SHEET



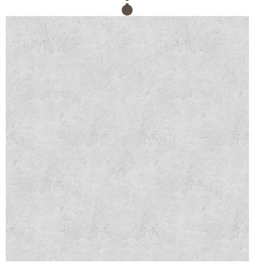
WOOD FINS

SYNTHETIC WOOD FINS / TEAK COLOR



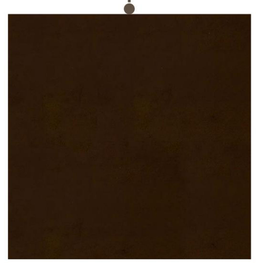
WALL FINISH

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

S & E ARCHITECTS, INC.
© ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
MATERIAL SHEET

DATE 01-16-23
SCALE
JOB NO. 2022-02
SHEET
A-15
OF SHEETS

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

09 September 2022

**Re: Development Impact Analysis Report**
**Bay Harbor 103rd Street Apartments**
**10290 East Bay Harbor Drive**
**Bay Harbor Islands, Florida 33154**
**Langan Project No.: 300303601**

To Whom It May Concern:

The following information and analysis are intended to demonstrate compliance with the requirements of Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances to insure the Levels of Service (LOS) will be maintained for the residential development.

**POTABLE WATER**

The water use requirements for the project are calculated based on the units in Bay Harbor Islands Unit Data Summary table provided by S&E Architects, Inc. An increase in flow demand of **17,794 GPD** is expected from the project. Below is the calculation for the proposed water demands per Town of Bay Harbor LOS standards:

| PROPOSED POTABLE WATER CALCULATION TABLE | | | |
|---|---|---|---|
| Proposed Use | Unit (Avg. Capita per Household) | Loading (GPD Per Capita /Use) | Demand (GPD) |
| Residential Apartment | 77 Units (2.17 per DU) | 200 GPD per Capita/Unit | 33,418 |
| TOTAL DAILY GALLONAGE | | | 33,418 |

| EXISTING POTABLE WATER CALCULATION TABLE | | | |
|---|---|---|---|
| Existing Use | Unit (Avg. Capita per Household) | Loading (GPD Per Capita /Use) | Demand (GPD) |
| Residential Apartment | 36 Units (2.17 per DU) | 200 GPD per Capita/Unit | 15,624 |
| TOTAL DAILY GALLONAGE | | | 15,624 |

| | |
|---|---|
| **NET INCREASE** | **17,794 GPD** |

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:

The following information and analysis are intended to demonstrate compliance with the requirements of Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances to insure the Levels of Service (LOS) will be maintained for the residential development.

**POTABLE WATER**

The water use requirements for the project are calculated based on the units in Bay Harbor Islands Unit Data Summary table provided by S&E Architects, Inc. An increase in flow demand of **17,794 GPD** is expected from the project. Below is the calculation for the proposed water demands per Town of Bay Harbor LOS standards:

| PROPOSED POTABLE WATER CALCULATION TABLE | | | |
|---|---|---|---|
| Proposed Use | Unit (Avg. Capita per Household) | Loading (GPD Per Capita /Use) | Demand (GPD) |
| Residential Apartment | 77 Units (2.17 per DU) | 200 GPD per Capita/Unit | 33,418 |
| TOTAL DAILY GALLONAGE | | | 33,418 |

| EXISTING POTABLE WATER CALCULATION TABLE | | | |
|---|---|---|---|
| Existing Use | Unit (Avg. Capita per Household) | Loading (GPD Per Capita /Use) | Demand (GPD) |
| Residential Apartment | 36 Units (2.17 per DU) | 200 GPD per Capita/Unit | 15,624 |
| TOTAL DAILY GALLONAGE | | | 15,624 |

| | |
|---|---|
| **NET INCREASE** | **17,794 GPD** |





**SANIARY SEWER**

The sanitary sewer use requirements for the project are calculated based on the units in the Bay Harbor Islands Unit Data Summary table provided by S&E Architects, Inc. An increase in flow demand of **13,879 GPD** is expected from the project. Below is the calculation for the proposed water demands per Town of Bay Harbor LOS standards:

| PROPOSED SANITARY SEWER CALCULATION TABLE | | | |
|---|---|---|---|
| Proposed Use | Unit (Avg. Capita per Household) | Loading (GPD Per Capita /Use) | Demand (GPD) |
| Residential Apartment | 77 Units (2.17 per DU) | 156 GPD per Capita/Unit | 26,066 |
| TOTAL DAILY GALLONAGE | | | 26,066 |

| EXISTING SANITARY SEWER CALCULATION TABLE | | | |
|---|---|---|---|
| Existing Use | Unit (Avg. Capita per Household) | Loading (GPD Per Capita /Use) | Demand (GPD) |
| Residential Apartment | 36 Units (2.17 per DU) | 156 GPD per Capita/Unit | 12,187 |
| TOTAL DAILY GALLONAGE | | | 12,187 |

| | |
|---|---|
| **NET INCREASE** | **13,879 GPD** |

**SOLID WASTE**

The anticipated solid waste generated by the project was calculated using the number of units in the Bay Harbor Islands Unit Data Summary table provided by S&E Architects, Inc. An increase in solid waste generation of **56.23 TONS/Y** is expected from the project. Below is the calculation for the proposed water demands per Town of Bay Harbor LOS standards:

| PROPOSED SOLID WASTE CALCULATION TABLE | | | |
|---|---|---|---|
| Proposed Use | Unit (Avg. Capita per Household) | Loading (TPY Per Capita /Use) | Demand (TPY) |
| Residential Apartment | 77 Units (2.17 per DU) | 0.632 TPY per Capita/Unit | 105.60 |
| TOTAL DAILY GALLONAGE | | | 105.60 |

| EXISTING SOLID WASTE CALCULATION TABLE | | | |
|---|---|---|---|
| Existing Use | Unit (Avg. Capita per Household) | Loading (TPY Per Capita /Use) | Demand (TPY) |
| Residential Apartment | 36 Units (2.17 per DU) | 0.632 TPY per Capita/Unit | 49.37 |
| TOTAL DAILY GALLONAGE | | | 49.37 |

| | |
|---|---|
| **NET INCREASE** | **56.23 TPY** |

LANGAN



**STORM DRAINAGE**

The stormwater runoff from the site will be conveyed to a proposed system of exfiltration trenches and drainage wells. The drainage systems has been designed to meet the 10-Year 1-Hour storm and 10-Year 24-Hour storm requirements, and meets the requirements specified by the Miami-Dade County Public Works Manual Section D4-Water control. Refer to detailed calculations provided in Drainage Calculations report prepared by Langan Engineering and Environmental Services for the Bay Harbor 103rd Street Apartments project.

LANGAN

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING
10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
DEVELOPMENT IMPACT ANALYSIS REPORT

DATE 01-16-2023
SCALE 1" = 20'
JOB NO. 300303601
SHEET
C-003
OF SHEETS

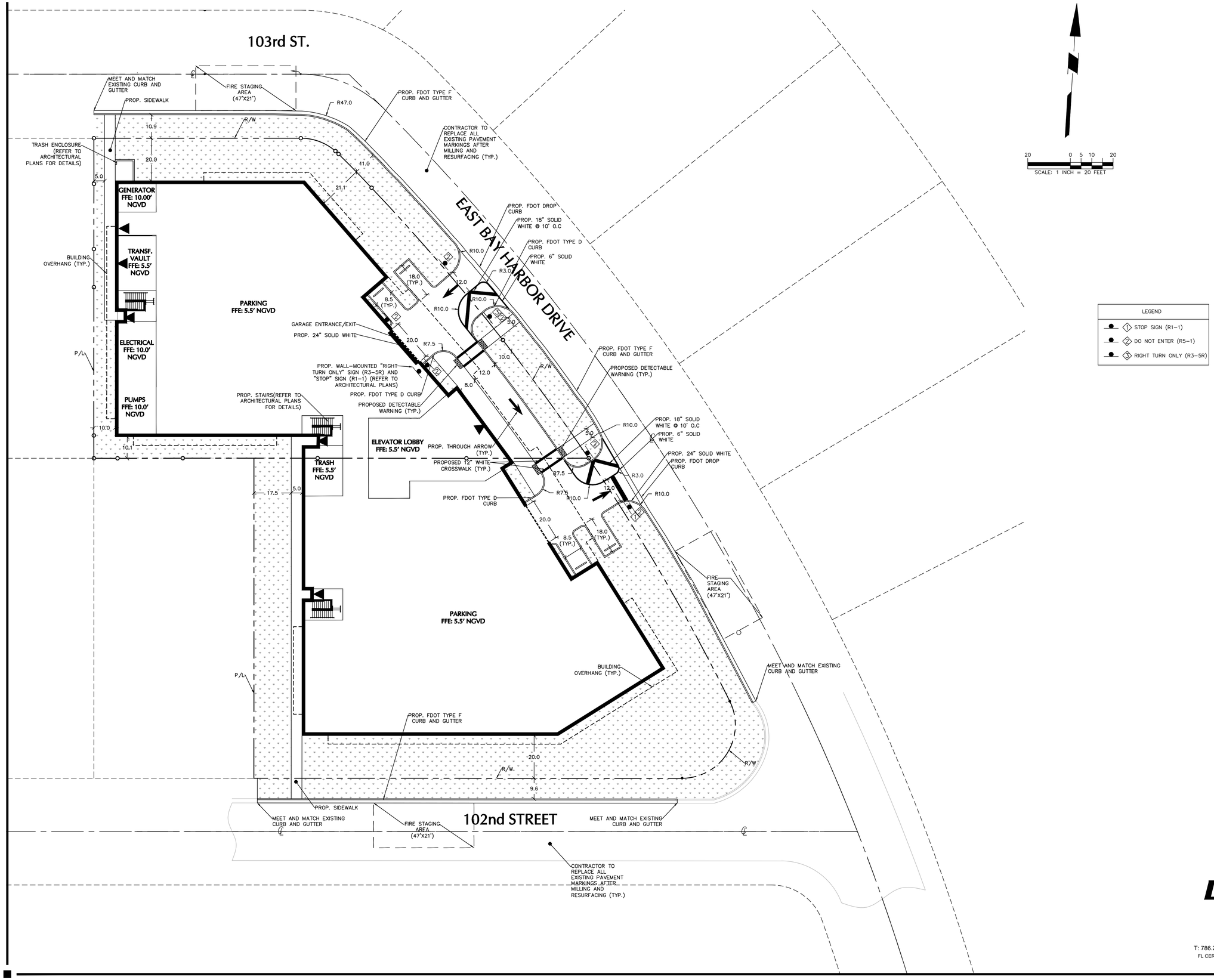
Previous DRB Submittal
Dated 01-16-2023

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

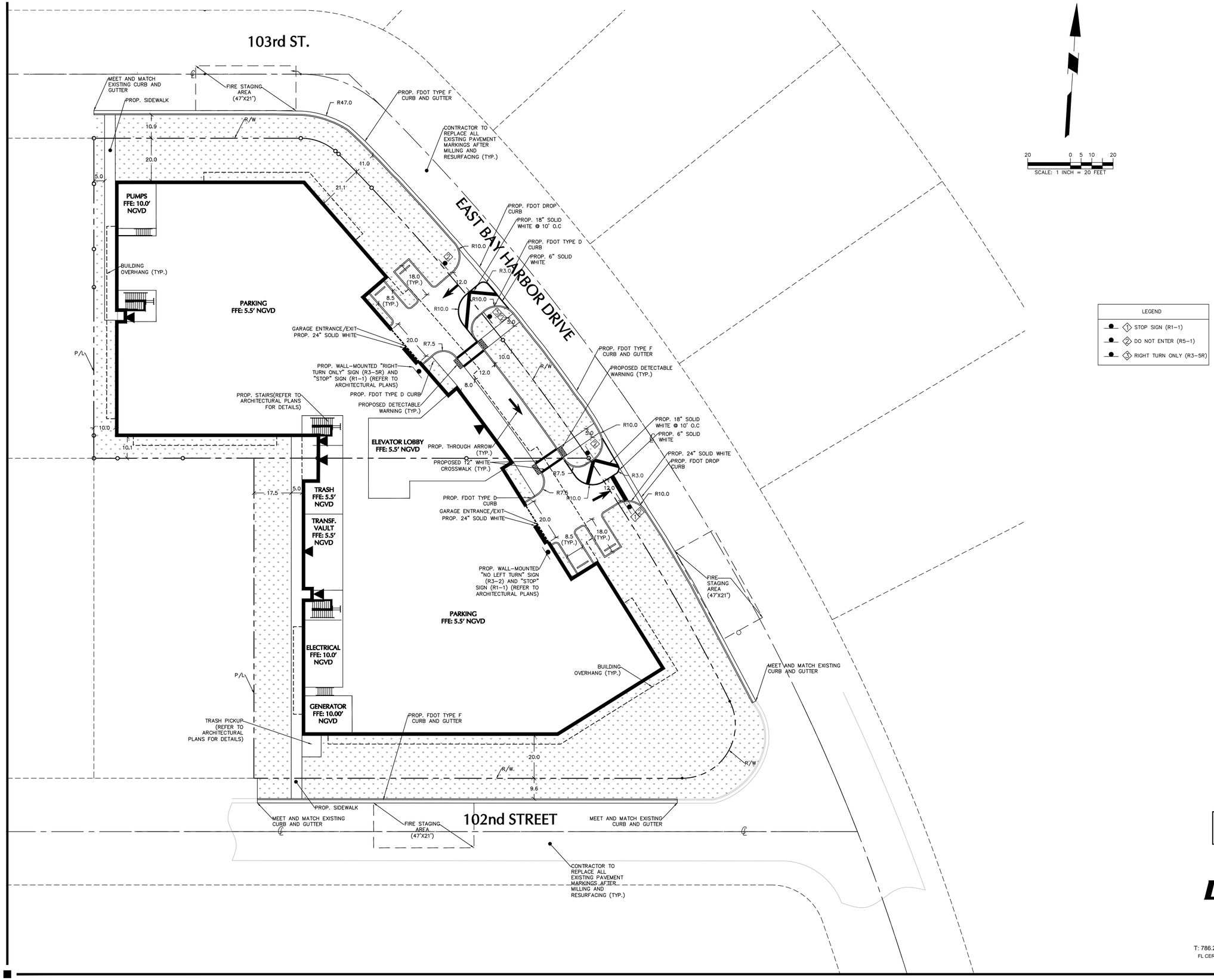
| | |
|---|---|
| DATE | 04-04-23 |
| SCALE | 1" = 20' |
| JOB NO. | 300303601 |
| SHEET | C-300 |

OF SHEETS

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858


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

## SITE PLAN

Previous DRB Submittal
Dated 01-16-2023

SIGNATURE DATE

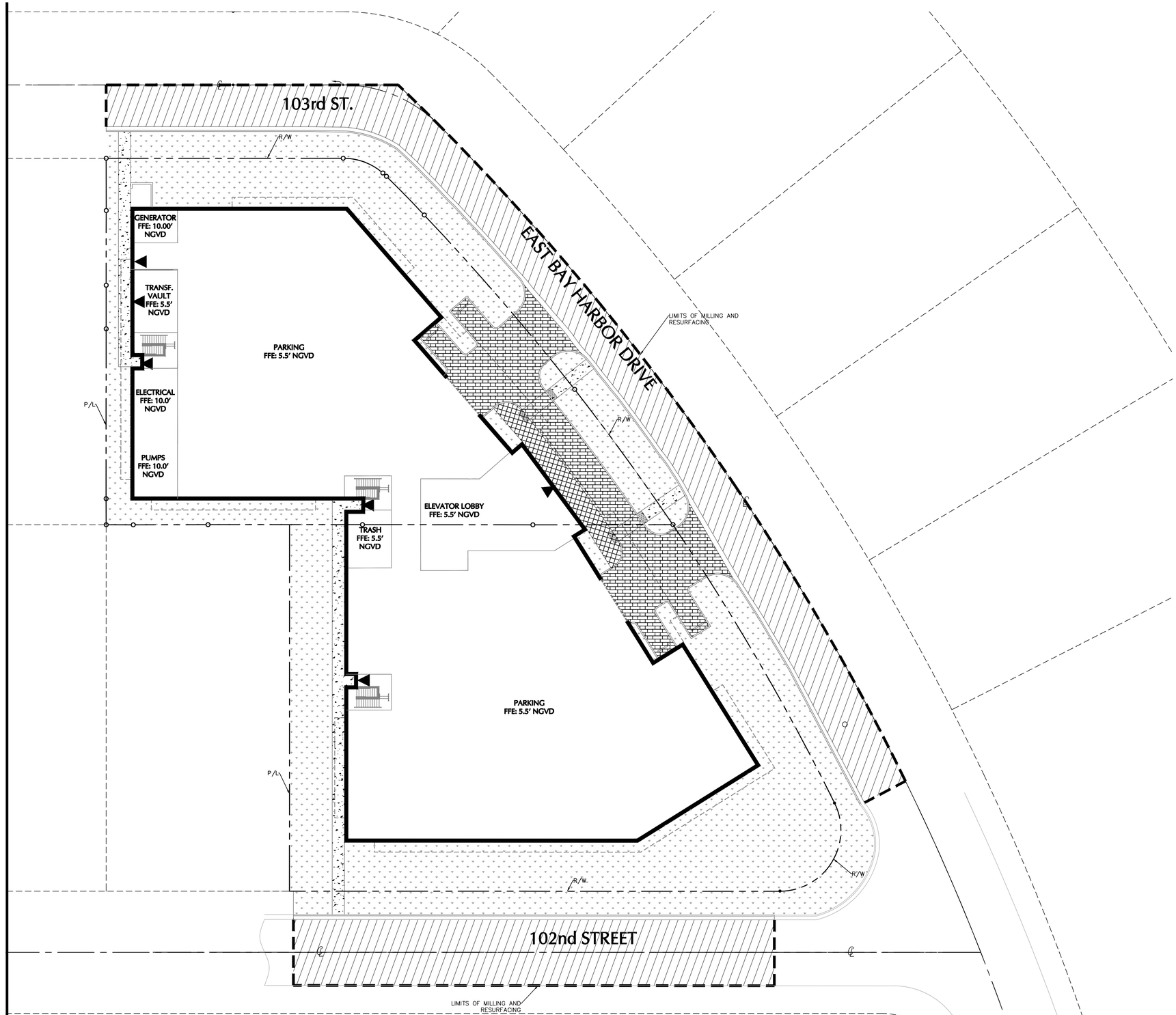
LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

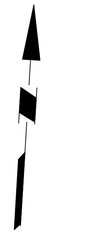

LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198


| | |
|---|---|
| DATE | 01-16-2023 |
| SCALE | 1" = 20' |
| JOB NO. | 300303601 |
| SHEET | C-300 |

OF SHEETS


Date: 10/24/2022 Time: 16:50 User: jaquino Style Table: Langan.stb Layout: C-300 Document Code: CP01-300303601-0501-CS101-0101



20 0 5 10 20

SCALE: 1 INCH = 20 FEET

NOTES:

1. ALL SIDEWALKS SHALL BE 6" THICK CONCRETE WITH BROOM FINISH AND MUST COMPLY WITH THE REQUIREMENTS OF MIAMI-DADE COUNTY PUBLIC WORKS MANUAL SECTION 145.
2. CONTRACTOR TO RESTORE EXISTING CONDITIONS WITHIN RIGHT-OF-WAY UPON COMPLETION OF MILLING AND RESURFACING (STRIPING, RAISED PAVEMENT MARKINGS, ETC.)
3. CONTRACTOR SHALL ADJUST ALL CASTINGS TO MATCH FINISH GRADE.

VEHICULAR PAVERS

1. PAVERS. REFER TO LANDSCAPE ARCHITECT PLANS FOR PAVERS SPECIFICATIONS, MATERIALS, AND PATTERNS
2. 8" LIMEROCK BASE MIN. LBR 100, COMPACTED 98% MAX. DENSITY PER AASHTO T-180
3. 12" STABLIZED SUBGRADE MIN. LBR 40, COMPACTED TO 95% MAX. DENSITY PER AASHTO T-180

PEDESTRIAN PAVERS

1. PAVERS. REFER TO LANDSCAPE ARCHITECT PLANS FOR PAVERS SPECIFICATIONS, MATERIALS, AND PATTERNS
2. 6" LIMEROCK BASE MIN. LBR 100, COMPACTED 98% MAX. DENSITY PER AASHTO T-180
3. 12" STABLIZED SUBGRADE MIN. LBR 40, COMPACTED TO 95% MAX. DENSITY PER AASHTO T-180

LANDSCAPE (REFER TO LANDSCAPE PLANS FOR DETAILS)

CONCRETE SIDEWALK

MILL AND RESURFACE –
MILL SHALL CONSIST OF A MINIMUM OF 1" DEPTH AND RESURFACED WITH A MINIMUM OF 1" FRICTION COURSE FC-9.5 RUBBER (TRAFFIC LEVEL C)

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

LANGAN
Langan Engineering and Environmental Services, Inc.
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

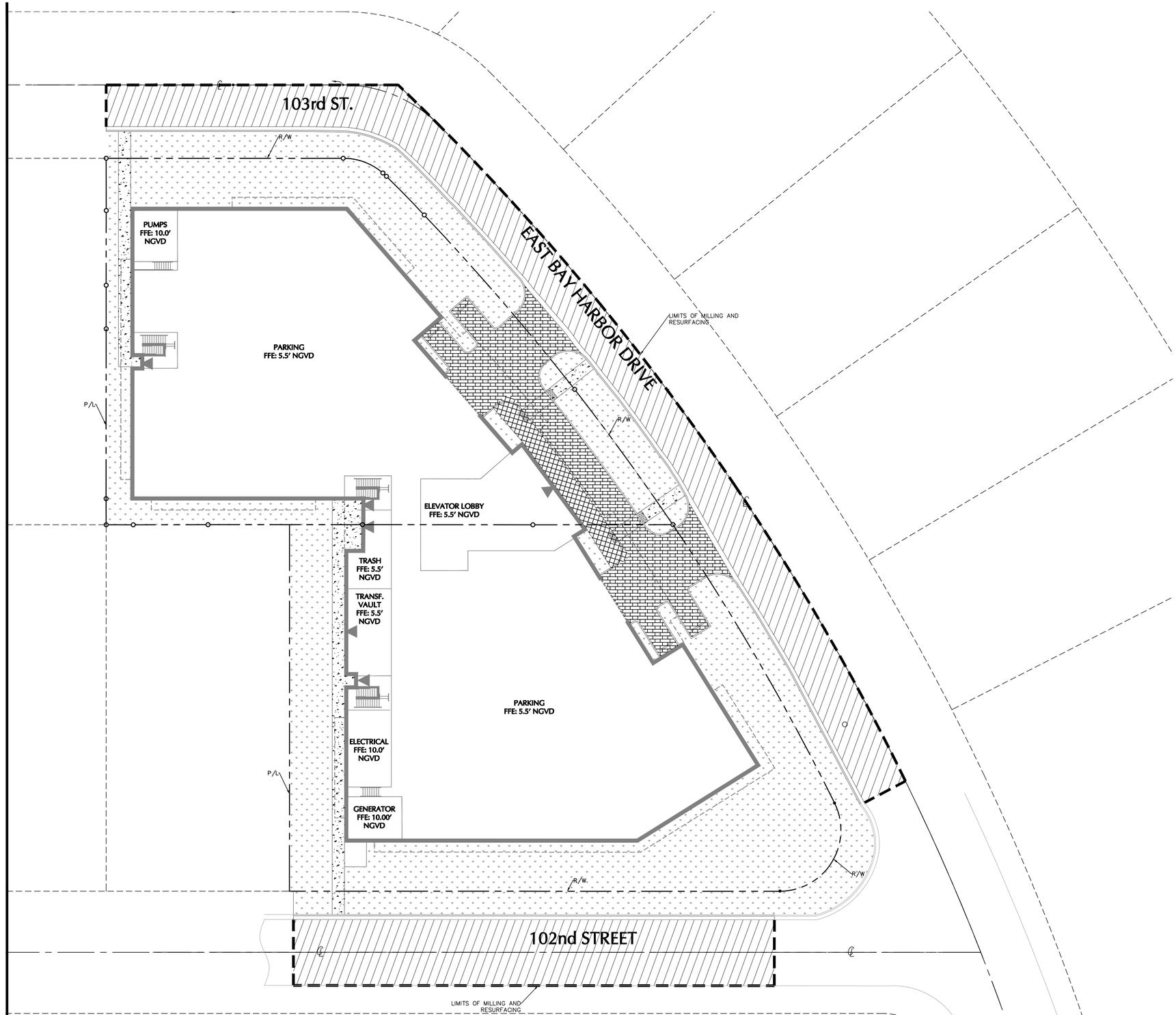
NEW RENTAL APARTMENT BUILDING
10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

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:

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)

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

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING
10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

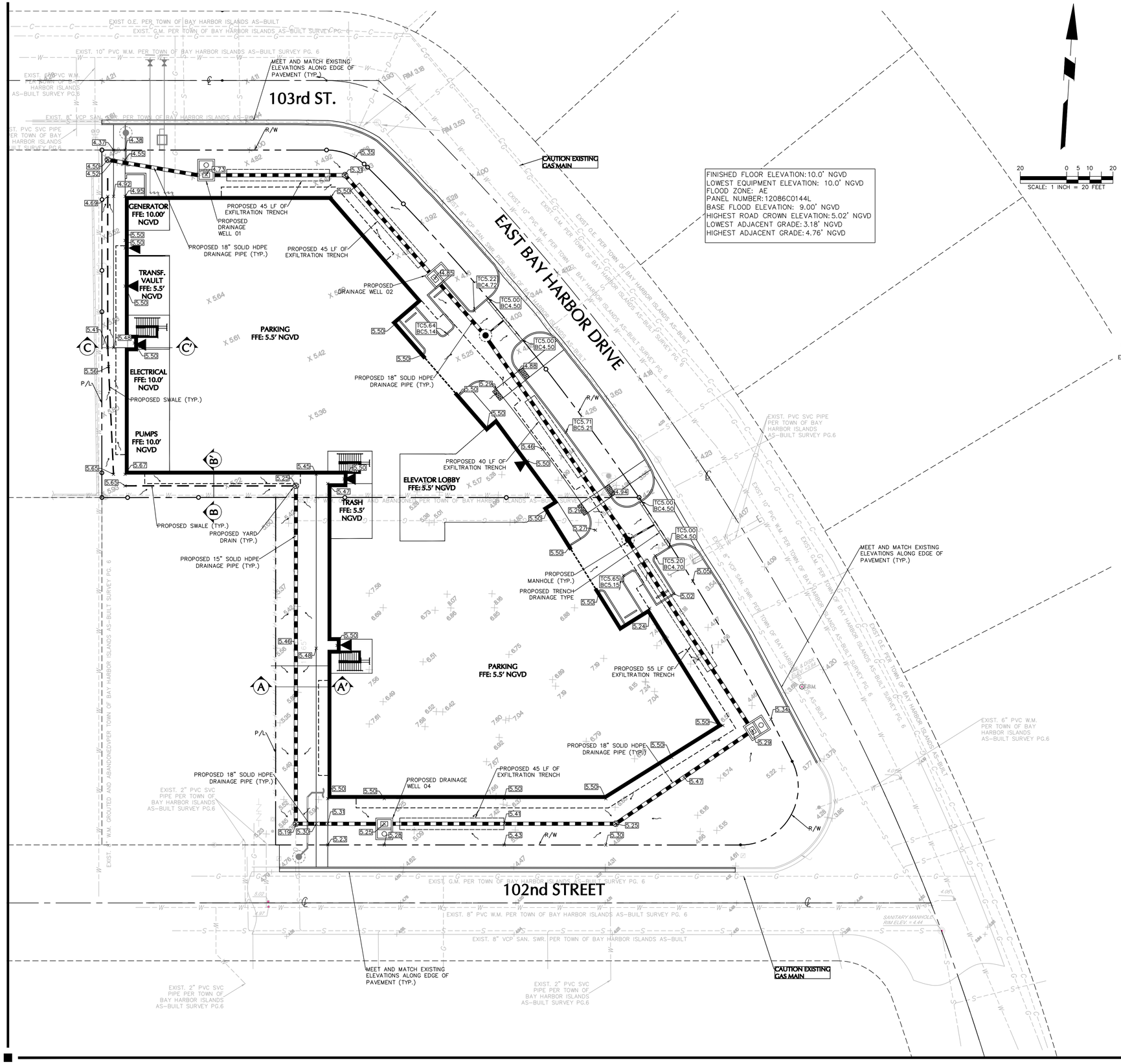
ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
PAVING PLAN

| | |
|---|---|
| DATE | 01-16-2023 |
| SCALE | 1" = 20' |
| JOB NO. | 300303601 |
| SHEET | C-301 |

OF SHEETS

Date: 10/24/2022 Time: 16:50 User: jaquino Style Table: Langan.stb Layout: C-301 Document Code: CP01-300303601-0501-CP101-0101




| 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

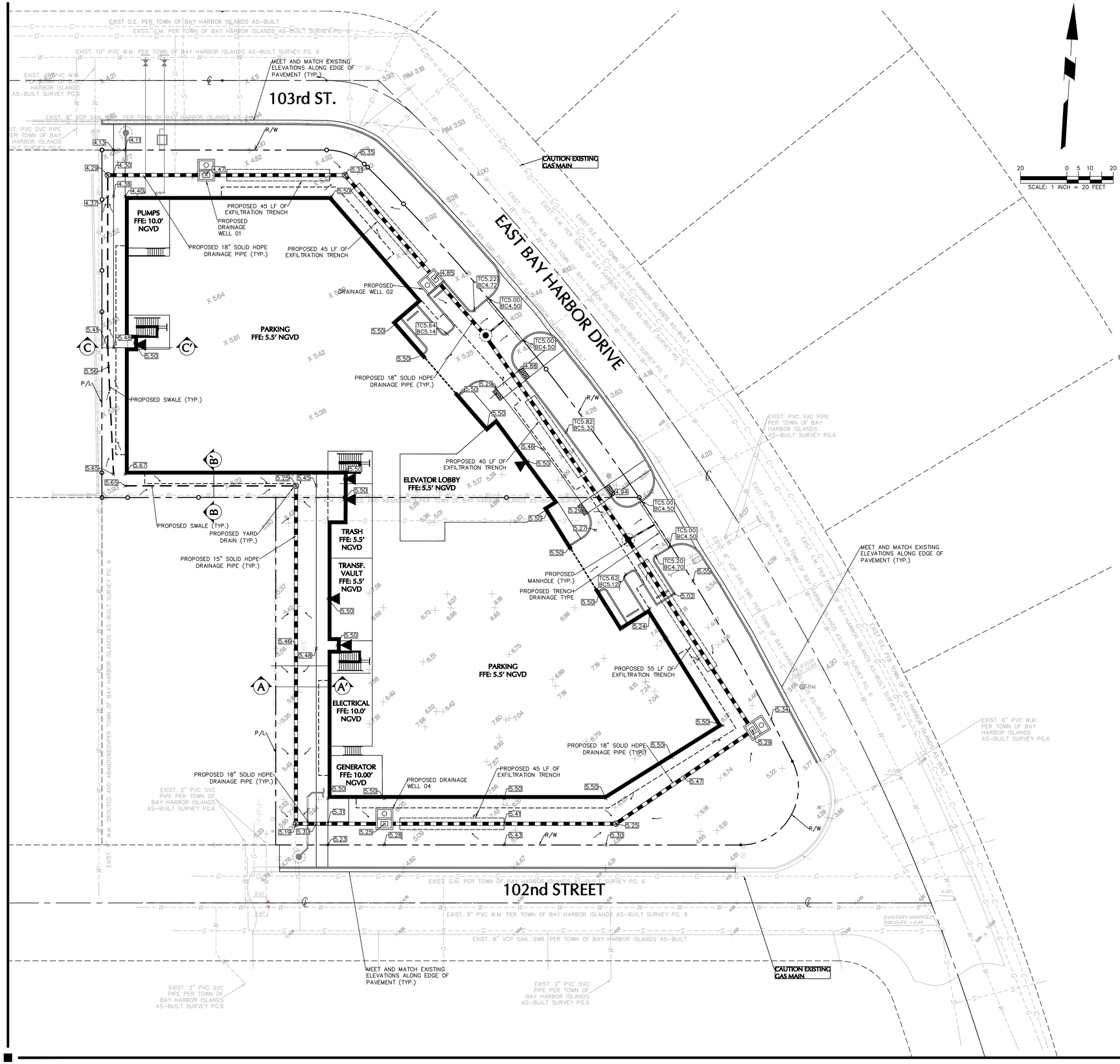
| | |
|---|---|
| DATE | 04-04-23 |
| SCALE | 1" = 20' |
| JOB NO. | 300303601 |
| SHEET | C-400 |

OF x SHEETS

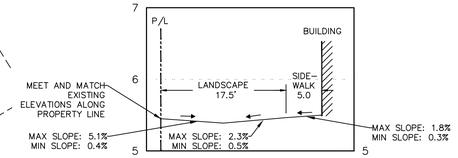
SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

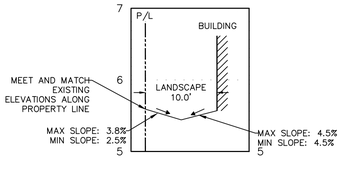

LANGAN
Langan Engineering and Environmental Services, Inc.
1221 Brickell Avenue, Suite 1800
Miami, FL 33131
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198



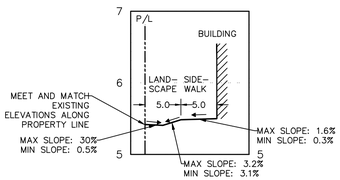

| LEGEND | PROPOSED | EXISTING |
|---|---|---|
| WATER MAIN | | W W |
| SANITARY SEWER | | S S |
| STORM DRAINAGE LINE | | D D |
| EXFILTRATION TRENCH | | |
| ELECTRICAL LINE | E | |
| OVERHEAD UTILITY WIRE | | OH OH |
| GAS LINE | G G | G G |
| FIRE HYDRANT | | |
| GATE VALVE | | |




## A-A' PROFILE




## B-B' PROFILE




## C-C' PROFILE

HORIZONTAL SCALE IN FEET

VERTICAL SCALE IN FEET

| 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


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


SHEET TITLE: GRADING AND DRAINAGE PLAN

| | |
|---|---|
| DATE | 01-16-2023 |
| SCALE | 1" = 20' |
| JOB NO. | 300303601 |
| SHEET | C-400 |

OF x SHEETS


Date: 10/24/2022 Time: 16:49 User: jaquino Style Table: Langan.stb Layout: C-400 Document Code: CP01-300303601-0501-CG101-0101

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

ELECTRICAL FFE: 10.0' NGVD

P/L

PUMPS FFE: 10.0' NGVD

ELEVATOR LOBBY FFE: 5.5' NGVD

TRASH FFE: 5.5' NGVD

EXIST. 8" VCP SAN. SWR. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT

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. G.M. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG. 6

EXIST O.E. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT

EXIST. PVC SVC PIPE PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG.6

EXIST. 10" P.V.C. W.M. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG. 6

EXIST. 6" VCP SAN. SWR. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT

EXIST. G.M. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG. 6

EXIST O.E. PER TOWN OF BAY HARBOR ISLANDS AS-BUILT SURVEY PG. 6

EXISTING WATER SERVICE TO BE CUT AND PLUGGED AT MAIN

CONTRACTOR TO COORDINATE REMOVAL OF OVERHEAD UTILITY LINES WITH FPL. REROUTING OF FPL SERVICE TO BE COORDINATED WITH FPL AND PROJECT MEP

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. 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

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" W.M. GROUTED AND ABANDONED 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

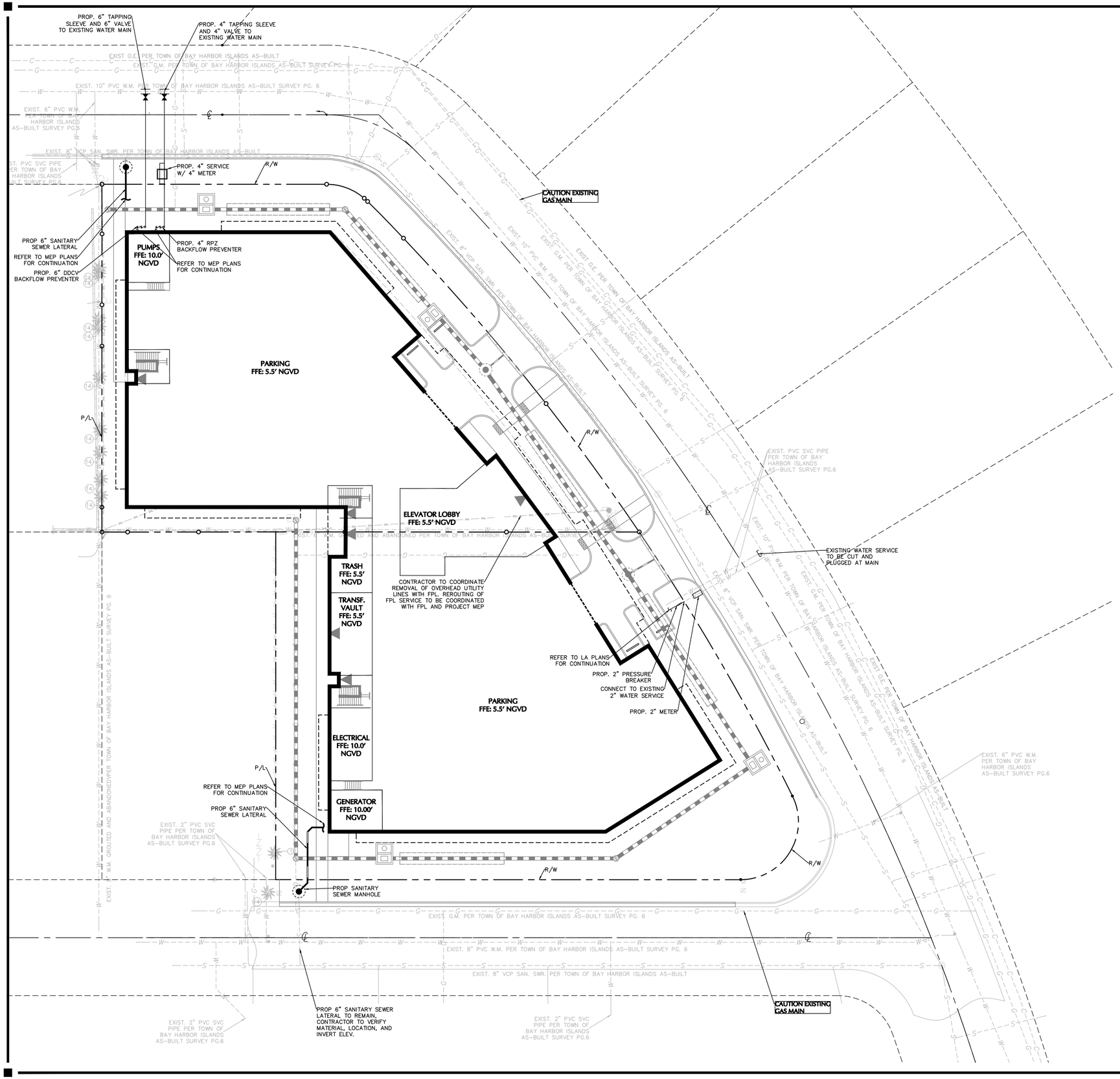
SIGNATURE DATE

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




| 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 | | |

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


| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# BAY HARBOR 103RD STREET

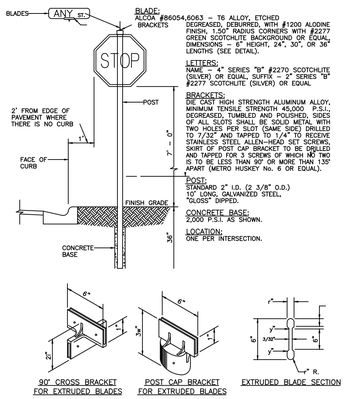
NEW RENTAL APARTMENT BUILDING
10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

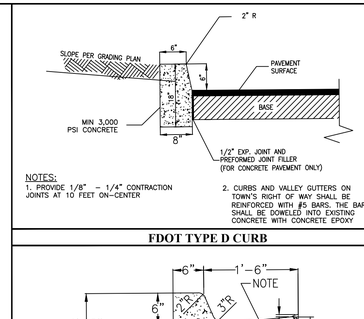

SHEET TITLE
UTILITY PLAN

| | |
|---|---|
| DATE | 01-16-2023 |
| SCALE | 1" = 20' |
| JOB NO. | 300303601 |
| SHEET | C-500 |

OF SHEETS




## STOP SIGN AND STREET BAR ASSEMBLY



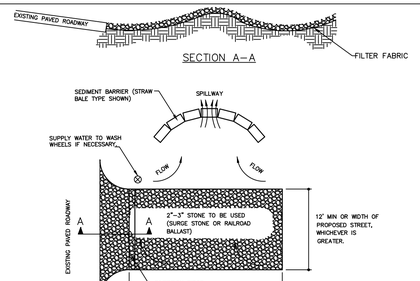

NOTES:
1. PROVIDE 1/8" – 1/4" CONTRACTION JOINTS AT 10 FEET ON-CENTER
2. CURBS AND VALLEY GUTTERS ON TOWN'S RIGHT OF WAY SHALL BE REINFORCED WITH #5 BARS. THE BARS SHALL BE DOWELED INTO EXISTING CONCRETE WITH CONCRETE EPOXY

## FDOT TYPE D CURB



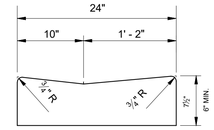

NOTES:
1. WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.
2. CURBS AND VALLEY GUTTERS ON TOWN'S RIGHT OF WAY SHALL BE REINFORCED WITH #5 BARS. THE BARS SHALL BE DOWELED INTO EXISTING CONCRETE WITH CONCRETE EPOXY.

## FDOT TYPE F CURB AND GUTTER



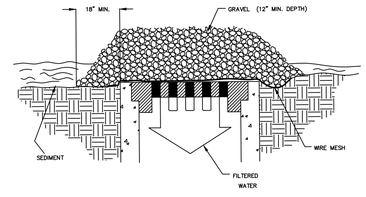

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC 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.

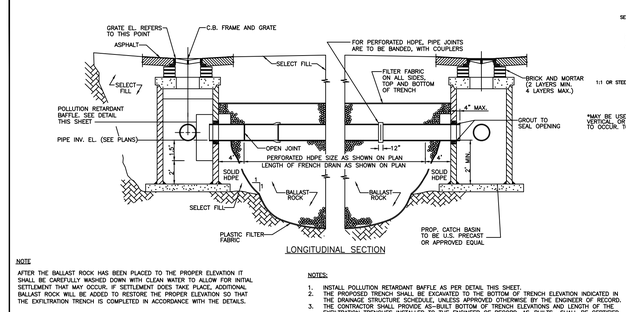
## FDOT STANDARD DROP CURB




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

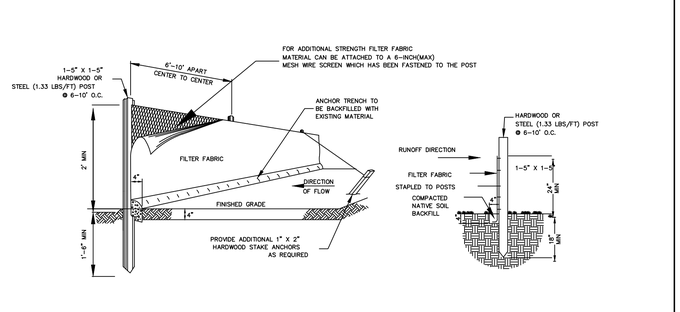
## INLET SEDIMENT FILTER




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.

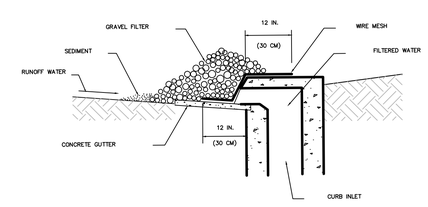
NOTES:
1. INSTALL POLLUTION RETARDANT BAFFLE AS PER DETAIL THIS SHEET.
2. THE PROPOSED TRENCH SHALL BE EXCAVATED TO THE BOTTOM OF TRENCH ELEVATION INDICATED IN THE DRAINAGE STRUCTURE SCHEDULE, UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD.
3. THE CONTRACTOR SHALL PROVIDE AS–BUILT BOTTOM OF TRENCH 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



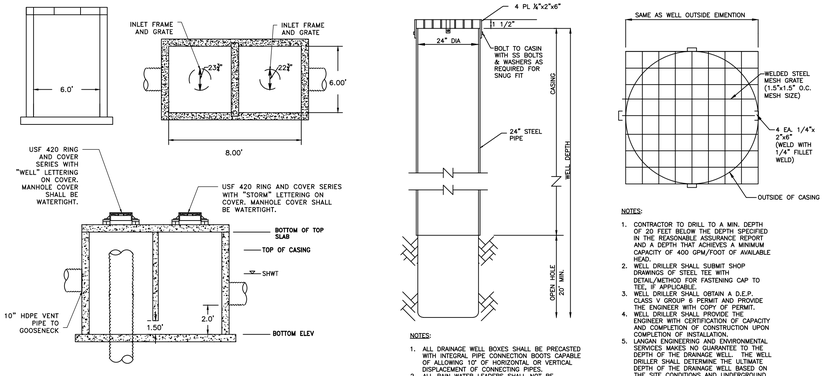

NOTE:
1. IN AREAS WHERE ANCHOR TRENCH CANNOT BE DUG, FABRIC WILL BE LAID ON SURFACE AND COVERED WITH MINIMUM 4" DEPTH OF SOIL.
2. WHEN ATTACHING 2 SILT FENCES TOGETHER, PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE 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 THIS 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

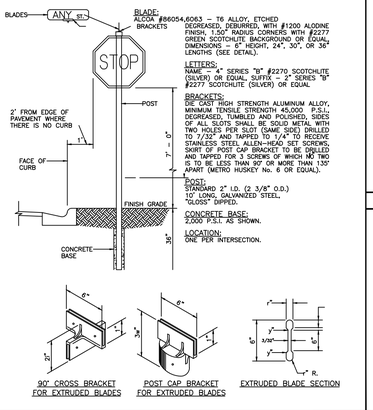
| | |
|---|---|
| DATE | 04-04-23 |
| SCALE | 1" = 20' |
| JOB NO. | 300303601 |
| SHEET | C-800 |
| OF | SHEETS |

SIGNATURE DATE

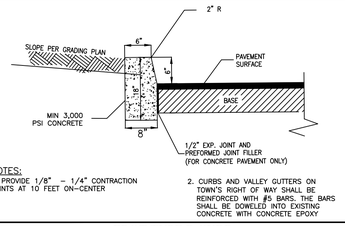
LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

LANGAN
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: Layout1 Document Code: CP01-300303601-0501-CS001-D101

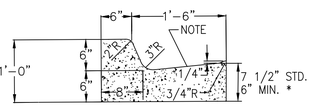



**STOP SIGN AND STREET BAR ASSEMBLY**



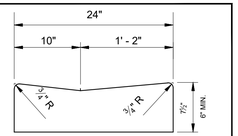

NOTES:
1. PROVIDE 1/8" – 1/4" CONTRACTION JOINTS AT 10 FEET ON-CENTER
2. CURBS AND VALLEY GUTTERS ON TOWN'S RIGHT OF WAY SHALL BE REINFORCED WITH #5 BARS. THE BARS SHALL BE DOWELED INTO EXISTING CONCRETE WITH CONCRETE EPOXY

**FDOT TYPE D CURB**



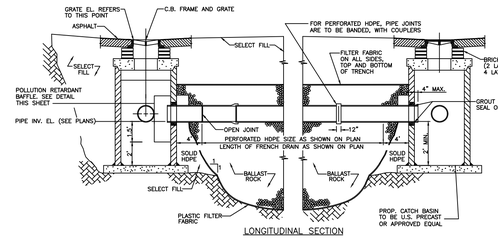

NOTES:
1. WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.
2. CURBS AND VALLEY GUTTERS ON TOWN'S RIGHT OF WAY SHALL BE REINFORCED WITH #5 BARS. THE BARS SHALL BE DOWELED INTO EXISTING CONCRETE WITH CONCRETE EPOXY.

**FDOT TYPE F CURB AND GUTTER**

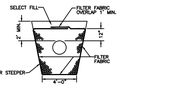



NOTE:
CURBS AND VALLEY GUTTERS ON TOWN'S RIGHT OF WAY SHALL BE REINFORCED WITH #5 BARS. THE BARS SHALL BE DOWELED INTO EXISTING CONCRETE WITH CONCRETE EPOXY.

**FDOT STANDARD DROP CURB**

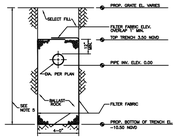



LONGITUDINAL SECTION




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.



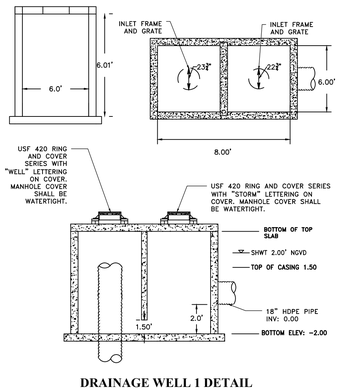

TRANSVERSE SECTION

NOTE

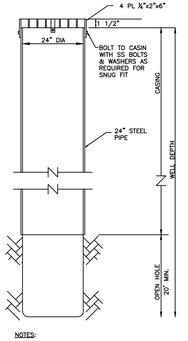
AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED 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 DETAILS, UNLESS OTHERWISE APPROVED OTHERWISE BY THE ENGINEER OF RECORD.
3. THE CONTRACTOR SHALL PROVIDE AS-BUILT BOTTOM OF TRENCH ELEVATIONS AND LENGTH OF THE EXFILTRATION TRENCHES INSTALLED TO THE ENGINEER OF RECORD. AS-BUILTS SHALL BE CERTIFIED BY A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA.
4. STRUCTURAL DESIGN (WALL AND SLAB THICKNESS AND ALL REINFORCING) NOT REVIEWED. TO BE DESIGNED BY PRECASTER AND SHALL MEET FDOT STANDARDS AND SUPPORT HS-20 LOADING.
5. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 15 FEET DEEP OR EXTEND TO A DEPTH WHERE EXISTING CLEAN FILL IS ENCOUNTERED, WHICHEVER IS GREATER.

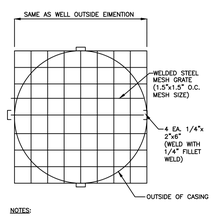
**EXFILTRATION TRENCH DETAIL**




**DRAINAGE WELL 1 DETAIL**




NOTES:
1. ALL DRAINAGE WELL BOXES SHALL BE PRECASTED WITH INTEGRAL PIPE CONNECTION BOOTS CAPABLE OF ALLOWING 10° OF HORIZONTAL OR VERTICAL DISPLACEMENT OF CONNECTING PIPES.
2. ALL RAIN WATER LEADERS SHALL NOT BE CONNECTED TO THE DRAINAGE WELL SYSTEM UNTIL FORMAL ACCEPTANCE OF THE BUILDING HAS OCCURRED. ALL RAIN WATER LEADERS SHALL NOT BE CONNECTED TO THE WELL SIDE CHAMBER OF THE WELL BOX.
3. SEE DRAINAGE WELL NOTES ON DRAINAGE PLAN.




NOTES:
1. CONTRACTOR TO DRILL TO A MIN. DEPTH OF 20 FEET BELOW THE DEPTH SPECIFIED IN THE REASONABLE ASSURANCE REPORT AND A DEPTH THAT ACHIEVES A MINIMUM CAPACITY OF 200 GPM/FOOT OF AVAILABLE HEAD.
2. WELL DRILLER SHALL SUBMIT SHOP DRAWINGS OF STEEL TEE WITH DETAIL/METHOD FOR FASTENING CAP TO TEE, IF APPLICABLE.
3. WELL DRILLER SHALL OBTAIN A D.E.P. CLASS V GROUP 6 PERMIT AND PROVIDE THE ENGINEER WITH COPY OF PERMIT.
4. WELL DRILLER SHALL PROVIDE THE ENGINEER WITH CERTIFICATION OF CAPACITY AND COMPLETION OF CONSTRUCTION UPON COMPLETION OF INSTALLATION.
5. LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. 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

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.

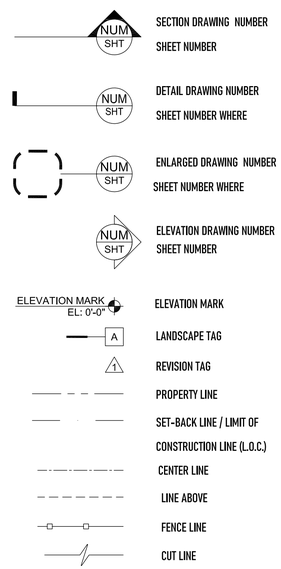
## SOIL EROSION CONTROL NOTES:

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:

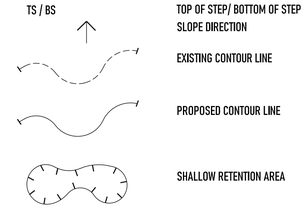
1. LAYOUT AND VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. LANDSCAPE ARCHITECT TO REVIEW AND APPROVE ALL LAYOUTS CONTAINED IN THE CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION.
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE 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 |




## 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
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | | |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | DATE | DESCRIPTION |

SHEET ISSUE / REVISION LOG

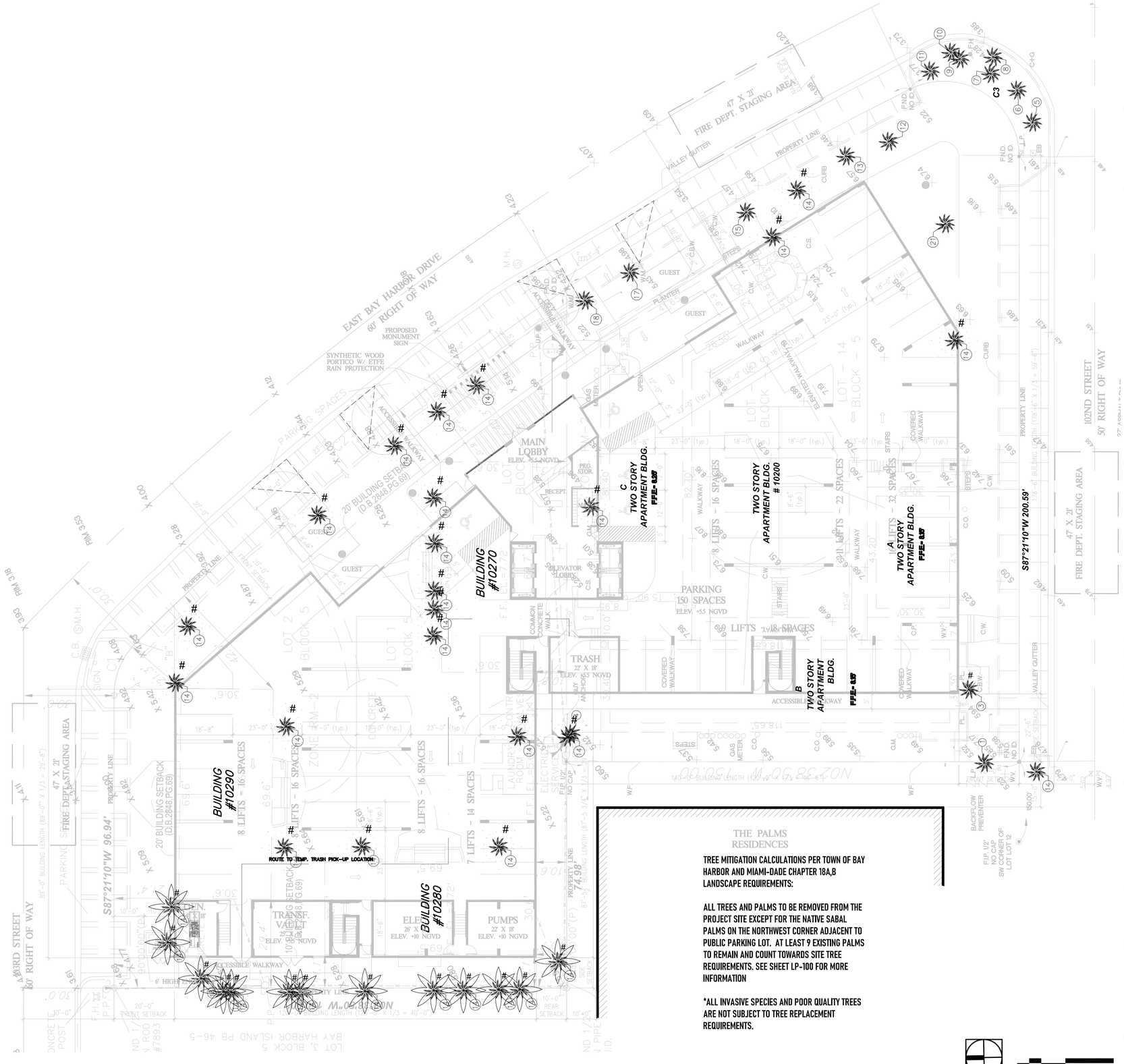

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-103BH
Print Date: APRIL 4, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:

GENERAL NOTES AND ABBREVIATIONS

LC-001





**COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC**
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG

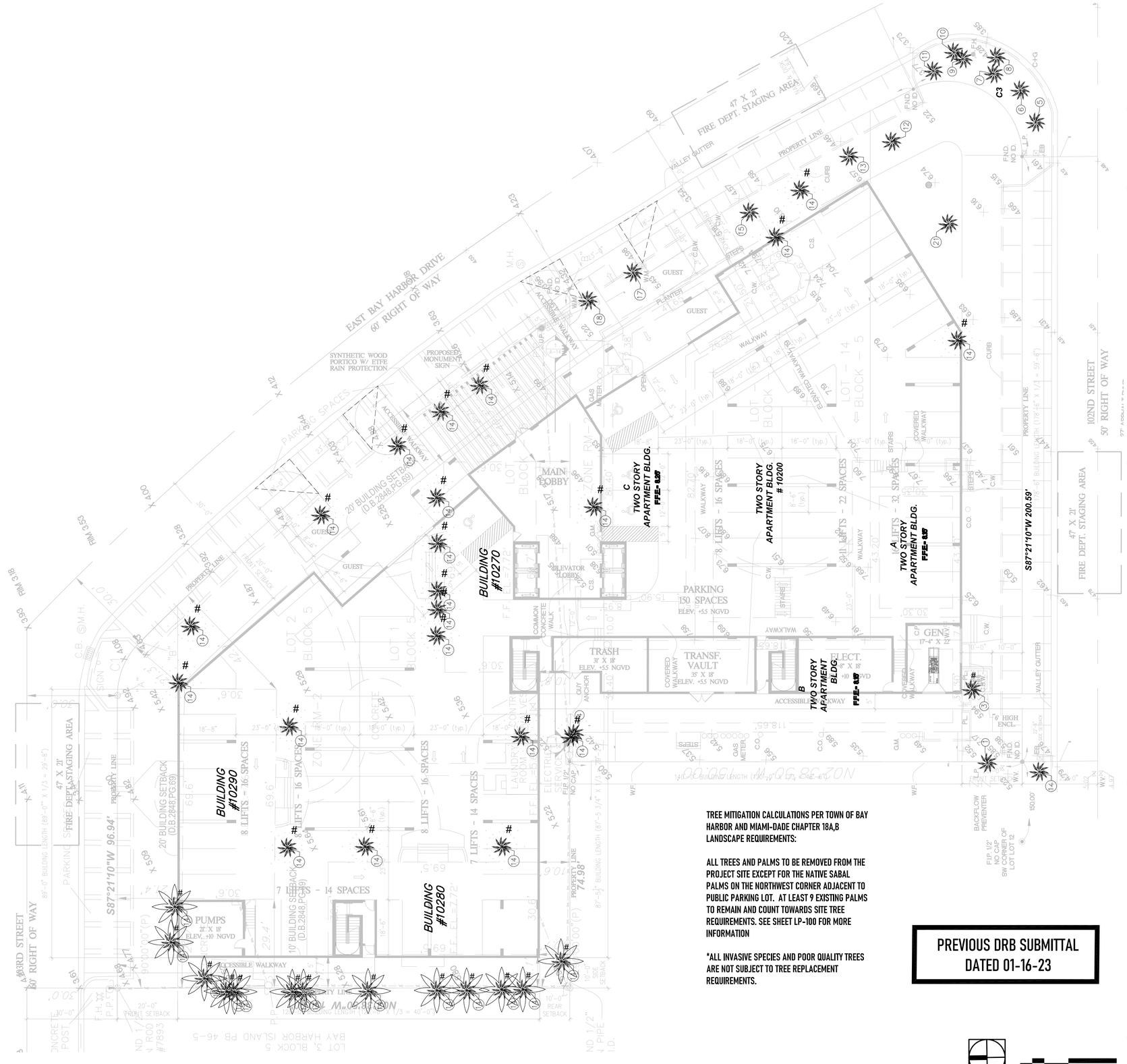

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-103BH
Print Date: APRIL 4, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:

## TREE DISPOSITION PLAN

# TD-100




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.

PREVIOUS DRB SUBMITTAL
DATED 01-16-23

NORTH

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"


**COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC**
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG

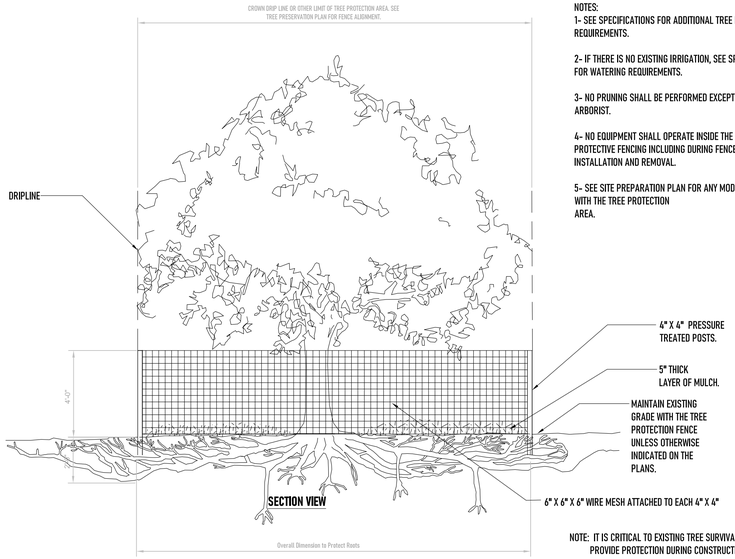

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-103BH
Print Date: JANUARY 16, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:

TREE DISPOSITION PLAN

TD-100




NOTES:
1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.

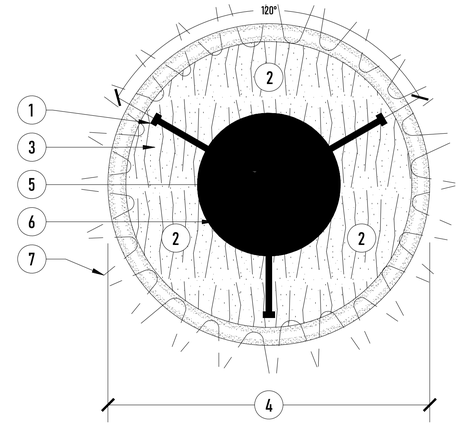
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

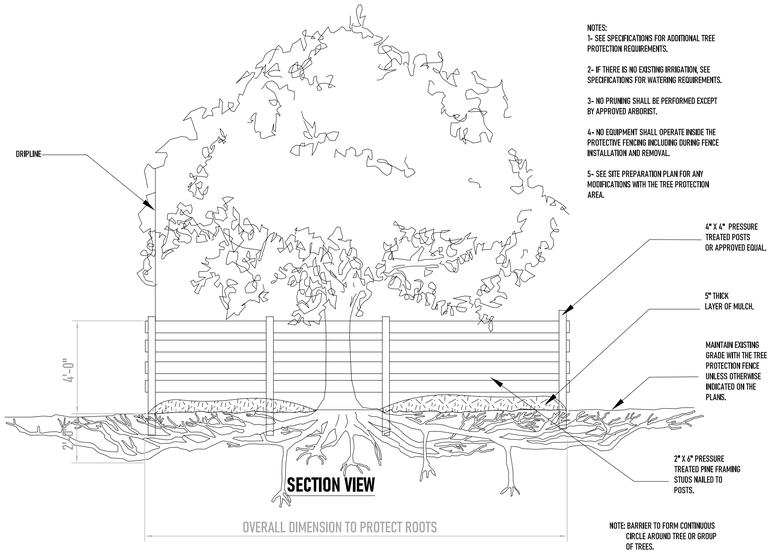
NOTE: IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.

4 / TD-101 — WIRE MESH BARRIER DETAIL
TREE / PALM PROTECTION — SCALE=N.T.S




1 - 2" X 4" WOOD BRACE AT WQUAL SPACING (3 PER TREE)
2 - 3" LAYER OF SPECIFIED MULCH: DO NOT INSTALL WITHIN 3" OF TREE TRUNK
3 - CONSTRUCT TEMPORARY 3" WATERING BASIN
4 - 2x DIAMETER OF ROOT BALL
5 - TREE TRUNK
6 - ROOT BALL
7 - TREE CANOPY

3 / TD-101 — WOOD BARRIER DETAIL (PLAN VIEW)
TREE / PALM PROTECTION — SCALE=N.T.S




NOTES:
1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.

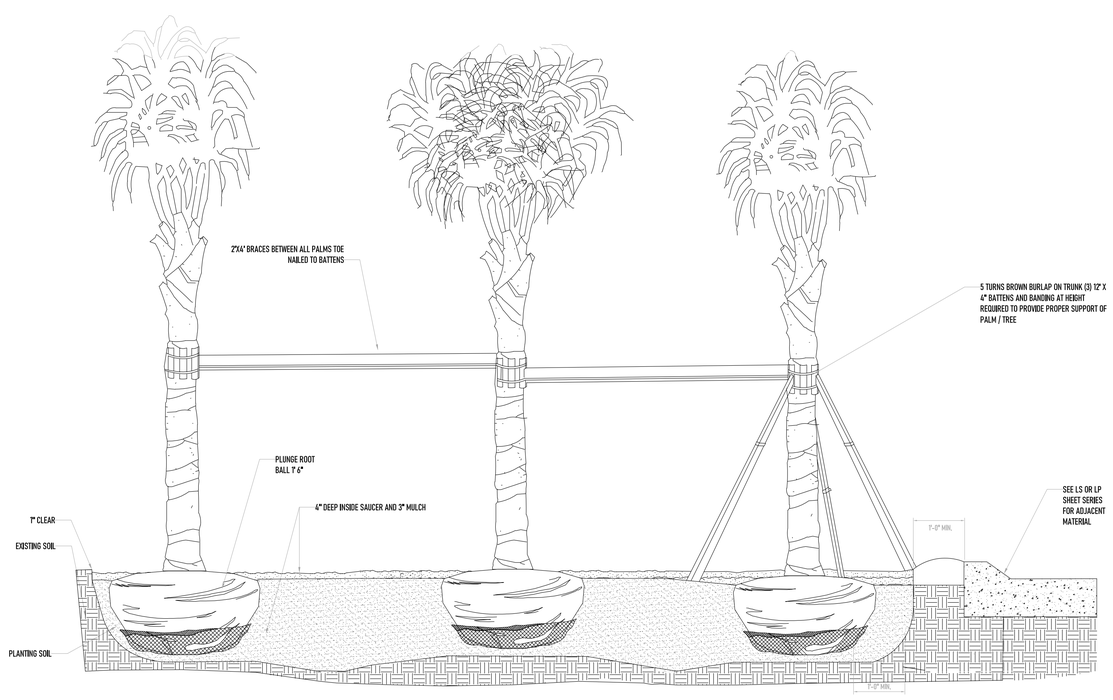
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

NOTE: BARRIER TO FORM CONTINUOUS CIRCLE AROUND TREE OR GROUP OF TREES.

2 / TD-101 — WOOD BARRIER DETAIL
TREE / PALM PROTECTION — SCALE=N.T.S




1 / TD-101 — PALM BRACING DETAIL
TREE / PALM PROTECTION — SCALE=N.T.S


**COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC**
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-103BH
Print Date: 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<br>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%<br># of Trees req. 36 x 50% = 18 | 18 | 27 NATIVE TREES + 9 NATIVE PALMS |
| 3. Drought Tolerant and Low Maintenance Species Require – 50%<br># 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<br>Width of lot 638 L.F. / 35' = 19 TREES<br>**Note**: Street trees do not count toward required on-site lot trees.<br>**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.

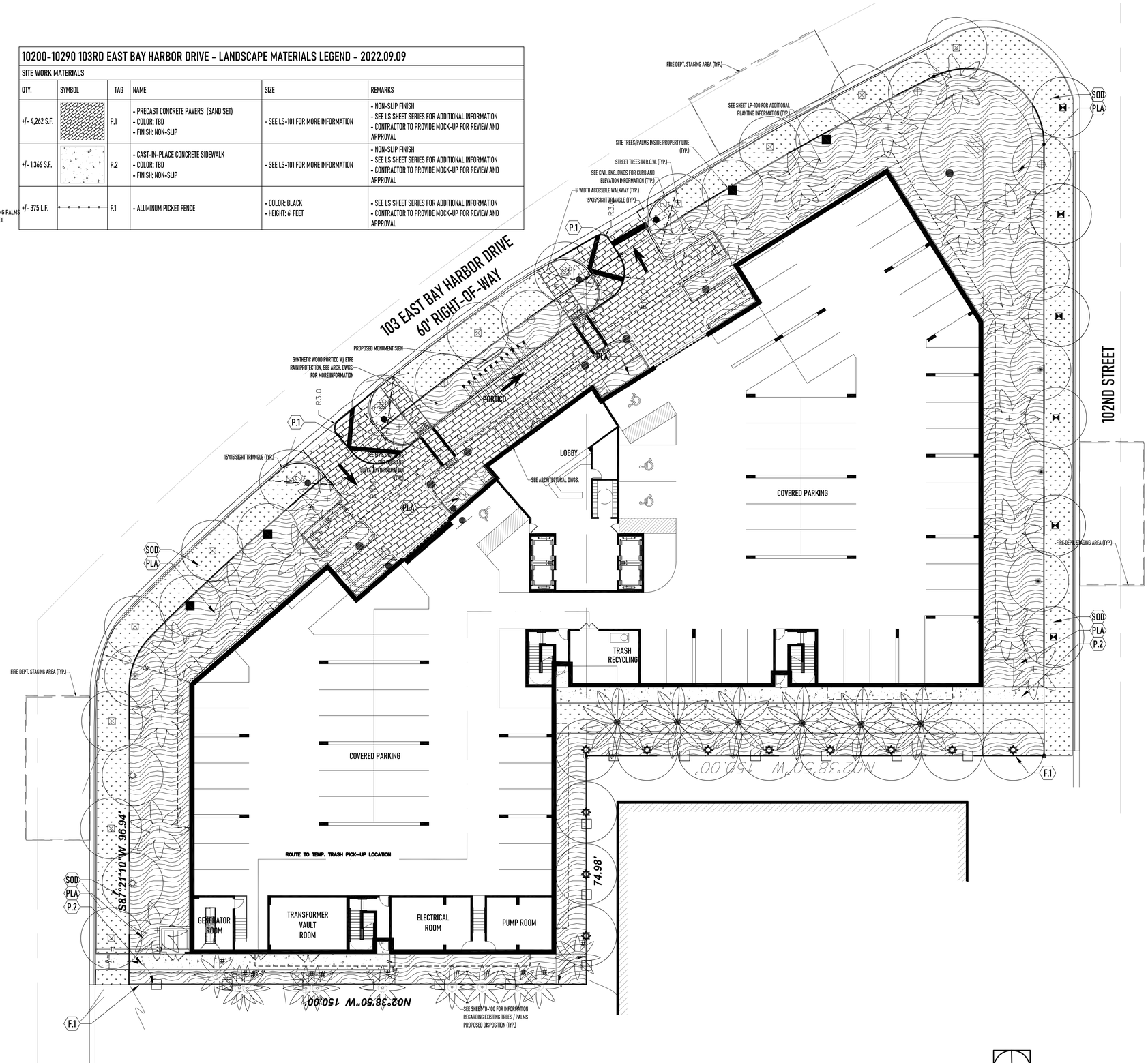
**** Miami-Dade County Landscape Code Sec. 18A-5(A)(5); 80% of plant material must be listed in either M-D Landscape Manual / M-D Street Tree Master Plan / UF Florida Low-Maintenance Landscape Plants for South Florida.

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)<br>- COLOR: TBD<br>- FINISH: NON-SLIP | - SEE LS-101 FOR MORE INFORMATION | - NON-SLIP FINISH<br>- SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION<br>- CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL |
| +/- 1,366 S.F. | | P.2 | - CAST-IN-PLACE CONCRETE SIDEWALK<br>- COLOR: TBD<br>- FINISH: NON-SLIP | - SEE LS-101 FOR MORE INFORMATION | - NON-SLIP FINISH<br>- SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION<br>- CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL |
| +/- 375 L.F. | | F.1 | - ALUMINUM PICKET FENCE | - COLOR: BLACK<br>- HEIGHT: 6' FEET | - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION<br>- CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL |




NORTH

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"


**COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC**
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-103BH
Print Date: APRIL 4, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:

**LANDSCAPE SITE PLAN**

**LS-100**

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

**Multi-Family Residential – Townhouse Sites (RM-1, RM-2, RM-3)**

**Site Address** 10200-10290 103RD STREET, BAY HARBOR ISLANDS, FLORIDA 33154

**Net Lot Area** 1.28 **Acres /** 55,873 **SF**

| | Required | Provided |
|---|---|---|
| **A. Open Space Requirement**<br>Net Lot Area = 55,873 SF x 20% = 11,175 SF | 20% / 11,175 SF<br>20,250 6.2% 2,088 | 28.9 % / 16,165 SF |
| **B. Maximum Lawn Area Allowed******<br>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%<br># of Trees req. 36 x 50% = 18 | 18 | 27 NATIVE TREES + 9 NATIVE PALMS |
| 3. Drought Tolerant and Low Maintenance Species Require – 50%<br># 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<br>Width of lot 638 L.F. / 35' = 19 TREES<br>**Note**: Street trees do not count toward required on-site lot trees.<br>**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:<br>10 x ____ spaces = ____SF | N/A | |
| 2. Trees Required | | |
| 3. Shrubs Required | | |
| **G. Buffers (If applicable)** | | |
| 1. Parking Lot from ROW | | |
| 2. Dissimilar Uses | | |

**Notes:**

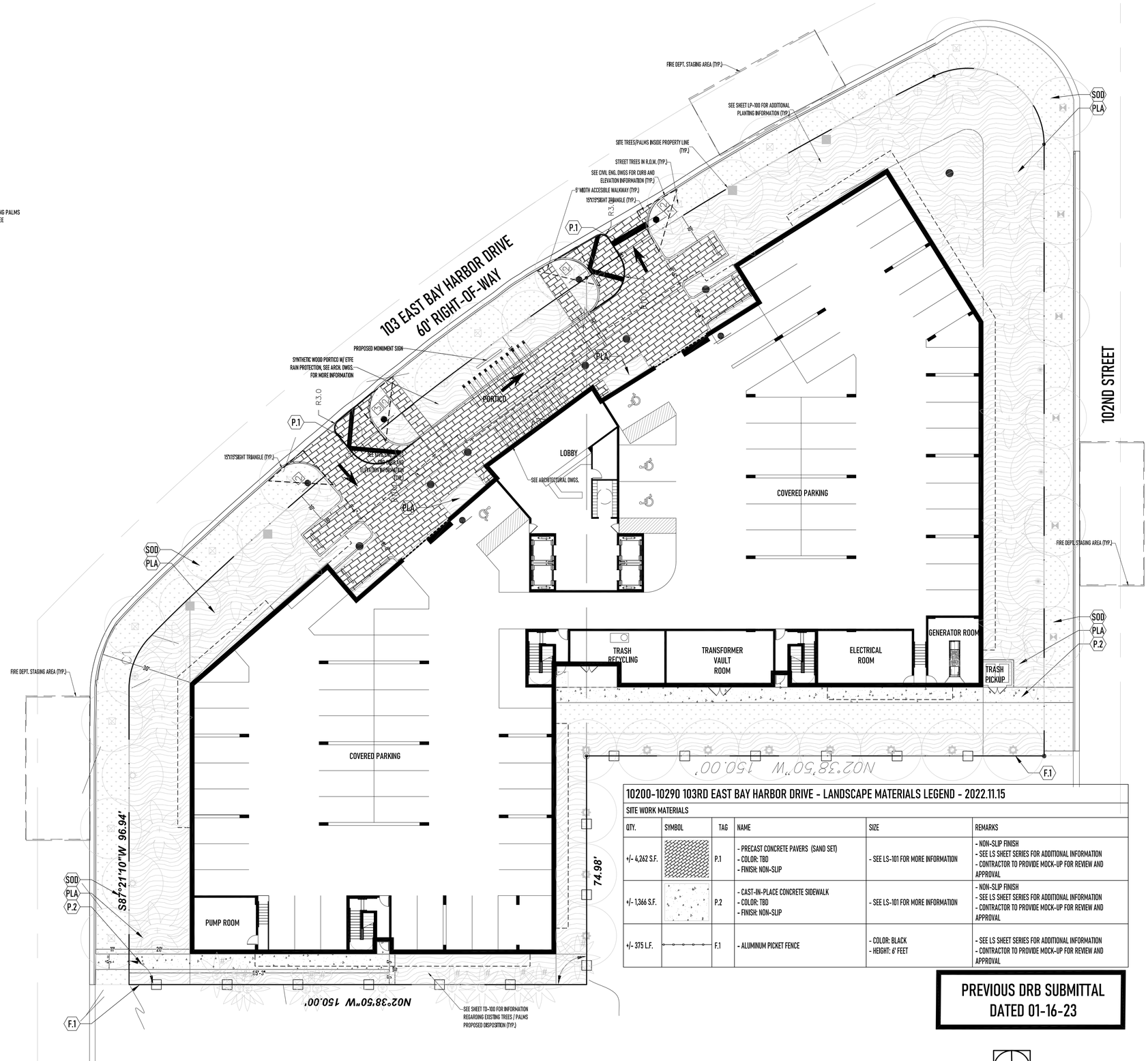
* Required Shade Trees at time of planting must be a min. of 12 ft. in overall height; min. 4 ft. of clear wood before branching; and have min. 2½" trunk caliper. Palm Trees (15' hgt. x 3" caliper) can be substituted at a 3:1 ratio (except approved larger palm species at 1:1 @ 15' wood) at max. 25% of the required trees.

** Miami-Dade County Right-of-Way Code Sec. 18B / BHI Landscape Code Sec. 24-16(a)(2)(a)
Street Tree Size = 15' min. height / 6' min. clear wood / 2 ½" min. trunk caliper

*** Required Shrubs at time of planting must be a min. of 24 inches in overall height, spaced max. 24 inches on center; if used as a visual screen must be a minimum of 36 inches in overall height.

**** Miami-Dade County Landscape Code Sec. 18A-5(A)(5); 80% of plant material must be listed in either M-D Landscape Manual / M-D Street Tree Master Plan / UF Florida Low-Maintenance Landscape Plants for South Florida.

Last Updated 7/15/21




### 10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE MATERIALS LEGEND - 2022.11.15

SITE WORK MATERIALS

| QTY. | SYMBOL | TAG | NAME | SIZE | REMARKS |
|---|---|---|---|---|---|
| +/- 4,262 S.F. | | P.1 | - PRECAST CONCRETE PAVERS (SAND SET)<br>- COLOR: TBD<br>- FINISH: NON-SLIP | - SEE LS-101 FOR MORE INFORMATION | - NON-SLIP FINISH<br>- SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION<br>- CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL |
| +/- 1,366 S.F. | | P.2 | - CAST-IN-PLACE CONCRETE SIDEWALK<br>- COLOR: TBD<br>- FINISH: NON-SLIP | - SEE LS-101 FOR MORE INFORMATION | - NON-SLIP FINISH<br>- SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION<br>- CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL |
| +/- 375 L.F. | | F.1 | - ALUMINUM PICKET FENCE | - COLOR: BLACK<br>- HEIGHT: 6' FEET | - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION<br>- CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL |

**PREVIOUS DRB SUBMITTAL DATED 01-16-23**

NORTH

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"


**COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC**
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-103BH
Print Date: JANUARY 16, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:

**LANDSCAPE SITE PLAN**

**LS-100**

**COASTAL OPERATIONS**
**LANDSCAPE ARCHITECTURE LLC**
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

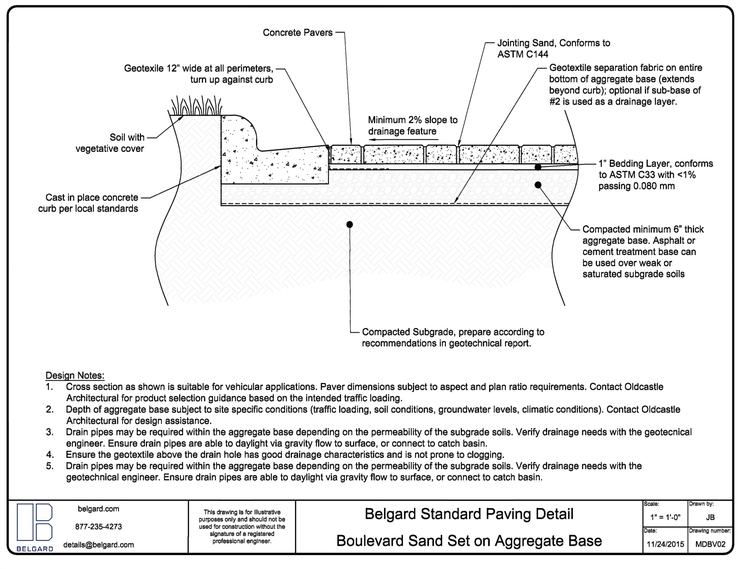
**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):



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<br>belgard.com<br>877-235-4273<br>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<br>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

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.

Project ID: 2022-103BH
Print Date: 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

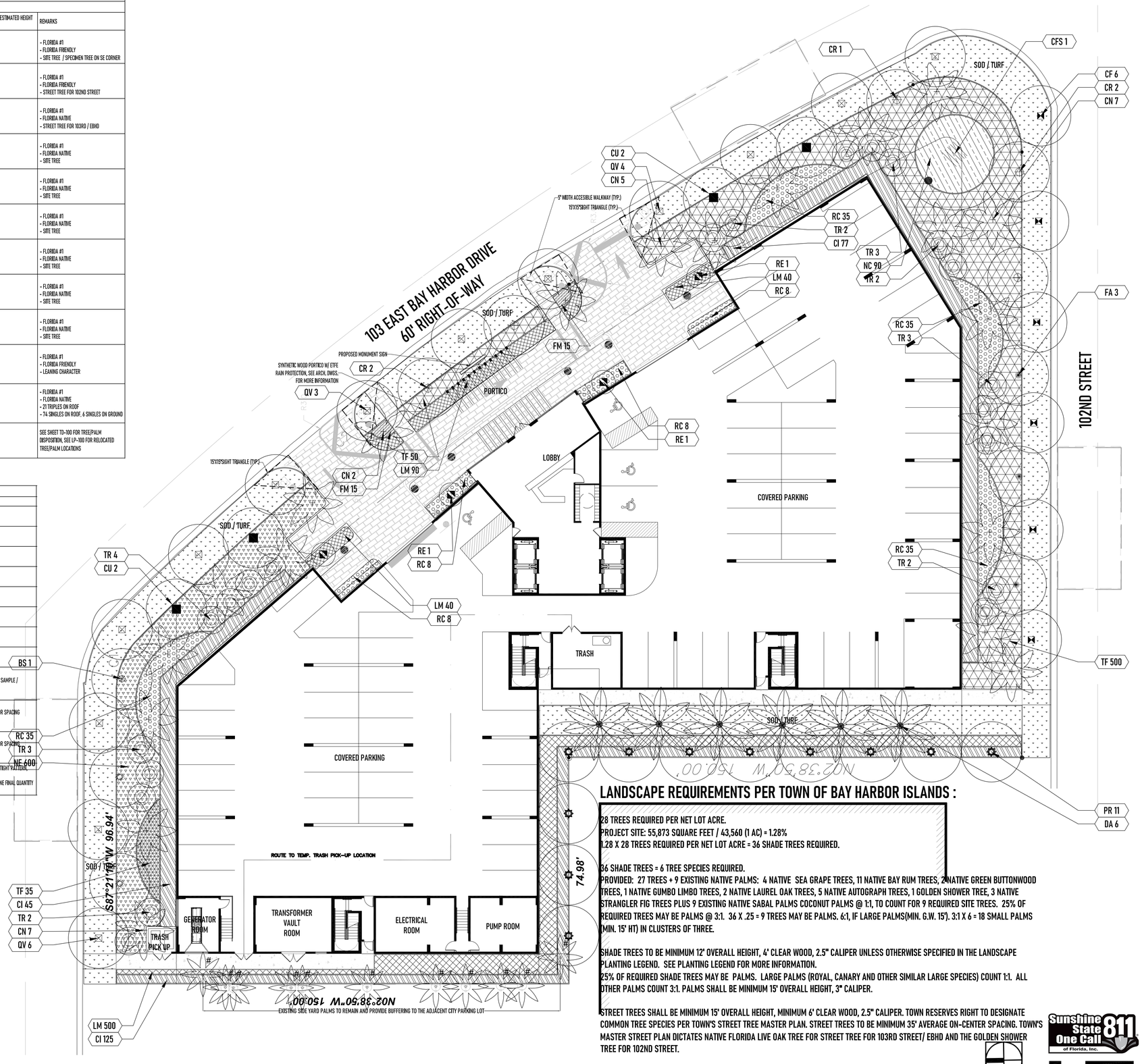
PLANTING MATERIALS - TREES AND PALMS

| 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<br>- FLORIDA-FRIENDLY<br>- 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<br>- FLORIDA FRIENDLY<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA FRIENDLY<br>- LEANING CHARACTER |
| SEE REMARKS FOR QTY. | | DA | DICTYOSPERMA ALBUM | HURRICANE PALM | - MIN. 8' C.T. | - 15'/ 25' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- 21 TRIPLES ON ROOF<br>- 74 SINGLES ON ROOF, 6 SINGLES ON GROUND |
| 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 - 2023.04.04

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

| QTY. | SYMBOL | TAG | SCIENTIFIC NAME | COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|---|---|
| 585 | | TF | TRIPSACUM FLORIDANA | DWARF FAKAHATCHEE GRASS | - 3 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 30" O.C.<br>- FLORIDA NATIVE |
| 301 | | CI | CHRYSOBALANUS ICACO 'RED TIP' | RED TIP COCOPLUM | - 15 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 36" O.C.<br>- FLORIDA NATIVE |
| 600 | | NE | NEPHROLEPIS EXALTATA 'BOSTONIENSIS' | BOSTON FERN | - 3 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 24" O.C.<br>- FLORIDA NATIVE |
| 205 | | FM | FICUS MICROCARPA | GREEN ISLAND FICUS | - 7 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 24" O.C.<br>- FLORIDA FRIENDLY |
| 252 | | RC | PHILODENDRON "GREEN CONGO" | GREEN CONGO PHILODENDRON | - 7 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 36" O.C.<br>- FLORIDA FRIENDLY |
| 125 | | EL | ERONDEA LITTORALIS | GOLDEN CREEPER | - 3 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 18" O.C.<br>- FLORIDA NATIVE |
| 200 | | NC | NEOMARICA CAERULEA 'REGINA' | GIANT APOSTLES IRIS | - 3 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 30" O.C.<br>- FLORIDA FRIENDLY |
| 1,415 | | LM | LIRIOPE MUSCARI 'SUPER BLUE' | SUPER BLUE LIRIOPE | - 3 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 15" O.C.<br>- 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.<br>- TRIPLE<br>- MIN. 24" HT. | - FLORIDA #1 ; SEE PLAN FOR SPACING<br>- FLORIDA NATIVE |
| 4 | | RE | RHAPIS EXCELSA | LADY PALM | - 25 GAL.<br>- SEE PLAN FOR SPACING | - FLORIDA #1 ; SEE PLAN FOR SPACING<br>- FLORIDA FRIENDLY |
| +/-6,602 SF | | SOD | ST. AUGUSTINE | ST. AUGUSTINE | - N/A | - RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS<br>- 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 of Florida, Inc. 811


**COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC**
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-103BH
Print Date: 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

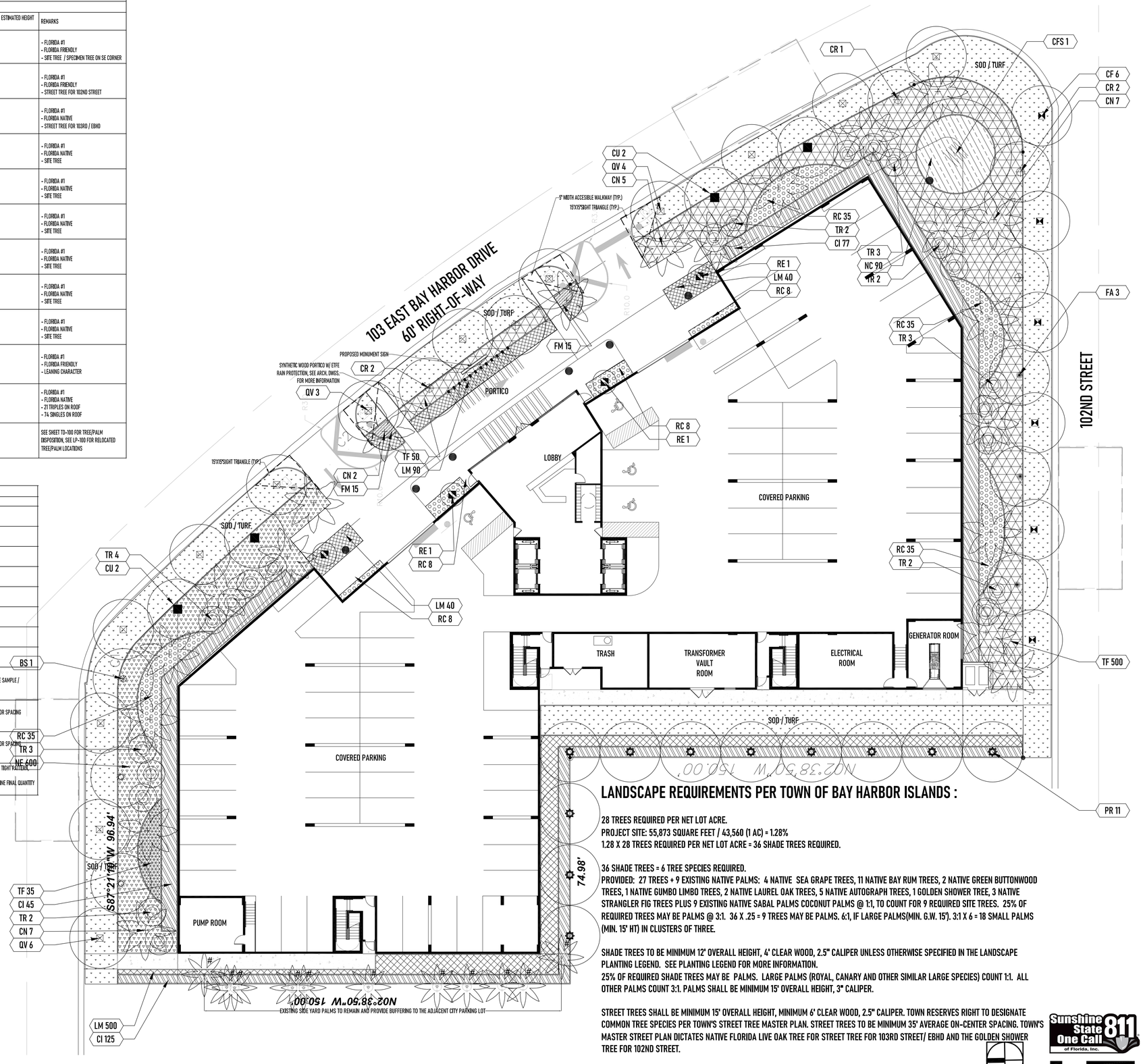
| QTY. | SYMBOL | TAG | SCIENTIFIC NAME | COMMON NAME | SIZE | HEIGHT AT INSTALLATION / ESTIMATED HEIGHT AT MATURITY | REMARKS |
|---|---|---|---|---|---|---|---|
| 1 | | CFS | CASSIA FISTULA | GOLDEN SHOWER TREE | - MIN. 10" CAL., 6' C.T., 15' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 25' / 40' | - FLORIDA #1<br>- FLORIDA-FRIENDLY<br>- 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<br>- FLORIDA FRIENDLY<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA FRIENDLY<br>- LEANING CHARACTER |
| SEE REMARKS FOR QTY. | | DA | DICTYOSPERMA ALBUM | HURRICANE PALM | - MIN. 6' C.T. | - 15'/ 25' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- 21 TRIPLES ON ROOF<br>- 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.<br>- FLORIDA NATIVE |
| 293 | | CI | CHRYSOBALANUS ICACO 'RED TIP' | RED TIP COCOPLUM | - 15 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 36" O.C.<br>- FLORIDA NATIVE |
| 600 | | NE | NEPHROLEPIS EXALTATA 'BOSTONIENSIS' | BOSTON FERN | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 24" O.C.<br>- FLORIDA NATIVE |
| 258 | | FM | FICUS MICROCARPA | GREEN ISLAND FICUS | - 7 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 24" O.C.<br>- FLORIDA FRIENDLY |
| 288 | | RC | PHILODENDRON "GREEN CONGO" | GREEN CONGO PHILODENDRON | - 7 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 36" O.C.<br>- FLORIDA FRIENDLY |
| 125 | | EL | ERONDEA LITTORALIS | GOLDEN CREEPER | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 18" O.C.<br>- FLORIDA NATIVE |
| 200 | | NC | NEOMARICA CAERULEA 'REGINA' | GIANT APOSTLES IRIS | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 30" O.C.<br>- FLORIDA FRIENDLY |
| 1,457 | | LM | LIRIOPE MUSCARI 'SUPER BLUE' | SUPER BLUE LIRIOPE | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 15" O.C.<br>- 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<br>- FLORIDA NATIVE |
| 4 | | RE | RHAPIS EXCELSA | LADY PALM | - 25 GAL. - SEE PLAN FOR SPACING | - FLORIDA #1 ; SEE PLAN FOR SPACING<br>- FLORIDA FRIENDLY |
| +/-6,602 SF | | SOD | ST. AUGUSTINE | ST. AUGUSTINE | - N/A | - RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS<br>- 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%
1.28 X 28 TREES REQUIRED PER NET LOT ACRE = 36 SHADE TREES REQUIRED.

36 SHADE TREES = 6 TREE SPECIES REQUIRED.
PROVIDED: 27 TREES + 9 EXISTING NATIVE PALMS: 4 NATIVE SEA GRAPE TREES, 11 NATIVE BAY RUM TREES, 2 NATIVE GREEN BUTTONWOOD TREES, 1 NATIVE GUMBO LIMBO TREES, 2 NATIVE LAUREL OAK TREES, 5 NATIVE AUTOGRAPH TREES, 1 GOLDEN SHOWER TREE, 3 NATIVE STRANGLER FIG TREES PLUS 9 EXISTING NATIVE SABAL PALMS COCONUT PALMS @ 1:1, TO COUNT FOR 9 REQUIRED SITE TREES. 25% OF REQUIRED TREES MAY BE PALMS @ 3:1. 36 X .25 = 9 TREES MAY BE PALMS. 6:1, IF LARGE PALMS(MIN. G.W. 15'). 3:1 X 6 = 18 SMALL PALMS (MIN. 15' HT) IN CLUSTERS OF THREE.

SHADE TREES TO BE MINIMUM 12' OVERALL HEIGHT, 4' CLEAR WOOD, 2.5" CALIPER UNLESS OTHERWISE SPECIFIED IN THE LANDSCAPE PLANTING LEGEND. SEE PLANTING LEGEND FOR MORE INFORMATION.
25% OF REQUIRED SHADE TREES MAY BE PALMS. LARGE PALMS (ROYAL, CANARY AND OTHER SIMILAR LARGE SPECIES) COUNT 1:1. ALL OTHER PALMS COUNT 3:1. PALMS SHALL BE MINIMUM 15' OVERALL HEIGHT, 3" CALIPER.

STREET TREES SHALL BE MINIMUM 15' OVERALL HEIGHT, MINIMUM 6' CLEAR WOOD, 2.5" CALIPER. TOWN RESERVES RIGHT TO DESIGNATE COMMON TREE SPECIES PER TOWN'S STREET TREE MASTER PLAN. STREET TREES TO BE MINIMUM 35' AVERAGE ON-CENTER SPACING. TOWN'S MASTER STREET PLAN DICTATES NATIVE FLORIDA LIVE OAK TREE FOR STREET TREE FOR 103RD STREET/ EBHD AND THE GOLDEN SHOWER TREE FOR 102ND STREET.

SHRUBS SHALL BE MINIMUM 24" HEIGHT AND MAXIMUM 24" ON-CENTER SPACING.

ALL TREE SPECIES AND OTHER LANDSCAPE MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.

NORTH

Sunshine State 811 One Call of Florida, Inc.

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

| | DATE | DESCRIPTION |
|---|---|---|

SHEET ISSUE / REVISION LOG


**COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC**
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-103BH
Print Date: JANUARY 16, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:

# 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<br>- FLORIDA FRIENDLY<br>- 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<br>- FLORIDA FRIENDLY<br>- 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<br>- FLORIDA NATIVE<br>- STREET TREE FOR 103RD / EBHD |
| 4 | | CU | COCCOLOBA UVIFERA | SEA GRAPE | - MIN. 2.5" CAL., 6' C.T., 18'-20' HT.<br>- UPGRADED SIZE PER BUILDING HEIGHT | - 18'-20' / 40' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- SITE TREE |
| 5 | | CR | CLUSIA ROSEA | AUTOGRAPH TREE | - MIN. 2.5" CAL., 6' C.T., 18'-20' HT.<br>- UPGRADED SIZE PER BUILDING HEIGHT | - 18'-20' / 30' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- SITE TREE |
| 3 | | FA | FICUS AUREA | STRANGLER FIG | - MIN. 2.5" CAL., 6' C.T., 18'-20' HT.<br>- UPGRADED SIZE PER BUILDING HEIGHT | - 18'-20' / 30' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- SITE TREE |
| 1 | | BS | BUSERA SIMARUBA | GUMBO LIMBO | - MIN. 2.5" CAL., 6' C.T., 18'-20' HT.<br>- UPGRADED SIZE PER BUILDING HEIGHT | - 18'-20' / 60' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- SITE TREE |
| 11 | | PR | PIMENTA RACEMOSA | BAY RUM | - MIN. 2.5" CAL., 6' C.T., 18'-20' HT.<br>- UPGRADED SIZE PER BUILDING HEIGHT | - 18'-20' / 40' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- SITE TREE |
| 2 | | QL | QUERCUS LAURIFOLIA | LAUREL OAK | - MIN. 2.5" CAL., 6' C.T., 18'-20' HT.<br>- UPGRADED SIZE PER BUILDING HEIGHT | - 18'-20' / 40' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- SITE TREE |
| 21 | | CN | COCOS NUNCIFERA 'MAYPAN' | MAYPAN COCONUT | - MIN. 6" DBH<br>- MIN. OVERALL HEIGHT: 22'-28'<br>- UPGRADED SIZE PER BUILDING HEIGHT | - 22'-28' / 50' | - FLORIDA #1<br>- FLORIDA FRIENDLY<br>- LEANING CHARACTER |
| SEE REMARKS FOR QTY. | | DA | DICTYOSPERMA ALBUM | HURRICANE PALM | - MIN. 8' C.T. | - 15'/ 25' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- 21 TRIPLES ON ROOF<br>- 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.<br>- MIN. 24" HT. | - FLORIDA #1 ; 30" O.C.<br>- FLORIDA NATIVE |
| 301 | | CI | CHRYSOBALANUS ICACO 'RED TIP' | RED TIP COCOPLUM | - 15 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 36" O.C.<br>- FLORIDA NATIVE |
| 600 | | NE | NEPHROLEPIS EXALTATA 'BOSTONIENSIS' | BOSTON FERN | - 3 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 24" O.C.<br>- FLORIDA NATIVE |
| 205 | | FM | FICUS MICROCARPA | GREEN ISLAND FICUS | - 7 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 24" O.C.<br>- FLORIDA FRIENDLY |
| 252 | | RC | PHILODENDRON 'GREEN CONGO' | GREEN CONGO PHILODENDRON | - 7 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 36" O.C.<br>- FLORIDA FRIENDLY |
| 125 | | EL | ERONDEA LITTORALIS | GOLDEN CREEPER | - 3 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 18" O.C.<br>- FLORIDA NATIVE |
| 200 | | NC | NEOMARCA CAERULEA 'REGINA' | GIANT APOSTLES IRIS | - 3 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 30" O.C.<br>- FLORIDA FRIENDLY |
| 1,415 | | LM | LIRIOPE MUSCARI 'SUPER BLUE' | SUPER BLUE LIRIOPE | - 3 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 15" O.C.<br>- 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.<br>- TRIPLE<br>- MIN. 24" HT. | - FLORIDA #1 ; SEE PLAN FOR SPACING<br>- FLORIDA NATIVE |
| 4 | | RE | RHAPIS EXCELSA | LADY PALM | - 25 GAL.<br>- SEE PLAN FOR SPACING | - FLORIDA #1 ; SEE PLAN FOR SPACING<br>- FLORIDA FRIENDLY |
| +/-6,602 SF | | SOD | ST. AUGUSTINE | ST. AUGUSTINE | - N/A | - RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS<br>- 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**
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-103BH
Print Date: 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

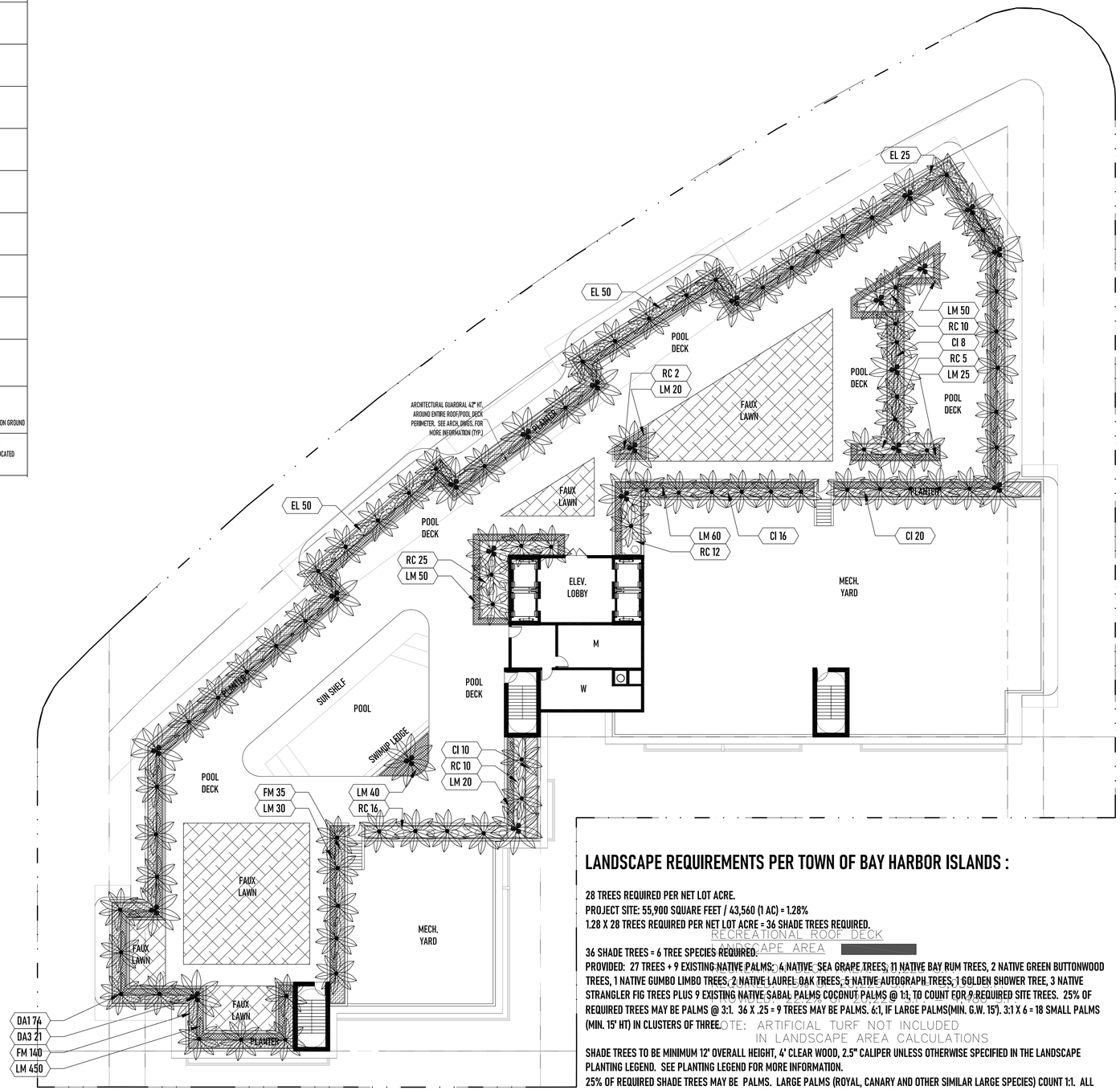
PLANTING MATERIALS - TREES AND PALMS

| 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<br>- FLORIDA FRIENDLY<br>- 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<br>- FLORIDA FRIENDLY<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA FRIENDLY<br>- LEANING CHARACTER |
| SEE REMARKS FOR QTY. | | DA | DICTYOSPERMA ALBUM | HURRICANE PALM | - MIN. 8' C.T. | - 15'/ 25' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- 21 TRIPLES ON ROOF<br>- 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.<br>- MIN. 24" HT. | - FLORIDA #1 ; 30" O.C.<br>- FLORIDA NATIVE |
| 301 | | CI | CHRYSOBALANUS ICACO 'RED TIP' | RED TIP COCOPLUM | - 15 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 36" O.C.<br>- FLORIDA NATIVE |
| 600 | | NE | NEPHROLEPIS EXALTATA 'BOSTONIENSIS' | BOSTON FERN | - 3 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 24" O.C.<br>- FLORIDA NATIVE |
| 205 | | FM | FICUS MICROCARPA | GREEN ISLAND FICUS | - 7 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 24" O.C.<br>- FLORIDA FRIENDLY |
| 252 | | RC | PHILODENDRON 'GREEN CONGO' | GREEN CONGO PHILODENDRON | - 7 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 36" O.C.<br>- FLORIDA FRIENDLY |
| 125 | | EL | ERIONDEA LITTORALIS | GOLDEN CREEPER | - 3 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 18" O.C.<br>- FLORIDA NATIVE |
| 200 | | NC | NEOMARCA CAERULEA 'REGINA' | GIANT APOSTLES IRIS | - 3 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 30" O.C.<br>- FLORIDA FRIENDLY |
| 1,415 | | LM | LIRIOPE MUSCARI 'SUPER BLUE' | SUPER BLUE LIRIOPE | - 3 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 15" O.C.<br>- 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.<br>- TRIPLE<br>- MIN. 24" HT. | - FLORIDA #1 ; SEE PLAN FOR SPACING<br>- FLORIDA NATIVE |
| 4 | | RE | RHAPIS EXCELSA | LADY PALM | - 25 GAL.<br>- SEE PLAN FOR SPACING | - FLORIDA #1 ; SEE PLAN FOR SPACING<br>- FLORIDA FRIENDLY |
| +/-6,602 SF | | SOD | ST. AUGUSTINE | ST. AUGUSTINE | - N/A | - RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS<br>- 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

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

Sunshine State 811 One Call of Florida, Inc.


**COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC**
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-103BH
Print Date: 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

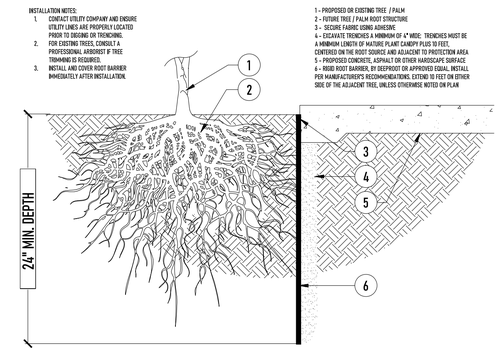
PLANTING MATERIALS - TREES AND PALMS

| 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<br>- FLORIDA FRIENDLY<br>- 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<br>- FLORIDA FRIENDLY<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA FRIENDLY<br>- LEANING CHARACTER |
| SEE REMARKS FOR QTY. | | DA | DICTYOSPERMA ALBUM | HURRICANE PALM | - MIN. 8' C.T. | - 15'/ 25' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- 21 TRIPLES ON ROOF<br>- 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 |

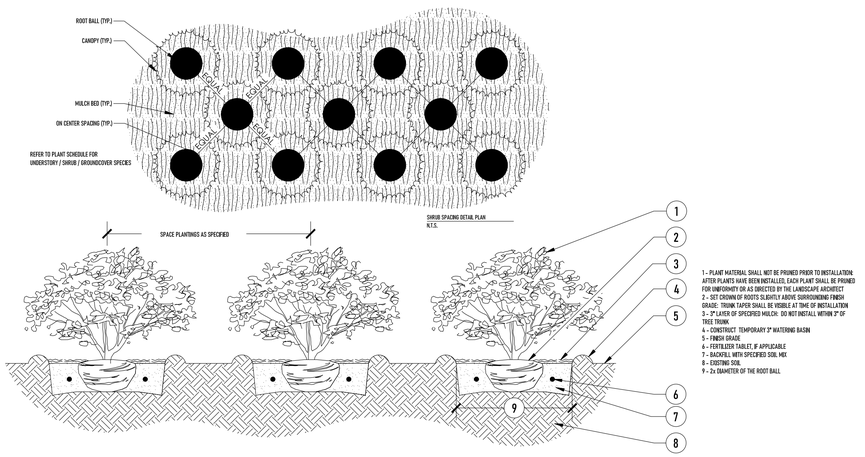
## 10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2023.04.04

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

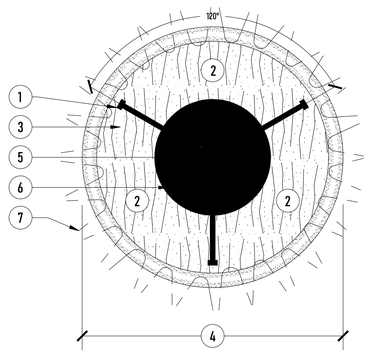
| QTY. | SYMBOL | TAG | SCIENTIFIC NAME | COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|---|---|
| 585 | | TF | TRIPSACUM FLORIDANA | DWARF FAKAHATCHEE GRASS | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 30" O.C. - FLORIDA NATIVE |
| 301 | | CI | CHRYSOBALANUS ICACO 'RED TIP' | RED TIP COCOPLUM | - 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. |



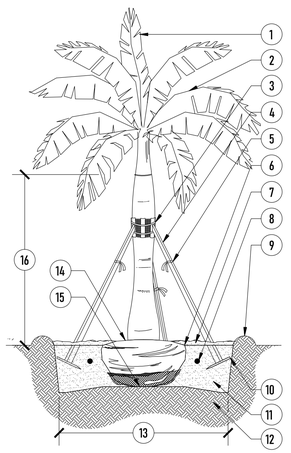

5 LP 102 — ROOT BARRIER — SCALE=N.T.S



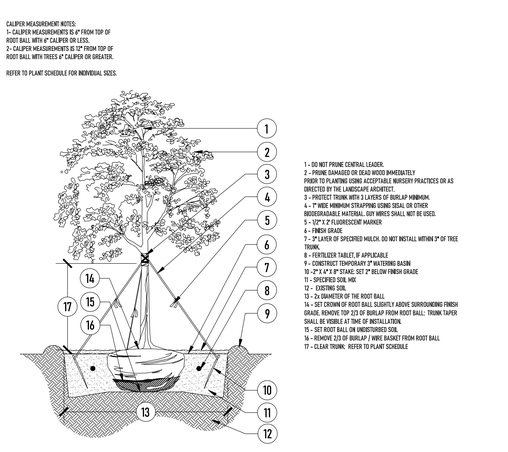

4 LP 102 — SHRUB / GROUNDCOVER PLANTING AND SPACING — SCALE=N.T.S




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


COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):


**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)


PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.

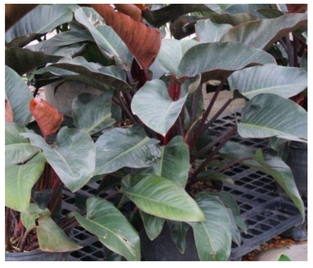

Project ID: 2022-103BH
Print Date: APRIL 4, 2023
Scale: As Indicated
Drawn By: TH

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


**COASTAL OPERATIONS**
**LANDSCAPE ARCHITECTURE LLC**
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.

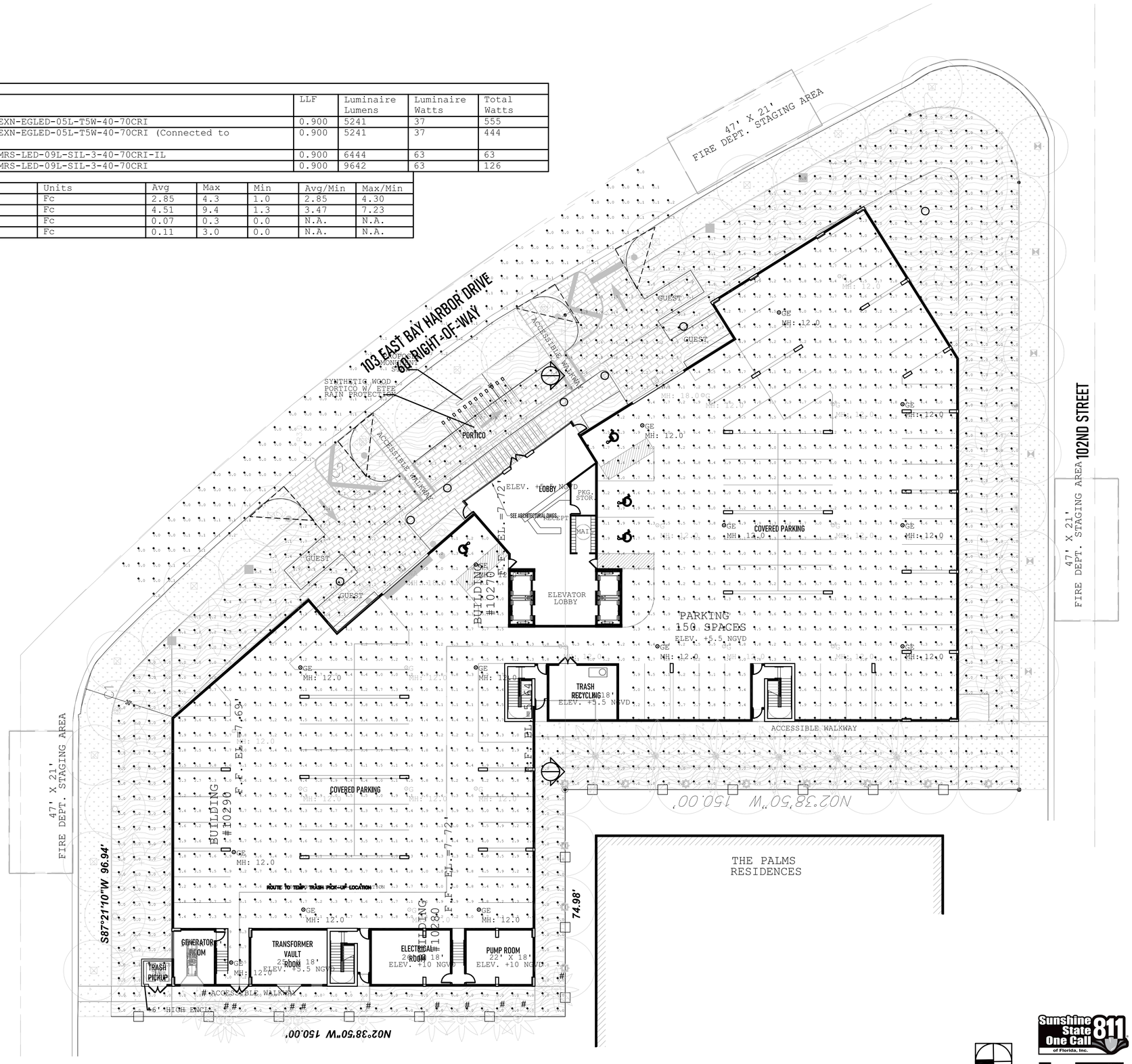

Project ID: 2022-103BH
Print Date: APRIL 4, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:
**LANDSCAPE PLANTING IMAGERY**

# LP-104

| Luminaire Schedule | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Description | LLF | Luminaire Lumens | Luminaire Watts | Total Watts |
| ⊙ | 15 | G | Single | LSI Industries EXN-EGLED-05L-T5W-40-70CRI | 0.900 | 5241 | 37 | 555 |
| ⊙ | 12 | GE | Single | LSI Industries EXN-EGLED-05L-T5W-40-70CRI (Connected to Generator) | 0.900 | 5241 | 37 | 444 |
| ⊣ | 1 | SA | Single | LSI Industries MRS-LED-09L-SIL-3-40-70CRI-IL | 0.900 | 6444 | 63 | 63 |
| ⊣ | 2 | WA | Single | LSI Industries MRS-LED-09L-SIL-3-40-70CRI | 0.900 | 9642 | 63 | 126 |

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Entrance and Guest Parking | Illuminance | Fc | 2.85 | 4.3 | 1.0 | 2.85 | 4.30 |
| Parking Garage Floor | Illuminance | Fc | 4.51 | 9.4 | 1.3 | 3.47 | 7.23 |
| Spill | Illuminance | Fc | 0.07 | 0.3 | 0.0 | N.A. | N.A. |
| To Property Line | Illuminance | Fc | 0.11 | 3.0 | 0.0 | N.A. | N.A. |




NORTH

Sunshine State One Call of Florida, Inc. 811

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"


**COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC**
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.

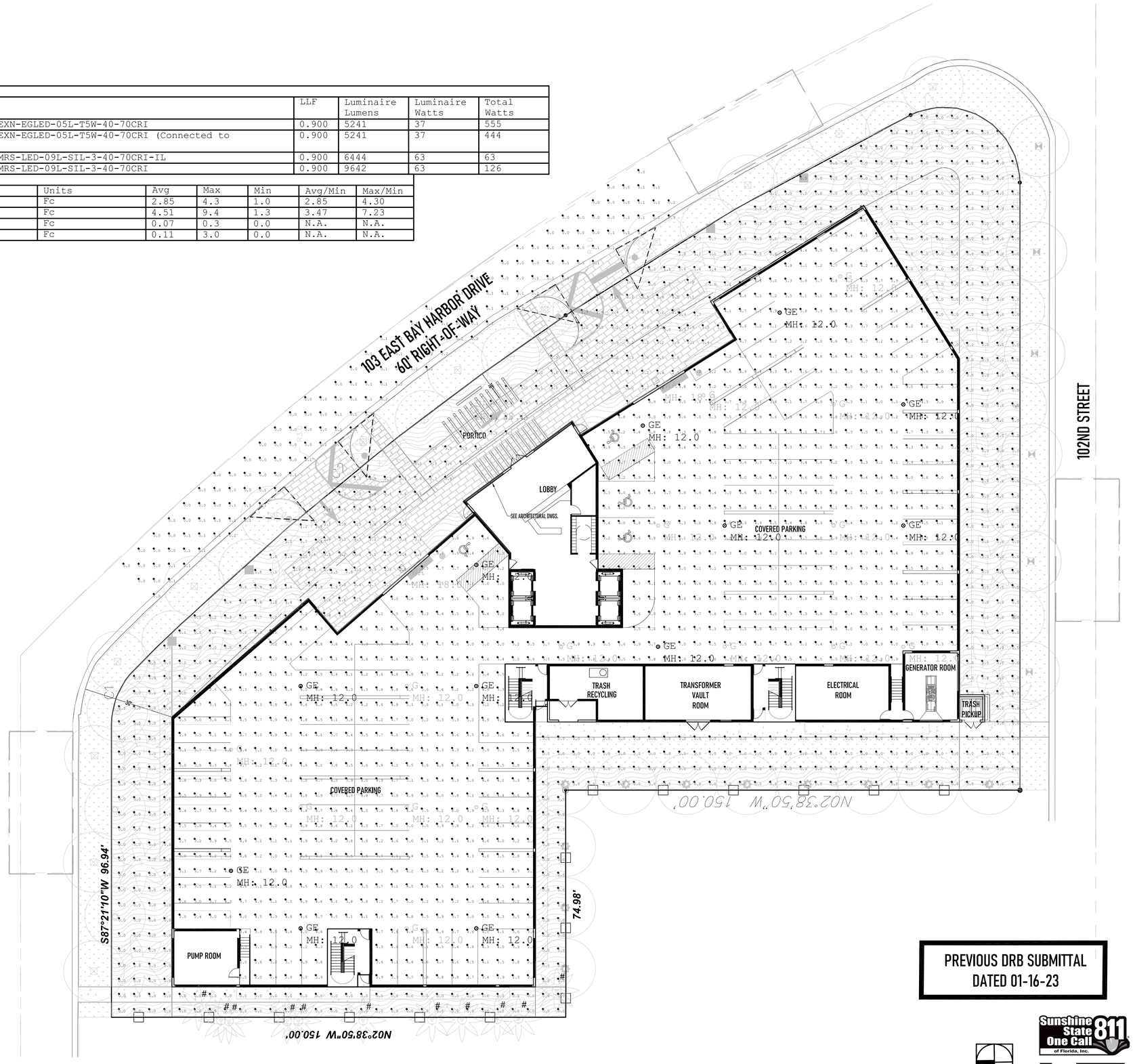

Project ID: 2022-103BH
Print Date: APRIL 4, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:
**LANDSCAPE LIGHITNG PLAN AND PHOTOMETRIC ANALYSIS (GROUND FLOOR)**

**LL-100**

| Luminaire Schedule | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Description | LLF | Luminaire Lumens | Luminaire Watts | Total Watts |
| ⊙ | 15 | G | Single | LSI Industries EXN-EGLED-05L-T5W-40-70CRI | 0.900 | 5241 | 37 | 555 |
| ⊙ | 12 | GE | Single | LSI Industries EXN-EGLED-05L-T5W-40-70CRI (Connected to Generator) | 0.900 | 5241 | 37 | 444 |
| ⊣⊢ | 1 | SA | Single | LSI Industries MRS-LED-09L-SIL-3-40-70CRI-IL | 0.900 | 6444 | 63 | 63 |
| ⊣⊢ | 2 | WA | Single | LSI Industries MRS-LED-09L-SIL-3-40-70CRI | 0.900 | 9642 | 63 | 126 |

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Entrance and Guest Parking | Illuminance | Fc | 2.85 | 4.3 | 1.0 | 2.85 | 4.30 |
| Parking Garage Floor | Illuminance | Fc | 4.51 | 9.4 | 1.3 | 3.47 | 7.23 |
| Spill | Illuminance | Fc | 0.07 | 0.3 | 0.0 | N.A. | N.A. |
| To Property Line | Illuminance | Fc | 0.11 | 3.0 | 0.0 | N.A. | N.A. |




PREVIOUS DRB SUBMITTAL
DATED 01-16-23

NORTH

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


**COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC**
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.

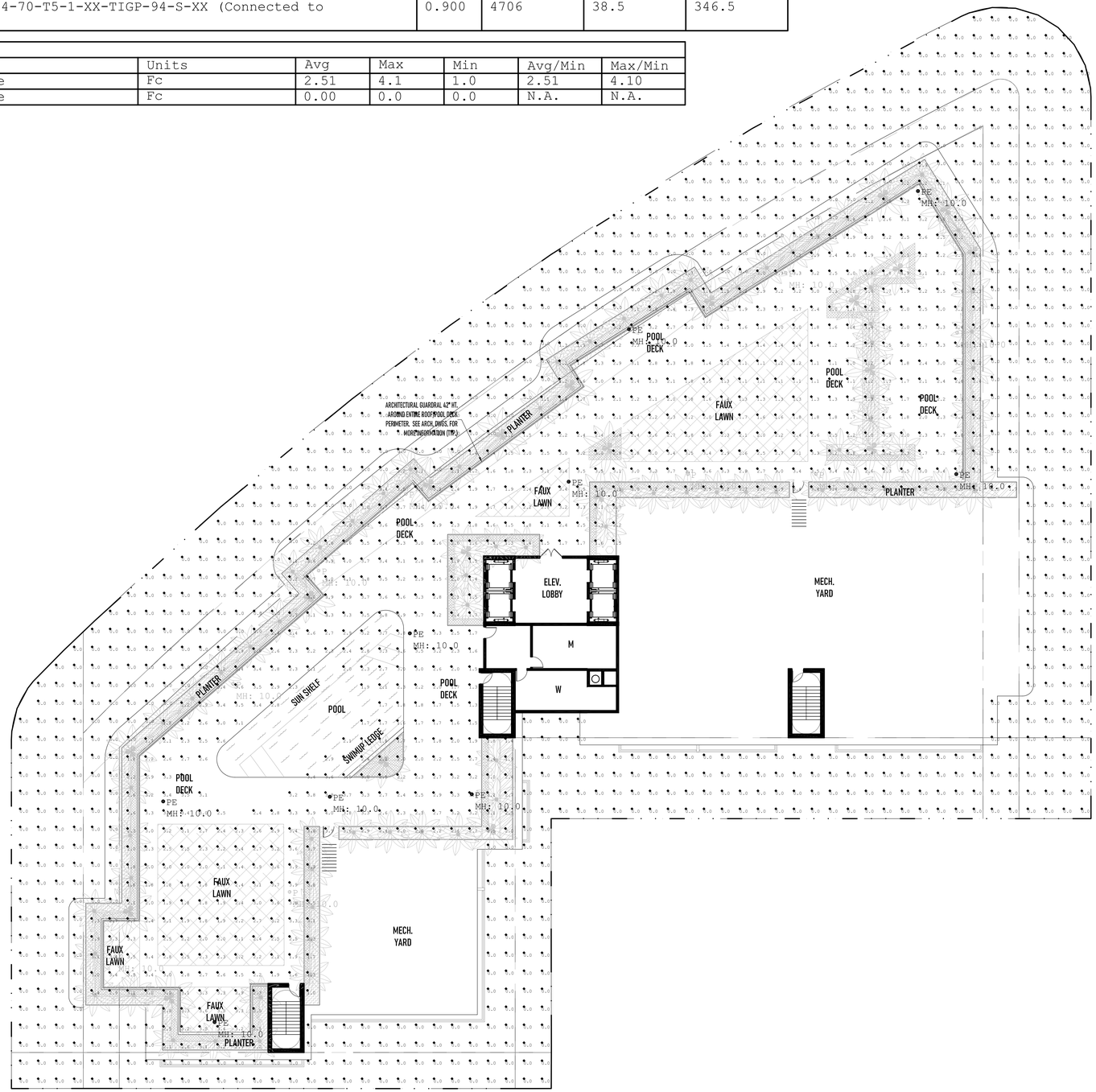

Project ID: 2022-103BH
Print Date: JANUARY 16, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:
LANDSCAPE LIGHITNG PLAN AND PHOTOMETRIC ANALYSIS (GROUND FLOOR)

LL-100

| Luminaire Schedule | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Description | LLF | Luminaire Lumens | Luminaire Watts | Total Watts |
| ○ | 9 | P | Single | Ragni TIG-26-AS2-4-70-T5-1-XX-TIGP-94-S-XX | 0.900 | 4706 | 38.5 | 346.5 |
| ⊙ | 9 | PE | Single | Ragni TIG-26-AS2-4-70-T5-1-XX-TIGP-94-S-XX (Connected to Generator) | 0.900 | 4706 | 38.5 | 346.5 |

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Pool Deck | Illuminance | Fc | 2.51 | 4.1 | 1.0 | 2.51 | 4.10 |
| To Property Line | Illuminance | Fc | 0.00 | 0.0 | 0.0 | N.A. | N.A. |




NORTH

Sunshine State One Call of Florida, Inc. 811

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"


**COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC**
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-103BH
Print Date: 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

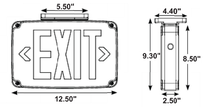
**ELECTRICAL**
- Dual voltage 120/277VAC
- Rated for use in wet locations
- Solid state charging and switching
- Brownout protection
- Battery low voltage disconnect (LVD)
- Overload and short circuit protection
- AC power indicator and test switch

**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 011222015



LSI industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsicorp.com
(800) 436-7800 • ©2022 LSI Industries Inc. All Rights Reserved. Specifications subject to change without notice.

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.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

**Controls**
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

**Installation**
- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Includes terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

**Warranty**
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

**Listings**
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications (Direct Mount only).
- IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium® Listings in progress.



LSI industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsicorp.com
(800) 436-7800 • ©2022 LSI Industries Inc. All Rights Reserved. Specifications subject to change without notice.

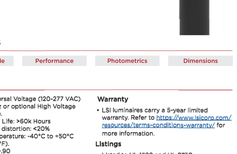
JOB: 103 BAY HARBOR TYPE: WA MRS-LED-9L-SIL-3-XX-DIM-40-70CRI-XX / WALL MT.

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.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

**Controls**
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

**Installation**
- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Includes terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

**Warranty**
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

**Listings**
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium® Listings in progress.



LSI industries Inc. 10000 Alliance Rd. Cincinnati, OH 43242 • www.lsicorp.com
(800) 436-7800 • ©2022 LSI Industries Inc. All Rights Reserved. Specifications subject to change without notice.




JOB: 103 BAY HARBOR TYPE: P
TIG-26-AS2-4-70-T5-XX-XX / TIGP-94"-S-XX

162

# TIGEA LED
## BOLLARD RANGE



technical characteristics (Customer requested sizes available with no upcharge)

| Height (in) | Type 3000 | Type 4000 | Type 5000 | Type 6000 |
|---|---|---|---|---|
| | 11.9 | 13.1 | 14.8 | 16.4 |
| Weight (lbs) | 63.9 | 71.7 | 79.8 | 88.0 |
| Protection index | | | | |
| Optical unit | | IP66 | | |
| Electrical compartment | | IP54 | | |
| Shock resistance | | IK10 | | |
| Materials: | | | | |
| Body | | Aluminum | | |
| Protector | | Frosted PC with AntiUV Treatment | | |

electrical characteristics

- Power current up to 800mA
- Electrical class: I
- Incorporates driver
- Surge protection against light voltages
- Optional lighting management systems: automatic time-related lowering of intensity with up to 5 levels, presence detection, constant flux, graduation by means of voltage variation, command 1-10V, communication DALI or PWM.

lighting distributions

Type IV
Type V

All information is subject to change without notice
Last Updated 07/22/2021

www.regalt-lighting.com

JOB: 103 BAY HARBOR TYPE: G EXN-XX-EGLED-5L-T5W-XX-DIM-40-70CRI-XX

Catalog # : _____ Project : _____

Prepared By : _____ Date : _____

# Excursion (EXN)
## LED Parking Garage/Canopy Luminaire



| OVERVIEW | |
|---|---|
| Lumen Package | 3,000 - 11,000 |
| Wattage Range | 22 - 87 |
| Efficacy Range (LPW) | 122 - 144 |
| Weight: lbs(kg) | 13.5 (6.1) |

QUICK LINKS: Ordering Guide | Performance | Photometrics | Dimensions

**FEATURES & SPECIFICATIONS**

**Construction**
- Precision die-cast aluminum housing and lens frame for durability and consistency.
- Architecturally pleasing with no visible electronics, hardware, or seams from ground level.
- Hinged 16ga galvanized mounting bracket provided for ease of installation and maintenance.
- Luminaire is proudly manufactured in the U.S. of U.S. and Foreign parts.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- 3G rated for ANSI C136.31 high vibration applications (Direct Mount only).
- Shipping weight: 13.5 lbs in carton.

**Optical System**
- Utilizes edge-lit technology providing best-in-class uniformity and excellent visual comfort with minimal glare.
- Optically clear acrylic light guide with tailored refractive distribution.
- Best in class high brightness LED's provide uniform light guide luminance with no dead spots.
- Choice of two high performance distributions: Type 5 Wide and Type 5 Narrow (a concentrated distribution for atrium and exit/egress applications).
- Uplight option adds 5% to the overall light output.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70.

**Electrical**
- High-performance programmable driver features over-voltage, under voltage, short-circuit and over temperature protection, Custom lumen and wattage packages available.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz. Optional High Voltage 347/480Vac.
- L70 Calculated Life: > 100k Hours (See Lumen Maintenance Chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F)
- Power factor: > 90
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount directly to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

**Controls**
- Optional integral passive infrared Bluetooth™ motion and photocell sensor (see page 5 for more details). Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 5 for more details)

**Installation**
- Standard mounting is a rigid 3/4" pendant mount or direct surface mount to a 4" (102mm) octagon box (box by others).
- Accessory Wall Mount Arm available for interior wall surfaces or covered damp locations.

**Warranty**
- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Battery Back up.

**Listings**
- Listed to UL 1598 and UL 8750
- Meets Buy American Act requirements.
- State of California Title 24 compliant.
- Suitable for covered damp location applications.
- 3G rated for ANSI C136.31 high vibration applications (Direct Mount only).
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.



LSI industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsicorp.com
(800) 436-7800 • ©LSI Industries Inc. All Rights Reserved. Specifications subject to change without notice.

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.



LSI industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsicorp.com
(800) 436-7800 • ©LSI Industries Inc. All Rights Reserved. Specifications subject to change without notice.

COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | | |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | DATE | DESCRIPTION |

SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.

Project ID: 2022-103BH
Print Date: 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.

12 ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.

13 THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.

## IRRIGATION LEGEND

WM — NEW IRRIGATION WATER METER AS PER ALL APPLICABLE CODES AND SPECIFICATIONS CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR METER AND BACKFLOW PREVENTOR TO LANDSCAPE ARCHITECT FOR APPROVAL.

RPZ — RPZ (REDUCED PRESSURE ZONE)
REFER TO CIVIL ENGINEERS PLANS

1" MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER. INSTALLATION AND MATERIALS TO MEET ALL APPLICABLE CODES AND ORDINANCES.

CZK — RAINBIRD CONTROL ZONE KIT. PGA VALVE AND PRESSURE REGULATING BASKET FILTER

C — RAINBIRD CONTROLLER MODEL ESP-LX, INSTALL IN BUILDING'S ELECTRICAL ROOM. REFER TO ELECTRICAL ENGINEER'S PLANS.

R — RAINBIRD "RSD" RAIN SENSOR TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

JB — JUNCTION BOX WITH WATERPROOF CONNECTORS. REFER TO ELECTRICAL ENGINEER'S PLANS

1" TO 1-1/2" ELECTRIC VALVES - RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX

SCHEDULE 40 PVC MAINLINE, SIZE TO BE 1" DIAMETER

SCHEDULE 200 PVC LATERAL LINES

PIPE IN PVC SLEEVES, SEE SIZING CHART

3/4" IRRIGATION DRIP TUBING (XF SERIES)

PIPE CONNECTION

PIPE CROSSING

ZONE INFORMATION BOX

ZONE NUMBER → 1
VALVE SIZE → 1" 29.4 ← ZONE G.P.M.

RAINBIRD 1800 PRS - U SERIES NOZZLE
10", 12", 15" POP-UP / QUARTER, HALF, FULL RADIUS
DIAMETERS AS NOTED

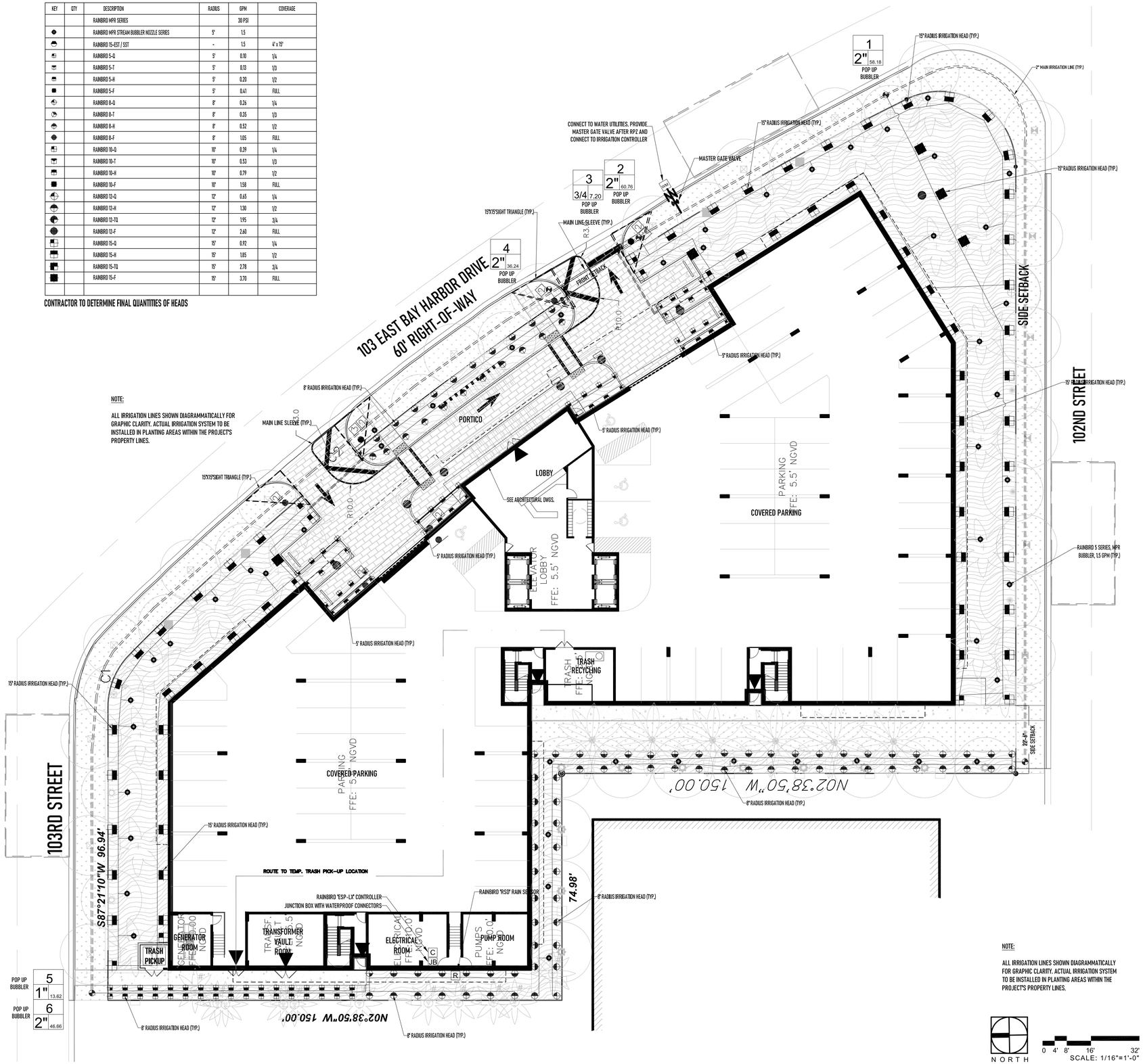
RAINBIRD 1800 SERIES STRIP-TYPE
15EST (END STRIP) + 15SCT (CENTER STRIP) 1.5 GPM

RAINBIRD 5-SERIES, MPR STREAM BUBBLER NOZZLES, 5' RADIUS, 1.5 GPM

## IRRIGATION LEGEND

| KEY | QTY | DESCRIPTION | RADIUS | GPM | COVERAGE |
|---|---|---|---|---|---|
| | | RAINBIRD MPR SERIES | | 30 PSI | |
| | | RAINBIRD MPR STREAM BUBBLER NOZZLE SERIES | 5' | 1.5 | |
| | | RAINBIRD 15-EST / SST | - | 1.5 | 4' x 15' |
| | | RAINBIRD 5-Q | 5' | 0.10 | 1/4 |
| | | RAINBIRD 5-T | 5' | 0.13 | 1/3 |
| | | RAINBIRD 5-H | 5' | 0.20 | 1/2 |
| | | RAINBIRD 5-F | 5' | 0.41 | FULL |
| | | RAINBIRD 8-Q | 8' | 0.26 | 1/4 |
| | | RAINBIRD 8-T | 8' | 0.35 | 1/3 |
| | | RAINBIRD 8-H | 8' | 0.52 | 1/2 |
| | | RAINBIRD 8-F | 8' | 1.05 | FULL |
| | | RAINBIRD 10-Q | 10' | 0.39 | 1/4 |
| | | RAINBIRD 10-T | 10' | 0.53 | 1/3 |
| | | RAINBIRD 10-H | 10' | 0.79 | 1/2 |
| | | RAINBIRD 10-F | 10' | 1.58 | FULL |
| | | RAINBIRD 12-Q | 12' | 0.65 | 1/4 |
| | | RAINBIRD 12-H | 12' | 1.30 | 1/2 |
| | | RAINBIRD 12-TQ | 12' | 1.95 | 3/4 |
| | | RAINBIRD 12-F | 12' | 2.60 | FULL |
| | | RAINBIRD 15-Q | 15' | 0.92 | 1/4 |
| | | RAINBIRD 15-H | 15' | 1.85 | 1/2 |
| | | RAINBIRD 15-TQ | 15' | 2.78 | 3/4 |
| | | RAINBIRD 15-F | 15' | 3.70 | FULL |
| | | | | | |

CONTRACTOR TO DETERMINE FINAL QUANTITIES OF HEADS




NOTE:

ALL IRRIGATION LINES SHOWN DIAGRAMMATICALLY FOR GRAPHIC CLARITY. ACTUAL IRRIGATION SYSTEM TO BE INSTALLED IN PLANTING AREAS WITHIN THE PROJECT'S PROPERTY LINES.

NORTH

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"


COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-103BH
Print Date: 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.

10 ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.

11 ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.

12 ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.

13 THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.

## IRRIGATION LEGEND

WM — NEW IRRIGATION WATER METER AS PER ALL APPLICABLE CODES AND SPECIFICATIONS CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR METER AND BACKFLOW PREVENTOR TO LANDSCAPE ARCHITECT FOR APPROVAL.

RPZ (REDUCED PRESSURE ZONE)
REFER TO CIVIL ENGINEERS PLANS

1" MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER. INSTALLATION AND MATERIALS TO MEET ALL APPLICABLE CODES AND ORDINANCES.

CZK — RAINBIRD CONTROL ZONE KIT. PGA VALVE AND PRESSURE REGULATING BASKET FILTER

C — RAINBIRD CONTROLLER MODEL ESP-LX, INSTALL IN BUILDING'S ELECTRICAL ROOM. REFER TO ELECTRICAL ENGINEER'S PLANS.

R — RAINBIRD "RSD" RAIN SENSOR TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

JB — JUNCTION BOX WITH WATERPROOF CONNECTORS. REFER TO ELECTRICAL ENGINEER'S PLANS

1" TO 1-1/2" ELECTRIC VALVES - RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX

SCHEDULE 40 PVC MAINLINE, SIZE TO BE 1" DIAMETER

SCHEDULE 200 PVC LATERAL LINES

PIPE IN PVC SLEEVES, SEE SIZING CHART

3/4" IRRIGATION DRIP TUBING (XF SERIES)

PIPE CONNECTION

PIPE CROSSING

ZONE INFORMATION BOX

ZONE NUMBER → 1
VALVE SIZE → 1" 29.4 ← ZONE G.P.M.

RAINBIRD 1800 PRS - U SERIES NOZZLE
10", 12", 15" POP-UP / QUARTER, HALF, FULL RADIUS
DIAMETERS AS NOTED

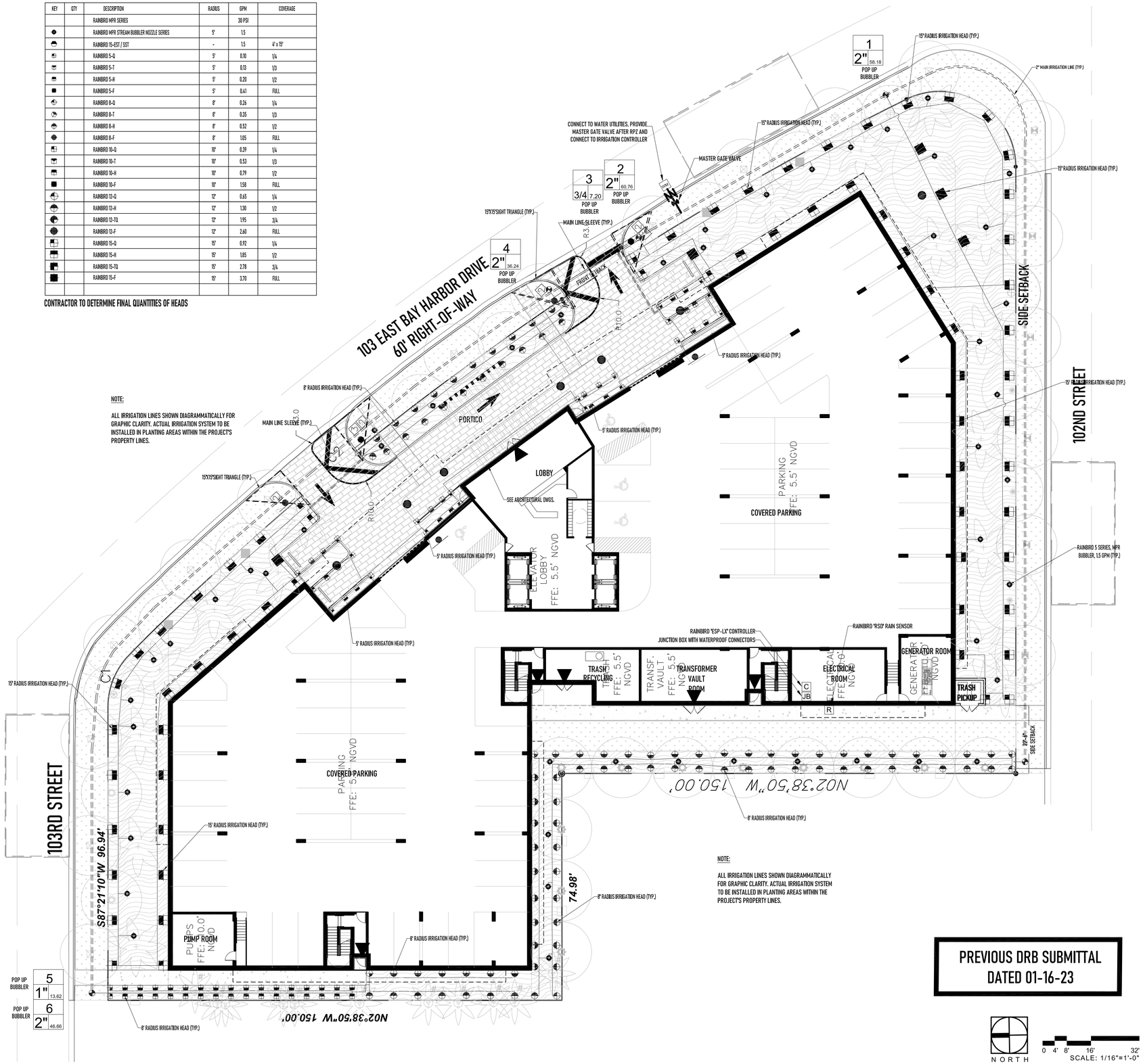
RAINBIRD 1800 SERIES STRIP-TYPE
15EST (END STRIP) + 15SCT (CENTER STRIP) 1.5 GPM

RAINBIRD 5-SERIES, MPR STREAM BUBBLER NOZZLES, 5' RADIUS, 1.5 GPM

## IRRIGATION LEGEND

| KEY | QTY | DESCRIPTION | RADIUS | GPM | COVERAGE |
|---|---|---|---|---|---|
| | | RAINBIRD MPR SERIES | | 30 PSI | |
| | | RAINBIRD MPR STREAM BUBBLER NOZZLE SERIES | 5' | 1.5 | |
| | | RAINBIRD 15-EST / SST | - | 1.5 | 4' x 15' |
| | | RAINBIRD 5-Q | 5' | 0.10 | 1/4 |
| | | RAINBIRD 5-T | 5' | 0.13 | 1/3 |
| | | RAINBIRD 5-H | 5' | 0.20 | 1/2 |
| | | RAINBIRD 5-F | 5' | 0.41 | FULL |
| | | RAINBIRD 8-Q | 8' | 0.26 | 1/4 |
| | | RAINBIRD 8-T | 8' | 0.35 | 1/3 |
| | | RAINBIRD 8-H | 8' | 0.52 | 1/2 |
| | | RAINBIRD 8-F | 8' | 1.05 | FULL |
| | | RAINBIRD 10-Q | 10' | 0.39 | 1/4 |
| | | RAINBIRD 10-T | 10' | 0.53 | 1/3 |
| | | RAINBIRD 10-H | 10' | 0.79 | 1/2 |
| | | RAINBIRD 10-F | 10' | 1.58 | FULL |
| | | RAINBIRD 12-Q | 12' | 0.65 | 1/4 |
| | | RAINBIRD 12-H | 12' | 1.30 | 1/2 |
| | | RAINBIRD 12-TQ | 12' | 1.95 | 3/4 |
| | | RAINBIRD 12-F | 12' | 2.60 | FULL |
| | | RAINBIRD 15-Q | 15' | 0.92 | 1/4 |
| | | RAINBIRD 15-H | 15' | 1.85 | 1/2 |
| | | RAINBIRD 15-TQ | 15' | 2.78 | 3/4 |
| | | RAINBIRD 15-F | 15' | 3.70 | FULL |
| | | | | | |

CONTRACTOR TO DETERMINE FINAL QUANTITIES OF HEADS




PREVIOUS DRB SUBMITTAL
DATED 01-16-23

NORTH
0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"


COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-103BH
Print Date: JANUARY 16, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:

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.

10 ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.

11 ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.

12 ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.

13 THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.

## IRRIGATION LEGEND

WM — NEW IRRIGATION WATER METER AS PER ALL APPLICABLE CODES AND SPECIFICATIONS CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR METER AND BACKFLOW PREVENTOR TO LANDSCAPE ARCHITECT FOR APPROVAL.

RPZ (REDUCED PRESSURE ZONE)
REFER TO CIVIL ENGINEERS PLANS

1" MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER. INSTALLATION AND MATERIALS TO MEET ALL APPLICABLE CODES AND ORDINANCES.

CZK — RAINBIRD CONTROL ZONE KIT. PGA VALVE AND PRESSURE REGULATING BASKET FILTER

C — RAINBIRD CONTROLLER MODEL ESP-LX, INSTALL IN BUILDING'S ELECTRICAL ROOM. REFER TO ELECTRICAL ENGINEER'S PLANS.

R — RAINBIRD "RSD" RAIN SENSOR TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

JB — JUNCTION BOX WITH WATERPROOF CONNECTORS. REFER TO ELECTRICAL ENGINEER'S PLANS

1" TO 1-1/2" ELECTRIC VALVES - RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX

SCHEDULE 40 PVC MAINLINE, SIZE TO BE 1" DIAMETER

SCHEDULE 200 PVC LATERAL LINES

PIPE IN PVC SLEEVES, SEE SIZING CHART

3/4" IRRIGATION DRIP TUBING (XF SERIES)

PIPE CONNECTION

PIPE CROSSING

ZONE INFORMATION BOX

ZONE NUMBER → 1
VALVE SIZE → 1" 29.4 ← ZONE G.P.M.

RAINBIRD 1800 PRS - U SERIES NOZZLE
10", 12", 15" POP-UP / QUARTER, HALF, FULL RADIUS
DIAMETERS AS NOTED

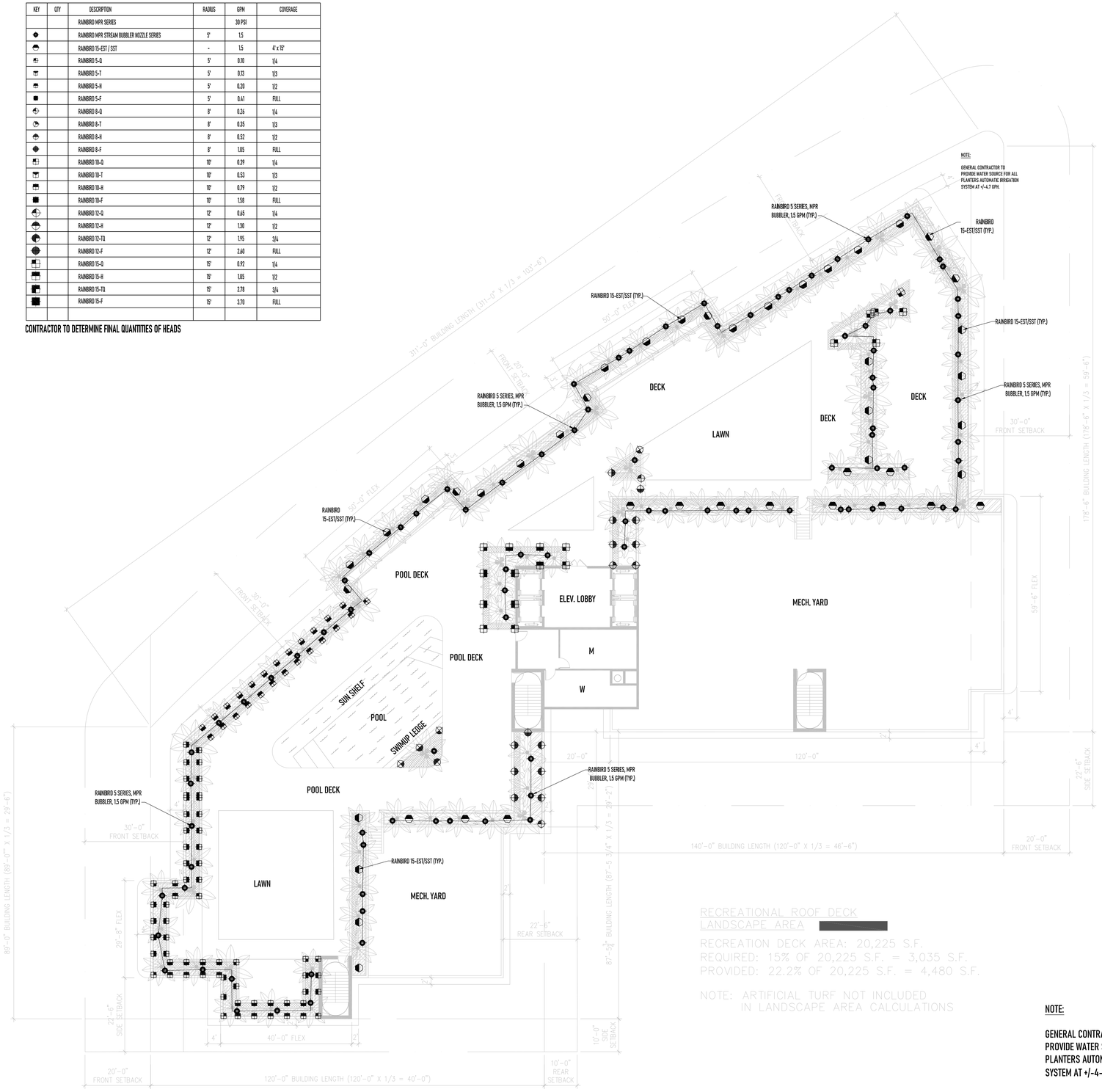
RAINBIRD 1800 SERIES STRIP-TYPE
15EST (END STRIP) + 15SCT (CENTER STRIP) 1.5 GPM

RAINBIRD 5-SERIES, MPR STREAM BUBBLER NOZZLES, 5' RADIUS, 1.5 GPM

## IRRIGATION LEGEND

| KEY | QTY | DESCRIPTION | RADIUS | GPM | COVERAGE |
|---|---|---|---|---|---|
| | | RAINBIRD MPR SERIES | | 30 PSI | |
| | | RAINBIRD MPR STREAM BUBBLER NOZZLE SERIES | 5' | 1.5 | |
| | | RAINBIRD 15-EST / SST | - | 1.5 | 4' x 15' |
| | | RAINBIRD 5-Q | 5' | 0.10 | 1/4 |
| | | RAINBIRD 5-T | 5' | 0.13 | 1/3 |
| | | RAINBIRD 5-H | 5' | 0.20 | 1/2 |
| | | RAINBIRD 5-F | 5' | 0.41 | FULL |
| | | RAINBIRD 8-Q | 8' | 0.26 | 1/4 |
| | | RAINBIRD 8-T | 8' | 0.35 | 1/3 |
| | | RAINBIRD 8-H | 8' | 0.52 | 1/2 |
| | | RAINBIRD 8-F | 8' | 1.05 | FULL |
| | | RAINBIRD 10-Q | 10' | 0.39 | 1/4 |
| | | RAINBIRD 10-T | 10' | 0.53 | 1/3 |
| | | RAINBIRD 10-H | 10' | 0.79 | 1/2 |
| | | RAINBIRD 10-F | 10' | 1.58 | FULL |
| | | RAINBIRD 12-Q | 12' | 0.65 | 1/4 |
| | | RAINBIRD 12-H | 12' | 1.30 | 1/2 |
| | | RAINBIRD 12-TQ | 12' | 1.95 | 3/4 |
| | | RAINBIRD 12-F | 12' | 2.60 | FULL |
| | | RAINBIRD 15-Q | 15' | 0.92 | 1/4 |
| | | RAINBIRD 15-H | 15' | 1.85 | 1/2 |
| | | RAINBIRD 15-TQ | 15' | 2.78 | 3/4 |
| | | RAINBIRD 15-F | 15' | 3.70 | FULL |
| | | | | | |

CONTRACTOR TO DETERMINE FINAL QUANTITIES OF HEADS




NOTE:

GENERAL CONTRACTOR TO PROVIDE WATER SOURCE FOR ALL PLANTERS AUTOMATIC IRRIGATION SYSTEM AT +/-4-7 GPH.

NORTH

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"


**COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC**
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-103BH
Print Date: 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<br>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

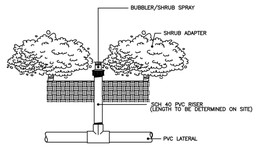
IRRIGATION ZONE SUMMARY SCHEDULE

| 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 |

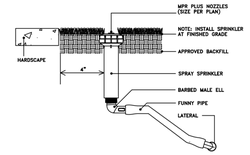
## 10200-10290 EBAY HARBOR DRIVE - ROOF IRRIGATION SCHEDULE - 2023.04.04

IRRIGATION ZONE SUMMARY SCHEDULE

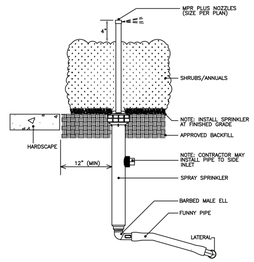
| ZONE | SPRINKLER TYPE | VALVE SIZE | WATER DEMAND (GALLONS PER MINUTE) | RUN TIME* (*TO APPLY 1.0 INCH / WEEK) | WEEKLY USAGE |
|---|---|---|---|---|---|
| 1 | POP UP/BUBBLER/CST/EST | 1 1/2 " | XX.XX GPM | 40 MINUTES / WEEK | +/-XXX GALLONS / WEEK |
| 2 | POP UP/BUBBLER/CST/EST | 1 1/2 " | XX.XX GPM | 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 |



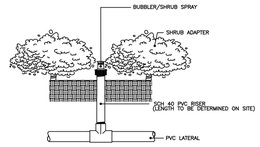

SPRINKLER DETAIL (NTS)
BUBBLER/SHRUB SPRAY INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING



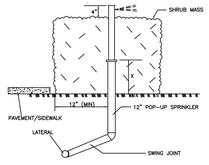

SPRINKLER DETAIL (NTS)
POP-UP SPRAY ON POLY PIPE SWING JOINT LOCATED IN SOD OR MULCH



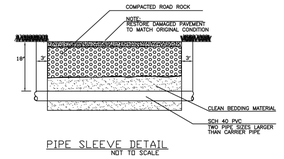

SPRINKLER DETAIL (NTS)
12" POP-UP SPRAY ON POLY PIPE SWING JOINT LOCATED IN PLANTS MAINTAINED TO A MAXIMUM HEIGHT OF 8".



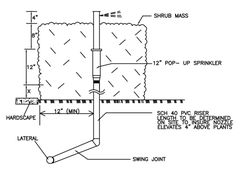

SPRINKLER DETAIL (NTS)
BUBBLER/SHRUB SPRAY INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING



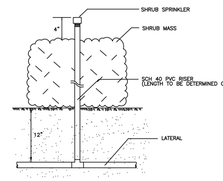

SPRINKLER DETAIL (NTS)
12" POP-UP INSTALLED ON PVC SWING JOINT LOCATED IN PLANT MASS MAINTAINED TO A MAXIMUM HEIGHT OF 18".



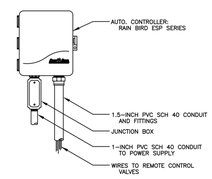

PIPE SLEEVE DETAIL
NOT TO SCALE



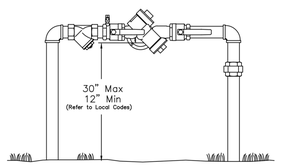

SPRINKLER DETAIL (NTS)
12" POP-UP ON PVC SWING JOINT WITH RISER LOCATED IN PLANT MASS MAINTAINED TO A MINIMUM HEIGHT OF 24".



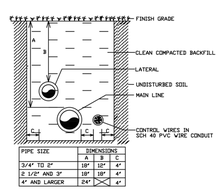

SPRINKLER DETAIL (NTS)
SHRUB SPRAY ON RISER AT INTERIOR LOCATION IN PLANT MASS.



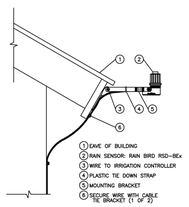

ESP AUTOMATIC CONTROLLER
NOT TO SCALE



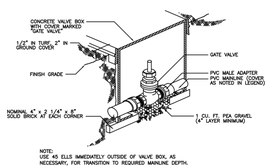

REDUCED PRESSURE ASSEMBLY
NOT TO SCALE



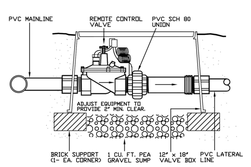

TRENCHING DETAIL (NTS)
NON-TRAFFIC AREAS




RAIN SENSOR RSD-BEx
NOT TO SCALE




GATE VALVE DETAIL
NOT TO SCALE




REMOTE CONTROL VALVE DETAIL
NOT TO SCALE


COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-103BH
Print Date: APRIL 4, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:

IRRIGATION DETAILS

LI-102

EXHIBIT C

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

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 95$^{th}$ 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 95$^{th}$ 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**

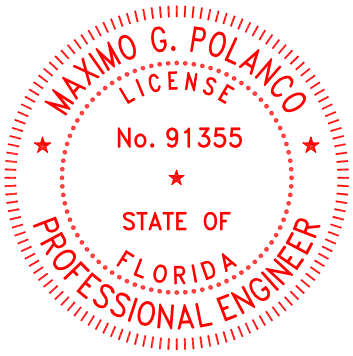
| **Time** | **Storage Capacity** (feet) | **95th Percentile Queue Length** | | **Exceeds Capacity?** |
|---|---|---|---|---|
| | | **Vehicles** | **Feet** | |
| AM | 80 | 1 | 25 | **NO** |
| PM | 80 | 1 | 25 | **NO** |

**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

Digitally signed by Maximo G Polanco
DN: CN=Maximo G Polanco, dnQualifier=A01410D000001B6E085EAE800010389, O=LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES INC, C=US
Reason: I am the author of this document
Date: 2023.04.03 15:59:39-04'00'

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

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

MGP:mgp

Attachments:

Attachment A – Aerial Photograph Location
Attachment B – Site Plan
Attachment C – ITE Excerpts
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<br>ENGINEERING & ENVIRONMENTAL SERVICES<br>15150 NW 79th Court, Suite 200, Miami Lakes, FL 33016<br>P: 786.264.7221 F: 786.264.7201 www.langan.com<br>FL CERTIFICATE OF AUTHORIZATION No. 00006601 | Project<br>**BAY HARBOR 103 RESIDENTIAL DEVELOPMENT**<br>BAY HARBOR ISLANDS<br>MIAMI DADE / FLORIDA | Figure Title<br>**SITE LOCATION MAP** | Project No.<br>300303601<br>Date<br>3/31/2023<br>Scale<br>NTS | **FIGURE 1** |

# ATTACHMENT B
# SITE PLAN

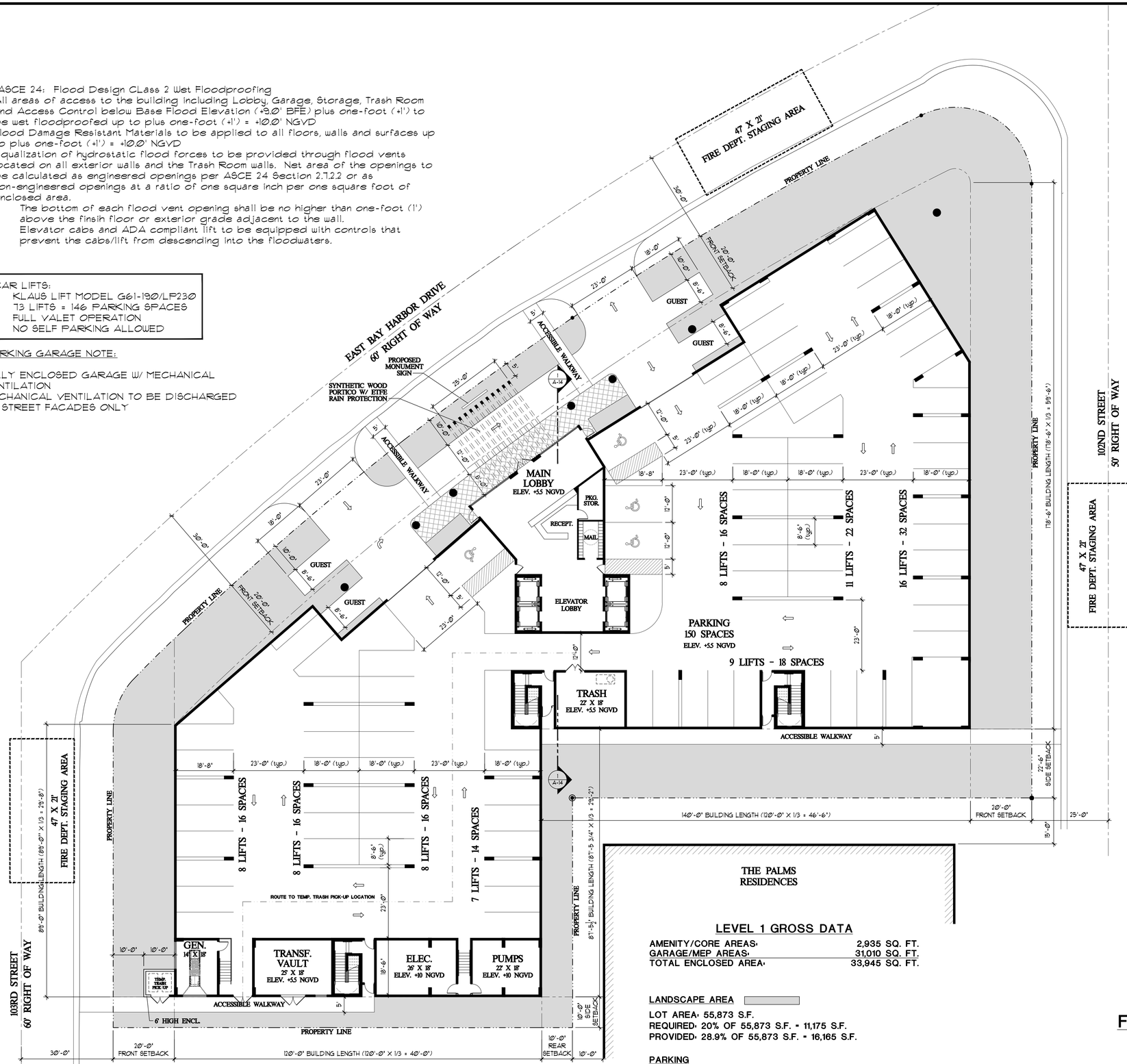
Per ASCE 24: Flood Design Class 2 Wet Floodproofing

- 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.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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
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<br>Bay Harbor Islands, FL 33154-3703 |
| **Owner** | CHBH 103RD STREET LLC |
| **Mailing Address** | 10201 COLLINS AVE APT #2001<br>BAL HARBOUR, FL 33154 USA |
| **PA Primary Zone** | 4500 MULTI-FAMILY - 4 STORY |
| **Primary Land Use** | 0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS |
| **Beds / Baths / Half** | 24 / 24 / 0 |
| **Floors** | 2 |
| **Living Units** | 24 |
| **Actual Area** | 22,456 Sq.Ft |
| **Living Area** | 22,456 Sq.Ft |
| **Adjusted Area** | 17,093 Sq.Ft |
| **Lot Size** | 30,450 Sq.Ft |
| **Year Built** | 1954 |




| Assessment Information | | | |
|---|---|---|---|
| Year | 2022 | 2021 | 2020 |
| **Land Value** | $3,349,500 | $2,740,500 | $2,740,500 |
| **Building Value** | $1,190,500 | $349,500 | $625,500 |
| **XF Value** | $0 | $0 | $0 |
| **Market Value** | $4,540,000 | $3,090,000 | $3,366,000 |
| **Assessed Value** | $3,399,000 | $3,090,000 | $3,366,000 |

| Taxable Value Information | | | |
|---|---|---|---|
| | 2022 | 2021 | 2020 |
| **County** | | | |
| Exemption Value | $0 | $0 | $0 |
| Taxable Value | $3,399,000 | $3,090,000 | $3,366,000 |
| **School Board** | | | |
| Exemption Value | $0 | $0 | $0 |
| Taxable Value | $4,540,000 | $3,090,000 | $3,366,000 |
| **City** | | | |
| Exemption Value | $0 | $0 | $0 |
| Taxable Value | $3,399,000 | $3,090,000 | $3,366,000 |
| **Regional** | | | |
| Exemption Value | $0 | $0 | $0 |
| Taxable Value | $3,399,000 | $3,090,000 | $3,366,000 |

| Benefits Information | | | | |
|---|---|---|---|---|
| Benefit | Type | 2022 | 2021 | 2020 |
| **Non-Homestead Cap** | Assessment Reduction | $1,141,000 | | |

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

| Sales Information | | | |
|---|---|---|---|
| Previous Sale | Price | OR Book-Page | Qualification Description |
| 04/29/2022 | $7,615,000 | 33188-2995 | Qual by exam of deed |
| 03/02/2020 | $3,960,000 | 31855-4633 | Qual by exam of deed |
| 10/03/2014 | $5,965,714 | 29348-2230 | Transfer where the sale price is verified to be part of a package or bulk sale. |
| 12/27/2012 | $15,325,000 | 28427-3867 | Financial inst or "In Lieu of Forclosure" stated |

**Short Legal Description**

BAY HARBOR ISLAND PB 46-5
LOTS 14 & 15 BLK 5
LOT SIZE 150.000 X 203
OR 12133-3261 TO 3264 0484 2
COC 22790-0586 10 2004 2

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

Version:

# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 9/1/2022

| Property Information | |
|---|---|
| **Folio:** | 13-2227-001-1110 |
| **Property Address:** | 10290 E BAY HARBOR DR<br>Bay Harbor Islands, FL 33154-1287 |
| **Owner** | CHBH 103RD STREET LLC |
| **Mailing Address** | 10201 COLLINS AVE APT #2001<br>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. |

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:

# ATTACHMENT C
# ITE EXCERPTS

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

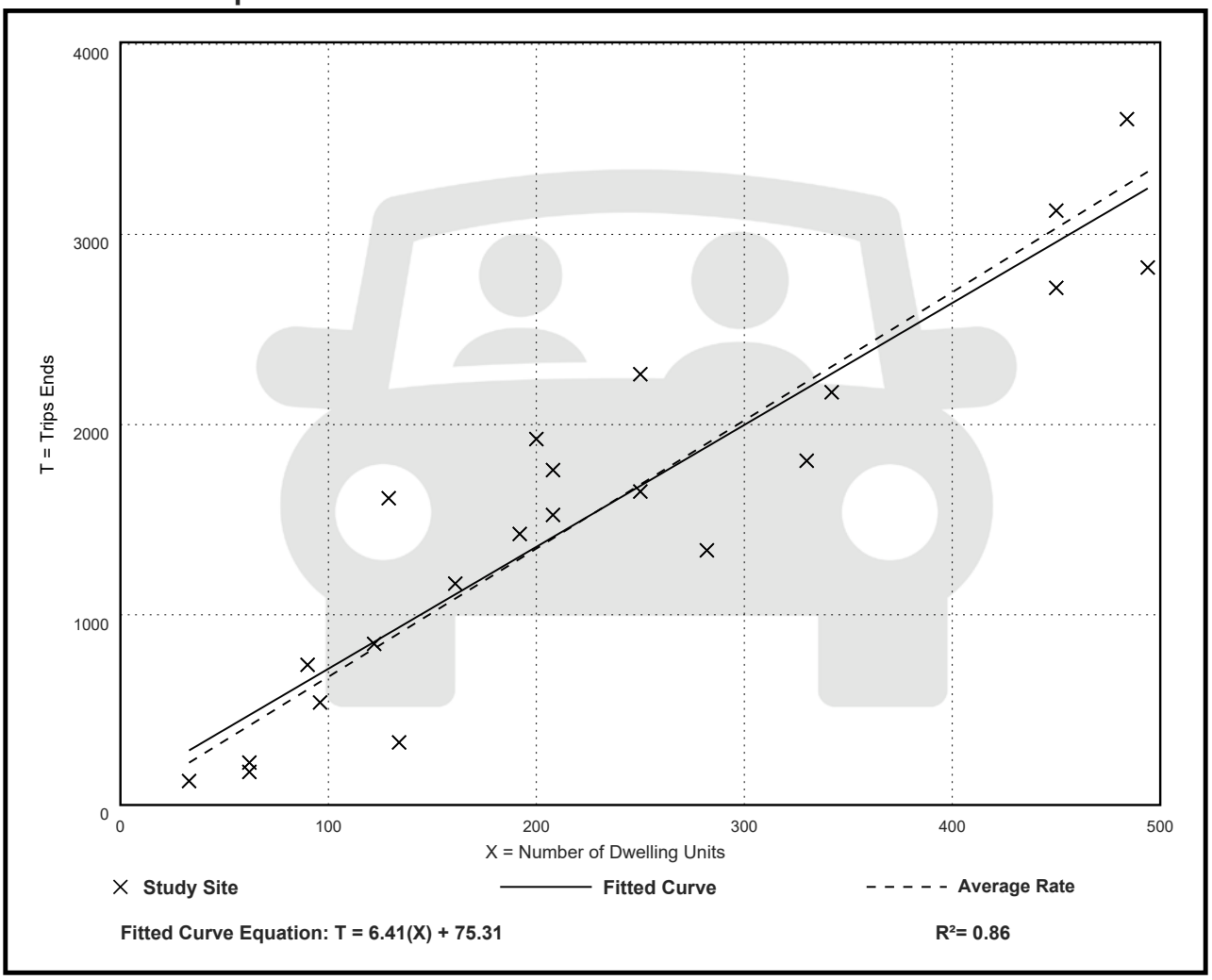
**Vehicle Trip Ends vs: Dwelling Units**
**On a: Weekday**

**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**

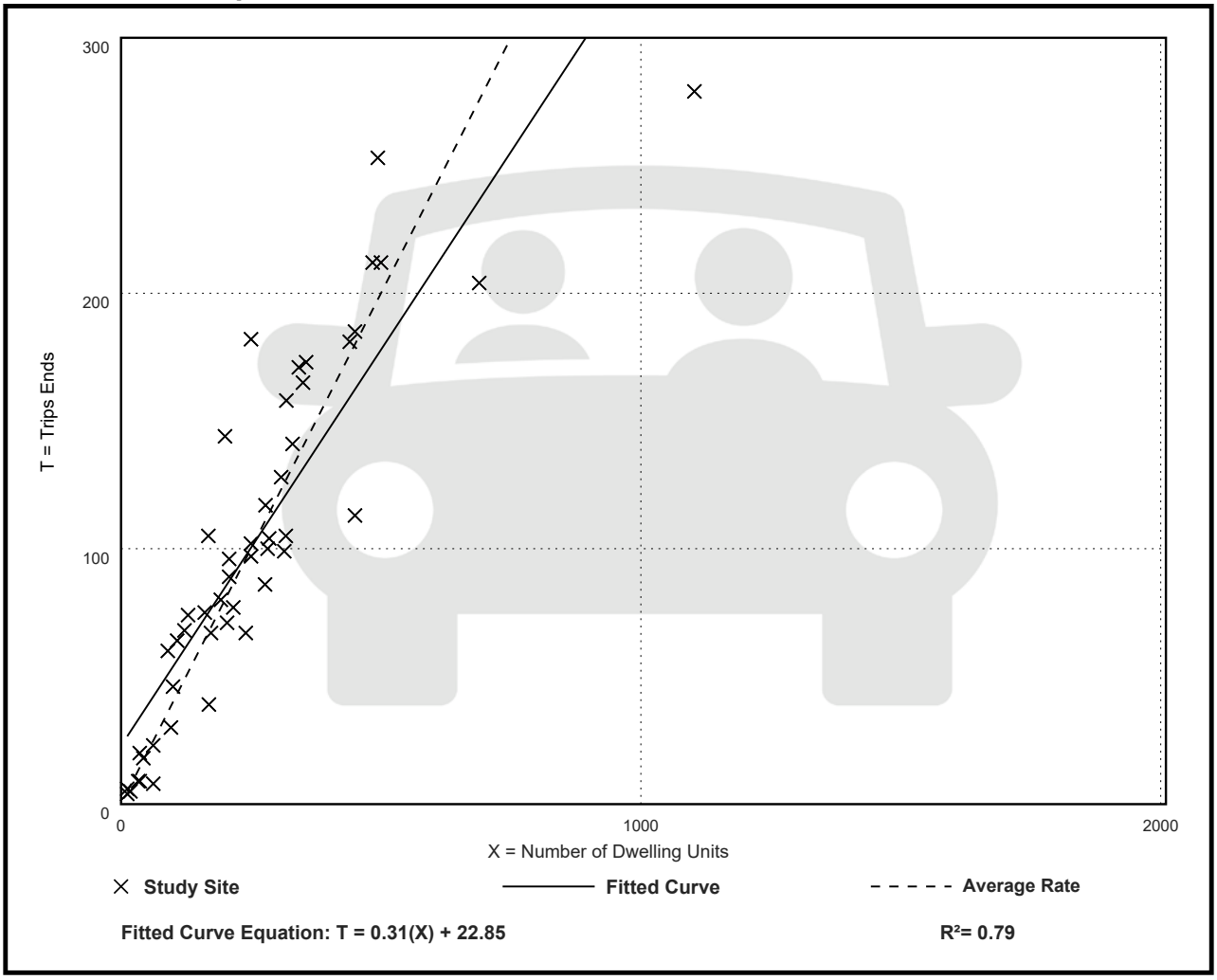
# Multifamily Housing (Low-Rise)
# Not Close to Rail Transit (220)

**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



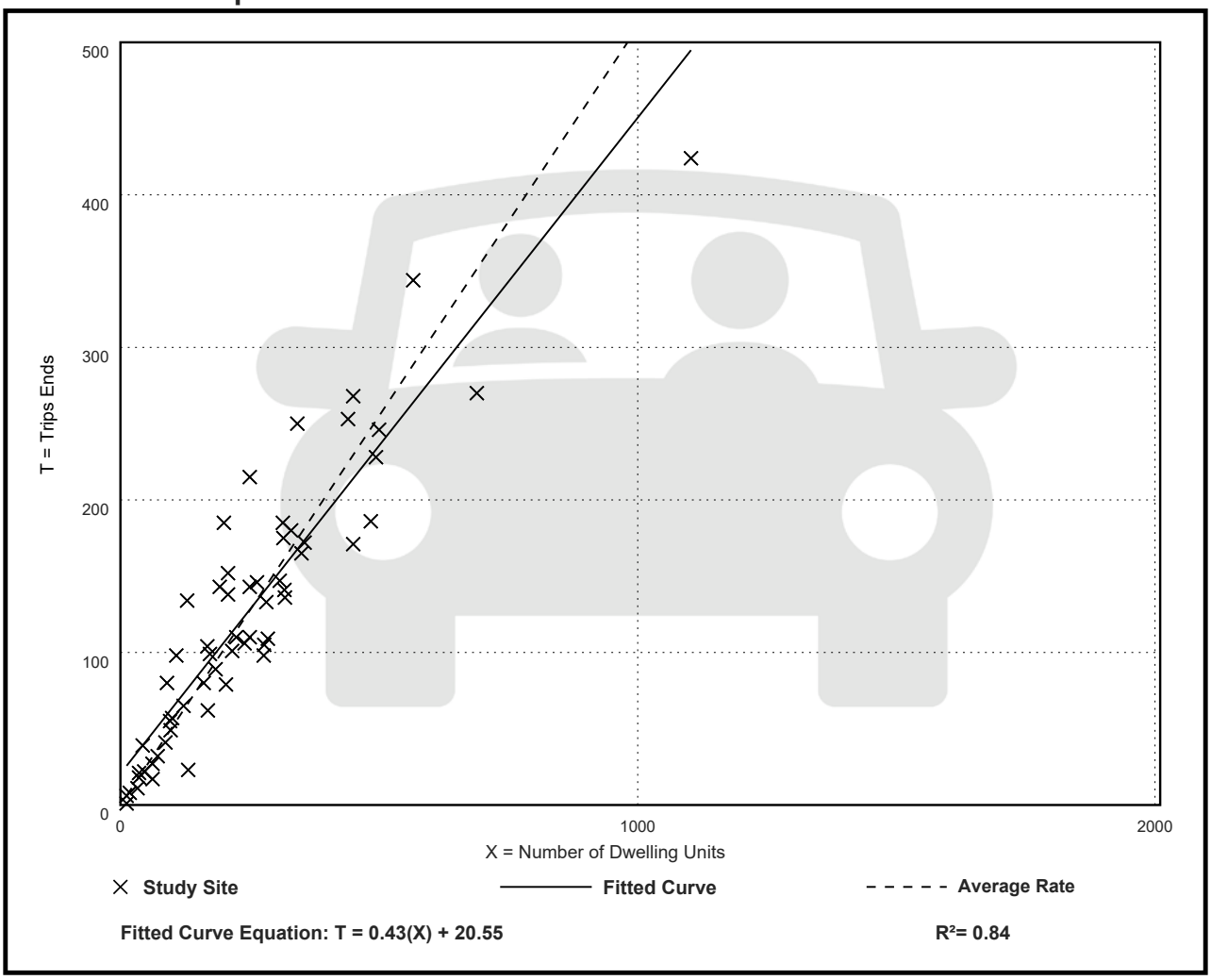
# Multifamily Housing (Low-Rise)
# Not Close to Rail Transit (220)

**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)

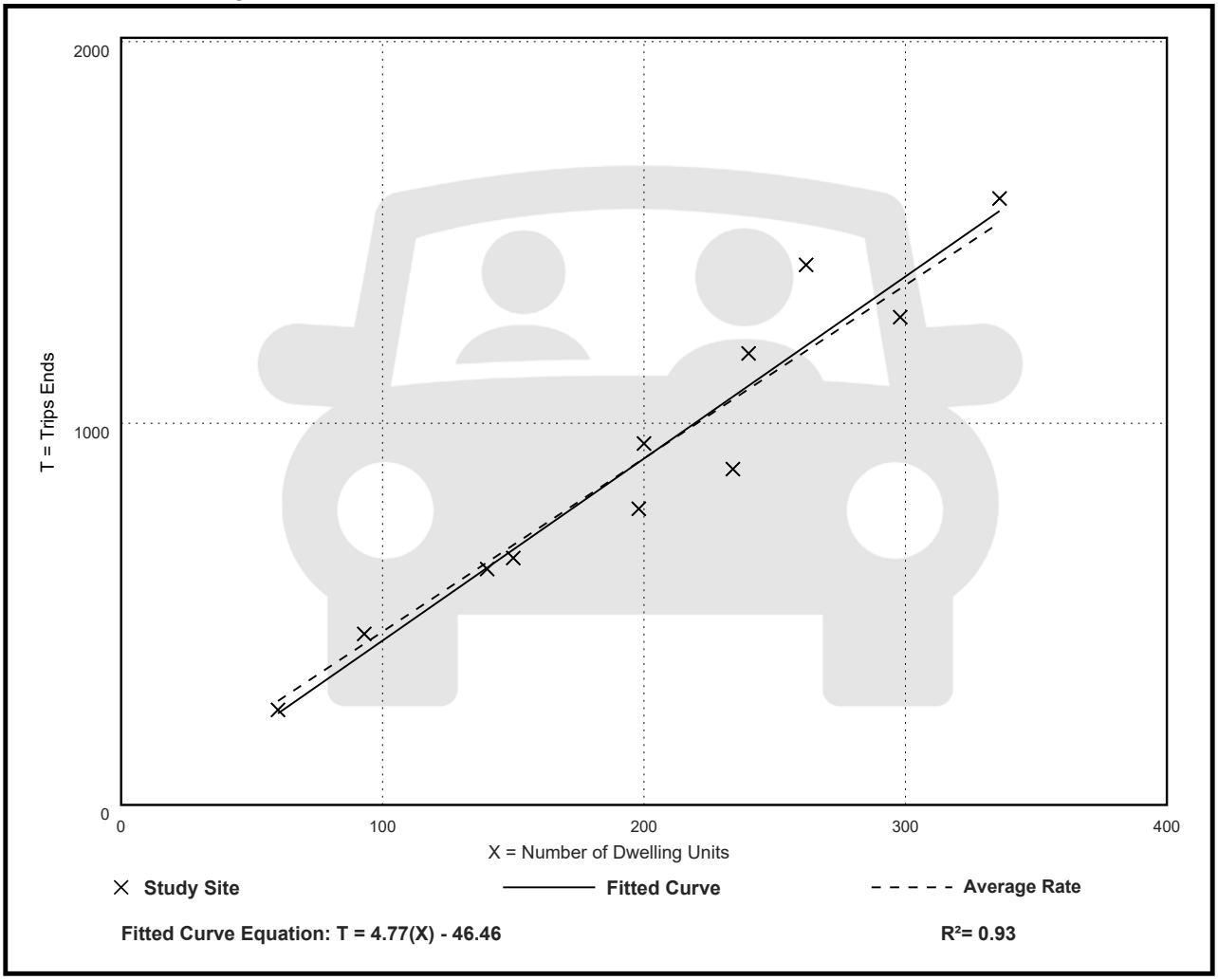
**Vehicle Trip Ends vs: Dwelling Units**
**On a: Weekday**

**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**

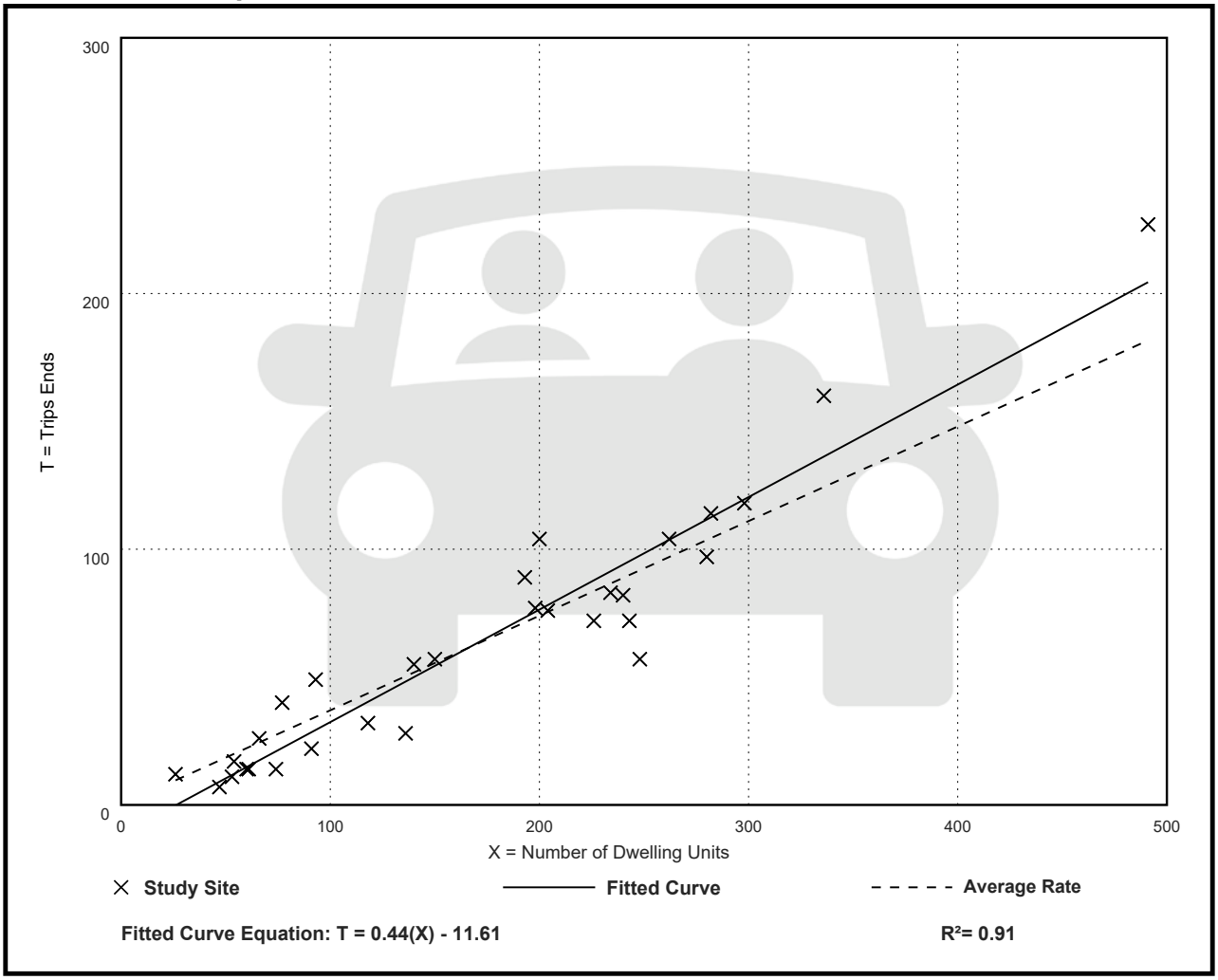
# Multifamily Housing (Mid-Rise)
# Not Close to Rail Transit (221)

**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



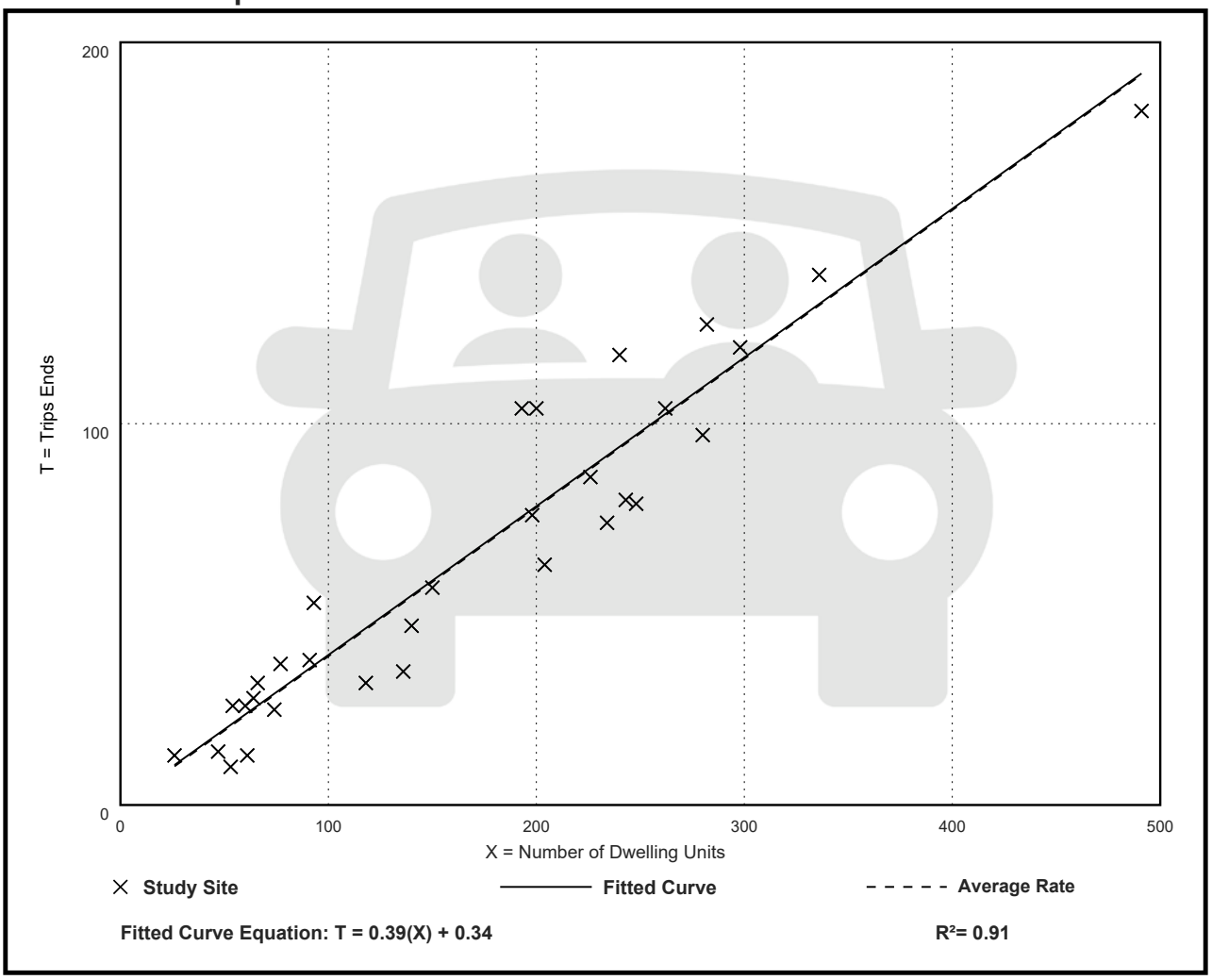
# Multifamily Housing (Mid-Rise)
# Not Close to Rail Transit (221)

**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.*

LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES

## 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*

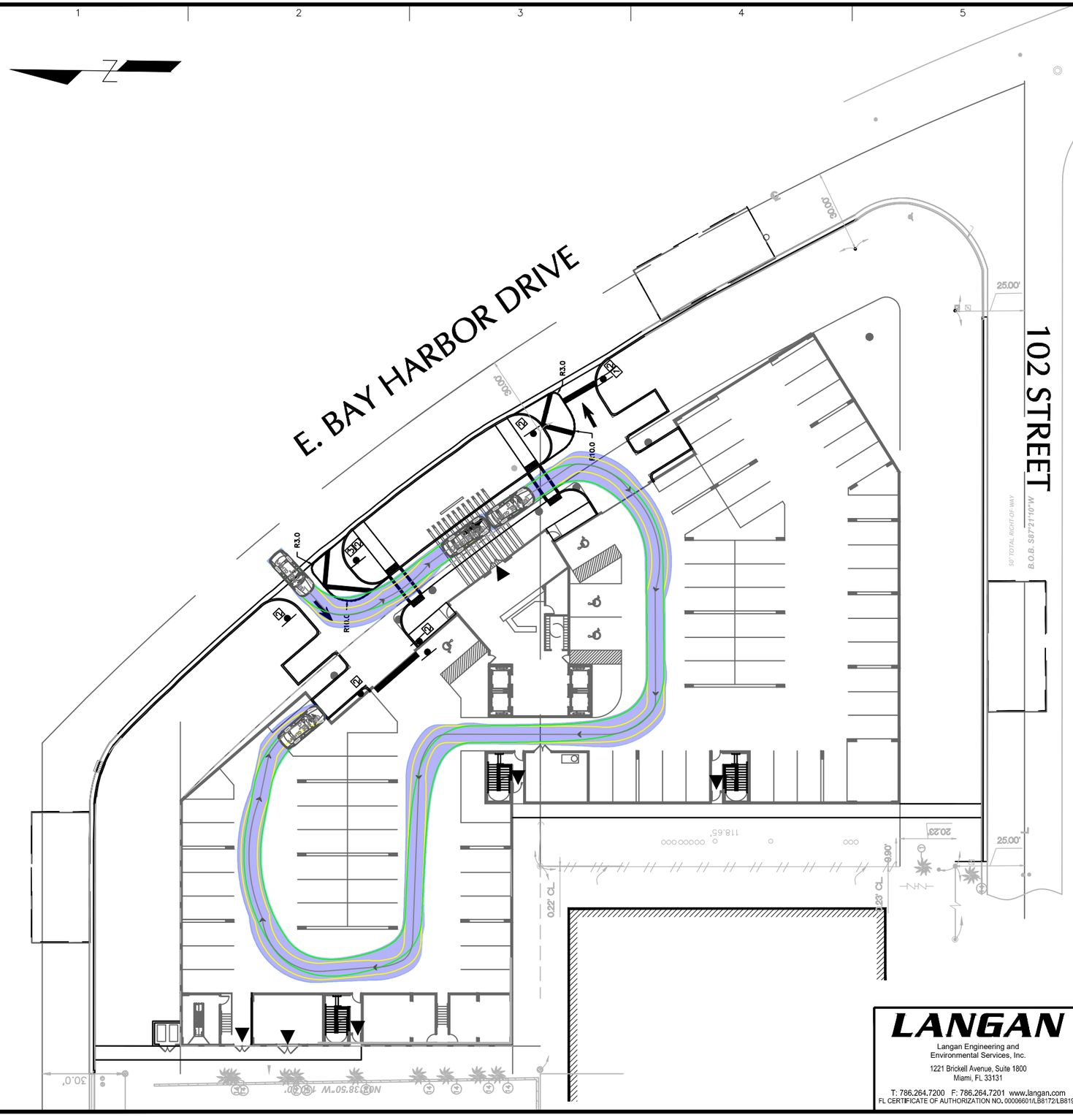
**Required queuing storage equation:**

$$M = \frac{\ln(0.05) - \ln(Q_m)}{\ln \rho} - 1$$

*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)

LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES




## GROUND FLOOR INGRESS PASSENGER VEHICLE VALET OPERATION:

Furthest parking spaces from proposed parking drop-off.
Approximately 450 feet.

LANGAN

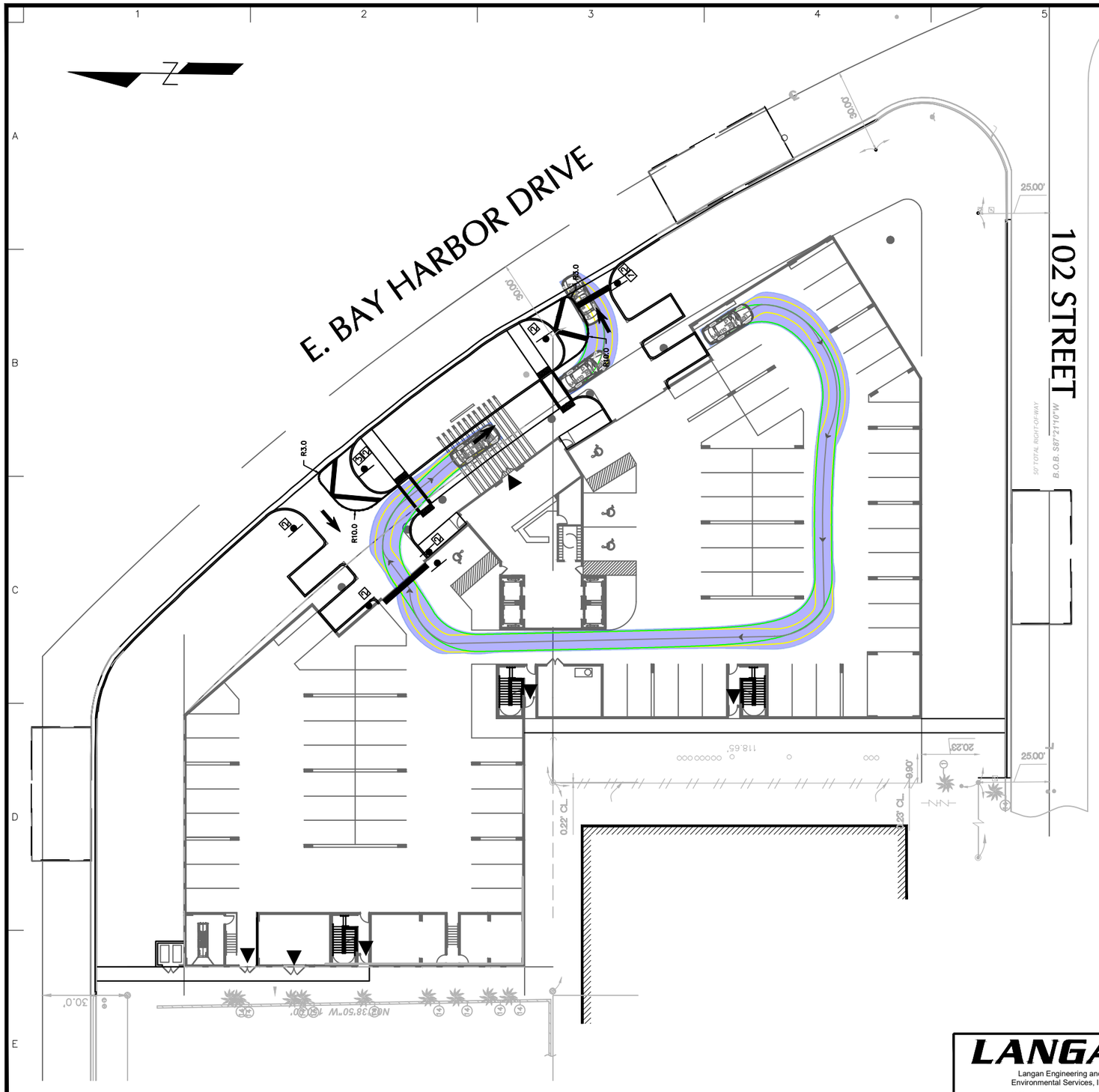
Project No. 300303601


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<br>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 |

© 2022 Langan

Date: 4/3/2023 Time: 14:48 User: mpolanco Style Table: Langan.stb Layout: Layout1 Document Code: 300303601-0203-KT105-0101




## 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<br>MIAMI BEACH<br>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 |

© 2022 Langan

Date: 4/3/2023 Time: 15:48 User: mpolanco Style Table: Langan.stb Layout: Layout1 (2) Document Code: 300303601-0203-KT105-0101

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
$\rho$ = $\%Q$ = 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) | $E(t) = E(w) + \dfrac{1}{Q}$ <br> $= E(w) + \text{Avg}\ (t)$ |
| (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.

## REFERENCES


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.

EXHIBIT D

# Alternative Breezeway Approvals




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

# Alternative Breezeway Approvals




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

# Alternative Breezeway Approvals




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

# Alternative Breezeway Approvals




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

# Alternative Breezeway Approvals




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

**AGENDA ITEM REPORT**
August 8, 2023

**ITEM NUMBER: 12.**

**ITEM: Consideration** and **Approval** of an ordinance on Second Reading regarding Town Elections, amending Section 6-4 of the Town Code to provide for two (2) days of early voting. Sponsored by Council Member Isaac Salver. Enclosed is a copy of the proposed ordinance.

**DESCRIPTION:**
The ordinance is being considered on Second Reading.

At the April 10, 2023 Town Council Meeting, Council Member Salver requested a future agenda item to provide Early Voting during the Town Elections to make it convenient for more people to vote. At the May 10th meeting, it was the consensus of the Town Council to submit an ordinance for First Reading to amend the following code section.
The Council voted 5-0 to amend the ordinance at the June 14th Regular Meeting as shown below with deletion shown by strikethrough and additional language shown by underlining:

Pursuant to F.S. § 100.3605(1), it is hereby provided that commencing with the April ~~2005~~, 2024, municipal election for the Town Council, ~~all council elections are hereby fully exempted from the provisions of F.S. § 101.657 concerning early voting.~~ early voting shall ~~not~~ be provided for municipal elections, special elections, or town charter amendment elections as follows:

1. Either Tuesday, Wednesday, or Thursday of the week prior to the election from 9:00 a.m. to 6:00 p.m.; the day to be selected by the Town Council by resol ution, no later than 60 days prior to the date of the election.

2. The Saturday prior to the date of the election from 9:00 a.m. to 6:00 p.m.
3. Early voting shall be held in the same location as regular voting.

**PREVIOUS MEETING VOTE:**
Council Member Stephanie Bruder -Yes
Council Member Teri D'Amico - Yes
Council Member Molly Diallo - Absent
Council Member Isaac Salver - Yes
Council Member Robert Yaffe - Yes
Vice Mayor Joshua Fuller - Yes
Mayor Elizabeth Tricoche - Yes

**RECOMMENDED ACTION:**
Council's Discretion

---

**FINANCIAL ANALYSIS:**
The cost for two days of early voting has been estimated at a maximum cost of $18,190.15; this

amount has been appropriated in the FY 2024 Budget to cover the cost.

**BUDGET IMPACT:**

---

Submitted By: Yvonne Hamilton, Town Clerk
Isaac Salver, Council Member

**ATTACHMENTS**

| | |
|---|---|
| 1. | Ordinance - BHI Early voting |

**ORDINANCE NO. _____**

**AN ORDINANCE OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, AMENDING SECTION 6-4 OF THE TOWN CODE PROVIDING EARLY VOTING FOR MUNICIPAL ELECTIONS, PURSUANT TO SECTION 100.3605, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICT AND REPEALER; AND AN EFFECTIVE DATE.**

**WHEREAS,** Section 101.657, Florida Statutes, provides for early voting in various locations throughout the State of Florida; and

**WHEREAS,** no county, state, or federal elections other than the general and special municipal elections are scheduled April 4, 2024; and

**WHEREAS,** Section 100.3605, Florida Statutes, allows for a municipality to conduct early voting at times determined by the municipality so long as the early voting activities do not conflict with the Florida Election Code; and

**WHEREAS,** the Town Council has determined that it is in the best interest of the Town and its residents to conduct early voting on the date set forth herein.

**NOW, THEREFORE, BE IT ORDAINED, BY THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA:**

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

**Section 2.** **Town Code of Ordinances amended**. Sections 6-4 of the Town Code entitled "No Early Voting" is hereby amended as indicated by ~~deletion~~ and addition as underlining:

**Sec. 6-4. ~~No~~ Early voting.**

Pursuant to F.S. § 100.3605(1), it is hereby provided that commencing with the April ~~2005~~, 2024, municipal election for the Town Council, ~~all council elections are hereby fully exempted from the provisions of F.S. § 101.657 concerning early voting.~~ early voting shall ~~not~~ be provided for municipal elections, special elections, or town charter amendment elections as follows:

A. Either Tuesday, Wednesday, or Thursday of the week prior to the election from 9:00 a.m. to 6:00 p.m.; the day to be selected by the Town Council by resolution, no later than 60 days prior to the date of the election.

B. The Saturday prior to the date of the election from 9:00 a.m. to 6:00 p.m.

C. Early voting shall be held in the same location as regular voting.

**Section 3. Severability.** The provisions of this Ordinance are declared to be severable. and if any section, sentence, clause, or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**Section 4. Inclusion In the Code.** It is the intention of the Town Council that the provisions of this Ordinance shall become and be made a part of the Code of Bay Harbor Islands, Florida. The sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

**Section 5. Repeal of Ordinances in Conflict**
All ordinances or parts of ordinances in conflict herewith or inconsistent herewith, are hereby repealed, but only as far as such ordinances may be inconsistent or in conflict with this Ordinance.

**Section 6. Effective Date.** This Ordinance shall be effective immediately upon its adoption.

**PASSED** on First Reading this 14th day of June 2023.

**PASSED AND ADOPTED** on Second Reading this 8th day of August 2023.

**By:**_____
Elizabeth Tricoche, Mayor

**ATTEST:**

_____
Yvonne P. Hamilton
Town Clerk

**APPROVED AS TO FORM:**

_____
Greenspoon Marder LLP
Town Attorneys
By: Joseph S. Geller, Esq.

**AGENDA ITEM REPORT**
August 8, 2023

**ITEM NUMBER: 13.**

**ITEM: Consideration** and **Approval** of an ordinance on First Reading amending Article 1 of Chapter 5 of the Town Code entitled "Buildings and Construction" creating a new Section 5-5.2 related to the monitoring of construction site activities, including demolition and specified new construction. Sponsored by Council Member Robert Yaffe. Enclosed is a copy of the proposed Ordinance and of the Town Planner's Staff Report.

**DESCRIPTION:**
The proposed ordinance seeks to amend Section 5-5.2 of the Town Code to address monitoring of construction site activities, including demolition and the specified new construction, as indicated by underlining.

**Sec. 5-5.2. – Construction Site Monitoring**
The following shall be required for all multi-family residential, commercial, and other non-residential construction sites in the Town during all phases of construction, unless waived or not required by the town manager based on specific site conditions or terms of development. Single-family and two-family (duplex) residential developments are expressly exempt. These regulations are intended to address impacts from development and construction sites for the protection of neighboring properties.
(1) *Protection of neighbors.* Prior to demolition, support of excavation, investigation pits or dewatering operations, and new foundations and piling work, the owner or contractor shall notify each neighbor within XXX (Surfside = 300 / a typical Town MFR lot is 75 feet wide - 2 lots = 150' / 3 lots = 225' / 4 lots = 300') feet of the site in writing and describe the following owner and contractor requirements and offers for monitoring. The notice shall provide that any neighbor may accept and approve any or all of the following offered protections by providing written consent to the owner or contractor no more than seven business days from the date of the owner or contractor's notification. If the applicable neighbor does not respond within seven business days of notice or elects not to accept the provisions stated below, then the neighbor will be responsible for monitoring their own property:
a. *Pre-construction Survey.* Owner or contractor shall retain a licensed state registered structural engineer to perform a pre-construction survey of any consenting neighbor's building(s) within XXX (Surfside = 300 / a typical Town MFR lot is 75 feet wide - 2 lots = 150' / 3 lots = 225' / 4 lots = 300') feet of the site. The preconstruction survey shall include videography, photography, and narration to document the existing condition of the building and note apparent physical issues such as cracks, spalling, water intrusion, and deterioration. The licensed professional engineer shall use measuring devices such as dated scaled pencil marks or Avanguard monitors placed on cracks greater than the width of a credit card. A report of the inspection with a copy of the videography, photographs, and narration shall be provided to the neighbor prior to commencing construction. As a condition to issuance of a temporary or permanent certificate of occupancy, the owner or contractor shall retain the same or similar licensed state registered structural engineer to perform a post-construction survey of the neighbor's building upon completion of the structural shell construction or topping of the last horizontal slab at the site. The post-construction survey shall note any damage identified in the pre-construction survey and shall make a determination as to what extent such damage has worsened due to contractor's construction activities at the site, and any new or additional apparent damage to the neighbor's

building due to construction activities at the site above and beyond what was documented in the pre-construction survey. Any additional damage shall be analyzed by the licensed state registered structural engineer to determine if it is the direct result of the adjacent construction at the site and not the result of a normal structure's wear and tear, lack of maintenance or ongoing construction related activities at the neighbor's building. The findings and determination of the post-construction survey shall be provided to the neighbor and the building official in a signed and sealed document prior to issuance of a temporary or permanent certificate of occupancy. Notwithstanding the findings and determination of the post construction survey, the building official shall be under no obligation to take any action and may issue a temporary or permanent certificate of occupancy upon confirmation of compliance with all applicable requirements of the Florida Building Code. Upon completion of the post construction inspection and survey, the contractor shall be afforded a reasonable time to perform any repairs deemed their responsibility within 180 days.

b. *Seismic monitoring.* Prior to demolition and continuing through any construction activity that involves driving piles, interlocked sheeting, grouting or any form of dynamic compaction, the owner or contractor shall have a third-party specialty monitoring firm install vibration-sensing equipment, such as seismic monitors, on any consenting neighbor's property within XXX (Surfside = 300 / a typical Town MFR lot is 75 feet wide - 2 lots = 150' / 3 lots = 225' / 4 lots = 300') feet of the construction site. The equipment shall be monitored electronically and forwarded to the consenting neighbor on a weekly basis. The seismic monitor(s) shall also be able to be monitored via the internet by the owner, contractor, consenting neighbor, or any property owner upon which a seismic monitor is placed. The monitoring equipment may not be removed prior to the topping of the last horizontal slab at the site.

c. *Water table monitoring.* Where the method of "support of excavation" construction does not result in the construction site being cut off and sealed into the rock from all abutting property, owner or contractor shall, prior to issuance of the first building permit, including a demolition permit, retain a third-party company to install monitoring wells such as piezometers on-site within one foot of any abutting neighbor's property. Monthly reports of the water table monitoring shall be provided to each neighbor.

d. Nothing in this subsection (f)(1) shall require supervisory action or enforcement by the town, and, notwithstanding this subsection (f)(1), the town may issue a temporary or permanent certificate of occupancy upon the building official's confirmation of compliance with all applicable requirements of the Florida Building Code.

(2) *Contact information; complaints.* Owner or contractor shall provide contact information to the town manager for the designated manager or supervisor on duty for construction operations on the site. Owner or contractor shall maintain an interactive website and provide a telephone contact number for 24-hour access during construction and provide a response within 24 hours of the posting of any complaint by a neighbor to the website. The website URL will be posted on the construction site fence by the owner or contractor so as to provide notice to town residents and the public. Owner or contractor shall provide weekly reports of complaints filed and their resolution to the town manager.

(3) *Restoration of adjacent roadways.* Owner and contractor shall restore all adjacent roadways damaged by construction to town and FDOT standards prior to issuance of a certificate of occupancy. Owner or contractor shall maintain adjacent rights-of-way in a clean, passable condition throughout all construction and shall immediately repair divots and potholes that appear thereon.

(4) *Building permit expiration.* In the event the owner or contractor obtains a building permit and the permit expires, the subject property shall comply with section 24-17 entitled "abandoned real or personal property" of this Code, including but not limited to, the posting of a bond to defray

the cost the town may incur if required to secure and maintain the site, if necessary, and as may be required by the building official.
(5) *Demolition plan; recycling.* Upon application of a demolition permit, owner or contractor shall simultaneously submit a demolition plan to the town manager and town building official that meets all federal, state, and local requirements, including all requirements of this section, provides for a containment barrier to retain and mitigate dust debris on the site, and provides for recycling of a minimum of 80 percent of the demolition material. Additionally, a debris removal schedule and the results of any environmental tests shall be provided to the neighbors and the town building official. Warning / danger signs shall be provided in conspicuous places on the construction fence.
(6) *Permit requirements of other jurisdictions.* The owner and contractor shall comply with all applicable conditions and permit requirements of the county's department regulatory and environmental resources, the county fire/rescue department, the water and sewer department, Florida Department of Environmental Protection (FDEP), the Florida Department of Transportation (FDOT) and all other applicable regulatory agencies, prior to and during construction of the project.
(7) *Compliance.* Any person violating the provisions of this section and/or receiving notice from the town's building official or town manager to comply with this section shall not fail or neglect to promptly comply. Failure to adhere to the requirements of this section may result in suspension or revocation of the building permit and/or enforcement pursuant to Chapter 5¾, code enforcement, of this Code.

**RECOMMENDED ACTION:**
Council's Discretion

---

**FINANCIAL ANALYSIS:**
There is no fiscal impact at this time.

**BUDGET IMPACT:**

---

Submitted By: Yvonne Hamilton, Town Clerk
Robert Yaffe, Council Member

**ATTACHMENTS**

| | |
|---|---|
| 1. | BHI TC Staff Report Construction Site Monitoring Aug 2 2023 |
| 2. | BHI Draft Ordinance - Construction Site Monitoring |

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

# TOWN OF BAY HARBOR ISLANDS
# COMMUNITY DEVELOPMENT
# MEMORANDUM

**To:** Mayor and Town Councilmembers
Town of Bay Harbor Islands

**CC:** Maria Lasday - Town Manager
Yvonne P. Hamilton, CMC - Town Clerk
Joseph S. Geller, Town Attorney

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

**Date:** August 2nd, 2023

**Subject:** Town of Bay Harbor Islands
Possible Building and Construction Code Amendments
Construction Site Monitoring During Construction or Demolition
MMPA Acct. No. 01-0702-0500

## RECOMMENDATION:

MMPA recommends the Town Council review this staff report and the attached draft Ordinance that would modify the Town's Building & Construction Code as related to Construction Site Monitoring during construction and/or demolition activities. If found acceptable as is, or with desired modifications, the Town Council should review the draft Code amendments and consider adopting the suggested revisions.

## ISSUE:

Since 1961 the Town Code has included some form of a Building and Construction Chapter. Over the years various new provisions have been added and outdated provisions either deleted or modified. The current Code includes provisions for construction site operations such as debris control, erosion and runoff control, temporary facilities such as bathrooms, perimeter safety fencing, security, vegetation maintenance, parking & staging requirements, etc. A separate section for demolition of structures is also included. Due to the increased amount of redevelopment that has been occurring universally / in South Florida / in the Town, impacts do occasionally occur to nearby developments. Importantly, the recent Town of Surfside Champlain Towers disaster brought to everyone's attention the need for proper maintenance of premises, periodic inspections and repairs. Some communities, including Surfside, have adopted new Code provisions that require enhanced monitoring of construction / demolition sites. New technology allows for advanced seismic monitoring. Pre-construction and post

construction surveys / inventories of existing conditions helps to identify pre-existing conditions at nearby sites, and changes that may occur during construction or demolition. While somewhat costly and time consuming to a developer, this helps establish baselines to protect all parties. These procedures have been in use for several years, but not universally required.

Recently some comments have been received from Town Council members about this type of Construction Site Monitoring due to the Sufsdie disaster and general community impacts. Town Staff / MMPA was requested to examine the current Code requirements, the Surfside / other similar Codes, and offer suggestions to modify the Town's Code. It is good practice for local governments to periodically examine their Codes / practices and update them as desired.

As requested by the Town, MMPA prepared the attached draft Ordinance for consideration. As a matter of information we utilized the new Surfside Code as a framework to create this initial draft Ordinance.

**ORDINANCE NO. _____**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES RELATED TO BUILDING AND CONSTRUCTION ACTIVITIES; AMENDING ARTICLE 1 OF CHAPTER 5 ENTITLED BUILDINGS AND CONSTRUCTION, CREATING A NEW SECTION 5-5.2 RELATED TO THE MONITORING OF CONSTRUCTION SITE ACTIVTIES, INCLUDING DEMOLITION AND SPECIFIED NEW CONSTRUCTION; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** the Town of Bay Harbor Islands adopted the first Building and Construction Code for the community in 1961; and

**WHEREAS,** the Town Council periodically studies various land development trends and issues, and considers strategies and design guidelines to encourage the proper re-development of lands within the Town, and amends its Codes accordingly; and

**WHEREAS,** after studying of the existing Code provisions, the Town Council finds that a need exists to modify the existing Code provisions, and

**WHEREAS,** the Town Council held duly advertised public hearings to consider the proposed modifications to the Town's Building and Construction Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA:**

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

**Section 2:** That the Town of Bay Harbor Islands Building and Construction Code is hereby amended to modify Article I by creating a new Sections 5-5.2 entitled "Construction Site Monitoring", as more fully set forth in the attached Exhibit "A", and by reference are made a part hereof.

**Section 3:** That if any section, paragraph, sentence or word of this Ordinance or the application thereof to any person or circumstance is held invalid, that the invalidity shall not affect the other sections, paragraphs, sentences, words or application of this Ordinance.

**Section 4:** That it is the intention of the Town Council of the Town of Bay Harbor Islands, and it is therefore ordained, that the provisions of the Ordinance shall become and be made a part of the Town of Bay Harbor Islands' Code of Ordinances, that sections of this Ordinance may be re-numbered or re-lettered to accomplish such intentions, and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

**Section 5:** That all Ordinances, parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith be and the same are hereby repealed to the extent of such conflict.

**Section 6:** That this Ordinance shall be in full force and take effect immediately upon its passage and adoption.

PASSED on First Reading this ___ day of _____, 2023.

PASSED on Second Reading this ___ day of _____, 2023.

_____
ELIZABETH TRICOCHE
MAYOR

ATTEST:

_____
YVONNE P. HAMILTON, CMC
TOWN CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
GREENSPOON MARDER, LLP
TOWN ATTORNEYS
BY: JOSEPH S. GELLER, ESQ.

## Exhibit "A"

## Amendments to the Town of Bay Harbor Islands Code of Ordinances

## Chapter 5 – Buildings and Construction

### ARTICLE I. – IN GENERAL

**Sec. 5-5. - Construction site operations.**

It is the purpose of this section to promote the public health, safety, and general welfare and to minimize public and private losses arising as a result of unauthorized access to construction sites, or from loose and unsecured materials at construction sites during emergency weather conditions, to minimize exposure and prohibit activities which may pose a danger to persons located off the construction site, from debris, materials or activities carried on at the construction site by enacting the following regulations.

(a) *Definitions.* The following words or phrases when used in this section shall have the meanings ascribed to them herein:

> (1) *Construction site* includes all sites where new construction, renovations, or additions take place, other than just interior work that is not visible to the exterior of the premises, and any construction that shall include excavation or exposure of the interior of an existing structure. A construction site shall not include paving or repaving of a driveway, or other re-surfacing and/or minor interior renovations or construction that is not exposed to the elements.
>
> (2) *Secure,* in reference to items, includes fastening down or removing all hazardous objects, including but not limited to, such as construction shacks, temporary toilets, roofing tile, building materials, trash, forms, insecure structures, and temporary electric service poles, The term "secure" as applied to construction site access, includes protecting the construction site, during the hours described herein in paragraph (i), by way of locked fence surrounding the perimeter of the site and/or the provision of a security.

(b) *Debris control.* A construction site shall be maintained in a neat and orderly manner. A trash enclosure, dumpster, or other container shall be maintained in the construction site at all times. Loose debris shall be placed within the enclosure. A cover shall be maintained over such debris containers during periods when no construction activity is taking place and at the end of each construction day.

(c) *Erosion and run-off control.* In compliance with the town's National Pollution Discharge Elimination System (NPDES) permit requirements, prior to beginning any clearing, grubbing, or construction activities, as part of the building permit process, the

contractor shall submit a plan (Erosion and Sediment Control Plan) detailing the location and handling of materials, soils and outlining the actions that will be taken to prohibit run-off of dirt, sand, fluids, vegetation or any other item into the town's stormwater system or onto adjacent property and waterways. Piles of soil, or any other methods approved by the town, shall provide for a containment area to reduce run-off.

(d) *Temporary bathroom facilities.* Temporary bathroom facilities shall be placed at a location that minimizes visibility from off-site. Any such facility shall be located behind a temporary construction fence, which shall completely screen the construction site on all sides. The bathroom facilities shall be maintained in sanitary condition and emptied on a regular basis. Failure to do so will constitute a violation of this section. No temporary bathroom facility may be kept on a construction site unless construction activities are actively occurring.

(e) *Vegetation maintenance.* Vegetation such as grass, shrubs, trees and groundcovers shall be maintained in such a fashion so that the construction site does not appear overgrown or unkempt. Within 30 days of demolition of an existing structure, the construction site must be sodded and properly maintained, until such time as a construction fence is erected and construction activity begins.

(f) *Temporary construction fence.* A temporary construction fence screening the construction site shall be erected and maintained in good order at all times. The temporary construction fence shall be erected and completely in place as a requirement for the issuance of a building permit and prior to the beginning of construction activities. The temporary construction fence shall be six feet chain link fence with a screening material attached to visually screen and minimize impact to neighboring properties which may be affected by construction site dust and debris. A fence permit is required to be issued for the temporary construction fence, and the fence installed, inspected, and the fence permit must be closed-out by the building department prior to the issuance of a building permit.

(1) A temporary construction fence will be required for all new construction and substantial renovations.

(2) Work being done within the unit is exempt from this requirement. However, if a temporary bathroom facility and/or a dumpster is to be located on-site, the temporary construction fence must be installed.

(3) Work on pools, pool installations or substantial renovations will require a temporary construction fence at all times to avoid health and safety hazards. Also pools undergoing renovations and new pools being installed must be emptied of accumulated water at all times.

(g) *Construction staging plan.* The owner, occupant or user of any construction site for a commercial and multifamily project, shall be required to present a plan to the town manager or his/her designee for approval prior to the issuance of a building permit by the building official. The plan shall include, but shall not be limited to, the following elements:

(1) Parking provisions for construction workers.

(2) General traffic and detours including specific routes to and from the construction site.

(3) Delivery and location of cranes.

(4) Delivery and storage of materials.

(5) Use of state certified flaggers with state approval equipment and/or off-duty police officers. Off-duty police officers will be required for the following activities: a complete street closure for more than one hour, a concrete pour lasting more than six hours, when cranes are delivered and set-up and when they are being removed from the construction site, and any other activity as may be required by the town manager or his designee. Certified flaggers may be used for normal deliveries and short time single lane closures.

(6) Construction fencing with visual/dust barrier.

(7) Construction signs.

(8) Temporary construction trailer approval required by the town manager in subsection 23-4(7), provided:

a. The location of any trailer provides for safe and efficient completion of the project with minimal disruption to existing residents, businesses, parking or traffic flows, and to ensure that public services and facilities are available.

b. No more than one trailer is permitted per development site.

c. No trailer may exceed one-story/12 feet in height above grade.

d. No trailer may exceed 530 square feet in size.

e. The location of the trailer shall be approved by the town manager to minimize the impact on neighboring properties.

f. The trailer and all related temporary facilities shall be removed from the site prior to the issuance of a certificate of occupancy.

g. Construction trailers are permitted to be located on a neighboring staging area if proof is submitted that the property owner agrees to its proposed location.

(9) Temporary sales office approval is required at the discretion of the town council in subsection 23-4(7), provided:

a. The location of any office provides for safe and efficient completion of the project with minimal disruption to existing residents, businesses, parking or traffic flows, and to ensure that public services and facilities are available.

b. No office may exceed one-story / 12 feet in height above grade.

c. The office and all related temporary facilities must be removed prior to the issuance of a certificate of occupancy.

(10) Use of meter parking spaces.

(11) Use of right-of-way.

(12) Provisions for pedestrian safety and pedestrian paths.

(13) Location of construction dumpsters and temporary bathroom facilities.

(14) Any other issues which may uniquely relate to a particular construction site.

Staging plans shall be required for single family, multi-family and commercial projects.

The construction staging plan shall be presented to the town in the form of site plans, location maps, critical path diagrams, and explanatory commentary. The building and zoning department will coordinate the review of the construction staging plan with the public works department, town engineer, police department, building official, town planner, code compliance department and town manager's office. No permit shall be issued on a construction project which requires a construction staging plan, until such plan has been approved by all the appropriate departments.

(h) *Job site maintenance.* The owner, occupant or user of a Construction Site shall complete job site maintenance, on a daily basis, prior to the conclusion of each day's work. Daily job site maintenance shall include the following:

(1) Sweeping of public roadways which are directly affected by construction site dust, debris or activities;

(2) Pick up and disposal of litter at or generated by the construction site;

(3) Washing down of any street signs or public facilities which are impacted by dust or debris from the construction site activity;

(4) Stacking of construction materials in a manner which assures that the materials and the material packaging shall not fall or be transported into any canals, drainage facilities or other water bodies in the vicinity of adjacent to the site;

(5) Watering of exposed loose earth at the site so as to minimize off-site transport of particulate matter.

(6) Compliance with additional job site maintenance components which are described in an applicable construction staging plan for the construction site.

(i) *Job site security.* The owner, occupant or user of a construction site shall secure the construction site from unauthorized access between the hours of 6:00 p.m. and 9:00 a.m. of the next day by the use of a locked fence and/or security, assuming construction activities are occurring during the day. In the event that a hurricane watch is issued by the United States Weather Bureau, the owner, occupant or user of a construction site shall comply with the requirements of section 8-16 of the Miami Dade County Code, by taking all steps necessary to secure the construction site, including removal or securing of hazardous or loose objects.

(j) *Parking.* Motor vehicles which are used by construction workers and others involved in the construction of the project at the site for the purpose of commuting to and from the construction site, shall not be parked off of the construction site except in the area or location which shall be first approved in writing by the town manager or his/her designee. Parking areas within the construction site are to be properly screened from the public and shall not be detrimental to the surrounding neighborhood. The town approval shall be based on assuring that: public street or right-of-way are not blocked; that adequate parking remains for existing residences and businesses; and that any impact to public parking resources is mitigated.

(k) *Public right-of-way.* Any construction vehicles or equipment involved in construction at a construction site which block a public roadway or right-of-way shall require a town right-of-way use permit and approval, with appropriate conditions, as issued by the town manager or his/her designee, 72 hours in advance of any such activities which impact a public right-of-way.

(l) *Netting.* All structures exceeding 30 feet in height shall provide a dust/debris netting barrier erected in such a way to completely surround the structure. Structures being erected on waterfront lots and exceeding 20 feet in height shall provide a dust/debris netting barrier on the portion of the structure facing the water. The type of netting material shall be identified in the construction staging plan and is subject to town approval.

(m) *Enforcement.* Failure to abide by the provisions of this section shall constitute a violation of the Town Code. Each day that a violation continues shall be deemed a separate violation. Any owner, occupant or user of a construction site who fails to correct a violation of this section, after being given notice by the town, shall have a fine imposed in the amount of $250.00 for a first violation and $500.00 for a subsequent or repeat violation. If the violation is corrected within the time prescribed in the notice, then the fine shall be waived unless the violation is irreparable or irreversible in nature.

**Sec. 5-5.1. - Demolition of structures.**

(a) No demolition may occur within the town without first obtaining a demolition permit from the town that has satisfied all requirements set forth herein. For all demolition within the town, the following items shall be completed and submitted to the building department prior to the issuance of a demolition permit (that is required prior to commencement of demolition activity):

(1) A site management plan that includes: a plan for the demolition of the structure(s); the location of utilities; location of temporary bathroom facilities; tree identification and disposition; site grading; pedestrian protection (if applicable - when sidewalks exist); adjoining property protection; dust control; runoff control, including but not limited to, a gravel bed at the entry to the site; fencing and screening; site security; and a demolition schedule.

(2) Proof of a notice of application for the demolition permit posted in a prominent location on the site for public inspection. Proof of written notice to the owners of adjoining buildings advising them that the demolition is to occur at least five (5) days prior to the start of demolition.

(3) Proof of rodent control at the site provided by a license professional company (photographic evidence of rodent traps or other method of controlling rodents might be required at the time of the application).

(4) Proof that the demolition site is enclosed on all sides with a temporary six-foot chain link fence with screening material. (A fence permit is also required to be issued, and the fence installed, inspected, and the fence permit must be closed-out by the building department prior to a demolition permit being issued.)

(5) Proof that single unit A/C systems have been evacuated to avoid Freon leaking into the atmosphere, (when applicable).

(6) Any additional documents that may be required by the building department including, but not limited to, a survey of the property, letter of disconnect from FPL, water and sewer capping, letter of disconnect from gas company (when applicable), approval of outside agencies (when applicable) such as the department of regulatory and economic resources (for asbestos, when applicable), department of health, department of environmental protection, etc.

(b) All demolition sites shall be dust controlled by hosing of debris with water.

(c) All demolition sites shall comply with the town's noise ordinance and hours of construction. No demolition activity is permitted on Saturdays, Sundays or legal holidays.

(d) All equipment used during demolition must be contained within the site, unless the town manager approves an alternative location within the town.

(e) The town manager may require other documentation or impose additional requirements for any other matters that may relate to a particular site.

**Sec. 5-5.2. – Construction Site Monitoring**

The following shall be required for all multi-family residential, commercial, and other non-residential construction sites in the Town during all phases of construction, unless waived or not required by the town manager based on specific site conditions or terms of development. Single-family and two-family (duplex) residential developments are expressly exempt. These regulations are intended to address impacts from development and construction sites for the protection of neighboring properties.

(1) *Protection of neighbors.* Prior to demolition, support of excavation, investigation pits or dewatering operations, and new foundations and piling work, the owner or contractor shall notify each neighbor within XXX (Surfside = 300 / a typical Town MFR lot is 75 feet wide - 2 lots = 150' / 3 lots = 225' / 4 lots = 300') feet of the site in writing and describe the following owner and contractor requirements and offers for monitoring. The notice shall provide that any neighbor may accept and approve any or all of the following offered protections by providing written consent to the owner or

contractor no more than seven business days from the date of the owner or contractor's notification. If the applicable neighbor does not respond within seven business days of notice or elects not to accept the provisions stated below, then the neighbor will be responsible for monitoring their own property:

a. *Pre-construction Survey.* Owner or contractor shall retain a licensed state registered structural engineer to perform a pre-construction survey of any consenting neighbor's building(s) within XXX (Surfside = 300 / a typical Town MFR lot is 75 feet wide - 2 lots = 150' / 3 lots = 225' / 4 lots = 300') feet of the site. The preconstruction survey shall include videography, photography, and narration to document the existing condition of the building and note apparent physical issues such as cracks, spalling, water intrusion, and deterioration. The licensed professional engineer shall use measuring devices such as dated scaled pencil marks or Avanguard monitors placed on cracks greater than the width of a credit card. A report of the inspection with a copy of the videography, photographs, and narration shall be provided to the neighbor prior to commencing construction. As a condition to issuance of a temporary or permanent certificate of occupancy, the owner or contractor shall retain the same or similar licensed state registered structural engineer to perform a post-construction survey of the neighbor's building upon completion of the structural shell construction or topping of the last horizontal slab at the site. The post-construction survey shall note any damage identified in the pre-construction survey and shall make a determination as to what extent such damage has worsened due to contractor's construction activities at the site, and any new or additional apparent damage to the neighbor's building due to construction activities at the site above and beyond what was documented in the pre-construction survey. Any additional damage shall be analyzed by the licensed state registered structural engineer to determine if it is the direct result of the adjacent construction at the site and not the result of a normal structure's wear and tear, lack of maintenance or ongoing construction related activities at the neighbor's building. The findings and determination of the post-construction survey shall be provided to the neighbor and the building official in a signed and sealed document prior to issuance of a temporary or permanent certificate of occupancy. Notwithstanding the findings and determination of the post construction survey, the building official shall be under no obligation to take any action and may issue a temporary or permanent certificate of occupancy upon confirmation of compliance with all applicable requirements of the Florida Building Code. Upon completion of the post construction inspection and survey, the contractor shall be afforded a reasonable time to perform any repairs deemed their responsibility within 180 days.

b. *Seismic monitoring.* Prior to demolition and continuing through any construction activity that involves driving piles, interlocked sheeting, grouting or any form of dynamic compaction, the owner or contractor shall have a third-party specialty monitoring firm install vibration-sensing equipment, such as seismic monitors, on any consenting neighbor's property within XXX (Surfside = 300 / a typical Town MFR lot is 75 feet wide - 2 lots = 150' / 3 lots = 225' / 4 lots = 300') feet of the construction site. The equipment shall be monitored electronically and forwarded to the consenting neighbor on a weekly basis. The seismic monitor(s) shall also be able to be monitored via the internet by the owner, contractor, consenting neighbor, or any property owner upon which a seismic monitor is placed. The monitoring equipment may not be removed prior to the topping of the last horizontal slab at the site.

c. *Water table monitoring.* Where the method of "support of excavation" construction does not result in the construction site being cut off and sealed into the rock from all abutting property, owner or contractor shall, prior to issuance of the first building permit, including a demolition permit, retain a third-party company to install monitoring wells such as piezometers on-site within one foot of any abutting neighbor's property. Monthly reports of the water table monitoring shall be provided to each neighbor.

d. Nothing in this subsection (f)(1) shall require supervisory action or enforcement by the town, and, notwithstanding this subsection (f)(1), the town may issue a temporary or permanent certificate of occupancy upon the building official's confirmation of compliance with all applicable requirements of the Florida Building Code.

(2) *Contact information; complaints.* Owner or contractor shall provide contact information to the town manager for the designated manager or supervisor on duty for construction operations on the site. Owner or contractor shall maintain an interactive website and provide a telephone contact number for 24-hour access during construction and provide a response within 24 hours of the posting of any complaint by a neighbor to the website. The website URL will be posted on the construction site fence by the owner or contractor so as to provide notice to town residents and the public. Owner or contractor shall provide weekly reports of complaints filed and their resolution to the town manager.

(3) *Restoration of adjacent roadways.* Owner and contractor shall restore all adjacent roadways damaged by construction to town and FDOT standards prior to issuance of a certificate of occupancy. Owner or contractor shall maintain adjacent rights-of-way in a clean, passable condition throughout all construction and shall immediately repair divots and potholes that appear thereon.

(4) *Building permit expiration.* In the event the owner or contractor obtains a building permit and the permit expires, the subject property shall comply with section 24-17 entitled "abandoned real or personal property" of this Code, including but not limited to, the posting of a bond to defray the cost the town may incur if required to secure and maintain the site, if necessary, and as may be required by the building official.

(5) *Demolition plan; recycling.* Upon application of a demolition permit, owner or contractor shall simultaneously submit a demolition plan to the town manager and town building official that meets all federal, state, and local requirements, including all requirements of this section, provides for a containment barrier to retain and mitigate dust debris on the site, and provides for as much recycling of the demolition material as possible (given possible hazardous / unsuitable material). Additionally, a debris removal schedule and the results of any environmental tests shall be provided to the neighbors and the town building official. Warning / danger signs shall be provided in conspicuous places on the construction fence.

(6) *Permit requirements of other jurisdictions.* The owner and contractor shall comply with all applicable conditions and permit requirements of the county's department regulatory and environmental resources, the county fire/rescue department, the water and sewer department, Florida Department of Environmental Protection (FDEP), the Florida Department of Transportation (FDOT) and all other applicable regulatory agencies, prior to and during construction of the project.

(7) *Compliance.* Any person violating the provisions of this section and/or receiving notice from the town's building official or town manager to comply with this section shall not fail or neglect to promptly comply. Failure to adhere to the requirements of this section may result in the suspension or revocation of the building permit, the suspension of work, fines or liens, and/or other enforcement actions pursuant to Chapter 5¾, Code Enforcement, of this Code. (Town may need to determine / adopt $$ fines and establish desired Code Enforcement actions).

*Note: Text in Bold, stricken or underlined, or highlighted is proposed to be modified. Upon final editing / adoption the Bold / highlighted text will be made standard.

**AGENDA ITEM REPORT**
August 8, 2023

**ITEM NUMBER: 14.**

**ITEM: Consideration** and **Approval** of an ordinance on First Reading amending Section 23-12 of the Town Code entitled "General Provisions" by revising Section 23-12(26) to include padel and pickle ball to the outdoor recreational game court facilities allowed in the Town, and to modify fencing regulations to accommodate these sports. Enclosed is a copy of the proposed ordinance.

**DESCRIPTION:**
The ordinance proposes to amend Section 23-12 of the Town Code to expand the types of game court facilities to include padel and pickleball; as well as modify the related fencing allowances. The changes are shown by underlining.

**Sec. 23-12. General Provisions**
(26) *Outdoor recreational game court facilities.* The following regulations shall apply to all recreational game court facilities, including but not limited to tennis, **padel, pickleball,** racquetball, handball, basketball, shuffleboard, children's multipurpose and similar facilities, or any combination thereof:
a) In the RD district the only outdoor recreational game court facilities permitted are tennis, **padel, pickleball**, basketball and/or children's multipurpose facilities. Such facilities may be approved by the town subject to site plan approval by the design review board, except for a permanent or portable basketball pole installed in accordance with the provisions listed herein.
b) In all other zoning districts any individual or combination of recreational game court facilities may be approved by the town subject to site plan approval by the design review board.
*Tennis, **padel and pickleball** courts.*

9. *Fencing.* The maximum height allowed for a tennis, **padel or pickleball** court fence shall be ten feet. **Notwithstanding the above, for padel courts only, the fence height at the ends of the court may be extended to 4 meters (13'-1") to meet FIP league guidelines.** Any such **chain-link** tennis, **padel or pickleball** court fencing shall be clad with either black or green vinyl on all posts and fence surfaces. **Notwithstanding the above, for padel courts only, the ends of the court may be clear glass or equivalent to meet FIP league guidelines.** Any fencing over five feet in height must be placed so as to comply with the minimum setback requirements within the district in which the tennis court is proposed.

10. *Playing surface location.* Within the RD district the playing surface of a tennis, **padel or pickleball** court may not be placed within 25 feet of a property line abutting a street or ten feet to either an interior side or rear property line. Within any other zoning district the playing surface of a tennis court may not be placed within the minimum base setback for the district in which the facility is proposed. The town council may consider variations to the above criteria for odd-shaped lots, corner lots or other special instances on a case-by-case basis through the submission of a variance application.

11. *Hours of operation.* The hours of operation of a tennis, **padel or pickleball** courts shall be between the hours of 9:00 a.m. and 10:00 p.m. during all days of the week. If any accessory lighting is provided the light fixtures shall not be illuminated outside of the hours of play specified herein. All such lighting shall be equipped with a timer switch to ensure the lighting will be controlled to operate in the specified time period listed herein. The town manager may authorize the temporary use of a tennis, **padel or pickleball** court and/or lighting for special occasions outside of the times listed herein on a case-by-case basis after a written request to do so is submitted to the town and approved by the town in writing.

**RECOMMENDED ACTION:**
Council's Discretion

---

**FINANCIAL ANALYSIS:**
There is no fiscal summary associated with this proposed ordinance.

**BUDGET IMPACT:**

---

Submitted By: Yvonne Hamilton, Town Clerk

**ATTACHMENTS**

| | |
|---|---|
| 1. | BHI TC Staff Report Recreational Courts Mod Aug 2 2023 |
| 2. | BHI LDR Rev Recreational Court Draft Ord Aug 2 2023 |
| 3. | Copy of Bay Harbor Islands Tennis Court Reg Chart 090316 |

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

# TOWN OF BAY HARBOR ISLANDS
# COMMUNITY DEVELOPMENT
# MEMORANDUM

**To:** Mayor and Town Councilmembers
Town of Bay Harbor Islands

**CC:** Maria Lasday - Town Manager
Yvonne P. Hamilton, CMC - Town Clerk
Joseph S. Geller, Town Attorney

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

**Date:** August 2nd, 2023

**Subject:** Town of Bay Harbor Islands
Proposed Land Development Code Amendments
Outdoor Recreational Game Courts (Tennis / Padel / Pickleball Courts, etc.)
MMPA Acct. No. 01-0702-0500

**RECOMMENDATION:**

MMPA recommends the Town Council review this staff report, the attached draft Ordinance and the attached table summarizing the regulations of similar municipalities in Miami-Dade, Broward and Palm Beach Counties which specifically address the allowance, construction and operation of accessory tennis courts in single-family Zoning Districts. Prior to 2009 the Town did not have any Code requirements as to recreational game court facilities. Prior to that the Town Council reviewed / approved individual variances to allow tennis courts in the single-family areas.

**ISSUE:**

Recently the Town received a request from a resident to allow for the installation of a so-called "padel court" which is a slightly smaller version of a tennis court as an accessory use / structure to a single-family home located in the Town's RD - Single Family Zoning District. The fencing surrounding such facilities is apparently somewhat different than a standard tennis court (clear glass / similar at the ends and a short segment of the sides near the ends of a court vs. chain-link fencing) and the fence height at the ends of the court must be somewhat taller at 4 meters (13'-1.5") to meet the FIP league criteria (Town Code limit is now 10 feet). The Town has also received a few inquiries about pickleball courts (smaller courts / solid paddles & solid hard balls resulting in noisier use). While popular, some communities are more severely regulating pickleball court locations and hours of operation. As reported in the news, these uses are commonly restricted more to HOA recreational complexes or governmental parks.

As requested by the Town, MMPA prepared the attached draft Ordinance and research table (for original 2009 Code) which summarizes the zoning regulations of seven (7) municipalities located in Miami-Dade, Broward and Palm Beach Counties which specifically address the construction and operation of tennis / other courts in single-family areas. MMPA's research was not limited to these cities; however, of the cities researched these were the only municipalities which had adopted regulations specifically addressing the construction of tennis / other courts in single-family areas. The Town has been informed from the law firm representing the landowners that typically the chain-link fences surrounding "padel courts" (other than the glass ends) are not clad (black / green plastic) as the Town normally requires for this type of fencing for aesthetic reasons. It is not clear if this is a FIP "rule" or just common – MMPA recommends all chain-link fencing be clad (the Ordinance text is now drafted as requested by Mr. Amster).

Recreational game courts are not a small physical improvement, as they take up a great deal of land area and they can create impacts on drainage / stormwater, not to mention noise and light impacts. MMPA urges caution in the Town's deliberations on this issue for that reason.

**ORDINANCE NO. _____**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, AMENDING THE TOWN'S ZONING AND PLANNING CODE BY AMENDING SECTION 23-12 ENTITLED GENERAL PROVISIONS; AMENDING SECTION 23-12(26) RELATED TO OUTDOOR RECREATIONAL GAME COURT FACILITIES TO CLARIFY AND EXPAND THE TYPES OF GAME COURT FACILITIES ALLOWED AND TO MODIFY FENCING ALLOWANCES; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** the Town of Bay Harbor Islands adopted the first Zoning and Planning Code for the community in June 1957; and

**WHEREAS**, the Town Council periodically studies various land development trends and issues and amends the Zoning and Planning Code accordingly; and

**WHEREAS**, the Town retains the services of urban planning professionals to study land development activities and land development regulations and recommend strategies and Code modifications to address identified problems; and

**WHEREAS**, in 2009 the Town Council adopted land development regulations for outdoor recreational game court facilities such as tennis courts, racquetball, handball, basketball, shuffleboard, children's multi-purpose and similar facilities; and

**WHEREAS**, the Town Council desires to amend the Town's Zoning and Planning Code to modify those land development regulations to address other types of courts; and

**WHEREAS**, the Town Council held duly advertised public hearings to consider the proposed modifications to the Town's Zoning and Planning Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA:**

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

**Section 2:** That the Town of Bay Harbor Islands Zoning and Planning Code is hereby amended to modify Section 23-12(26) entitled Outdoor Recreational Game Court Facilities to modify certain provisions related to the types of game courts allowed and modify the applicable fencing allowances for certain types of court facilities, as more fully set forth in the attached Exhibit "A", and by reference are made a part hereof.

**Section 3:** That if any section, paragraph, sentence or word of this Ordinance or the application thereof to any person or circumstance is held invalid, that the invalidity shall not affect the other sections, paragraphs, sentences, words or application of this Ordinance.

**Section 4:** That it is the intention of the Town Council of the Town of Bay Harbor Islands, and it is therefore ordained, that the provisions of the Ordinance shall become and be made a part of the Town of Bay Harbor Islands' Code of Ordinances, that sections of this Ordinance may be re-numbered or re-lettered to accomplish such intentions, and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

**Section 5:** That all Ordinances, parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith be and the same are hereby repealed to the extent of such conflict.

**Section 6:** That this Ordinance shall be in full force and take effect immediately upon its passage and adoption.

PASSED on First Reading this ___ day of _____, 2023.

PASSED on Second Reading this ___ day of _____, 2023.

_____
ELIZABETH TRICOCHE
MAYOR

ATTEST:

_____
YVONNE P. HAMILTON, CMC
TOWN CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
GREENSPOON MARDER, LLP
TOWN ATTORNEYS
BY: JOSEPH S. GELLER, ESQ.

**EXHIBIT A**
**Amendments to the Town of Bay Harbor Islands**
**Zoning and Planning Code – Chapter 23**

## Sec. 23-12. General Provisions

(26) *Outdoor recreational game court facilities.* The following regulations shall apply to all recreational game court facilities, including but not limited to tennis, **padel, pickleball,** racquetball, handball, basketball, shuffleboard, children's multipurpose and similar facilities, or any combination thereof:

a) In the RD district the only outdoor recreational game court facilities permitted are tennis, **padel, pickleball**, basketball and/or children's multipurpose facilities. Such facilities may be approved by the town subject to site plan approval by the design review board, except for a permanent or portable basketball pole installed in accordance with the provisions listed herein.

b) In all other zoning districts any individual or combination of recreational game court facilities may be approved by the town subject to site plan approval by the design review board.

*Tennis, p**adel and pickleball** courts.*

i) *Fencing.* The maximum height allowed for a tennis, **padel or pickleball** court fence shall be ten feet. **Notwithstanding the above, for padel courts only, the fence height at the ends of the court may be extended to 4 meters (13'-1.5") to meet International Padel Federation (FIP) league guidelines.** Any such **chain-link** tennis, **padel or pickleball** court fencing shall be clad with either black or green vinyl on all posts and fence surfaces. **Notwithstanding the above, for padel courts only, the fencing does not require cladding and the ends and sides near the ends of the court may be clear glass or equivalent to meet FIP league guidelines.** Any fencing over five feet in height must be placed so as to comply with the minimum setback requirements within the district in which the tennis court is proposed.

ii) *Playing surface location.* Within the RD district the playing surface of a tennis, **padel or pickleball** court may not be placed within 25 feet of a property line abutting a street or ten feet to either an interior side or rear property line. Within any other zoning district the playing surface of a tennis court may not be placed within the minimum base setback for the district in which the facility is proposed. The town council may consider variations to the above criteria for odd-shaped lots, corner lots or other special instances on a case-by-case basis through the submission of a variance application.

iii) *Hours of operation.* The hours of operation of a tennis, **padel or pickleball** courts shall be between the hours of 9:00 a.m. and 10:00 p.m. during all days of the week. If any accessory lighting is provided the light fixtures shall not be illuminated outside of the hours of play specified herein. All such lighting shall be equipped with a timer switch to ensure the lighting will be controlled to operate in the specified time period listed herein. The town manager may authorize the temporary use of a tennis, **padel or pickleball** court and/or lighting for special occasions outside of the times listed herein on a case-by-case basis after a written request to do so is submitted to the town and approved by the town in writing.

iv) *Lighting.* If any accessory lighting is provided, the lighting fixtures shall not produce more than one-half foot-candle at any property line nor more than 75 foot-candles overall. All such lighting shall be equipped with a timer switch to ensure the lighting will be controlled to operate within the specified time period listed herein. The color of any lighting fixture or pole shall match the fence color. No portion of an exterior lighting fixture may exceed ten feet in a required yard area nor a maximum of 18.5 feet in height in the RD district nor more than 25 feet in any other zoning district and shall be aimed and/or provided with cutoffs so that the light source is directed to the outdoor recreational play court facility so as to minimize negative impacts to adjoining properties.

iv) *Screening requirements.* Sufficient landscaping (trees and/or hedges) shall be approved as part of the site plan, installed when the facility is constructed, and maintained to opaquely screen the fence and all activities from view. The landscaping shall be at least six feet in height at the time of planting and equal to and maintained at the height of the fence within one year of the installation.

vi) *Miscellaneous requirements.*

1) No portion of an exterior wall surface, **except the ends of padel courts only**, shall be used for a backboard or rebound wall or structure.

2) If multiple platted lots, or portions thereof, are required to allow for the principal structure as well as any accessory uses and structures, including recreational game courts, a unity of title declaration acceptable to the town attorney shall be provided and recorded in the public records prior to the issuance of building permits. This provision shall not be interpreted to prohibit a freestanding recreational game court as a principal use, provided the lands upon which the recreational game court is proposed are adequate "as is" to accommodate the use (i.e. setbacks / screening) or a unity of title declaration acceptable to the town attorney is provided and recorded in the public records prior to the issuance of building permits.

3) In determining the percentage of coverage of a lot by buildings the area of a recreational game court shall not be provided in such computation. Notwithstanding the above, sufficient drainage shall be provided on-site so as not to negatively affect adjoining properties or public roads.

4) Any recreational game court facilities constructed on the rooftop of a principal or accessory structure shall comply with the provisions contained in subsection (25).

*Basketball.*

i) Outdoor basketball poles, ….

**(No changes proposed)**

*Other game court facilities.*

i) No other type of outdoor recreational game court facilities ….

**(No changes proposed)**

*Nonconforming pre-existing game court facilities.* As to any outdoor recreational game court facilities that existed as of the date this subsection was adopted (November 9th, 2009) ….

**(No changes proposed)**

| Town of Bay Harbor Islands | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Survey of Regulations - Tennis Courts and Lighting in Single Family** | | | | | | | |
| **City** | **Miami-Beach** | **Parkland** | **Coral Springs** | **Indian Creek** | **Pinecrest** | **Town of Palm Beach** | **Boca Raton** |
| **Tennis Courts Allowed** | Yes | Yes | Yes | Yes | Yes | Yes by Special Exception only | Yes<br>Unity of Title required |
| **Single Family Zoning Districts** | RS-1, RS-2, RS-3, RS-4 | AE-1, AE-2, RS-1, RS-2, RS-3, RS-4 | RS-1 (permits tennis courts) R-3, RS-4, RS-5 | SFR | EU-1C, EU-1, EU-S, EU-M, RU-1 | RAA, R-A , R-B | R-E-1, R-E-2, R-1-A,R-1-B, R-1-C, R-1-D, R-1-E, R-1-F |
| **Required Setbacks** | | | | | | | |
| Front | 20 | Not allowed in front yard | Not allowed in front yard (50') setback) | 50' | 1* | Not allowed in front yard | 25-65' Not allowed in front yard |
| Rear | 7.5 | AE-1 - RS-1 = 15' RS-2 - RS-4 = 7' | 10' or 25' whichever is less | 100' (rear or water) | 15 / 7.5 / 5 | R-A & RAA-35', R-B -25' | 35' |
| Side | 7.5 | AE-1 - RS-1 = 15' RS-2 - RS-4 = 7' | 10' or 25' whichever is less | 25' | 20 / 5 | 15' (30 if lot is more than 60,000 sq ft) | 35' |
| Street (side) | 15 | not allowed in front yard | not allowed in front yard | 50' | 25 / 5 | Not specified | |
| **Hours of operation** | Not specified | Not specified | Not specified | Not specified | 10:00 pm 8:00 am | Night lighting not allowed unless it is state of the art and by special exception 9:00 am to 9:00 pm. | Not specified |
| **Fences Allowed** | | | | | | | |
| Fences (Height) | 10' in a yard, min setback is 20' from front and 7.5 feet from side or rear | 6' | 6' | 7' setback a minimum of 10' from front PL with a landscape buffer. | 14' | Required min 10' max 12' with landscape screening to obscure fence | 6' (4' max if in a front yard and 6' if a side street yard and setback at least 5') |
| Fences (Materials) | must be coated | Not specified | Vinyl Coated | Not specified | Not specified | Not specified | Not specified |
| Colored Restrictions | black, green | Not specified | Not specified | Not specified | Not specified | Not specified | Not specified |
| **Lighting Allowed** | | | | | Cond. Use Red's | | Not specified |
| Overspill at PL | minimize glare | 1 FC at PL (use 75 degree cutoff) | 1 FC | may not affect neighboring properties | .5 FC | Only by special exception | 1 FC adj to res for specified uses |
| Max Foot-candle | not specified | Not specified | | Not specified | Not specified | Not specified | Not specified |
| Height of Poles | 10' in a yard or 20' if not | 10' in general, 17.5' for tennis courts | 10' in general, 17.5' for tennis courts | Not specified | 18' | Not specified | Not specified |
| Pole Material | Not specified | Not specified | Not specified | Not specified | Not specified | Not specified | Not specified |
| | | | | | | | Lighting must be shielded to conceal source |
| **Lighting Setbacks** | | | | | | | |
| Front | Not specified | Not specified | No lighting in required setback (min 10') | Not specified | Same as Tennis | Not specified | Not specified |
| Rear | Height is 10' if in a | | Min 10' (see above) | Not specified | Same as Tennis | Not specified | Not specified |
| Side | or 20' if not | | Min 10' (see above) | Not specified | Same As Tennis | Not specified | Not specified |
| **Landscaping Required** | Yes (same height as fence) in a rear yard | 2' Hedge at planting maintained at 3' and 1 tree for each 35' within 20' of court fencing | Must screen fence w/ landscaping | Must be screened by natural vegetation (may one be seen from roadway | | Must screen fencing at least as high as fence | Landscaping continuous hedge on outside of fence |
| **Counted As part of Impervious** | No (if open on more than 2 sides) | No | No | Yes | No | No | Yes, Not specifically exempted |

1*- Must be located behind rear wall or column of principal structure or within and open courtyard and screened from public view.

General Note : Above listed regulations indicated specified regulations. If relief from any of the above regulations are desired (i.e. taller fence, reduced setback, etc a variance form the respective municipality would be required).

**AGENDA ITEM REPORT**
August 8, 2023

**ITEM NUMBER: 15.**

**ITEM: Consideration** and **Approval** of an ordinance amending Sections 5-20 and 5-23 of the Town Code related to the submittal requirements for Site Development Plans application. Enclosed is a copy of the proposed ordinance and Town Planner's Staff Report. Sponsored by Council Member Teri D'Amico.

**DESCRIPTION:**
The ordinance proposes to amend Sections 5-20 and 5-23 of the Town Code to amend revise the submital requirements for Site Development Plans application. The changes are shown by underlining.

**Sec. 5-20. - Contents of preliminary plan.**
For the purposes of this article, preliminary plans for a building shall consist of the following:
(a) An artist's or architect's colored drawings of all sides of the structure as completed.
(b) A landscape architect's colored drawings of the landscaping on all sides.
(c) An architect's drawing of the parking area showing the parking spaces and a plot **/ site** plan **including the proposed layout of buildings, driveway and parking areas, pedestrian walkways, amenities, setback areas and other improvements.**
(d) An architect's plans of representative floors of a multifamily building designating typical apartment layouts, or of the entire single-family unit. **As to commercial buildings a representative floor plans with proposed leasable bays, common areas, elevators and stairs, and mechanical areas must be provided.**
(e) A description and samples of all materials to be used.
(f) An architect's official computation of the lot coverage of the proposed structure in conformance with town ordinances.
(g) A series of colored aerial photographic representations (i.e., front/rear/sides) of the subject site with the proposed site improvements superimposed onto the subject site illustrating how the new proposed project relates to neighboring properties (scale/compatibility).
(h) Color renderings. A series of colored graphic architectural representations (i.e., front/sides/rear) illustrating how the new proposed project relates to neighboring properties.
(i) Submittal of an impact analysis report (IAR) demonstrating compliance with the adopted concurrency Level of Service (LOS) requirements listed in subsection 11-8.4 of the Town's Code of Ordinances. The applicant shall pay for cost of preparing the IAR and be responsible for the town's cost of reviewing and processing said report, including town staff and outside consultants deemed necessary by the town.
(j) Traffic impact analysis. As part of the impact analysis report (IAR) each application, unless specifically exempted, shall provide an estimate of the expected vehicular trips to be generated by the new development. The analysis shall include estimates for average daily trips, a.m. peak hour trips, and p.m. peak hour trips. If a previous land development project existed on the site, the analysis shall include a comparison of the trips generated by the previous development and new development noting the estimated increase or decrease in trips. If deemed necessary by the town manager for a major development project, based on the quantity of expected trip counts or expected neighborhood impacts, the town may require a full-scale traffic study, the contents of which shall comply with the minimum criteria on file with the town. Such full-scale traffic study shall be prepared by a consulting engineer retained by the town, at the applicant's full expense.

**(k) Preliminary building elevations showing the front, rear and sides of all building(s) and structures.**
**(l) Cross sections through the building(s) at periodic locations depicting the proposed building exterior, floors, parking areas, roof area, and foundation.**
**(m) Preliminary civil engineering plans and calculations, including potable water and sanitary sewer facilities (proposed meter & pipe connection locations & sizes), drainage & stormwater facilities (soil analysis / calculations / design), solid waste, and other infrastructure to serve the development. The site design must demonstrate compliance with current flood regulations contained in the Florida Building Code (FBC), FEMA, National Flood Insurance Program, Miami-Dade Public Works Manual, and Chapter 7½ of the Bay Harbor Islands Code. The submittal information must include at a minimum: a complete flood legend, proposed finished floor elevations for all enclosures and garage / parking areas, proposed elevations of equipment, FEMA flood zone(s), FIRM panel number, Base Flood Elevation (BFE), Design Flood Elevation (DFE), highest and lowest crown of road adjoining the site, and highest and lowest adjacent grades.**
**(n) In addition to the above requirements, the Town shall prepare, maintain and make available an administrative site development plan application form and more detailed checklist of required submittal requirements.**

**Sec. 5-21. - Definition of "final working plans."**
For the purposes of this article, "final working plans" are those plans together with specifications which meet all requirements of the building code for the issuance of a building permit.
**Sec. 5-22. - Preliminary plan approval prior to submission of final working plans.**
Preliminary plans must be approved by the Design Review Board prior to the submission of final working plans of any building.
**Sec. 5-23. - Time for submitting final working plans.**
Final working plans must be submitted to the town manager within 365 days of the approval of the preliminary plans. If not submitted within that time, the approval of the preliminary plans is automatically vacated. The town manager may extend the 365-day period for no more than 180 days. **In addition, the submittal timeframes shall automatically be extended per the laws / orders of the State of Florida.**

**RECOMMENDED ACTION:**
Council's Discretion

---

---

**FINANCIAL ANALYSIS:**
There is no fiscal impact.

**BUDGET IMPACT:**

---

Submitted By: Yvonne Hamilton, Town Clerk

**ATTACHMENTS**

| | |
|---|---|
| 1. | BHI TC Staff Report - Site Plan Submittal Req Mod Aug 2 2023 |
| 2. | BHI Draft Ord Text Site Plan Submittal Req July 21 2023 |

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

# TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

**To:** Mayor and Town Councilmembers
Town of Bay Harbor Islands

**CC:** Maria Lasday - Town Manager
Yvonne P. Hamilton, CMC - Town Clerk
Joseph S. Geller, Town Attorney

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

**Date:** August 2nd, 2023

**Subject:** Town of Bay Harbor Islands
Proposed Building and Construction Code Amendments
Preliminary Plan Submittal Requirements
MMPA Acct. No. 01-0702-0500

**RECOMMENDATION:**

MMPA recommends the Town Council review this staff report and the attached draft Ordinance that would modify the Town's Building & Construction Code as related to the listing of submittal requirements for Site Development Plans applications. If found acceptable as is, or with desired modifications, the Town Council should review the draft Code amendments and consider adopting the suggested revisions.

**ISSUE:**

Since 1961 the Town Code has included a listing of minimum submittal requirements for land development applications. This Code section has been periodically updated over the years as felt to be necessary to require the submission of adequate plans and information for the Town to review such requests. In addition to the basic Code listing of submittal requirements, the Town has developed a standard Site Plan application form with a more detailed description of the required types of plans, design details and preliminary calculations for infrastructure impacts (water / sewer / drainage / solid waste / traffic impacts / etc.). These types of information / plans assist the Town in reviewing land development applications.

Recently some comments have been received from a Town Council member about the types and details of what plans / information the Town receives for Site Development Plan applications. Town Staff / MMPA was requested to examine the current Code requirements and

offer suggestions to update the list. The specific type of plan detail mentioned was typical building cross sections. The current Code text does not specifically list this type of preliminary plan; however, they are commonly provided. In addition, over the years the Building Department staff / other Town staff has created a Town Site Development Plan application form with much more detailed listings of submittal requirements, including sample building cross sections, which is typical for governmental agencies to do. It is good practice for local governments to periodically examine their Codes / practices and update.

As requested by the Town, MMPA prepared the attached draft Ordinance for consideration.

**ORDINANCE NO. _____**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, AMENDING THE TOWN'S CODE OF ORDINANCES RELATED TO BUILDING AND CONSTRUCTION ACTIVITIES; AMENDING ARTICLE II OF CHAPTER 5 ENTITLED DESIGN REVIEW BOARD; AMENDING SECTION 5-20 RELATED TO THE MINIMUM CONTENTS OF PRELIMINARY PLANS SUBMITTED TO THE TOWN FOR SITE DEVELOPMENT PLAN REVIEW; ADDITIONALLY AMENDING SECTION 5-23 RELATED TO TIME FOR SUBMITTING FINAL WORKING PLANS TO RECOGNIZE STATE MANDATED EXTENSIONS; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Bay Harbor Islands adopted the first Building and Construction Code for the community in 1961; and

**WHEREAS**, the Town Council periodically studies various land development trends and issues, and considers strategies and design guidelines to encourage the proper development of lands within the Town, and amends its Codes accordingly; and

**WHEREAS**, after studying of the existing Code provisions, the Town Council finds that a need exists to modify the existing Code provisions, and

**WHEREAS**, the Town Council held duly advertised public hearings to consider the proposed modifications to the Town's Building and Construction Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA:**

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

**Section 2**: That the Town of Bay Harbor Islands Building and Construction Code is hereby amended to modify Article II of Chapter 5, by amending Section 5-20 entitled "Contents of Preliminary Plan", and by amending Section 5-23 entitled "Time for Submitting Final Working

Plans", as more fully set forth in the attached Exhibit "A", and by reference are made a part hereof.

**Section 3**: That if any section, paragraph, sentence or word of this Ordinance or the application thereof to any person or circumstance is held invalid, that the invalidity shall not affect the other sections, paragraphs, sentences, words or application of this Ordinance.

**Section 4**: That it is the intention of the Town Council of the Town of Bay Harbor Islands, and it is therefore ordained, that the provisions of the Ordinance shall become and be made a part of the Town of Bay Harbor Islands' Code of Ordinances, that sections of this Ordinance may be re-numbered or re-lettered to accomplish such intentions, and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

**Section 5**: That all Ordinances, parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith be and the same are hereby repealed to the extent of such conflict.

**Section 6**: That this Ordinance shall be in full force and take effect immediately upon its passage and adoption.

PASSED on First Reading this ___ day of _____, 2023.

PASSED on Second Reading this ___ day of _____, 2023.

_____
ELIZABETH TRICOCHE
MAYOR

ATTEST:

_____
YVONNE P. HAMILTON, CMC
TOWN CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
GREENSPOON MARDER, LLP
TOWN ATTORNEYS
BY: JOSEPH S. GELLER, ESQ.

## Exhibit "A"

## Amendments to the Bay Harbor Islands Buildings and Construction Code

### CHAPTER 5 - BUILDINGS AND CONSTRUCTION

### ARTICLE II. – DESIGN REVIEW BOARD

**Sec. 5-20. - Contents of preliminary plan.**

For the purposes of this article, preliminary plans for a building shall consist of the following:

(a) An artist's or architect's colored drawings of all sides of the structure as completed.

(b) A landscape architect's colored drawings of the landscaping on all sides.

(c) An architect's drawing of the parking area showing the parking spaces and a plot ***/*** **site** plan **including the proposed layout of buildings, driveway and parking areas, pedestrian walkways, amenities, setback areas and other improvements.**

(d) An architect's plans of representative floors of a multifamily building designating typical apartment layouts, or of the entire single-family unit. **As to commercial buildings a representative floor plans with proposed leasable bays, common areas, elevators and stairs, and mechanical areas must be provided.**

(e) A description and samples of all materials to be used.

(f) An architect's official computation of the lot coverage of the proposed structure in conformance with town ordinances.

(g) A series of colored aerial photographic representations (i.e., front/rear/sides) of the subject site with the proposed site improvements superimposed onto the subject site illustrating how the new proposed project relates to neighboring properties (scale/compatibility).

(h) Color renderings. A series of colored graphic architectural representations (i.e., front/sides/rear) illustrating how the new proposed project relates to neighboring properties.

(i) Submittal of an impact analysis report (IAR) demonstrating compliance with the adopted concurrency Level of Service (LOS) requirements listed in subsection 11-8.4 of the Town's Code of Ordinances. The applicant shall pay for cost of preparing the IAR and be responsible for the town's cost of reviewing and processing said report, including town staff and outside consultants deemed necessary by the town.

(j) Traffic impact analysis. As part of the impact analysis report (IAR) each application, unless specifically exempted, shall provide an estimate of the expected vehicular trips to be generated by the new development. The analysis shall include estimates for average daily trips, a.m. peak hour trips, and p.m. peak hour trips. If a previous land development project existed on the site, the analysis shall include a comparison of the trips generated by the previous development and new development noting the

estimated increase or decrease in trips. If deemed necessary by the town manager for a major development project, based on the quantity of expected trip counts or expected neighborhood impacts, the town may require a full-scale traffic study, the contents of which shall comply with the minimum criteria on file with the town. Such full-scale traffic study shall be prepared by a consulting engineer retained by the town, at the applicant's full expense.

**(k) Preliminary building elevations showing the front, rear and sides of all building(s) and structures.**

**(l) Cross sections through the building(s) at periodic locations depicting the proposed building exterior, floors, parking areas, roof area, and foundation.**

**(m) Preliminary civil engineering plans and calculations, including potable water and sanitary sewer facilities (proposed meter & pipe connection locations & sizes), drainage & stormwater facilities (soil analysis / calculations / design), solid waste, and other infrastructure to serve the development. The site design must demonstrate compliance with current flood regulations contained in the Florida Building Code (FBC), FEMA, National Flood Insurance Program, Miami-Dade Public Works Manual, and Chapter 7½ of the Bay Harbor Islands Code. The submittal information must include at a minimum: a complete flood legend, proposed finished floor elevations for all enclosures and garage / parking areas, proposed elevations of equipment, FEMA flood zone(s), FIRM panel number, Base Flood Elevation (BFE), Design Flood Elevation (DFE), highest and lowest crown of road adjoining the site, and highest and lowest adjacent grades.**

**(n) In addition to the above requirements, the Town shall prepare, maintain and make available an administrative site development plan application form and more detailed checklist of required submittal requirements.**

**Sec. 5-21. - Definition of "final working plans."**

For the purposes of this article, "final working plans" are those plans together with specifications which meet all requirements of the building code for the issuance of a building permit.

**Sec. 5-22. - Preliminary plan approval prior to submission of final working plans.**

Preliminary plans must be approved by the Design Review Board prior to the submission of final working plans of any building.

**Sec. 5-23. - Time for submitting final working plans.**

Final working plans must be submitted to the town manager within 365 days of the approval of the preliminary plans. If not submitted within that time, the approval of the preliminary plans is automatically vacated. The town manager may extend the 365-day period for no more than 180 days. **In addition, the submittal timeframes shall automatically be extended per the laws / orders of the State of Florida.**

**AGENDA ITEM REPORT**
August 8, 2023

**ITEM NUMBER: 16.**

**ITEM:** Ratification of updates to the Rolledback Rate in Resolution No. 2310 which addresses the proposed millage rate and percentage over the millage rate. The current year rolledback rate, as computed pursuant to Section 200.065, Florida Statutes is 2.730559 mills, which is 2.730559 per $1,000 of assessed property within the Town of Bay Harbor Islands. The proposed millage rate is 16.5% more than the rolledback rate. Enclosed is a copy of the Resolution.

**DESCRIPTION:**
At the July 27, 2023 Special Council Meeting, the rolled-back rate and percentage increase in the proposed millage were calculated based on a preliminary determination of 2022 gross taxable value from the Property Appraiser, which was approximately 0.26% higher than the final determination of 2022 gross taxable value received from the Property Appraiser. This resulted in the mathematical computation of the rolled-back rate and percentage increase in proposed millage in Section 3 of the resolution being slightly off. **Section 3. Declaration of Rolled-Back Rate.** The current year rolled-back rate, as computed pursuant to section 200.065, Florida Statutes, is 2.730559 mills, which is $2.7306 per $1,000.00 of assessed property within the Town of Bay Harbor Islands. The proposed millage rate is 16.202% more than the rolled-back rate.

When the correct 2022 gross taxable value from the Property Appraiser is utilized, the rolled-back rate is 2.7234 mills, which is $2.7234 per $1,000 of assessed property within the Town of Bay Harbor Islands, and the proposed millage is 16.5% more than the rolled back rate.

**RECOMMENDED ACTION:**
Approve

---

**FINANCIAL ANALYSIS:**

**BUDGET IMPACT:**

---

Submitted By: Yvonne Hamilton, Town Clerk

**ATTACHMENTS**

| | |
|---|---|
| 1. | 2310 - FY 2023-2024 Proposed Millage Rate |

**RESOLUTION NO. 2310**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, DETERMINING THE TOWN'S PROPOSED MILLAGE RATES AS REQUIRED BY SECTION 200.065, FLORIDA STATUTES, AND SETTING THE DATE, TIME, AND PLACE OF PUBLIC HEARINGS TO ADOPT THE TENTATIVE AND FINAL MILLAGE AND BUDGET FOR FISCAL YEAR 2023-2024; DIRECTING THE TOWN CLERK AND THE TOWN MANAGER TO FILE THIS RESOLUTION WITH THE MIAMI-DADE COUNTY PROPERTY APPRAISER; AUTHORIZING THE TOWN MANAGER TO CHANGE THE BUDGET HEARING DATES IF NECESSARY; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** Chapter 200, Florida Statutes provides a procedure for the adoption of ad valorem tax and millage rates associated therewith; and

**WHEREAS,** Section 200.065, Florida Statutes provides for the adoption of a proposed millage rate, together with the establishment of a rolled-back millage rate computed pursuant to Section 200.065(1), Florida Statutes; and

**WHEREAS**, on July 1, 2023, the Honorable Pedro J. Garcia, Miami-Dade County, Property Appraiser (the "Property Appraiser") served upon the Town of Bay Harbor Islands, Florida (the "Town") a "Certification of Taxable Value" certifying to the Town its 2023 taxable value; and

**WHEREAS,** the Town Manager and Staff have prepared a tentative budget and have computed a proposed millage rate necessary to fund the tentative budget other than the portion of the budget to be funded from sources other than ad valorem taxes; and

**WHEREAS**, the provisions of Section 200.065, Florida Statutes require the Town,within thirty-five (35) days of service of the Certification of Taxable Value, to advise the Property Appraiser of the Town's proposed millage rate, the Town's rolled-back rate, and the date, time, and place at which public hearings will be held to adopt the tentative and final millage and budgets.

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

**Section 1. Recitals.** The above recitals are true and correct and are incorporated herein by this reference.

**Section 2. Declaration of Proposed Millage Rate.** The proposed millage rate for the Town of Bay Harbor Islands for Fiscal Year 2023-2024 is declared to be 3.1728 mills, which is $3.1728 per $1,000.00 of assessed property within the Town of Bay Harbor Islands.

**Section 3. Declaration of Rolled-Back Rate.** The current rolled-back rate, as computed pursuant to section 200.065, Florida Statutes, is 2.730559* mills, which is $2.730559* per $1,000 of assessed property within the Town of Bay Harbor Islands. The proposed millage is 16.2%* more than the rolled back rate. (See Attachment A)

**Section 4. Schedule of Millage and Budget Hearings.** The proposed date, time, and place of the first and second public hearings are hereby set by the Town Council as follows:

| DATE | TIME | PLACE |
|---|---|---|
| 1st Budget Hearing September 13th, 2023 *(Wednesday)* *(To consider the proposed millage rate and tentative budget)* | 6:30 PM | Morris N. Broad Community Center 1175 95th Street Bay Harbor Islands, FL 33154 |
| 2nd Budget Hearing September 27, 2023 *(Wednesday)* *(To adopt a millage rate and final budget)* | 6:30 PM | Morris N. Broad Community Center 1175 95th Street Bay Harbor Islands, FL 33154 |

**Section 5. Transmittal.** The Town Clerk and Town Manager are directed to take all necessary steps to submit the Town's 2023 Certification of Taxable Valuable (DR-420) Form and provide a Certified Copy of this Resolution to the Honorable Pedro Garcia, Property Appraiser of Miami-Dade County, on or before August 4, 2023.

**Section 6. Authorization.** In the event that the Miami-Dade County Board of County Commissioners or the Miami-Dade County School Board schedule or reschedule a Budget Hearing on a date scheduled for a Town of Bay Harbor Islands Budget Hearing, the Town Manager is authorized to change the date of either or both Town budget hearings.

**Section 7. Effective Date.** This Resolution shall take effect immediately upon adoption.

Joshua Fuller
Vice Mayor

**ATTEST:**

Yvonne P. Hamilton, CMC
Town Clerk

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

Greenspoon Marder LLP
Town Attorneys
By: Morris G. "Skip" Miller, Esq.

(Resolution No. 2310)

"Attachment A"

* The rolled-back rate and percentage increase in the proposed millage were calculated based on a preliminary determination of 2022 gross taxable value from the Property Appraiser, which was approximately 0.26% higher than the final determination of 2022 gross taxable value received from the Property Appraiser. This resulted in the mathematical computation of the rolled-back rate and percentage increase in proposed millage in Section 3 of the resolution being slightly off. When the correct 2022 gross taxable value from the Property Appraiser is utilized, the rolled-back rate is 2.7234 mills, which is $2.7234 per $1,000 of assessed property within the Town of Bay Harbor Islands, and the proposed millage is 16.5% more than the rolled back rate.

**AGENDA ITEM REPORT**
August 8, 2023

**ITEM NUMBER: 17.**

**ITEM: Discussion** and **Possible** action regarding the acceptance of a donation of art to the Town of Bay Harbor Islands by resident Virginia Praschnik . Enclosed is a rendering.

**DESCRIPTION:**
Resident Virginia Praschnik has offered to donate the piece of art to the Town.

**RECOMMENDED ACTION:**
Council's Discretion

---

**FINANCIAL ANALYSIS:**

**BUDGET IMPACT:**

---

Submitted By: Yvonne Hamilton, Town Clerk

**ATTACHMENTS**

| | |
|---|---|
| 1. | Art Rendering |

Dimensions: 24"x36"



**AGENDA ITEM REPORT**
August 8, 2023

**ITEM NUMBER: 18.**

**ITEM: Request** for **approval** of the location of a temporary Sales Center at 10301 East Bay Harbor Drive in connection with the development of the properties at 9781 and 9927-9955 East Bay Harbor Drive, by 9781 Bay Harbor Development LLC, 9955 Bay Harbor Development LLC. The requested duration for the Sales Center is not to exceed one year. Enclosed are copies of the application and supporting documents.

**DESCRIPTION:**
The 10301 East Bay Harbor Drive site was used for the ONDA sales center for a couple years. The Town Council granted an original approval on June 8, 2020, for a 2+/- year period. In November 2022, the Town Council granted a 6-month extension to May 2023. The Town Council denied a similar request on May 10, 2023 to utilize the Sales Center until March 31, 2026

This request is for a period not to exceed one (1) year as per their Letter of Intent. The sales center would be for two multifamily residential projects (9781 East Bay Harbor Drive/9 Dwelling Units and 9919-9955 East Bay Harbor Drive/33 Dwelling Units). The 9781 EBHD site was approved by the DRB on 11/01/22; the 9919-9955 EBHD site was approved by the DRB on 12/06/22. The Site Development Plan for the 10301 EBHD site (9 DU) was approved by the Design Review Board on May 2, 2023. There are no criteria in the Code to govern such requests, but we typically make them at least meet setbacks.

**RECOMMENDED ACTION:**
Council's Discretion

---

**FINANCIAL ANALYSIS:**
There is no fiscal impact.

**BUDGET IMPACT:**

---

Submitted By: Yvonne Hamilton, Town Clerk

**ATTACHMENTS**

| | |
|---|---|
| 1. | Temporary Sales Office - 07.17.2023 |

wernick&co
PLACEMAKING | LAW

**Joseph A. Ruiz, Esq.**
WERNICK & CO, PLLC
320 Miracle Mile | 203
Coral Gables FL | 33134
jar@wernickco.com

July 17, 2023

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

**RE: Letter of Intent – Request for Approval of Temporary Sales Office**
**10301 East Bay Harbor Drive, Town of Bay Harbor Islands, FL**

Dear Ms. Lasday,

Wernick & Co, PLLC serves as land use counsel to 10301 Bay Harbor Development, LLC ("Owner"), owner of the property located at 10301 East Bay Harbor Drive (the "Property")[1], located in the northeast corner of the East Island within the Town of Bay Harbor Islands (the "Town").

The Property is currently improved with a temporary sales center (the "Sales Center") approved by the Town Council for the *Onda Residences*, an abutting development to the northeast of Property. The prior approval history, including photographs, Agenda Item Reports, conceptual plans, and Certificate of Occupancy are included as **Exhibit 1.**


10301 East Bay Harbor Drive – Sales Center

The Owner is an affiliate of the Regency Development Group, whose has secured approval from the Town's Design Review Board for three (3) multifamily residential projects, including a nine (9) unit boutique building located on the subject Property.[2] The two (2) other projects are located at 9927-9955 East Bay Harbor Drive and 9781 East Bay Harbor Drive, both of which are within an 8-

[1] The Property is identified by Folio No. 13-2227-001-0800.
[2] The Town's Design Review Board approved a (1) 33-unit multifamily residential development located at 9927-9955 East Bay Harbor Drive on December 6, 2022, (2) 9-unit multifamily residential development located at 9781 East Bay Harbor Drive on November 1, 2022, and (3) a 9-unit multifamily development located at the Property on May 2, 2023.

minute walk of the Property. Together, the projects are celebrated as the *La Mare' Residences Bay Harbor Islands*.

Accordingly, the Owner is seeking approval from the Town Council, pursuant to Sections 5-5(g)(9) and 23-4 of the Town's Code of Ordinances, to allow for the use of the existing Sales Center located on the Property, for a period not to exceed one (1) year, to conduct sales for the *La Mare' Residences Bay Harbor Islands*.

Please accept this letter, and other enclosed materials, as the Owner's request to be placed on the agenda for the August 8, 2023, Town Council meeting. Thank you for your consideration.

Feel free to contact me if you have any questions or concerns.

Sincerely,

Joseph A. Ruiz

cc: Erin L. Grafton, Wernick & Co, PLLC



320 Miracle Mile, Suite 203. Coral Gables, Florida 33134 T 786 232 0900 wernickco.com

# EXHIBIT 1

akerman

Neisen O. Kasdin

Akerman LLP
Three Brickell City Centre
98 SE 7th Street, Suite 1100
Miami, FL 33131
Tel: 305 982 5629
neisen.kasdin@akerman.com

May 5, 2020

VIA E-MAIL

Ms. Marlene M. Siegel, CMC
Interim Town Manager
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, Fl 33154

RE: Letter of Intent – Onda Temporary Sales Office

Dear Ms. Siegel,

Akerman LLP represents B H Investment LLC ("BHI" or "Owner"), owner of the property located at 1135 103rd Street (the "Property"), located in the Town of Bay Harbor Islands (the "Town"), on the northern tip of the East Island. As you know, the Planning and Zoning Board approved a project at the Property consisting of an eight (8)-story building with 41 high-end residential units (the "Project" to be known as "Onda").



(Onda project: 1135 103rd Street)

The principals of BHI, Valerio Morabito and Ugo Colombo, are excited to bring their vision to the Town's East Island. Valerio Morabito and Ugo Colombo have developed many of the finest luxury residential properties in South Florida. Most recently, Morabito completed *Beach House 8*, an eight-unit ultra-luxury condominium on the ocean at 37th Street and Collins Avenue. Colombo has developed some of Miami's most highly regarded luxury projects, including *Bristol Tower* and *Santa Maria* on Brickell Avenue, *Porto Vita* in Aventura and *Grovenor House* in Coconut Grove.

### *A. Temporary sales office: 10301 East Bay Harbor Drive*

Owner wishes to create a unique and beautiful sales office on the vacant lot just east of the Property, to be located at 10301 East Bay Harbor Drive (the "Vacant Lot"). The sales center will be curated out of materials which reflect the aesthetics of the proposed Onda project, including natural materials and décor.



(Onda Temporary Sales Office: 10301 East Bay Harbor Drive)

Owner is leasing the land at the Vacant Lot for purposes of constructing the temporary sales office. The owner of the Vacant Lot has consented to this application for the purpose of seeking approval for the temporary sales office, as indicated in the letter enclosed herein as **Exhibit A.** Owner intends to launch the operation of the sales center by November 2020 (approximately 6 months prior to construction), and maintain the temporary structure throughout the construction process. Ideally,

the sales office would be operational for approximately 24 months (approximately through November 2022).

The temporary sales office will have minimal impact to the surrounding area. There will only be three sales agents at the sales office at any given time; and it is estimated that there will be approximately 10 visitors per day to the sales center and most visits will be by appointment only. There are eight (8) proposed parking spaces (including one handicap space), and in the unlikely event that we need additional parking spaces, there is a municipal lot across the street which can accommodate overflow. Therefore, there is no anticipated impact on traffic or parking associated with the temporary sales office.

*B. Town Council Approval*

Pursuant to Section 5-5(g)(9) of the town code, a temporary sales office requires town council approval. Enclosed herein for your review are the conceptual plans for the temporary sales office, attached as Exhibit B.

Please accept this letter, and other enclosed materials as our official request to be heard on the next town council agenda for approval of the Onda temporary sales office. Despite these uncertain times, Owner has invested significantly in the creation of this unique temporary sales office and the project as a whole, and is very much interested in moving forward. We look forward to working with the Town on this important step in the process of creating a successful project. Thank you for your consideration.

Sincerely,

AKERMAN, LLP

Neisen O. Kasdin

Enclosures

cc: Alba Chang, Interim Town Clerk
Frank Simone, Town Attorney
Marissa Amuial, Akerman LLP

# EXHIBIT A

TWO ROADS

DEVELOPMENT

**Daniel G. Hayes, General Counsel & COO**
(914) 703-0130 | dhayes@tworoadsre.com

1217 South Flagler Drive, Second Floor
West Palm Beach, Florida 33401-6706

April 30, 2020

**Via Email**

Ms. Marlene M. Siegel, CMC
Interim Town Manager
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, Florida 33154

**Re:** Lease Agreement dated February 1, 2020, by and between **Bay Harbor North LLC**, as "Landlord", and **BH Investments LLC**, as "Tenant"

[ONDA Sales Office, 10301 East Bay Harbor Drive, Bay Harbor Islands, Florida 33154-1298]

Dear Ms. Siegel:

I am writing as officer of TRD Bay Harbor LLC, Manager and authorized representative of **Bay Harbor North LLC**, a Delaware limited liability company (formerly known as Congress BHN LLC) ("Bay Harbor North") and the owner of the property located at 10301 East Bay Harbor Drive, in Bay Harbor Islands, Florida [Folio: 13-2227-001-0800] (the "Property").

Bay Harbor North has entered into the above-described lease with **BH Investments LLC** ("BHI"), the owner of the property located at 1135 103rd Street, in Bay Harbor Islands, Florida, for the purpose of allowing BHI to construct a temporary sales office at the Property.

Bay Harbor North recognizes that the temporary sales office requires an application and approval by the town council. Please accept this letter as consent by Bay Harbor North to allow BHI to proceed with the application and in seeking approval from the town council for a temporary sales office at the Property.

Please feel free to call or email me directly with any questions or comments the Town may have about this submission or the Property. Thank you for your assistance,

Sincerely,

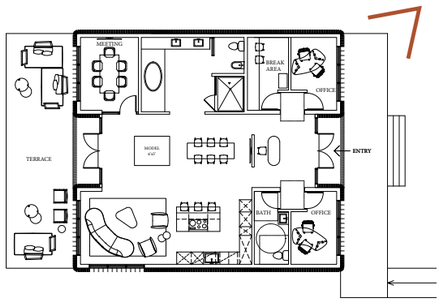
Daniel G. Hayes
General Counsel & COO

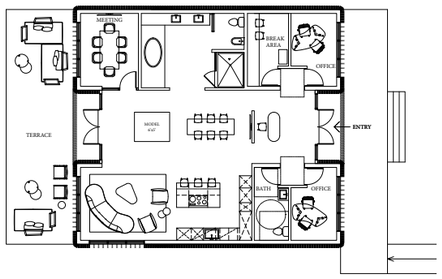
cc: Sara B. Herald, Esq.
E: sherald@bilzin.com

# EXHIBIT B

# ONDA

sales center


MEETING
BREAK AREA
OFFICE
TERRACE
MODEL
ENTRY
BATH
OFFICE


MEETING
BREAK AREA
OFFICE
TERRACE
MODEL 4'10"
ENTRY
BATH
OFFICE

# ZONING DATA

**PROJECT ADDRESS:**
10301 EAST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL 33154

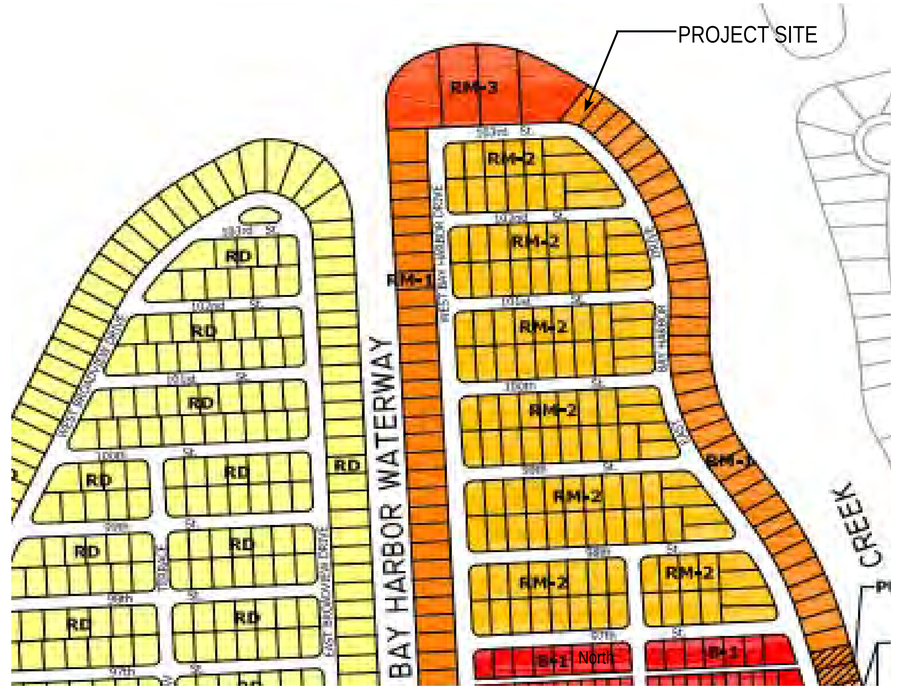
**PROPERTY FOLIO NUMBER:**
13-2227-001-6770

**ZONING DISTRICT:**
RM-1
**LAND USE DESIGNATION**
MULTIPLE FAMILY DISTRICT

**SURVEY INFORMATION:**
PREPARED BY:
JOHN IBARRA & ASSOCIATES, INC.
777 N.W. 72ND. AVENUE STE. 3025,
MIAMI, FL 33126
PH: (305) 262-0400

**LEGAL DESCRIPTION (PER SURVEY):**
LOT 1, BLOCK 4, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**F.E.M.A. FLOOD ZONE INFORMATION** (PER SURVEY):
COMMUNITY NUMBER: 120637
PANEL NUMBER: 0144
ZONE AE. +9'-10'
BFE = 10'
FEMA MAP EFFECTIVE DATE: 09/11/2009







**ARQUITECTONICA**

ONDA SALES CENTER
10301 E Bay Harbor Dr., Bay Harbor Islands , FL 33154

**ZONING DATA**

Scale: **N. T. S.**

DATE:
04.29.2020

***A0-00***

No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International.
All copyrights reserved (c) 2020.

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.




ARQUITECTONICA

ONDA SALES CENTER

10301 E Bay Harbor Dr., Bay Harbor Islands , FL 33154

**AERIAL CONTEXT**

Scale: **N. T. S.**

DATE:
04.29.2020

***A0-02***

No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International.
All copyrights reserved (c) 2020.

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.




VIEW 01 - LOOKING WEST




VIEW 02 - LOOKING NORTH




VIEW 03 - LOOKING EAST




VIEW 04 - LOOKING SOUTH

ARQUITECTONICA

ONDA SALES CENTER

10301 E Bay Harbor Dr., Bay Harbor Islands , FL 33154

**EXISTING AERIAL CONTEXT**

Scale: **N. T. S.**

DATE:
04.29.2020

***A0-03***

No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2020.

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.



SITE STREET VIEW 01 - FROM SOUTHWEST




SITE STREET VIEW 02 - SOUTHEAST



SITE VIEW 03 - FROM NORTHWEST (BISCAYNE BAY)




KEY MAP

ARQUITECTONICA

ONDA SALES CENTER

10301 E Bay Harbor Dr., Bay Harbor Islands , FL 33154

**EXISTING STREET CONTEXT**

Scale: **N. T. S.**

DATE:
04.29.2020

***A0-04***

No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International.
All copyrights reserved (c) 2020.

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.




**ARQUITECTONICA**

ONDA SALES CENTER

10301 E Bay Harbor Dr., Bay Harbor Islands , FL 33154

**CONTEXT SITE PLAN ROOF**

Scale: **N. T. S.**

DATE:
04.29.2020

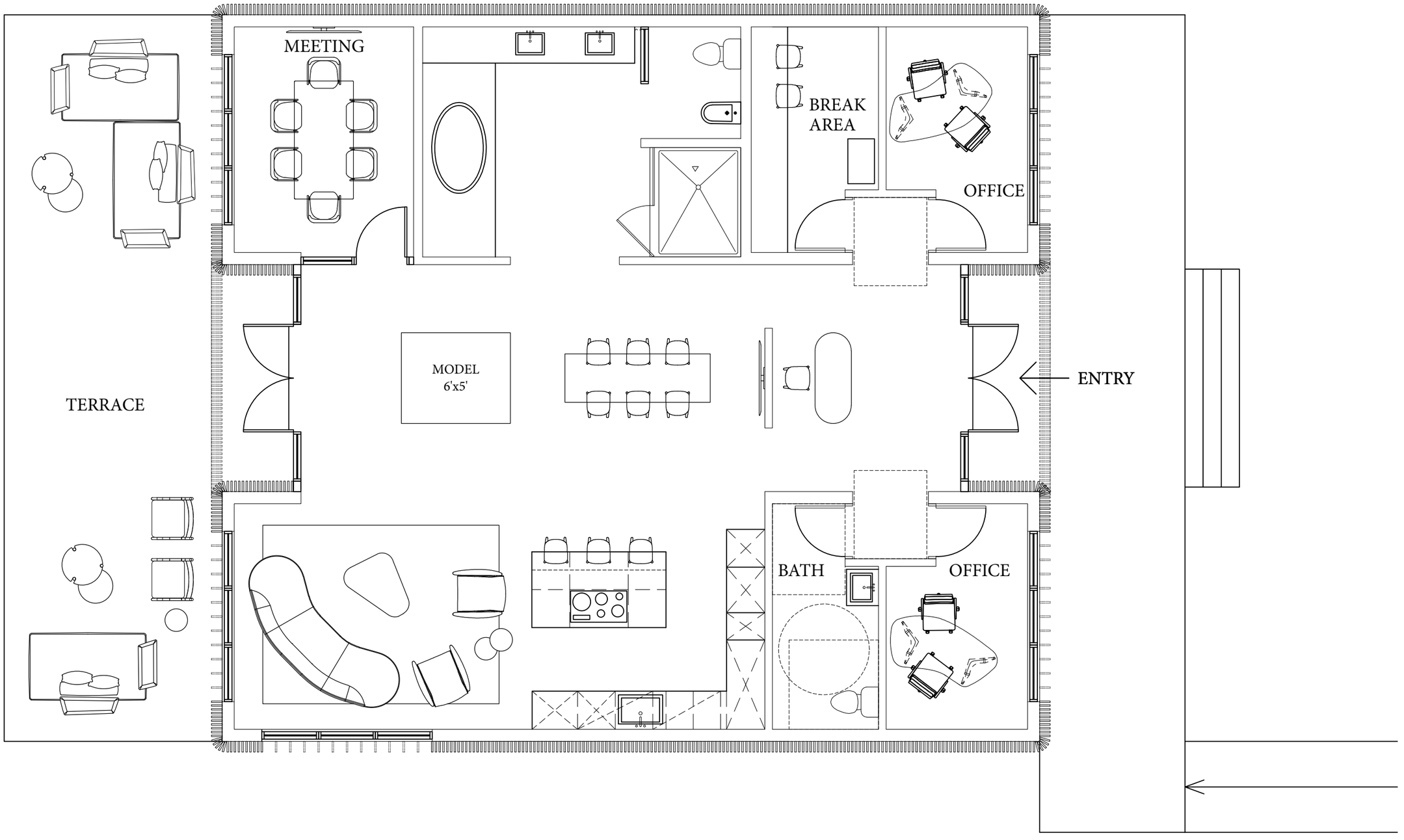
***A0-05***

No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2020.

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

**Finishings&Furniture** | Reference images




MEETING
BREAK
AREA
OFFICE
TERRACE
MODEL
6'x5'
ENTRY
BATH
OFFICE

Plan



Entrance



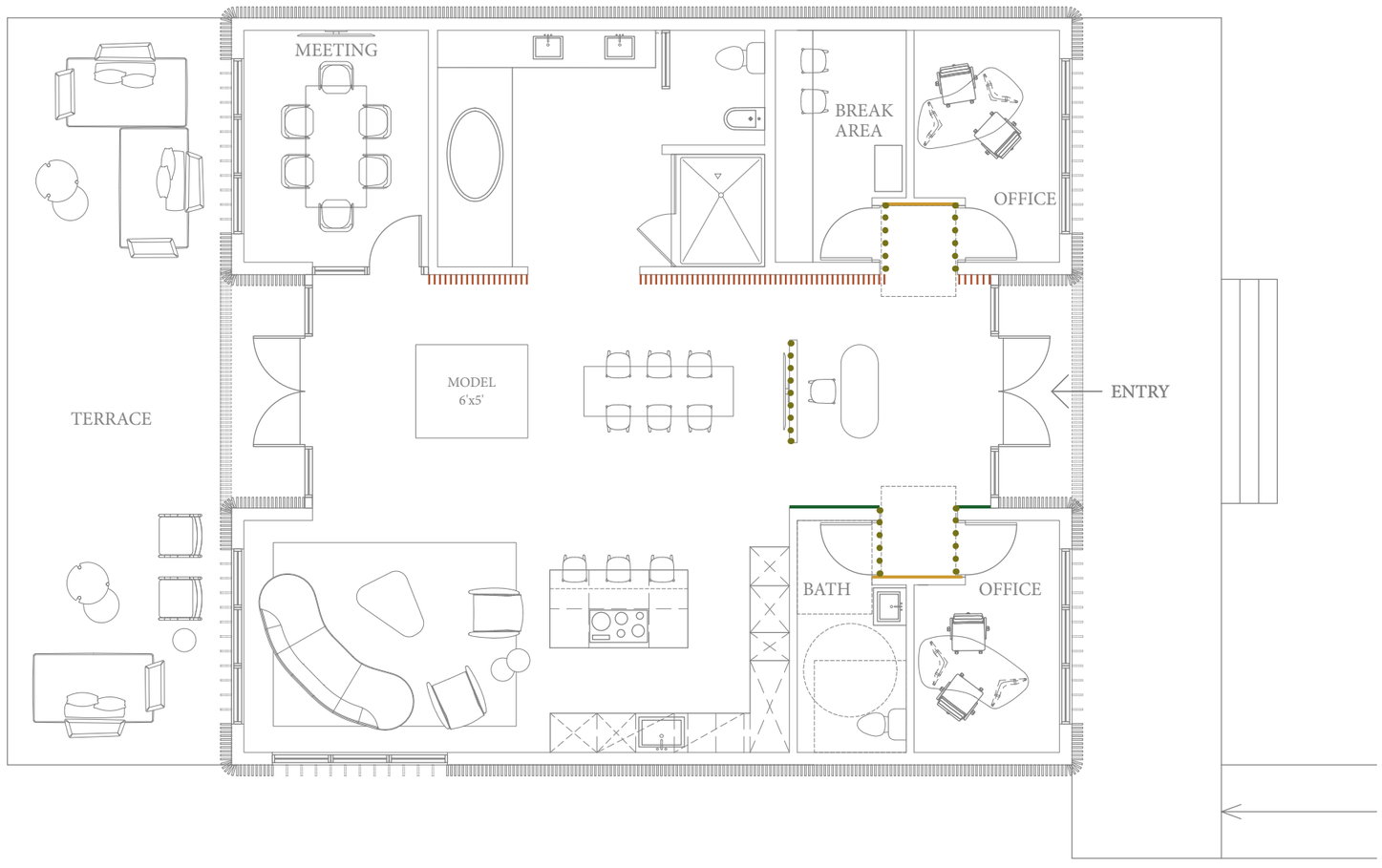
Living room

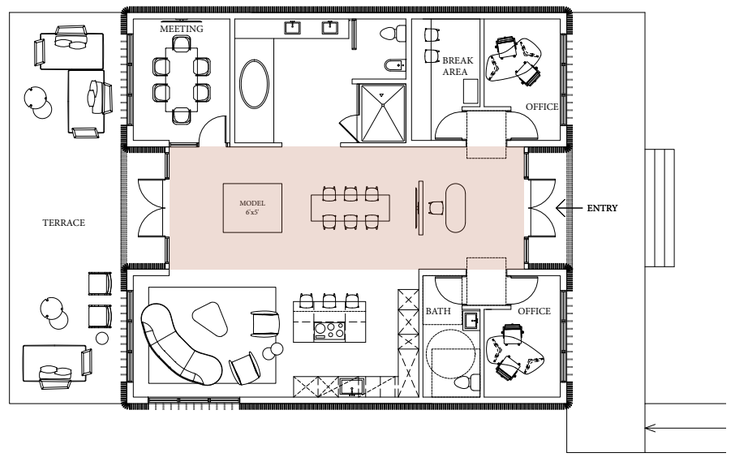


Model area



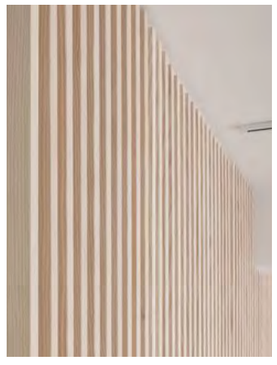
Meeting



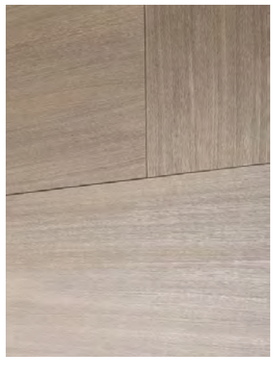






**floor**
limestone



**wall**
wood slats



**wall**
wood boiserie



**wall**
plaster



**wall** plaster **detail** metal



# PROJECT DATA

**ZONING CLASSIFICATION**
RM-1

**LAND USE DESIGNATION**
MULTIPLE FAMILY DISTRICT

**LOT AREA**
0.2986 ACRES (13,008 SF)

**DENSITY ALLOWED:**
34 DU/ACRE: 34X0.2986 = 10 UNITS
70 DU/ACRE W/TDR = 80X0.2986 = 21 UNITS

**DENSITY PROPOSED:**
N/A
SALES CENTER - TEMPORARY BUILDING

**SETBACKS:**
**FRONT/FACING STREET**
REQUIRED 20 FT
PROVIDED 76 FT 8 IN
**REAR/WATER**
REQUIRED 20 FT
PROVIDED 20 FT
**SIDE**
REQUIRED FROM 0'-30' = 10'-0"
PROVIDED FROM 0'-30'= 17'-9" E & AT 17'-1" W

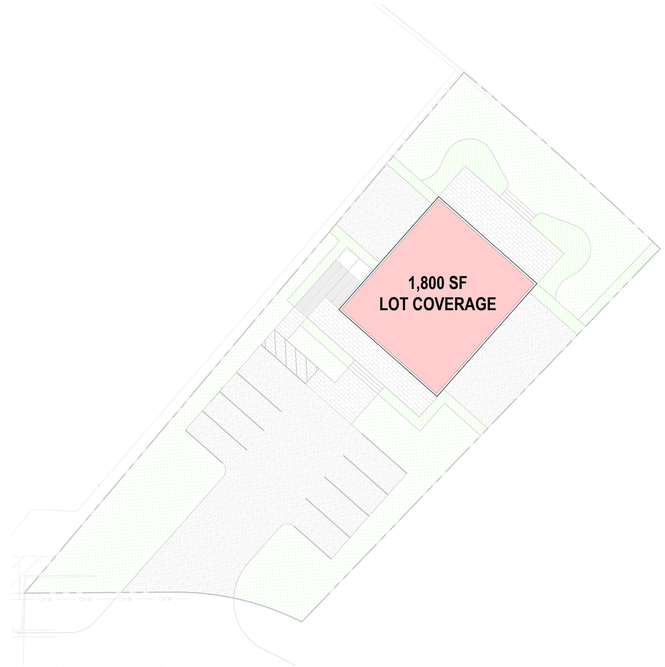
**MAX BUILDING COVERAGE**
ALLOWED N/A

PROVIDED 13% Principal Structure Coverage
1,800 SF

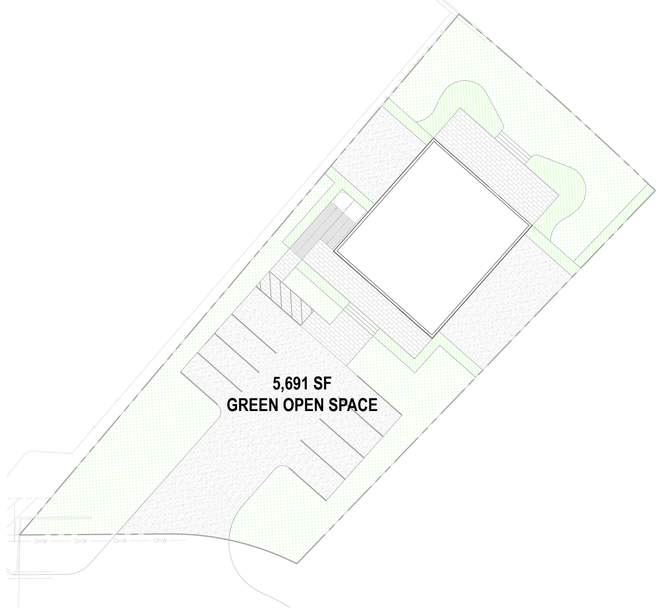
**BUILDING HEIGHT**
1 STORY AT 11'-6" + ROOF PARAPET/STRUCTURE.

**GREEN OPEN SPACE**
REQUIRED 2,602SF 20% MIN.
PROVIDED 5,691SF 43.75 %

**PARKING**
REQUIRED N/A
PROVIDED **8 PARKING SPACES**




LOT COVERAGE DIAGRAM




OPEN SPACE DIAGRAM

**ARQUITECTONICA**

ONDA SALES CENTER
10301 E Bay Harbor Dr., Bay Harbor Islands , FL 33154

**PROJECT DATA**

Scale: **N. T. S.**

DATE:
04.29.2020

***A0-01***

No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International.
All copyrights reserved (c) 2020.

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.




**ARQUITECTONICA**

# ONDA SALES CENTER

10301 E Bay Harbor Dr., Bay Harbor Islands , FL 33154

**SETBACK PLAN**

0' 5' 10' 15' 20' 25'

Scale: 1/8"=1'

North

DATE:
04.29.2020

**A1-00**

No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2020.

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.




**ARQUITECTONICA**

ONDA SALES CENTER

10301 E Bay Harbor Dr., Bay Harbor Islands , FL 33154

**NORTH ELEVATION**

0’ 10’ 20’ 30’

Scale: 3/32" = 1’

DATE:
04.29.2020

**A2-01**

No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2020.

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.




**ARQUITECTONICA**

ONDA SALES CENTER

10301 E Bay Harbor Dr., Bay Harbor Islands , FL 33154

**SOUTH ELEVATION**

0’ 10’ 20’ 30’

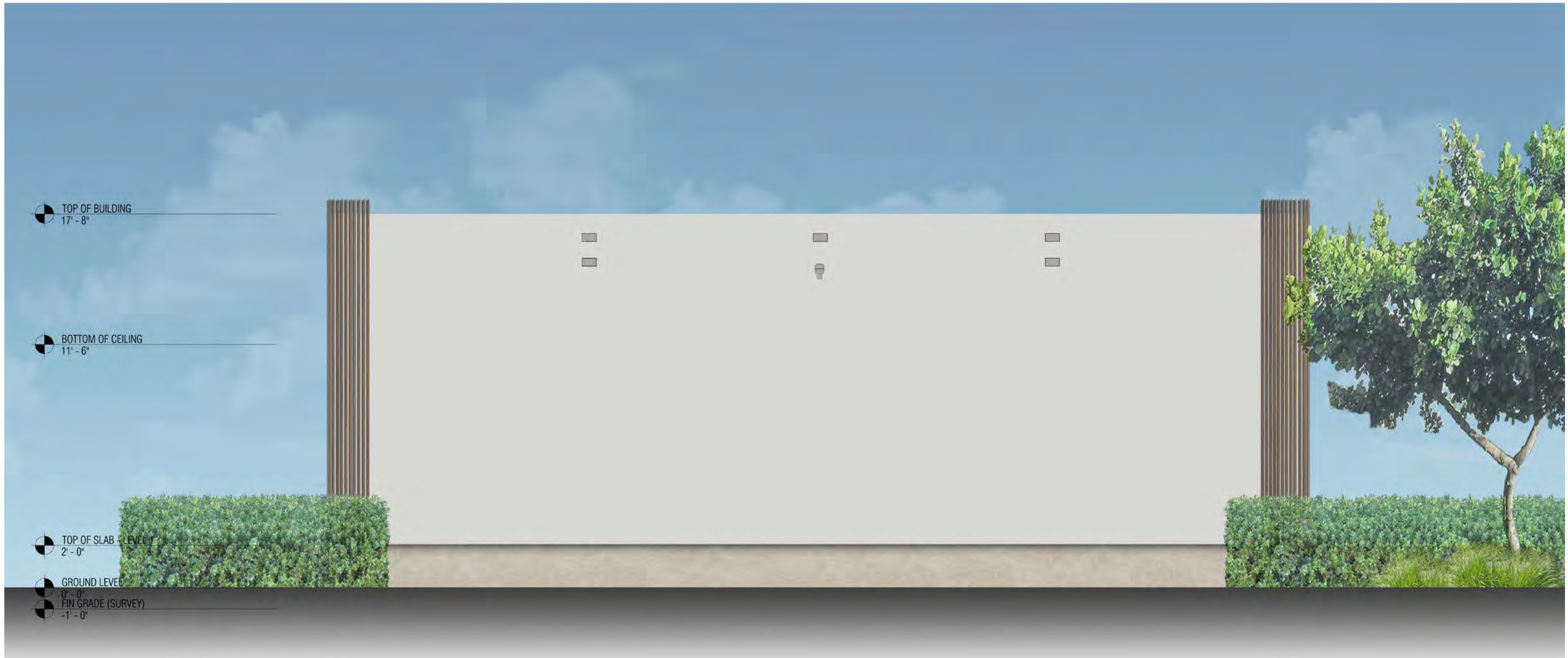
Scale: 3/32" = 1’

DATE:
04.29.2020

***A2-02***

No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2020.

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.




**ARQUITECTONICA**

ONDA SALES CENTER

10301 E Bay Harbor Dr., Bay Harbor Islands , FL 33154

**EAST ELEVATION**

0’ 10’ 20’ 30’

Scale: 3/32" = 1’

DATE:
04.29.2020

***A2-03***

No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2020.

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.




**ARQUITECTONICA**

ONDA SALES CENTER

10301 E Bay Harbor Dr., Bay Harbor Islands , FL 33154

**WEST ELEVATION**

0’ 10’ 20’ 30’

Scale: 3/32" = 1’

DATE:
04.29.2020

***A2-04***

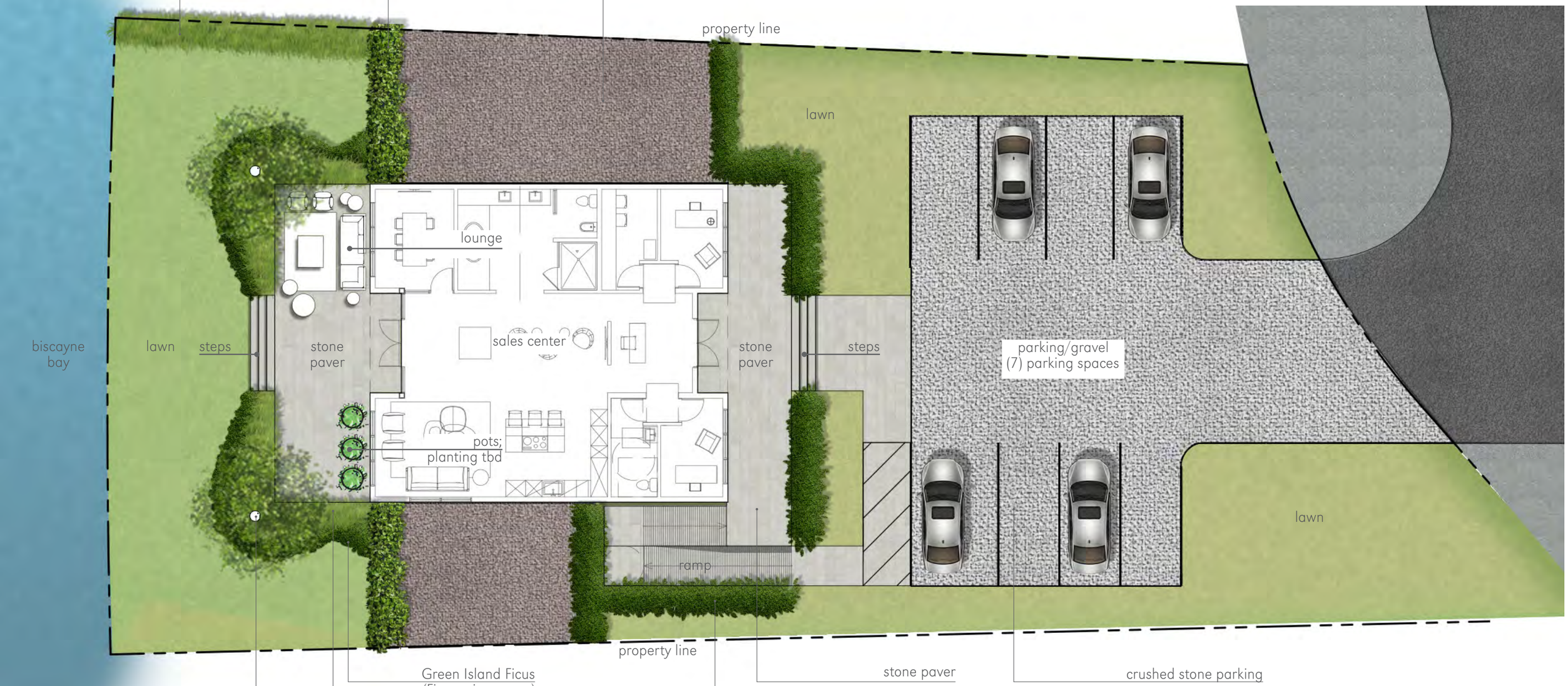
No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2020.

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

# enea garden design

103rd bay street | sales center | overall plan

11/26/2019 rev 4




**stone paver area calculation**

front: 979.50 sqft

back: 563.63 sqft

0 4' 8' 16'

Scale: 3/32=1'-0"

© enea 2019

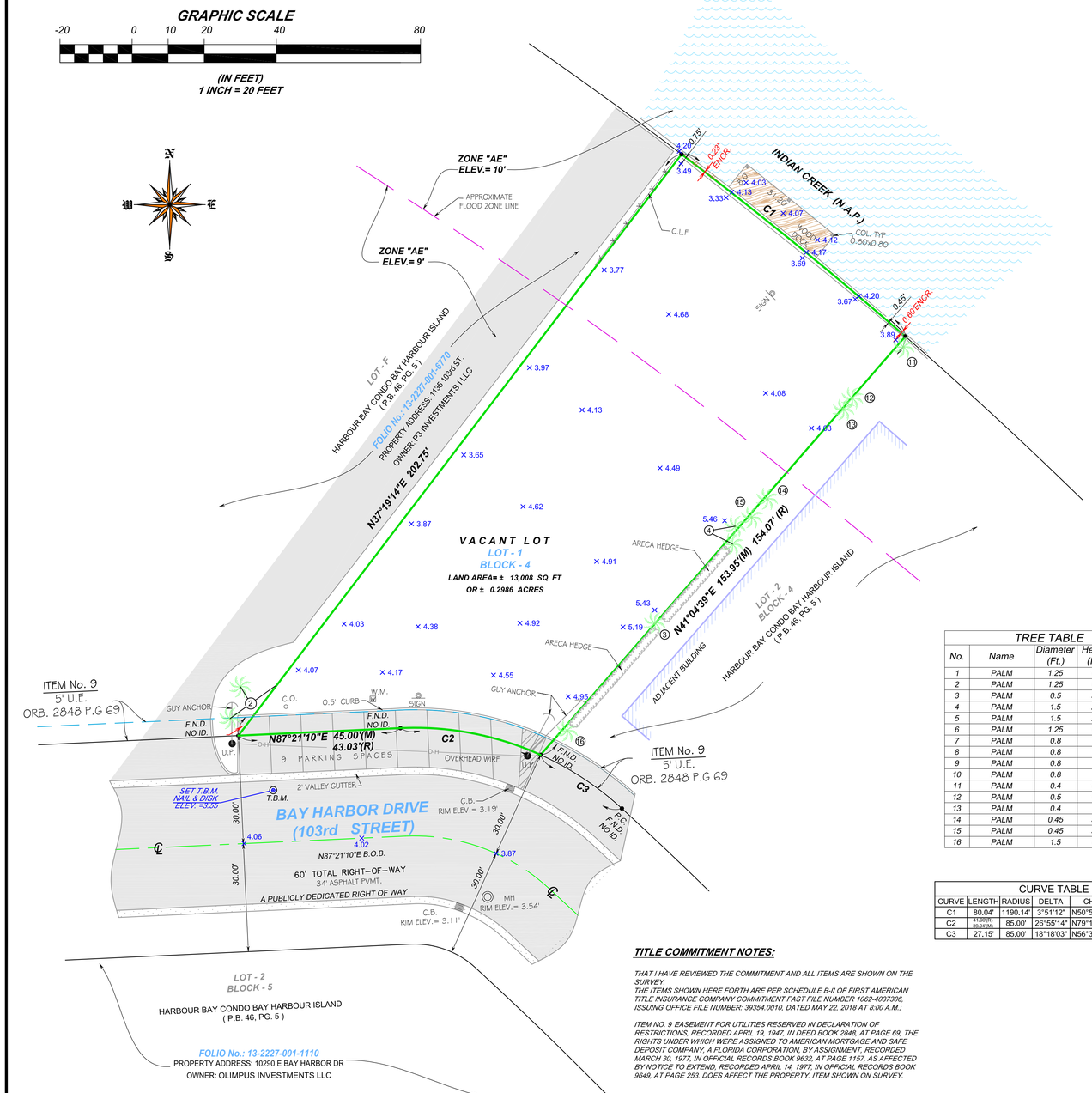
**JOHN IBARRA & ASSOCIATES, INC.**
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX : (305) 262-0401

4851 TAMIAMI TRAIL NORTH
SUITE # 200
NAPLES, FL 34103
PH: (239) 540-2660
FAX: (239) 540-2664


# MAP OF BOUNDARY SURVEY




**LOCATION SKETCH**
SCALE = N.T.S.




| TREE TABLE | | | | |
|---|---|---|---|---|
| No. | Name | Diameter (Ft.) | Height (Ft.) | Spread (Ft.) |
| 1 | PALM | 1.25 | 18 | 5 |
| 2 | PALM | 1.25 | 18 | 5 |
| 3 | PALM | 0.5 | 30 | 5 |
| 4 | PALM | 1.5 | 25 | 10 |
| 5 | PALM | 1.5 | 20 | 10 |
| 6 | PALM | 1.25 | 15 | 5 |
| 7 | PALM | 0.8 | 7 | 6 |
| 8 | PALM | 0.8 | 7 | 6 |
| 9 | PALM | 0.8 | 7 | 6 |
| 10 | PALM | 0.8 | 7 | 6 |
| 11 | PALM | 0.4 | 12 | 4 |
| 12 | PALM | 0.5 | 18 | 4 |
| 13 | PALM | 0.4 | 8 | 4 |
| 14 | PALM | 0.45 | 35 | 4 |
| 15 | PALM | 0.45 | 35 | 4 |
| 16 | PALM | 1.5 | 12 | 6 |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | CH. B. | CH. L. | T |
| C1 | 80.04' | 1190.14' | 3°51'12" | N50°50'57"W | 80.02' | 40.04' |
| C2 | 41.90'(R) 39.94'(M) | 85.00' | 26°55'14" | N79°11'13"W | 39.57' | 20.34' |
| C3 | 27.15' | 85.00' | 18°18'03" | N56°35'54"W | 27.03' | 13.69' |

**TITLE COMMITMENT NOTES:**

*THAT I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY.*
*THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B-II OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FAST FILE NUMBER 1062-4037306, ISSUING OFFICE FILE NUMBER: 39354.0010, DATED MAY 22, 2018 AT 8:00 A.M.;*

*ITEM NO. 9 EASEMENT FOR UTILITIES RESERVED IN DECLARATION OF RESTRICTIONS, RECORDED APRIL 19, 1947, IN DEED BOOK 2848, AT PAGE 69, THE RIGHTS UNDER WHICH WERE ASSIGNED TO AMERICAN MORTGAGE AND SAFE DEPOSIT COMPANY, A FLORIDA CORPORATION, BY ASSIGNMENT, RECORDED MARCH 30, 1977, IN OFFICIAL RECORDS BOOK 9632, AT PAGE 1157, AS AFFECTED BY NOTICE TO EXTEND, RECORDED APRIL 14, 1977, IN OFFICIAL RECORDS BOOK 9649, AT PAGE 253. DOES AFFECT THE PROPERTY. ITEM SHOWN ON SURVEY.*

**ABBREVIATIONS**

| | |
|---|---|
| A | = ARC. |
| A/C | = AIR CONDITIONER PAD |
| A.E. | = ANCHOR EASEMENT |
| A.R. | = ALUMINUM ROOF |
| A.S. | = ALUMINUM SHED |
| ASPH. | = ASPHALT |
| B.C. | = BLOCK CORNER |
| BLDG. | = BUILDING |
| B.M. | = BENCH MARK. |
| B.C.R. | = BROWARD COUNTY RECORDS |
| B.O.B. | = BASIS OF BEARING |
| B.S.L. | = BUILDING SETBACK LINE |
| (C) | = CALCULATED |
| C.B. | = CATCH BASIN |
| C.B.S. | = CONCRETE BLOCK STRUCTURE |
| C.B.W. | = CONCRETE BLOCK WALL |
| CH. | = CHORD |
| CH.B. | = CHORD BEARING |
| CH.L. | = CHORD LENGTH |
| CL. | = CLEAR |
| C.O. | = CLEAN OUT |
| C.L.F. | = CHAIN LINK FENCE |
| C.M.E. | = CANAL MAINTENANCE EASEMENT |
| CONC. | = CONCRETE |
| C.U.P. | = CONCRETE UTILITY POLE |
| C.P. | = CONCRETE PORCH |
| C.S. | = CONCRETE SLAB |
| C.W. | = CONCRETE WALK |
| D.E. | = DRAINAGE EASEMENT |
| D.M.E. | = DRAINAGE MAINTENANCE EASEMENT |
| DRIVE | = DRIVEWAY |
| ° | = DEGREES |
| EB | = ELECTRIC BOX |
| E.T.P. | = ELECTRIC TRANSFORMER PAD |
| ELEV. | = ELEVATION |
| ENCR. | = ENCROACHMENT |
| F.H. | = FIRE HYDRANT |
| F.I.P. | = FOUND IRON PIPE |
| F.I.R. | = FOUND IRON ROD |
| F.F.E. | = FINISHED FLOOR ELEVATION |
| F.N.D. | = FOUND NAIL & DISK |
| FT. | = FEET |
| FNIP | = FEDERAL NATIONAL INSURANCE PROGRAM |
| F.N. | = FOUND NAIL |
| (M) | = MEASURED |
| M.B. | = MAIL BOX |
| M.D.C.R.= | MIAMI DADE COUNTY RECORDS |
| M.E. | = MAINTENANCE EASEMENT |
| M.H. | = MANHOLE |
| N.A.P. | = NOT A PART OF |
| NGVD | = NATIONAL GEODETIC VERTICAL DATUM |
| N.T.S. | = NOT TO SCALE |
| # or NO | = NUMBER |
| O/S | = OFFSET |
| O.H. | = OVERHEAD |
| O.H.L. | = OVERHEAD UTILITY LINES |
| O.R.B. | = OFFICIAL RECORDS BOOK |
| O.V.H. | = OVERHANG |
| PVMT. | = PAVEMENT |
| PL. | = PLANTER |
| P.L. | = PROPERTY LINE |
| P.C.C. | = POINT OF COMPOUND CURVATURE |
| P.C. | = POINT OF CURVATURE |
| P.O.T. | = POINT OF TANGENCY |
| P.O.C. | = POINT OF COMMENCEMENT |
| P.O.B. | = POINT OF BEGINNING |
| P.R.C. | = POINT OF REVERSE CURVATURE |
| PWY. | = PARKWAY |
| P.R.M. | = PERMANENT REFERENCE MONUMENT |
| P.L.S. | = PROFESSIONAL LAND SURVEYOR |
| P.P. | = POWER POLE |
| P.P.S. | = POOL PUMP SLAB |
| P.U.E. | = PUBLIC UTILITY EASEMENT |
| (R) | = RECORD DISTANCE |
| R.R. | = RAIL ROAD |
| RES. | = RESIDENCE |
| R/W | = RIGHT-OF-WAY |
| RAD. | = RADIUS OR RADIAL |
| RGE. | = RANGE |
| R.O.E. | = ROOF OVERHANG EASEMENT |
| SEC. | = SECTION |
| STY. | = STORY |
| SWK. | = SIDEWALK |
| S.I.P. | = SET IRON PIPE |
| S | = SOUTH |
| S.P. | = SCREENED PORCH |
| S.V. | = SEWER VALVE |
| " | = SECONDS |
| T. | = TANGENT |
| TB | = TELEPHONE BOOTH |
| T.B.M. | = TEMPORARY BENCHMARK |
| T.U.E. | = TECHNOLOGY UTILITY EASEMENT |
| TSB | = TRAFFIC SIGNAL BOX |
| T.S.P. | = TRAFFIC SIGNAL POLE |
| TWP. | = TOWNSHIP |
| UTIL. | = UTILITY |
| U.E. | = UTILITY EASEMENT |
| U.P. | = UTILITY POLE |
| W.M. | = WATER METER |
| W.F. | = WOOD FENCE. |
| W.P. | = WOOD PORCH |
| W.R. | = WOOD ROOF |
| W.V. | = WATER VALVE |
| ℳ | = MONUMENT LINE |
| ℄ | = CENTER LINE |
| △ | = DELTA |

**LEGEND**

= OVERHEAD UTILITY LINES
= CONCRETE BLOCK WALL
= CHAIN LINK FENCE
= IRON FENCE
= WOOD FENCE
= BUILDING SETBACK LINE
= UTILITY EASEMENT
= LIMITED ACCESS R/W
= NON-VEHICULAR ACCESS R/W
× 0.00 = EXISTING ELEVATIONS

**LEGAL DESCRIPTION:**
*LOT 1, BLOCK 4, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.*

**PROPERTY ADDRESS:**
10301 E BAY HARBOR DR, MIAMI, FLORIDA 33154

**CERTIFICATION:**
*CONGRESS BHE LLC, A DELAWARE LIMITED LIABILITY COMPANY*

**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :**

- *THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.*
- *THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.*
- *EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.*
- *THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.*
- *LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.*
- *BOUNDRY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.*
- *EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.*
- *THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.*
- *ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.*
- *UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.*
- ***FENCE OWNERSHIP NOT DETERMINED.***
- *THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.*

**FLOOD ZONE INFORMATION:**

*THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:*
*FLOOD ZONE: "SEE NOTE 4"*
*BASE FLOOD ELEVATION: SEE NOTE 4.*
*COMMUNITY: 120637*
*PANEL: 0144*
*SUFFIX: L*
*DATE OF FIRM: 09/11/2009*
*THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.*

**SURVEYOR' S NOTES:**

1. *IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT.IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.*
2. *THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.*
3. *CERTIFICATE OF AUTHORIZATION LB # 7806.*
4. *THE SUBJECT PROPERTY LIES WITHIN TWO FLOOD ZONES, "AE" ELEV. 9 FEET AND "AE" ELEV. 10 FEET.*
5. *ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK #R-243, LOCATOR NO. 2225W ; ELEVATION IS 6.61 FEET OF N.G.V.D. OF 1929.*

**SURVEYOR'S CERTIFICATION:**

*I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.*

*BY:* **06/22/2018**
**CARLOS IBARRA** *(DATE OF FIELD WORK)*

*PROFESSIONAL LAND SURVEYOR NO.: 6770* ***STATE OF FLORIDA***
*(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).*

*REVISED ON:* 06/26/2018 UPDATE SURVEY
*REVISED ON:* 02/19/2018 UPDATE SURVEY
*REVISED ON:* 08/15/2017 UPDATE SURVEY
*REVISED ON:* 12/22/2016 ALTA SURVEY
*REVISED ON:* 08/02/2016 UPDATE SURVEY

| | |
|---|---|
| DRAWN BY: | FRANK |
| FIELD DATE: | 06/22/2018 |
| SURVEY NO: | 15-004472-7 |
| SHEET: | 1 OF 1 |

CARLOS IBARRA CERTIFICATE NO. 6770 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR
L.B.# 7806 SEAL

**FOR REFERENCE ONLY, NOT PREPARED BY ARQ.**

---

**ARQUITECTONICA**

ONDA SALES CENTER
10301 E Bay Harbor Dr., Bay Harbor Islands , FL 33154

**SURVEY**

Scale: **N. T. S.**

DATE:
04.29.2020

***A0-06***


No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International.
All copyrights reserved (c) 2020.


The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

akerman

Akerman LLP
Three Brickell City Centre
98 SE 7th Street, Suite 1100
Miami, FL 33131
Tel: 305 982 5629
neisen.kasdin@akerman.com

October 6, 2022

VIA E-MAIL

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

RE: Letter of Intent – Onda Temporary Sales Office Extension

Dear Ms. Lasday,

Akerman LLP represents B H Investment LLC ("BHI" or "Owner"), owner of the property located at 1135 103rd Street (the "Property"), located in the Town of Bay Harbor Islands (the "Town"), on the northern tip of the East Island. As you know, the Planning and Zoning Board approved a project at the Property consisting of an eight (8)-story building with 41 high-end residential units (the "Project" to be known as "Onda"), and construction is well underway.



(Onda project: 1135 103rd Street)

The Town Council approved a temporary sales center ("Sales Center") for the Project at the neighboring vacant lot, just east of the Property located at 10301 East Bay Harbor Drive (the "Vacant Lot") on June 8, 2020 ("Sales Center Approval"). Owner subsequently built a unique and beautiful sales office on the Vacant Lot. The Sales Center has been curated out of materials which reflect the aesthetics of the Onda project, including natural materials and décor. See photographs of the Sales Center enclosed as **Exhibit A,** and the "Agenda Item Report" from the June 8, 2020 Sales Center

Approval enclosed as **Exhibit B**. The Sales Center has been constructed (see a copy of original conceptual plans for the Sales Office enclosed as **Exhibit C**) and a Certificate of Occupancy was obtained on August 11, 2021 (see enclosed as **Exhibit D**).

Owner is leasing the land at the Vacant Lot (under separate ownership) for the temporary use of the Sales Center. The owner of the Vacant Lot has consented to this application for the purpose of seeking an extension for the temporary Sales Office, as indicated in the letter enclosed herein as **Exhibit E.** The initial Sales Center Approval contemplated the operation of the sales center from approximately November 2020 through approximately November 2022. ***However, Owner is requesting a six month extension (to utilize the Sales Center through approximately May 2023).***

Please accept this letter, and other enclosed materials as our official request to be heard on the next Town Council agenda for the extension of the Onda temporary Sales Center. Thank you for your consideration.



(Onda Temporary Sales Office: 10301 East Bay Harbor Drive)

Sincerely,

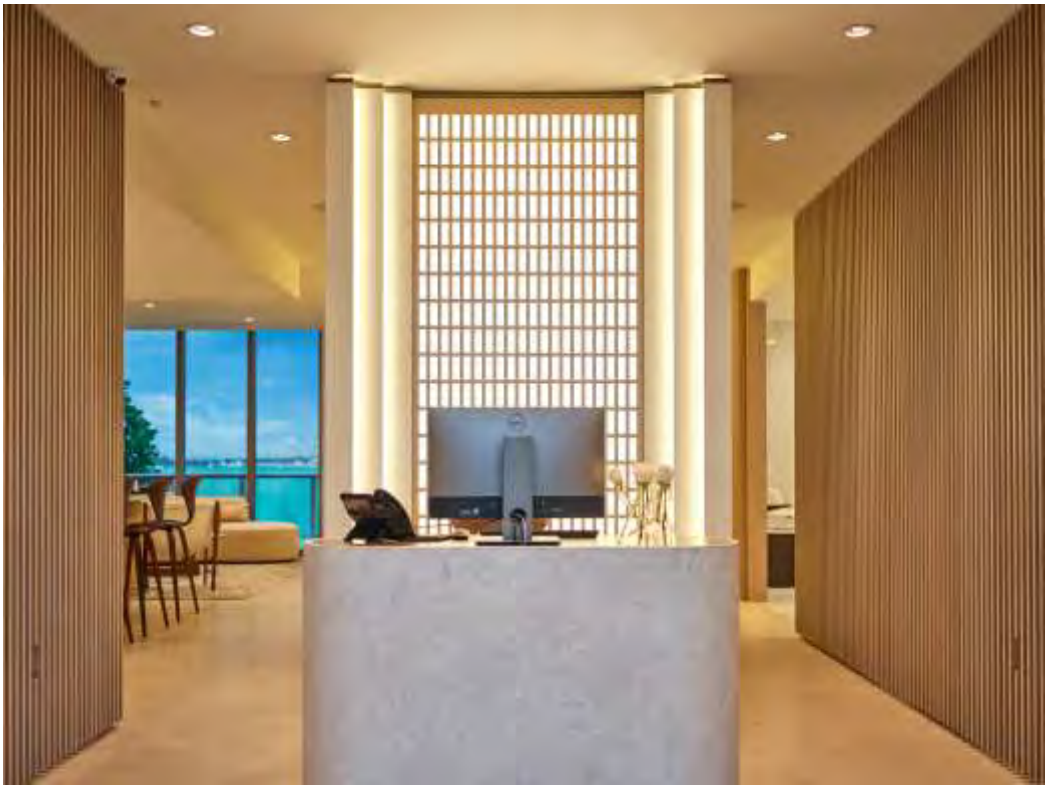
Marissa R. Amulal

Enclosures

cc: Valerio Morabito
Neisen Kasdin, Akerman LLP

# Exhibit A

PHOTOGRAPHS OF THE SALES CENTER















# Exhibit B

**AGENDA ITEM REPORT**
June 8, 2020

**ITEM NUMBER: 8.**

**ITEM: Consideration** and **Approval** by B H Investment, LLC for a temporary sales center for project that will be built on 1135 103rd Street also know as "Onda". The proposed temporary structure would be built just east of the proposed project, to be located at 10301 East Bay Harbor Drive. Enclosed are copies of the request letter, proposed concept of the sales center and other supporting documents.

**DESCRIPTION:**
The applicant ("B H Investment, LLC) is seeking Town Council approval to construct a temporary sales center for project know as "Onda" located at 1135 103 Street. The sales center would be built on the vacant lot just east of the property, to be located at 10301 East Bay Harbor Drive. The estimated date to launch the operation for the Sales Center is by November of 2020 and plans to maintain the temporary structure throughout the construction process for approximately 24 months.

Enclosed are copies of the request letter, plans and other supporting documents.

**RECOMMENDED ACTION:**
Approval

---

**FINANCIAL ANALYSIS:**

**BUDGET IMPACT:**

---

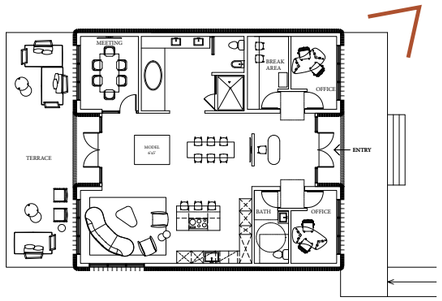
Submitted By: Alba Chang, Interim Town Clerk

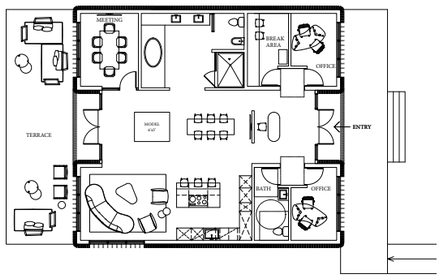
**ATTACHMENTS**
1. Temporary Sales Office- LOI for Onda (003)

# Exhibit C

**ONDA**

sales center


MEETING
BREAK AREA
OFFICE
TERRACE
MODEL
ENTRY
BATH
OFFICE


MEETING
BREAK AREA
OFFICE
TERRACE
MODEL
ENTRY
BATH
OFFICE

# ZONING DATA

**PROJECT ADDRESS:**
10301 EAST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL 33154

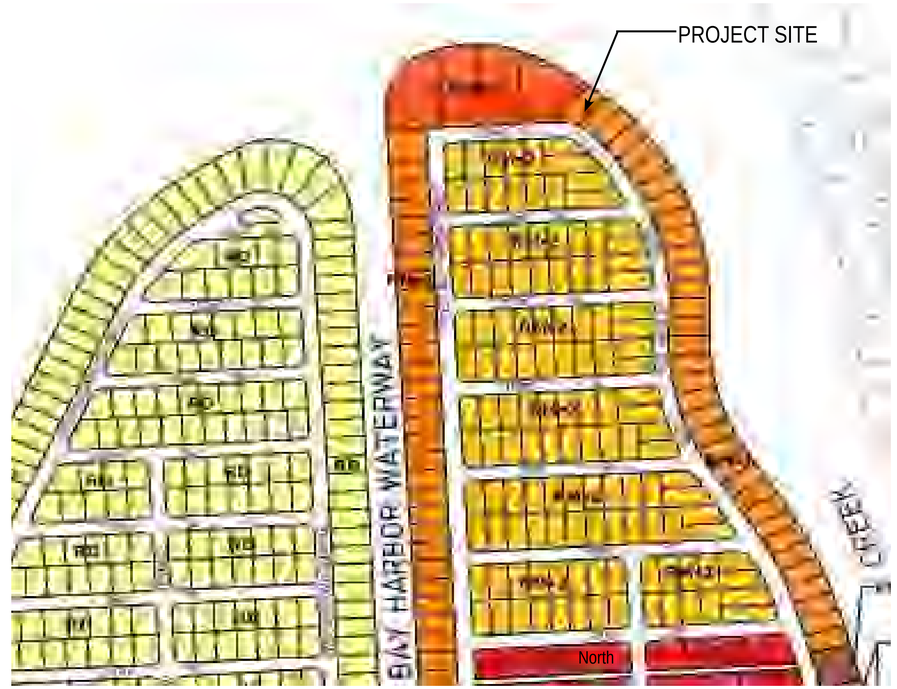
**PROPERTY FOLIO NUMBER:**
13-2227-001-6770

**ZONING DISTRICT:**
RM-1
**LAND USE DESIGNATION**
MULTIPLE FAMILY DISTRICT

**SURVEY INFORMATION:**
PREPARED BY:
JOHN IBARRA & ASSOCIATES, INC.
777 N.W. 72ND. AVENUE STE. 3025,
MIAMI, FL 33126
PH: (305) 262-0400

**LEGAL DESCRIPTION (PER SURVEY):**
LOT 1, BLOCK 4, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**F.E.M.A. FLOOD ZONE INFORMATION** (PER SURVEY):
COMMUNITY NUMBER: 120637
PANEL NUMBER: 0144
ZONE AE. +9'-10'
BFE = 10'
FEMA MAP EFFECTIVE DATE: 09/11/2009







ARQUITECTONICA

ONDA SALES CENTER
10301 E Bay Harbor Dr., Bay Harbor Islands , FL 33154

**ZONING DATA**

Scale: **N. T. S.**

DATE:
04.29.2020

***A0-00***

No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International.
All copyrights reserved (c) 2020.

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.




ARQUITECTONICA

ONDA SALES CENTER

10301 E Bay Harbor Dr., Bay Harbor Islands , FL 33154

**AERIAL CONTEXT**

Scale: **N. T. S.**

DATE:
04.29.2020

***A0-02***

No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2020.

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.




VIEW 01 - LOOKING WEST




VIEW 02 - LOOKING NORTH




VIEW 03 - LOOKING EAST




VIEW 04 - LOOKING SOUTH

ARQUITECTONICA

ONDA SALES CENTER

10301 E Bay Harbor Dr., Bay Harbor Islands , FL 33154

**EXISTING AERIAL CONTEXT**

Scale: **N. T. S.**

DATE:
04.29.2020

***A0-03***

No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International.
All copyrights reserved (c) 2020.

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.



SITE STREET VIEW 01 - FROM SOUTHWEST




SITE STREET VIEW 02 - SOUTHEAST



SITE VIEW 03 - FROM NORTHWEST (BISCAYNE BAY)




KEY MAP

ARQUITECTONICA

ONDA SALES CENTER

10301 E Bay Harbor Dr., Bay Harbor Islands , FL 33154

**EXISTING STREET CONTEXT**

Scale: **N. T. S.**

DATE:
04.29.2020

***A0-04***

No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International.
All copyrights reserved (c) 2020.

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.




**ARQUITECTONICA**

ONDA SALES CENTER

10301 E Bay Harbor Dr., Bay Harbor Islands , FL 33154

**CONTEXT SITE PLAN ROOF**

Scale: **N. T. S.**

DATE:
04.29.2020

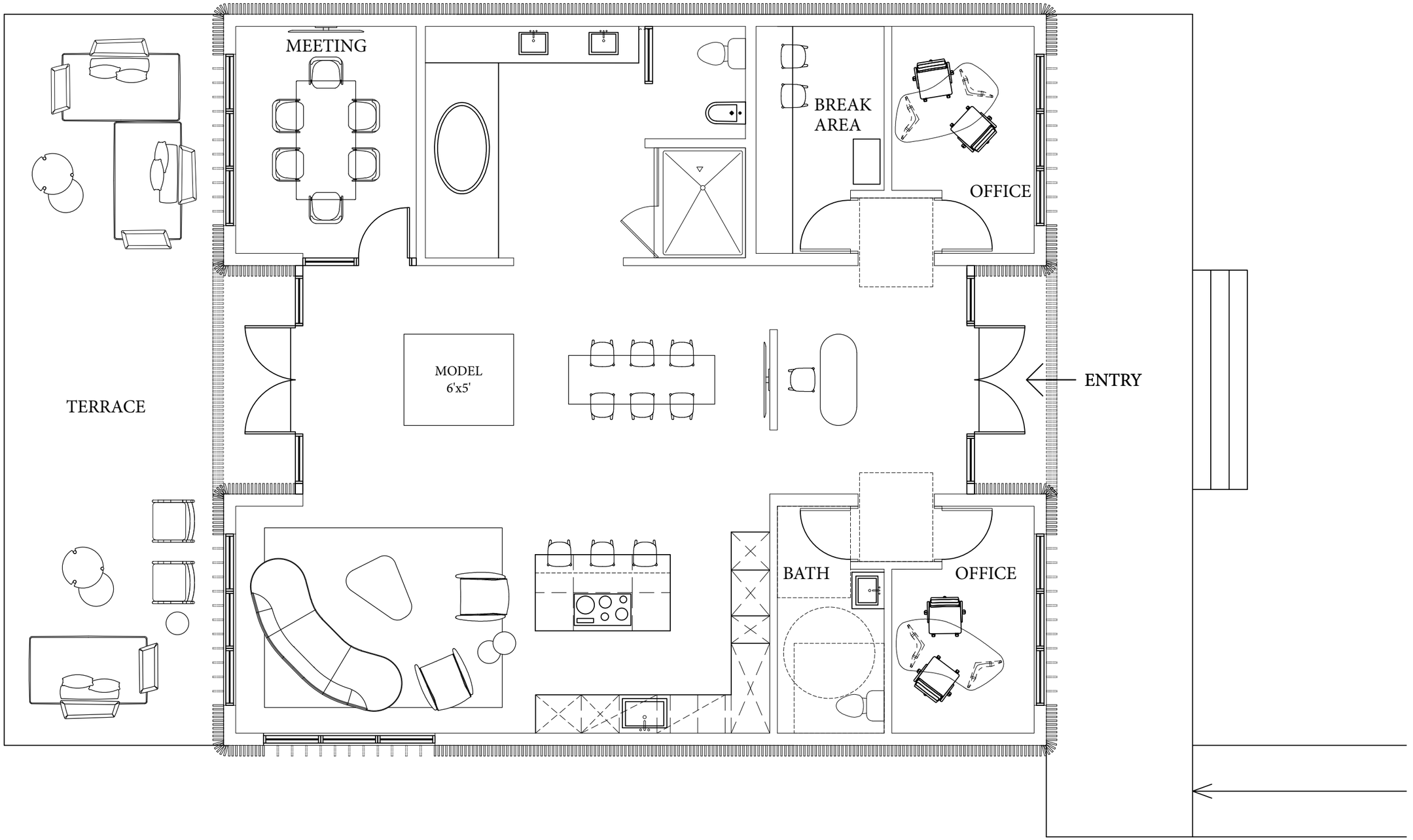
***A0-05***

No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2020.

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

**Finishings&Furniture** | Reference images




MEETING
BREAK
AREA
OFFICE
TERRACE
MODEL
6'x5'
ENTRY
BATH
OFFICE

Plan



Entrance



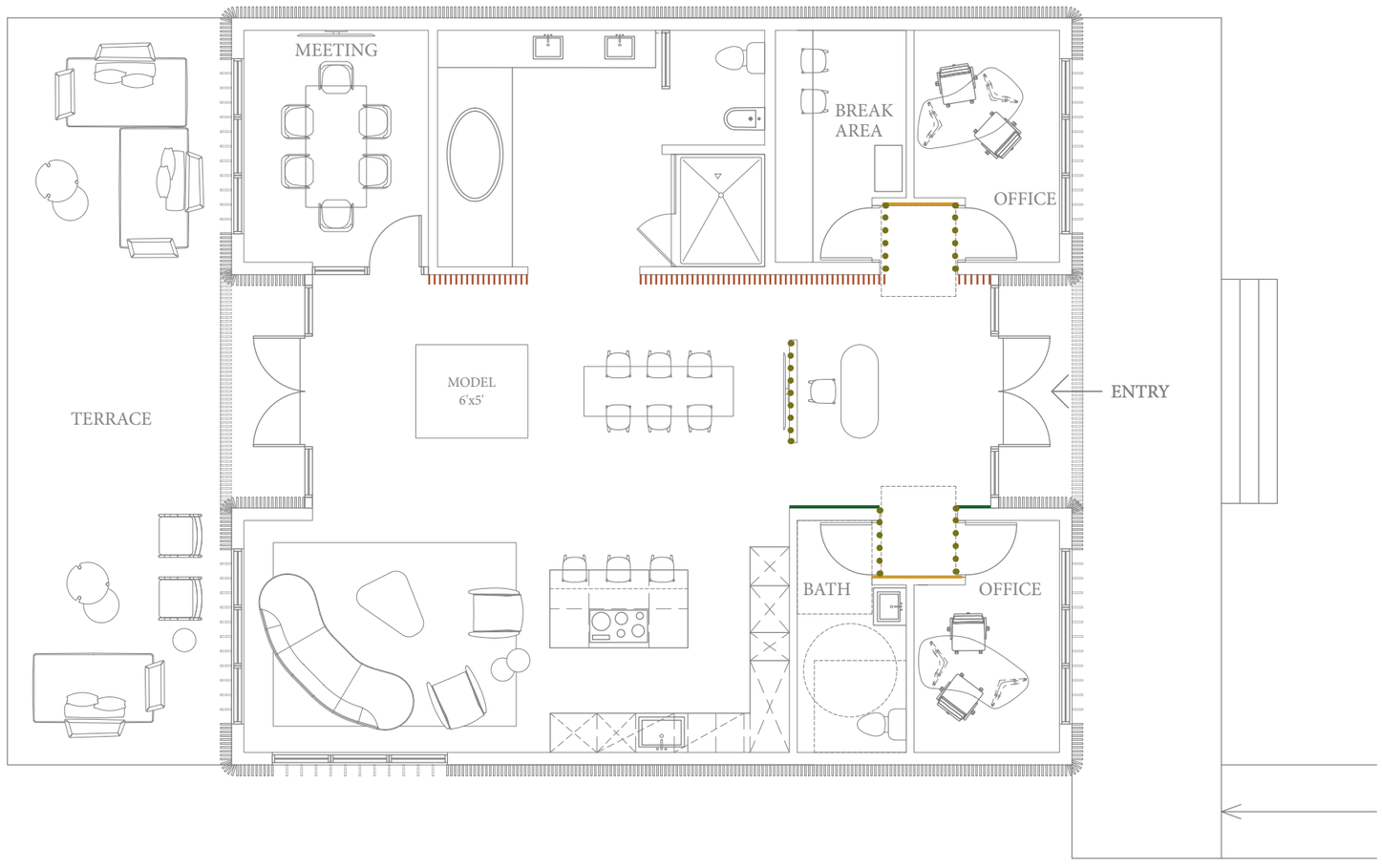
Living room

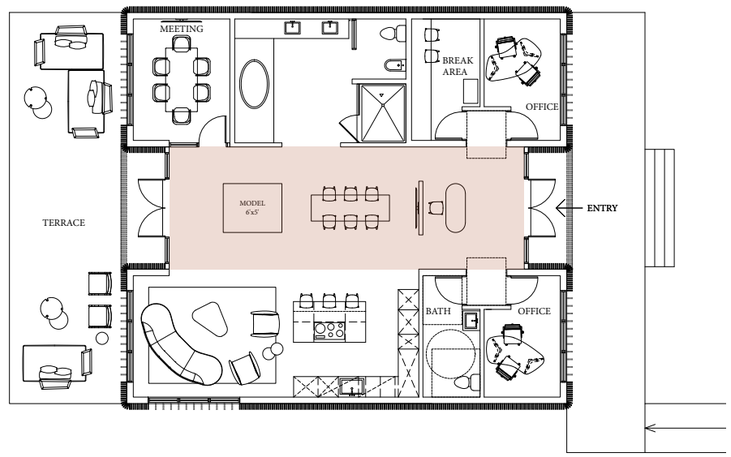


Model area



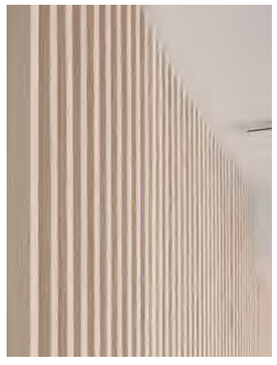
Meeting






**floor**
limestone



**wall**
wood slats



**wall**
wood boiserie



**wall**
plaster



**wall**
plaster



**detail**
metal

# PROJECT DATA

**ZONING CLASSIFICATION**
RM-1

**LAND USE DESIGNATION**
MULTIPLE FAMILY DISTRICT

**LOT AREA**
0.2986 ACRES (13,008 SF)

**DENSITY ALLOWED:**
34 DU/ACRE: 34X0.2986 = 10 UNITS
70 DU/ACRE W/TDR = 80X0.2986 = 21 UNITS

**DENSITY PROPOSED:**
N/A
SALES CENTER - TEMPORARY BUILDING

**SETBACKS:**
**FRONT/FACING STREET**
REQUIRED 20 FT
PROVIDED 76 FT 8 IN
**REAR/WATER**
REQUIRED 20 FT
PROVIDED 20 FT
**SIDE**
REQUIRED FROM 0'-30' = 10'-0"
PROVIDED FROM 0'-30'= 17'-9" E & AT 17'-1" W

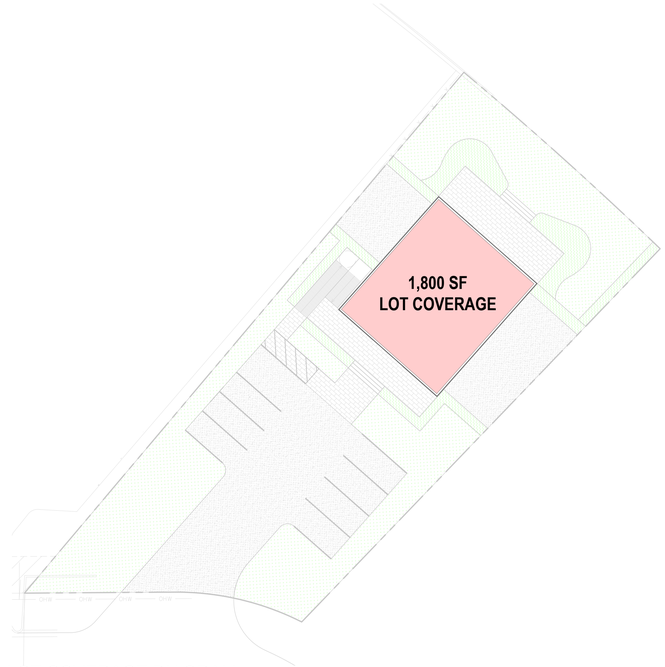
**MAX BUILDING COVERAGE**
ALLOWED N/A

PROVIDED 13% Principal Structure Coverage
1,800 SF

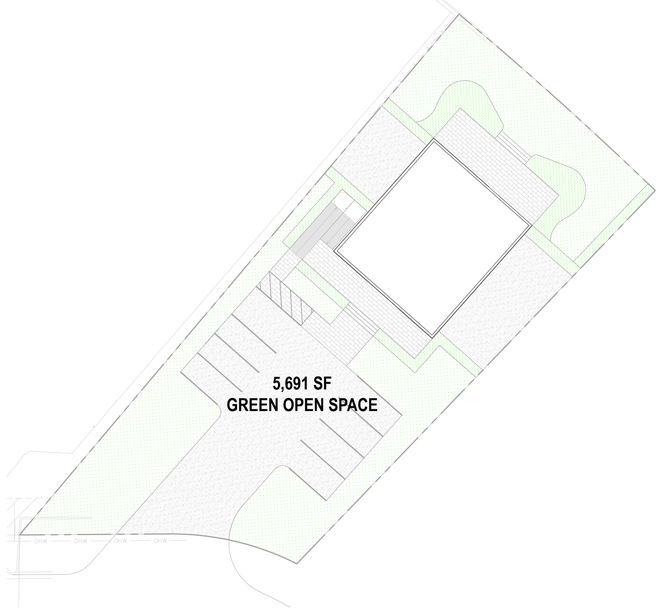
**BUILDING HEIGHT**
1 STORY AT 11'-6" + ROOF PARAPET/STRUCTURE.

**GREEN OPEN SPACE**
REQUIRED 2,602SF 20% MIN.
PROVIDED 5,691SF 43.75 %

**PARKING**
REQUIRED N/A
PROVIDED **8 PARKING SPACES**




LOT COVERAGE DIAGRAM




OPEN SPACE DIAGRAM

**ARQUITECTONICA**

ONDA SALES CENTER
10301 E Bay Harbor Dr., Bay Harbor Islands , FL 33154

**PROJECT DATA**

Scale: **N. T. S.**

DATE:
04.29.2020

***A0-01***

No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International.
All copyrights reserved (c) 2020.

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.




**ARQUITECTONICA**

# ONDA SALES CENTER

10301 E Bay Harbor Dr., Bay Harbor Islands , FL 33154

**SETBACK PLAN**

0' 5' 10' 15' 20' 25'

Scale: 1/8"=1'

North

DATE:
04.29.2020

**A1-00**

No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2020.

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.




**ARQUITECTONICA**

ONDA SALES CENTER

10301 E Bay Harbor Dr., Bay Harbor Islands , FL 33154

**NORTH ELEVATION**

0’ 10’ 20’ 30’

Scale: 3/32" = 1’

DATE:
04.29.2020

**A2-01**

No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2020.

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.




**ARQUITECTONICA**

# ONDA SALES CENTER

10301 E Bay Harbor Dr., Bay Harbor Islands , FL 33154

## SOUTH ELEVATION

0’ 10’ 20’ 30’

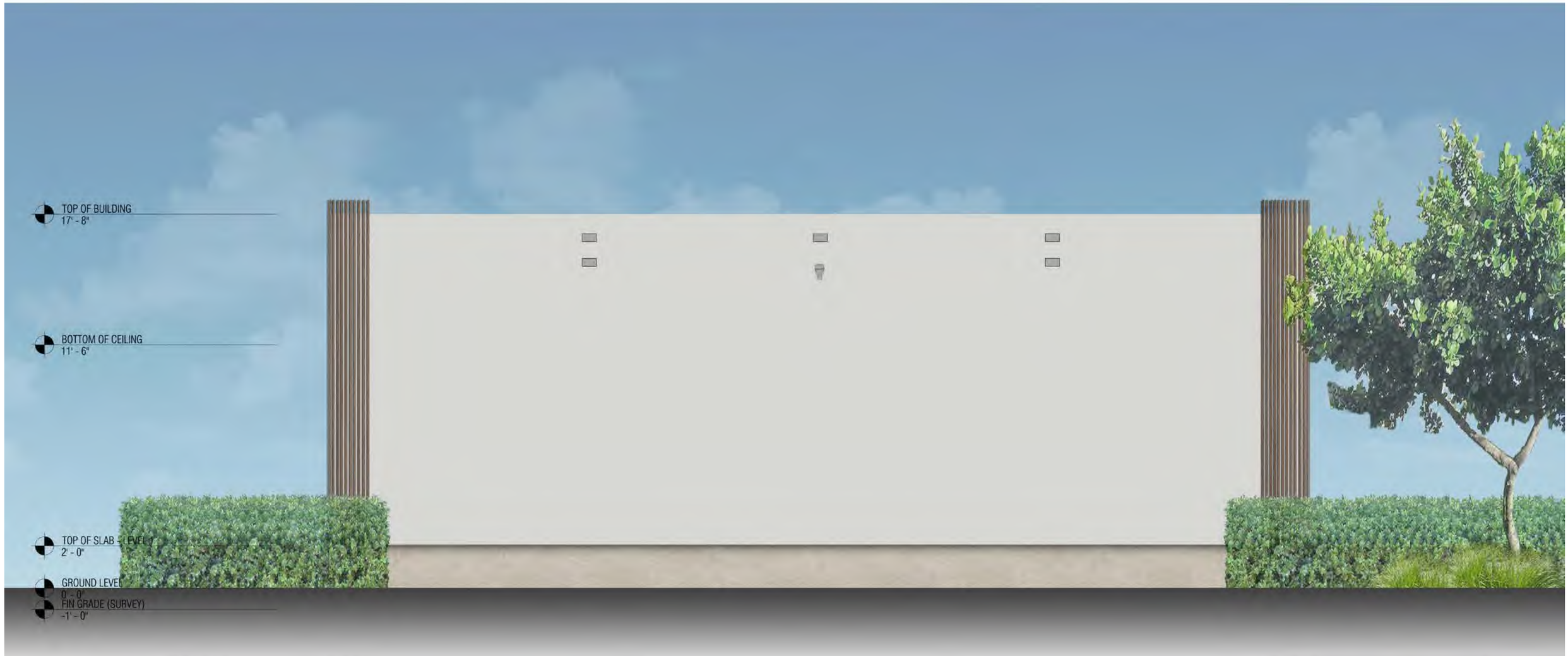
Scale: 3/32" = 1’

DATE:
04.29.2020

**A2-02**

No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2020.

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.




**ARQUITECTONICA**

ONDA SALES CENTER

10301 E Bay Harbor Dr., Bay Harbor Islands , FL 33154

**EAST ELEVATION**

0’ 10’ 20’ 30’

Scale: 3/32" = 1'

DATE:
04.29.2020

***A2-03***

No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2020.

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.




**ARQUITECTONICA**

ONDA SALES CENTER

10301 E Bay Harbor Dr., Bay Harbor Islands , FL 33154

**WEST ELEVATION**

0’ 10’ 20’ 30’

Scale: 3/32" = 1’

DATE:
04.29.2020

***A2-04***

No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2020.

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

# enea garden design

103rd bay street | sales center | overall plan

11/26/2019 rev 4




**stone paver area calculation**

front: 979.50 sqft

back: 563.63 sqft

0 4' 8' 16'

Scale: 3/32=1'-0"

© enea 2019

**JOHN IBARRA & ASSOCIATES, INC.**
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX : (305) 262-0401

4851 TAMIAMI TRAIL NORTH
SUITE # 200
NAPLES, FL 34103
PH: (239) 540-2660
FAX: (239) 540-2664

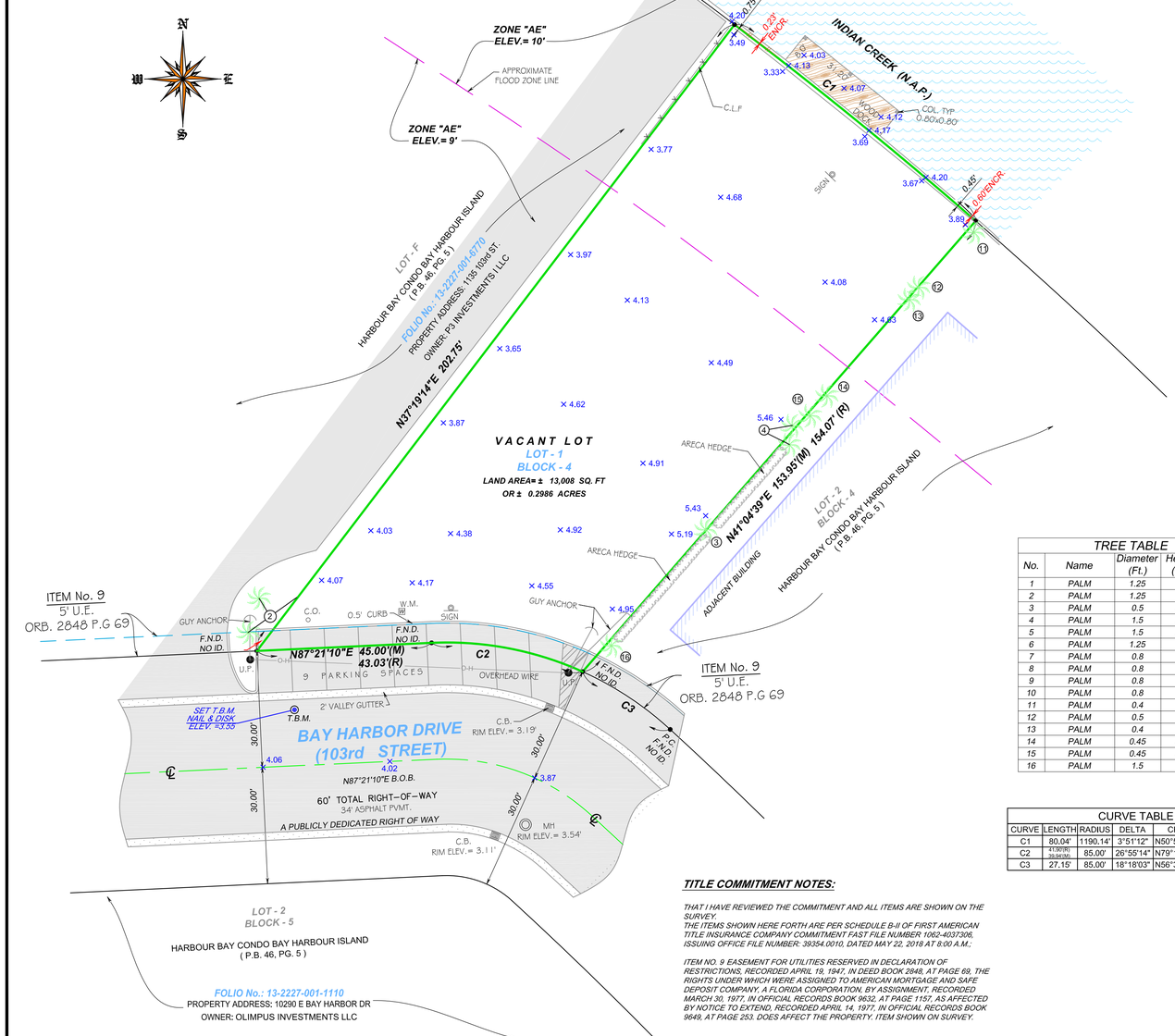

# MAP OF BOUNDARY SURVEY






**LOCATION SKETCH**
SCALE = N.T.S.

**GRAPHIC SCALE**
-20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FEET




| TREE TABLE | | | | |
|---|---|---|---|---|
| No. | Name | Diameter (Ft.) | Height (Ft.) | Spread (Ft.) |
| 1 | PALM | 1.25 | 18 | 5 |
| 2 | PALM | 1.25 | 18 | 5 |
| 3 | PALM | 0.5 | 30 | 5 |
| 4 | PALM | 1.5 | 25 | 10 |
| 5 | PALM | 1.5 | 20 | 10 |
| 6 | PALM | 1.25 | 15 | 5 |
| 7 | PALM | 0.8 | 7 | 6 |
| 8 | PALM | 0.8 | 7 | 6 |
| 9 | PALM | 0.8 | 7 | 6 |
| 10 | PALM | 0.8 | 7 | 6 |
| 11 | PALM | 0.4 | 12 | 4 |
| 12 | PALM | 0.5 | 18 | 4 |
| 13 | PALM | 0.4 | 8 | 4 |
| 14 | PALM | 0.45 | 35 | 4 |
| 15 | PALM | 0.45 | 35 | 4 |
| 16 | PALM | 1.5 | 12 | 6 |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | CH. B. | CH. L. | T |
| C1 | 80.04' | 1190.14' | 3°51'12" | N50°50'57"W | 80.02' | 40.04' |
| C2 | 41.90'(R) 39.94'(M) | 85.00' | 26°55'14" | N79°11'13"W | 39.57' | 20.34' |
| C3 | 27.15' | 85.00' | 18°18'03" | N56°35'54"W | 27.03' | 13.69' |

**TITLE COMMITMENT NOTES:**

*THAT I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY.*
*THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B-II OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FAST FILE NUMBER 1062-4037306, ISSUING OFFICE FILE NUMBER: 39354.0010, DATED MAY 22, 2018 AT 8:00 A.M.;*

*ITEM NO. 9 EASEMENT FOR UTILITIES RESERVED IN DECLARATION OF RESTRICTIONS, RECORDED APRIL 19, 1947, IN DEED BOOK 2848, AT PAGE 69, THE RIGHTS UNDER WHICH WERE ASSIGNED TO AMERICAN MORTGAGE AND SAFE DEPOSIT COMPANY, A FLORIDA CORPORATION, BY ASSIGNMENT, RECORDED MARCH 30, 1977, IN OFFICIAL RECORDS BOOK 9632, AT PAGE 1157, AS AFFECTED BY NOTICE TO EXTEND, RECORDED APRIL 14, 1977, IN OFFICIAL RECORDS BOOK 9649, AT PAGE 253. DOES AFFECT THE PROPERTY. ITEM SHOWN ON SURVEY.*

**ABBREVIATIONS**

| | |
|---|---|
| A | = ARC. |
| A/C | = AIR CONDITIONER PAD |
| A.E. | = ANCHOR EASEMENT |
| A.R. | = ALUMINUM ROOF |
| A.S. | = ALUMINUM SHED |
| ASPH. | = ASPHALT |
| B.C. | = BLOCK CORNER |
| BLDG. | = BUILDING |
| B.M. | = BENCH MARK. |
| B.C.R. | = BROWARD COUNTY RECORDS. |
| B.O.B. | = BASIS OF BEARING |
| B.S.L. | = BUILDING SETBACK LINE |
| (C) | = CALCULATED |
| C.B. | = CATCH BASIN |
| C.B.S. | = CONCRETE BLOCK STRUCTURE |
| C.B.W. | = CONCRETE BLOCK WALL |
| CH. | = CHORD |
| CH.B. | = CHORD BEARING |
| CH.L. | = CHORD LENGTH |
| CL. | = CLEAR |
| C.O. | = CLEAN OUT |
| C.L.F. | = CHAIN LINK FENCE |
| C.M.E. | = CANAL MAINTENANCE EASEMENT |
| CONC. | = CONCRETE |
| C.U.P. | = CONCRETE UTILITY POLE |
| C.P. | = CONCRETE PORCH |
| C.S. | = CONCRETE SLAB |
| C.W. | = CONCRETE WALK |
| D.E. | = DRAINAGE EASEMENT |
| D.M.E. | = DRAINAGE MAINTENANCE EASEMENT |
| DRIVE | = DRIVEWAY |
| ° | = DEGREES |
| EB | = ELECTRIC BOX |
| E.T.P. | = ELECTRIC TRANSFORMER PAD |
| ELEV. | = ELEVATION |
| ENCR. | = ENCROACHMENT |
| F.H. | = FIRE HYDRANT |
| F.I.P. | = FOUND IRON PIPE |
| F.I.R. | = FOUND IRON ROD |
| F.F.E. | = FINISHED FLOOR ELEVATION |
| F.N.D. | = FOUND NAIL & DISK |
| FT. | = FEET |
| FNIP. | = FEDERAL NATIONAL INSURANCE PROGRAM |
| F.N. | = FOUND NAIL |
| H | = HIGH OR (HEIGHT) |
| IN./EG. | = INGRESS AND EGRESS EASEMENT |
| I.C.V. | = IRRIGATION CONTROL VALVE |
| I.F. | = IRON FENCE |
| L.B. | = LICENSED BUSINESS |
| L.F. | = LIGHT POLE |
| L.F.E. | = LOWEST FLOOR ELEVATION |
| L.M.E. | = LAKE MAINTENANCE EASEMENT |
| ' | = MINUTES |
| (M) | = MEASURED DISTANCE |
| M.B. | = MAIL BOX |
| M.D.C.R.= | MIAMI DADE COUNTY RECORDS |
| M.E. | = MAINTENANCE EASEMENT |
| M.H. | = MANHOLE |
| N.A.P. | = NOT A PART OF |
| NGVD | = NATIONAL GEODETIC VERTICAL DATUM |
| N.T.S. | = NOT TO SCALE |
| # or NO. | = NUMBER |
| O/S | = OFFSET |
| O.H. | = OVERHEAD |
| O.H.L. | = OVERHEAD UTILITY LINES |
| O.R.B. | = OFFICIAL RECORDS BOOK |
| O.V.H. | = OVERHANG |
| PVMT. | = PAVEMENT |
| PL. | = PLANTER |
| P.L. | = PROPERTY LINE |
| P.C.C. | = POINT OF COMPOUND CURVATURE |
| P.C. | = POINT OF CURVATURE |
| P.O.T. | = POINT OF TANGENCY |
| P.O.C. | = POINT OF COMMENCEMENT |
| P.O.B. | = POINT OF BEGINNING |
| P.R.C. | = POINT OF REVERSE CURVATURE |
| PWY. | = PARKWAY |
| P.R.M. | = PERMANENT REFERENCE MONUMENT |
| P.L.S. | = PROFESSIONAL LAND SURVEYOR |
| P.P. | = POWER POLE |
| P.P.S. | = POOL PUMP SLAB |
| P.U.E. | = PUBLIC UTILITY EASEMENT |
| (R) | = RECORD DISTANCE |
| R.R. | = RAIL ROAD |
| RES. | = RESIDENCE |
| R/W | = RIGHT-OF-WAY |
| RAD. | = RADIUS OR RADIAL |
| RGE. | = RANGE |
| R.O.E. | = ROOF OVERHANG EASEMENT |
| SEC. | = SECTION |
| STY. | = STORY |
| SWK. | = SIDEWALK |
| S.I.P. | = SET IRON PIPE |
| S | = SOUTH |
| S.P. | = SCREENED PORCH |
| S.V. | = SEWER VALVE |
| " | = SECONDS |
| T. | = TANGENT |
| TB | = TELEPHONE BOOTH |
| T.B.M. | = TEMPORARY BENCHMARK |
| T.U.E. | = TECHNOLOGY UTILITY EASEMENT |
| TSB | = TRAFFIC SIGNAL BOX |
| T.S.P. | = TRAFFIC SIGNAL POLE |
| TWP. | = TOWNSHIP |
| UTIL. | = UTILITY |
| U.E. | = UTILITY EASEMENT |
| U.P. | = UTILITY POLE |
| W.M. | = WATER METER |
| W.F. | = WOOD FENCE. |
| W.P. | = WOOD PORCH |
| W.R. | = WOOD ROOF |
| W.V. | = WATER VALVE |
| ℄ | = MONUMENT LINE |
| ℄ | = CENTER LINE |
| △ | = DELTA |

**LEGEND**

= OVERHEAD UTILITY LINES
= CONCRETE BLOCK WALL
= CHAIN LINK FENCE
= IRON FENCE
= WOOD FENCE
= BUILDING SETBACK LINE
= UTILITY EASEMENT
= LIMITED ACCESS R/W
= NON-VEHICULAR ACCESS R/W
x 0.00 = EXISTING ELEVATIONS

**LEGAL DESCRIPTION:**
*LOT 1, BLOCK 4, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.*

**PROPERTY ADDRESS:**
10301 E BAY HARBOR DR, MIAMI, FLORIDA 33154

**CERTIFICATION:**
CONGRESS BHE LLC, A DELAWARE LIMITED LIABILITY COMPANY

**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :**
- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- **FENCE OWNERSHIP NOT DETERMINED.**
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

**FLOOD ZONE INFORMATION:**

*THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:*
*FLOOD ZONE: "SEE NOTE 4"*
*BASE FLOOD ELEVATION: SEE NOTE 4.*
*COMMUNITY: 120637*
*PANEL:: 0144*
*SUFFIX: L*
*DATE OF FIRM: 09/11/2009*
*THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.*

**SURVEYOR' S NOTES:**
1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT.IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. THE SUBJECT PROPERTY LIES WITHIN TWO FLOOD ZONES, "AE" ELEV. 9 FEET AND "AE" ELEV. 10 FEET.
5. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK #R-243, LOCATOR NO. 2225W ; ELEVATION IS 6.61 FEET OF N.G.V.D. OF 1929.

**SURVEYOR'S CERTIFICATION:**

*I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.*

BY: **06/22/2018**
**CARLOS IBARRA** (DATE OF FIELD WORK)

*PROFESSIONAL LAND SURVEYOR NO.: 6770* ***STATE OF FLORIDA***
*(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).*

REVISED ON: 06/26/2018 UPDATE SURVEY
REVISED ON: 02/19/2018 UPDATE SURVEY
REVISED ON: 08/15/2017 UPDATE SURVEY
REVISED ON: 12/22/2016 ALTA SURVEY
REVISED ON: 08/02/2016 UPDATE SURVEY

| | |
|---|---|
| DRAWN BY: | FRANK |
| FIELD DATE: | 06/22/2018 |
| SURVEY NO: | 15-004472-7 |
| SHEET: | 1 OF 1 |

CARLOS IBARRA CERTIFICATE NO. 6770 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR
L.B.# 7806 SEAL

**FOR REFERENCE ONLY, NOT PREPARED BY ARQ.**

**ARQUITECTONICA**

ONDA SALES CENTER
10301 E Bay Harbor Dr., Bay Harbor Islands , FL 33154

**SURVEY**

Scale: **N. T. S.**

DATE:
04.29.2020

***A0-06***


No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International.
All copyrights reserved (c) 2020.


The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

**AGENDA ITEM REPORT**
August 8, 2023

**ITEM NUMBER: 19.**

**ITEM: Consideration** and **Approval** of a private Transfer of Development Rights (TDR) transaction for four (4) private dwelling units from 1155 101st Street to 1145 - 1155 - 1167 100th Street development. Enclosed are copies of the Town Planner's Staff Report, the application, Site Development Plans, and other supporting documents.

**DESCRIPTION:**

The Receiving Site (Proposed 1145-1167 MFR) was granted a Site Development Plan approval by the Town's Design Review Board (DRB) on November 1, 2022, for a total of 45 DU. The survey submitted for the project shows that the 3-lot site comprises 33,750 sq. ft. I .775 acres. Therefore, the allowable base zoning density of 34 DUA would allow for 26 DU on the receiving site (.775 acres X 34 DUA= 26.35 or 26 DU). Since the proposed project includes 45 total dwelling units this requires the acquisition of 19 TDR units to construct the project.

To date, the developer has not acquired any TDR units but is desirous of obtaining all of the necessary TDRs to proceed with the development. The Town recently received this first of several more expected TDR applications for this Mure development site. Due to the number of TDRs needed (19) a number of private sites are expected to be approached to acquire the additional TDR units, as not many already developed sites have a large number of TDRs, and the Town may eventually be approached.

Donor Site: In 2013 the Town reviewed, processed, and approved a Site Development Plan application for a forty-two (42) unit mid-rise residential development. Subsequently, the developer decided to pursue a townhouse complex rather than a midrise multi-family building. A new Site Development Plan submission was made to the Town for the townhouse project in July 2014. The dwelling units range from 2,278 to 2,470 square feet of A/C space plus balconies, etc. The site design incorporates two (2) rectangular-shaped buildings positioned north/south on the site with a shared common driveway between the buildings leading to the individual unit parking garages. On the building rooftops are twelve (12) private terraces (one for each townhouse unit) with a seating and outdoor dining area. The buildings are 3 stories in height. The townhouses have two (2) floors of residential over one (1) story of garage / foyer / guest suite / bathroom @ 30-feet above BFE. The Planning & Zoning Board (now Design Review Board) approved a Site Development Plan for the 12 DU Townhouse complex on January 6th, 2015. Building permits were issued and the complex has now been built. Prior to the townhouse development being built, Town records reveal that the two (2) lots were previously developed with approximately eight (8) DU. The combined lot area is 22,500 square feet / 0.52 acres in size. This would allow a maximum of 18 dwelling units on the property at the maximum allowable base density (34 DUA). The proposal is to build twelve (12) residential units (23 DUA). Upon redevelopment the site had six (6) TDR units remaining. However, in 2018, two (2) of the TDR units were sold to one of the former “Driftwood” sites at 9955 East Bay Harbor Drive via Town Council approval on Sept. 17th, 2018 (Res. No. 2160). The noted purchase price was $70,000 per DU. That landowner has now been approached by this applicant to acquire the remaining four (4) TDR units. The noted purchase price is $75,000 per DU. If the Town approves this private TDR application the donor site will have no remaining TDRs.

The property owner for the receiving site, CHBH 100th Street LLC, submitted a Site Development Plan application to the Town in mid-2022 to allow for the construction of a forty-five (45) dwelling unit mid-rise residential development. The proposed dwelling units range from 1,220 to 3,030 sq. ft. of A/C space plus balconies, etc. According to the survey submitted, the lots are currently vacant; however, the Town's records indicate the lots were previously developed with two duplexes (4 DU) and one triplex (3 DU) with a total of seven (7) DU. Therefore, the net increase would be thirty-eight (38) DU. In the fall of 2015, a Site Development Plan application was filed for a similar 45 DU midrise redevelopment project. The Town's former Planning & Zoning Board approved the project on November 3rd, 2015. This former Site Development Plan approval expired as any / all Development Order extensions expired, and no Building Permit application was ever made to the Town. The proposed site design incorporates one (1) rectangular-shaped building positioned east-west on the site on top of a grade level parking garage structure with eighty-eight (88) parking spaces and three (3) exterior front yard guest / drop-off / delivery spaces for a total of ninety-one (91) spaces, while a minimum of ninety (90) spaces are required. The applicant has committed that all vehicle-lift parking will be via a 24/7 valet service. Four (4) driveway connections are proposed for the site - one (1) driveway at each edge of the site and two (2) centered in the middle of the site at the building lobby entrance.

On the building rooftop is a recreational facility with a swimming pool, sundeck areas, common lounge areas, men's and women's restrooms, and several private seating areas. The proposed new building is 6-stories in height; five (5) floors of residential use over one (1) floor of parking / building lobby @ 65-feet above BFE + 1' FBC freeboard.

As stated above, the lots are currently cleared and vacant. The Miami-Dade County Property Appraisers website / Town records indicates that the lots were previously developed with a total of seven (7) DU. The survey indicates the lots are "full" lots that apparently never dedicated the front 11' of the lots for on-street parking, as many others did in the past. According to the survey, the total lot area is 33,750 square feet / 0.775 acres in size. This would allow a maximum of twenty-six (26) dwelling units on the property at the maximum allowable base density (34 DUA). The proposal is to build forty-five (45) dwelling units (58 DUA) which would require the developer to acquire nineteen (19) TDR units. If the Town Council approves this request for four (4) private TDR units, an additional seventeen (17) TDR units will be necessary to build the project.

Donor Site: 1155 101st Street, Lots 13 & 14 of Block 6
Receiving Site: 1145-1155-1167 100th Street, Lots 13, 14, &15 of Block 7 (Future MFR)
Number of units to be transferred: 5

All required information was submitted as required by Section 23-22.2 of the Town Code.

If the Town Council approves the private TDR Transaction Staff recommends the Town Attorney prepare a resolution setting forth the approval and/or recommendations.

**RECOMMENDED ACTION:**
Council's Discretion

---

**FINANCIAL ANALYSIS:**

**BUDGET IMPACT:**

Submitted By: Yvonne Hamilton, Town Clerk

**ATTACHMENTS**

| | |
|---|---|
| 1. | BHI 1145-67 WBHD TDR Staff Report Private 1155 101 St TH Feb 17 2023 (002) |
| 2. | TDR23-000003 Executed TDR Application |
| 3. | 1155.65 101 Street CO BP2015-35 |
| 4. | 1155.65 101 Street TDR Inspection 6.1.2023 |
| 5. | TDR23-000003 Bldg Report Letter Dated 6.6.2023 |
| 6. | TDR Inspection 1155 101 Street |
| 7. | 100 ST DRB Approved Plans 11.1.23 |

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

# TOWN OF BAY HARBOR ISLANDS
# COMMUNITY DEVELOPMENT
# MEMORANDUM

**To:** Yvonne P. Hamilton, CMC – Town Clerk
Ayanidys Martinez, CEP – Building & Zoning Supervisor
Town of Bay Harbor Islands

**CC:** Maria Lasday – Town Manager
Joseph S. Geller, Esq. – Town Attorney

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

**Date:** February 17th, 2023

**Subject:** Transfer of Development Rights (TDR) Application
1145 – 1155 – 1167 100th Street Multifamily Development (45 DU)
1145 – 1155 - 1167 100th Street
TDR Donor Location – 1155 101st Street (Private)
Bay Harbor Islands Acct. No.: TDR23-000003
MMPA Acct. No. 01-0702-1134

## ISSUE

**TDR Request – Four (4) Private Dwelling Units (DU)**

**Donor: 1155 101st Street (Approved / Built 12 DU Townhouse Complex)**

**Receiving Site: 1145 – 1155 - 1167 100th Street / Lots 13, 14 & 15 of Block 7 (Future MFR)**

In response to the Town's request for our firm's analysis of the lands proposed to be involved with the above referenced TDR application requesting approval of the transfer of four (4) private TDR units, following is our analysis.

Our records indicate the **RECEIVING** site (Proposed 1145-1167 MFR) was granted a Site Development Plan approval by the Town's Design Review Board (DRB) on November 1st, 2022, for a total of 45 DU. The survey submitted for the project shows that the 3-lot site comprises 33,750 sq. ft. / .775 acres. Therefore, the allowable base zoning density of 34 DUA would allow for 26 DU on the receiving site (.775 acres X 34 DUA = 26.35 or 26 DU). Since the proposed project includes 45 total dwelling units this requires the acquisition of 19 TDR units to construct the project.

To date, the developer has not acquired any TDR units but is desirous of obtaining all of the necessary TDRs to proceed with the development. The Town recently received this first of several more expected TDR applications for this future development site. Due to the number of TDRs needed (19) a number of private sites are expected to be approached to acquire the additional TDR units, as not many already developed sites have a large number of TDRs, and the Town may eventually be approached.

**DONOR SITE** – In 2013 the Town reviewed, processed, and approved a Site Development Plan application for a forty-two (42) unit mid-rise residential development at the above referenced location. Subsequently, the developer decided to pursue a townhouse complex rather than a midrise multi-family building. A new Site Development Plan submission was made to the Town for the townhouse project in July 2014. The dwelling units range from 2,278 to 2,470 square feet of A/C space plus balconies, etc. The site design incorporates two (2) rectangular-shaped buildings positioned north / south on the site with a shared common driveway between the buildings leading to the individual unit parking garages. On the building rooftops are twelve (12) private terraces (one for each townhouse unit) with a seating and outdoor dining area. The buildings are 3-stories in height. The townhouses have two (2) floors of residential over one (1) story of garage / foyer / guest suite / bathroom @ 30-feet above BFE. The Planning & Zoning Board (now Design Review Board) approved a Site Development Plan for the 12 DU Townhouse complex on January 6th, 2015. Building permits were issued and the complex has now been built. Prior to the townhouse development being built Town records reveal that the two (2) lots were previously developed with approximately eight (8) DU. The combined lot area is 22,500 square feet / 0.52 acres in size. This would allow a maximum of 18 dwelling units on the property at the maximum allowable base density (34 DUA). The proposal is to build twelve (12) residential units (23 DUA). Upon redevelopment the site had six (6) TDR units remaining. However, in 2018, two (2) of the TDR units were sold to one of the former "Driftwood" sites at 9955 East Bay Harbor Drive via Town Council approval on Sept. 17th, 2018 (Res. No. 2160). The noted purchase price was $70,000 per DU. That landowner has now been approached by this applicant to acquire the remaining four (4) TDR units. The noted purchase price is $75,000 per DU. If the Town approves this private TDR application the donor site will have no remaining TDRs.

**RECEIVING SITE** - The property owner, CHBH 100th Street LLC, submitted a Site Development Plan application to the Town in mid-2022 to allow for the construction of a forty-five (45) dwelling unit mid-rise residential development. The proposed dwelling units range from 1,220 to 3,030 sq. ft. of A/C space plus balconies, etc. According to the survey submitted, the lots are currently vacant; however, the Town's records indicate the lots were previously developed with two duplexes (4 DU) and one triplex (3 DU) with a total of seven (7) DU. Therefore, the net increase would be thirty-eight (38) DU. In the fall of 2015, a Site Development Plan application was filed for a similar 45 DU midrise redevelopment project. The Town's former Planning & Zoning Board approved the project on November 3rd, 2015. This former Site Development Plan approval expired as any / all Development Order extensions expired, and no Building Permit application was ever made to the Town. The proposed site design incorporates one (1) rectangular-shaped building positioned east-west on the site on top of a grade level parking garage structure with eighty-eight (88) parking spaces and three (3) exterior front yard guest / drop-off / delivery spaces for a total of ninety-one (91) spaces, while a minimum of ninety (90) spaces are required. The applicant has committed that all vehicle-lift parking will be via a 24/7 valet service. Four (4) driveway connections are proposed for the site – one (1) driveway at each edge of the site and two (2) centered in the middle of the site at the building lobby entrance.

On the building rooftop is a recreational facility with a swimming pool, sundeck areas, common lounge areas, men's and women's restrooms, and several private seating areas. The proposed new building is 6-stories in height; five (5) floors of residential use over one (1) floor of parking / building lobby @ 65-feet above BFE + 1' FBC freeboard.

As stated above, the lots are currently cleared and vacant. The Miami-Dade County Property Appraisers website / Town records indicates that the lots were previously developed with a total of seven (7) DU. The survey indicates the lots are "full" lots that apparently never dedicated the front 11' of the lots for on-street parking, as many others did in the past. According to the survey, the total lot area is 33,750 square feet / 0.775 acres in size. This would allow a maximum of twenty-six (26) dwelling units on the property at the maximum allowable base density (34 DUA). The proposal is to build forty-five (45) dwelling units (58 DUA) which would require the developer to acquire nineteen (19) TDR units. If the Town Council approves this request for four (4) private TDR units an additional seventeen (17) TDR units will be necessary to build the project.

Our office was not requested to perform any inspections of the donor site to determine if the site complies with Town Codes or has any Code violations. Other Town staff members typically perform those tasks in conformance with the Town TDR Code requirements. Since the donor site has been vacant for several years there are no site improvements. The Code Enforcement staff / Building Dept. staff will provide documentation for this application.

## OPTIONS / ACTIONS

Review the contents of this staff report and, if the Town Council agrees to the request, favorably consider the applicant's request to acquire four (4) private TDR units from the 1155 101st Street Townhouse donor site. Conversely, if the Town Council does not like the project, deny the request.

## TDR BACKGROUND INFORMATION

The Town established its Transfer of Development Rights (TDR) program in 2004-05 via the adoption of the Phase I EAR-Based Comprehensive Plan to the Future Land Use Element. This system was necessary and required by the State (DCA) to ensure a method was in place to regulate the equitable allocation of dwellings units to individual building sites in the Town. The Town's original 1988 Comprehensive Plan included major errors in calculating existing residential densities by utilizing an "average" block-by-block analysis (34 DUA overall average), even though individual project densities ranged from 7 DUA (duplex) to over 70 per acre (midrise).

Over 1/3 of the original existing developments had densities over 34 DUA in 2004-05. Conversely, many properties are "underdeveloped" with villas / duplexes / triplexes / etc., and while 8-9 DU could be built, the original developers chose not to build that many DU. However, those properties are entitled to build more DU if they desire to redevelop the sites. The Town's TDR system ensures that all property owners have the right to build to at least the base density (34 DUA). If a developer desires to build to a higher density than 34 DUA, and they can meet all the Town's land development criteria, the Design Review Board approves the site design, and the Town Council likes the design and approves TDR allocations (case-by-case basis) the project can be built to include additional DU. On November 12th, 2013, the Town Council amended the Zoning Code to established maximum multifamily residential density limits per Zoning District. Lots zoned RM-1 Multiple Family Residential

District (Waterfront lots) now allow for a maximum overall density (includes base density / TDR units) of 70 dwelling units per acre. Lots zoned RM-2 Multiple Family Residential District (non-waterfront lots) now allow for a maximum overall density (includes base density / TDR units) of 60 dwelling units per acre. Lots zoned RM-3 Multiple Family Residential District now allow for a maximum overall density (includes base density / TDR units) of 80 dwelling units per acre. If the Town approves a development in the RM-3 Zoning District with a height exceeding 75 feet in accordance with the Town Charter / Code provisions, the maximum density is determined at the time of Site Development Plan / TDR approval.

At the April 7th, 2014 Town Council meeting a Resolution was adopted setting a 50% "rule" (acquire 50% private TDRs first / 50% public TDR second) for TDR units assigned to projects. This was meant to help preserve the remaining Town-owned TDR units over a longer period of time, since there is a much larger number of privately owned TDR units. At the September 14th, 2022 Town Council meeting a new Resolution (Res. No. 2275) related to this matter was adopted setting a 25% "rule" (acquire 75% private TDRs first / 25% public TDR second) for TDR units assigned to projects. Again, this was meant to help preserve the remaining Town-owned TDR units over a longer period of time. New Resolution No. 2275 continues to include a provision, as did the original limiting Town-owned TDR Resolution No. 2006 for smaller development projects seeking 5 or fewer TDR units, that allows an applicant to request up to 100% of the required TDR units from the Town. While this is not encouraged the option exists. In this case, the developer is seeking to acquire a total of nineteen (19) TDR units to build their 45 DU complex. This application for four (4) private TDR units results in 21% of the required TDR units. As mentioned previously, it is expected the Town will receive a number of private TDR applications in the future for this project. As a matter of information, if a request is made to acquire public Town-owned TDR units, a maximum of five (5) TDRs can be requested at the 25% limit, unless the developer can prove that despite significant efforts, they are unable to acquire additional private TDR units.

In the earlier years of the Town's TDR program (2004-06+/-) about 40% of the new redevelopment projects requested some TDR units. In more recent years many of the projects are being designed or redesigned as luxury developments with less DU. Mostly the larger multi-lot developments seek some additional density. The initial price of publically-owned TDR units was $75,000 for waterfront sites and $45,000 for non-waterfront sites, which was based on actual real estate sales at that time. However, due to the real estate market collapse (2006-11) only two (2) TDR allocations were consummated from that time period (total of 13 TDR units). Both TDR transactions were done via private sales for values just below $70,000 per DU. Both were for waterfront locations and only one was built (Millennium West / Riva). Due to limited development inactivity and the cost of appraisal updates the Town did not update the TDR values for several years. In April 2011 due to a perceived increase in development activity the Town requested the original Appraiser firm (Quinlivan) to update the TDR values of publically-owned TDR units. Several updated appraisals and price adjustments have been made since April 2011. The current Town-owned TDR values set by Resolution No. 2276 on September 14th, 2022 are $125,000 for waterfront sites and $100,000 for non-waterfront sites.

In the last few years there have been numerous Town-owned TDR allocations approved by the Town Council. As of February 2023, our records note the Town has now committed to sell 245 of the 330 available Town-owned TDR units (East Island multi-family area). Due to voluntary density reductions by some developers the Town is poised to regain control over a number of the previously "sold" TDR units. There have also been several "sales" of TDR units approved by the Town from private property owners. Our records reflect these private "sales" total 197 TDR units from private parties to date. Some have been approved by the Town but not closed as yet.

**SUMMARY**

On November 1st, 2022, a Site Development Plan was approved by the Design Review Board (DRB) for the 1145-1155-1167 100th Street multifamily development, for a total of 45 DU. The allowable base zoning density of 34 DUA would allow 26 DU on the receiving site (.775 acres X 34 DUA = 26.35 or 26 DU). Since the proposed project includes 45 total dwelling units this requires the acquisition of 19 TDR units to construct the project. To date, the developer has not acquired any TDR units. The Town recently received this initial TDR applications for this proposed development. This subject application is for four (4) private TDR units. As mentioned above, it is expected the Town will receive a number of private TDR applications in the future for this project. If the Town Council approves this TDR application, the developer will still need to acquire an additional seventeen (17) TDR units to build the project as designed.

**Suggested Condition** - TDR allocations are meant for site specific allocations and the intention is the development will move forward in a timely manner. TDR units cannot be "banked" by a party. Once a Site Development Plan is approved by the Town a building permit must be requested by a time certain (1 year) but extensions may be granted. MMPA suggests the Town Resolution include a "reverter" clause that provides that if the project does not proceed within a specified time period, or the TDR sale does not close prior to the issuance of building permits, which is necessary to finalize for a building permit for 45 DU, the Town's approval is null and void.

DocuSign Envelope ID: C5EBEAAA-61F3-48E6-AE5C-FDD16B120009

***Application Fee: $1,000 Private Transaction - $500 Town Owned Units***

**(For official use only)**

**DATE RECEIVED:** _____ **TDR UNIT COST: $**_____
**TDR UNITS REQUESTED**_____ **PROJECT TOTAL UNITS** _____
**APPROVAL DATE :**_____ **APPROVED BY**:_____ _____

# TOWN OF BAY HARBOR ISLANDS
# APPLICATION FORM
# TRANSFER OF DEVELOPMENT RIGHTS

## APPLICANT INFORMATION

| | | |
|---|---|---|
| Name CHBH 100TH Street LLC c/o James Curnin | | |
| Phone (305 ) 377-6225 | e-mail c/o mamster@brzoninglaw.com mharo@brzoninglaw.com | Fax ( ) |
| Address 10201 Collins Avenue | | |
| City and State Bal Harbor, Florida | | Zip Code 33154 |
| Relationship to Property: Owner | | |

## RECEIVER SITE INFORMATION

| | | |
|---|---|---|
| Owner's Name James Curnin | | |
| Phone (305 ) 972-8568 | e-mail jc@clarahomes.co | Fax ( ) |
| Address 10201 Collins Avenue | | |
| City and State Bal Harbor, Florida | | Zip Code 33154 |
| Property Address/Location 1145-1167 100 Street | | |
| Legal Description: LOT(S) 13-15 BLOCK 7 of the Bay Harbor Island Plat | | |
| Folio Number 13-2227-001-1110 | Current Zoning RM-2 Multi- Familty District General | |
| Property size 26,046 sq. ft. | Purchase date 4/29/2022 | |
| Existing use of the property Residential | | |
| Describe Existing Structure on Property vacant | | |
| | | |
| Dwelling units to be received 4 dwelling units | | |
| Total Dwelling units including TDR 45 Dwelling Units | | |

**HAS SITE PLAN FOR RECEIVING PROPERTY BEEN APPROVED?**
**☒ Yes ☐ No**

**If Yes, then provide date of approval** November 1, 2022
**If Not, then attach preliminary site plan.**



D07144C7-2C9E-426C-B997-35C2E4714D54 --- 2023/02/14 06:28:48 -8:00

DocVerify ID: D07144C7-2C9E-426C-B997-35C2E4714D54
www.docverify.com
Page 1 of 4 | 135C2E4714D54

DocuSign Envelope ID: C5EBEAAA-61F3-48E6-AE5C-FDD16B120009

**ARE TDRs BEING REQUESTED FROM THE TOWN? Yes ☐ No ☒**

**If Yes, skip the donor site portion**
**If Not, then fill in the donor site portion.**

**DONOR SITE INFORMATION, IF APPLICABLE**

| | | |
|---|---|---|
| Owner's Name BH 101 LLC c/o Michael Puder | | |
| Phone ( ) | e-mail Mspuder@gmail.com | Fax ( ) |
| Address 3930 Max Place | | |
| City and State Boynton Beach, Florida | | Zip Code 33436 |
| Property Address/Location 1155 101 Street | | |
| Legal Description: LOT(S) 13 & 14 BLOCK 6 | | |
| Folio Number 13-2227-119-0001 | Current Zoning RM-2 | Year built |
| Property size 24,000 Sq. Ft. | Purchase date | |
| Existing use of the property Residential | | |
| Describe Existing Structure on Property Condominium building | | |
| | | |
| Dwelling units to be transferred to TDR Bank 4 TDR's | | |
| Units permitted | | |

**APPRAISAL INFORMATION - IF APPLICABLE**
**(Appraiser must be approved by the Town)**
(Only fill this portion out if purchasing TDRs from the Town and if the amount set by the Town is not accepted by you.)

| | | |
|---|---|---|
| Name: | | |
| Phone ( ) | e-mail | Fax ( ) |
| Address | | |
| City and State | | Zip Code |
| Date of Appraisal / / | Appraisal Value of TDR unit $ | |
| Proposed TDR Unit Value $ | | |



D07144C7-2C9E-426C-B997-35C2E4714D54 --- 2023/02/14 06:28:48 -8:00

DocVerify ID: D07144C7-2C9E-426C-B997-35C2E4714D54
www.docverify.com
Page 2 of 4 235C2E4714D54

DocuSign Envelope ID: C5EBEAAA-61F3-48E6-AE5C-FDD16B120009

**SURVEY COMPANY INFORMATION** - (provide survey's for both receiver and donor sites)
Survey must be current (no more than 6 months old)

| | | |
|---|---|---|
| Name of Surveyor Mojarena & Associates, Inc. (Recever) | | |
| Address P.O. Box 56-0126, Miami, Florida 3326-0126 | | |
| Phone (305) 278-2494 | e-mail | Fax ( ) |

| | | |
|---|---|---|
| Name of Surveyor Cousins Surveyors & Associates, Inc. | | |
| Address 3921 SW 47th Avenue, Suite 1011 | | |
| Phone ( 954) 689-7766 | e-mail | Fax (954) 689-7799 |

**PROPERTY CODE INSPECTION RESULTS - (Donor Site)**

*The Town requires, as a condition of permitting any transfer or development rights, that the donor parcel and/or receiving parcel improve the site to meet as many current day code requirements as possible, as determined by the Town. This may include the Town's land development code such as zoning, landscaping, signage and property maintenance. It may also include Building Code and Life Safety Code improvements.*

□ **Building must have obtained 40 or 50 Year Certification - If Applicable**
□ **Outstanding Liens or Code Violations must be cured and/or paid - If Applicable**

Other inspections to be performed may include, but are not limited to, the following items:

□ Exterior paint □Windows □ Doors □ Elevators
□ Steps □ Railings □ Landscaping □ Parking area
□ Pool/Recreation facilities □ Fences/Walls □ Plumbing
□ Electrical System □ A/C equipment □ Roof mounted equipment/screening
□ Roofing

**I hereby certify that:**

1) The information furnished on this application and the attachments is true.

2) I am the owner(s) of record of the property described in this application.

3) If the application, as modified or amended during the review and approval process, is granted, I agree, in consideration therefore, to indemnify and hold harmless, and promise not to sue, the Town of Bay Harbor Islands, include its officers and employees, in connection with any claims or other actions arising out of said review and approval.

***A Contract for Sale and Purchase of Development Rights and Deed of Transfer of Development Rights shall be required as part of the approval of a TDR transfer. The deed transferring the development rights shall be recorded in the public records prior to the issuance of a development permit.***



D07144C7-2C9E-426C-B997-35C2E4714D54 --- 2023/02/14 06:28:48 -8:00

DocVerify ID: D07144C7-2C9E-426C-B997-35C2E4714D54
www.docverify.com
Page 3 of 4 335C2E4714D54

DocuSign Envelope ID: C5EBEAAA-61F3-48E6-AE5C-FDD16B120009

**RECEIVER SITE**

DocuSigned by:
400DCEAD88AD433...

2/14/2023

Signature of Owner (Applicant) Date

Signature of Owner (Co-Applicant) Date

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 14 day of February, 2023, by James Curnin on behalf of CHBH 100TH Street LLC, a Florida (corporation) (partnership) (Other: Limited Liability Company.) He/She is personally known to me or has produced _____ (type of identification produced) as identification and did take an oath.

My Commission Expires:

Signed on 2023/02/14 06:30:26 -8:00

Notary Public, State of Florida

Yeidy Montesino Perez
Commission # HH 084273
Notary Public - State of Florida
My Commission Expires Jan 24, 2025

Print Name: Yeidy Montesino

**DONOPSYM:**

Signature of Owner (Applicant) Date

Signature of Owner (Co-Applicant) Date

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ on behalf of _____, a Florida (corporation) (partnership) (Other: _____.) He/She is personally known to me or has produced _____ (type of identification produced) as identification and did take an oath.

My Commission Expires:

Notary Public, State of Florida

Print Name: _____

D07144C7-2C9E-426C-B997-35C2E4714D54 --- 2023/02/14 06:28:48 -8:00



DocVerify ID: D07144C7-2C9E-426C-B997-35C2E4714D54
www.docverify.com
Page 4 of 4 435C2E4714D54

**RECEIVER SITE**

JL

Signature of Owner (Applicant)

9/12/22

Date

Signature of Owner (Co-Applicant)

Date

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 12 day of SEPT, 2022, by JAMES CUSNIN on behalf of CH BH 103 STREET LLC, a Florida (corporation) ~~(partnership)~~ (Other: _____.) He/She is personally known to me or ~~has produced~~ _____ (~~type of identification produced~~) as identification and did take an oath.

My Commission Expires:

PABLO ARUS
MY COMMISSION # GG 287997
EXPIRES: May 2, 2023
Bonded Thru Notary Public Underwriters

Notary Public, State of Florida

Print Name: PABLO ARUS

**DONOR SITE**

Jodi Puder on behalf of BH101, LLC

Signature of Owner (Applicant)

9/1/22

Date

Signature of Owner (Co-Applicant)

Date

STATE OF ~~FLORIDA~~ Colorado
COUNTY OF ~~MIAMI-DADE~~ Pitkin

The foregoing instrument was acknowledged before me this 1st day of September, 2022, by Jodi Puder on behalf of BH101, LLC, a Florida (corporation) (partnership) (Other: _____.) ~~He~~/She is personally known to me or has produced _____ (type of identification produced) as identification and did take an oath.

My Commission Expires: 7/1/2024

LI ZHAO
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20204022893
My Commission Expires 7/1/2024

Notary Public, State of ~~Florida~~ Colorado

Print Name: Li Zhao

# Town of Bay Harbor Islands
## Building Department

# Certificate of Occupancy

Date Issued: 04/24/2018

Property Address: 1155-65 101 Street Common Areas, Bay Harbor Islands , FL 33154-1526

Folio Number: 1322270011380 Lot: 13-14 Block: 6

Plat Book: 46 Page Number: 5

Contractor: Lenin Construction LLC CC#: Miami Dade 7476999

Mailing Address: 20996 SW 128th Court Miami, Fl 33177

Occupancy Group: R2 - Residence (Multiple) Sq Ft: 28,000

Type of Construction: Type I and Type II Non-Combustible Mat

Description: **New Multi Family Dwelling**

Master Permit Number: BP2015-35

Owner: BH 101 LLC

This Certificate of Occupancy is issued only upon the express provision that the applicant will comply with all of the Zoning Ordinances and all Ordinances or Building Codes of the Town of the Bay Harbor pertaining to the erection, construction or remodeling of buildings or structures. This also certifies that the electrical, plumbing, mechanical and protection systems have been inspected and approved. The issuance of this Certificate grants permission to occupy and use the property only for the use indicated. Any change in use will require a new Certificate.

☐ This permit was issued under an exception to the state law which allows owners of property to act as their own contractor on one or two family dwellings.The exception requires that the property not be offered for sale or lease within one (1) year after completion.

**Chief Building Official**

**This is a valuable document. Keep it in a safe place.**


1161-1171


1149-1159
















1171
1169
1167
1165















June 6, 2023

**Town Council**

Elizabeth Tricoche
Mayor

Joshua D. Fuller
Vice Mayor

Stephanie Bruder
Council Member

Molly Winters Diallo
Council Member

Isaac Salver
Council Member

Teri D'Amico
Council Member

Robert Yaffe
Council Member

**Town Officials**

Maria Lasday
Town Manager

Yvonne Hamilton
Town Clerk

Joseph S. Geller
Town Attorney

Yvonne Hamilton, Town Clerk
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, Florida 33154

RE: PROPOSED NEW PROJECT
Transfer of Development Rights
TDR23-000003 (Private - 4)
Receiver: 1145 - 1167 100 Street
Donor: 1155 - 65 101 Street
**Folio 13-2227-119-0001 ~ Lots 13-14 / Block 6**

Dear Ms Hamilton:

As per you request, below please find the inspection results as required for the Transfer of Development Rights for the above-mentioned property.

***BUILDING REPAIRS***
1. Need to pressure clean and paint areas of the building that are in need of paint.

***ELECTRICAL REPAIRS*** - Inspection Approved

***MECHANICAL REPAIRS*** - Inspection Approved

***PLUMBING REPAIRS***
1. Need back flow certification - domestic and irrigation.

Please note that all the above repairs will require a permit prior to commencing the work.

This Building was issued the Certificate of Occupancy on April 24, 2018. (See copy attached). The building will be required to be re-certified in 2048.

If you have any further question or comments please feel free to contact me.

Ayonidys J Martinez, CEP
Building & Zoning Supervisor
Encl: Photographs

# Town of Bay Harbor Islands Code Compliance Department
# TDR Re-inspection

Date: June 1, 2023

Property Address: 101 Bay Harbor Townhouse Condominium Association, Inc.
1155 101 Street
Bay Harbor Islands, FL 33154



1161-1171 101 Street- Front view of the building



Walkway entrance to 1161-1171 101 Street units.



Visible discoloration observed around the balcony railings.

24-13(d) All exterior surfaces subject to deterioration shall be properly maintained and protected from the elements by paint or other approved protective coating, applied in a workmanlike fashion.



Visible discoloration observed around the balcony railings.

24-13(d) All exterior surfaces subject to deterioration shall be properly maintained and protected from the elements by paint or other approved protective coating, applied in a workmanlike fashion.



Visible discoloration observed around the balcony railings.

24-13(d) All exterior surfaces subject to deterioration shall be properly maintained and protected from the elements by paint or other approved protective coating, applied in a workmanlike fashion.



Visible discoloration observed around the balcony railings.

24-13(d) All exterior surfaces subject to deterioration shall be properly maintained and protected from the elements by paint or other approved protective coating, applied in a workmanlike fashion.



Visible discoloration observed around the balcony railings and exterior wood cladding. Have the area clean and painted.

24-13(d) All exterior surfaces subject to deterioration shall be properly maintained and protected from the elements by paint or other approved protective coating, applied in a workmanlike fashion.




Discoloration observed on the entrance steps of the townhouses. Re-paint the entrance steps for all units.

24-13(d) All exterior surfaces subject to deterioration shall be properly maintained and protected from the elements by paint or other approved protective coating, applied in a workmanlike fashion.




Front view of the building at 1149-1159 101 Street.

Observed a green wall enclosing the terrace at 1149 101Street. Please remove the enclosure that is visible from the street.

23-12 (1) Nothing shall be done or suffered to be done or permitted to exist on any improved or unimproved property which may be or become an annoyance, blight, eyesore, danger or nuisance to the neighborhood, the inhabitants of buildings or the safety and welfare of the general public……




Please remove the planters hanging on the balcony railing.

23-12 (24.1) (g) Balconies may be used for outdoor living and may contain lawn furniture and plants; however, plants shall not be placed on balcony railings, furniture or external ledges of said balcony so as to avoid objects falling.



Discoloration observed on the entrance steps of the townhouses. Re-paint the entrance steps for all units.

24-13(d) All exterior surfaces subject to deterioration shall be properly maintained and protected from the elements by paint or other approved protective coating, applied in a workmanlike fashion.




Visible discoloration observed around the balcony railings and exterior wood cladding. Have the area clean and painted.

24-13(d) All exterior surfaces subject to deterioration shall be properly maintained and protected from the elements by paint or other approved protective coating, applied in a workmanlike fashion.




24-13(d) All exterior surfaces subject to deterioration shall be properly maintained and protected from the elements by paint or other approved protective coating, applied in a workmanlike fashion.

# 1155 100TH STREET
## NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

## ( PLANNING AND ZONING SUBMITTAL DRAWINGS )
## JULY 22, 2022 / SEPTEMBER 23, 2022 (REVISED)

## DRAWING LIST


| | |
|---|---|
| | COVER SHEET / INDEX OF DRAWINGS |
| | SURVEY |
| A-1 | PROJECT INFO/DATA |
| A-1A | BREEZEWAY WAIVER REQUEST LETTER |
| A-2 | CONTEXT AND SITE PHOTOS |
| A-3 | AERIAL VIEW RENDERING |
| A-4 | RENDERING (100th ST. FACADE STREET VIEW) |
| A-5 | RENDERING (100th ST. FACADE BREEZEWAY VIEW) |
| A-6 | RENDERING (100th ST. FACADE BREEZEWAY DETAIL VIEW) |
| A-7 | RENDERING (SW CORNER FACADE STREET VIEW) |
| A-8 | RENDERING (SE CORNER FACADE STREET VIEW) |
| A-9 | RENDERING (REAR FACADE VIEW) |
| A-10 | RENDERING (NW CORNER REAR FACADE VIEW) |
| A-11 | RENDERING (POOL DECK VIEW 1) |
| A-12 | RENDERING (POOL DECK VIEW 2) |
| A-13 | SITE PLAN - LEVEL 1 FLOOR PLAN |
| A-14 | LEVEL 2 OVERALL FLOOR PLAN |
| A-15 | LEVEL 3 OVERALL FLOOR PLAN |
| A-16 | LEVEL 4 OVERALL FLOOR PLAN |
| A-17 | LEVELS 5-6 OVERALL FLOOR PLAN |
| A-18 | MAIN ROOF LEVEL FLOOR PLAN |
| A-19 | OVERALL ROOF LEVEL FLOOR PLAN |
| A-20 | MAIN ROOF LEVEL FLOOR PLAN (COLORED) |
| A-21 | LEVEL 2 SOUTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-22 | LEVEL 2 SOUTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-23 | LEVEL 2 NORTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-24 | LEVEL 2 NORTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-25 | LEVEL 3 SOUTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-26 | LEVEL 3 SOUTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-27 | LEVEL 3 NORTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-28 | LEVEL 3 NORTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-29 | LEVEL 4 SOUTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-30 | LEVEL 4 SOUTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-31 | LEVEL 4 NORTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-32 | LEVEL 4 NORTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-33 | LEVEL 5-6 SOUTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-34 | LEVEL 5-6 SOUTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-35 | LEVEL 5-6 NORTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-36 | LEVEL 5-6 NORTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-37 | SOUTH BUILDING ELEVATION |
| A-38 | NORTH BUILDING ELEVATION |
| A-39 | WEST BUILDING ELEVATION |
| A-40 | EAST BUILDING ELEVATION |
| A-41 | BUILDING SECTION 1 |
| A-42 | BUILDING SECTION 2 |
| A-43 | MATERIAL PRESENTATION BOARD |
| C-003 | DEVELOPMENT IMPACT ANALYSIS REPORT |
| C-300 | SITE PLAN |
| C-301 | PAVING PLAN |
| C-400 | GRADING AND DRAINAGE PLAN |
| C-500 | UTILITY PLAN |
| C-800 | DETAILS |
| LC-001 | LANDSCAPE GENERAL NOTES/ABBREVIATIONS |
| TD-100 | TREE DISPOSITION PLAN |
| TD-101 | TREE PROTECTION DETAILS |
| LS-100 | LANDSCAPE SITE PLAN |
| LS-101 | LANDSCAPE MATERIALS IMAGERY |
| LP-100 | LANDSCAPE PLANTING PLAN (GROUND FLOOR) |
| LP-101 | LANDSCAPE PLANTING PLAN (ROOF) |
| LP-102 | LANDSCAPE PLANTING SCHEDULE/ SPECIFICATIONS/DETAILS |
| LP-103 | LANDSCAPE PLANTING IMAGERY |
| LP-104 | LANDSCAPE PLANTING PLAN (LEVEL 2 / BREEZEWAY) |
| LL-100 | GROUND FLOOR LANDSCAPE LIGHTING & PHOTOMETRIC ANALYSIS |
| LL-101 | ROOF LANDSCAPE LIGHTING PLAN & PHOTOMETRIC ANALYSIS |
| LL-102 | LIGHTING SPECIFICATIONS |
| LI-100 | LANDSCAPE IRRIGATION PLAN |
| LI-101 | LANDSCAPE IRRIGATION DETAILS |



### OWNER/DEVELOPER
CHBH 100th STREET LLC
2665 Bayshore Drive, Suite 410
Miami, Florida 33133
(305) 972-8568

### ARCHITECT
S & E ARCHITECTS, INC.
2000 South Dixie Highway, Suite 203
Miami, Florida 33133
(305) 441-2226

### CIVIL ENGINEER
LANGAN
15150 NW 79th Court, Suite 200
Miami Lakes, Florida 33016
(786) 264-7228

### LANDSCAPE ARCHITECT
COASTAL OPERATIONS
614 South Federal Highway, Suite 2
Ft. Lauderdale, Florida 33301
(954) 266-8932




| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE: COVER SHEET

DATE 09-23-22
SCALE -
JOB NO. 2022-01
SHEET
OF SHEETS


© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.


S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

## DRAWING LIST


| | |
|---|---|
| | COVER SHEET / INDEX OF DRAWINGS |
| | SURVEY |
| A-1 | PROJECT INFO/DATA |
| A-1A | BREEZEWAY WAIVER REQUEST LETTER |
| A-2 | CONTEXT AND SITE PHOTOS |
| A-3 | AERIAL VIEW RENDERING |
| A-4 | RENDERING (100th ST. FACADE STREET VIEW) |
| A-5 | RENDERING (100th ST. FACADE BREEZEWAY VIEW) |
| A-6 | RENDERING (100th ST. FACADE BREEZEWAY DETAIL VIEW) |
| A-7 | RENDERING (SW CORNER FACADE STREET VIEW) |
| A-8 | RENDERING (SE CORNER FACADE STREET VIEW) |
| A-9 | RENDERING (REAR FACADE VIEW) |
| A-10 | RENDERING (NW CORNER REAR FACADE VIEW) |
| A-11 | RENDERING (POOL DECK VIEW 1) |
| A-12 | RENDERING (POOL DECK VIEW 2) |
| A-13 | SITE PLAN - LEVEL 1 FLOOR PLAN |
| A-14 | LEVEL 2 OVERALL FLOOR PLAN |
| A-15 | LEVEL 3 OVERALL FLOOR PLAN |
| A-16 | LEVEL 4 OVERALL FLOOR PLAN |
| A-17 | LEVELS 5-6 OVERALL FLOOR PLAN |
| A-18 | MAIN ROOF LEVEL FLOOR PLAN |
| A-19 | OVERALL ROOF LEVEL FLOOR PLAN |
| A-20 | MAIN ROOF LEVEL FLOOR PLAN (COLORED) |
| A-21 | LEVEL 2 SOUTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-22 | LEVEL 2 SOUTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-23 | LEVEL 2 NORTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-24 | LEVEL 2 NORTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-25 | LEVEL 3 SOUTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-26 | LEVEL 3 SOUTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-27 | LEVEL 3 NORTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-28 | LEVEL 3 NORTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-29 | LEVEL 4 SOUTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-30 | LEVEL 4 SOUTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-31 | LEVEL 4 NORTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-32 | LEVEL 4 NORTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-33 | LEVEL 5-6 SOUTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-34 | LEVEL 5-6 SOUTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-35 | LEVEL 5-6 NORTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-36 | LEVEL 5-6 NORTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-37 | SOUTH BUILDING ELEVATION |
| A-38 | NORTH BUILDING ELEVATION |
| A-39 | WEST BUILDING ELEVATION |
| A-40 | EAST BUILDING ELEVATION |
| A-41 | BUILDING SECTION 1 |
| A-42 | BUILDING SECTION 2 |
| A-43 | MATERIAL PRESENTATION BOARD |
| C-003 | DEVELOPMENT IMPACT ANALYSIS REPORT |
| C-300 | SITE PLAN |
| C-301 | PAVING PLAN |
| C-400 | GRADING AND DRAINAGE PLAN |
| C-500 | UTILITY PLAN |
| C-800 | DETAILS |
| LC-001 | LANDSCAPE GENERAL NOTES/ABBREVIATIONS |
| TD-100 | TREE DISPOSITION PLAN |
| TD-101 | TREE PROTECTION DETAILS |
| LS-100 | LANDSCAPE SITE PLAN |
| LS-101 | LANDSCAPE MATERIALS IMAGERY |
| LP-100 | LANDSCAPE PLANTING PLAN (GROUND FLOOR) |
| LP-101 | LANDSCAPE PLANTING PLAN (ROOF) |
| LP-102 | LANDSCAPE PLANTING SCHEDULE/ SPECIFICATIONS/DETAILS |
| LP-103 | LANDSCAPE PLANTING IMAGERY |
| LP-104 | LANDSCAPE PLANTING PLAN (LEVEL 2 / BREEZEWAY) |
| LL-100 | GROUND FLOOR LANDSCAPE LIGHTING & PHOTOMETRIC ANALYSIS |
| LL-101 | ROOF LANDSCAPE LIGHTING PLAN & PHOTOMETRIC ANALYSIS |
| LL-102 | LIGHTING SPECIFICATIONS |
| LI-100 | LANDSCAPE IRRIGATION PLAN |
| LI-101 | LANDSCAPE IRRIGATION DETAILS |


# 1155 100TH STREET
## NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

## ( PLANNING AND ZONING SUBMITTAL DRAWINGS )
## JULY 22, 2022


**OWNER/DEVELOPER**
CHBH 100th 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 07-22-22


© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.


S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE: COVER SHEET

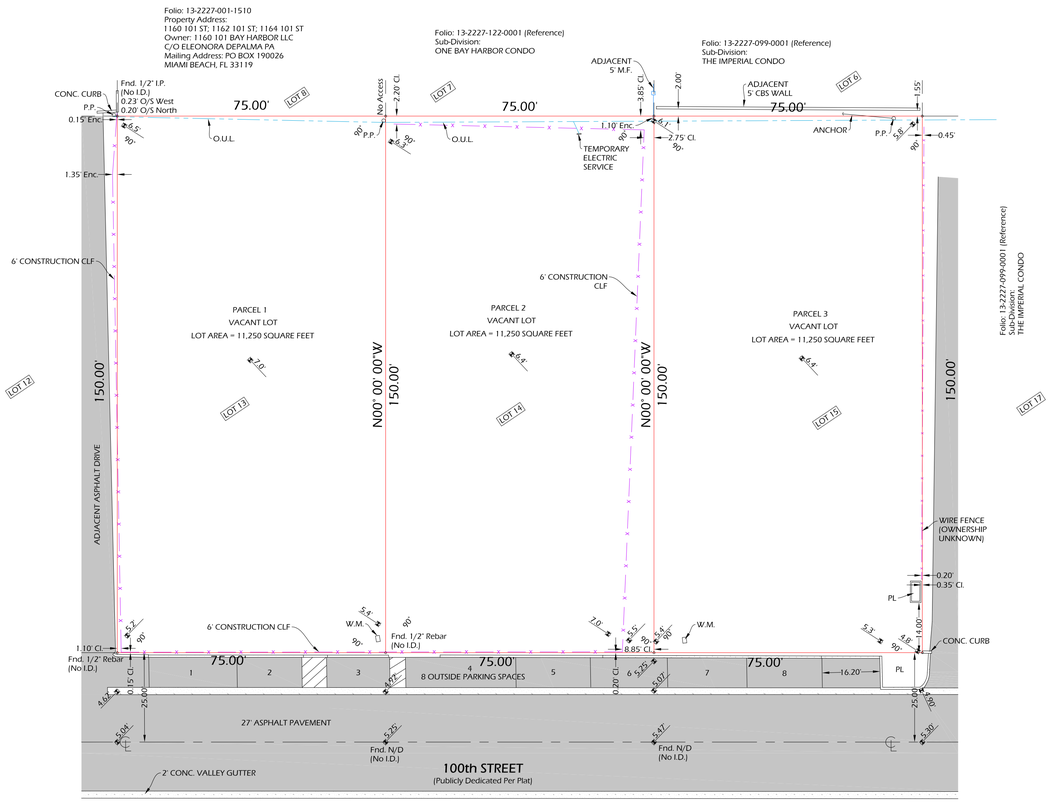
DATE 07-22-22
SCALE -
JOB NO. 2022-01
SHEET
OF SHEETS

# ALTA/NSPS LAND TITLE SURVEY

## GRAPHIC SCALE

10 0 10 20 30 40 50 60 70 80 90 100

Scale: 1"=20'

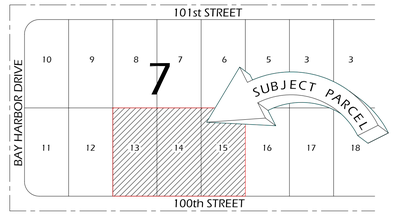






VICINITY MAP
NTS




LOCATION SKETCH
NTS

LEGAL DESCRIPTION:
PARCEL 1:
Lot 13, Block 7, 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.

PARCEL 2:
Lot 14, Block 7, 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.

PARCEL 3:
Lot 15, Block 7, 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.

SCHEDULE B – SECTION II Exceptions - Chicago Title Insurance Company, Order No 10184037; Effective Date January 11, 2022 at 11:00 AM

5. Restrictions, covenants, conditions and easements as shown in Deed Book 2848 Page 69, but deleting any such restrictions based on race, color, religion, sex, familial status or national origin, and Notices to Extend in Official Records Book 9632, Page 1157, Official Records Book 9649 Page 253, and in Official Records Book 26282 Page 717. (APPLIES - NOT A SURVEY MATTER)
6. Ordinance No. 97-118, recorded in Official Records Book 17721, Page 2454. (APPLIES - BLANKET IN NATURE)
7. Ordinance No. 81-19, recorded in Official Records Book 11114, Page 822. (APPLIES - BLANKET IN NATURE)
8. All matters contained on the Plat of BAY HARBOR ISLAND, as recorded in Plat Book 46, Page 5, Public Records of Miami-Dade County, Florida. (APPLIES)

PREPARED FOR: CHBH 100 TH STREET LLC, 1145-1163 100 Street, Bay Harbor Island, FL 33154

To CHBH 100 TH STREET LLC, a Florida limited liability company; Maxim Credit Group LLC, a New York limited liability company, its successors and/or assigns as their interest may appear; Beloff Law, PA; Chicago Title Insurance Company, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 7b[1], 8, 9, 11 (observed), 13, and 16 of Table A thereof. The fieldwork was completed on March 7, 2022.

Date of Plat or Map: March 11, 2022

NELSON MOJARENA
Registered Surveyor & Mapper No. 5504
State of Florida

NELSON MOJARENA LICENSE LS5504 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER
3/30/2022

Notes:
- All clearances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
- Encroachments
  Parcel 1:
  1. Portion of the 6 foot high construction chain link fence is encroaching over the West boundary line.
  Parcels 1 and 2:
  2. Overhead utility lines.
  Parcel 2:
  3. Portion of the adjacent 5 foot high metal fence is encroaching over the North boundary line.
  Parcel 3:
  4. Overhead utility line, anchor, and power pole.
- Underground structures, if any, not located.
- Legal description provided by client.
- This certification is only for land as described. It is not a certification of title, zoning, easements, or freedom from encumbrances.
- There may be additional restrictions not shown on this survey that may be found in the public records of this county.
- This ALTA SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- This survey was based on the monuments found on the field. No construction in any manner should be made without the prior written consent of the Surveyor.
- According to FEMA, Parcels 1 and 2 fall within Flood Zone AE, Base 8 and Parcel 3 falls within Flood Zone AE, Base 8 and Base 9, as shown in Flood Insurance Rate Map Panel No. 12086C0144L; Community No. 120637 ; Revised Date of September 11, 2009.
- Lot Area: 33,750 Square Feet, 0.7 ± Acres; Building Area at ground level = N/A.
- Marked Parking spaces: 0 Regular; 0 Handicap
- ✤ Denotes Spot Elevation
- Elevations shown are based on Miami-Dade County Benchmark No. R-243; Elevation = 6.61' National Geodetic Vertical Datum 1929.

LEGEND

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Δ | = Central Angle | ℄ | = Center Line | F.H. | = Fire Hydrant | M | = Measured | O/S | = Offset | PL | = Planter | R.L.S. | = Registered Land Surveyor | T | = Tangent |
| A | = Arc | CLF | = Chain Link Fence | FIP | = Found 1/2" Iron Pipe | MAINT. | = Maintenance | O.U.L. | = Overhead Utility Lines | P.L.S. | = Professional Land Surveyor | RNG | = Range | Trans. | = Transformer |
| A/C | = Air Conditioner | CL | = Clear | FIR | = Found 1/2" Iron Rebar | ME | = Maintenance Easement | P | = Plat | P.O.B. | = Point of Beginning | R/R | = Railroad | TWP | = Township |
| ASPH | = Asphalt | Conc. | = Concrete | FPL | = Florida Power & Light | MH | = Manhole | PB | = Plat Book | P.O.C. | = Point of Commencement | RSM | = Registered Surveyor & Mapper | Typ. | = Typical |
| C | = Calculated | D | = Deed | ID | = Identification | M | = Monument Line | PC | = Point of Curvature | P.P. | = Power Pole | R/W | = Right-of-Way | U.E. | = Utility Easement |
| C.B. | = Catch Basin | Ø | = Diameter | I.P. | = Iron Pipe | Mon. | = Monument | PCP | = Permanent Control Point | PRC | = Point of Reverse Curvature | Sdwk | = Sidewalk | UTIL. | = Utility |
| CBS | = Concrete Block Structure | DH | = Drill Hole | LB | = Licensed Business | N/A | = Not Applicable | PG | = Page | PRM | = Point of Reference Monument | Sec. | = Section | W.F. | = Wood Fence |
| CH | = Chord | DME | = Drainage & Maintenance Easm't | LME | = Lake Maintenance Easement | N/D | = Nail & Disc | P.I. | = Point of Intersection | PT | = Point of Tangency | SD | = Storm Drain | W.M. | = Water Meter |
| Chatta. | = Chattahoochee | Easm't | = Easement | LP | = Light Pole | N° | = Number | PKWY | = Parkway | R | = Radius | S.M.H. | = Sanitary Manhole | WME | = Wall Maintenance Easement |
| | | Enc. | = Encroachment | L.S. | = Land Surveyor | NTS | = Not to Scale | ℄ | = Property Line | Res. | = Residence | SSMH | = Sanitary Sewer Manhole | W.V. | = Water Valve |

SURVEYOR'S SEAL
This survey has been digitally signed and sealed by Nelson Mojarena, P.S.M. on the date adjacent to the seal. Printed copies are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISED: 03-22-22

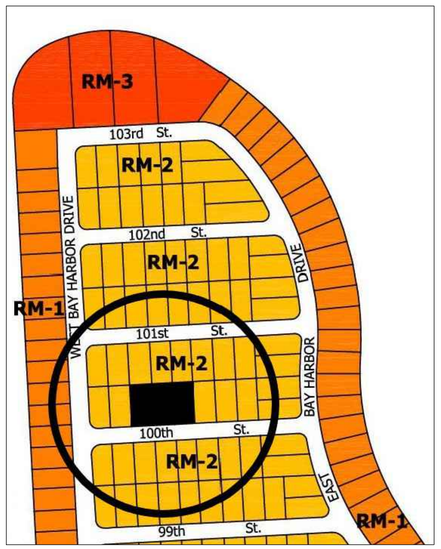

MOJARENA & ASSOCIATES, INC.
Land Surveyors & Mappers
Certificate of Authorization No. 6698
P.O. Box 56-0126
Miami, Florida 33256-0126
Tel. (305) 278-2494


| FLOOD ZONE: AE | | BASE: 8 & 9 | |
|---|---|---|---|
| DATE: 03-07-22 | SCALE: 1" = 20' | DWN. BY N.M. | JOB NO. 22-0023 |




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 13, 14 & 15 BLOCK 7 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA | |
| LOT AREA | 33,750 S.F. (0.77 ACRES) | |
| FLOOD ZONE | AE (FLOOD ELEVATION 9.0 NGVD)<br>CROWN OF ROAD 5.06 NGVD | |
| ZONING CLASSIFICATION | RM-2 MULTIPLE FAMILY DISCRICT | |
| FUTURE LAND USE DESIGNATION | MEDIUM-HIGH DENSITY RESIDENTIAL | |
| | | |
| | ALLOWED | PROVIDED |
| LOT WIDTH | 75' MIN. LOT FRONTAGE | 225' X 150' |
| 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<br>33,750 x 0.20 = 6,750 S.F. | 6,935 S.F. = 20.5% |
| DENSITY | | |
| ALLOWABLE BASE DENSITY 34 UNITS/ACRE | 34 UNITS / 0.77 ACRES = 26 UNITS | 45 UNITS (19 TDR's REQUIRED) |
| MAX. ALLOWABLE DENSITY BASE DENSITY/TDR UNITS | 60 UNITS/ACRE<br>0.77 ACRES x 60 DUA = 46 UNITS | 45 UNITS (58.14 DUA) |
| SETBACKS | | |
| FRONT | UP TO 30'-0" HIGH = 20' MIN.<br>UP TO 45'-0" HIGH = 25' MIN.<br>UP TO 65'-0" HIGH = 30' MIN. | UP TO 30'-0" HIGH = 20'<br>UP TO 65'-0" HIGH = 30' |
| REAR | UP TO 30'-0" HIGH = 10' MIN.<br>1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0" | VARIES<br>MIN. 10'-0" / MAX. 21'-8" |
| SIDE<br>(MULTIPLE LOTS) | UP TO 30'-0" HIGH<br>10% OF LOT WIDTH = 15' MIN.<br>1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0" (MAX. 22'-6") | 22'-6" (10% OF 225' LOT LENGTH) |
| FLEX SETBACKS | MAX. 1/3 OF ALLOWABLE BUILDING LENGTH<br>@NORTH/SOUTH (0.33 x 120'-0" = 40'-0")<br>@EAST/WEST (0.33 x 180'-0" = 60'-0") | NORTH = 0'-0"<br>SOUTH = 0'-0"<br>EAST = 59'-2"<br>WEST = 55'-0" |
| | | |
| MAX. BUILDING LENGTH / BREEZEWAYS | 120'-0" W/OUT BREEZWAY | 180'-0" x 120'-0"<br>20'-6"/25'-6" BREEZEWAY PROVIDED AT LEVELS 2/3 |
| 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<br>12,495 SF x 15% = 1,874 SF MIN. | 3,800 S.F. = 30.4% |
| PARKING REQUIREMENTS | 2 SPACES MIN. PER UNIT<br>INCLUDING THREE GUEST SPACES (1 PER LOT)<br>45 UNITS x 2 = 90 MIN. | 91 SPACES<br>84 SPACES (42 LIFTS)/4 HC SPACES/3 GUEST SPACES |

## 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 A2 | 2 | 1,705 SF | 25 SF | 1,840 SF | 290 SF | 2 BEDROOM / 2 BATH + DEN |
| UNIT A3 | 2 | 1,705 SF | 25 SF | 1,840 SF | 170 SF | 2 BEDROOM / 2 BATH + DEN |
| UNIT A4 | 2 | 1,565 SF | 25 SF | 1,710 SF | 170 SF | 2 BEDROOM / 2 BATH |
| UNIT B | 4 | 1,600 SF | 25 SF | 1,730 SF | 150 SF | 2 BEDROOM / 2 BATH + DEN |
| UNIT B4 | 2 | 1,235 SF | 25 SF | 1,355 SF | 375 SF | 2 BEDROOM / 2 BATH |
| UNIT B 5/6 | 4 | 1,235 SF | 25 SF | 1,355 SF | 150 SF | 2 BEDROOM / 2 BATH |
| UNIT C | 2 | 1,380 SF | 25 SF | 1,515 SF | 55 SF | 2 BEDROOM / 2 BATH |
| UNIT C 4/5/6 | 3 | 1,230 SF | 25 SF | 1,355 SF | 55 SF | 2 BEDROOM / 2 BATH |
| UNIT D | 2 | 1,630 SF | 25 SF | 1,735 SF | 145 SF | 2 BEDROOM / 2 BATH |
| UNIT D4 | 1 | 1,210 SF | 25 SF | 1,305 SF | 420 SF | 1 BEDROOM / 1.5 BATH + DEN |
| UNIT D 5/6 | 2 | 1,210 SF | 25 SF | 1,305 SF | 145 SF | 1 BEDROOM / 1.5 BATH + DEN |
| UNIT E2 | 2 | 1,635 SF | 25 SF | 1,770 SF | 590 SF | 2 BEDROOM / 2 BATH + DEN |
| UNIT E3 | 2 | 1,635 SF | 25 SF | 1,770 SF | 190 SF | 2 BEDROOM / 2 BATH + DEN |
| UNIT F | 2 | 3,010 SF | 30 SF | 3,205 SF | 200 SF | 4 BEDROOM / 3 BATH + DEN + FAMILY |
| UNIT F4 | 1 | 2,430 SF | 40 SF | 2,610 SF | 580 SF | 4 BEDROOM / 3 BATH |
| UNIT F 5/6 | 2 | 2,430 SF | 40 SF | 2,610 SF | 200 SF | 4 BEDROOM / 3 BATH |
| UNIT G | 4 | 2,145 SF | 25 SF | 2,275 SF | 160 SF | 2 BEDROOM / 3 BATH + FAMILY |
| UNIT G4 | 2 | 1,710 SF | 25 SF | 1,825 SF | 170 SF | 2 BEDROOM / 2 BATH |
| UNIT H | 4 | 1,930 SF | 25 SF | 2,090 SF | 120 SF | 3 BEDROOM / 3 BATH + DEN |
| TOTAL | 45 | 76,670 SF | 1,180 SF | 82,575 SF | 8,885 SF | |

## 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

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.

## PROJECT GROSS AREA DATA

| | | |
|---|---|---|
| **RESIDENTIAL UNIT AREA (INCL. STOR.)** | **82,575 SQ. FT.** | **= 72.7%** |
| **NON-SALEABLE AREA** | | **= 27.3%** |
| **GARAGE/MEP** | **17,535 SQ. FT.** | **> 31,040 SQ. FT.** |
| **AMENITY/CORE** | **13,505 SQ. FT.** | |
| **TOTAL ENCLOSED AREA** | **113,615 SQ. FT.** | |
| **UNIT BALCONY AREAS** | **8,885 SQ. FT.** | |
| **BREEZEWAY/PLANTER AREAS** | **2,355 SQ. FT.** | |
| **RECREATION DECK AREA** | **11,295 SQ. FT.** | |
| **ROOF MEP AREA** | **6,675 SQ. FT.** | |
| **TOTAL SLAB AREA** | **142,825 SQ. FT.** | |

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE: DATA

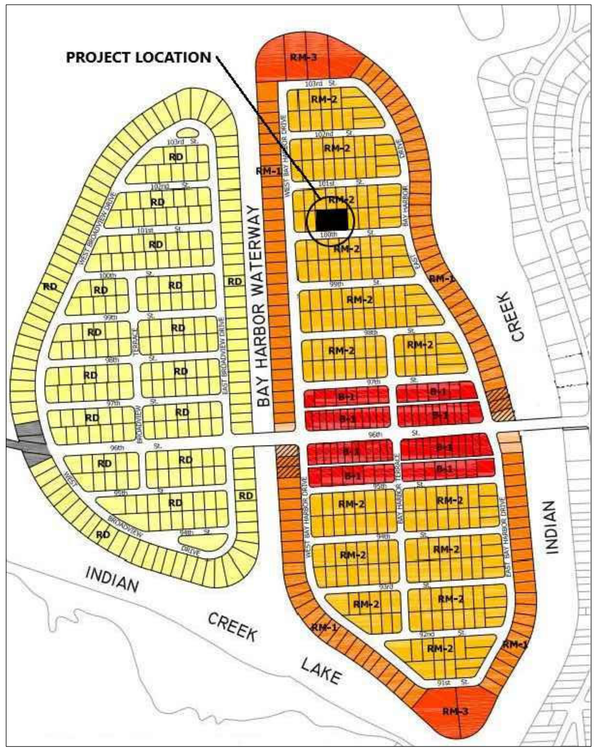
DATE 09-23-22
SCALE -
JOB NO. 2022-01
SHEET A-1
OF SHEETS

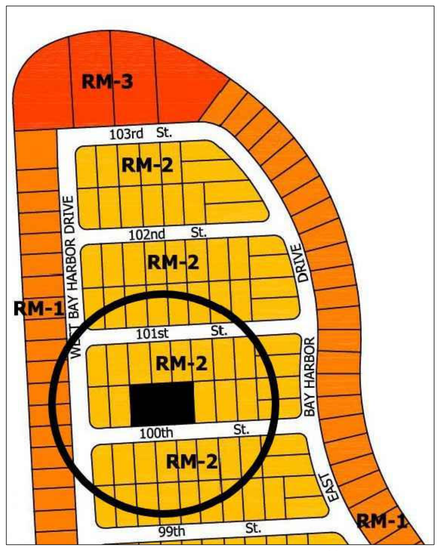

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.




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 13, 14 & 15 BLOCK 7 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA | |
| LOT AREA | 33,750 S.F. (0.77 ACRES) | |
| FLOOD ZONE | AE (FLOOD ELEVATION 9.0 NGVD)<br>CROWN OF ROAD 5.06 NGVD | |
| ZONING CLASSIFICATION | RM-2 MULTIPLE FAMILY DISCRICT | |
| FUTURE LAND USE DESIGNATION | MEDIUM-HIGH DENSITY RESIDENTIAL | |
| | | |
| | ALLOWED | PROVIDED |
| LOT WIDTH | 75' MIN. LOT FRONTAGE | 225' X 150' |
| 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<br>33,750 x 0.20 = 6,750 S.F. | 7,290 S.F. = 21.6% |
| DENSITY | | |
| ALLOWABLE BASE DENSITY 34 UNITS/ACRE | 34 UNITS / 0.77 ACRES = 26 UNITS | 45 UNITS (19 TDR's REQUIRED) |
| MAX. ALLOWABLE DENSITY BASE DENSITY/TDR UNITS | 60 UNITS/ACRE<br>0.77 ACRES x 60 DUA = 46 UNITS | 45 UNITS (58.14 DUA) |
| SETBACKS | | |
| FRONT | UP TO 30'-0" HIGH = 20' MIN.<br>UP TO 45'-0" HIGH = 25' MIN.<br>UP TO 65'-0" HIGH = 30' MIN. | UP TO 30'-0" HIGH = 20'<br>UP TO 65'-0" HIGH = 30' |
| REAR | UP TO 30'-0" HIGH = 10' MIN.<br>1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0" | VARIES<br>MIN. 10'-0" / MAX. 21'-8" |
| SIDE<br>(MULTIPLE LOTS) | UP TO 30'-0" HIGH<br>10% OF LOT WIDTH = 15' MIN.<br>1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0" (MAX. 22'-6") | 22'-6" (10% OF 225' LOT LENGTH) |
| FLEX SETBACKS | MAX. 1/3 OF ALLOWABLE BUILDING LENGTH<br>@NORTH/SOUTH (0.33 x 120'-0" = 40'-0")<br>@EAST/WEST (0.33 x 180'-0" = 60'-0") | NORTH = 0'-0"<br>SOUTH = 0'-0"<br>EAST = 59'-2"<br>WEST = 55'-0" |
| | | |
| MAX. BUILDING LENGTH / BREEZEWAYS | 120'-0" W/OUT BREEZWAY | 180'-0" x 120'-0"<br>20'-6"/25'-6" BREEZEWAY PROVIDED AT LEVELS 2/3 |
| MAX. BUILDING HEIGHT | 65'-0" ABOVE BFE | 65'-0" ABOVE BFE |
| RECREATIONAL ROOF DECK LANDSCAPE REQUIREMENTS | 15% MIN. OF THE RECREATIONAL AREA SHALL BE LANDSCAPED<br>12,495 SF x 15% = 1,874 SF MIN. | 3,800 S.F. = 30.4% |
| PARKING REQUIREMENTS | 2 SPACES MIN. PER UNIT<br>INCLUDING THREE GUEST SPACES (1 PER LOT)<br>45 UNITS x 2 = 90 MIN. | 91 SPACES INCLUDING 3 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

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.

## 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 A2 | 2 | 1,705 SF | 25 SF | 1,840 SF | 290 SF | 2 BEDROOM / 2 BATH + DEN |
| UNIT A3 | 2 | 1,705 SF | 25 SF | 1,840 SF | 170 SF | 2 BEDROOM / 2 BATH + DEN |
| UNIT A4 | 2 | 1,565 SF | 25 SF | 1,710 SF | 170 SF | 2 BEDROOM / 2 BATH |
| UNIT B | 4 | 1,600 SF | 25 SF | 1,730 SF | 150 SF | 2 BEDROOM / 2 BATH + DEN |
| UNIT B4 | 2 | 1,235 SF | 25 SF | 1,355 SF | 375 SF | 2 BEDROOM / 2 BATH |
| UNIT B 5/6 | 4 | 1,235 SF | 25 SF | 1,355 SF | 150 SF | 2 BEDROOM / 2 BATH |
| UNIT C | 2 | 1,380 SF | 25 SF | 1,515 SF | 55 SF | 2 BEDROOM / 2 BATH |
| UNIT C 4/5/6 | 3 | 1,230 SF | 25 SF | 1,355 SF | 55 SF | 2 BEDROOM / 2 BATH |
| UNIT D | 2 | 1,630 SF | 25 SF | 1,735 SF | 145 SF | 2 BEDROOM / 2 BATH |
| UNIT D4 | 1 | 1,210 SF | 25 SF | 1,305 SF | 420 SF | 1 BEDROOM / 1.5 BATH + DEN |
| UNIT D 5/6 | 2 | 1,210 SF | 25 SF | 1,305 SF | 145 SF | 1 BEDROOM / 1.5 BATH + DEN |
| UNIT E2 | 2 | 1,635 SF | 25 SF | 1,770 SF | 590 SF | 2 BEDROOM / 2 BATH + DEN |
| UNIT E3 | 2 | 1,635 SF | 25 SF | 1,770 SF | 190 SF | 2 BEDROOM / 2 BATH + DEN |
| UNIT F | 2 | 3,010 SF | 30 SF | 3,205 SF | 200 SF | 4 BEDROOM / 3 BATH + DEN + FAMILY |
| UNIT F4 | 1 | 2,430 SF | 40 SF | 2,610 SF | 580 SF | 4 BEDROOM / 3 BATH |
| UNIT F 5/6 | 2 | 2,430 SF | 40 SF | 2,610 SF | 200 SF | 4 BEDROOM / 3 BATH |
| UNIT G | 6 | 2,145 SF | 25 SF | 2,275 SF | 160 SF | 2 BEDROOM / 3 BATH + FAMILY |
| UNIT H | 4 | 1,930 SF | 25 SF | 2,090 SF | 120 SF | 3 BEDROOM / 3 BATH + DEN |
| TOTAL | 45 | 77,540 SF | 1,180 SF | 83,675 SF | 8,865 SF | |

## PROJECT GROSS AREA DATA

| | | |
|---|---|---|
| **RESIDENTIAL UNIT AREA (INCL. STOR.)** | **83,675 SQ. FT.** | **= 72.1%** |
| **NON-SALEABLE AREA** | | **= 27.9%** |
| **GARAGE/MEP** | **17,685 SQ. FT.** | **32,425 SQ. FT.** |
| **AMENITY/CORE** | **14,740 SQ. FT.** | |
| **TOTAL ENCLOSED AREA** | **116,100 SQ. FT.** | |
| **UNIT BALCONY AREAS** | **8,865 SQ. FT.** | |
| **BREEZEWAY/PLANTER AREAS** | **1,955 SQ. FT.** | |
| **RECREATION DECK AREA** | **11,295 SQ. FT.** | |
| **ROOF MEP AREA** | **6,675 SQ. FT.** | |
| **TOTAL SLAB AREA** | **144,890 SQ. FT.** | |

PREVIOUS DRB SUBMITTAL DATED 07-22-22

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE: DATA

DATE 07-22-22
SCALE -
JOB NO. 2022-01
SHEET A-1
OF SHEETS

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

REQUEST FOR ALTERNATE DESIGN WAIVING BREEZEWAY

July 22, 2022 / September 23, 2022 (Revised)

Town of Bay Harbor Islands
Planning and Zoning Board
Development Review Board

Re: 1155 100th Street – New Rental Apartment Building
Site Development Plan Application
Architect's Commission No.: 2022-01

ENHANCED BUILDING ARTICULATION AND DETAILING – ARCHITECTURAL CONCEPT

The project has been designed to create a symmetrical, balanced building with a clean, light modern look utilizing stucco, micro-cement, horizontal aluminum railing, synthetic wood fins and abundant glass. Varying planes via projections and recesses in combination with the varying materials generate interest and movement with a strong central separation of the massing as further described below.

- 20'-6" wide breezeway completely thru the building at Levels 2 and 3 and partial breezeway at Level 4 to mid depth of the building.
  - Glass railings withing the breezeway to enhance transparency.
  - Tropical landscaping within the breezeway

- The building massing is further broken up by utilizing the "flex" setbacks on the north and south facades to accentuate the central separation of the building and create interesting articulation thru projections and recesses.
  - Horizontal synthetic wood "louvers" within the central recess on the south (street) façade further accentuate the central separation of the massing.

- Front and Rear setbacks set at the maximum required up to 65' high for Levels 4 thru Roof providing deeper setbacks than required at Levels 4 and 5.

- Street level experience is enhanced via:
  - Continuous one-way clockwise vehicular movement contained on the property with garage entry/exits on the side minimize traffic impact.
  - Micro-cement first floor finish with synthetic wood louvers and green screen contrast with the main building stucco finish further accentuating the play on varying planes.



- The heavily landscaped roof deck with pool has been located on the north side with the mechanical yard on the street side (south) providing a more pleasing visual interaction with the adjacent buildings on the north, east and west.

- Dimensions:
  - South – 180' overall divided by 20'-6" breezeway/recess which breaks into two 79'-9" east and west lengths – the 79'-9" portions at Levels 4/5/6/Roof are further divided utilizing the flex setbacks with lengths of 29'-7" and recesses of 50'-2" each side.
  - North – 180' overall divided by 25'-6" breezeway/recess which breaks into two 77'-3" east and west lengths – the 77'-3" portions at Levels 4/5/6/Roof are further divided utilizing the flex setbacks with lengths of 27'-6" and recesses of 49'-9" each side.
  - East and West – 120' max. at the lower floors



| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
BREEZEWAY WAIVER REQUEST

DATE 09-23-22
SCALE –
JOB NO. 2022-01
SHEET
A-1A
OF SHEETS

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

S & E ARCHITECTS, INC

REQUEST FOR ALTERNATE DESIGN WAIVING BREEZEWAY

July 22, 2022

Town of Bay Harbor Islands
Planning and Zoning Board
Development Review Board

Re: 1155 100th Street – New Rental Apartment Building
Site Development Plan Application
Architect's Commission No.: 2022-01

ENHANCED BUILDING ARTICULATION AND DETAILING – ARCHITECTURAL CONCEPT

The project has been designed to create a symmetrical, balanced building with a clean, light modern look utilizing stucco, micro-cement, horizontal aluminum railing, synthetic wood fins and abundant glass. Varying planes via projections and recesses in combination with the varying materials generate interest and movement with a strong central separation of the massing as further described below.

- 20'-6" wide breezeway completely thru the building at Levels 2 and 3
  - Glass railings withing the breezeway to enhance transparency.
  - Tropical landscaping within the breezeway
- The building massing is further broken up by utilizing the "flex" setbacks on the north and south facades to accentuate the central separation of the building and create interesting articulation thru projections and recesses.
  - Horizontal synthetic wood "louvers" within the central recess on the south (street) façade further accentuate the central separation of the massing.
- Street level experience is enhanced via:
  - Continuous one-way clockwise vehicular movement with garage entry/exits on the side minimize traffic impact
  - Micro-cement first floor finish with synthetic wood louvers and green screen contrast with the main building stucco finish further accentuating the play on varying planes.



S & E ARCHITECTS, INC

- The heavily landscaped roof deck with pool has been located on the north side with the mechanical yard on the street side (south) providing a more pleasing visual interaction with the adjacent buildings on the north, east and west.
- Dimensions:
  - South – 180' overall divided by 20'-6" breezeway/recess which breaks into two 79'-9" east and west lengths – the 79'-9" portions at Levels 4/5/6/Roof are further divided utilizing the flex setbacks with lengths of 29'-7" and recesses of 50'-2" each side.
  - North – 180' overall divided by 25'-6" breezeway/recess which breaks into two 77'-3" east and west lengths – the 77'-3" portions at Levels 4/5/6/Roof are further divided utilizing the flex setbacks with lengths of 27'-6" and recesses of 49'-9" each side.
  - East and West – 120' max. at the lower floors

2000 South Dixie Highway #203 | Miami, Florida 33133 | Phone: 305-441-2226 | Email: SE@se-architecture.com
S&E 2

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
BREEZEWAY WAIVER REQUEST

DATE 07-22-22
SCALE –
JOB NO. 2022-01
SHEET
A-1A
OF SHEETS

PREVIOUS DRB SUBMITTAL DATED 07-22-22

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & S ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.




1



2



3



4



5



6




**PHOTO SITE LEGEND**

N

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

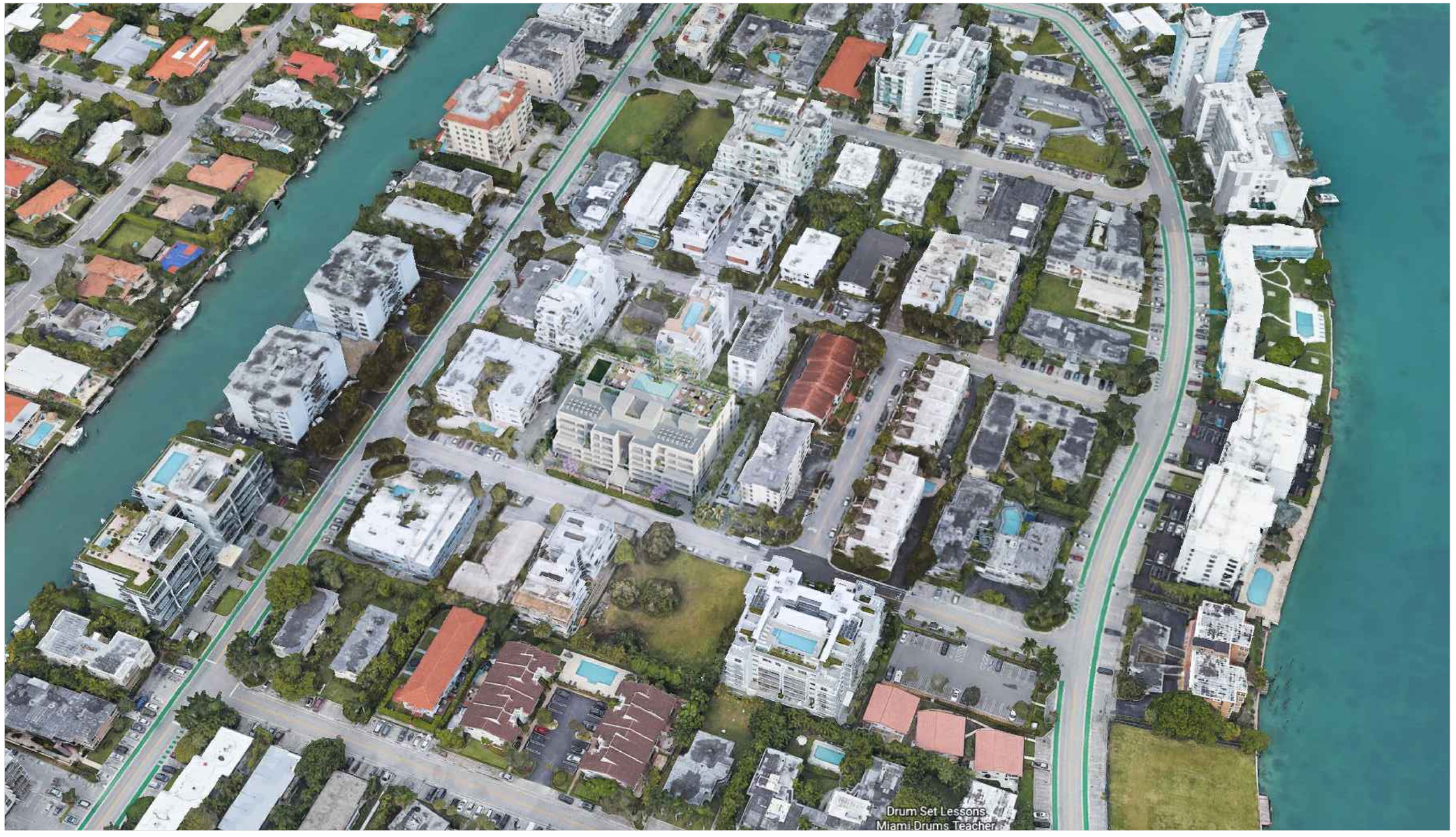
SHEET TITLE
SITE AND CONTEXT PHOTOS

DATE 09-23-22
SCALE -
JOB NO. 2022-01
SHEET
A-2
OF SHEETS

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




AERIAL VIEW

N

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

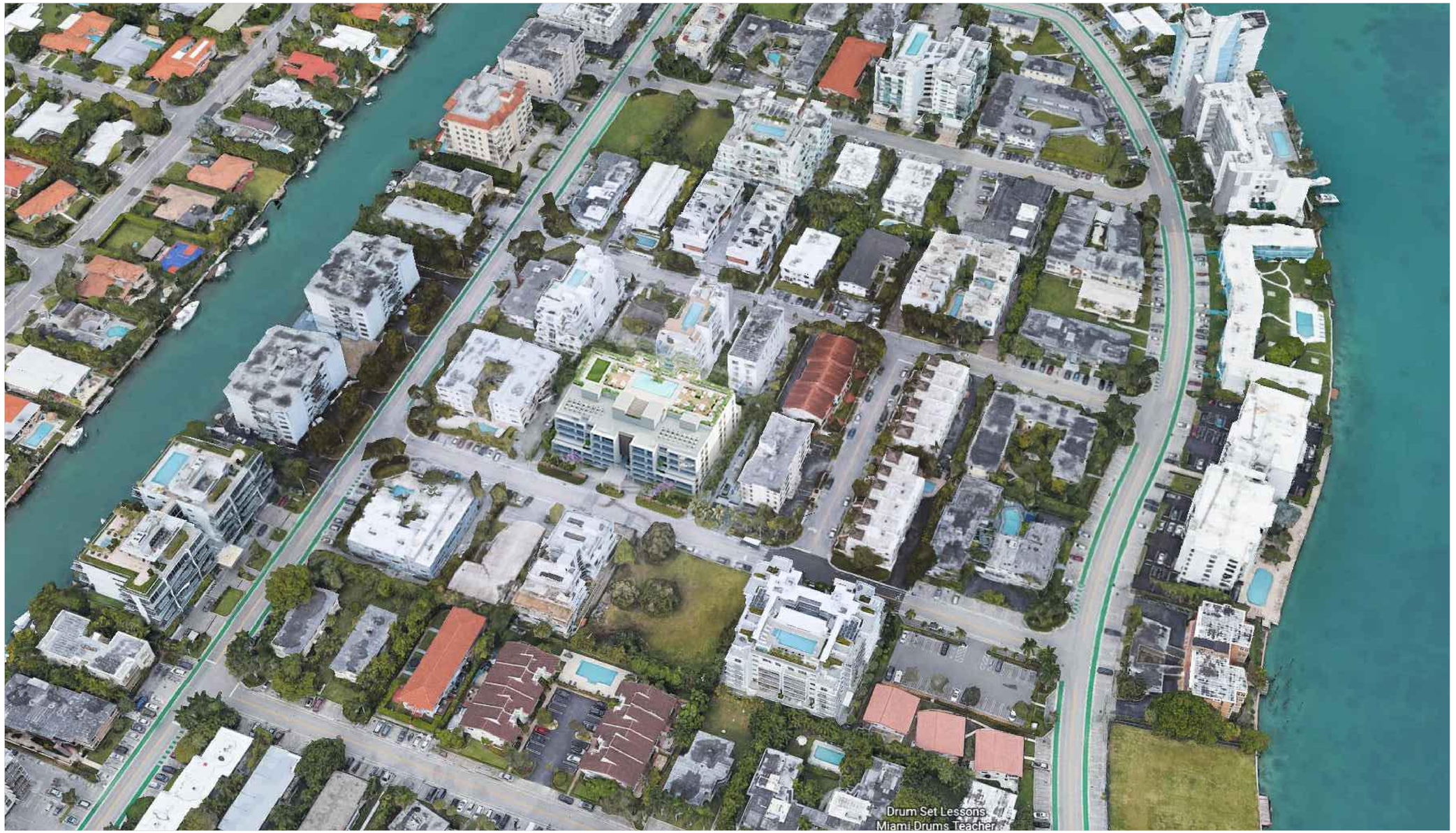
SHEET TITLE
AERIAL VIEW

DATE 09-23-22
SCALE -
JOB NO. 2022-01
SHEET
A-3
OF SHEETS

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




AERIAL VIEW

N

PREVIOUS DRB SUBMITTAL DATED 07-22-22

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E 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: AERIAL VIEW

DATE 07-22-22
SCALE –
JOB NO. 2022-01
SHEET A-3
OF SHEETS

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



## RENDERING
## (100th STREET FACADE STREET VIEW)

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
RENDERING
100TH ST. FACADE
STREET VIEW

DATE 09-23-22
SCALE –
JOB NO. 2022-01
SHEET
A-4
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



## RENDERING
## (100th STREET FACADE STREET VIEW)

PREVIOUS DRB
SUBMITTAL
DATED 07-22-22

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
RENDERING
100TH ST. FACADE
STREET VIEW

DATE 07-22-22
SCALE –
JOB NO. 2022-01
SHEET
A-4
OF SHEETS



## RENDERING
## (100th STREET FACADE BREEZEWAY VIEW)

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
RENDERING
100TH ST. FACADE
BREEZEWAY

DATE 09-23-22
SCALE -
JOB NO. 2022-01
SHEET
A-5
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



## RENDERING
## (100th STREET FACADE BREEZEWAY VIEW)

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
RENDERING
100TH ST. FACADE
BREEZEWAY

DATE 07-22-22
SCALE –
JOB NO. 2022-01
SHEET
A-5
OF SHEETS



## RENDERING
## (100th STREET FACADE BREEZEWAY DETAIL VIEW)

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
RENDERING
100TH ST. FACADE
BREEZEWAY DETAIL

DATE 09-23-22
SCALE -
JOB NO. 2022-01
SHEET
A-6
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



RENDERING

(100th STREET FACADE BREEZEWAY DETAIL VIEW)

PREVIOUS DRB SUBMITTAL DATED 07-22-22

S & E ARCHITECTS, INC.
© ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
RENDERING
100TH ST. FACADE
BREEZEWAY DETAIL

DATE 07-22-22
SCALE –
JOB NO. 2022-01
SHEET
A-6
OF SHEETS



## RENDERING
## (SW CORNER FACADE STREET VIEW)

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
RENDERING
SW CORNER FACADE
STREET VIEW

DATE 09-23-22
SCALE -
JOB NO. 2022-01
SHEET
A-7
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



## RENDERING
## (SW CORNER FACADE STREET VIEW)

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
RENDERING
SW CORNER FACADE
STREET VIEW

DATE 07-22-22
SCALE –
JOB NO. 2022-01
SHEET A-7
OF SHEETS



## RENDERING
## (SE CORNER FACADE STREET VIEW)

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
RENDERING
SE CORNER FACADE
STREEET VIEW

DATE 09-23-22
SCALE -
JOB NO. 2022-01
SHEET
A-8
OF SHEETS


S & E ARCHITECTS, INC.
© ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



## RENDERING
## (SE CORNER FACADE STREET VIEW)

PREVIOUS DRB
SUBMITTAL
DATED 07-22-22

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
RENDERING
SE CORNER FACADE
STREEET VIEW

DATE 07-22-22
SCALE –
JOB NO. 2022-01
SHEET
A-8
OF SHEETS



## RENDERING
## (REAR FACADE VIEW)

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
RENDERING
REAR FACADE VIEW

DATE 09-23-22
SCALE –
JOB NO. 2022-01
SHEET
A-9
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



## RENDERING
## (REAR FACADE VIEW)

PREVIOUS DRB
SUBMITTAL
DATED 07-22-22

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
RENDERING
REAR FACADE VIEW

DATE 07-22-22
SCALE –
JOB NO. 2022-01
SHEET
A-9
OF SHEETS



## RENDERING
## (NW CORNER FACADE REAR VIEW)

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
RENDERING
NW CORNER FACADE
REAR VIEW

DATE 09-23-22
SCALE –
JOB NO. 2022-01
SHEET
A-10
OF SHEETS



## RENDERING
## (NW CORNER FACADE REAR VIEW)

PREVIOUS DRB
SUBMITTAL
DATED 07-22-22

S & E ARCHITECTS, INC.
© ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
RENDERING
NW CORNER FACADE
REAR VIEW

DATE 07-22-22
SCALE –
JOB NO. 2022-01
SHEET
A-10
OF SHEETS



## RENDERING
## (POOL DECK VIEW 1)

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
RENDERING
POOL DECK VIEW 1

DATE 09-23-22
SCALE –
JOB NO. 2022-01
SHEET
A-11
OF SHEETS


S & E ARCHITECTS, INC.
© ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



## RENDERING
## (POOL DECK VIEW 2)

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
RENDERING
POOL DECK VIEW 2

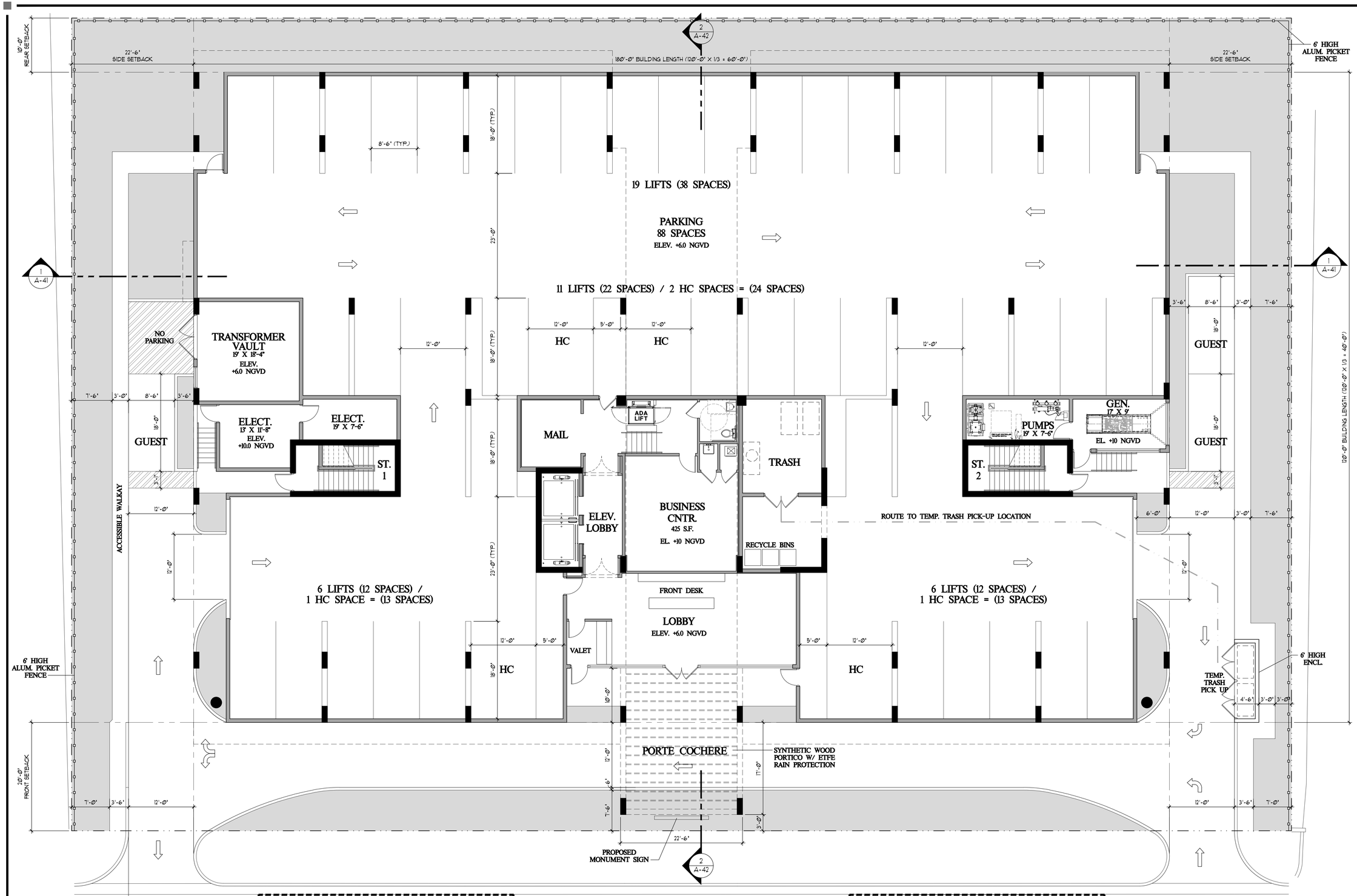
DATE 09-23-22
SCALE –
JOB NO. 2022-01
SHEET
A-12
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




## LEVEL 1 FLOOR PLAN

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

N

47' X 21'
FIRE DEPT. STAGING AREA

LANDSCAPE AREA

LOT AREA: 33,750 S.F.
REQUIRED: 20% OF 33,750 S.F. = 6,750 S.F.
PROVIDED: 20.5% OF 33,750 S.F. = 6,935 S.F.

100 TH S T R E E T
LEVEL 1

GROSS DATA

| | |
|---|---|
| AMENITY/CORE AREAS: | 2,780 SQ. FT. |
| GARAGE/MEP AREAS: | 17,535 SQ. FT. |
| TOTAL ENCLOSED AREA: | 20,315 SQ. FT. |

47' X 21'
FIRE DEPT. STAGING AREA

PARKING

REQUIRED: 45 UNITS x 2 = 90 SPACES
PROVIDED: 88 GAR. PARKING (LIFTS + 4 HC)
3 SURFACE GUEST SPACES
TOTAL PROVIDED: 91 SPACES

CAR LIFTS:
- KLAUS LIFT MODEL G61-190/LF230
- 42 LIFTS = 84 PARKING SPACES

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

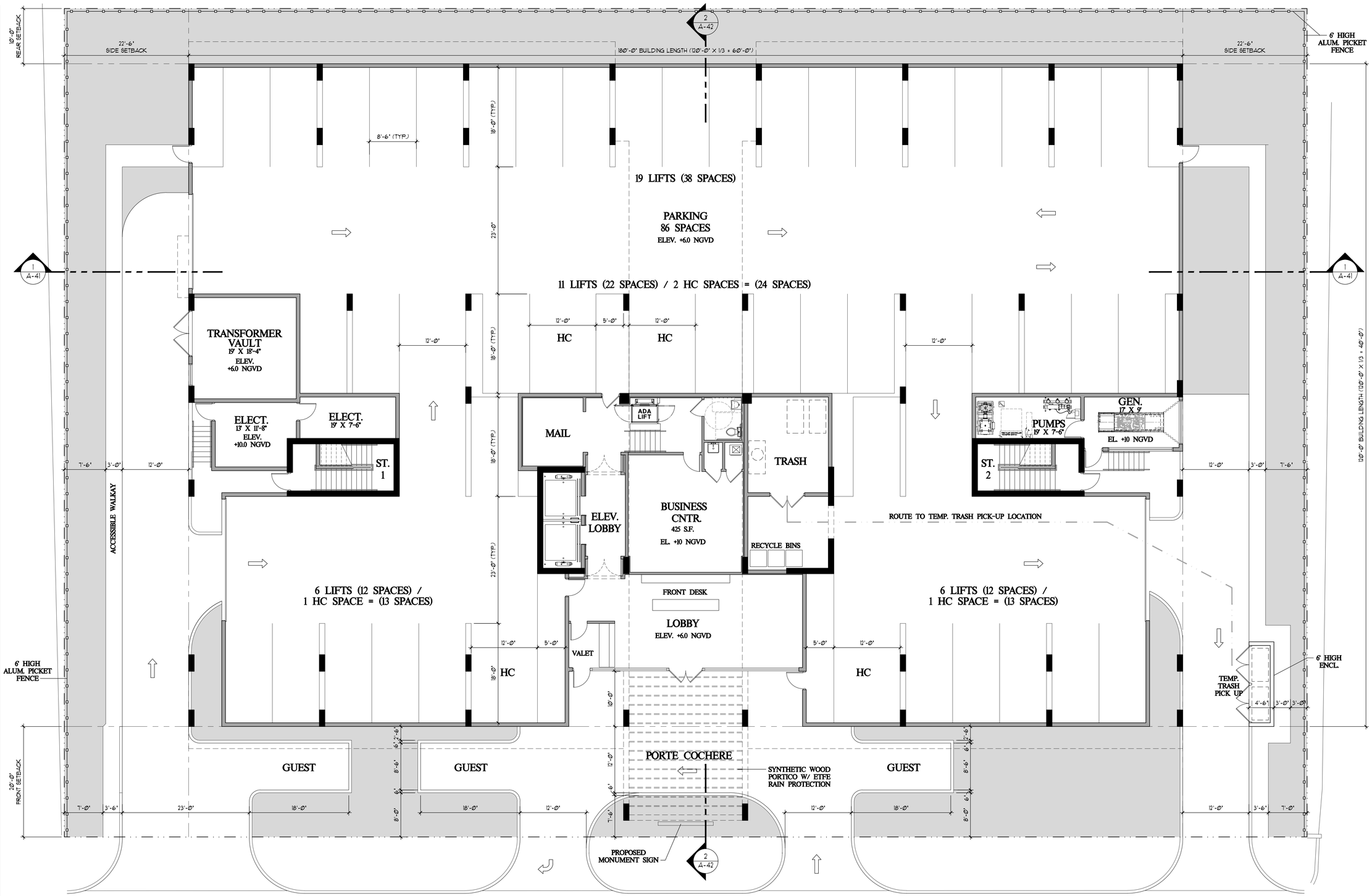
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
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 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-13
OF SHEETS




## LEVEL 1 FLOOR PLAN

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

N

47' X 21'
FIRE DEPT. STAGING AREA

LANDSCAPE AREA

LOT AREA: 33,750 S.F.
REQUIRED: 20% OF 33,750 S.F. = 6,750 S.F.
PROVIDED: 21.6% OF 33,750 S.F. = 7,290 S.F.

100 TH S T R E E T

LEVEL 1

GROSS DATA

| | |
|---|---|
| AMENITY/CORE AREAS: | 2,780 SQ. FT. |
| GARAGE/MEP AREAS: | 17,685 SQ. FT. |
| TOTAL ENCLOSED AREA: | 20,465 SQ. FT. |

47' X 21'
FIRE DEPT. STAGING AREA

PARKING

REQUIRED: 45 UNITS x 2 = 90 SPACES
PROVIDED: 88 GAR. PARKING (LIFTS + 4 HC)
3 SURFACE GUEST SPACES
TOTAL PROVIDED: 91 SPACES

PREVIOUS DRB
SUBMITTAL
DATED 07-22-22

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E 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 1
FLOOR PLAN

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-13
OF SHEETS

## UNIT C
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,490 GSF | 1,380 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,545 S.F. | 1,405 NSF |

## UNIT D
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,710 GSF | 1,630 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 145 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,655 NSF |

## UNIT E2
2 BEDROOM / 2 BATH + DEN

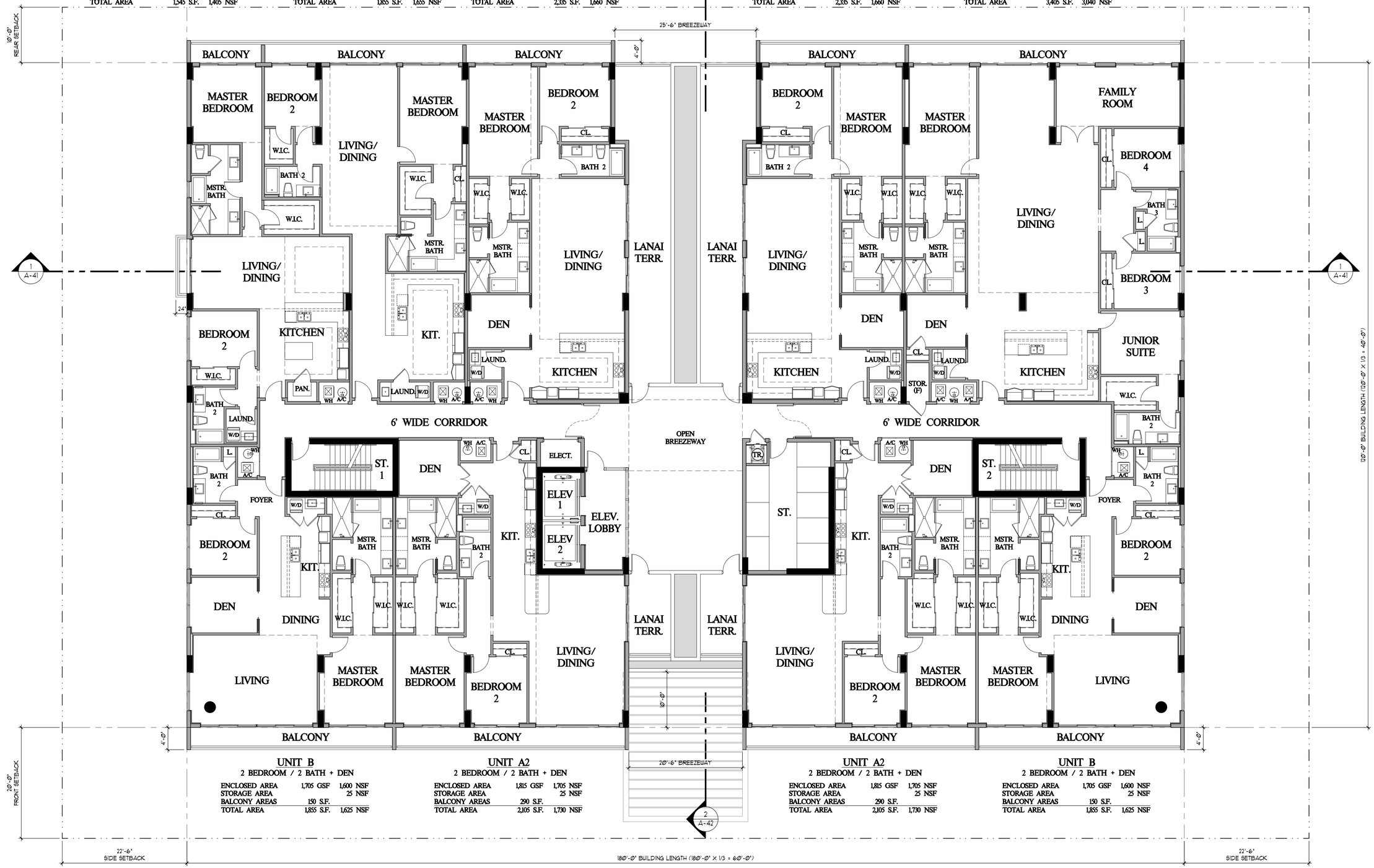
| | | |
|---|---|---|
| ENCLOSED AREA | 1,745 GSF | 1,635 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 590 S.F. | |
| TOTAL AREA | 2,335 S.F. | 1,660 NSF |

## UNIT E2
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,745 GSF | 1,635 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 590 S.F. | |
| TOTAL AREA | 2,335 S.F. | 1,660 NSF |

## UNIT F
4 BEDROOM / 3 BATH + DEN + FAMILY RM.

| | | |
|---|---|---|
| ENCLOSED AREA | 3,170 GSF | 3,010 NSF |
| STORAGE AREA | 35 GSF | 30 NSF |
| BALCONY AREAS | 200 S.F. | |
| TOTAL AREA | 3,405 S.F. | 3,040 NSF |




## UNIT B
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

## UNIT A2
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 290 S.F. | |
| TOTAL AREA | 2,105 S.F. | 1,730 NSF |

## UNIT A2
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 290 S.F. | |
| TOTAL AREA | 2,105 S.F. | 1,730 NSF |

## UNIT B
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

## LEVEL 2

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

N

### GROSS DATA

| | | |
|---|---|---|
| RESIDENTIAL UNIT AREA (INCL. STOR.): | 17,145 SQ. FT. | = 90.6% |
| NON SALEABLE CORE AREA: | 1,770 SQ. FT. | = 9.4% |
| TOTAL ENCLOSED AREA: | 18,915 SQ. FT. | = 100% |
| BALCONY AREAS: | 2,460 SQ. FT. | |
| BREEZEWAY/PLANTER AREAS: | 1,275 SQ. FT. | |
| TOTAL SLAB AREA: | 22,650 SQ. FT. | |

### NET DATA

| | |
|---|---|
| RESIDENTIAL UNIT AREA: | 15,900 SQ. FT. |
| STORAGE AREA: | 240 SQ. FT. |
| 9 UNITS PER FLOOR AVERAGE UNIT SIZE: | 1,767 SQ. FT. |

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E 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 2 FLOOR PLAN

DATE 09-23-22

SCALE

JOB NO. 2022-01

SHEET A-14

OF SHEETS

## UNIT C
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,490 GSF | 1,380 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,545 S.F. | 1,405 NSF |

## UNIT D
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,710 GSF | 1,630 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 145 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,655 NSF |

## UNIT E2
2 BEDROOM / 2 BATH + DEN

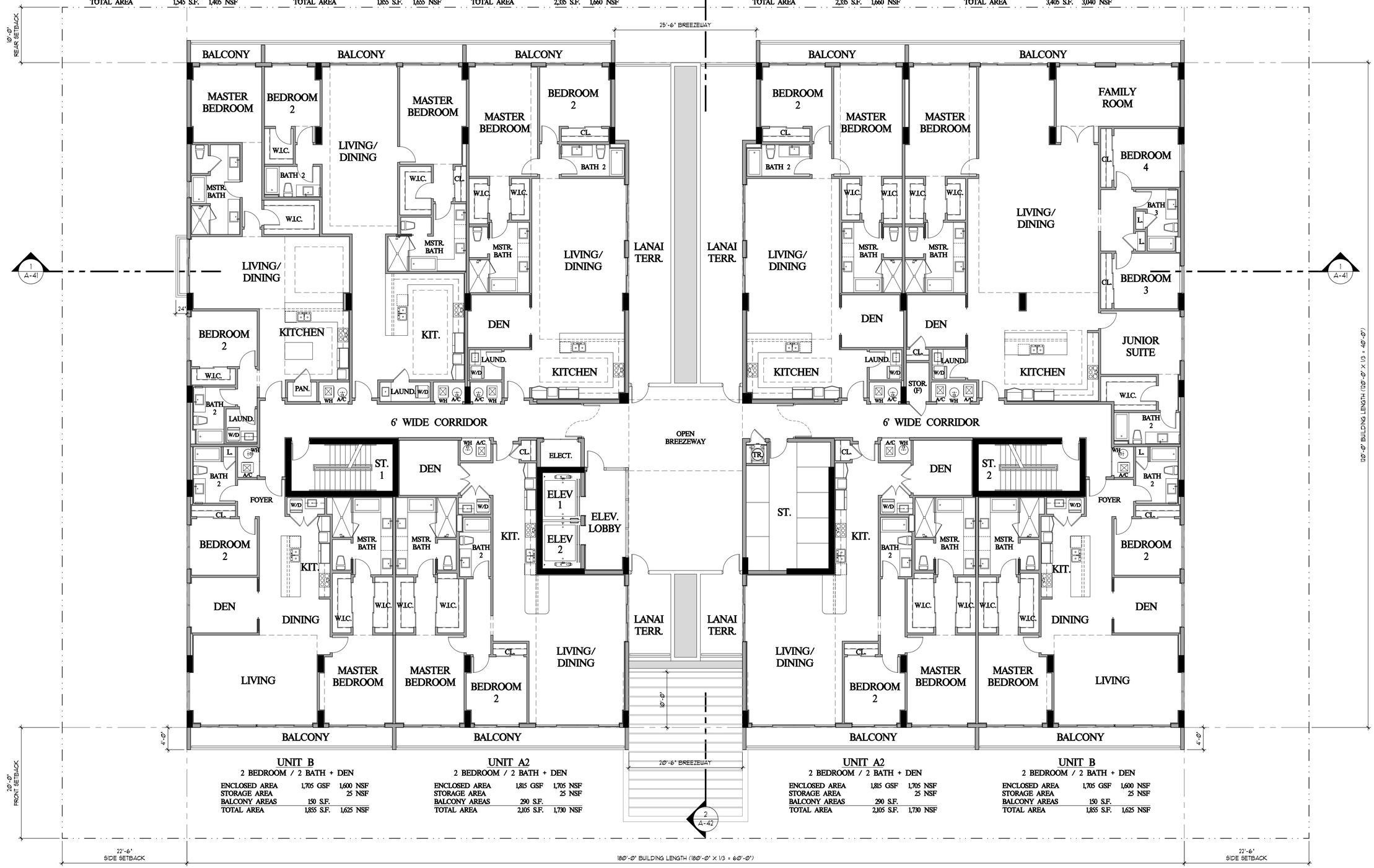
| | | |
|---|---|---|
| ENCLOSED AREA | 1,745 GSF | 1,635 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 590 S.F. | |
| TOTAL AREA | 2,335 S.F. | 1,660 NSF |

## UNIT E2
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,745 GSF | 1,635 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 590 S.F. | |
| TOTAL AREA | 2,335 S.F. | 1,660 NSF |

## UNIT F
4 BEDROOM / 3 BATH + DEN + FAMILY RM.

| | | |
|---|---|---|
| ENCLOSED AREA | 3,170 GSF | 3,010 NSF |
| STORAGE AREA | 35 GSF | 30 NSF |
| BALCONY AREAS | 200 S.F. | |
| TOTAL AREA | 3,405 S.F. | 3,040 NSF |




## UNIT B
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

## UNIT A2
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 290 S.F. | |
| TOTAL AREA | 2,105 S.F. | 1,730 NSF |

## UNIT A2
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 290 S.F. | |
| TOTAL AREA | 2,105 S.F. | 1,730 NSF |

## UNIT B
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

## LEVEL 2

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

N

### GROSS DATA

| | | |
|---|---|---|
| RESIDENTIAL UNIT AREA (INCL. STOR.): | 17,145 SQ. FT. | = 90.6% |
| NON SALEABLE CORE AREA: | 1,770 SQ. FT. | = 9.4% |
| TOTAL ENCLOSED AREA: | 18,915 SQ. FT. | = 100% |
| BALCONY AREAS: | 2,460 SQ. FT. | |
| BREEZEWAY/PLANTER AREAS: | 1,275 SQ. FT. | |
| TOTAL SLAB AREA: | 22,650 SQ. FT. | |

### NET DATA

| | |
|---|---|
| RESIDENTIAL UNIT AREA: | 15,900 SQ. FT. |
| STORAGE AREA: | 240 SQ. FT. |
| 9 UNITS PER FLOOR AVERAGE UNIT SIZE: | 1,767 SQ. FT. |

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED
THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
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 07-22-22
SCALE
JOB NO. 2022-01
SHEET A-14
OF SHEETS

## UNIT C
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,490 GSF | 1,380 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,545 S.F. | 1,405 NSF |

## UNIT D
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,710 GSF | 1,630 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 145 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,655 NSF |

## UNIT E3
2 BEDROOM / 2 BATH + DEN

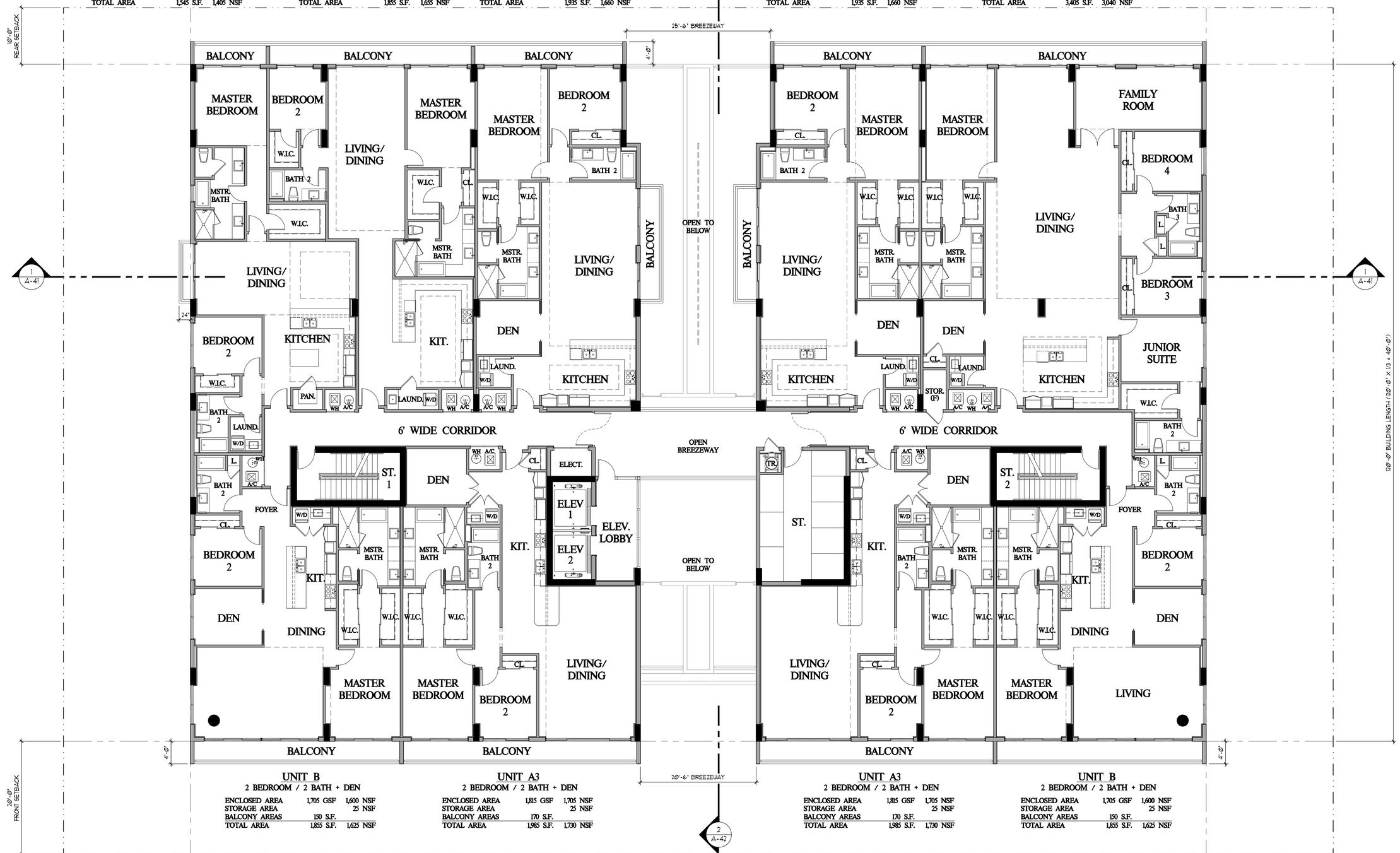
| | | |
|---|---|---|
| ENCLOSED AREA | 1,745 GSF | 1,635 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 190 S.F. | |
| TOTAL AREA | 1,935 S.F. | 1,660 NSF |

## UNIT E3
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,745 GSF | 1,635 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 190 S.F. | |
| TOTAL AREA | 1,935 S.F. | 1,660 NSF |

## UNIT F
4 BEDROOM / 3 BATH + DEN + FAMILY RM.

| | | |
|---|---|---|
| ENCLOSED AREA | 3,170 GSF | 3,010 NSF |
| STORAGE AREA | 35 GSF | 30 NSF |
| BALCONY AREAS | 200 S.F. | |
| TOTAL AREA | 3,405 S.F. | 3,040 NSF |




## UNIT B
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

## UNIT A3
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,985 S.F. | 1,730 NSF |

## UNIT A3
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,985 S.F. | 1,730 NSF |

## UNIT B
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

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

N

### GROSS DATA

| | | |
|---|---|---|
| RESIDENTIAL UNIT AREA (INCL. STOR.): | 17,145 SQ. FT. | = 90.6% |
| NON SALEABLE CORE AREA: | 1,770 SQ. FT. | = 9.4% |
| TOTAL ENCLOSED AREA: | 18,915 SQ. FT. | = 100% |
| BALCONY AREAS: | 1,420 SQ. FT. | |
| BREEZWAY AREA: | 415 SQ. FT. | |
| TOTAL SLAB AREA: | 20,750 SQ. FT. | |

### NET DATA

| | |
|---|---|
| RESIDENTIAL UNIT AREA: | 15,900 SQ. FT. |
| STORAGE AREA: | 240 SQ. FT. |
| 9 UNITS PER FLOOR | |
| AVERAGE UNIT SIZE: | 1,767 SQ. FT. |

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 3
FLOOR PLAN

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-15
OF SHEETS

## UNIT C
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,490 GSF | 1,380 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,545 S.F. | 1,405 NSF |

## UNIT D
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,710 GSF | 1,630 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 145 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,655 NSF |

## UNIT E3
2 BEDROOM / 2 BATH + DEN

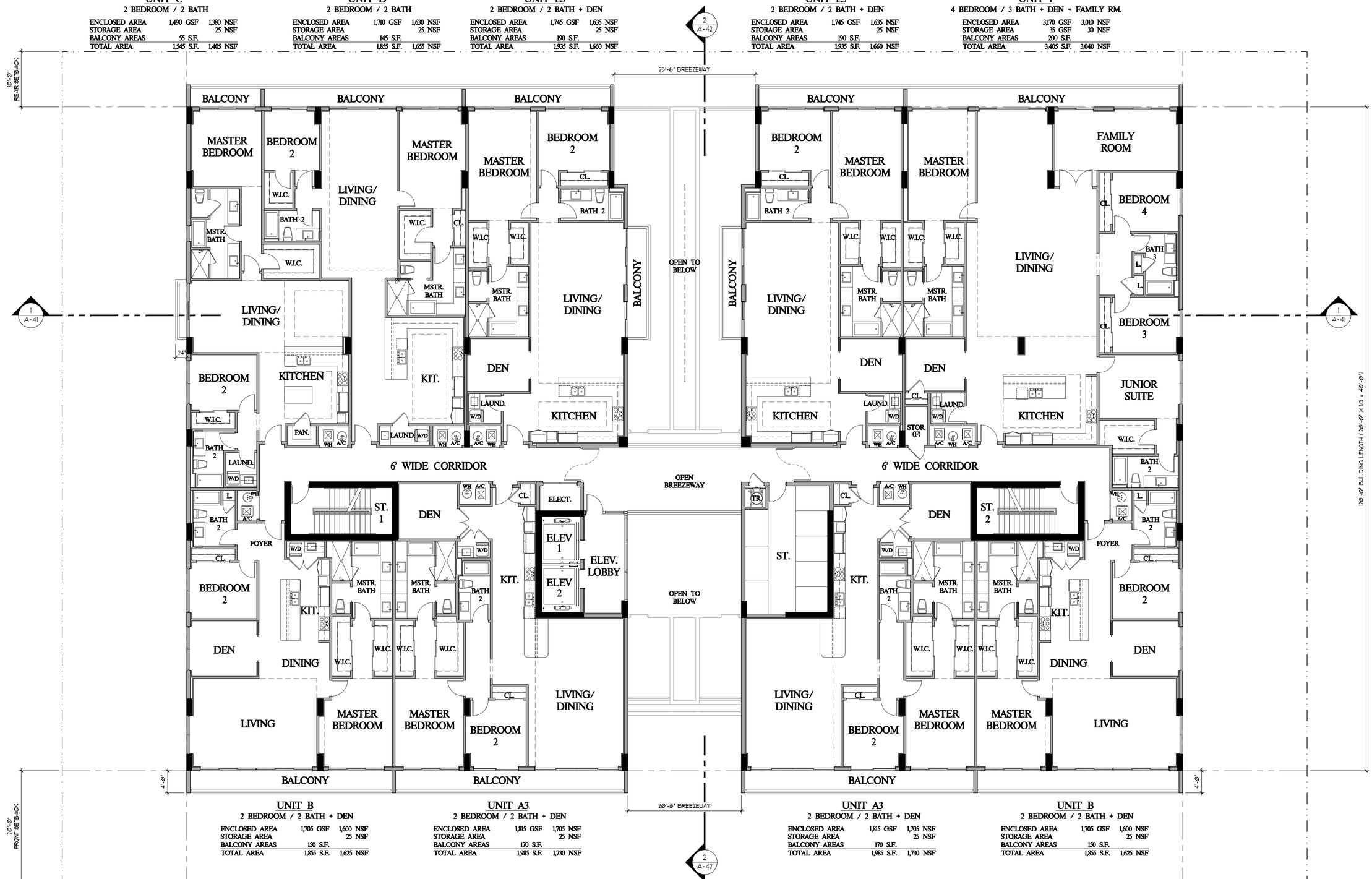
| | | |
|---|---|---|
| ENCLOSED AREA | 1,745 GSF | 1,635 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 190 S.F. | |
| TOTAL AREA | 1,935 S.F. | 1,660 NSF |

## UNIT E3
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,745 GSF | 1,635 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 190 S.F. | |
| TOTAL AREA | 1,935 S.F. | 1,660 NSF |

## UNIT F
4 BEDROOM / 3 BATH + DEN + FAMILY RM.

| | | |
|---|---|---|
| ENCLOSED AREA | 3,170 GSF | 3,010 NSF |
| STORAGE AREA | 35 GSF | 30 NSF |
| BALCONY AREAS | 200 S.F. | |
| TOTAL AREA | 3,405 S.F. | 3,040 NSF |




## UNIT B
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

## UNIT A3
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,985 S.F. | 1,730 NSF |

## UNIT A3
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,985 S.F. | 1,730 NSF |

## UNIT B
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

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

N

### GROSS DATA

| | | |
|---|---|---|
| RESIDENTIAL UNIT AREA (INCL. STOR.): | 17,145 SQ. FT. | = 90.6% |
| NON SALEABLE CORE AREA: | 1,770 SQ. FT. | = 9.4% |
| TOTAL ENCLOSED AREA: | 18,915 SQ. FT. | = 100% |
| BALCONY AREAS: | 1,420 SQ. FT. | |
| BREEZWAY AREA: | 415 SQ. FT. | |
| TOTAL SLAB AREA: | 20,750 SQ. FT. | |

### NET DATA

| | |
|---|---|
| RESIDENTIAL UNIT AREA: | 15,900 SQ. FT. |
| STORAGE AREA: | 240 SQ. FT. |
| 9 UNITS PER FLOOR | |
| AVERAGE UNIT SIZE: | 1,767 SQ. FT. |

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 3
FLOOR PLAN

DATE 07-22-22

SCALE

JOB NO. 2022-01

SHEET
A-15

OF SHEETS

## UNIT C4/5/6
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,230 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,385 S.F. | 1,255 NSF |

## UNIT D4
1 BEDROOM / 1.5 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,280 GSF | 1,210 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 420 S.F. | |
| TOTAL AREA | 1,700 S.F. | 1,235 NSF |

## UNIT G4
2 BEDROOM / 2 BATH

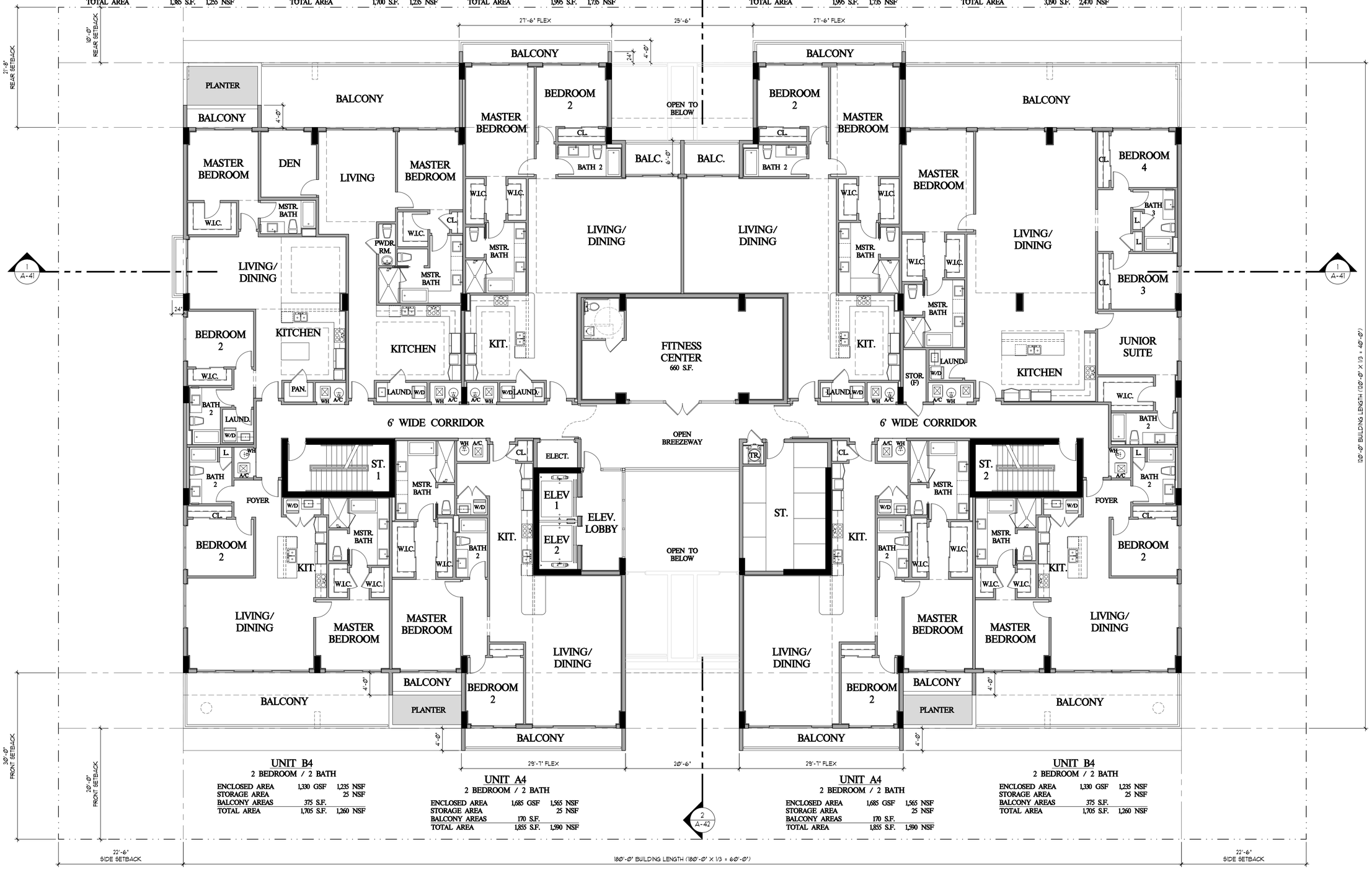
| | | |
|---|---|---|
| ENCLOSED AREA | 1,825 GSF | 1,710 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,995 S.F. | 1,735 NSF |

## UNIT G4
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,825 GSF | 1,710 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,995 S.F. | 1,735 NSF |

## UNIT F4
4 BEDROOM / 3 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 2,565 GSF | 2,430 NSF |
| STORAGE AREA | 45 GSF | 40 NSF |
| BALCONY AREAS | 580 S.F. | |
| TOTAL AREA | 3,190 S.F. | 2,470 NSF |




## UNIT B4
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 375 S.F. | |
| TOTAL AREA | 1,705 S.F. | 1,260 NSF |

## UNIT A4
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,685 GSF | 1,565 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,590 NSF |

## UNIT A4
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,685 GSF | 1,565 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,590 NSF |

## UNIT B4
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 375 S.F. | |
| TOTAL AREA | 1,705 S.F. | 1,260 NSF |

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

N

## LEVEL 4

### GROSS DATA

| | | |
|---|---|---|
| RESIDENTIAL UNIT AREA (INCL. STOR.): | 14,855 SQ. FT. | = 83.8% |
| NON SALEABLE CORE/FIT. CNTR. AREA: | 2,875 SQ. FT. | = 16.2% |
| TOTAL ENCLOSED AREA: | 17,730 SQ. FT. | = 100% |
| BALCONY AREAS: | 2,485 SQ. FT. | |
| BREEZEWAY AREA: | 400 SQ. FT. | |
| PLANTER AREAS: | 265 SQ. FT. | |
| TOTAL SLAB AREA: | 20,880 SQ. FT. | |

### NET DATA

| | |
|---|---|
| RESIDENTIAL UNIT AREA: | 13,890 SQ. FT. |
| STORAGE AREA: | 245 SQ. FT. |
| 9 UNITS PER FLOOR AVERAGE UNIT SIZE: | 1,545 SQ. FT. |

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED
THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
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 09-23-22
SCALE
JOB NO. 2022-01
SHEET A-16
OF SHEETS

## UNIT C4/5/6
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,230 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,385 S.F. | 1,255 NSF |

## UNIT D4
1 BEDROOM / 1.5 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,280 GSF | 1,210 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 420 S.F. | |
| TOTAL AREA | 1,700 S.F. | 1,235 NSF |

## UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

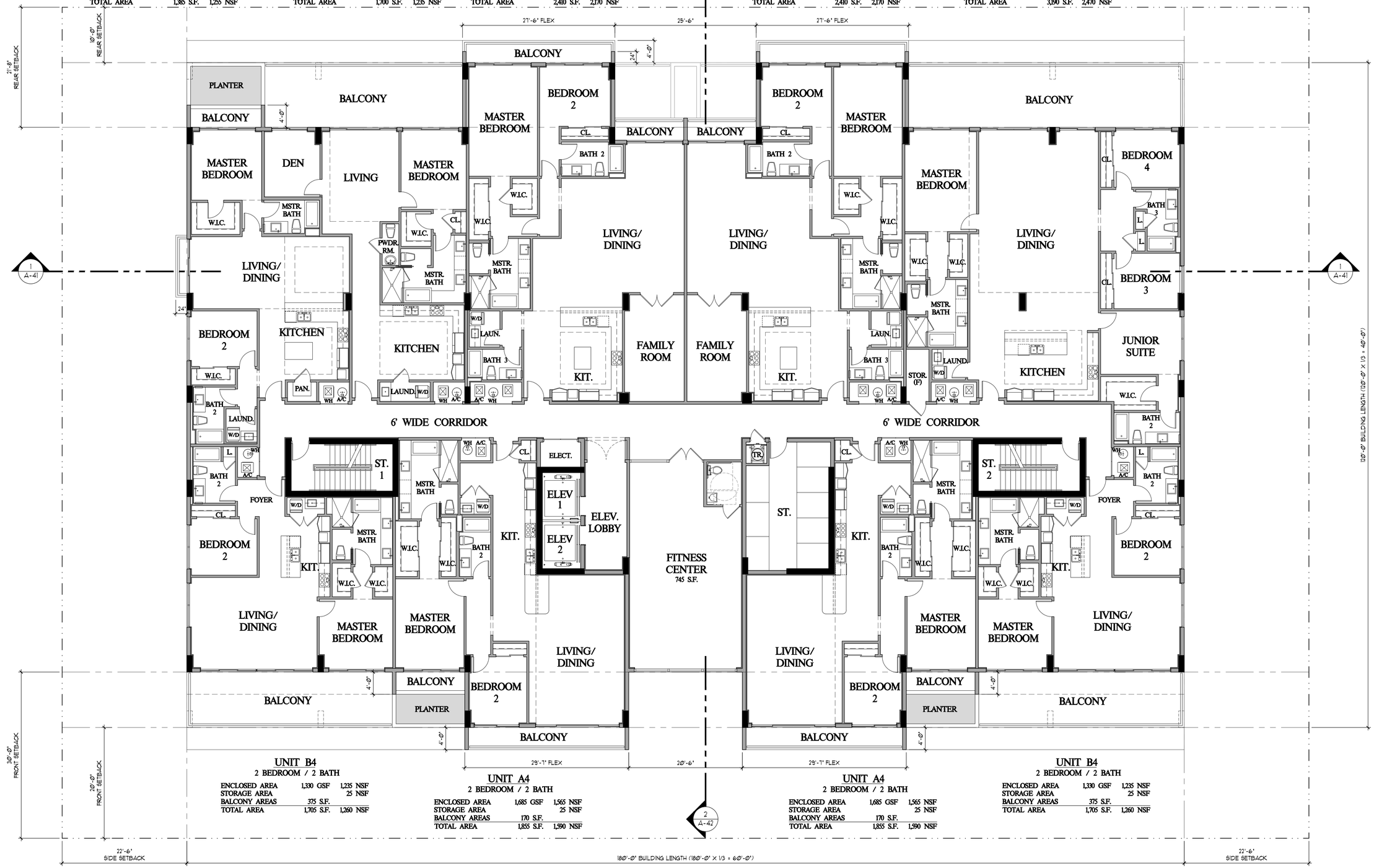
| | | |
|---|---|---|
| ENCLOSED AREA | 2,250 GSF | 2,145 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 160 S.F. | |
| TOTAL AREA | 2,410 S.F. | 2,170 NSF |

## UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

| | | |
|---|---|---|
| ENCLOSED AREA | 2,250 GSF | 2,145 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 160 S.F. | |
| TOTAL AREA | 2,410 S.F. | 2,170 NSF |

## UNIT F4
4 BEDROOM / 3 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 2,565 GSF | 2,430 NSF |
| STORAGE AREA | 45 GSF | 40 NSF |
| BALCONY AREAS | 580 S.F. | |
| TOTAL AREA | 3,190 S.F. | 2,470 NSF |




## UNIT B4
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 375 S.F. | |
| TOTAL AREA | 1,705 S.F. | 1,260 NSF |

## UNIT A4
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,685 GSF | 1,565 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,590 NSF |

## UNIT A4
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,685 GSF | 1,565 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,590 NSF |

## UNIT B4
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 375 S.F. | |
| TOTAL AREA | 1,705 S.F. | 1,260 NSF |

## LEVEL 4

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

N

### GROSS DATA

| | | |
|---|---|---|
| RESIDENTIAL UNIT AREA (INCL. STOR.): | 15,955 SQ. FT. | = 84.6% |
| NON SALEABLE CORE/FIT. CNTR. AREA: | 2,910 SQ. FT. | = 15.4% |
| TOTAL ENCLOSED AREA: | 18,865 SQ. FT. | = 100% |
| BALCONY AREAS: | 2,465 SQ. FT. | |
| PLANTER AREAS: | 265 SQ. FT. | |
| TOTAL SLAB AREA: | 21,595 SQ. FT. | |

### NET DATA

| | |
|---|---|
| RESIDENTIAL UNIT AREA: | 14,760 SQ. FT. |
| STORAGE AREA: | 245 SQ. FT. |
| 9 UNITS PER FLOOR | |
| AVERAGE UNIT SIZE: | 1,640 SQ. FT. |

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

SHEET TITLE: LEVEL 4 FLOOR PLAN

DATE 07-22-22

SCALE

JOB NO. 2022-01

SHEET A-16

OF SHEETS

## UNIT C4/5/6
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,325 GSF | 1,230 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,380 S.F. | 1,255 NSF |

## UNIT D5/6
1 BEDROOM / 1.5 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,280 GSF | 1,210 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 145 S.F. | |
| TOTAL AREA | 1,425 S.F. | 1,235 NSF |

## UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

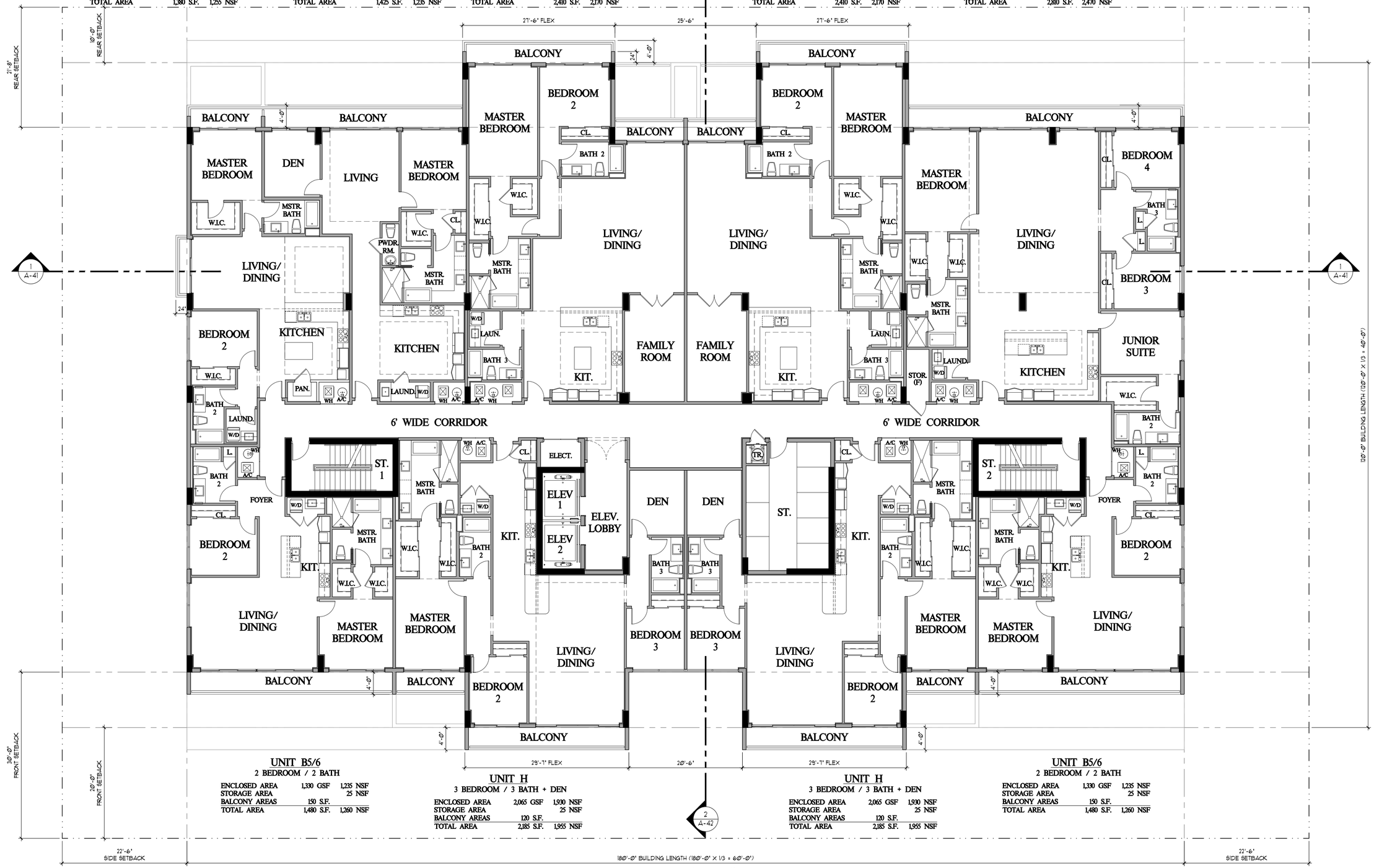
| | | |
|---|---|---|
| ENCLOSED AREA | 2,250 GSF | 2,145 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 160 S.F. | |
| TOTAL AREA | 2,410 S.F. | 2,170 NSF |

## UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

| | | |
|---|---|---|
| ENCLOSED AREA | 2,250 GSF | 2,145 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 160 S.F. | |
| TOTAL AREA | 2,410 S.F. | 2,170 NSF |

## UNIT F5/6
4 BEDROOM / 3 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 2,565 GSF | 2,430 NSF |
| STORAGE AREA | 45 GSF | 40 NSF |
| BALCONY AREAS | 200 S.F. | |
| TOTAL AREA | 2,810 S.F. | 2,470 NSF |




## UNIT B5/6
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,480 S.F. | 1,260 NSF |

## UNIT H
3 BEDROOM / 3 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 2,065 GSF | 1,930 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 120 S.F. | |
| TOTAL AREA | 2,185 S.F. | 1,955 NSF |

## UNIT H
3 BEDROOM / 3 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 2,065 GSF | 1,930 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 120 S.F. | |
| TOTAL AREA | 2,185 S.F. | 1,955 NSF |

## UNIT B5/6
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,480 S.F. | 1,260 NSF |

## LEVEL 5-6

## LEVELS 5-6 FLOOR PLAN
SCALE: 1/8" = 1'-0"

N

### GROSS DATA

| | | |
|---|---|---|
| RESIDENTIAL UNIT AREA (INCL. STOR.): | 16,715 SQ. FT. | = 88.6% |
| NON SALEABLE CORE AREA: | 2,155 SQ. FT. | = 11.4% |
| TOTAL ENCLOSED AREA: | 18,870 SQ. FT. | = 100% |
| BALCONY AREAS: | 1,260 SQ. FT. | |
| TOTAL SLAB AREA: | 20,130 SQ. FT. | |

### NET DATA

| | |
|---|---|
| RESIDENTIAL UNIT AREA: | 15,490 SQ. FT. |
| STORAGE AREA: | 245 SQ. FT. |
| 9 UNITS PER FLOOR | |
| AVERAGE UNIT SIZE: | 1,721 SQ. FT. |

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
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
LEVELS 5-6 FLOOR PLAN

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET A-17
OF SHEETS

## UNIT C4/5/6
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,325 GSF | 1,230 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,380 S.F. | 1,255 NSF |

## UNIT D5/6
1 BEDROOM / 1.5 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,280 GSF | 1,210 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 145 S.F. | |
| TOTAL AREA | 1,425 S.F. | 1,235 NSF |

## UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

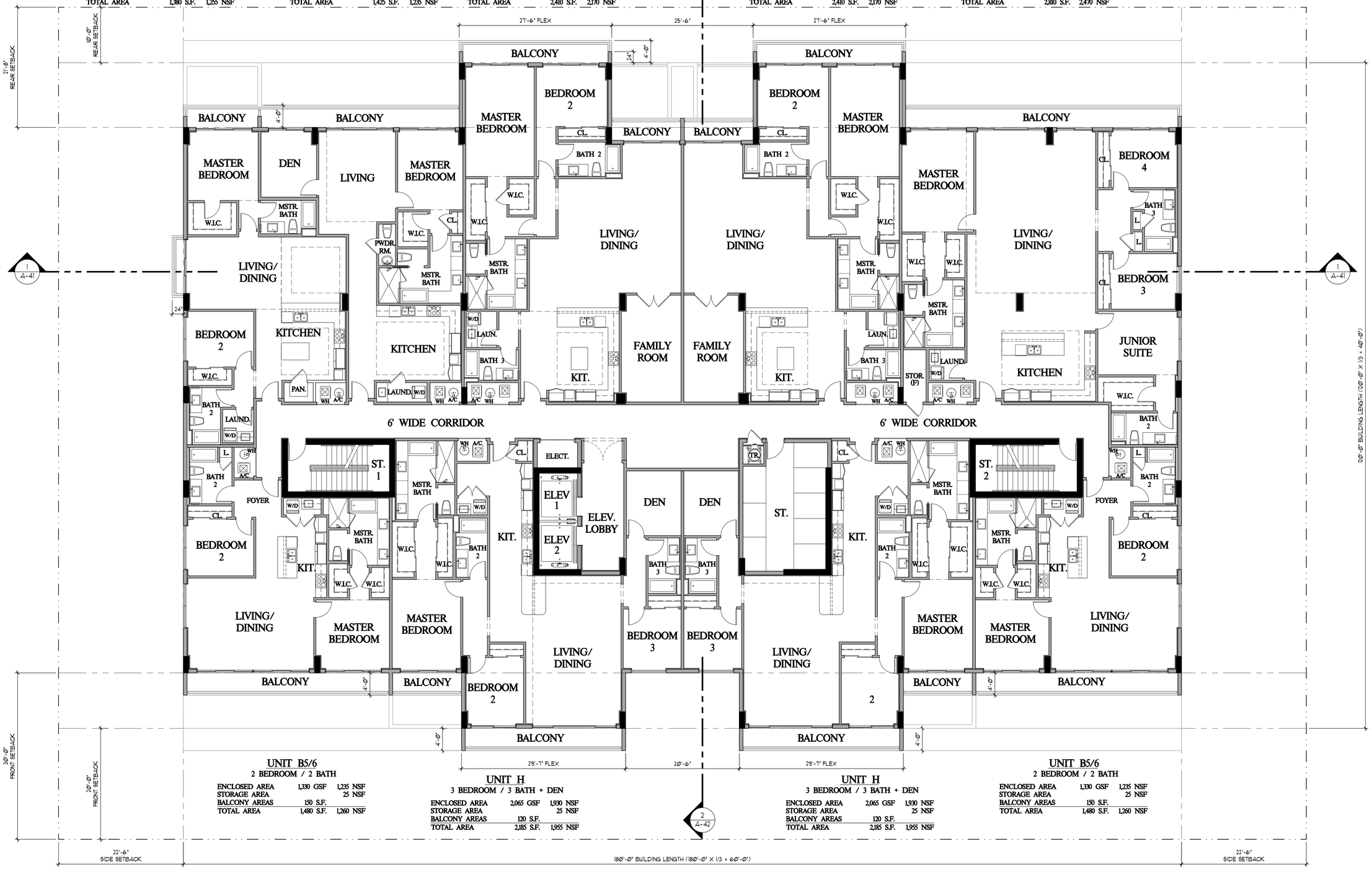
| | | |
|---|---|---|
| ENCLOSED AREA | 2,250 GSF | 2,145 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 160 S.F. | |
| TOTAL AREA | 2,410 S.F. | 2,170 NSF |

## UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

| | | |
|---|---|---|
| ENCLOSED AREA | 2,250 GSF | 2,145 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 160 S.F. | |
| TOTAL AREA | 2,410 S.F. | 2,170 NSF |

## UNIT F5/6
4 BEDROOM / 3 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 2,565 GSF | 2,430 NSF |
| STORAGE AREA | 45 GSF | 40 NSF |
| BALCONY AREAS | 200 S.F. | |
| TOTAL AREA | 2,810 S.F. | 2,470 NSF |




## UNIT B5/6
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,480 S.F. | 1,260 NSF |

## UNIT H
3 BEDROOM / 3 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 2,065 GSF | 1,930 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 120 S.F. | |
| TOTAL AREA | 2,185 S.F. | 1,955 NSF |

## UNIT H
3 BEDROOM / 3 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 2,065 GSF | 1,930 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 120 S.F. | |
| TOTAL AREA | 2,185 S.F. | 1,955 NSF |

## UNIT B5/6
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,480 S.F. | 1,260 NSF |

29'-1" FLEX
20'-6"
29'-1" FLEX

## LEVEL 5-6

## LEVELS 5-6 FLOOR PLAN
SCALE: 1/8" = 1'-0"

N

### GROSS DATA

| | | |
|---|---|---|
| RESIDENTIAL UNIT AREA (INCL. STOR.): | 16,715 SQ. FT. | = 88.6% |
| NON SALEABLE CORE AREA: | 2,155 SQ. FT. | = 11.4% |
| TOTAL ENCLOSED AREA: | 18,870 SQ. FT. | = 100% |
| BALCONY AREAS: | 1,260 SQ. FT. | |
| TOTAL SLAB AREA: | 20,130 SQ. FT. | |

### NET DATA

| | |
|---|---|
| RESIDENTIAL UNIT AREA: | 15,490 SQ. FT. |
| STORAGE AREA: | 245 SQ. FT. |
| 9 UNITS PER FLOOR AVERAGE UNIT SIZE: | 1,721 SQ. FT. |

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED
THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

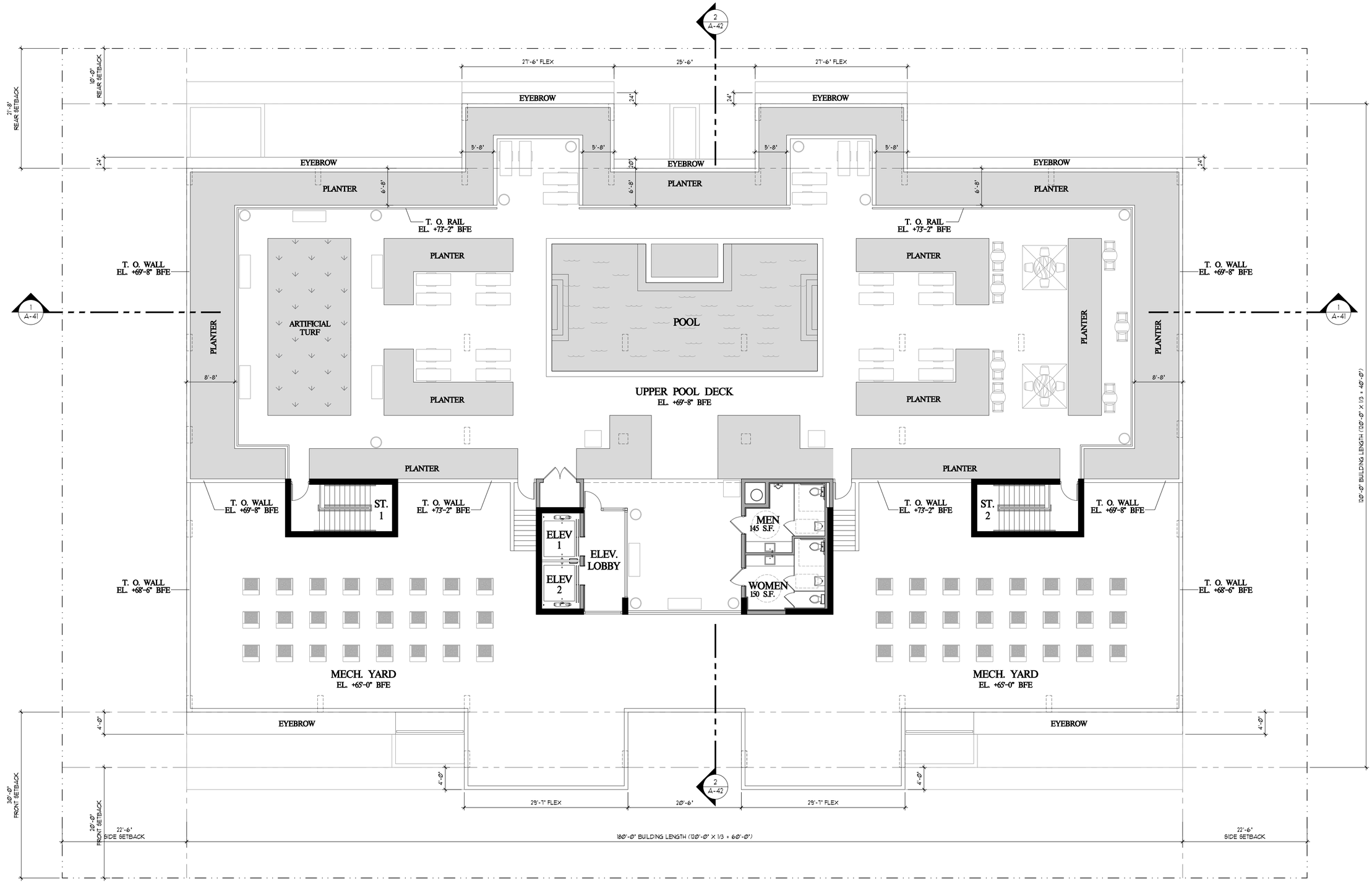
PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE: LEVELS 5-6 FLOOR PLAN

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET A-17
OF SHEETS




## ROOF LEVEL FLOOR PLAN

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

N

### ROOF LEVEL

#### GROSS DATA

| | | |
|---|---|---|
| ENCLOSED CORE AREA: | 1,200 SQ. FT. | = 6.1% |
| RECREATION DECK AREA: | 11,295 SQ. FT. | = 60.2% |
| MEP ROOF AREA: | 6,675 SQ. FT. | = 33.7% |
| TOTAL ENCLOSED AREA: | 19,170 SQ. FT. | = 100% |

RECREATIONAL ROOF DECK
LANDSCAPE AREA

RECREATION DECK AREA (INCL. CORE): 12,495 S.F.
REQUIRED: 15% OF 12,495 S.F. = 1,874 S.F.
PROVIDED: 30.4% OF 12,580 S.F. = 3,800 S.F.

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

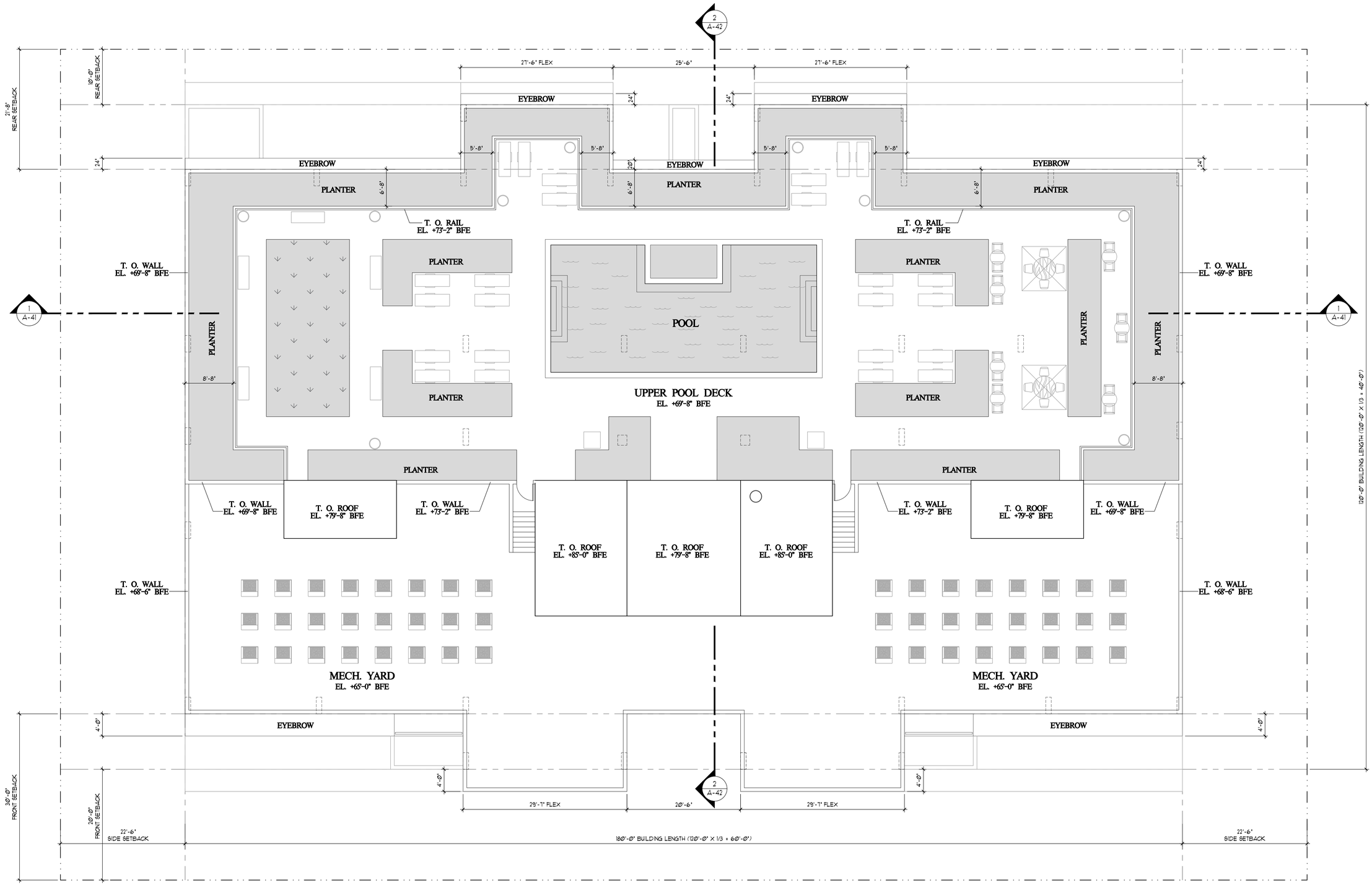
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
ROOF LEVEL
FLOOR PLAN

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-18
OF SHEETS

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




## ROOF LEVEL
## OVERALL FLOOR PLAN

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

N

### GROSS DATA

| | | |
|---|---|---|
| ENCLOSED CORE AREA: | 1,200 SQ. FT. | = 6.1% |
| RECREATION DECK AREA: | 11,295 SQ. FT. | = 60.2% |
| MEP ROOF AREA: | 6,675 SQ. FT. | = 33.7% |
| TOTAL ENCLOSED AREA: | 19,170 SQ. FT. | = 100% |

### ROOF LEVEL

RECREATIONAL ROOF DECK
LANDSCAPE AREA

RECREATION DECK AREA (INCL. CORE): 12,495 S.F.
REQUIRED: 15% OF 12,495 S.F. = 1,874 S.F.
PROVIDED: 30.4% OF 12,580 S.F. = 3,800 S.F.

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

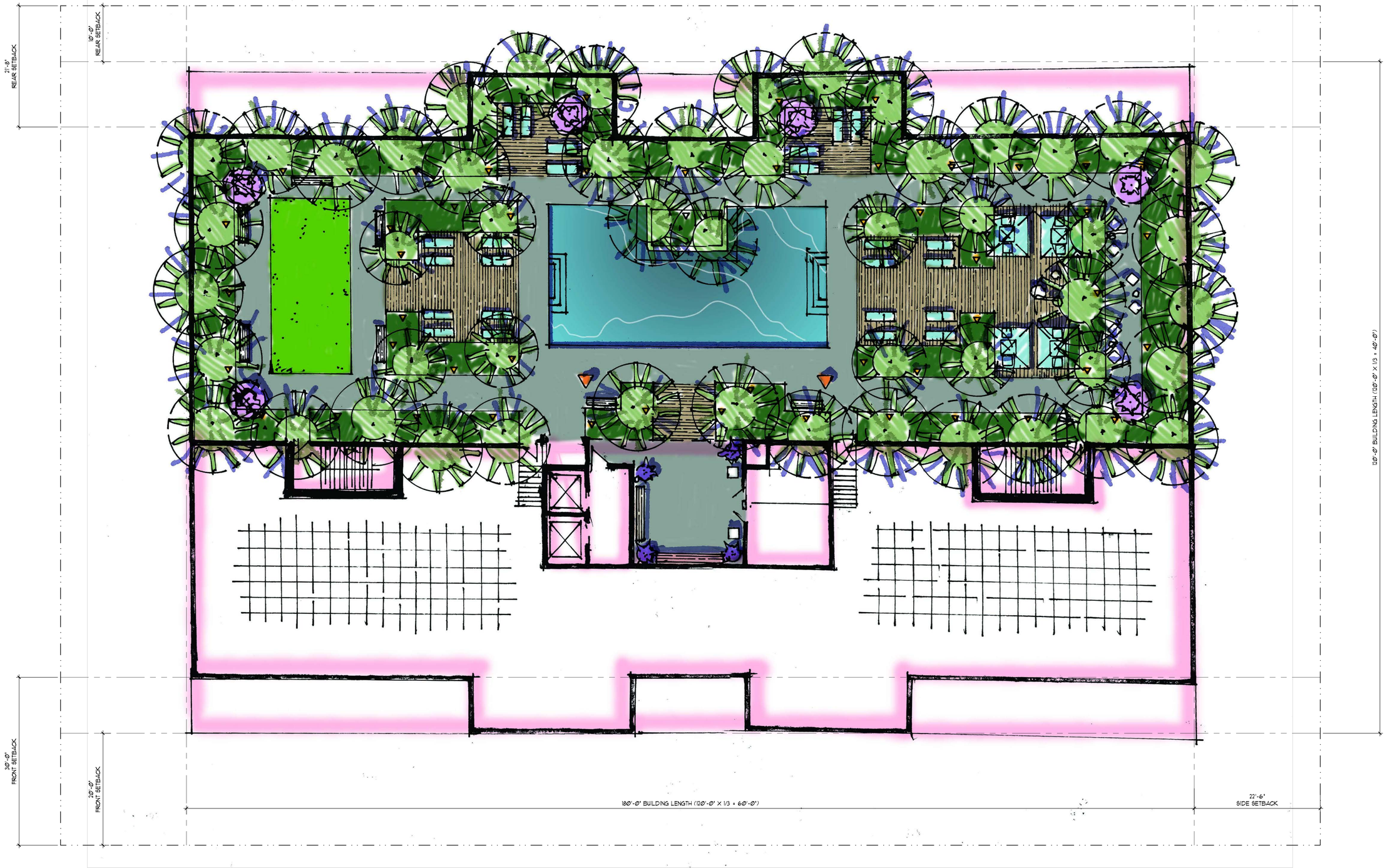
# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
ROOF LEVEL
FLOOR PLAN

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-19
OF SHEETS

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




## ROOF LEVEL
## COLOR FLOOR PLAN

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

N

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
ROOF LEVEL
FLOOR PLAN

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-20
OF SHEETS

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




## UNIT A2

2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 290 S.F. | |
| TOTAL AREA | 2,105 S.F. | 1,730 NSF |

## UNIT B

2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

# LEVEL 2 - SOUTHEAST UNIT FLOOR PLANS

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

N

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE

LEVEL 2 - SOUTHEAST UNIT FLOOR PLANS

DATE 09-23-22

SCALE

JOB NO. 2022-01

SHEET A-21

OF SHEETS




## UNIT A2

2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 290 S.F. | |
| TOTAL AREA | 2,105 S.F. | 1,730 NSF |

## UNIT B

2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

## LEVEL 2 - SOUTHEAST UNIT FLOOR PLANS

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

N

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE: LEVEL 2 - SOUTHEAST UNIT FLOOR PLANS

DATE 07-22-22

SCALE

JOB NO. 2022-01

SHEET A-21

OF SHEETS




## UNIT B
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

## UNIT A2
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 290 S.F. | |
| TOTAL AREA | 2,105 S.F. | 1,730 NSF |

# LEVEL 2 - SOUTHWEST UNIT FLOOR PLANS

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

N

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 2 - SOUTHWEST UNIT FLOOR PLANS

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET A-22

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

OF SHEETS




### UNIT B
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

### UNIT A2
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 290 S.F. | |
| TOTAL AREA | 2,105 S.F. | 1,730 NSF |

## LEVEL 2 - SOUTHWEST UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

N

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E 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 2 - SOUTHWEST UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET A-22

OF SHEETS

## UNIT E2
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,745 GSF | 1,635 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 590 S.F. | |
| TOTAL AREA | 2,335 S.F. | 1,660 NSF |

## UNIT F
4 BEDROOM / 3 BATH + DEN + FAMILY RM.

| | | |
|---|---|---|
| ENCLOSED AREA | 3,170 GSF | 3,010 NSF |
| STORAGE AREA | 35 GSF | 30 NSF |
| BALCONY AREAS | 200 S.F. | |
| TOTAL AREA | 3,405 S.F. | 3,040 NSF |




# LEVEL 2 - NORTHEAST UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

N

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 2 - NORTHEAST UNIT FLOOR PLANS

DATE 09-23-22

SCALE

JOB NO. 2022-01

SHEET
A-23

OF SHEETS

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

## UNIT C
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,490 GSF | 1,380 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,545 S.F. | 1,405 NSF |

## UNIT D
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,710 GSF | 1,630 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 145 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,655 NSF |

## UNIT E2
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,745 GSF | 1,635 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 590 S.F. | |
| TOTAL AREA | 2,335 S.F. | 1,660 NSF |




# LEVEL 2 - NORTHWEST UNIT FLOOR PLANS

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

N

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
LEVEL 2 - NORTHWEST UNIT FLOOR PLANS

DATE 09-23-22

SCALE

JOB NO. 2022-01

SHEET A-24

OF SHEETS


© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

## UNIT C
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,490 GSF | 1,380 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,545 S.F. | 1,405 NSF |

## UNIT D
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,710 GSF | 1,630 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 145 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,655 NSF |

## UNIT E2
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,745 GSF | 1,635 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 590 S.F. | |
| TOTAL AREA | 2,335 S.F. | 1,660 NSF |




# LEVEL 2 - NORTHWEST
# UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

N

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 2 - NORTHWEST
UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-24
OF SHEETS




## UNIT A3

2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,985 S.F. | 1,730 NSF |

## UNIT B

2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

# LEVEL 3 - SOUTHEAST UNIT FLOOR PLANS

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

N

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE

LEVEL 2 - SOUTHEAST
UNIT FLOOR PLANS

DATE 09-23-22

SCALE

JOB NO. 2022-01

SHEET

A-25

OF SHEETS




## UNIT A3

2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,985 S.F. | 1,730 NSF |

## UNIT B

2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

# LEVEL 3 - SOUTHEAST UNIT FLOOR PLANS

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

N

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE: LEVEL 2 - SOUTHEAST UNIT FLOOR PLANS

DATE 07-22-22

SCALE

JOB NO. 2022-01

SHEET A-25

OF SHEETS




## UNIT B
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

## UNIT A3
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,985 S.F. | 1,730 NSF |

# LEVEL 3 - SOUTHWEST UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

N

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E 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 3 - SOUTHWEST UNIT FLOOR PLANS

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET A-26
OF SHEETS




## UNIT B
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

## UNIT A3
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,985 S.F. | 1,730 NSF |

# LEVEL 3 - SOUTHWEST UNIT FLOOR PLANS

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

N

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 3 - SOUTHWEST UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET A-26
OF SHEETS

## UNIT E3
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,745 GSF | 1,635 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 190 S.F. | |
| TOTAL AREA | 1,935 S.F. | 1,660 NSF |

## UNIT F
4 BEDROOM / 3 BATH + DEN + FAMILY RM.

| | | |
|---|---|---|
| ENCLOSED AREA | 3,170 GSF | 3,010 NSF |
| STORAGE AREA | 35 GSF | 30 NSF |
| BALCONY AREAS | 200 S.F. | |
| TOTAL AREA | 3,405 S.F. | 3,040 NSF |




# LEVEL 3 - NORTHEAST UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

N

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
LEVEL 3 - NORTHEAST UNIT FLOOR PLANS

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET A-27
OF SHEETS


S & E ARCHITECTS, INC.
© ALL RIGHTS RESERVED
THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

## UNIT C
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,490 GSF | 1,380 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,545 S.F. | 1,405 NSF |

## UNIT D
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,710 GSF | 1,630 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 145 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,655 NSF |

## UNIT E3
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,745 GSF | 1,635 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 190 S.F. | |
| TOTAL AREA | 1,935 S.F. | 1,660 NSF |




# LEVEL 3 - NORTHWEST UNIT FLOOR PLANS

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

N

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 3 - NORTHWEST UNIT FLOOR PLANS

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-28
OF SHEETS

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

## UNIT C
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,490 GSF | 1,380 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,545 S.F. | 1,405 NSF |

## UNIT D
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,710 GSF | 1,630 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 145 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,655 NSF |

## UNIT E3
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,745 GSF | 1,635 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 190 S.F. | |
| TOTAL AREA | 1,935 S.F. | 1,660 NSF |




# LEVEL 3 - NORTHWEST UNIT FLOOR PLANS

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

N

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 3 - NORTHWEST UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-28
OF SHEETS




## UNIT A4
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,685 GSF | 1,565 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,590 NSF |

## UNIT B4
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 375 S.F. | |
| TOTAL AREA | 1,705 S.F. | 1,260 NSF |

# LEVEL 4 - SOUTHEAST UNIT FLOOR PLANS

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

N

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 4 - SOUTHEAST UNIT FLOOR PLANS

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-29
OF SHEETS

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED
THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




## UNIT A4
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,685 GSF | 1,565 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,590 NSF |

## UNIT B4
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 375 S.F. | |
| TOTAL AREA | 1,705 S.F. | 1,260 NSF |

# LEVEL 4 - SOUTHEAST UNIT FLOOR PLANS

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

N

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 4 - SOUTHEAST
UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-29
OF SHEETS




## UNIT B4

2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 375 S.F. | |
| TOTAL AREA | 1,705 S.F. | 1,260 NSF |

## UNIT A4

2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,685 GSF | 1,565 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,590 NSF |

# LEVEL 4 - SOUTHWEST UNIT FLOOR PLANS

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

N

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE

LEVEL 4 - SOUTHWEST UNIT FLOOR PLANS

DATE 09-23-22

SCALE

JOB NO. 2022-01

SHEET

A-30

OF SHEETS


© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




## UNIT B4
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 375 S.F. | |
| TOTAL AREA | 1,705 S.F. | 1,260 NSF |

## UNIT A4
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,685 GSF | 1,565 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,590 NSF |

# LEVEL 4 - SOUTHWEST UNIT FLOOR PLANS

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

N

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 4 - SOUTHWEST UNIT FLOOR PLANS

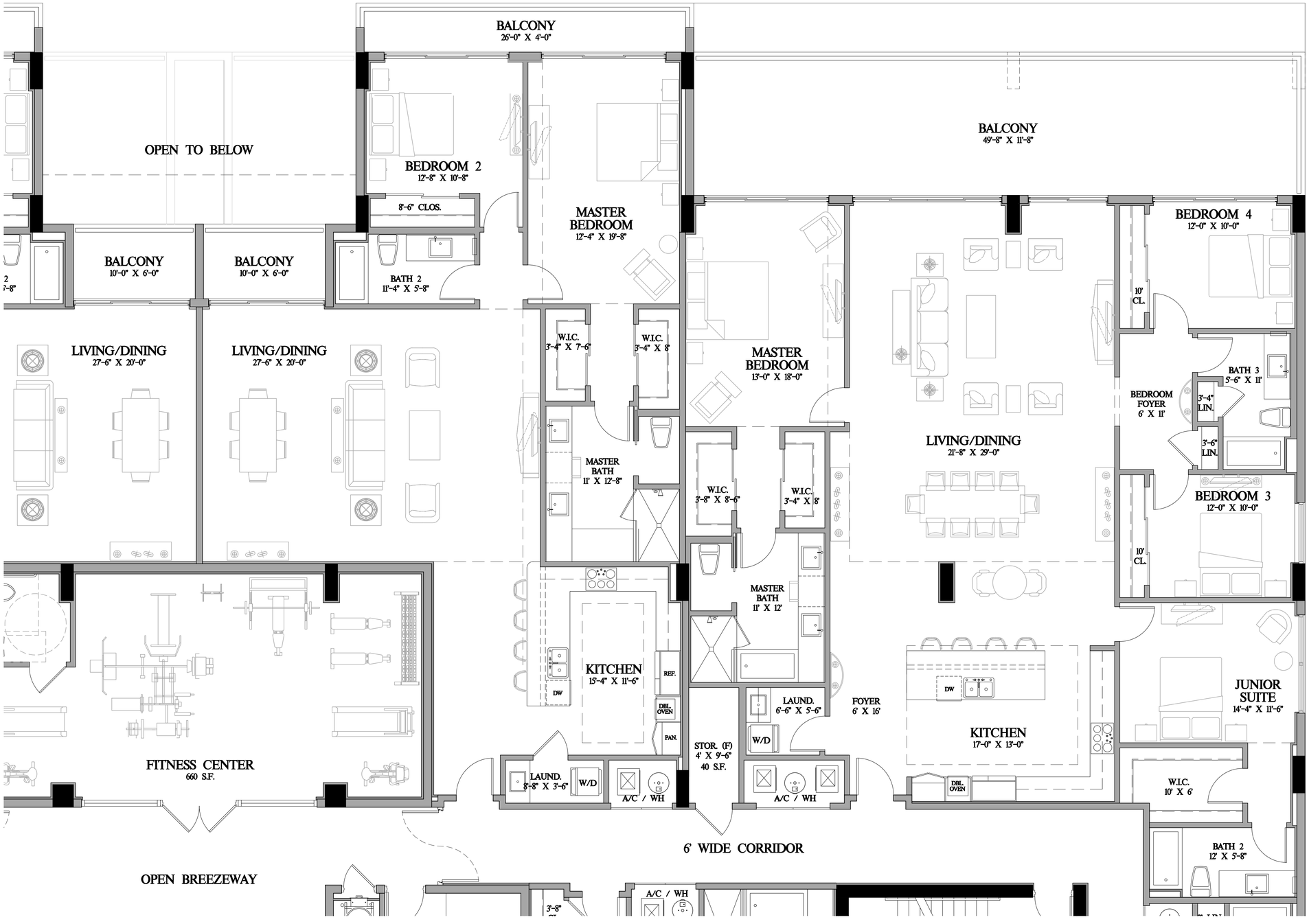
DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET A-30
OF SHEETS

## UNIT G4
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,825 GSF | 1,710 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,995 S.F. | 1,735 NSF |

## UNIT F4
4 BEDROOM / 3 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 2,570 GSF | 2,430 NSF |
| STORAGE AREA | 45 GSF | 40 NSF |
| BALCONY AREAS | 580 S.F. | |
| TOTAL AREA | 3,195 S.F. | 2,470 NSF |




# LEVEL 4 - NORTHEAST UNIT FLOOR PLANS

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

N

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 4 - NORTHEAST UNIT FLOOR PLANS

DATE 09-23-22

SCALE

JOB NO. 2022-01

SHEET
A-31

OF SHEETS

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

## UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

| | | |
|---|---|---|
| ENCLOSED AREA | 2,250 GSF | 2,145 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 160 S.F. | |
| TOTAL AREA | 2,410 S.F. | 2,170 NSF |

## UNIT F4
4 BEDROOM / 3 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 2,570 GSF | 2,430 NSF |
| STORAGE AREA | 45 GSF | 40 NSF |
| BALCONY AREAS | 580 S.F. | |
| TOTAL AREA | 3,195 S.F. | 2,470 NSF |




## LEVEL 4 - NORTHEAST
## UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

N

PREVIOUS DRB
SUBMITTAL
DATED 07-22-22

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 4 - NORTHEAST
UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-31
OF SHEETS

## UNIT C4/5/6
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,230 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,385 S.F. | 1,255 NSF |

## UNIT D4
1 BEDROOM / 1.5 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,280 GSF | 1,210 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 420 S.F. | |
| TOTAL AREA | 1,700 S.F. | 1,235 NSF |

## UNIT G4
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,825 GSF | 1,710 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,995 S.F. | 1,735 NSF |




# LEVEL 4 - NORTHWEST UNIT FLOOR PLANS

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

N

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E 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 - NORTHWEST UNIT FLOOR PLANS

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-32

OF SHEETS

## UNIT C4/5/6
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,230 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,385 S.F. | 1,255 NSF |

## UNIT D4
1 BEDROOM / 1.5 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,280 GSF | 1,210 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 420 S.F. | |
| TOTAL AREA | 1,700 S.F. | 1,235 NSF |

## UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

| | | |
|---|---|---|
| ENCLOSED AREA | 2,250 GSF | 2,145 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 160 S.F. | |
| TOTAL AREA | 2,410 S.F. | 2,170 NSF |




## LEVEL 4 - NORTHWEST UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

N

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 4 - NORTHWEST UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-32
OF SHEETS




## UNIT H

3 BEDROOM / 3 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 2,065 GSF | 1,930 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 120 S.F. | |
| TOTAL AREA | 2,185 S.F. | 1,955 NSF |

## UNIT B5/6

2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,480 S.F. | 1,260 NSF |

# LEVEL 5-6 - SOUTHEAST UNIT FLOOR PLANS

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

N

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E 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 5-6 - SOUTHEAST UNIT FLOOR PLANS

DATE 09-23-22

SCALE

JOB NO. 2022-01

SHEET
A-33

OF SHEETS




## UNIT H

3 BEDROOM / 3 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 2,065 GSF | 1,930 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 120 S.F. | |
| TOTAL AREA | 2,185 S.F. | 1,955 NSF |

## UNIT B5/6

2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,480 S.F. | 1,260 NSF |

## LEVEL 5-6 - SOUTHEAST UNIT FLOOR PLANS

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

N

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
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 - SOUTHEAST UNIT FLOOR PLANS

DATE 07-22-22

SCALE

JOB NO. 2022-01

SHEET A-33

OF SHEETS




## UNIT B5/6

2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,480 S.F. | 1,260 NSF |

## UNIT H

3 BEDROOM / 3 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 2,065 GSF | 1,930 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 120 S.F. | |
| TOTAL AREA | 2,185 S.F. | 1,955 NSF |

# LEVEL 5-6 - SOUTHWEST UNIT FLOOR PLANS

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

N

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE

LEVEL 5-6 - SOUTHWEST
UNIT FLOOR PLANS

DATE 09-23-22

SCALE

JOB NO. 2022-01

SHEET

A-34

OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




## UNIT B5/6
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,480 S.F. | 1,260 NSF |

## UNIT H
3 BEDROOM / 3 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 2,065 GSF | 1,930 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 120 S.F. | |
| TOTAL AREA | 2,185 S.F. | 1,955 NSF |

# LEVEL 5-6 - SOUTHWEST UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED
THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
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 - SOUTHWEST UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET A-34
OF SHEETS

## UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

| | | |
|---|---|---|
| ENCLOSED AREA | 2,250 GSF | 2,145 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 160 S.F. | |
| TOTAL AREA | 2,410 S.F. | 2,170 NSF |

## UNIT F5/6
4 BEDROOM / 3 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 2,565 GSF | 2,430 NSF |
| STORAGE AREA | 45 GSF | 40 NSF |
| BALCONY AREAS | 200 S.F. | |
| TOTAL AREA | 2,810 S.F. | 2,470 NSF |




# LEVEL 5-6 - NORTHEAST
# UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

N

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 5-6 - NORTHEAST
UNIT FLOOR PLANS

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-35
OF SHEETS

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

## UNIT C4/5/6
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,325 GSF | 1,230 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,380 S.F. | 1,255 NSF |

## UNIT D5/6
1 BEDROOM / 1.5 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,280 GSF | 1,210 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 145 S.F. | |
| TOTAL AREA | 1,425 S.F. | 1,235 NSF |

## UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

| | | |
|---|---|---|
| ENCLOSED AREA | 2,250 GSF | 2,145 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 160 S.F. | |
| TOTAL AREA | 2,410 S.F. | 2,170 NSF |




# LEVEL 5-6 - NORTHWEST
# UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

N

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

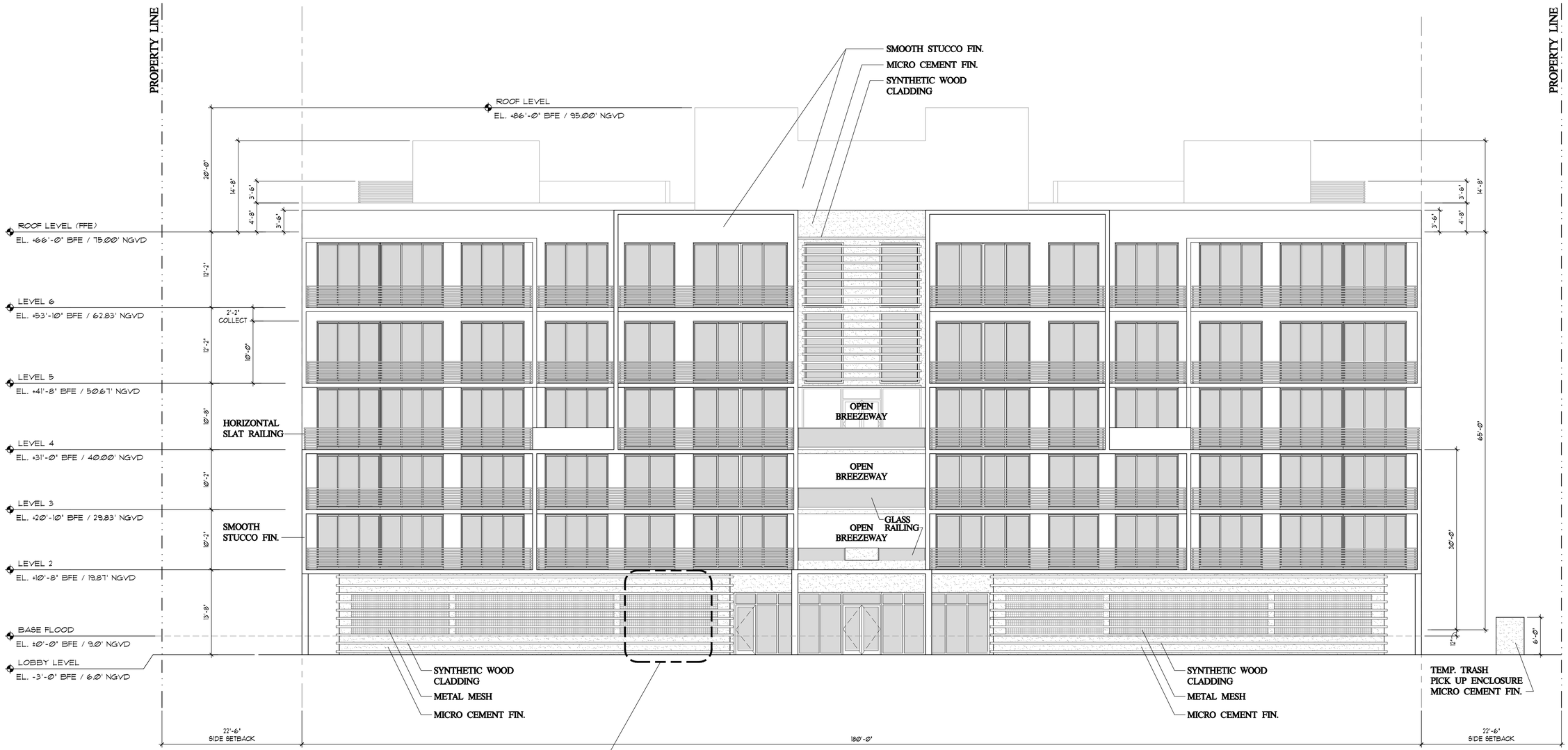
S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 5-6 - NORTHWEST
UNIT FLOOR PLANS

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-36

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

OF SHEETS




## SOUTH BUILDING ELEVATION

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



## GARAGE SCREEN DETAIL

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

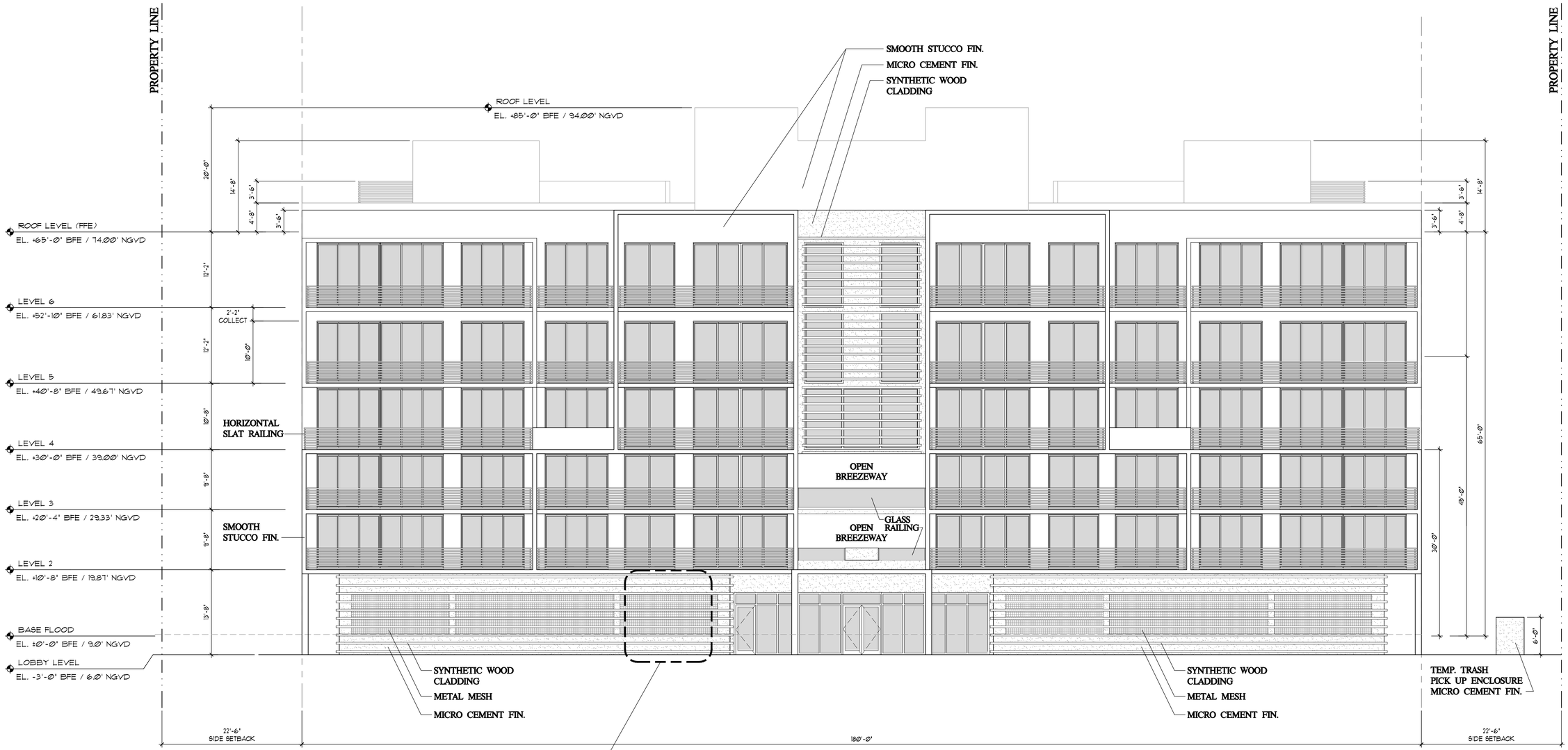
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
SOUTH BUILDING ELEVATION

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-37
OF SHEETS




## SOUTH BUILDING ELEVATION

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



## GARAGE SCREEN DETAIL

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

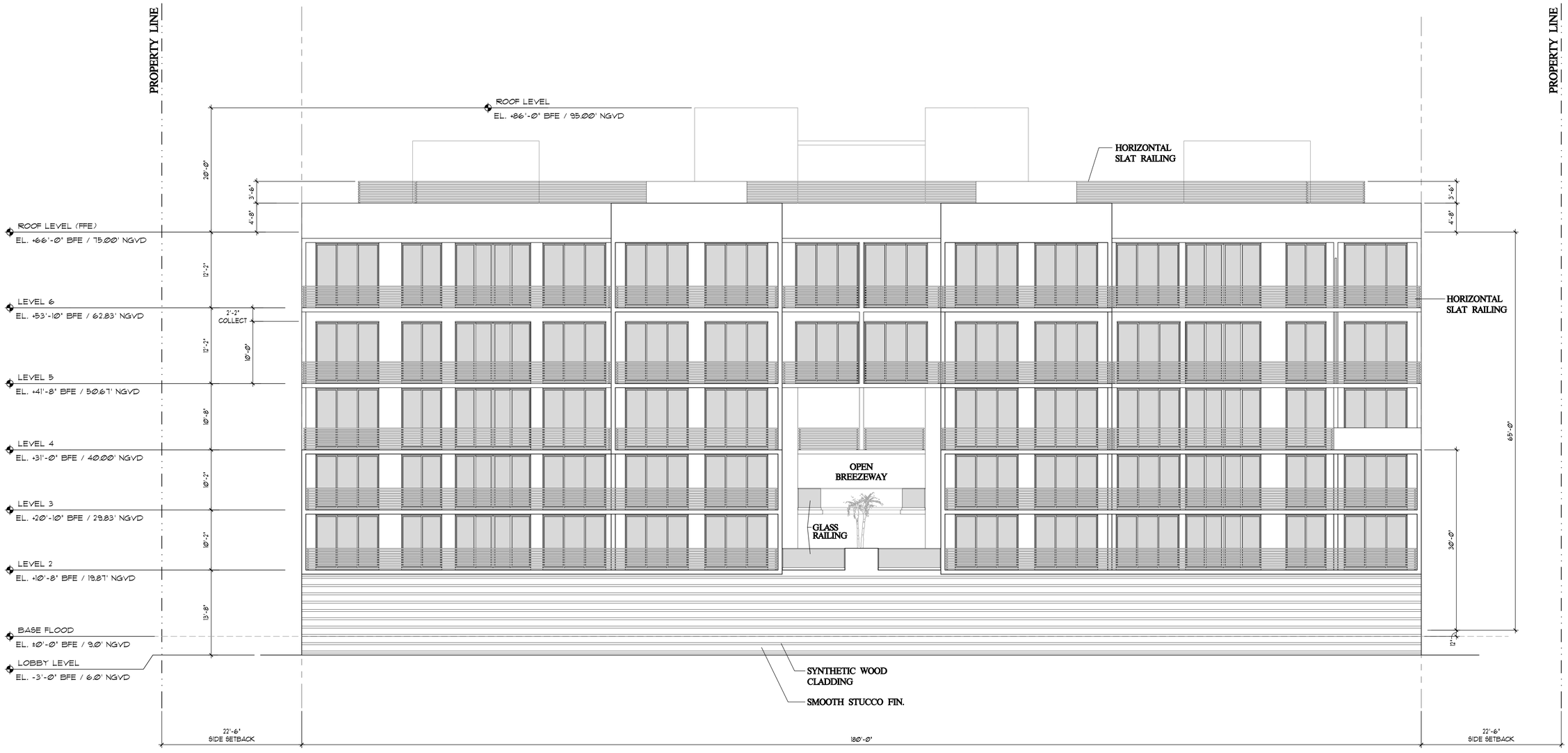
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
SOUTH BUILDING ELEVATION

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-37
OF SHEETS




## NORTH BUILDING ELEVATION

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

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
NORTH BUILDING ELEVATIONS

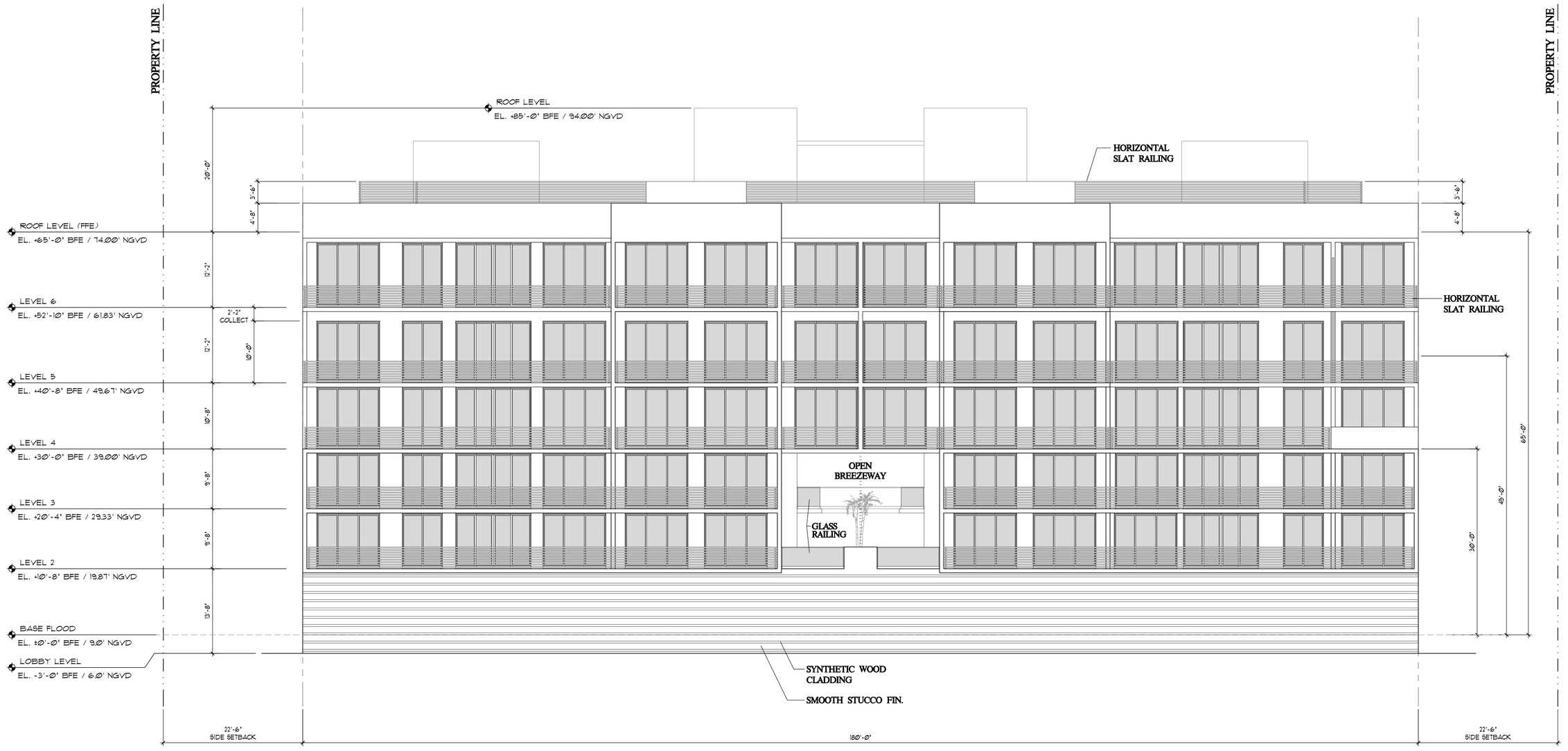
DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-38
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




## NORTH BUILDING ELEVATION

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

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

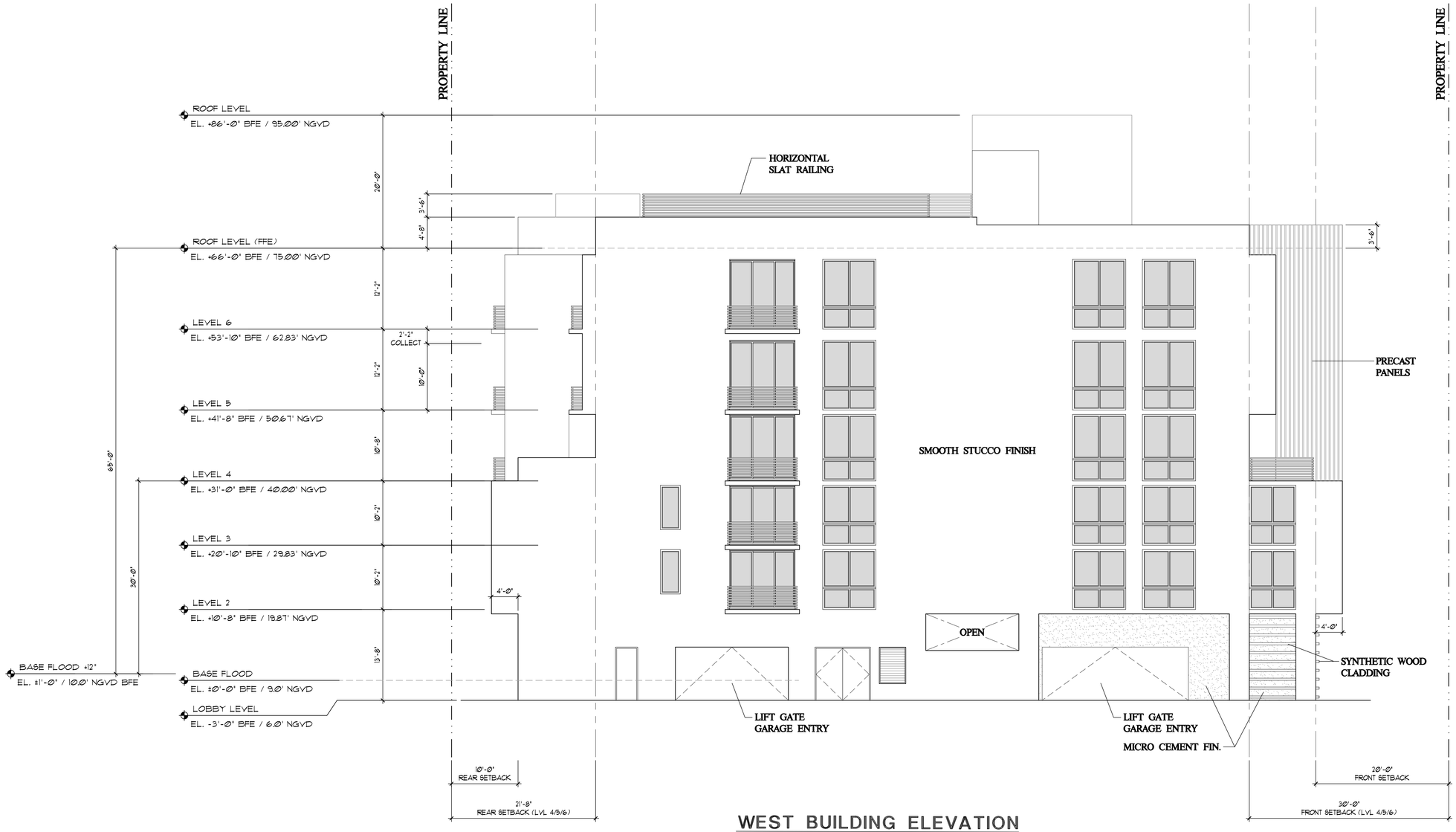
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
NORTH BUILDING ELEVATIONS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-38
OF SHEETS




## WEST BUILDING ELEVATION

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

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
WEST
BUILDING ELEVATION

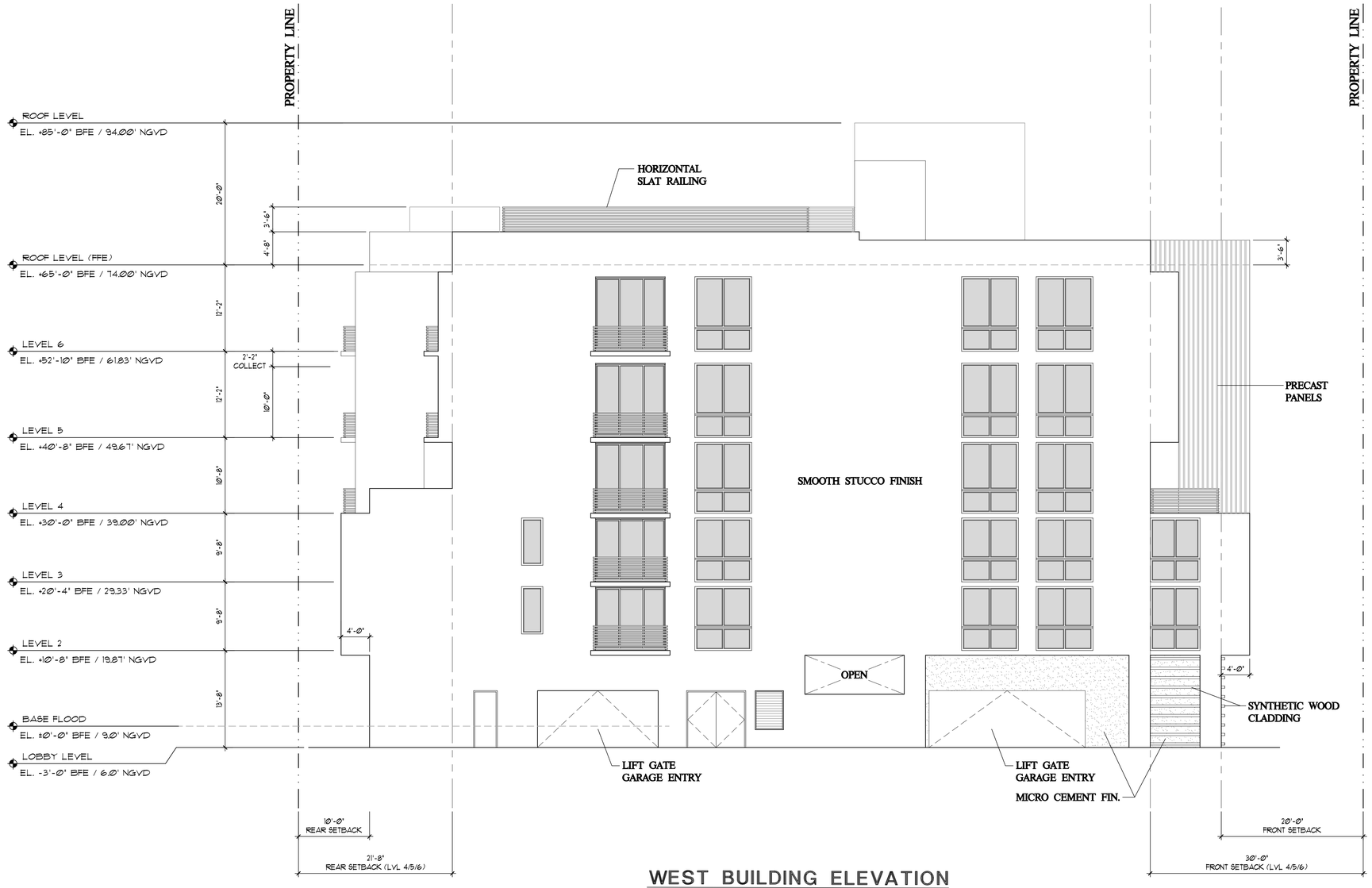
DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-39
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




## WEST BUILDING ELEVATION

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

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

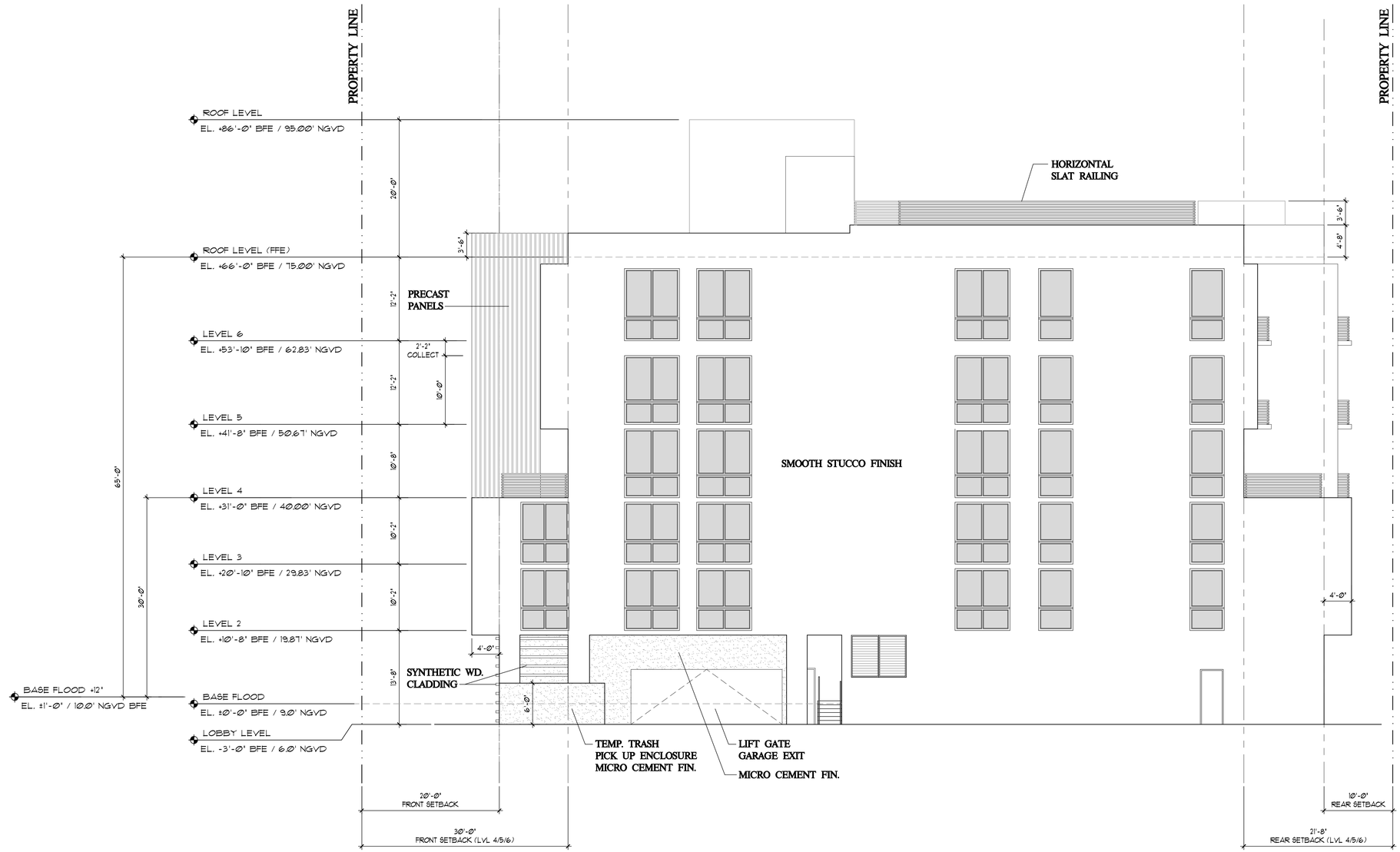
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
WEST BUILDING ELEVATION

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-39
OF SHEETS




## EAST BUILDING ELEVATION

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

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
EAST
BUILDING ELEVATION

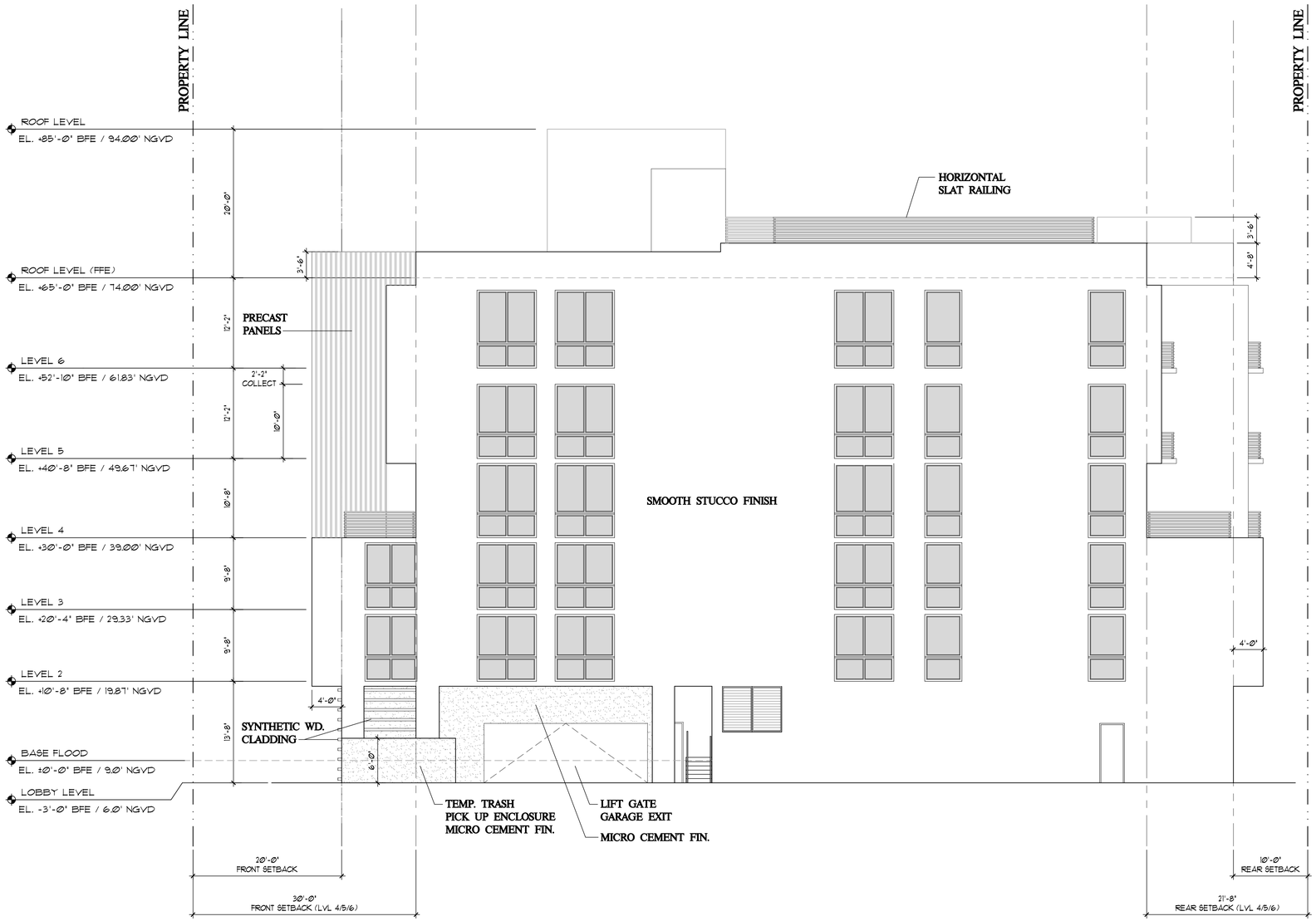
DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-40
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




## EAST BUILDING ELEVATION

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

PREVIOUS DRB SUBMITTAL DATED 07-22-22

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

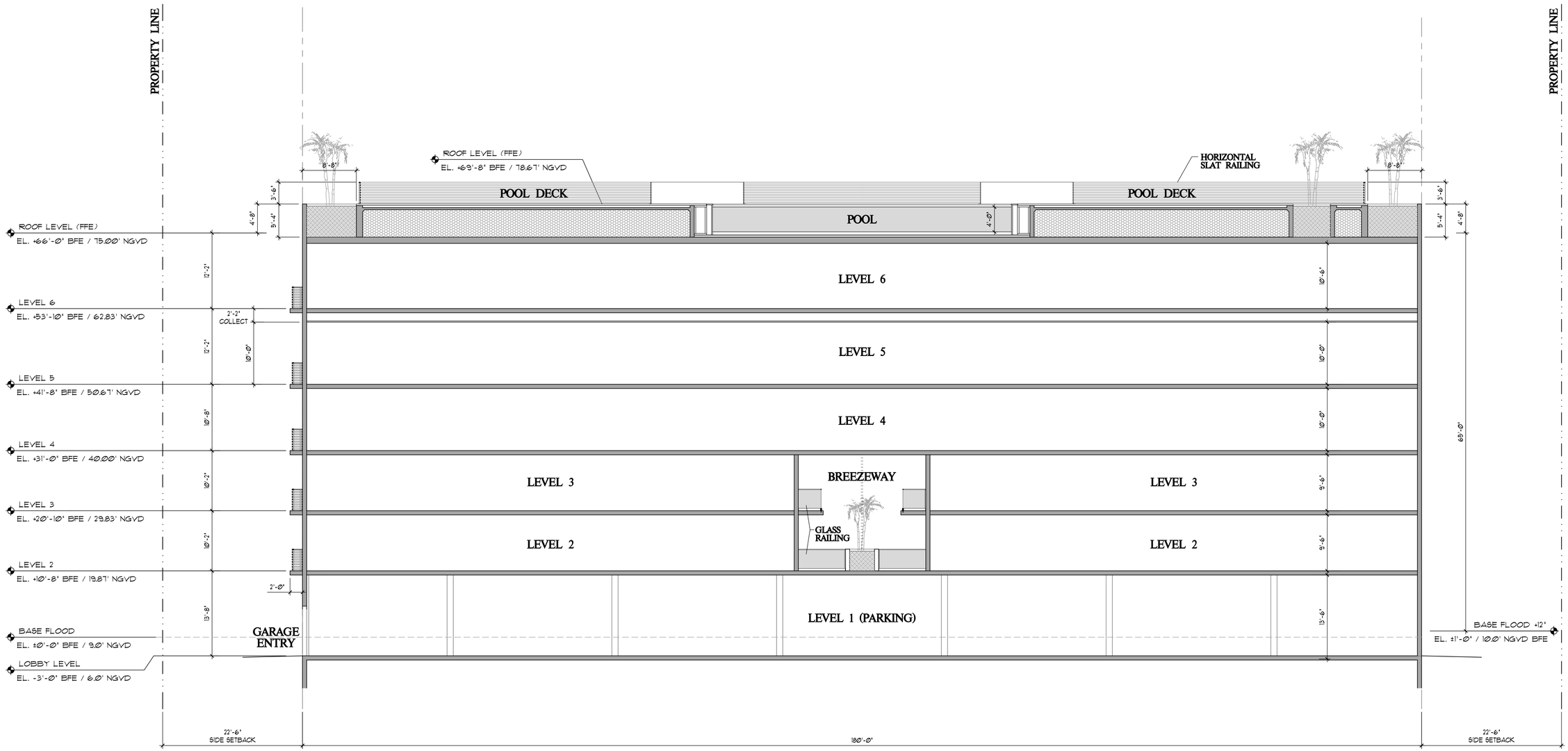
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
EAST BUILDING ELEVATION

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-40
OF SHEETS




## SECTION 1

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

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
BUILDING SECTION 1

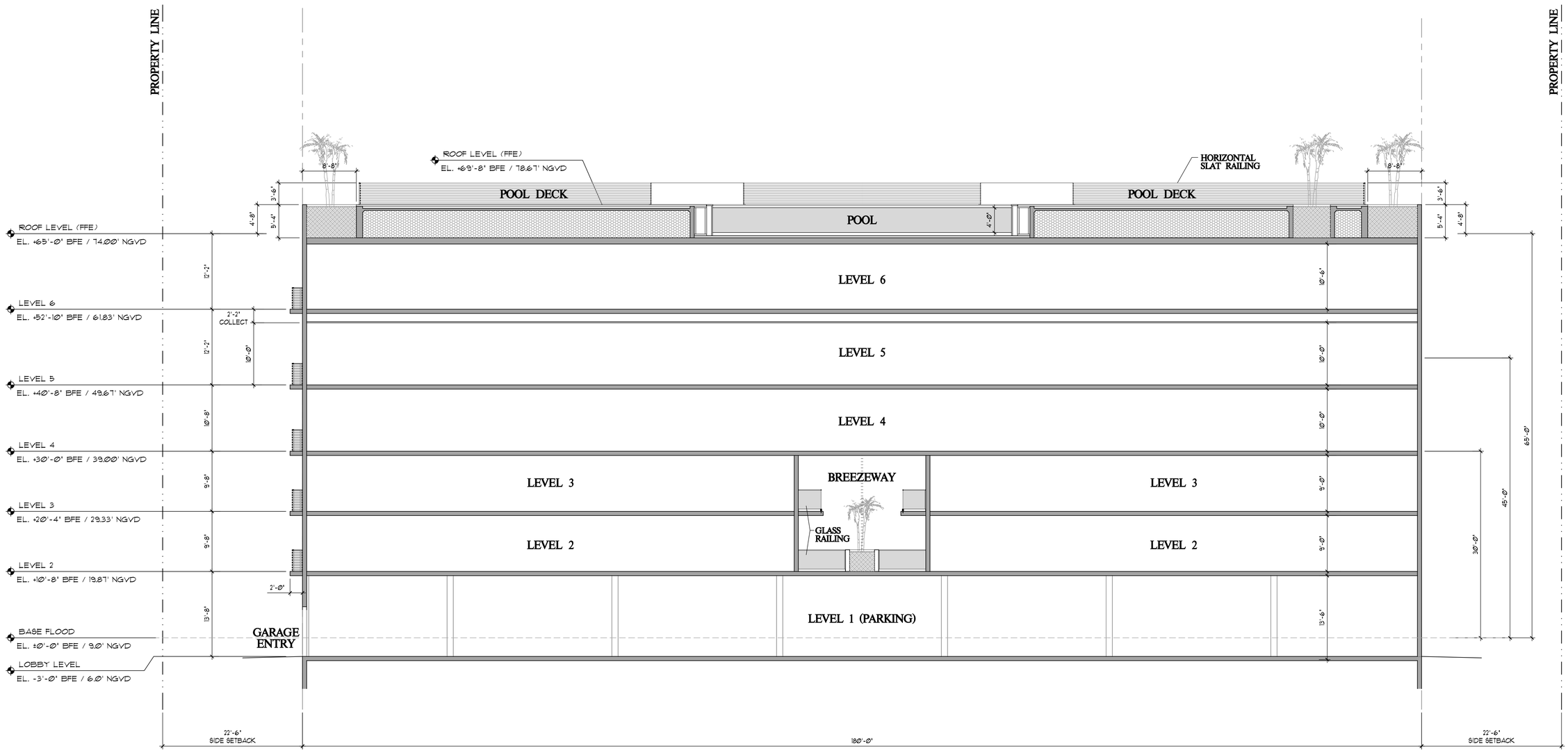
DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-41
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




## SECTION 1

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

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

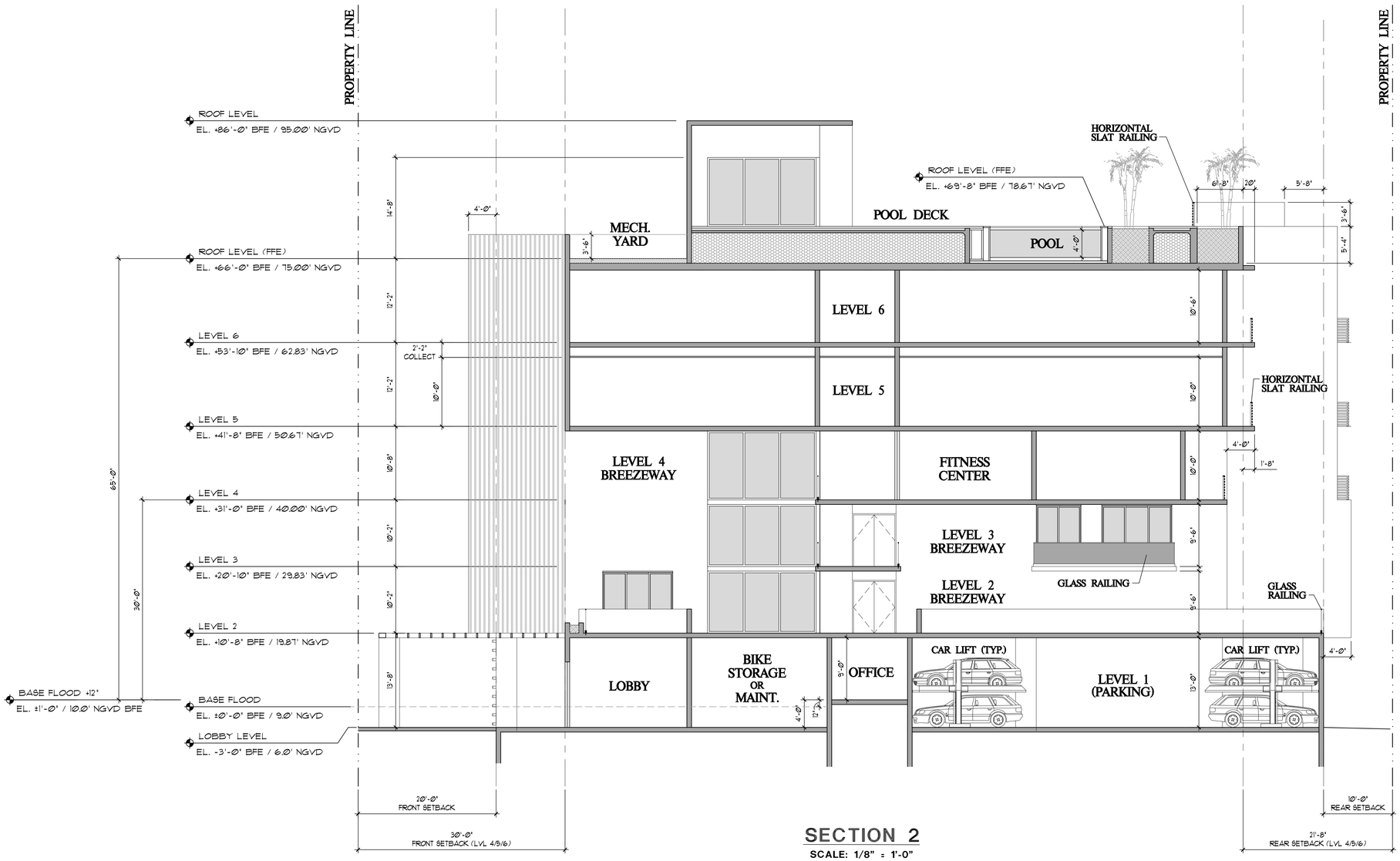
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
BUILDING SECTION 1

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-41
OF SHEETS




## SECTION 2

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

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
BUILDING SECTION 2

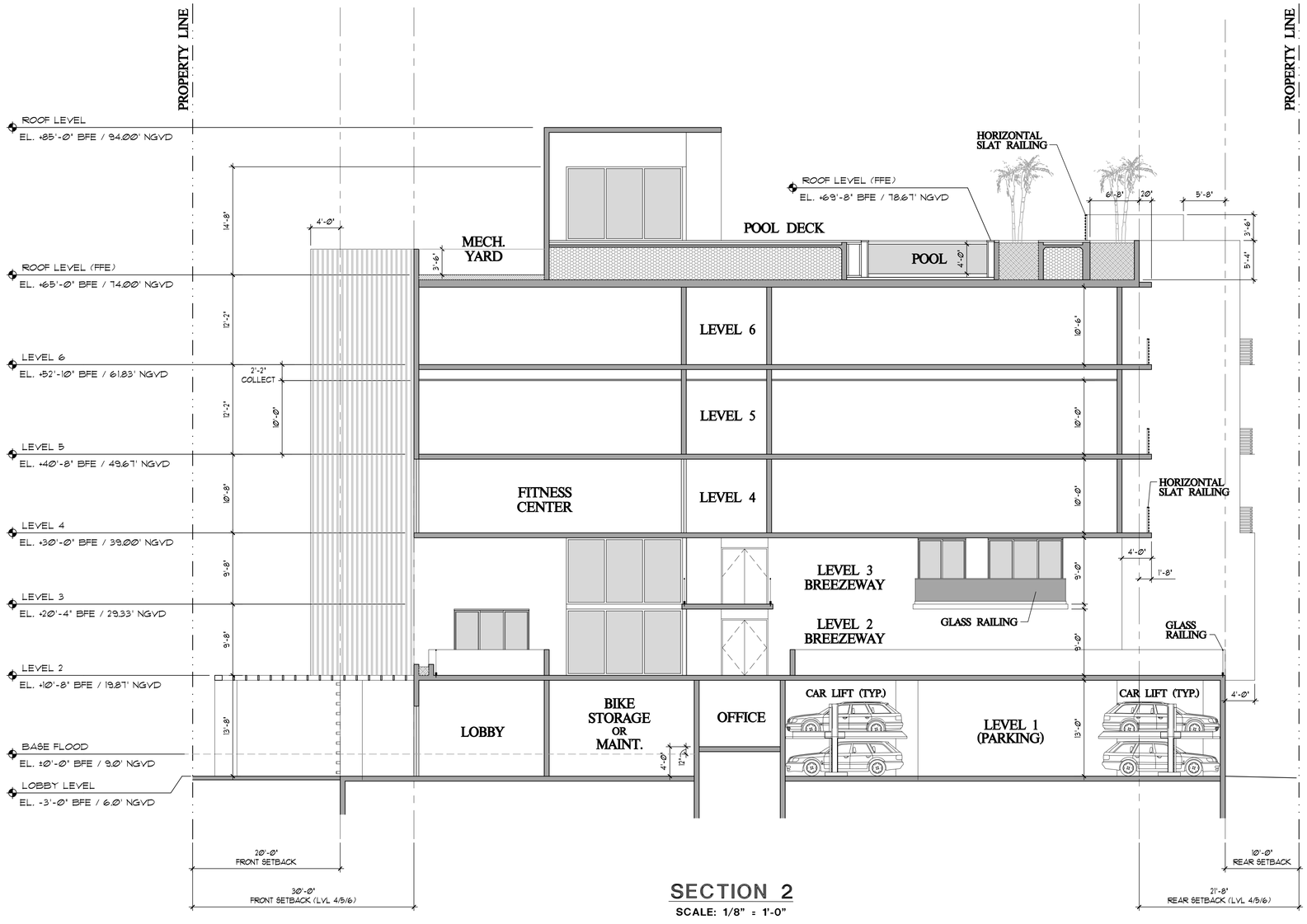
DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-42
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




## SECTION 2

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

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

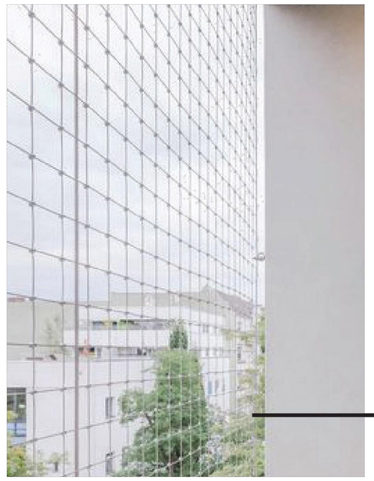
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
BUILDING SECTION 2

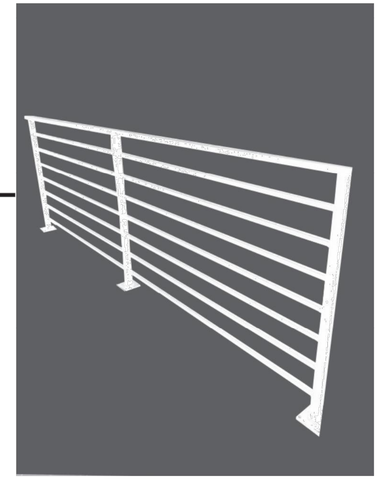
DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-42
OF SHEETS

# MATERIAL SHEET

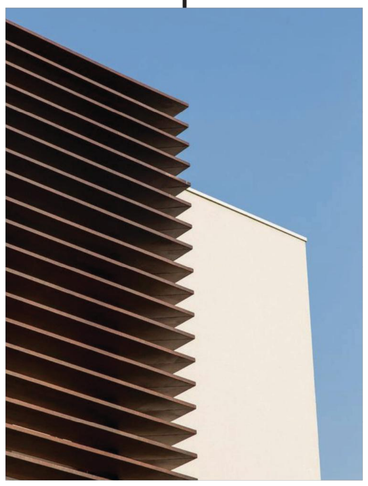


METALIC MESH





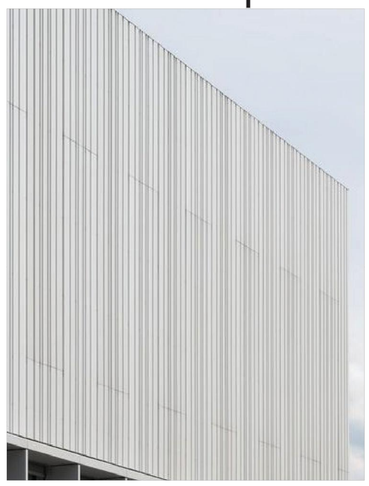
WHITE ALUMINUM RAILING



SYNTHETIC WOOD CLADDING



MICRO CEMENT



WHITE ALUMINUM PROFILES



WOOD LIKE ALUMINUM FRAME

## MATERIAL PRESENTATION BOARD

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

**1155 100TH STREET**
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
MATERIAL PRESNETATION BOARD

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-43
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

25 May 2022

**Re: Development Impact Analysis Report**
**1155 100th Street**
**Bay Harbor Islands, Florida 33154**
**Langan Project No.: 300303700**

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 **16,492 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 | 45 Units (2.17 per DU) | 200 GPD per Capita/Unit | 19,530 |
| TOTAL DAILY GALLONAGE | | | 19,530 |

| EXISTING POTABLE WATER CALCULATION TABLE | | | |
|---|---|---|---|
| Existing Use | Unit (Avg. Capita per Household) | Loading (GPD Per Capita /Use) | Demand (GPD) |
| Residential Apartment | 7 Units (2.17 per DU) | 200 GPD per Capita/Unit | 3,038 |
| TOTAL DAILY GALLONAGE | | | 3,038 |

| | |
|---|---|
| **NET INCREASE** | **16,492 GPD** |

15150 N.W. 79th Court, Suite 200 Miami Lakes, FL 33016 T: 786.264.7200 F: 786.264.7201 www.langan.com
New Jersey • New York • Virginia • California • Pennsylvania • Connecticut • Florida • Abu Dhabi • Athens • Doha • Dubai • Istanbul



## SANITARY 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 **12,864 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 | 45 Units (2.17 per DU) | 156 GPD per Capita/Unit | 15,234 |
| TOTAL DAILY GALLONAGE | | | 15,234 |

| EXISTING SANITARY SEWER CALCULATION TABLE | | | |
|---|---|---|---|
| Existing Use | Unit (Avg. Capita per Household) | Loading (GPD Per Capita /Use) | Demand (GPD) |
| Residential Apartment | 7 Units (2.17 per DU) | 156 GPD per Capita/Unit | 2,370 |
| TOTAL DAILY GALLONAGE | | | 2,370 |

| | |
|---|---|
| **NET INCREASE** | **12,864 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 **52.12 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 | 45 Units (2.17 per DU) | 0.632 TPY per Capita/Unit | 61.72 |
| TOTAL DAILY GALLONAGE | | | 61.72 |

| EXISTING SOLID WASTE CALCULATION TABLE | | | |
|---|---|---|---|
| Existing Use | Unit (Avg. Capita per Household) | Loading (TPY Per Capita /Use) | Demand (TPY) |
| Residential Apartment | 7 Units (2.17 per DU) | 0.632 TPY per Capita/Unit | 9.60 |
| TOTAL DAILY GALLONAGE | | | 9.60 |

| | |
|---|---|
| **NET INCREASE** | **52.12 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 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 1155 100th Street project.

LANGAN

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

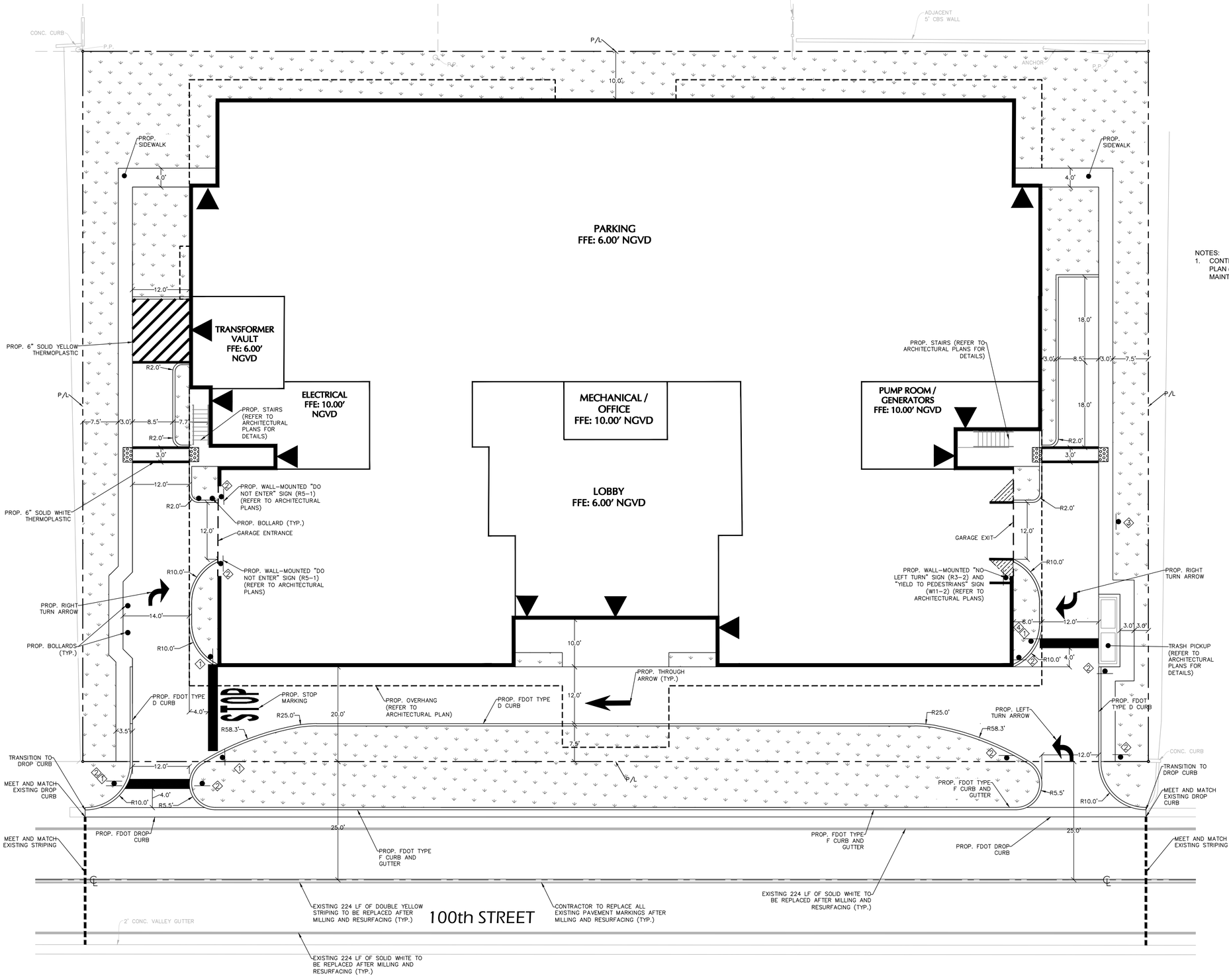
ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
**DEVELOPMENT IMPACT ANALYSIS REPORT**

DATE 09-23-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET **C-003**
OF SHEETS

SIGNATURE DATE
LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006051/LB8172/LB8198




10 0 2 4 10
SCALE: 1" = 10'

| LEGEND | |
|---|---|
| 1 | STOP SIGN (R1-1) |
| 2 | DO NOT ENTER (R5-1) |
| 3 | NO LEFT TURN (R3-2) |
| 4 | RIGHT TURN ONLY (R3-5R) |

NOTES:
1. CONTRACTOR SHALL IMPLEMENT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO THE START OF CONSTRUCTION, AND SHALL MAINTAIN SWPPP THROUGH CONSTRUCTION COMPLETION

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE: SITE PLAN

DATE 09-23-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET C-300
OF SHEETS

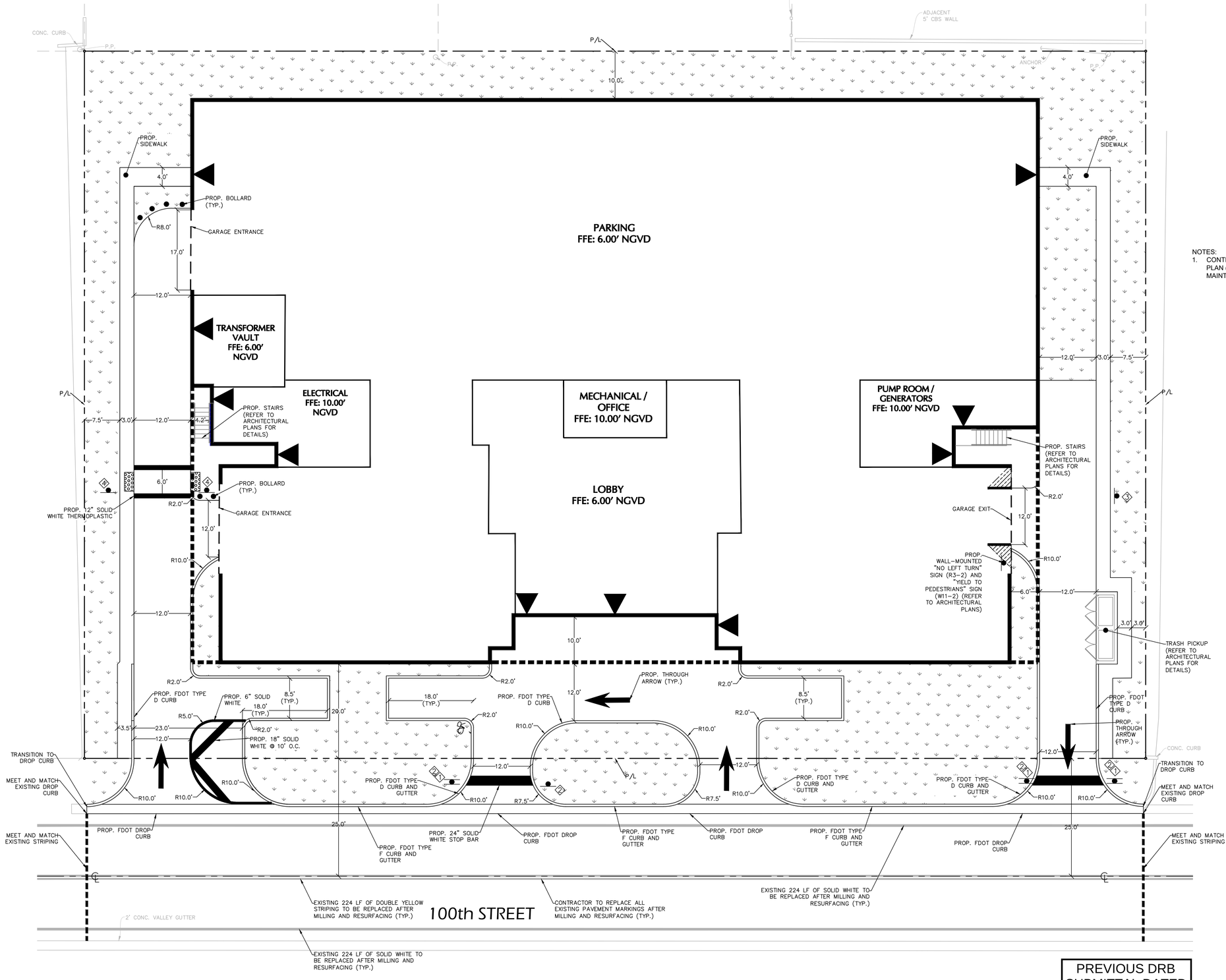
SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858


LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB6172/LB8198



Date: 9/22/2022 Time: 16:00 User: jaquino Style Table: Langan.stb Layout: C-300 Document Code: 300303701-0501-CS101-0101




10 0 2 4 10
SCALE: 1" = 10'

LEGEND

1. STOP SIGN (R1-1)
2. DO NOT ENTER (R5-1)
3. NO LEFT TURN (R3-2)
4. YIELD TO PEDESTRIANS (W11-2 & W16-7P)

NOTES:
1. CONTRACTOR SHALL IMPLEMENT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO THE START OF CONSTRUCTION, AND SHALL MAINTAIN SWPPP THROUGH CONSTRUCTION COMPLETION

PREVIOUS DRB SUBMITTAL DATED 07/22/2022

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

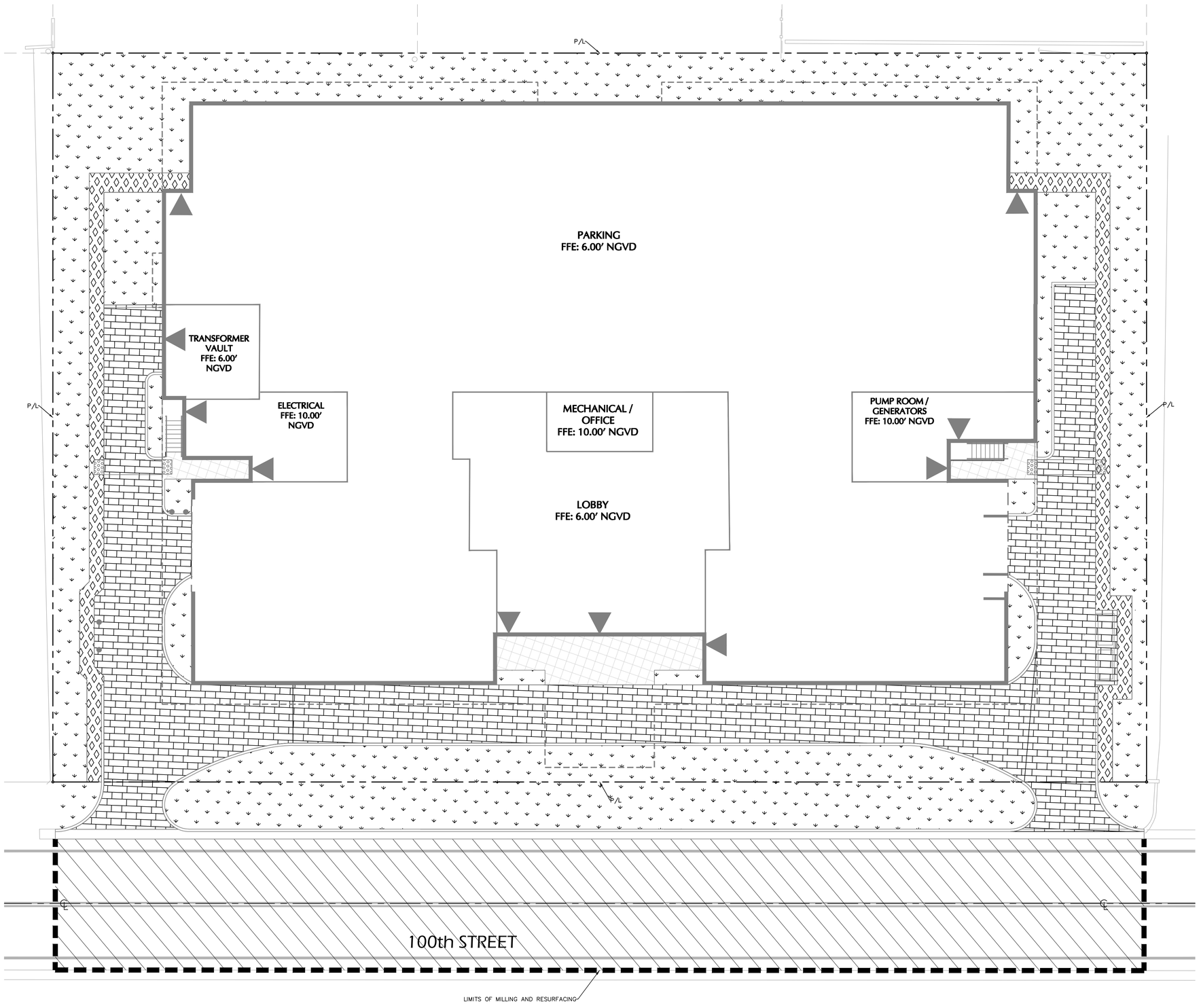

SHEET TITLE: SITE PLAN

DATE 07-22-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET C-300
OF SHEETS

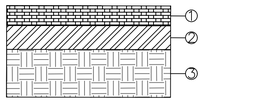
SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858


LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 0000660 / LB8172 / LB8198

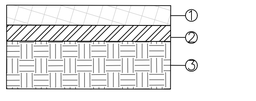



10 0 2 4 10
SCALE: 1" = 10'




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)

PERVIOUS PAVEMENT (REFER TO LANDSCAPE PLANS FOR DETAILS)

MILL AND RESURFACE –
MILL SHALL CONSIST OF A MINIMUM OF 1" DEPTH AND RESURFACED WITH A MINIMUM OF 1" FRICTION COURSE FC-9.5 RUBBER (TRAFFIC LEVEL C)

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

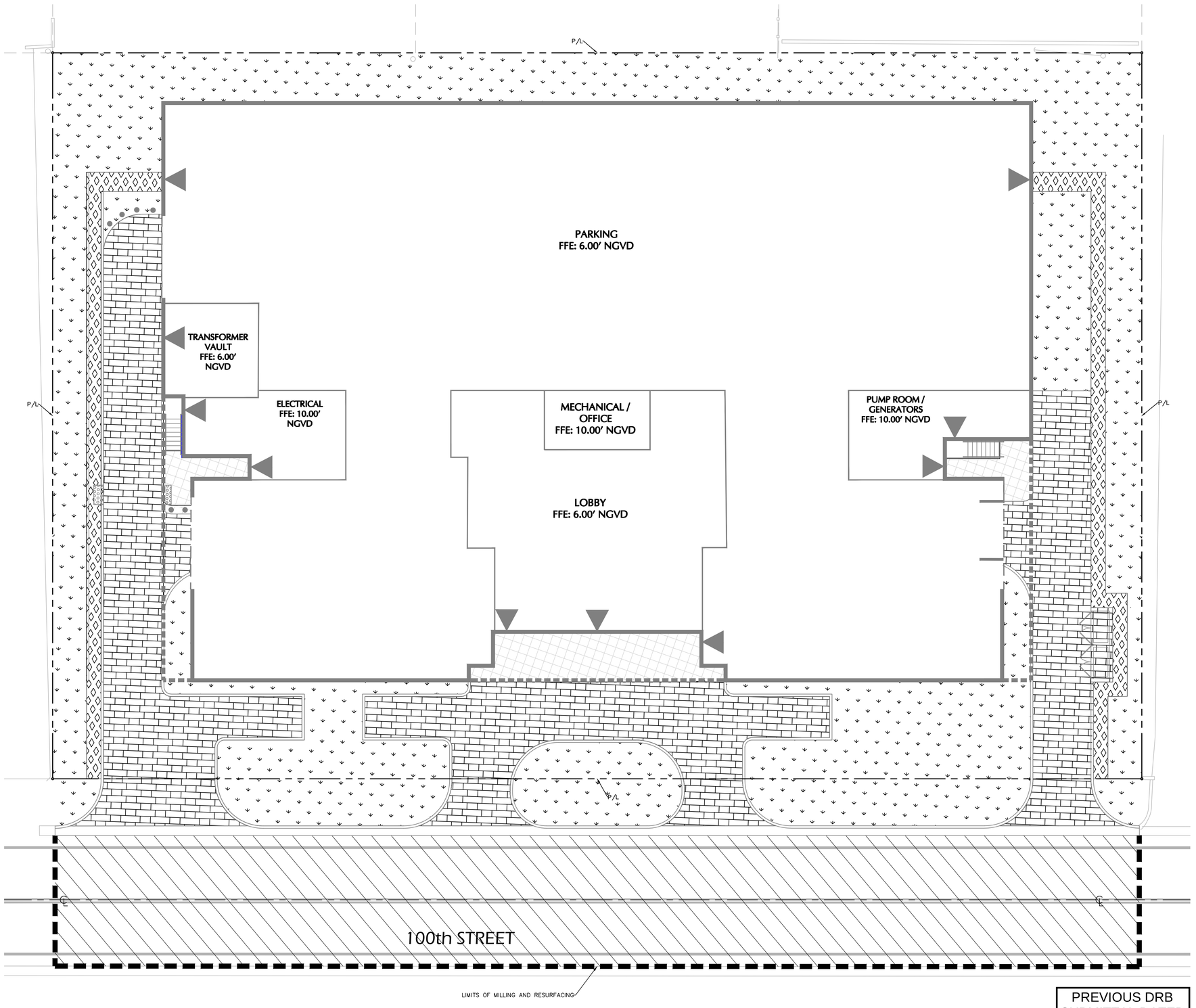
# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
PAVEMENT PLAN

DATE 09-23-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET
C-301
OF SHEETS




PREVIOUS DRB SUBMITTAL DATED 07/22/2022

10 0 2 4 10
SCALE: 1" = 10'

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)

PERVIOUS PAVEMENT (REFER TO LANDSCAPE PLANS FOR DETAILS)

MILL AND RESURFACE –
MILL SHALL CONSIST OF A MINIMUM OF 1" DEPTH AND RESURFACED WITH A MINIMUM OF 1" FRICTION COURSE FC-9.5 RUBBER (TRAFFIC LEVEL C)

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

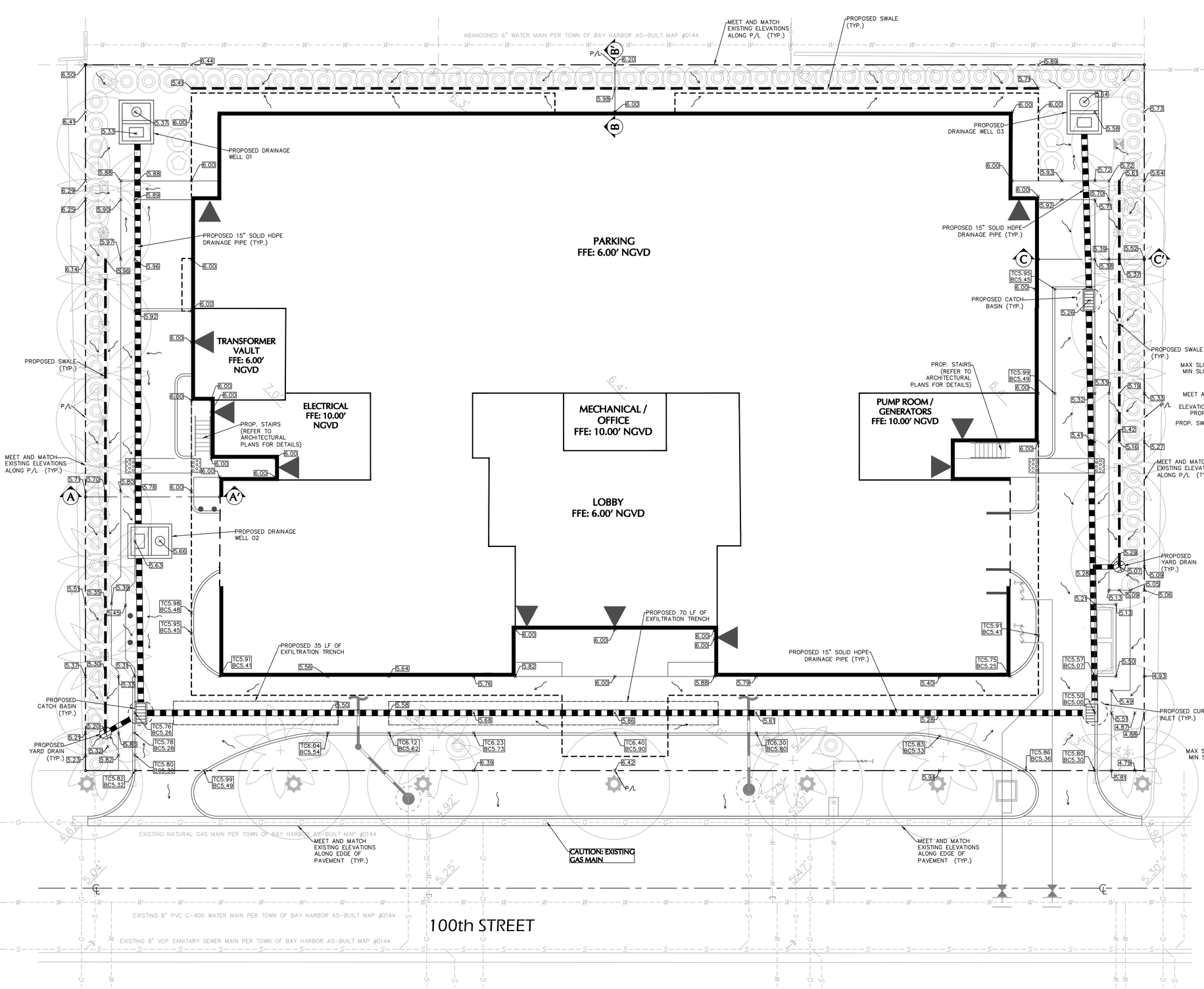
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
PAVEMENT PLAN

DATE 07-22-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET
C-301
OF SHEETS



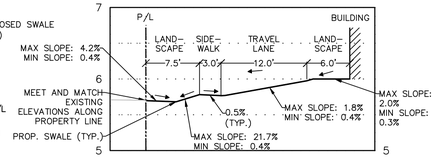

SCALE: 1" = 10'

FINISHED FLOOR ELEVATION: 10.00' NGVD
LOWEST EQUIPMENT ELEVATION: 6.00' NGVD
FLOOD ZONE: AE
PANEL NUMBER: 12086C0144L
BASE FLOOD ELEVATION: EL 9.00' NGVD
HIGHEST ROAD CROWN ELEVATION: 5.47' NGVD
LOWEST ADJACENT GRADE: 4.80' NGVD
HIGHEST ADJACENT GRADE: 6.50' NGVD

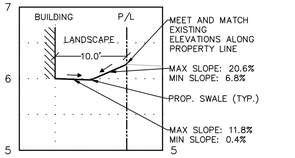
NOTES:
1. REFER TO LANDSCAPE PLANS FOR ROOT BARRIER LOCATIONS.

HORIZONTAL SCALE IN FEET

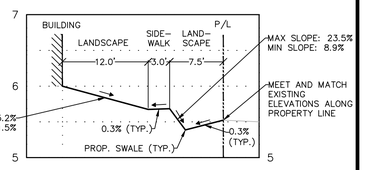
VERTICAL SCALE IN FEET




A-A' PROFILE




B-B' PROFILE




C-C' PROFILE

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
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 09-23-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET C-400
OF SHEETS

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858


LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006610/LB8172/LB8198



Date: 9/22/2022 Time: 16:32 User: jaquino Style Table: Langan.stb Layout: C-400 Document Code: 300303701-0501-CG101-0101

ABANDONED 6" WATER MAIN PER TOWN OF BAY HARBOR AS-BUILT MAP #0144

MEET AND MATCH EXISTING ELEVATIONS ALONG P/L (TYP.)

PROPOSED SWALE (TYP.)

PROPOSED DRAINAGE WELL 01

PROPOSED 15" SOLID HDPE DRAINAGE PIPE (TYP.)

PROPOSED DRAINAGE WELL 03

PROPOSED 15" SOLID HDPE DRAINAGE PIPE (TYP.)

PROPOSED CATCH BASIN (TYP.)

PARKING
FFE: 6.00' NGVD

TRANSFORMER VAULT
FFE: 6.00' NGVD

ELECTRICAL
FFE: 10.00' NGVD

PROP. STAIRS (REFER TO ARCHITECTURAL PLANS FOR DETAILS)

MECHANICAL / OFFICE
FFE: 10.00' NGVD

LOBBY
FFE: 6.00' NGVD

PUMP ROOM / GENERATORS
FFE: 10.00' NGVD

PROPOSED DRAINAGE WELL 02

PROPOSED YARD DRAIN (TYP.)

PROPOSED CATCH BASIN (TYP.)

PROPOSED 30 LF OF EXFILTRATION TRENCH

PROPOSED CURB INLET (TYP.)

PROPOSED 15" SOLID HDPE DRAINAGE PIPE (TYP.)

PROPOSED 65 LF OF EXFILTRATION TRENCH

PROPOSED CURB INLET (TYP.)

PROPOSED YARD DRAIN (TYP.)

PROPOSED CURB INLET (TYP.)

MEET AND MATCH EXISTING ELEVATIONS ALONG P/L (TYP.)

MEET AND MATCH EXISTING ELEVATIONS ALONG EDGE OF PAVEMENT (TYP.)

CAUTION: EXISTING GAS MAIN

MEET AND MATCH EXISTING ELEVATIONS ALONG EDGE OF PAVEMENT (TYP.)

EXISTING NATURAL GAS MAIN PER TOWN OF BAY HARBOR AS-BUILT MAP #0144

EXISTING 8" PVC C-900 WATER MAIN PER TOWN OF BAY HARBOR AS-BUILT MAP #0144

EXISTING 8" VCP SANITARY SEWER MAIN PER TOWN OF BAY HARBOR AS-BUILT MAP #0144

100th STREET

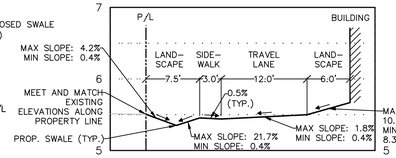
SCALE: 1" = 10'

FINISHED FLOOR ELEVATION: 10.00' NGVD
LOWEST EQUIPMENT ELEVATION: 6.00' NGVD
FLOOD ZONE: AE
PANEL NUMBER: 12086C0144L
BASE FLOOD ELEVATION: EL 9.00' NGVD
HIGHEST ROAD CROWN ELEVATION: 5.47' NGVD
LOWEST ADJACENT GRADE: 4.80' NGVD
HIGHEST ADJACENT GRADE: 6.50' NGVD

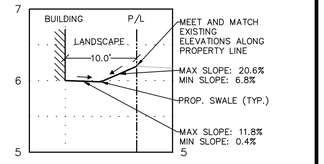
NOTES:
1. REFER TO LANDSCAPE PLANS FOR ROOT BARRIER LOCATIONS.

HORIZONTAL SCALE IN FEET

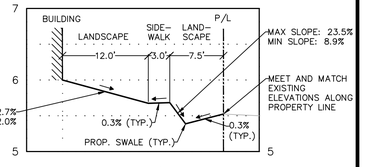
VERTICAL SCALE IN FEET




A-A' PROFILE




B-B' PROFILE




C-C' PROFILE

PREVIOUS DRB SUBMITTAL DATED 07/22/2022

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. 00006051/LB8172/LB8198


| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

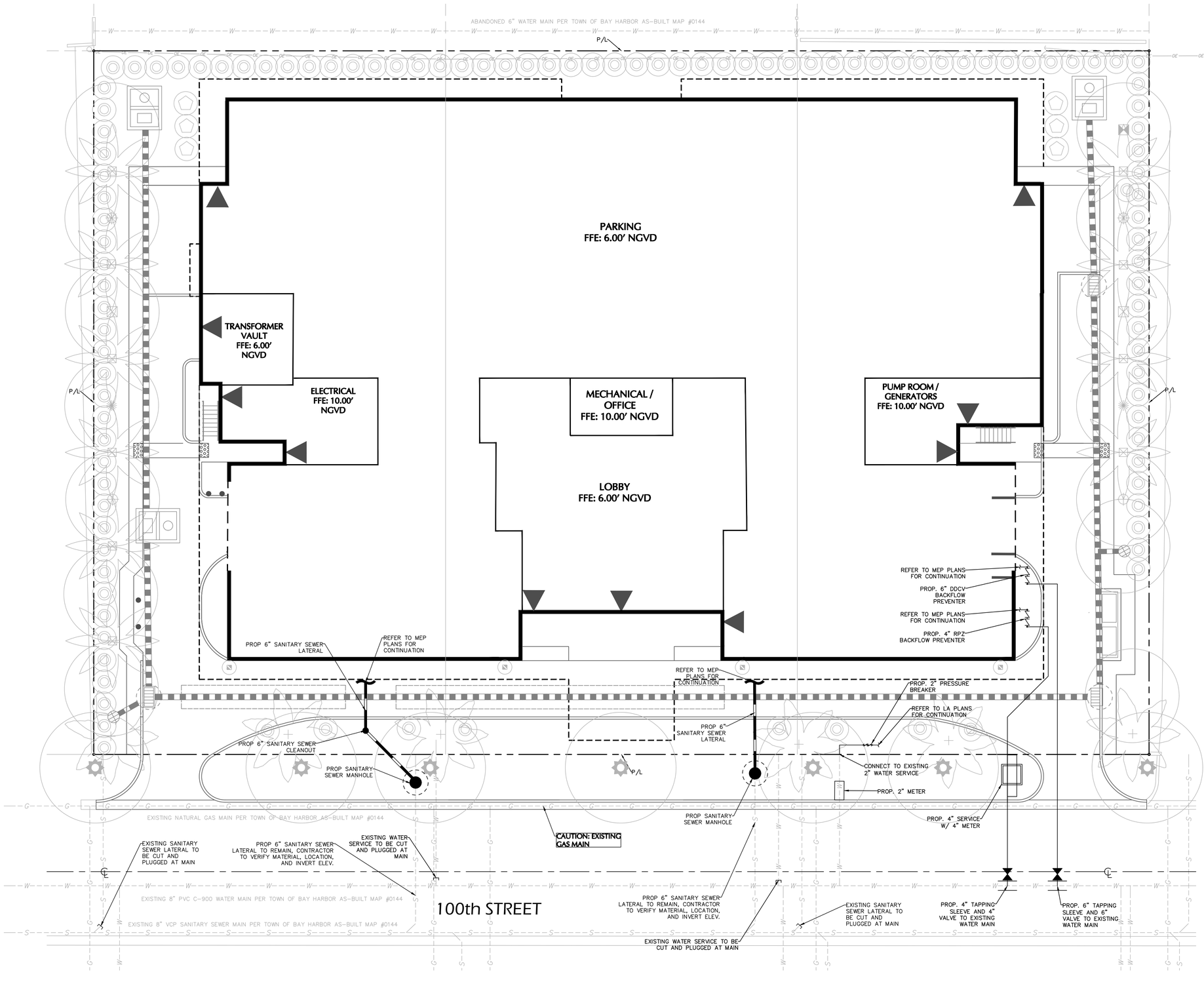
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
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 07-22-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET
C-400
OF SHEETS




10 0 2 4 10
SCALE: 1" = 10'

| 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
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

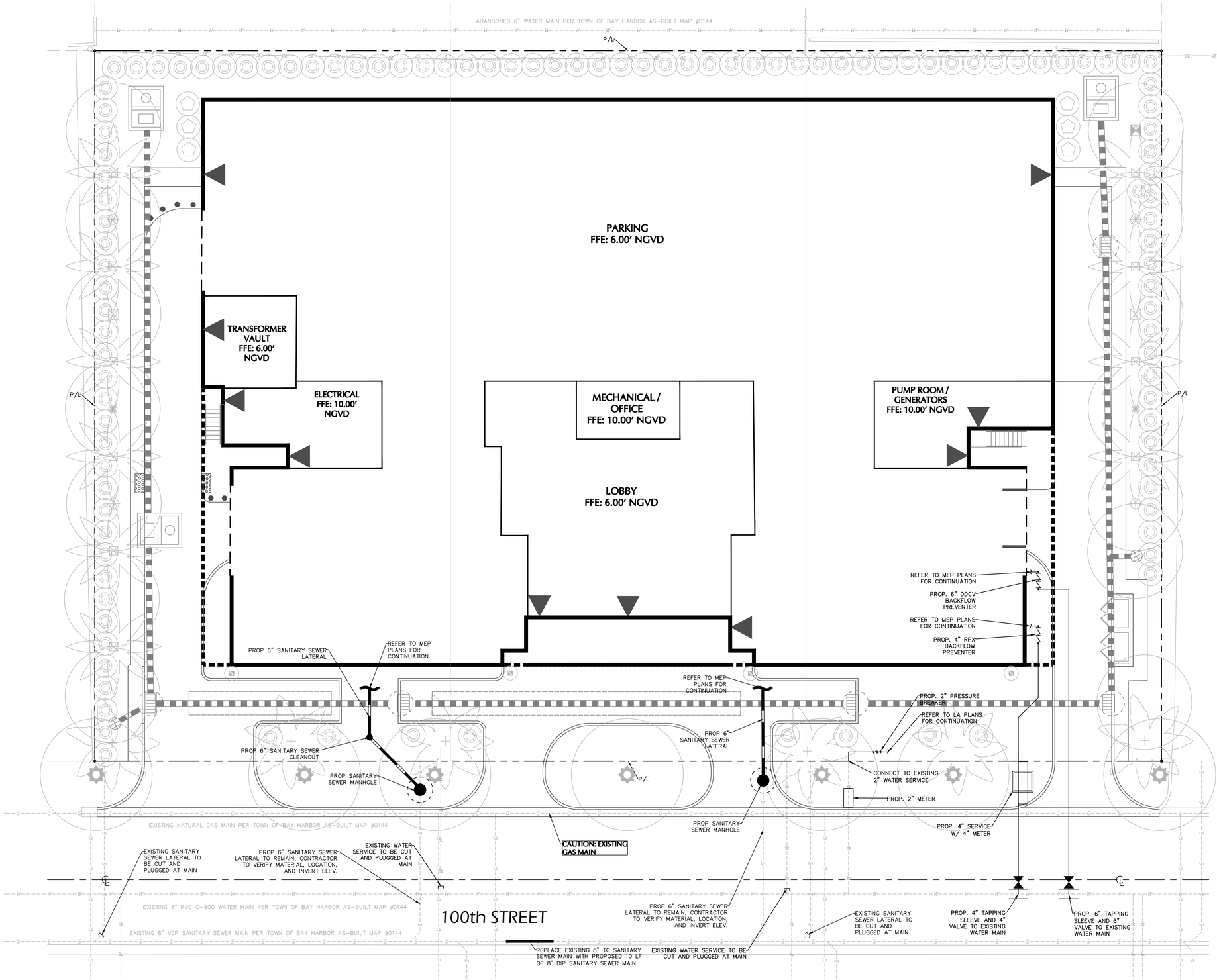

SHEET TITLE: UTILITY PLAN

DATE 09-23-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET C-500
OF SHEETS

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858


LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB6172/LB8198




10 0 2 4 10
SCALE: 1" = 10'

| 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 | | |

PREVIOUS DRB SUBMITTAL DATED 07/22/2022

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

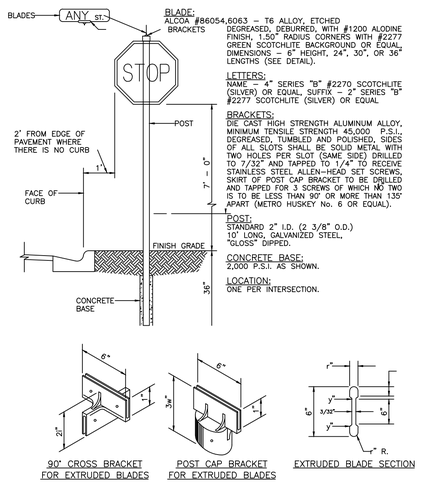

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE: UTILITY PLAN

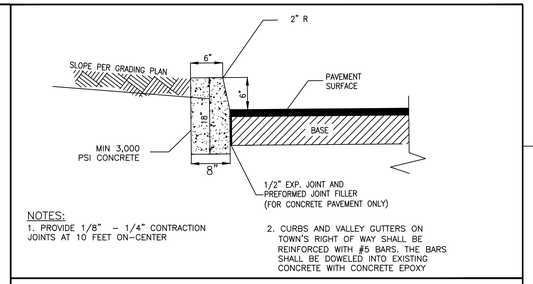
DATE 07-22-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET C-500
OF SHEETS

SIGNATURE DATE
LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858


LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 0000660/LB8172/LB8198

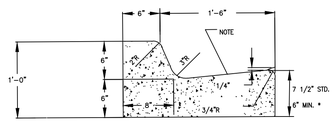



## STOP SIGN AND STREET BAR ASSEMBLY




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

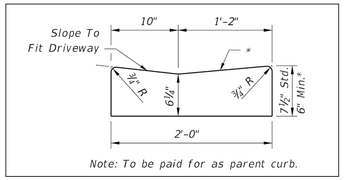
## FDOT TYPE D CURB



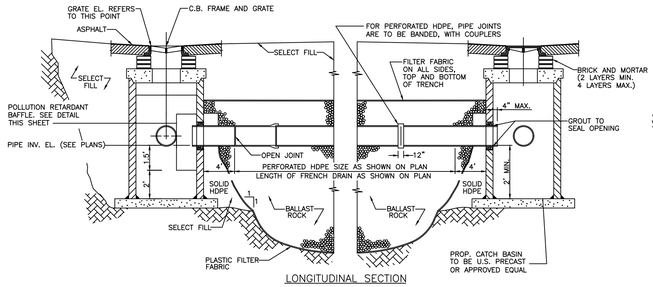

NOTES:
1. WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.
2. CURBS AND VALLEY GUTTERS ON TOWN'S RIGHT OF WAY SHALL BE REINFORCED WITH #5 BARS. THE BARS SHALL BE DOWELED INTO EXISTING CONCRETE WITH CONCRETE EPOXY.

## FDOT TYPE F CURB AND GUTTER

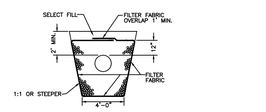
NOTE:
CURBS AND VALLEY GUTTERS ON TOWN'S RIGHT OF WAY SHALL BE REINFORCED WITH #5 BARS. THE BARS SHALL BE DOWELED INTO EXISTING CONCRETE WITH CONCRETE EPOXY.




## FDOT STANDARD DROP CURB

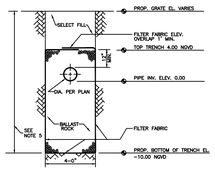



LONGITUDINAL SECTION




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.



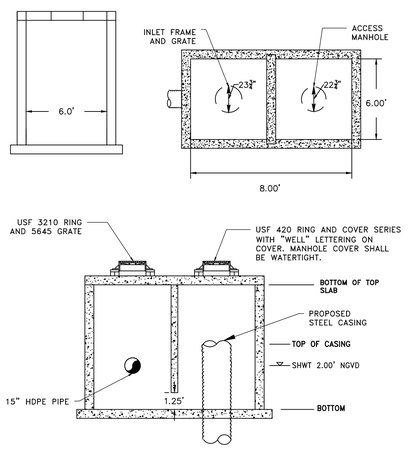

TRANSVERSE SECTION

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 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




## DRAINAGE WELL DETAIL

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE

# DETAILS

| | |
|---|---|
| DATE | 09-23-22 |
| SCALE | 1" = 10' |
| JOB NO. | 300303701 |
| SHEET | C-800 |

OF SHEETS

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858


LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006610,LB8172,LB8198

## GRADING NOTES:

1. VERIFY EXISTING ELEVATIONS PRIOR TO STARTING WORK. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. EXISTING AND PROPOSED GRADES ARE BASED ON SURVEY DOCUMENTS PREPARED BY SURVEYOR.
2. CONTRACTOR SHALL VERIFY THE PLACEMENT OF FLATWORK PENETRATIONS TO ENSURE COORDINATION OF SURFACE FIXTURES, SUCH AS DRAINS AND LIGHTS. NOTIFY GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT OF DISCREPANCIES PRIOR TO CONSTRUCTION OF FLATWORK.
3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS TO VERIFY FINISHED FLOOR ELEVATIONS. THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED IF THERE ARE ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL REFER TO THE MECHANICAL DRAWINGS TO VERIFY DRAIN LOCATIONS OVER STRUCTURE. THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL REFER TO THE CIVIL ENGINEERING DRAWINGS TO VERIFY UTILITY AND OTHER DRAIN LOCATIONS. THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
6. PROPOSED ELEVATIONS INDICATED ON DRAWINGS ARE FINISHED GRADE ELEVATIONS. THE CONTRACTOR SHALL DIRECT ROUGH GRADE WORK TO ALLOW FOR SUFFICIENT TOPSOIL AND OTHER FINISHED CONDITIONS AS DESCRIBED IN THE CONTRACT DOCUMENTS.
7. ALL FINISHED GRADES SHALL MEET AND BLEND SMOOTHLY WITH EXISTING GRADES AT THE PROJECT LIMIT.
8. ALL FINISHED GRADES SHALL BE WITHOUT LOW SPOTS OR POCKETS. CONTRACTOR SHALL SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM OF TWO (2) PERCENT OR MAXIMUM OF FIFTY (50) PERCENT, UNLESS OTHERWISE NOTED.
9. ALL FINISHED GRADES SHALL PRESENT SMOOTH TRANSITIONS BETWEEN TOES AND TOPS OF SLOPES.
10. THE MAXIMUM SLOPE OF SOD TO BE 3:1 IN AREAS DESIGNATED AS" LAWN," UNLESS OTHERWISE NOTED.
11. ALL MANHOLES, VALVE BOXES, UTILITY BOXES AND PEDESTALS, AND OTHER APPURTENANCES SHALL BE ADJUSTED TO FINISH GRADE IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING
BODIES/AGENCIES OR UTILITY RULES AND REGULATIONS, UNLESS OTHERWISE NOTED.
12. SOIL COMPACTION BENEATH PAVEMENTS, STEPS, WALLS AND LIGHT FOUNDATIONS SHALL BE 95% PROCTOR DENSITY MINIMUM, UNLESS OTHERWISE SPECIFIED.
13. GRADING AND EXCAVATION WORK SHALL BE COMPLETED DURING DRY AND
NON-FREEZING WEATHER CONDITIONS.
14. THE CONTRACTOR SHALL REMOVE AND STOCKPILE TOPSOIL FOR REUSE ON-SITE. SOIL SHALL BE SCREENED TO REMOVE ROCKS AND BOULDERS.
15. IF STRUCTURAL SOIL IS FOUND ON-SITE, THE CONTRACTOR SHALL REUSE.
16. THE CONTRACTOR SHALL PREVENT SOIL LOSS TO WIND AND WATER EROSION.
17. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
18. THE GENERAL CONTRACTOR SHALL INSTALL & MAINTAIN TEMPORARY DRAINAGE DEVICES DURING CONSTRUCTION.
19. THE CONTRACTOR SHALL VERIFY ALL CONTROL POINTS, FINISH FLOOR ELEVATIONS & PROPOSED SPOT ELEVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO FORMWORK INSTALLATION.
20. SPECIFICATIONS DELINEATED IN GEO-TECH REPORT TAKE PRECEDENCE OVER GRADING PLAN DRAWINGS. INFORM LANDSCAPE ARCHITECT OF DISCREPANCIES.
21. ALL ELEVATIONS ARE NGVD.

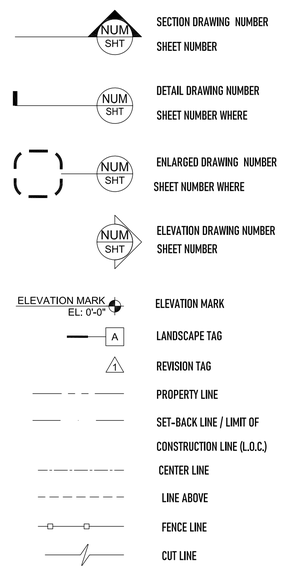
## SOIL EROSION CONTROL NOTES:

1. PRIOR TO BEGINNING ANY EARTH CHANGE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL SESC MEASURES AS SHOWN ON THE CONTRACT DOCUMENTS AND AS REQUIRED BY ANY GOVERNING AGENCIES.
2. ALL SESC MEASURES TO BE MAINTAINED DAILY.
3. THE CONTRACTOR TO CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT, GENERATED BY WIND OR WATER IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR, OR UNDERGROUND UTILITY SYSTEM. STAGE WORK TO MINIMIZE THE AREA OF EXPOSED SOIL, THEREBY REDUCING THE OPPORTUNITY FOR SOIL EROSION.
4. WATER FROM TRENCHES AND OTHER EXCAVATION TO BE PUMPED INTO A FILTRATION BAG TO REMOVE SEDIMENTS FROM THE WATER.
5. NORTH AMERICAN GREEN SC-150 OR EQUIVALENT EROSION CONTROL FABRIC IS REQUIRED ON ALL DISTURBED SLOPES GREATER THAN 3:1 UNTIL PROJECT AREA IS RE-VEGETATED PER THE PLANTING PLAN.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
7. CONTRACTOR TO PROVIDE ONSITE WATERING TO REDUCE FUGITIVE DUST LEAVING THE SITE DURING CONSTRUCTION.
8. SOIL EROSION CONTROL MEASURES TO BE PROVIDED FOR ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES WITHIN THE PROJECT LIMITS.
9. CONSTRUCTION STAGING AND PHASING SHALL OCCUR, WHERE APPLICABLE, TO MINIMIZE SOIL DISTURBANCE TIME.
10. BEST MANAGEMENT PRACTICES (BMPs) SHALL BE ADJUSTED AS NEEDED TO MEET ANY OTHER UNFORESEEN CONDITIONS.
11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING A MUD TRACKING PAD/WASHING PAD AT THE CONSTRUCTION ENTRANCES TO MINIMIZE MUD DETACHMENT FROM TRUCK TIRES. 1-1/2 INCH SCREENED ROCK TO BE PLACED ON MIRAFI 140-N FILTER FABRIC. ADDITIONAL CLEAN GRAVEL TO BE ADDED THROUGHOUT THE DURATION OF CONSTRUCTION AS NEEDED.
12. CONTRACTOR SHALL ABIDE BY THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES CONSTRUCTION MANAGEMENT PLAN REQUIREMENTS.
13. RESEED AS INDICATED IN SEEDING NOTES.

## LAYTOUT NOTES:

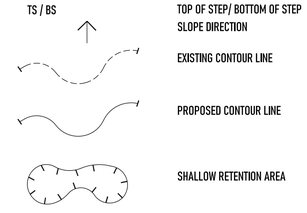
1. LAYOUT AND VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. LANDSCAPE ARCHITECT TO REVIEW AND APPROVE ALL LAYOUTS CONTAINED IN THE CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION.
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DIMENSIONS FROM REDUCED DRAWINGS.
3. DIMENSIONS REFERRED TO AS "EQUAL" INDICATE SPACING WHICH IS EQUIDISTANT MEASURED TO THE CENTERLINES.
4. MEASUREMENTS ARE TO THE FINISHED FACE OF BUILDINGS, WALLS, OR OTHER FIXED SITE IMPROVEMENTS. DIMENSIONS TO CENTERLINES ARE IDENTIFIED AS SUCH.
5. INSTALL INTERSECTING ELEMENTS AT 90-DEGREE ANGLES, UNLESS OTHERWISE INDICATED. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS INDICATED IN CONTRACT DOCUMENTS.
6. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.

## SYMBOL LEGEND




## GRADING LEGEND:

| | |
|---|---|
| EXISTING SPOT ELEVATION | (+0.00) |
| PROPOSED SPOT ELEVATION / NOTE | +0.00 |
| LP / HP | LOW POINT / HIGH POINT |
| TW / BW | TOP OF WALL / BOTTOM OF WALL |
| TR / BR | TOP OF RAMP/ BOTTOM OF RAMP |
| TS / BS | TOP OF STEP/ BOTTOM OF STEP |




## SITEWORK GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK BY THE SUBCONTRACTORS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING ANY WORK.
3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ALL CONTRACTORS MUST COMPLY WITH PERMIT REQUIREMENTS, LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES RULES AND REGULATIONS AND LAND USE APPROVAL CONDITIONS AT ALL TIMES.
4. WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS AND/OR DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.
5. ALL WORK SHALL CONFORM TO THE APPROPRIATE AGENCIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS AND ELECTRICAL LINES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR NEGLIGENCE ON THE PART OF THE CONTRACTOR. RESETS SHALL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR AND MONUMENT RECORDS MUST BE FILED AS REQUIRED BY STATUTE FOR ALL MONUMENTS.
7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
8. ALL BARRICADING AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS. PROVIDE ADEQUATE TIME FOR REVIEW AND APPROVAL BY THE ABOVE JURISDICTIONS PRIOR TO COMMENCEMENT.
9. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES UTILIZED OR FOR SAFETY PRECAUTIONS OR PROBLEMS IN CONNECTION WITH THE WORK. THE LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACT DOCUMENTS INCLUDE THE CONSTRUCTION DOCUMENT DRAWING SET/TECHNICAL SPECIFICATIONS MANUAULASIS.
10. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
11. A SYSTEM OF DIAGRAMMATIC SYMBOLS, HATCHES AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATIONS CAREFULLY, NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION OF ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.
13. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK. UTILITY SLEEVES ARE REQUIRED IN ALL PLANT BEDS ISOLATED BY PAVEMENT OR ANY OTHER STRUCTURES.
14. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.
15. VEHICLES, EQUIPMENT, AND/OR MATERIALS SHALL NOT BE PARKED OR STORED IN AREAS OF EXISTING VEGETATION, INCLUDING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.
16. CONSTRUCTION WASTE-INCLUDING BUT NOT LIMITED TO: PLANT MATERIAL, BUILDING MATERIALS, DEMOLISHED MATERIALS, PACKAGING, LEFTOVER PAINT AND CONCRETE SLURRY-SHOULD BE PROPERLY REUSED, RECYCLED, DISPOSED OF LEGALLY OFF-SITE OR IN DESIGNATED WASH-OUT AREAS DETERMINED BY THE GENERAL CONTRACTOR.
17. RECYCLING AND TRASH BINS TO BE PROVIDED ON SITE. SEPARATE BINS FOR CARDBOARD, CO-MINGLED, AND OTHER RECYCLABLE/REUSABLE MATERIALS IDENTIFIED BY THE LOCAL JURISDICTION SHALL BE MAINTAINED. ALL BINS TO BE WILDLIFE-PROOF.
18. ON-SITE FUEL STORAGE FOR CONSTRUCTION EQUIPMENT IS DISCOURAGED. CONSTRUCTION EQUIPMENT USED ON SITE TO BE CHECKED REGULARLY TO ASSURE CONTAMINATION CONCERNS FROM OILS AND GREASES ARE ELIMINATED. NO TOXIC MATERIALS SHALL BE STORED ON-SITE.
19. GENERAL CONTRACTOR TO KEEP ALL ITEMS IMPLEMENTED BY LANDSCAPE ARCHITECT IN PROPER WORKING ORDER THROUGHOUT THE DURATION OF THE PROJECT.
20. THE CONSTRUCTION SITE TO BE INSPECTED ON A MONTHLY BASIS BY LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER TO ASSURE THAT THE SILT FENCE AND MUD TRACKING PAD ARE PROPERLY IN PLACE AND FUNCTIONING AS DESIGNED.
21. GREEN BUILDING PRACTICES SHALL BE EMPLOYED TO THE EXTENT FEASIBLE. SUCH PRACTICES INCLUDE: CARPOOLING/VANPOOLING TO JOB SITE, MINIMIZING MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING MATERIAL / RESOURCE INEFFICIENCIES BY COORDINATING WORK.
22. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH. 23. WATERPROOFING OF SUBGRADE AND OTHER ARCHITECTURAL SPACES BELOW AND/OR ADJACENT TO IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT IS TO BE ADEQUATELY DESIGNED AND DETAILED BY OTHERS TO PERMANENTLY REPEL ALL WATER SOURCES INCLUDING, BUT NOT LIMITED TO: PRECIPITATION, STORM WATER RUNOFF, GROUND WATER, IRRIGATION, ROOF RUNOFF, GROUND WATER, AND PLUMBING LEAKS.
24. STRUCTURAL DESIGN TO SUPPORT IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT AND LOCATED ABOVE, BELOW, AND/OR ADJACENT TO SUBGRADE AND OTHER ARCHITECTURAL SPACES IS THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. THE STRUCTURAL DESIGN SHOULD BE ADEQUATELY DESIGNED TO SUPPORT ALL POSSIBLE LOADS INCLUDING, BUT NOT LIMITED TO: BACKFILL, COMPACTION, PLANTINGS, HARDSCAPES, RETAINING AND FREESTANDING SITE WALLS, AND CONSTRUCTION MATERIALS/EQUIPMENT/ACTIVITY.

## LANDSCAPE ABBREVIATIONS:

| PLANTING ABBREVIATIONS | | GENERAL ABBREVIATIONS | |
|---|---|---|---|
| B&B | BALLED AND BURLAPPED | BLDG. | BUILDING |
| CAL. | CALIPER | B.O.C. | BACK OF CURB |
| C.T. | CLEAR TRUNK | CJ | CONTROL JOINT |
| CRZ | CRITICAL ROOT ZONE | CLR | CLEAR |
| F.G. | FIELD GROWN | EJ | EXPANSION JOINT |
| GAL. | GALLON | EQ | EQUAL |
| G.W. | GREY WOOD | FFE | FINISH FLOOR ELEVATION |
| HT. | HEIGHT | F.O.B. | FACE OF BUILDING |
| MIN. | MINIMUM | HT. | HEIGHT |
| MAX. | MAXIMUM | H.P. | HIGH POINT |
| MULTI | MULTI-TRUNK | L.A. | LANDSCAPE ARCHITECT |
| OA. | OVERALL | L.O.A. | LIMIT OF CONSTRUCTION |
| O.C. | ON CENTER | L.P. | LOW POINT |
| QTY. | QUANTITY | MIN. | MINIMUM |
| SPRD | SPREAD | MAX. | MAXIMUM |
| TYP. | TYPICAL | N.I.C. | NOT IN CONTRACT |
| U.N.O. | UNLESS NOTED OTHERSIZE | O.C. | ON CENTER |
| | | O.C.E.W. | ON CENTER EACH WAY |
| | | PA. | PLANTING AREA |
| | | QTY. | QUANTITY |
| | | R.O.W. | RIGHT OF WAY |
| | | SIM. | SIMILAR DETAIL |
| | | TD | TOP OF DRAIN |
| | | T.O.C. | TOP OF CURB |
| | | TW | TOP OF WALL |
| | | TYP. | TYPICAL |
| | | U.N.O. | UNLESS NOTED OTHERWISE |


**COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC**
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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

GENERAL NOTES AND ABBREVIATIONS

LC-001

# IRRIGATION NOTES

1 ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.

2 THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.

3 THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.

4 THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

5 THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS OR OFF-SITE IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS WITHIN THE PROJECT'S PROPERTY LINES.

6 THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.

7 INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

8 ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

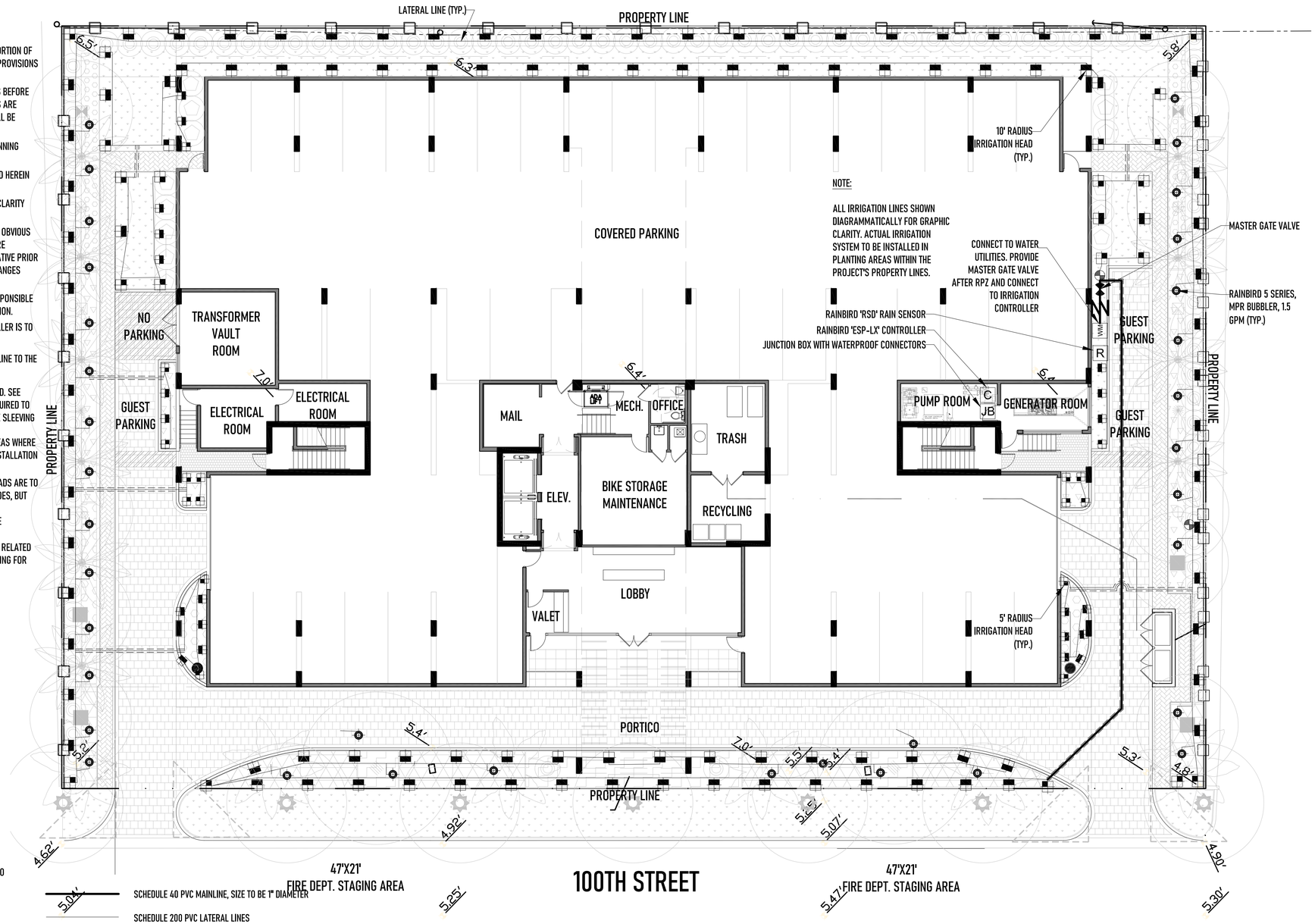
9 CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.

10 ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.

11 ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.

12 ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.

13 THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.




# IRRIGATION LEGEND

WM — NEW IRRIGATION WATER METER AS PER ALL APPLICABLE CODES AND SPECIFICATIONS CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR METER AND BACKFLOW PREVENTOR TO LANDSCAPE ARCHITECT FOR APPROVAL.

RPZ (REDUCED PRESSURE ZONE)
REFER TO CIVIL ENGINEERS PLANS

1" MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER. INSTALLATION AND MATERIALS TO MEET ALL APPLICABLE CODES AND ORDINANCES.

CZK — RAINBIRD CONTROL ZONE KIT. PGA VALVE AND PRESSURE REGULATING BASKET FILTER

C — RAINBIRD CONTROLLER MODEL ESP-LX, INSTALL IN BUILDING'S ELECTRICAL ROOM. REFER TO ELECTRICAL ENGINEER'S PLANS.

R — RAINBIRD "RSD" RAIN SENSOR TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

JB — JUNCTION BOX WITH WATERPROOF CONNECTORS. REFER TO ELECTRICAL ENGINEER'S PLANS

1" TO 1-1/2" ELECTRIC VALVES - RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX

SCHEDULE 40 PVC MAINLINE, SIZE TO BE 1" DIAMETER

SCHEDULE 200 PVC LATERAL LINES

PIPE IN PVC SLEEVES, SEE SIZING CHART

3/4" IRRIGATION DRIP TUBING (XF SERIES)

PIPE CONNECTION

PIPE CROSSING

ZONE INFORMATION BOX

ZONE NUMBER
VALVE SIZE
1
1" 29.4
ZONE G.P.M.

RAINBIRD 1800 PRS - U SERIES NOZZLE
10", 12", 15" POP-UP / QUARTER, HALF, FULL RADIUS
DIAMETERS AS NOTED

RAINBIRD 1800 SERIES STRIP-TYPE
15EST (END STRIP) + 15SCT (CENTER STRIP) 1.5 GPM

RAINBIRD 5-SERIES, MPR STREAM BUBBLER NOZZLES, 5' RADIUS, 1.5 GPM

Sunshine State 811 One Call of Florida, Inc.

NORTH

01' 5' 10' 20'
SCALE: 3/32"=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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:
IRRIGATION PLAN

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.

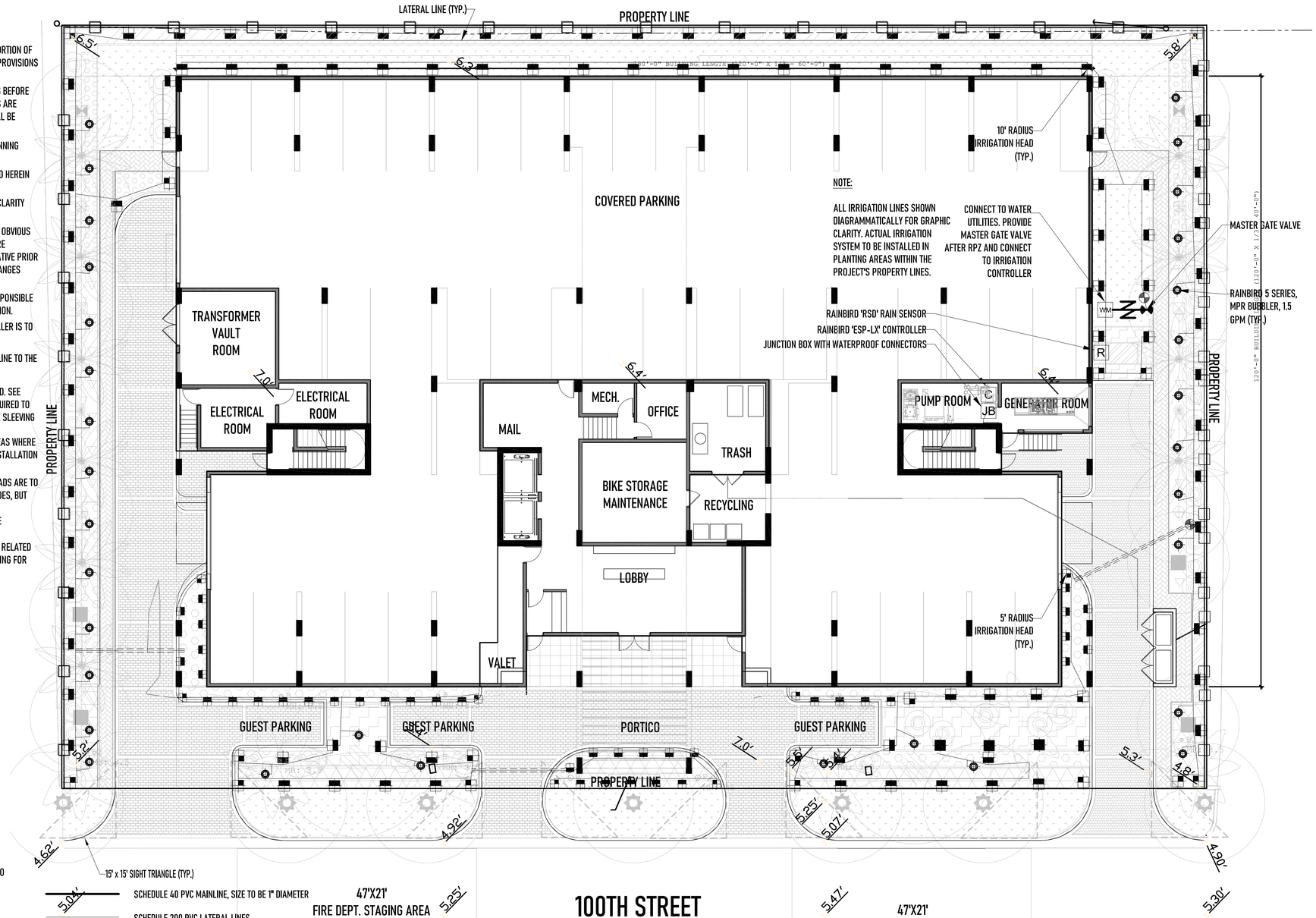
9 CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.

10 ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.

11 ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.

12 ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.

13 THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.




# IRRIGATION LEGEND

WM — NEW IRRIGATION WATER METER AS PER ALL APPLICABLE CODES AND SPECIFICATIONS CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR METER AND BACKFLOW PREVENTOR TO LANDSCAPE ARCHITECT FOR APPROVAL.

RPZ (REDUCED PRESSURE ZONE)
REFER TO CIVIL ENGINEERS PLANS

1" MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER. INSTALLATION AND MATERIALS TO MEET ALL APPLICABLE CODES AND ORDINANCES.

CZK — RAINBIRD CONTROL ZONE KIT. PGA VALVE AND PRESSURE REGULATING BASKET FILTER

C — RAINBIRD CONTROLLER MODEL ESP-LX, INSTALL IN BUILDING'S ELECTRICAL ROOM. REFER TO ELECTRICAL ENGINEER'S PLANS.

R — RAINBIRD "RSD" RAIN SENSOR TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

JB — JUNCTION BOX WITH WATERPROOF CONNECTORS. REFER TO ELECTRICAL ENGINEER'S PLANS

1" TO 1-1/2" ELECTRIC VALVES - RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX

SCHEDULE 40 PVC MAINLINE, SIZE TO BE 1" DIAMETER

SCHEDULE 200 PVC LATERAL LINES

PIPE IN PVC SLEEVES, SEE SIZING CHART

3/4" IRRIGATION DRIP TUBING (XF SERIES)

PIPE CONNECTION

PIPE CROSSING

ZONE INFORMATION BOX

ZONE NUMBER
VALVE SIZE
1
1" 29.4
ZONE G.P.M.

RAINBIRD 1800 PRS - U SERIES NOZZLE
10", 12", 15" POP-UP / QUARTER, HALF, FULL RADIUS
DIAMETERS AS NOTED

RAINBIRD 1800 SERIES STRIP-TYPE
15EST (END STRIP) + 15SCT (CENTER STRIP) 1.5 GPM

RAINBIRD 5-SERIES, MPR STREAM BUBBLER NOZZLES, 5' RADIUS, 1.5 GPM

PREVIOUS DRB SUBMITTAL
DATED 7-22-2022

Sunshine State 811 One Call of Florida, Inc.

NORTH

01' 5' 10' 20'
SCALE: 3/32"=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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: JULY 22, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:
IRRIGATION PLAN

LI-100

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

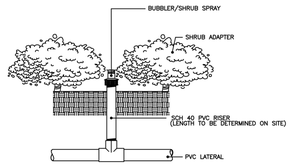
- TIMING OF EACH ZONE / STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS OR RESTRICTIONS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES / WEEK.
- SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) WATER RESTRICTIONS, YEAR-ROUND LANDSCAPE IRRIGATION RULE IS IN EFFECT. 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.

| 1145-1163 100 STREET BAY HARBOR - IRRIGATION SCHEDULE - 2022.05.26 | | | | | |
|---|---|---|---|---|---|
| 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 | 2" | XX GPM | 40 MINUTES / WEEK | +/-X,XXX GALLONS / WEEK |
| 2 | POP UP | 1-1/4" | XX GPM | 40 MINUTES / WEEK | +/-XXX GALLONS / WEEK |
| | | | PRESSURE REQUIRED +/-XX PSI | 80 MINUTES / WEEK | +/-X,XXX GALLONS / WEEK |

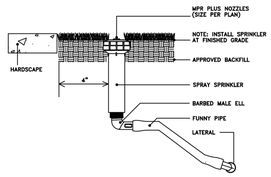
## PIPE INSTALLATION + SLEEVE NOTES

| 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" |

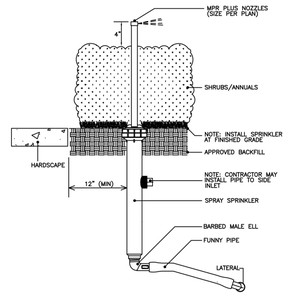
| FLORIDA BUILDING CODE - APPENDIX F - SLEEVE SIZES - PART V -A-6 | |
|---|---|
| VEHICLE TRAFFIC AREAS | |
| WATER PIPE SIZE (INCHES) | SLEEVE SIZE (INCHES) |
| 3/4" | 1 1/2" |
| 1" | 2" |
| 1 1/4" | 2 1/2" |
| 1 1/2" | 3" |
| 2" | 4" |
| 3" | 5" |
| 4" | 6" |
| SLEEVES TO EXTEND A MINIMUM OF 3" BEYOND ALL PAVED BACKFILL AND COMPACTION PER APPENDIX F | |



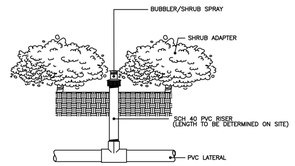

SPRINKLER DETAIL (NTS)
BUBBLER/SHRUB SPRAY INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING



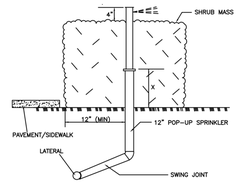

SPRINKLER DETAIL (NTS)
POP-UP SPRAY ON POLY PIPE SWING JOINT LOCATED IN SOD OR MULCH



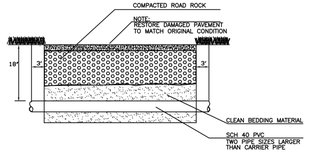

SPRINKLER DETAIL (NTS)
12" POP-UP SPRAY ON POLY PIPE SWING JOINT LOCATED IN PLANTS MAINTAINED TO A MAXIMUM HEIGHT OF 8".



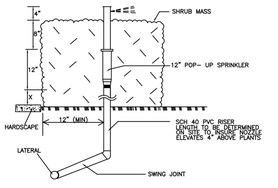

SPRINKLER DETAIL (NTS)
BUBBLER/SHRUB SPRAY INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING



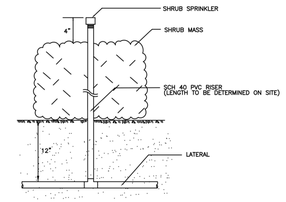

SPRINKLER DETAIL (NTS)
12" POP-UP INSTALLED ON PVC SWING JOINT LOCATED IN PLANT MASS MAINTAINED TO A MAXIMUM HEIGHT OF 18".



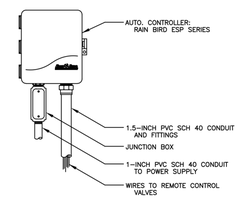

PIPE SLEEVE DETAIL
NOT TO SCALE



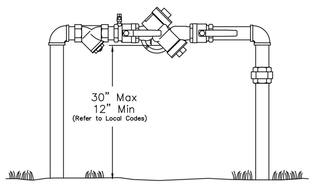

SPRINKLER DETAIL (NTS)
12" POP-UP ON PVC SWING JOINT WITH RISER LOCATED IN PLANT MASS MAINTAINED TO A MINIMUM HEIGHT OF 24".



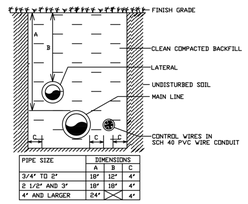

SPRINKLER DETAIL (NTS)
SHRUB SPRAY ON RISER AT INTERIOR LOCATION IN PLANT MASS.



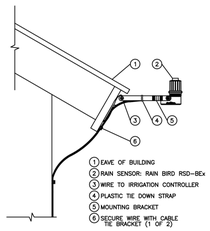

ESP AUTOMATIC CONTROLLER
NOT TO SCALE



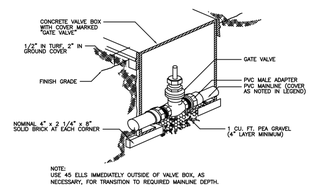

REDUCED PRESSURE ASSEMBLY
NOT TO SCALE



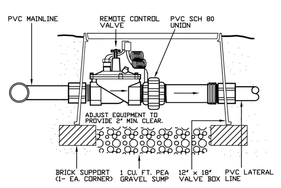

TRENCHING DETAIL (NTS)
NON-TRAFFIC AREAS




RAIN SENSOR RSD-BEx
NOT TO SCALE




GATE VALVE DETAIL
NOT TO SCALE




REMOTE CONTROL VALVE DETAIL
NOT TO SCALE


COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

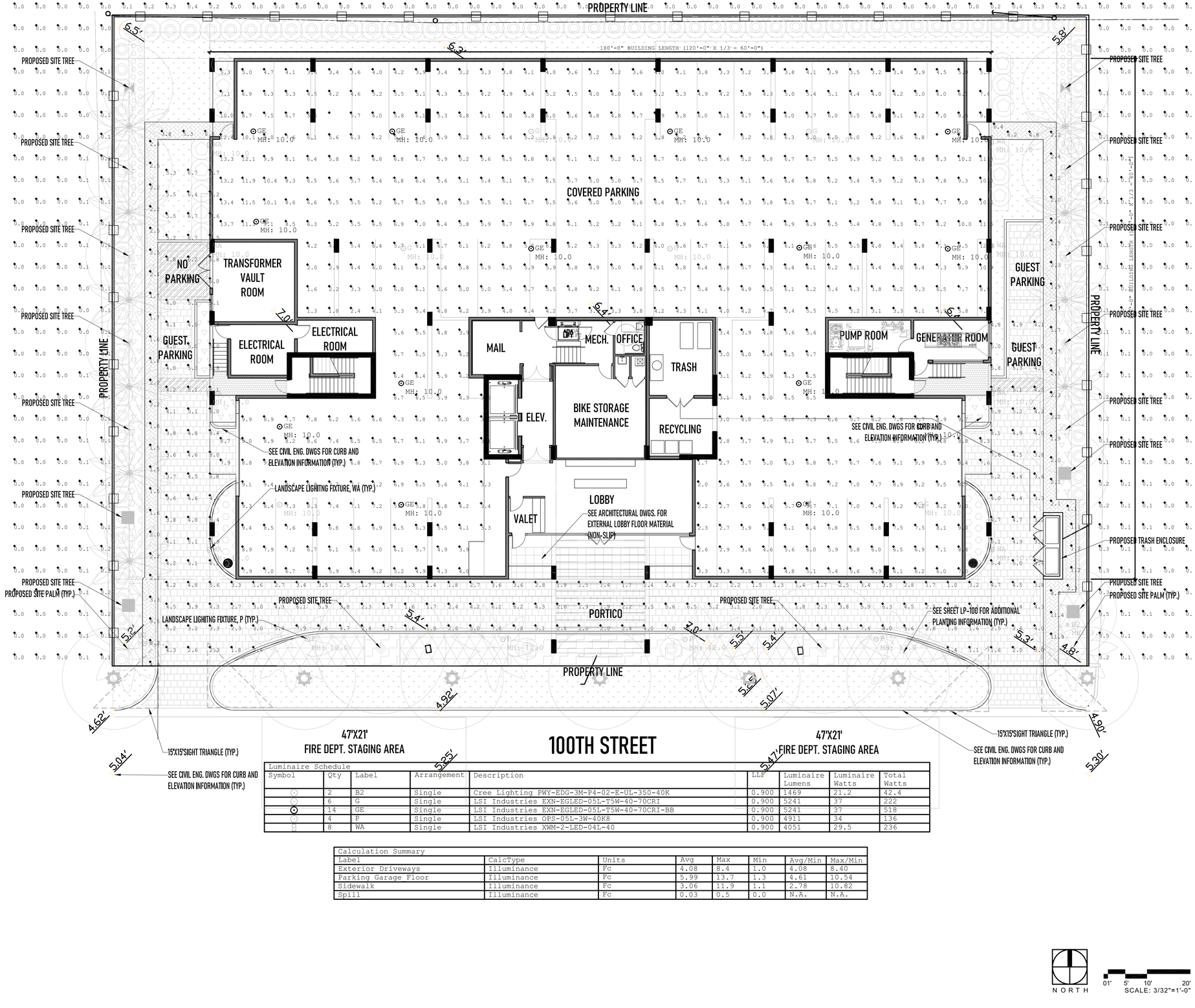
Sheet Title:
IRRIGATION SPECIFICATIONS

Sunshine State 811 of Florida, Inc.

NORTH

01' 5' 10' 20'
SCALE: 3/32"=1'-0"

LI-101




| Luminaire Schedule | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Description | LLF | Luminaire Lumens | Luminaire Watts | Total Watts |
| | 2 | B2 | Single | Cree Lighting PWY-EDG-3M-P4-02-E-UL-350-40K | 0.900 | 1469 | 21.2 | 42.4 |
| | 6 | G | Single | LSI Industries EXN-EGLED-05L-T5W-40-70CRI | 0.900 | 5241 | 37 | 222 |
| | 14 | GE | Single | LSI Industries EXN-EGLED-05L-T5W-40-70CRI-BB | 0.900 | 5241 | 37 | 518 |
| | 4 | P | Single | LSI Industries OPS-05L-3W-40K8 | 0.900 | 4911 | 34 | 136 |
| | 8 | WA | Single | LSI Industries XWM-2-LED-04L-40 | 0.900 | 4051 | 29.5 | 236 |

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Exterior Driveways | Illuminance | Fc | 4.08 | 8.4 | 1.0 | 4.08 | 8.40 |
| Parking Garage Floor | Illuminance | Fc | 5.99 | 13.7 | 1.3 | 4.61 | 10.54 |
| Sidewalk | Illuminance | Fc | 3.06 | 11.9 | 1.1 | 2.78 | 10.82 |
| Spill | Illuminance | Fc | 0.03 | 0.5 | 0.0 | N.A. | N.A. |

NORTH

01' 5' 10' 20'
SCALE: 3/32"=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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |

SHEET ISSUE / REVISION LOG

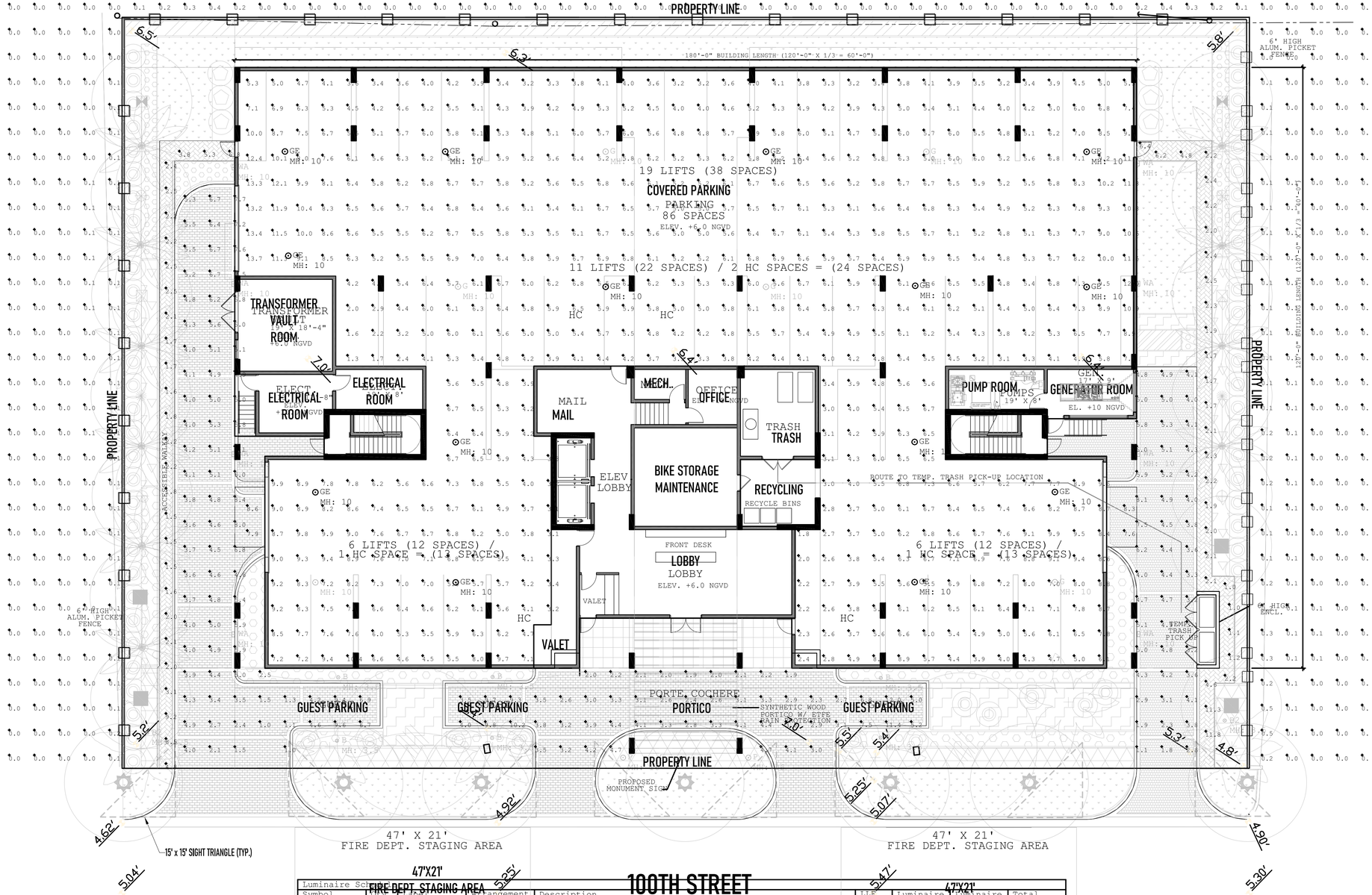

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

# LANDSCAPE LIGHTING PLAN AND PHOTOMETRIC ANALYSIS

# LL-100




| Luminaire Schedule | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Description | LLF | Luminaire Lumens | Luminaire Watts | Total Watts |
| | 8 | WA | Single | LSI Industries XWM-2-LED-04L-40 | 0.900 | 4051 | 29.5 | 236 |
| | 2 | P | Single | LSI Industries OPS-05L-3W-40K8 | 0.900 | 4911 | 34 | 68 |
| | 14 | GE | Single | LSI Industries EXN-EGLED-05L-T5W-40-70CRI-BB | 0.900 | 5241 | 37 | 518 |
| | 6 | G | Single | LSI Industries EXN-EGLED-05L-T5W-40-70CRI | 0.900 | 5241 | 37 | 222 |
| | 2 | B2 | Single | Cree Lighting PWY-EDG-3M-P4-02-E-UL-350-40K | 0.900 | 1469 | 21.2 | 42.4 |
| | 6 | B | Single | Cree Lighting PWY-EDG-5M-P4-02-E-UL-350-40K | 0.900 | 1779 | 21.3 | 127.8 |

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Building Exterior | Illuminance | Fc | 4.52 | 12.0 | 1.0 | 4.52 | 12.00 |
| Parking Garage Floor | Illuminance | Fc | 6.00 | 13.7 | 1.3 | 4.62 | 10.54 |
| Sidewalk | Illuminance | Fc | 3.02 | 11.8 | 1.0 | 3.02 | 11.80 |
| Spill | Illuminance | Fc | 0.03 | 0.5 | 0.0 | N.A. | N.A. |

PREVIOUS DRB SUBMITTAL
DATED 7-22-2022

NORTH

01' 5' 10' 20'
SCALE: 3/32"=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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG

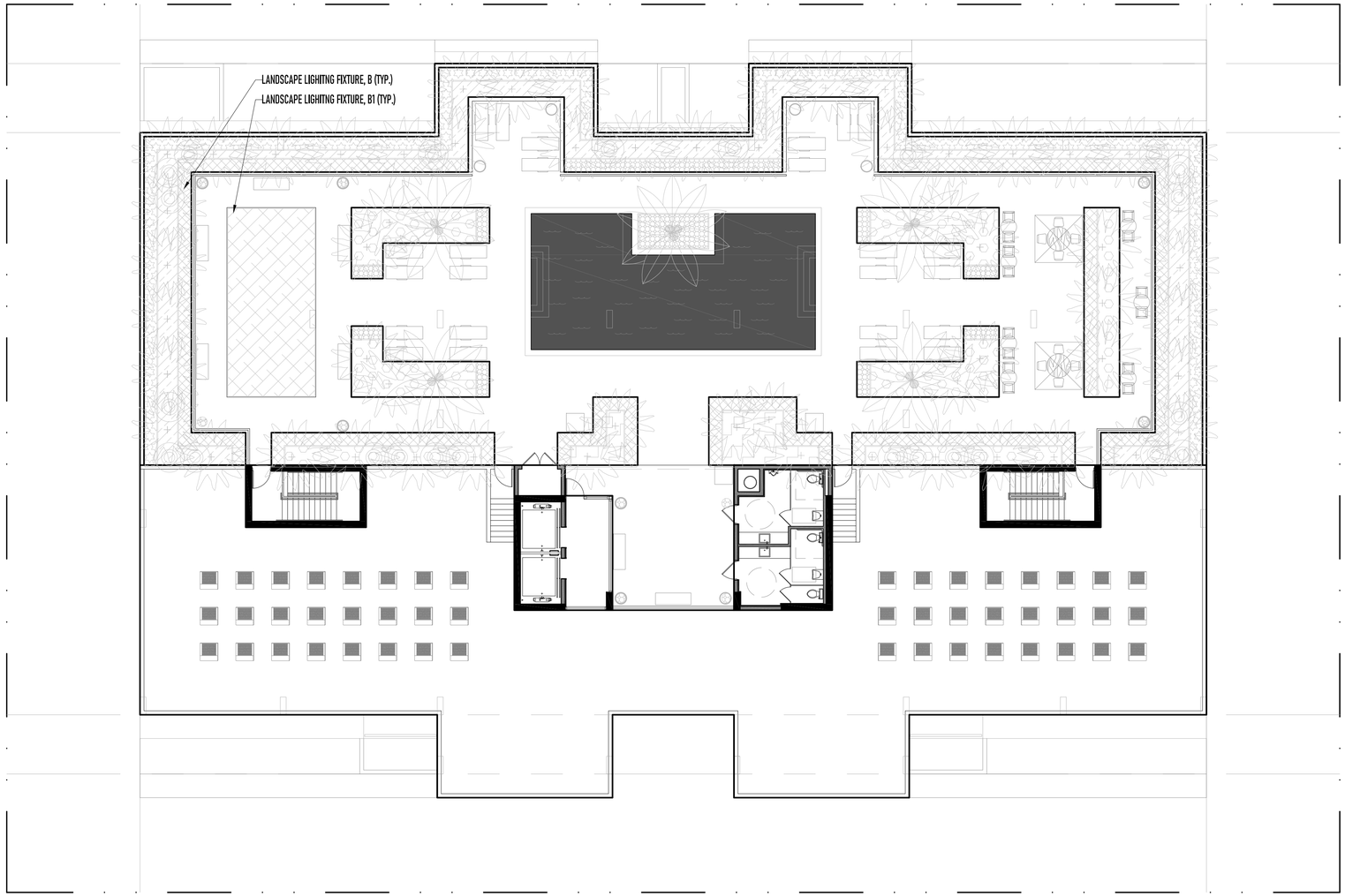

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: JULY 22, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

**LANDSCAPE LIGHTING PLAN AND PHOTOMETRIC ANALYSIS**

**LL-100**




**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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.

Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

# ROOF LANDSCAPE LIGHTING PLAN AND PHOTOMETRIC ANALYSIS

NORTH

01' 5' 10' 20'
SCALE: 3/32"=1'-0"

# LL-101

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

# Mirada Medium Wall Sconce (XWM)

## Outdoor Wall Sconce

IK08



| OVERVIEW | |
|---|---|
| Lumen Range | 3,000 - 21,000 |
| Wattage Range | 23 - 175 |
| Efficacy Range (LPW) | 125 - 158 |
| Weight lbs(kg) | 30 (13.6) |

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

## FEATURES & SPECIFICATIONS

**Construction**

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPMA) permits mounting to standard poles.
- 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: 30 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 IP65 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, and Forward Throw (FT) distributions.
- 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. Also Available in Phosphor Converted Amber with Peak Intensity at 610nm.
- 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.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F)
- 15L operating temperature: -40°C to +45°C (-40°F to +113°F).
- 18L operating temperature: -40°C to +40°C (-40°F to +104°F).
- 21L operating temperature: -40°C to +35°C (-40°F to + 95°F).
- Power factor: > 90
- Input power stays constant over life.
- Optional 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
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door
- 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**

- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an IOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an Intuitive app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule.

**Installation**

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing
- Optional terminal block accepts up to 12 ga wire.

**Warranty**

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on Battery Back-up option.

**Listings**

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K or lower color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- IP65 rated luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMA bracket) or wall mounted.
- IK08 rated luminaire per IEC 62262 mechanical impact code
- 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: 100TH ST. CONDO TYEP: P OPS-PT-5L-3W-XX-40K8-XX

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

# Opulence Small Post Top (OPS)

## Outdoor Decorative Post Top

IP66



| OVERVIEW | |
|---|---|
| Lumen Output Range | 3,000 - 14,000 |
| Wattage | 20 - 100 |
| Efficacy Range (LPW) | 114 - 148 |
| Fixture Weight lbs (kg) | 25.0 (11.3) |

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

## FEATURES & SPECIFICATIONS

**Construction**

- Rugged die-cast aluminum housing.
- 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.

**Optical System**

- High density LED optical system delivers industry leading optical performance and visual comfort.
- 7 distribution types 3W, 4F, SQ, SC, SR, SD & AD
- Diffused lens version provides maximum visual comfort with reduced brightness and LED pixelization
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377.
- Minimum CRI of 80
- External Shield available for field installation (see accessory ordering information and dimensions for details).

**Electrical**

- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection (6kV surge standard).
- 0-10V dimming driver (optional extended leads).
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F).
- Power factor: >90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- 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**

- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an IOS or Android configuration app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule. Updates and modifications to the control strategy are easily implemented via an Intuitive iOS app.

**Installation**

- Designed to mount directly to a 2 3/8" - 3" outer diameter tenon (4" tall).
- Optional flush mount accessory slips inside the top of a 4" round pole for a virtually seamless transition from pole to luminaire.

**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 and warmer color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications.
- 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: 100TH ST. CONDO TYPE: GE EXN-XX-EGLED-5L-T5W-XX-DIM-40-70CRI-BB-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. Consult factory. Other standard LSI finishes available.
- 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: 100TH ST. CONDO 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**

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP65 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, and Forward Throw (FT) distributions.
- 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. Also Available in Phosphor Converted Amber with Peak Intensity at 610nm.
- 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: 100TH ST. CONDO TYPE: B2 PWY-EDG-3M-P4-02-E-XX-350-40K

# THE EDGE® Series

LED Pathway Luminaire

Rev. Date: V10 12/10/2021

**Product Description**

Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance. Pole mounts to rugged die cast aluminum internal flange secured by three 3/8" - 16x6" anchor bolts with 1-1/4" hook (provided). **Note:** T45 Torx 3/8" socket required for head installation. Top mounted LEDs for superior optical performance and light control.

**Applications:** Landscape, walk-ways and general site lighting

**Performance Summary**

Patented NanoOptic® Product Technology

Assembled in the USA by Cree Lighting from US and imported parts

**Initial Delivered Lumens:** Up to 3,320

**CRI:** Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K); 90 CRI (5000K)

**CCT:** Turtle Friendly Amber, 3000K (+/- 300K), 4000K (+/- 300K), 5000K (+/- 500K), 5700K (+/- 500K) standard

**Limited Warranty:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish/1 year on accessories

*See http://creelighting.com/warranty for warranty terms



| Model | Dim. "A" | Weight* |
|---|---|---|
| Landscape (PO) | 13" (330mm) | 12.7 lbs. (5.8kg) |
| Landscape (PI) | 18" (457mm) | 13.3 lbs. (6.0kg) |
| Pathway (PS) | 36" (914mm) | 17.7 lbs. (8.1kg) |
| Pathway (PA) | 42" (1068mm) | 18.6 lbs. (8.4kg) |
| Pedestrian (PB) | 96" (2438mm) | 28.4 lbs (12.9kg) |

* Add 4.8 lbs. (2.2kg) for 347-480V

**Accessories**

Field-Installed

**Upgrade Kit**
- Used for replacement of existing bollards with a bolt hole circle of 5.75" (146mm)
KA-10PRSRV KA-10PRBRN
KA-10PRWHT KA-10PRBKZ

**Ordering Information**

Example: PWY-EDG-3M-P4-02-E-UL-SV-350

SPECIFY SPECIFY

| PWY-EDG | Optic | Mounting | LED Count (vf) | Series | Voltage | Color Options | Drive Current | Options |
|---|---|---|---|---|---|---|---|---|
| PWY-EDG | 2M Type II Medium 3M Type III Medium 5W Type V Wide 5S Type V Short | P5 13" (330mm) tenon - available with T5L P3 18" (457mm) tenon - available with T5L P5 36" (914mm) tenon P6 42" (1067mm) tenon P8 96" (2438mm) pedestrian | 02 | E | UL Universal: 120-277V UNV Universal: 347-480V - Available with P3, P4, and P8 mounts only - not available with T5L 1D 120V - Available only with TL options 2T 277V - Available only with TL options | BK Black BZ Bronze SV Silver WH White | 350 350mA 530 530mA 700 700mA 1A 1000mA 525 525mA (Available with P3, P4, and P8 mounts only | F Fuse - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - When color dictates fusing, use time delay fuse - Not available with TRL HL HiLow (Dual Circuit Input) - Available with UL voltage and 525mA driver current only - Must specify 525mA drive current - Refer to SL Assist Wheel for details - Not available with TRL - Not available with P8. TL2 Two-Level (21/50 w/integrated sensor control) - Available with 12 or 27 voltages only - Must specify 700mA drive current - Refer to SL Assist Wheel for details - Not available with P8 TL3 Two-Level (31/50 w/integrated sensor control) - Available with 12 or 27 voltages only - Must specify 700mA drive current - Refer to SL Assist Wheel for details - Not available with P8 WB Weather Shield - Standard on P8 mount option, available with P3 and P4 mount - Includes welded base cover 30K 3000K Color Temperature - Minimum 80 CRI - Color temperatures per luminaire 40K 4000K Color Temperature - Minimum 70 CRI - Color temperatures per luminaire 50K 5000K Color Temperature - Minimum 70 CRI - Color temperatures per luminaire TRL Amber Turtle Friendly LEDs - Available only with P3, P4 and P8 mounts, 120-277 Volt, 525mA drive current, and TL2 or WB options - 600nm dominant wavelength - Additional shielding (by others) may be required for Florida Fish and Wildlife Conservation Commission compliance |
|---|---|---|---|---|---|---|---|---|

* 347-480V utilizes magnetic step-down transformer. For input power for 347-480V, refer to the Electrical Data table

cULus DLC

US: creelighting.com (800) 236-4800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

JOB: 100TH ST. CONDO TYPE: B1 PWY-EDG-5M-P8-02-E-XX-525-40K

# THE EDGE® Series

LED Pathway Luminaire

Rev. Date: V10 12/10/2021

**Product Description**

Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance. Pole mounts to rugged die cast aluminum internal flange secured by three 3/8" - 16x6" anchor bolts with 1-1/4" hook (provided). **Note:** T45 Torx 3/8" socket required for head installation. Top mounted LEDs for superior optical performance and light control.

**Applications:** Landscape, walk-ways and general site lighting

**Performance Summary**

Patented NanoOptic® Product Technology

Assembled in the USA by Cree Lighting from US and imported parts

**Initial Delivered Lumens:** Up to 3,320

**CRI:** Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K); 90 CRI (5000K)

**CCT:** Turtle Friendly Amber, 3000K (+/- 300K), 4000K (+/- 300K), 5000K (+/- 500K), 5700K (+/- 500K) standard

**Limited Warranty:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish/1 year on accessories

*See http://creelighting.com/warranty for warranty terms



| Model | Dim. "A" | Weight* |
|---|---|---|
| Landscape (PO) | 13" (330mm) | 12.7 lbs. (5.8kg) |
| Landscape (PI) | 18" (457mm) | 13.3 lbs. (6.0kg) |
| Pathway (PS) | 36" (914mm) | 17.7 lbs. (8.1kg) |
| Pathway (PA) | 42" (1068mm) | 18.6 lbs. (8.4kg) |
| Pedestrian (PB) | 96" (2438mm) | 28.4 lbs (12.9kg) |

* Add 4.8 lbs. (2.2kg) for 347-480V

**Accessories**

Field-Installed

**Upgrade Kit**
- Used for replacement of existing bollards with a bolt hole circle of 5.75" (146mm)
KA-10PRSRV KA-10PRBRN
KA-10PRWHT KA-10PRBKZ

**Ordering Information**

Example: PWY-EDG-5M-P8-02-E-UL-SV-350

SPECIFY SPECIFY

| PWY-EDG | Optic | Mounting | LED Count (vf) | Series | Voltage | Color Options | Drive Current | Options |
|---|---|---|---|---|---|---|---|---|
| PWY-EDG | 2M Type II Medium 3M Type III Medium 5W Type V Wide 5S Type V Short | P5 13" (330mm) tenon - available with T5L P3 18" (457mm) tenon P4 24" (610mm) tenon P6 42" (1067mm) tenon P8 96" (2438mm) pedestrian | 02 | E | UL Universal: 120-277V UNV Universal: 347-480V - Available with P3, P4, and P8 mounts only - not available with TRL 1D 120V - Available only with TL options 2T 277V - Available only with TL options | BK Black BZ Bronze SV Silver WH White | 350 350mA 530 530mA 700 700mA 1A 1000mA 525 525mA (Available with P3, P4, and P8 mounts only | F Fuse - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - When color dictates fusing, use time delay fuse - Not available with TRL HL HiLow (Dual Circuit Input) - Available with UL voltage and 525mA driver current only - Must specify 525mA drive current - Refer to SL Assist Wheel for details - Not available with TRL - Not available with P8. TL2 Two-Level (21/50 w/integrated sensor control) - Available with 12 or 27 voltages only - Must specify 700mA drive current - Refer to SL Assist Wheel for details - Not available with P8 TL3 Two-Level (31/50 w/integrated sensor control) - Available with 12 or 27 voltages only - Must specify 700mA drive current - Refer to SL Assist Wheel for details - Not available with P8 WB Weather Shield - Standard on P8 mount option, available with P3 and P4 mount - Includes welded base cover 30K 3000K Color Temperature - Minimum 80 CRI - Color temperatures per luminaire 40K 4000K Color Temperature - Minimum 70 CRI - Color temperatures per luminaire 50K 5000K Color Temperature - Minimum 70 CRI - Color temperatures per luminaire TRL Amber Turtle Friendly LEDs - Available only with P3, P4 and P8 mounts, 120-277 Volt, 525mA drive current, and TL2 or WB options - 600nm dominant wavelength - Additional shielding (by others) may be required for Florida Fish and Wildlife Conservation Commission compliance |
|---|---|---|---|---|---|---|---|---|

* 347-480V utilizes magnetic step-down transformer. For input power for 347-480V, refer to the Electrical Data table

cULus DLC

US: creelighting.com (800) 236-4800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

JOB: 100TH ST. CONDO TYPE: B PWY-EDG-5M-P4-02-E-XX-350-40K

# THE EDGE® Series

LED Pathway Luminaire

Rev. Date: V10 12/10/2021

**Product Description**

Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance. Pole mounts to rugged die cast aluminum internal flange secured by three 3/8" - 16x6" anchor bolts with 1-1/4" hook (provided). **Note:** T45 Torx 3/8" socket required for head installation. Top mounted LEDs for superior optical performance and light control.

**Applications:** Landscape, walk-ways and general site lighting

**Performance Summary**

Patented NanoOptic® Product Technology

Assembled in the USA by Cree Lighting from US and imported parts

**Initial Delivered Lumens:** Up to 3,320

**CRI:** Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K); 90 CRI (5000K)

**CCT:** Turtle Friendly Amber, 3000K (+/- 300K), 4000K (+/- 300K), 5000K (+/- 500K), 5700K (+/- 500K) standard

**Limited Warranty:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish/1 year on accessories

*See http://creelighting.com/warranty for warranty terms



| Model | Dim. "A" | Weight* |
|---|---|---|
| Landscape (PO) | 13" (330mm) | 12.7 lbs. (5.8kg) |
| Landscape (PI) | 18" (457mm) | 13.3 lbs. (6.0kg) |
| Pathway (PS) | 36" (914mm) | 17.7 lbs. (8.1kg) |
| Pathway (PA) | 42" (1068mm) | 18.6 lbs. (8.4kg) |
| Pedestrian (PB) | 96" (2438mm) | 28.4 lbs (12.9kg) |

* Add 4.8 lbs. (2.2kg) for 347-480V

**Ordering Information**

Example: PWY-EDG-3M-P4-02-E-UL-SV-350

SPECIFY SPECIFY

| PWY-EDG | Optic | Mounting | LED Count (vf) | Series | Voltage | Color Options | Drive Current | Options |
|---|---|---|---|---|---|---|---|---|
| PWY-EDG | 2M Type II Medium 3M Type III Medium 5W Type V Wide 5S Type V Short | P5 13" (330mm) tenon - available with T5L P3 18" (457mm) tenon P4 24" (610mm) tenon P6 42" (1067mm) tenon P8 96" (2438mm) pedestrian | 02 | E | UL Universal: 120-277V UNV Universal: 347-480V - Available with P3, P4, and P8 mounts only - not available with TRL 1D 120V - Available only with TL options 2T 277V - Available only with TL options | BK Black BZ Bronze SV Silver WH White | 350 350mA 530 530mA 700 700mA 1A 1000mA 525 525mA (Available with P3, P4, and P8 mounts only | F Fuse - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - When color dictates fusing, use time delay fuse - Not available with TRL HL HiLow (Dual Circuit Input) - Available with UL voltage and 525mA driver current only - Must specify 525mA drive current - Refer to SL Assist Wheel for details - Not available with TRL - Not available with P8. TL Two-Level (17/50 w/integrated sensor control) - Available with 12 or 27 voltages only - Must specify 525mA drive current - Refer to SL Assist Wheel for details - Not available with P8 TL2 Two-Level (21/50 w/integrated sensor control) - Available with 12 or 27 voltages only - Must specify 700mA drive current - Refer to SL Assist Wheel for details - Not available with P8 TL3 Two-Level (31/50 w/integrated sensor control) - Available with 12 or 27 voltages only - Must specify 700mA drive current - Refer to SL Assist Wheel for details - Not available with P8 WB Weather Shield - Standard on P8 mount option, available with P3 and P4 mount - Includes welded base cover 30K 3000K Color Temperature - Minimum 80 CRI - Color temperatures per luminaire 40K 4000K Color Temperature - Minimum 70 CRI - Color temperatures per luminaire 50K 5000K Color Temperature - Minimum 70 CRI - Color temperatures per luminaire TRL Amber Turtle Friendly LEDs - Available only with P3, P4 and P8 mounts, 120-277 Volt, 525mA drive current, and TL2 or WB options - 600nm dominant wavelength - Additional shielding (by others) may be required for Florida Fish and Wildlife Conservation Commission compliance |
|---|---|---|---|---|---|---|---|---|

* 347-480V utilizes magnetic step-down transformer. For input power for 347-480V, refer to the Electrical Data table

cULus DLC

US: creelighting.com (800) 236-4800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

5/25/2022

## 100TH ST. CONDO

### LIGHTING FIXTURE SCHEDULE

| TYPE | MANUFACTURER | CATALOG NUMBER | DESCRIPTION | LAMPS | | VOLTS | MOUNTING | REMARKS | INPUT WATTS |
|---|---|---|---|---|---|---|---|---|---|
| | | | | Qty | Type | | | | |
| B | CREE | PWY-EDG-5M-P4-02-E-XX-350-40K | 42" LED COLUMN LIGHT | 1 | LED INCLUDED | XX | SURFACE | | 22W |
| B1 | CREE | PWY-EDG-5M-P8-02-E-XX-525-40K | 96" LED COLUMN LIGHT | 1 | LED INCLUDED | XX | SURFACE | | 34W |
| B2 | CREE | PWY-EDG-3M-P4-02-E-XX-350-40K | 42" LED COLUMN LIGHT | 1 | LED INCLUDED | XX | SURFACE | | 22W |
| G | LSI | EXN-XX-EGLED-5L-T5W-XX-DIM-40-70CRI-XX | LED GARAGE LUMINAIRE | 1 | LED INCLUDED | XX | XX | | 37W |
| GE | LSI | EXN-XX-EGLED-5L-T5W-XX-DIM-40-70CRI-BB-XX | LED GARAGE LUMINAIRE WITH EM. | 1 | LED INCLUDED | XX | XX | | 37W |
| P | LSI | OPS-PT-5L-3W-XX-40K8-XX | LED POST TOP LUMINAIRE | 1 | LED INCLUDED | XX | SURFACE | | 34W |
| WA | LSI | XWM-2-LED-4L-40-XX-XX | LED WALL LUMINAIRE | 1 | LED INCLUDED | XX | SURFACE | | 30W |

**LIGHTING SCHEDULE NOTES:**

1. For pricing please email Genesis Lighting at quotes@genesislighting.net, for technical questions please contact Ryan McCarthy at 850-980-5708


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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | | |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| DATE | DESCRIPTION | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE LIGHTING SPECIFICATIONS

LL-102

## LANDSCAPE REQUIREMENTS PER TOWN OF BAY HARBOR ISLANDS :

28 TREES REQUIRED PER NET LOT ACRE.
PROJECT SITE: 33,750 SQUARE FEET / 43,560 (1 AC) = .77%
.77 X 28 TREES REQUIRED PER NET LOT ACRE = 21.69 OR 22 SHADE TREES REQUIRED.

22 SHADE TREES = 6 TREE SPECIES REQUIRED.
PROVIDED: 16 TREES + 6 LARGE PALMS: 4 NATIVE SEA GRAPE TREES, 2 NATIVE BAY RUM TREES, 2 NATIVE GREEN BUTTONWOOD TREES, 2 NATIVE GUMBO LIMBO TREES, 2 NATIVE LIVE OAK TREES PLUS 6 COCONUT PALMS @ 1:1, TO COUNT FOR 6 REQUIRED SITE TREES. 25% OF REQUIRED TREES MAY BE PALMS @ 3:1. 22 X .25 = 5.5 OR 6 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 SATIN LEAF TREE FOR STREET TREE FOR 100TH STREET.

SHRUBS SHALL BE MINIMUM 24" HEIGHT AND MAXIMUM 24" ON-CENTER SPACING.

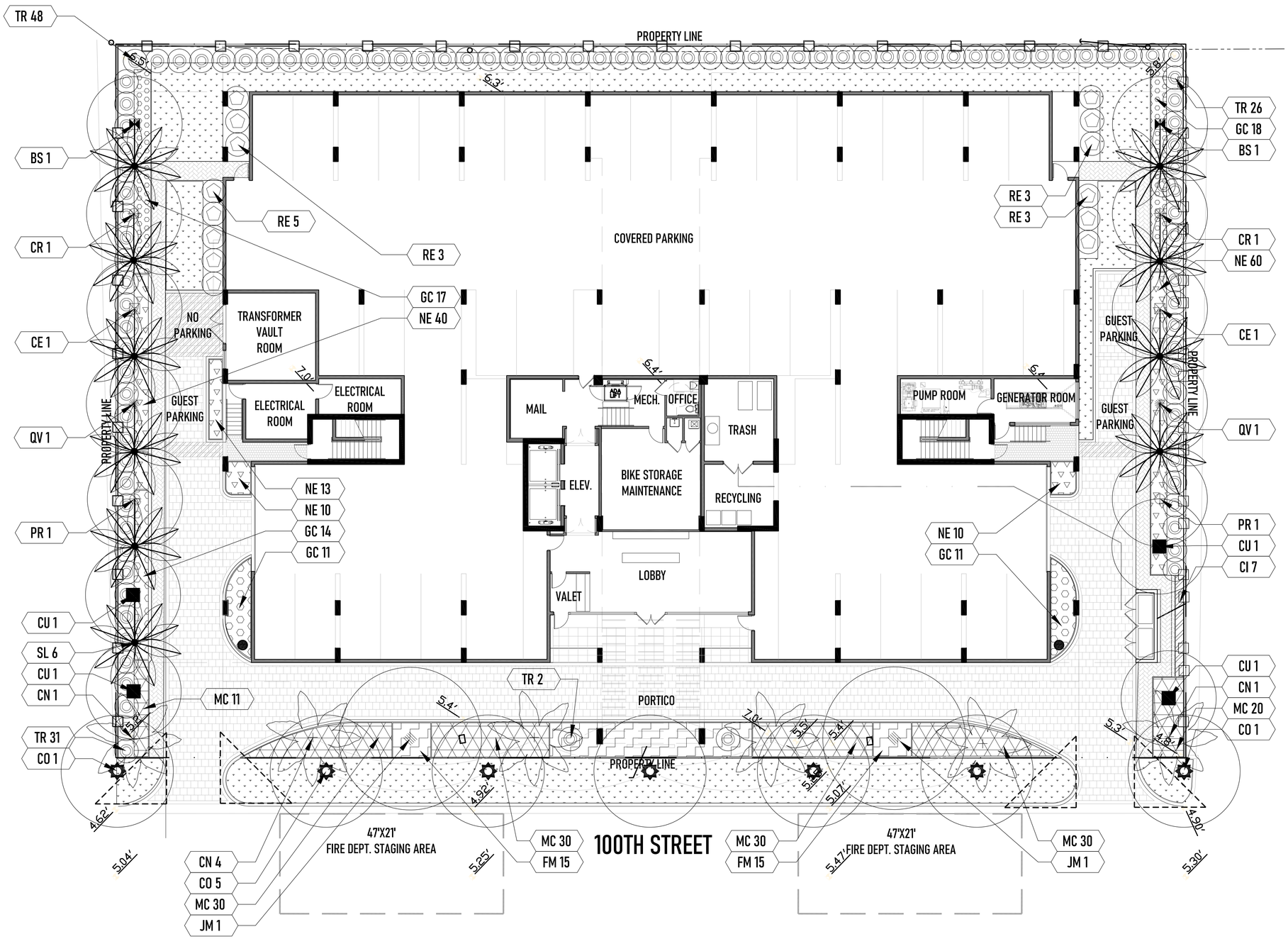
ALL TREE SPECIES AND OTHER LANDSCAPE MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.

PLANTING MATERIALS - TREES AND PALMS

| QTY. | SYMBOL | TAG | SCIENTIFIC NAME |
|---|---|---|---|
| 2 | | JM | JACARANDA MIMOSIFOLIA |
| 2 | | BS | BUSERA SIMARUBA |
| 2 | | CE | CONOCARPUS ERECTUS |
| 4 | | CU | COCCOLOBA UVIFERA |
| 2 | | PR | PIMENTA RACEMOSA |
| 2 | | CR | CLUSIA ROSEA |
| 2 | | QV | QUERCUS VIRGINIANA 'SKY CLIMBER' |
| 7 | | CO | CHRYSOPHYLLUM OLIVIFORME |
| 58 | | PE | PTYCHOSPERMA ELEGANS |
| 6 | | CN | COCOS NUNCIFERA 'MAYPAN' |
| SEE REMARKS FOR QTY. | | SL | SATAKENTIA LIUKIUENSIS |
| N/A | 1 | N / A | EXISTING TREE(S) AND / OR PALM(S) |

## PROPOSED PLANTING SCHEDULE + SYMBOLS*

*FULL PLANTING SCHEDULE ON SHEETS LP-101 + LP-102




| 1145-1163 100TH STREET - LANDSCAPE COMPLIANCE TABLE - TALLER TREE/PALM SPECIES FOR TALLER BUILDINGS - 2022.09.23 | | | |
|---|---|---|---|
| # OF BLDG. STORIES | MINIMUM TREE HEIGHT (FT.) | MINIMUM TREE SPREAD (FT.) | MINIMUM PALM HEIGHT (FT.) |
| 1-2 | 12 | 5 | 14-18 |
| 3 | 50% MIN. REQ.<br>50% 14-16 | 5<br>6 | 14-18<br>18-22 |
| 4 | 50% MIN. REQ.<br>25% 14-16<br>25% 16-18 | 5<br>6<br>7 | 14-18<br>18-22<br>22-28 |
| 5 PLUS | 25% MIN. REQ.<br>50% 16-18<br>25% 18-20 | 5<br>7<br>8 | 14-18<br>22-28<br>22-28 |

*ALL PROPOSED NEW TREES MEET AND EXCEED THE MINIMUM SIZE REQUIREMENTS PER THE TOWN'S CODE FOR TALLER TREE/PALM SPECIES SIZES FOR TALLER BUILDINGS.

NORTH

01' 5' 10' 20'
SCALE: 3/32"=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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

## LANDSCAPE PLANTING PLAN (GROUND FLOOR)

# LP-100

# LANDSCAPE REQUIREMENTS PER TOWN OF BAY HARBOR ISLANDS :

28 TREES REQUIRED PER NET LOT ACRE.
PROJECT SITE: 33,750 SQUARE FEET / 43,560 (1 AC) = .77%
.77 X 28 TREES REQUIRED PER NET LOT ACRE = 21.69 OR 22 SHADE TREES REQUIRED.

22 SHADE TREES = 6 TREE SPECIES REQUIRED.
PROVIDED: 16 TREES + 6 LARGE PALMS: 4 NATIVE SEA GRAPE TREES, 2 NATIVE BAY RUM TREES, 2 NATIVE GREEN BUTTONWOOD TREES, 2 NATIVE GUMBO LIMBO TREES, 2 NATIVE LIVE OAK TREES PLUS 6 COCONUT PALMS @ 1:1, TO COUNT FOR 6 REQUIRED SITE TREES. 25% OF REQUIRED TREES MAY BE PALMS @ 3:1. 22 X .25 = 5.5 OR 6 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 SATIN LEAF TREE FOR STREET TREE FOR 100TH 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.

1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.07.22

PLANTING MATERIALS - TREES AND PALMS

| QTY. | SYMBOL | TAG | SCIENTIFIC NAME | COMMON NAME | SIZE |
|---|---|---|---|---|---|
| 2 | | JM | JACARANDA MIMOSIFOLIA | JACARANDA TREE | - MIN. 10" CAL., 6' C.T., 20' HT. - UPGRADED SIZE PER BUILDING HEIGHT |
| 2 | | BS | BUSSERA SIMARUBA | GUMBO LIMBO | - MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT |
| 2 | | CE | CONOCARPUS ERECTUS | GREEN BUTTONWOOD | - MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT |
| 4 | | CI | COCCOLOBA UVIFERA | SEA GRAPE | - MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT |
| 2 | | PR | PIMENTA RACEMOSA | BAY RUM | - MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT |
| 2 | | CR | CLUSIA ROSEA | AUTOGRAPH TREE | - MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT |
| 2 | | QV | QUERCUS VIRGINIANA 'SKY CLIMBER' | SKY CLIMBER LIVE OAK | - MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT |
| 7 | | CD | CHRYSOPHYLLUM OLIVIFORME | SATINLEAF TREE | - MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT |
| 58 | | PE | PTYCHOSPERMA ELEGANS | SOLITAIRE PALM | - MIN. 3" CAL. - MIN. GW.HT. 15' |
| 6 | | CN | COCOS NUCIFERA 'MAYPAN' | MAYPAN COCONUT | - MIN. 4" DBH - MIN. OVERALL HEIGHT: 12'-20' - UPGRADED SIZE PER BUILDING HEIGHT |
| SEE REMARKS FOR QTY. | | SL | SATAKENTIA LIEBURGENSIS | SATAKENTIA PALM | - MIN. 8' C.T. (STANDARD) |
| 5 | | AP | ARCHONTOPHOENIX SP. | KING PALM | - MIN. 10' C.T. (MULTI-TRUNK) |
| N/A | | N/A | EXISTING TREE(S) AND / OR PALM(S) | EXISTING TREE(S) AND / OR PALM(S) | N / A |

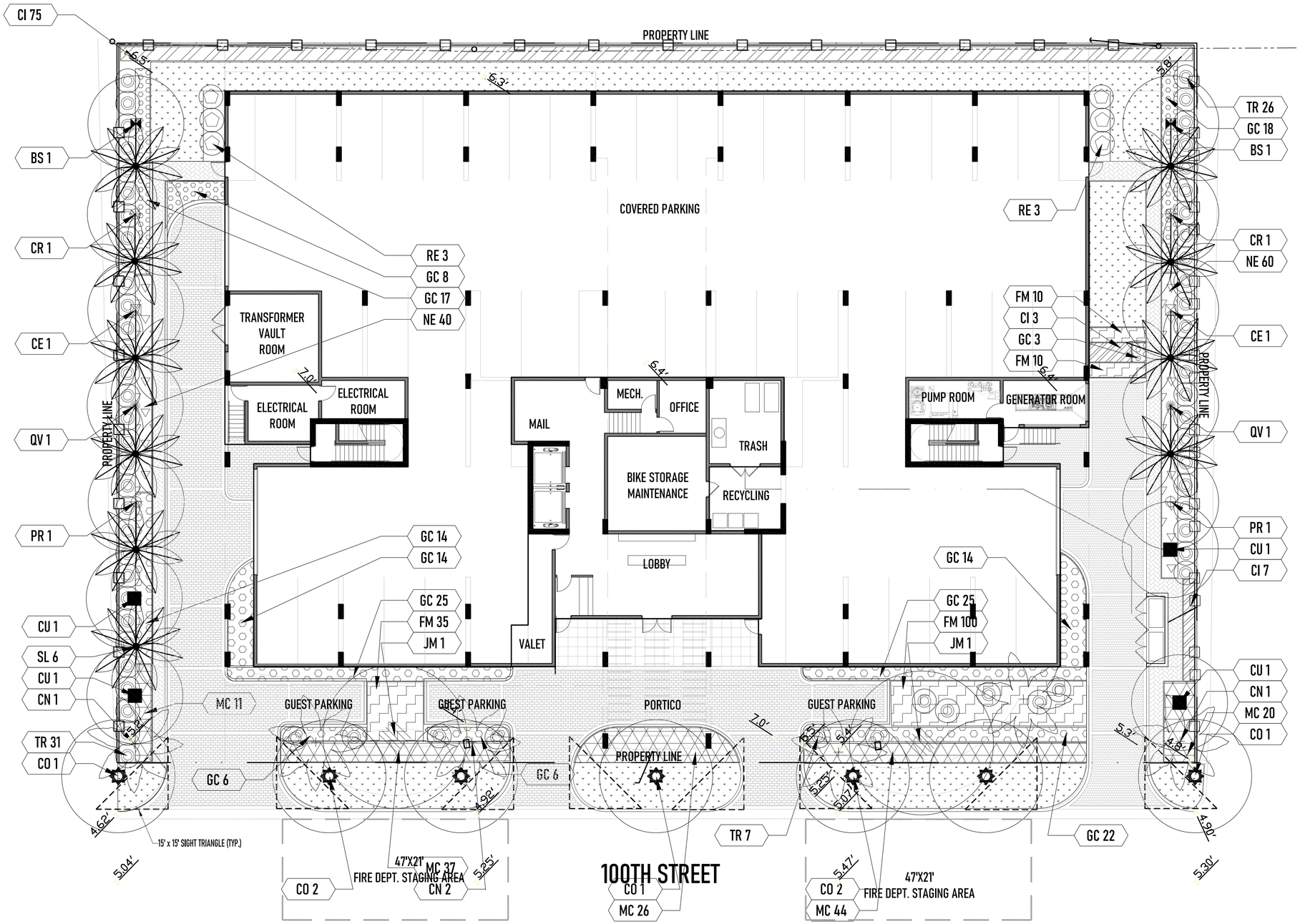
1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.07.22

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

| QTY. | SYMBOL | TAG | SCIENTIFIC NAME | COMMON NAME | SIZE |
|---|---|---|---|---|---|
| 107 | | MC | MUHLENBERGIA CAPILLARIS | PINK MUHLY GRASS | - 3 GAL. - MIN. 24" HT. |
| 85 | | CI | CHRYSOBALANUS ICACO 'RED TIP' | RED TIP COCOPLUM | - 15 GAL. - MIN. 24" HT. |
| 100 | | NE | NEPHROLEPIS EXALTATA 'BOSTONIENSIS' | BOSTON FERN | - 3 GAL. - MIN. 24" HT. |
| 293 | | FM | FICUS MICROCARPA | GREEN ISLAND FICUS | - 7 GAL. - MIN. 24" HT. |
| 308 | | RC | PHILODENDRON 'GREEN CONGO' | GREEN CONGO PHILODENDRON | - 7 GAL. - MIN. 24" HT. |
| 360 | | EL | ERIGNEA LITTORALIS | GOLDEN CREEPER | - 3 GAL. - MIN. 24" HT. |
| 200 | | LI | LANTANA INVOLUCRATA | WILD SAGE | - 3 GAL. - MIN. 24" HT. |
| 675 | | LM | LIRIOPE MUSCARI 'SUPER BLUE' | SUPER BLUE LIRIOPE | - 3 GAL. - MIN. 24" HT. |
| 258 | | PO | PEPEROMIA OBTUSIFOLIA | BABY RUBBER PLANT | - 1 GAL. - MIN. 24" HT. |
| QTY=1,1258 | | SX | SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO | SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO | 4" POT |
| +/-4,475 SF | | ST | SMART TURF 'AUGUSTA' | SMART TURF "AUGUSTA" | - 475 SF |
| 70 | | TR | THRINAX RADIATA | FLORIDA THATCH PALM | - 15 GAL. TRIPLE - MIN. 24" HT. |
| 9 | | RE | RHAPIS EXCELSA | LADY PALM | - 25 GAL. - SEE PLAN FOR SPACING |
| 8 | | MO | MONSTERA DELICIOSA | MONSTERA VINE | - 3 GAL. - SEE PLAN FOR SPACING |
| +/-1,948SF | | SOD | ST. AUGUSTINE | ST. AUGUSTINE | - N/A |

## PROPOSED PLANTING SCHEDULE + SYMBOLS*

*FULL PLANTING SCHEDULE ON SHEETS LP-101 + LP-102




| 1145-1163 100TH STREET - LANDSCAPE COMPLIANCE TABLE - TALLER TREE/PALM SPECIES FOR TALLER BUILDINGS - 2022.07.22 | | | |
|---|---|---|---|
| # OF BLDG. STORIES | MINIMUM TREE HEIGHT (FT.) | MINIMUM TREE HEIGHT (FT.) | MINIMUM PALM HEIGHT (FT.) |
| 1-2 | 12 | 5 | 14-18 |
| 3 | 50% MIN. REQ.<br>50% 14-16 | 5<br>6 | 14-18<br>18-22 |
| 4 | 50% MIN. REQ.<br>25% 14-16<br>25% 16-18 | 5<br>6<br>7 | 14-18<br>18-22<br>22-28 |
| 5 PLUS | 25% MIN. REQ.<br>50% 16-18<br>25% 18-20 | 5<br>7<br>8 | 14-18<br>22-28<br>22-28 |

*ALL PROPOSED NEW TREES MEET AND EXCEED THE MINIMUM SIZE REQUIREMENTS PER THE TOWN'S CODE FOR TALLER TREE/PALM SPECIES SIZES FOR TALLER BUILDINGS.

PREVIOUS DRB SUBMITTAL DATED 7-22-2022

NORTH
01' 5' 10' 20'
SCALE: 3/32"=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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: JULY 22, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE PLANTING PLAN (GROUND FLOOR)

LP-100

## 1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.09.23

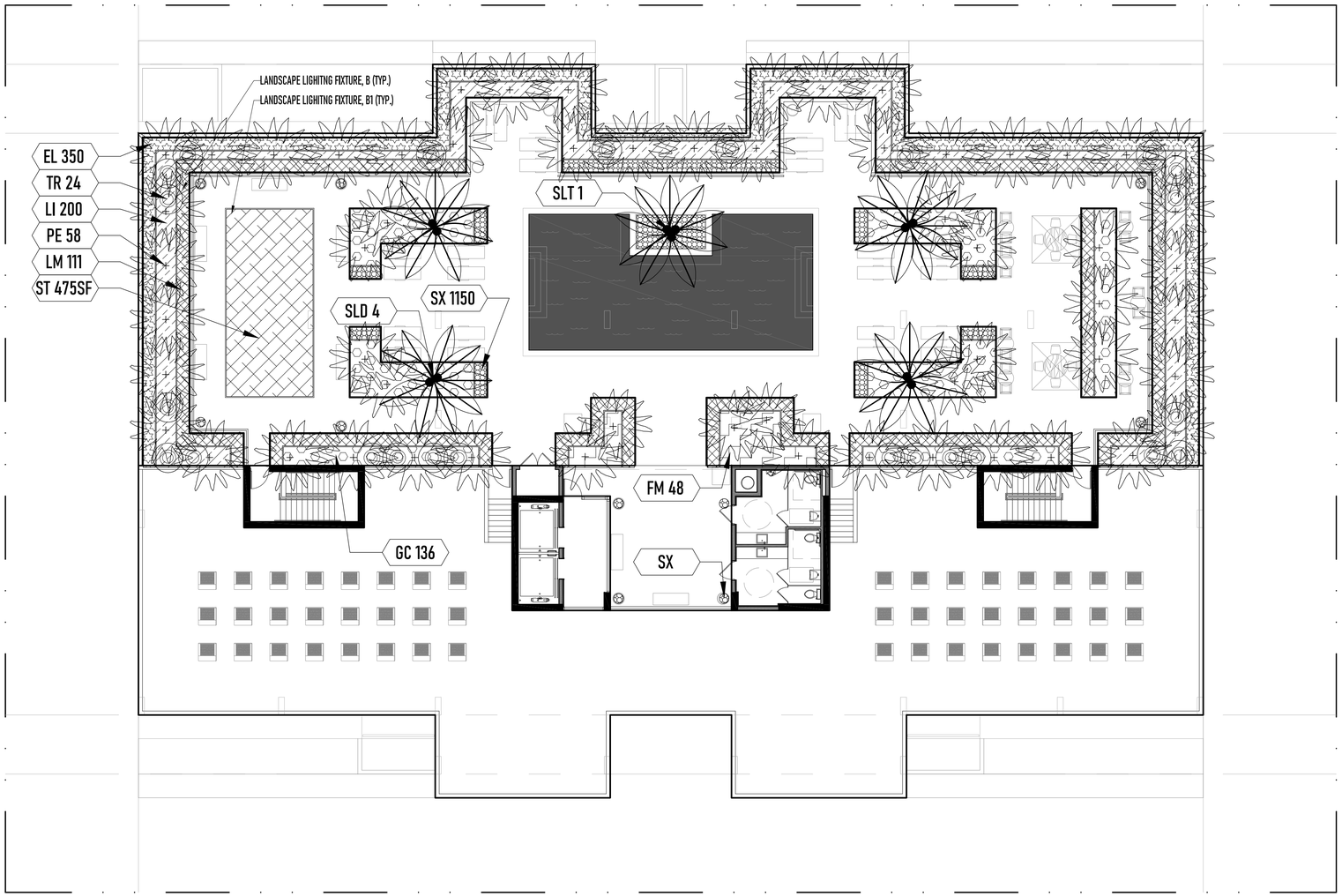
PLANTING MATERIALS - TREES AND PALMS

| QTY. | SYMBOL | TAG | SCIENTIFIC NAME | COMMON NAME | SIZE | HEIGHT AT INSTALLATION / ESTIMATED HEIGHT AT MATURITY | REMARKS |
|---|---|---|---|---|---|---|---|
| 2 | | JM | JACARANDA MIMOSIFOLIA | JACARANDA TREE | - MIN. 10" CAL., 6' C.T., 10' HT. - - UPGRADED SIZE PER BUILDING HEIGHT | - 25' / 40' | - FLORIDA #1<br>- FLORIDA FRIENDLY<br>- SITE TREE |
| 2 | | BS | BUSERA SIMARUBA | GUMBO LIMBO | - MIN. 2.5" CAL., 6' C.T., 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 10'-20' / 60' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- SITE TREE |
| 2 | | CE | CONOCARPUS ERECTUS | GREEN BUTTONWOOD | - MIN. 2.5" CAL., 6' C.T., 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 10'-20' / 40' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- SITE TREE |
| 4 | | CU | COCCOLOBA UVIFERA | SEA GRAPE | - MIN. 2.5" CAL., 6' C.T., 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 10'-20' / 40' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- SITE TREE |
| 2 | | PR | PIMENTA RACEMOSA | BAY RUM | - MIN. 2.5" CAL., 6' C.T., 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 10'-20' / 40' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- SITE TREE |
| 2 | | CR | CLUSIA ROSEA | AUTOGRAPH TREE | - MIN. 2.5" CAL., 6' C.T., 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 10'-20' / 30' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- SITE TREE |
| 2 | | QV | QUERCUS VIRGINIANA 'SKY CLIMBER' | SKY CLIMBER LIVE OAK | - MIN. 2.5" CAL., 6' C.T., 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 10'-20' / 50' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- SITE TREE |
| 7 | | CO | CHRYSOPHYLLUM OLIVIFORME | SATINLEAF TREE | - MIN. 2.5" CAL., 6' C.T., 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 10'-20' / 40' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- STREET TREE |
| 58 | | PE | PTYCHOSPERMA ELEGANS | SOLITAIRE PALM | - MIN. 3" CAL. - MIN. OA.HT. 15' | - 10' / 25' | - FLORIDA #1<br>- FLORIDA FRIENDLY<br>- ARTICULATION PALM |
| 6 | | CN | COCOS NUCIFERA 'MAYPAN' | MAYPAN COCONUT | - MIN. 6" DBH - MIN. OVERALL HEIGHT: 22'-28' - UPGRADED SIZE PER BUILDING HEIGHT | - 22'-28' / 50' | - FLORIDA #1<br>- FLORIDA FRIENDLY<br>- LEADING CHARACTER<br>- SITE REQUIRED PALM |
| SEE REMARKS FOR QTY. | | SL | SATAKENTIA LIUKIUENSIS | SATAKENTIA PALM | - MIN. 9' C.T. (STANDARD) | - 15'-20'/ 30' | - FLORIDA #1<br>- FLORIDA FRIENDLY<br>- 10 SINGLES ON GROUND FLOOR<br>- 4 DOUBLES AND 1 TRIPLE ON ROOF |
| N/A | 1 | N / A | EXISTING TREE(S) AND / OR PALM(S) | EXISTING TREE(S) AND / OR PALM(S) | N / A | SEE SHEET TD-100 FOR TREE/PALM DISPOSITION, SEE LS-100 FOR RELOCATED TREE/PALM LOCATIONS | SEE SHEET TD-100 FOR TREE/PALM DISPOSITION, SEE LS-100 FOR RELOCATED TREE/PALM LOCATIONS |

## 1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.09.23

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

| QTY. | SYMBOL | TAG | SCIENTIFIC NAME | COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|---|---|
| 120 | | MC | MUHLENBERGIA CAPILLARIS | PINK MUHLY GRASS | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1; 30" O.C. - FLORIDA NATIVE |
| 133 | | NE | NEPHROLEPIS EXALTATA 'BOSTONIENSIS' | BOSTON FERN | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1; 24" O.C. - FLORIDA NATIVE |
| 176 | | FM | FICUS MICROCARPA | GREEN ISLAND FICUS | - 7 GAL. - MIN. 24" HT. | - FLORIDA #1; 24" O.C. - FLORIDA FRIENDLY |
| 291 | | RC | PHILODENDRON 'GREEN CONGO' | GREEN CONGO PHILODENDRON | - 7 GAL. - MIN. 24" HT. | - FLORIDA #1; 36" O.C. - FLORIDA FRIENDLY |
| 350 | | EL | ERIONDEA LITTORALIS | GOLDEN CREEPER | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1; 18" O.C. - FLORIDA NATIVE |
| 200 | | LI | LANTANA INVOLUCRATA | WILD SAGE | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1; 24" O.C. - FLORIDA NATIVE |
| 600 | | LM | LIRIOPE MUSCARI 'SUPER BLUE' | SUPER BLUE LIRIOPE | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1; 15" O.C. - FLORIDA FRIENDLY |
| QTY=/-1,158 | | SX | SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO | SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO | - 4" POT | - FLORIDA #1; 6" O.C. - FLORIDA FRIENDLY - MIX TO BE SELECTED AND INSTALLED BY LANDSCAPE ARCHITECT |
| +/- 475 SF | | ST | SMART TURF 'AUGUSTA' | SMART TURF 'AUGUSTA' | - 475 SF | - CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP |
| 131 | | TR | THRINAX RADIATA | FLORIDA THATCH PALM | - 15 GAL. - TRIPLE - MIN. 24" HT. | - FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA NATIVE |
| 14 | | RE | RHAPIS EXCELSA | LADY PALM | - 25 GAL. - SEE PLAN FOR SPACING | - FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA FRIENDLY |
| +/- 2,083SF | | SOD | ST. AUGUSTINE | ST. AUGUSTINE | - N/A | - RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED. |




NORTH

01' 5' 10' 20'
SCALE: 3/32"=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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

# LANDSCAPE PLANTING PLAN (ROOF)

# LP-101

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.

## 1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.09.23

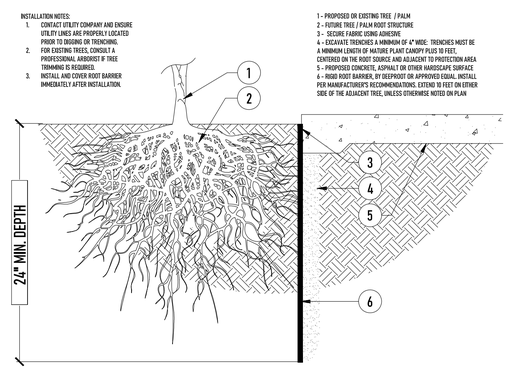
PLANTING MATERIALS - TREES AND PALMS

| QTY. | SYMBOL | TAG | SCIENTIFIC NAME | COMMON NAME | SIZE | HEIGHT AT INSTALLATION / ESTIMATED HEIGHT AT MATURITY | REMARKS |
|---|---|---|---|---|---|---|---|
| 2 | | JM | JACARANDA MIMOSIFOLIA | JACARANDA TREE | - MIN. 10" CAL., 6' C.T., 10' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 25' / 40' | - FLORIDA #1 - FLORIDA FRIENDLY - SITE TREE |
| 2 | | 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 |
| 2 | | CE | CONOCARPUS ERECTUS | GREEN BUTTONWOOD | - MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 18'-20' / 45' | - FLORIDA #1 - FLORIDA NATIVE - SITE TREE |
| 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 |
| 2 | | 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 | | 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 |
| 2 | | QV | QUERCUS VIRGINIANA 'SKY CLIMBER' | SKY CLIMBER LIVE OAK | - MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 18'-20' / 50' | - FLORIDA #1 - FLORIDA NATIVE - SITE TREE |
| 7 | | CO | CHRYSOPHYLLUM OLIVIFORME | SATINLEAF TREE | - MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 18'-20' / 45' | - FLORIDA #1 - FLORIDA NATIVE - STREET TREE |
| 58 | | PE | PTYCHOSPERMA ELEGANS | SOLITAIRE PALM | - MIN. 3" CAL. - MIN. OA.HT. 15' | - 15' / 25' | - FLORIDA #1 - FLORIDA FRIENDLY - MITIGATION PALM |
| 6 | | 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 - SITE REQUIRED PALM |
| SEE REMARKS FOR QTY. | | SL | SATAKENTIA LIUKIUENSIS | SATAKENTIA PALM | - MIN. 8' C.T. (STANDARD) | - 15'-20' / 30' | - FLORIDA #1 - FLORIDA FRIENDLY - 70 SINGLES OR GROUND FLOOR - 4 DOUBLES AND 1 TRIPLE ON ROOF |
| N/A | | N/A | EXISTING TREE(S) AND / OR PALM(S) | EXISTING TREE(S) AND / OR PALM(S) | N/A | SEE SHEET T3-100 FOR TREE/PALM DISPOSITION, SEE LS-100 FOR RELOCATED TREE/PALM LOCATIONS | SEE SHEET T3-100 FOR TREE/PALM DISPOSITION, SEE LS-100 FOR RELOCATED TREE/PALM LOCATIONS |

## 1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.09.23

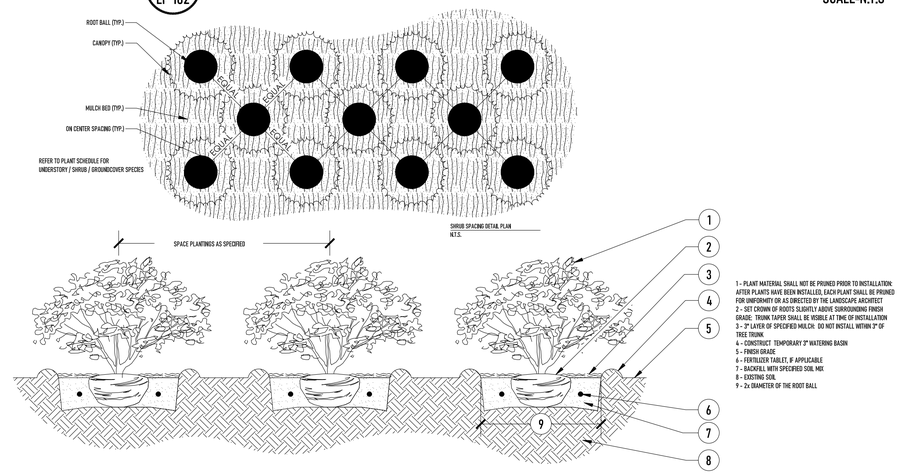
PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

| QTY. | SYMBOL | TAG | SCIENTIFIC NAME | COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|---|---|
| 120 | | MC | MUHLENBERGIA CAPILLARIS | PINK MULHY GRASS | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 30" O.C. - FLORIDA NATIVE |
| 133 | | NE | NEPHROLEPIS EXALTATA 'BOSTONIENSIS' | BOSTON FERN | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 24" O.C. - FLORIDA NATIVE |
| 176 | | FM | FICUS MICROCARPA | GREEN ISLAND FICUS | - 7 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 24" O.C. - FLORIDA FRIENDLY |
| 291 | | RC | PHILODENDRON 'GREEN CONGO' | GREEN CONGO PHILODENDRON | - 7 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 36" O.C. - FLORIDA FRIENDLY |
| 350 | | EL | ERONDEA LITTORALIS | GOLDEN CREEPER | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 18" O.C. - FLORIDA NATIVE |
| 200 | | LI | LANTANA INVOLUCRATA | WILD SAGE | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 24" O.C. - FLORIDA NATIVE |
| 600 | | LM | LIRIOPE MUSCARI 'SUPER BLUE' | SUPER BLUE LIRIOPE | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 15" O.C. - FLORIDA FRIENDLY |
| QTY=/-1,150 | | SX | SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO | SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO | - 4" POT | - FLORIDA #1 ; 6" O.C. - FLORIDA FRIENDLY -MIX TO BE SELECTED AND INSTALLED BY LANDSCAPE ARCHITECT |
| +/-475 SF | | ST | SMART TURF 'AUGUSTA' | SMART TURF 'AUGUSTA' | - 475 SF | - CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP |
| 131 | | TR | THRINAX RADIATA | FLORIDA THATCH PALM | - 15 GAL. - TRIPLE - MIN. 24" HT. | - FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA NATIVE |
| 14 | | RE | RHAPIS EXCELSA | LADY PALM | - 25 GAL. - SEE PLAN FOR SPACING | - FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA FRIENDLY |
| +/-2,083SF | | SOD | ST. AUGUSTINE | ST. AUGUSTINE | - N/A | - RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED. |



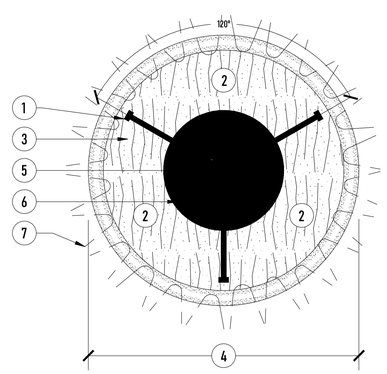

5 LP 102 ROOT BARRIER

SCALE=N.T.S



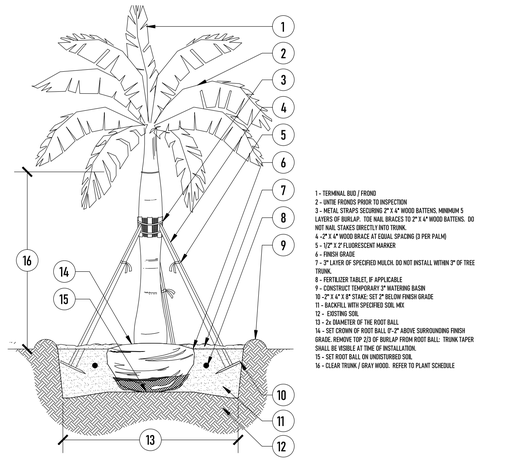

4 LP 102 SHRUB / GROUNDCOVER PLANTING AND SPACING

SCALE=N.T.S




3 LP 102 LARGE TREE STAKING

SCALE=N.T.S

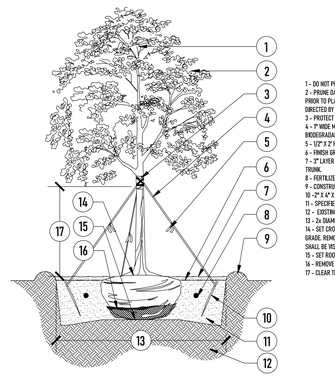



2 LP 102 LARGE PALM PLANTING

SCALE=N.T.S

CALIPER MEASUREMENT NOTES:
1- CALIPER MEASUREMENTS IS 6" FROM TOP OF ROOT BALL WITH 6" CALIPER OR LESS.
2 - CALIPER MEASUREMENTS IS 12" FROM TOP OF ROOT BALL WITH TREES 6" CALIPER OR GREATER.

REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.




1 LP 102 LARGE TREE PLANTING 2" CALIPER AND GREATER

SCALE=N.T.S


COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | | |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | DATE | DESCRIPTION |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE PLANTING SCHEDULE - SPECS - DETAILS

LP-102

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 ONE 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.

## 1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.07.22

PLANTING MATERIALS - TREES AND PALMS

| QTY. | SYMBOL | TAG | SCIENTIFIC NAME | COMMON NAME | SIZE | HEIGHT AT INSTALLATION / ESTIMATED HEIGHT AT MATURITY | REMARKS |
|---|---|---|---|---|---|---|---|
| 2 | | JM | JACARANDA MIMOSIFOLIA | JACARANDA TREE | - MIN. 10" CAL., 6' C.T., 10' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 25' / 40' | - FLORIDA #1 - FLORIDA FRIENDLY - SITE TREE |
| 2 | | 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 |
| 2 | | CE | CONOCARPUS ERECTUS | GREEN BUTTONWOOD | - MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 18'-20' / 45' | - FLORIDA #1 - FLORIDA NATIVE - SITE TREE |
| 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 |
| 2 | | 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 | | 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 |
| 2 | | QV | QUERCUS VIRGINIANA 'SKY CLIMBER' | SKY CLIMBER LIVE OAK | - MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 18'-20' / 50' | - FLORIDA #1 - FLORIDA NATIVE - SITE TREE |
| 7 | | CO | CHRYSOPHYLLUM OLIVIFORME | SATINLEAF TREE | - MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 18'-20' / 45' | - FLORIDA #1 - FLORIDA NATIVE - STREET TREE |
| 58 | | PE | PTYCHOSPERMA ELEGANS | SOLITAIRE PALM | - MIN. 3" CAL. - MIN. OA.HT. 15' | - 15' / 25' | - FLORIDA #1 - FLORIDA FRIENDLY - MITIGATION PALM |
| 6 | | 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 - SITE REQUIRED PALM |
| SEE REMARKS FOR QTY. | | SL | SATAKENTIA LIUKIUENSIS | SATAKENTIA PALM | - MIN. 8' C.T. (STANDARD) | - 15'-20' / 30' | - FLORIDA #1 - FLORIDA FRIENDLY - 70 SINGLES ON GROUND FLOOR - 4 DOUBLES AND 1 TRIPLE ON ROOF |
| 5 | | AP | ARCHONTOPHOENIX SP. | KING PALM | - MIN. 10' C.T. (MULTI-TRUNK) | - 15' / 30' | - FLORIDA #1 - FLORIDA FRIENDLY - BREEZEWAY PALM |
| N/A | | N/A | EXISTING TREE(S) AND / OR PALM(S) | EXISTING TREE(S) AND / OR PALM(S) | N/A | SEE SHEET T3-100 FOR TREE/PALM DISPOSITION, SEE LS-100 FOR RELOCATED TREE/PALM LOCATIONS | SEE SHEET T3-100 FOR TREE/PALM DISPOSITION, SEE LS-100 FOR RELOCATED TREE/PALM LOCATIONS |

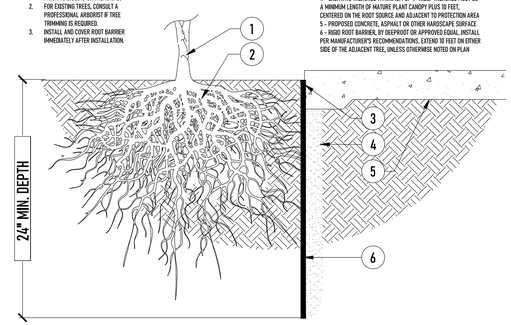
## 1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.07.22

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

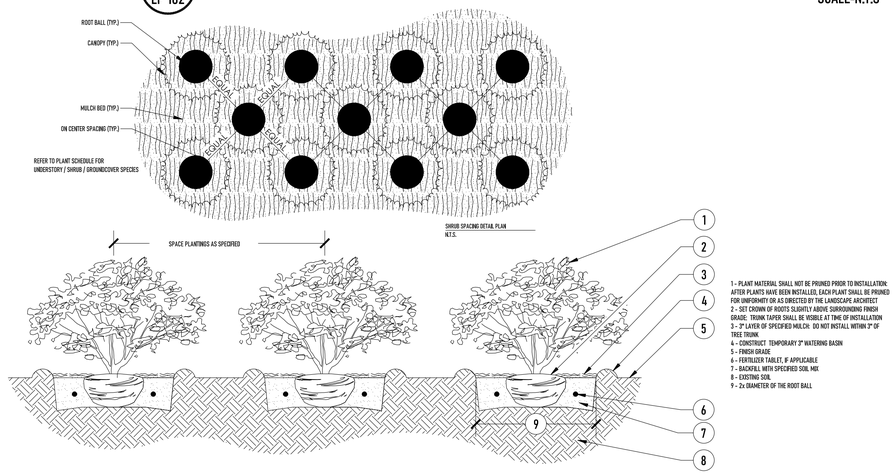
| QTY. | SYMBOL | TAG | SCIENTIFIC NAME | COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|---|---|
| 107 | | MC | MUHLENBERGIA CAPILLARIS | PINK MUHLY GRASS | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 30" O.C. - FLORIDA NATIVE |
| 85 | | CI | CHRYSOBALANUS ICACO 'RED TIP' | RED TIP COCOPLUM | - 15 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 36" O.C. - FLORIDA NATIVE |
| 100 | | NE | NEPHROLEPIS EXALTATA 'BOSTONIENSIS' | BOSTON FERN | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 24" O.C. - FLORIDA NATIVE |
| 203 | | FM | FICUS MICROCARPA | GREEN ISLAND FICUS | - 7 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 36" O.C. - FLORIDA FRIENDLY |
| 308 | | RC | PHILODENDRON 'GREEN CONGO' | GREEN CONGO PHILODENDRON | - 7 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 36" O.C. - FLORIDA FRIENDLY |
| 360 | | EL | ERONDEA LITTORALIS | GOLDEN CREEPER | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 18" O.C. - FLORIDA NATIVE |
| 200 | | LI | LANTANA INVOLUCRATA | WILD SAGE | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 24" O.C. - FLORIDA NATIVE |
| 675 | | LM | LIRIOPE MUSCARI 'SUPER BLUE' | SUPER BLUE LIRIOPE | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 12" O.C. - FLORIDA FRIENDLY |
| 250 | | PO | PEPEROMIA OBTUSIFOLIA | BABY RUBBER PLANT | - 1 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 8" O.C. - FLORIDA NATIVE |
| QTY=/-1,150 | | SX | SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO | SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO | - 4" POT | - FLORIDA #1 ; 6" O.C. - FLORIDA FRIENDLY - ANY TO BE SELECTED AND INSTALLED BY LANDSCAPE ARCHITECT |
| +/-475 SF | | ST | SMART TURF 'AUGUSTA' | SMART TURF 'AUGUSTA' | - 475 SF | - CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP |
| 70 | | TR | THRINAX RADIATA | FLORIDA THATCH PALM | - 15 GAL. - TRIPLE - MIN. 24" HT. | - FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA NATIVE |
| 9 | | RE | RHAPIS EXCELSA | LADY PALM | - 25 GAL. - SEE PLAN FOR SPACING | - FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA FRIENDLY |
| 8 | | MO | MONSTERA DELICIOSA | MONSTERA VINE | - 3 GAL. - SEE PLAN FOR SPACING | - FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA FRIENDLY |
| +/-1,948SF | | SOD | ST. AUGUSTINE | ST. AUGUSTINE | - N/A | - RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED. |

INSTALLATION NOTES:
1. CONTACT UTILITY COMPANY AND ENSURE UTILITY LINES ARE PROPERLY LOCATED PRIOR TO DIGGING OR TRENCHING.
2. FOR EXISTING TREES, CONSULT A PROFESSIONAL ARBORIST IF TREE TRIMMING IS REQUIRED.
3. INSTALL AND COVER ROOT BARRIER IMMEDIATELY AFTER INSTALLATION.

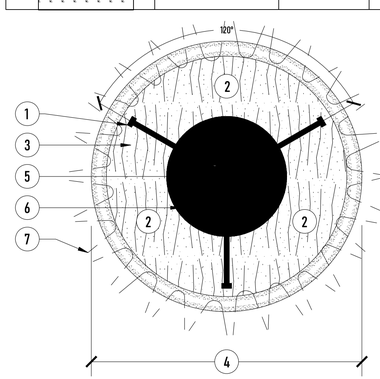
1 - PROPOSED OR EXISTING TREE / PALM
2 - FUTURE TREE / PALM ROOT STRUCTURE
3 - SECURE FABRIC USING ADHESIVE
4 - EXCAVATE TRENCHES A MINIMUM OF 4' WIDE: TRENCHES MUST BE A MINIMUM LENGTH OF MATURE PLANT CANOPY PLUS 10 FEET, CENTERED ON THE ROOT SOURCE AND ADJACENT TO PROTECTION AREA
5 - PROPOSED CONCRETE, ASPHALT OR OTHER HARDSCAPE SURFACE
6 - ROOD ROOT BARRIER, BY DEEPROOT OR APPROVED EQUAL, INSTALL PER MANUFACTURER'S RECOMMENDATIONS. EXTEND 10 FEET ON EITHER SIDE OF THE ADJACENT TREE, UNLESS OTHERWISE NOTED ON PLAN



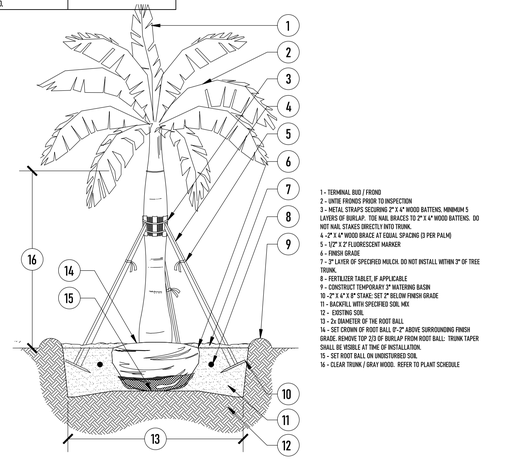

5 LP 102 ROOT BARRIER SCALE=N.T.S




4 LP 102 SHRUB / GROUNDCOVER PLANTING AND SPACING SCALE=N.T.S




3 LP 102 LARGE TREE STAKING SCALE=N.T.S

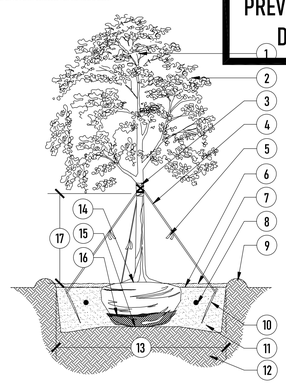



2 LP 102 LARGE PALM PLANTING SCALE=N.T.S

CALIPER MEASUREMENT NOTES:
1- CALIPER MEASUREMENTS IS 6" FROM TOP OF ROOT BALL WITH 6" CALIPER OR LESS.
2- CALIPER MEASUREMENTS IS 12" FROM TOP OF ROOT BALL WITH TREES 6" CALIPER OR GREATER.

REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.

PREVIOUS DRB SUBMITTAL DATED 7-22-2022




1 LP 102 LARGE TREE PLANTING 2" CALIPER AND GREATER SCALE=N.T.S


COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG

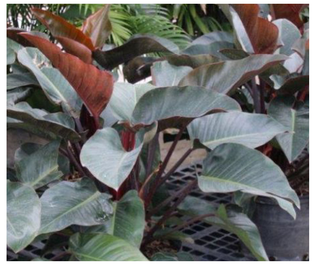

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: JULY 22, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE PLANTING SCHEDULE - SPECS - DETAILS

LP-102



15 LP 103 PHILODENDRON 'GREEN CONGO' GREEN CONGO PHILODENDRON
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



14 LP 103 ERONDEA LITTORALIS - GOLDEN CREEPER
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



13 LP 103 FICUS MICROCARPA - GREEN ISLAND FICUS
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



12 LP 103 CHRYSOPHYLLUM OLIVIFORME- SATIN LEAF
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



11 LP 103 SATAKENTIA LIUKIUENSIS - SATAKENTIA PALM
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



10 LP 103 MUHLENBERGIA CAPILLARIS - PINK MULHY GRASS
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



9 LP 103 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 103 PTYCHOSPERMA ELEGANS - SOLITAIRE PALM
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



6 LP 103 QUERCUS VIRGINIANA 'SKY CLIMBER' - 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 103 PIMETA RACEMOSA - BAY RUM
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



3 LP 103 CONOCARPUS ERECTUS - GREEN BUTTONWOOD
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



2 LP 103 BUSERA SIMARUBA - GUMBO LIMBO
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



1 LP 103 JACARANDA MIMOSIFOLIA - JACARANDA TREE
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S


COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

# LP-103

of Bay Harbor Islands
24-16) Requirements Legend (Worksheet)

al – Townhouse Sites (RM-1, RM-2, RM-3)

1145-1163 100TH STREET, BAY HARBOR ISLANDS, FLORIDA 33154

| | | Required | Provided |
|---|---|---|---|
| .77 | s / 33,750 SF | | |
| | | 20% / 6,750 SF | 20.7% / 7,000 SF |
| 33,750 | 6,750 SF | | |
| | * | | |
| 33,750 | 20,250 SF | 60% Max / 20,250 SF | 6.2% % / 2,088 SF |
| | | 25% PALM ALLOWANCE = 22 x .25% = 5.5 OR 6 PALMS REQ. | |
| .77 | = 22 | 22 | 14 TREES + 6 PALMS |
| 22 | 11 | 11 | 14 TREES |
| 16 | 8 ilre – 50% | 8 | 16 |
| | | **Required** | **Provided** |
| 225 L.F. | 7 of frontage | 7 | 7 |
| | 7 it toward required on-site lot trees. rmined by Town Street Tree Master Plan. | | |
| | | 160 | 2,024 |
| | | 48 | 347 |
| | ilre – 50% | 80 | 347 |

**F. Parking Lot Landscaping (If applicable)**

1. 10 SF/parking space: N/A
   10 x ____ spaces = ____SF
2. Trees Required
3. Shrubs Required

**G. Buffers (If applicable)**

1. Parking Lot from ROW
2. Dissimilar Uses

**Notes:**

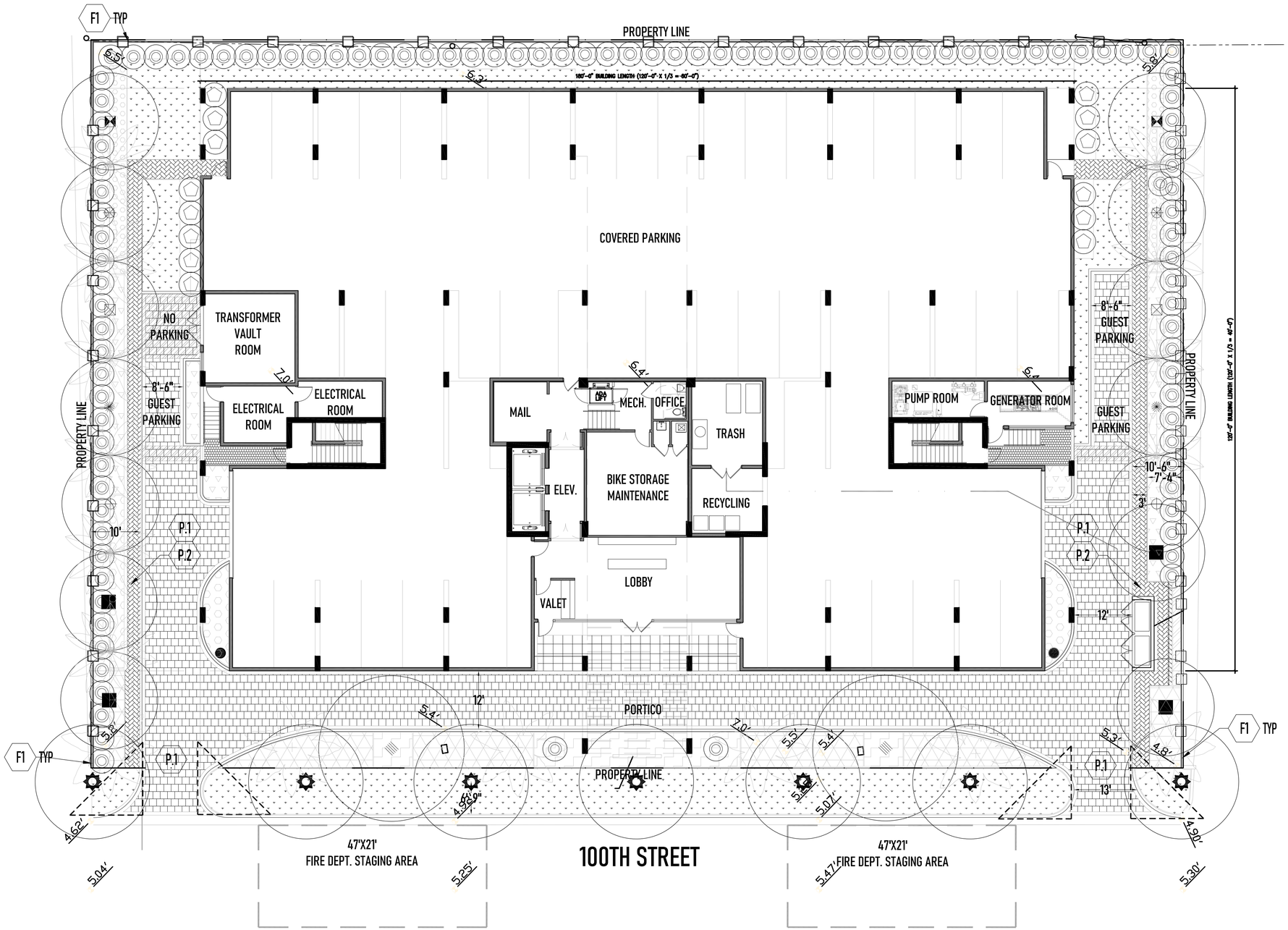
* Required Shade Trees at time of planting must be a min. of 12 ft. in overall height; min. 4 ft. of clear wood before branching; and have min. 2¼" trunk caliper. Palm Trees (15' hgt. x 3" caliper) can be substituted at a 3:1 ratio (except approved larger palm species at 1:1 @ 15' wood) at max. 25% of the required trees.

** Miami-Dade County Right-of-Way Code Sec. 18B / BHI Landscape Code Sec. 24-18(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




| 1145-1163 100TH STREET - LANDSCAPE MATERIALS LEGEND - 2022.09.23 | | | | | |
|---|---|---|---|---|---|
| SITE WORK MATERIALS | | | | | |
| QTY. | SYMBOL | TAG | NAME | SIZE | REMARKS |
| +/- 5,200 S.F. | | P.1 | - PRECAST CONCRETE PAVERS (SAND SET)<br>- COLOR: TBD<br>- FINISH: NON-SLIP | - SEE LS-101 FOR MORE INFORMATION | - NON-SLIP FINISH<br>- SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION<br>- CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL |
| +/- 483 S.F. | | P.2 | - PRECAST CONCRETE PAVERS (PERMEABLE)<br>- COLOR: TBD<br>- FINISH: NON-SLIP | - SEE LS-101 FOR MORE INFORMATION | - NON-SLIP FINISH<br>- SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION<br>- CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL |
| +/- 530 L.F. | | F.1 | - ALUMINUM PICKET FENCE | - COLOR: BLACK<br>- HEIGHT: 6' FEET | - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION<br>- CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL |

NORTH

01' 5' 10' 20'
SCALE: 3/32"=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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:
LANDSCAPE SITE PLAN

LS-100

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

**Multi-Family Residential – Townhouse Sites (RM-1, RM-2, RM-3)**

**Site Address** 1145-1163 100TH STREET, BAY HARBOR ISLANDS, FLORIDA 33154

**Net Lot Area** .77 **Acres /** 33,750 **SF**

| | Required | Provided |
|---|---|---|
| **A. Open Space Requirement** Net Lot Area = 33,750 SF x 20% = 6,750 SF | 20% / 6,750 SF | 20.7% / 7,000 SF |
| **B. Maximum Lawn Area Allowed****** Req. open space 33,750 SF x 60% = 20,250 SF | 60% Max / 20,250 SF | 6.23% / 2,088 SF |
| **C. Shade Trees Required*** | 25% PALM ALLOWANCE = 22 x .25% = 5.5 OR 6 PALMS REQ. | |
| 1. 28 trees/acre: 28 x .77 acres = 22 | 22 | 14 TREES + 6 PALMS |
| 2. Native Species Required - 50% # of Trees req. 22 x 50% = 11 | 11 | 16 TREES |
| 3. Drought Tolerant and Low Maintenance Species Require – 50% # of Trees req. 16 x 50% = 8 | 8 | 16 |
| **D. Street Trees Required**** | **Required** | **Provided** |
| Measured @ 1:35 lineal feet of frontage Width of lot 225 LF / 35' = 7 | 7 | 7 |
| **Note:** Street trees do not count toward required on-site lot trees. | | |
| **Note:** Street tree species determined by Town Street Tree Master Plan. | | |
| **E. Shrubs Required***** | | |
| 1. 10 shrubs / required trees | 160 | 2,024 |
| 2. Native Species Required - 30% | 48 | 347 |
| 3. Drought Tolerant and Low Maintenance Species Require – 50% | 80 | 347 |

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:**

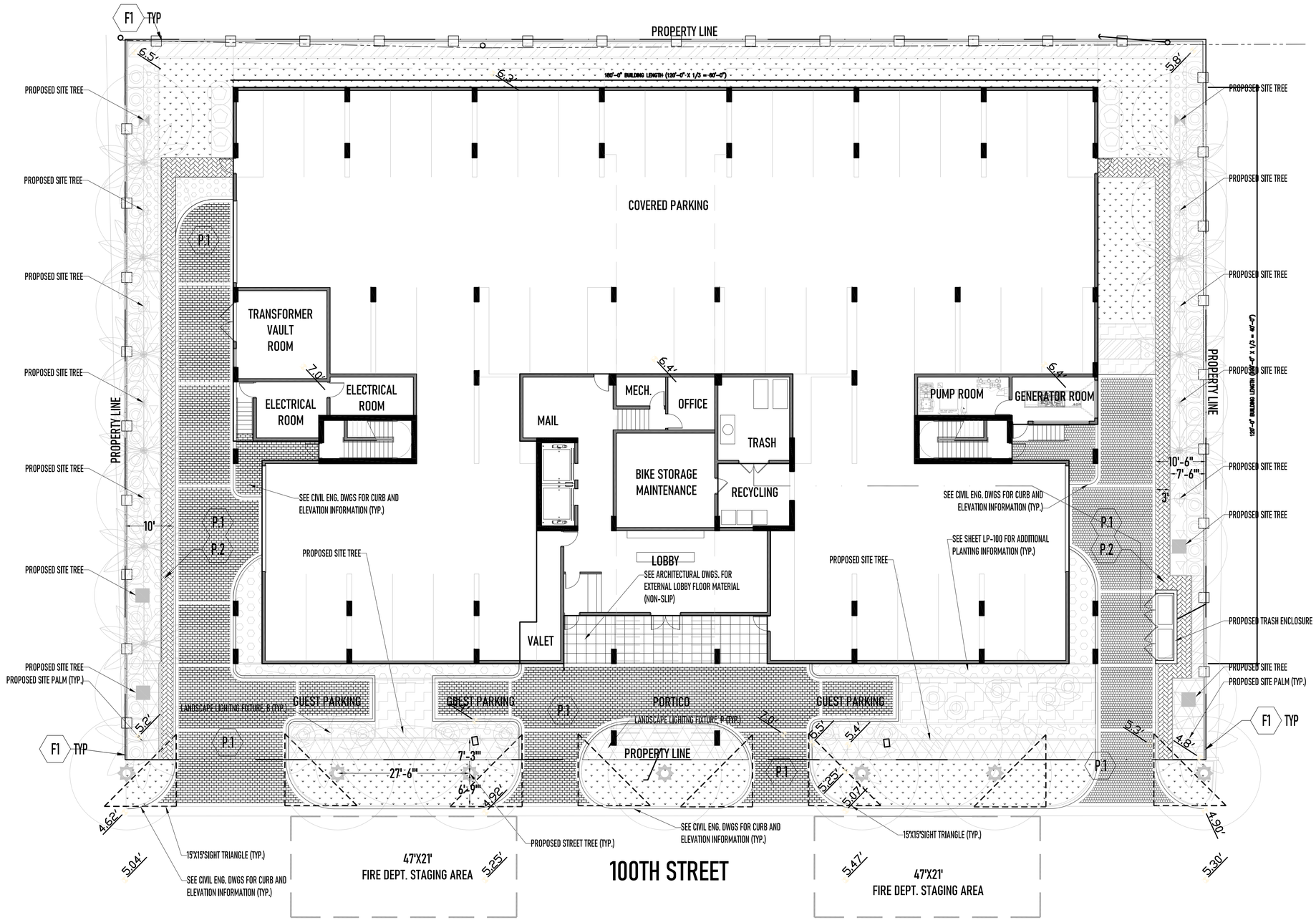
* Required Shade Trees at time of planting must be a min. of 12 ft. in overall height; min. 4 ft. of clear wood before branching; and have min. 2¼" trunk caliper. Palm Trees (15' hgt. x 3" caliper) can be substituted at a 3:1 ratio (except approved larger palm species at 1:1 @ 15' wood) at max. 25% of 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




| | | |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | DATE | DESCRIPTION |

SHEET ISSUE / REVISION LOG

**1145-1163 100TH STREET - LANDSCAPE MATERIALS LEGEND - 2022.07.22**

SITE WORK MATERIALS

| QTY. | SYMBOL | TAG | NAME | SIZE | REMARKS |
|---|---|---|---|---|---|
| +/- 5,350 S.F. | | P.1 | - PRECAST CONCRETE PAVERS (SAND SET)<br>- COLOR: TBD<br>- FINISH: NON-SLIP | - SEE LS-101 FOR MORE INFORMATION | - NON-SLIP FINISH<br>- SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION<br>- CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL |
| +/- 483 S.F. | | P.2 | - PRECAST CONCRETE PAVERS (PERMEABLE)<br>- COLOR: TBD<br>- FINISH: NON-SLIP | - SEE LS-101 FOR MORE INFORMATION | - NON-SLIP FINISH<br>- SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION<br>- CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL |
| +/- 530 L.F. | | F.1 | - ALUMINUM PICKET FENCE | - COLOR: BLACK<br>- HEIGHT: 6' FEET | - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION<br>- CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL |

PREVIOUS DRB SUBMITTAL
DATED 7-22-2022

NORTH

01' 5' 10' 20'
SCALE: 3/32"=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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

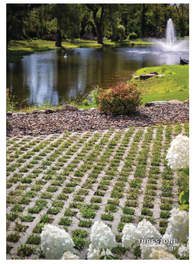
PROFESSIONAL SEAL(S):


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: JULY 22, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:
LANDSCAPE SITE PLAN

LS-100



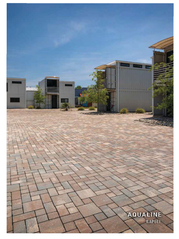


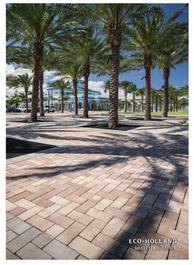








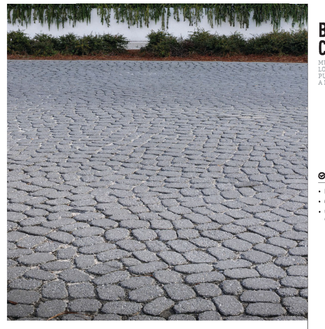



14 COMMERCIAL PRODUCT OFFERING

FLORIDA 15

4 LS-101 P.2 PERMEABLE PAVERS
LANDSCAPE SITE MATERIAL IMAGERY



# BELGIAN COBBLE®

MULTI-PIECE SYSTEM THAT LOOKS LIKE NATURAL STONE PULLED FROM THE BED OF A MOUNTAIN CREEK

## FEATURES & BENEFITS

- Installed as a standard system
- Cobble look with a random pattern
- Can also be used for accents or borders

## AVAILABLE COLORS


GRAY


SLATE

## SHAPES & SIZES

MULTI-PIECE 70MM




## ESTIMATING CHART

| | PLANT LOCATION | SQFT/ PALLET | SQFT/ LAYER | LAYER/ PALLET | UNITS/ LAYER | UNITS/ SQFT | WEIGHT/ PALLET |
|---|---|---|---|---|---|---|---|
| MULTI-PIECE 70MM | DEF | 98 | - | - | 504 per bag | - | 3003 |

BELGARD® PAVES THE WAY
For more info, visit Belgard.com

© 2020 Oldcastle APG, Inc. All Rights Reserved. BELGI-19F

2 LS-101 P.1 PAVER SAND SET ON AGGREGATE BASE _ ALTERNATIVE OPTION
LANDSCAPE SITE MATERIAL IMAGERY


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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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

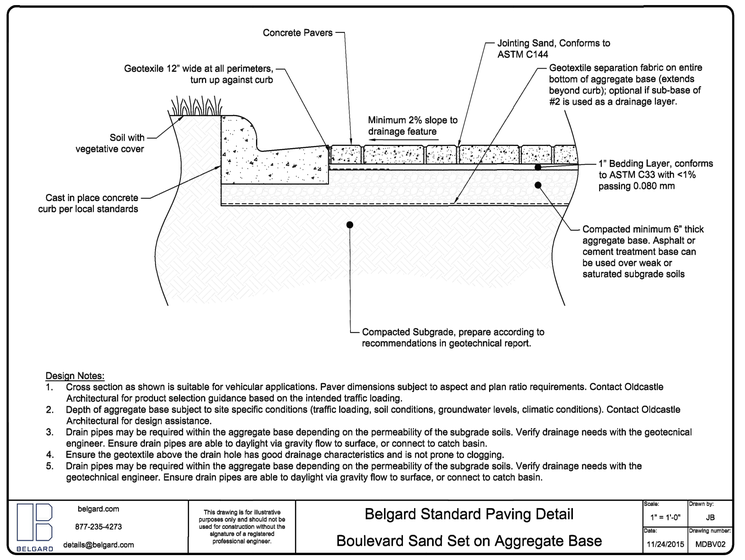
**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 100 BH

PROFESSIONAL SEAL(S):



5 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<br>belgard.com<br>877-235-4273<br>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<br>Boulevard Sand Set on Aggregate Base | Scale: 1" = 1'-0" | Drawn by: JB |
| | | | Date: 11/24/2015 | Drawing number: MDBV02 |

3 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

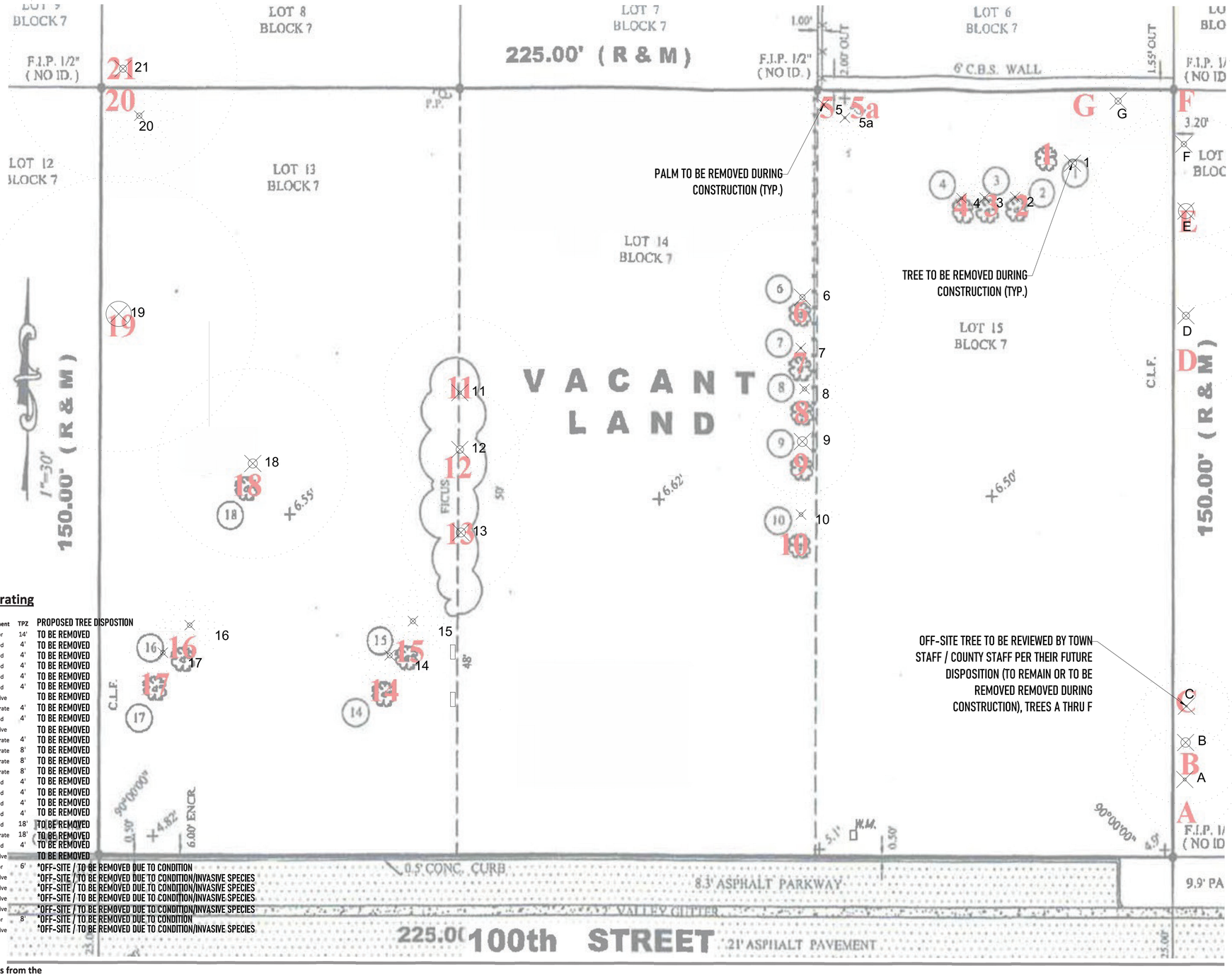

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE MATERIAL IMAGERY

LS-101




TREE MITIGATION CALCULATIONS PER TOWN OF BAY HARBOR AND MIAMI-DADE CHAPTER 18A,B LANDSCAPE REQUIREMENTS:

TOTAL # OF PALMS PROPOSED FOR REMOVAL: 13 (#2,3,4,5,5a,7,8,10,14,15,16,17,20) 13 PALMS PROPOSED FOR REMOVAL @ 2:1 = 26 NEW PALMS 6" DBH / 16' OVERALL HEIGHT.

TOTAL # OF TREES PROPOSED FOR REMOVAL: 6 (#1,11,12,13,18,19) THE TOTAL CANOPY SQUARE FOOTAGE EQUALS 17,623 SF WHICH IS EQUAL TO APPROXIMATELY 35 TREES @ 500 SF EACH.

#6,9, 21 ARE INVASIVE SPECIES AND NOT SUBJECT TO TREE REPLACEMENT REQUIREMENTS.

*ALL INVASIVE SPECIES AND POOR QUALITY TREES ARE NOT SUBJECT TO TREE REPLACEMENT REQUIREMENTS.

## Appendix – A – Measurements and condition rating

| | Scientific name | Common name | DBH | H/Ct | Canopy | Comment | TPZ | PROPOSED TREE DISPOSTION |
|---|---|---|---|---|---|---|---|---|
| 1 | Persea americana | Avocado | 21" | 30' | 40' | Poor | 14' | TO BE REMOVED |
| 2 | Adonidia merrillii | Christmas palm | 5" | 25' | 8' | Good | 4' | TO BE REMOVED |
| 3 | Adonidia merrillii | Christmas palm | 6" | 25' | 8' | Good | 4' | TO BE REMOVED |
| 4 | Adonidia merrillii | Christmas palm | 7" | 23' | 8' | Good | 4' | TO BE REMOVED |
| 5 | Adonidia merrillii | Christmas palm | 5" | 15' | 10' | Good | 4' | TO BE REMOVED |
| 5a | Adonidia merrillii | Christmas palm | 6" | 13' | 12' | Good | 4' | TO BE REMOVED |
| 6 | Schefflera actinophylla | Umbrella tree | 14" | 30' | 35' | Invasive | | TO BE REMOVED |
| 7 | Adonidia merrillii | Christmas palm | 5" | 14' | 10' | Moderate | 4' | TO BE REMOVED |
| 8 | Adonidia merrillii x 2 tks | Christmas palm | 11" | 21' | 16' | Good | 4' | TO BE REMOVED |
| 9 | Schefflera actinophylla | Umbrella tree | 25" | 24' | 22' | Invasive | | TO BE REMOVED |
| 10 | Livistona chinensis | Chinese fan palm | 10" | 9' | 16' | Moderate | 4' | TO BE REMOVED |
| 11 | Ficus benjamina | Weeping fig | 9" | 23' | 32' | Moderate | 8' | TO BE REMOVED |
| 12 | Ficus benjamina | Weeping fig | 19" | 23' | 25' | Moderate | 8' | TO BE REMOVED |
| 13 | Ficus benjamina | Weeping fig | 25" | 23' | 23' | Moderate | 8' | TO BE REMOVED |
| 14 | Sabal palmetto | Sabal palm | 13" | 12' | 16' | Good | 4' | TO BE REMOVED |
| 15 | Sabal palmetto | Sabal palm | 13" | 15' | 16' | Good | 4' | TO BE REMOVED |
| 16 | Sabal palmetto | Sabal palm | 12" | 14' | 14' | Good | 4' | TO BE REMOVED |
| 17 | Sabal palmetto | Sabal palm | 12" | 12' | 16' | Good | 4' | TO BE REMOVED |
| 18 | Ficus religiosa | Bo tree | 46" | 28' | 40' | Good | 18' | TO BE REMOVED |
| 19 | Ficus aurea | Strangler fig | 64" | 35' | 58' | Moderate | 18' | TO BE REMOVED |
| 20 | Sabal palmetto | Sabal palm | 14" | 14' | 18' | Good | 4' | TO BE REMOVED |
| 21 | Schefflera actinophylla | Umbrella tree | 18" | 28' | 48' | Invasive | | TO BE REMOVED |
| A | Ficus benjamina | Weeping fig | 8" | 20' | 22' | Poor | 6' | *OFF-SITE / TO BE REMOVED DUE TO CONDITION |
| B | Schinus terebinthifolius | Brazilian pepper | 24" | 22' | 26' | Invasive | | *OFF-SITE / TO BE REMOVED DUE TO CONDITION/INVASIVE SPECIES |
| C | Schinus terebinthifolius | Brazilian pepper | 5" | 14' | 18' | Invasive | | *OFF-SITE / TO BE REMOVED DUE TO CONDITION/INVASIVE SPECIES |
| D | Schefflera actinophylla | Umbrella tree | 18" | 26' | 32' | Invasive | | *OFF-SITE / TO BE REMOVED DUE TO CONDITION/INVASIVE SPECIES |
| E | Schefflera actinophylla | Umbrella tree | 38" | 30' | 40' | Invasive | | *OFF-SITE / TO BE REMOVED DUE TO CONDITION/INVASIVE SPECIES |
| F | Ficus aurea | Strangler fig | 14" | 30' | 40' | Poor | 8' | *OFF-SITE / TO BE REMOVED DUE TO CONDITION |
| G | Ardisia elliptica | Shoebutton ardisia | 16" | 18' | 12' | Invasive | | *OFF-SITE / TO BE REMOVED DUE TO CONDITION/INVASIVE SPECIES |

- TPZ is the radius of the tree protection. The measurement is from the outside of the trunk. The CRZ is equal to the TPZ.
- Note that the CRZ/root plate of these trees will be limited by adjacent hardscape, curbs, and adjacent structures.

*ALL OFF-SITE TREES TO BE REVIEWED FURTHER PER THEIR LOCATION, SPECIES, CONDITION, ETC. BY THE TOWN OF BAY HARBOR / MIAMI-DADE PER THEIR FUTURE DISPOSITION (REMAIN/REMOVAL)



1 TD-100 TREE RESOURCE EVALUATION FOR 100 STREET, BAY HARBOR ISLANDS, FLORIDA 33154
APPENDIX A: MEASUREMENTS AND CONDITIONS RATING + PROPOSED DISPOSITION

NORTH
SCALE: 3/32"=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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

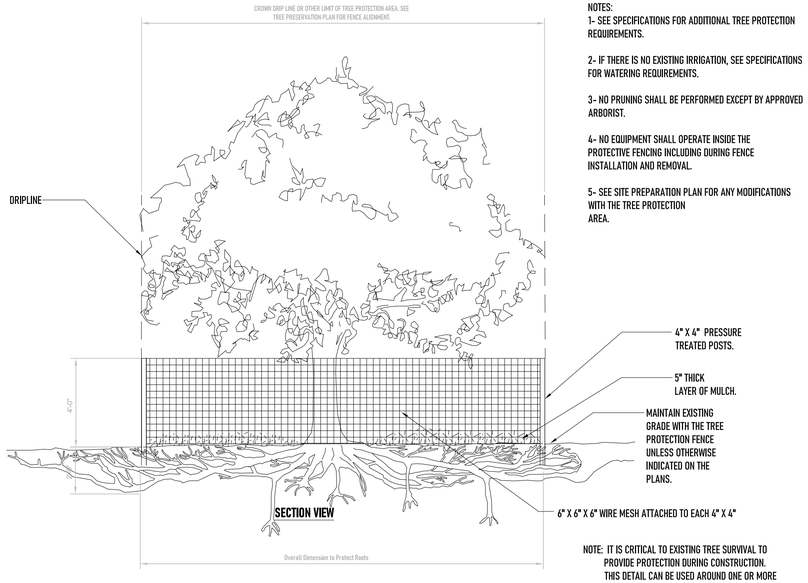
SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.

Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
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.

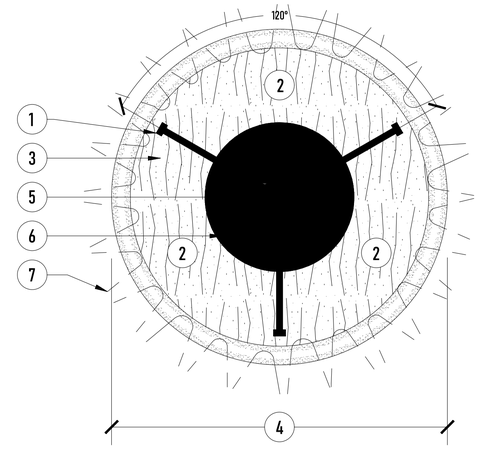
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

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.

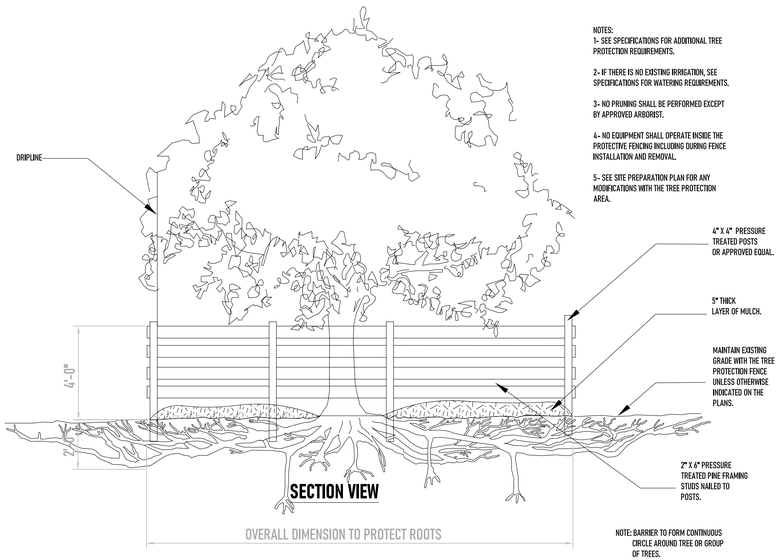
NOTE: IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.

4 / TD-101 — WIRE MESH BARRIER DETAIL
TREE / PALM PROTECTION — SCALE=N.T.S




1 - 2" X 4" WOOD BRACE AT WOJAL SPACING (3 PER TREE)
2 - 3" LAYER OF SPECIFIED MULCH: DO NOT INSTALL WITHIN 3" OF TREE TRUNK
3 - CONSTRUCT TEMPORARY 3" WATERING BASIN
4 - 2x DIAMETER OF ROOT BALL
5 - TREE TRUNK
6 - ROOT BALL
7 - TREE CANOPY

3 / TD-101 — WOOD BARRIER DETAIL (PLAN VIEW)
TREE / PALM PROTECTION — SCALE=N.T.S




NOTES:
1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.

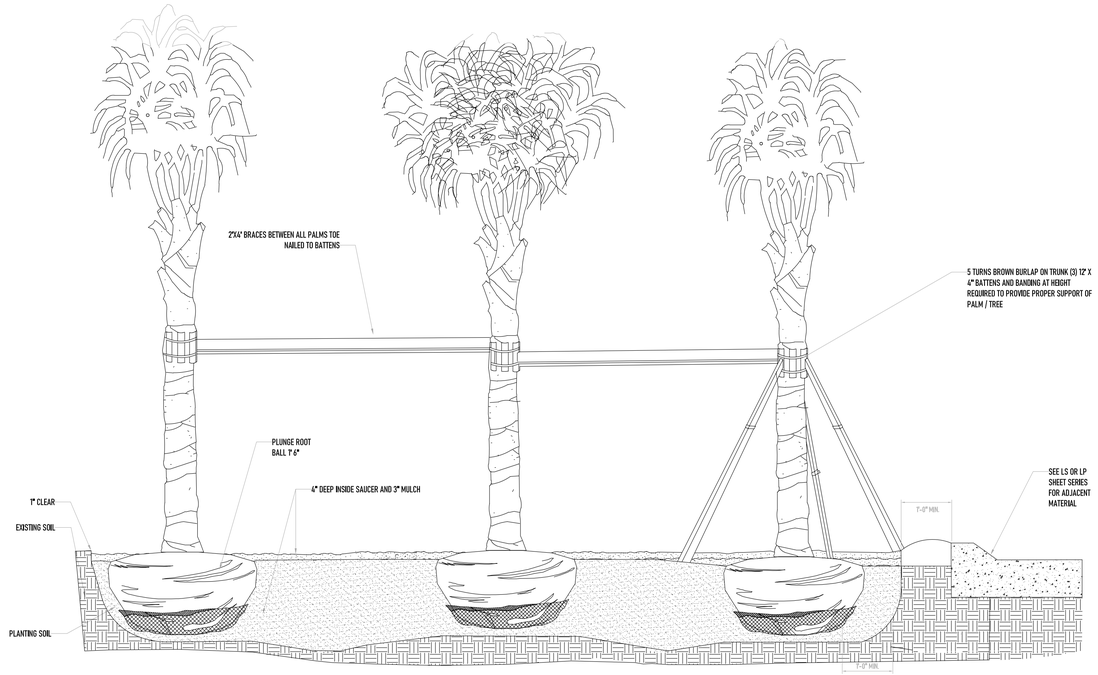
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

NOTE: BARRIER TO FORM CONTINUOUS CIRCLE AROUND TREE OR GROUP OF TREES.

2 / TD-101 — WOOD BARRIER DETAIL
TREE / PALM PROTECTION — SCALE=N.T.S




1 / TD-101 — PALM BRACING DETAIL
TREE / PALM PROTECTION — SCALE=N.T.S


**COASTAL OPERATIONS 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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

**TREE PROTECTION DETAILS**

**TD-101**

**AGENDA ITEM REPORT**
August 8, 2023

**ITEM NUMBER: 20.**

**ITEM: Consideration** and **Approval** of a private Transfer of Development Rights (TDR) transaction for one (1) private dwelling unit from 10081 West Bay Harbor Drive to 10141-43 East Bay Harbor Drive development. Enclosed are copies of the Town Planner's Staff Report, application, Site Development Plans, and other supporting documents. Note: Items 20, 21, 22, and 23 could be addressed simultaneously and voted upon separately.

**DESCRIPTION:**
Town received a Transfer of Development Rights (TDR) application for a private TDR transaction of five (5) dwelling units for the property located at 10141-43 East Bay Harbor Drive.

The receiving site (10141-43 EBHD former Bay Harbor Towers MFR site) was granted a Site Development Plan approval by the Town's Design Review Board on December 6, 2022 for a total of 44 DU. The survey submitted for the proposed redevelopment site shows that the site is 45,000 sq. ft./ 1.03 acres in size. Therefore, the allowable base zoning density of 34 DUA would allow for 35 DU on the receiving site (1.03 acres x 34 DUA= 35.02 or 35 DU). Since the proposed new project includes 44 total dwelling units, this requires the acquisition of 9 TDR units to construct the project (35 + 9 = 44 DU). To date, the developer has not acquired any TDRs to our knowledge. It appears the developer is now making arrangements to acquire the necessary TDR units to proceed with construction. The Town recently received four (4) TDR applications to acquire the required nine (9) TDR units to construct the project.

The donor site is currently developed as a 1-story / 4 DU condominium complex built in 1957. The survey submitted with the TDR application notes the site is comprised of one (1) lot and the size of the property is 11,116 sq. ft. (0.255 acres). This donor site is a corner lot resulting in a slightly smaller lot size. Therefore, up to nine (9) DU could have been constructed at the base 34 DUA density. Town records indicate that the site was developed with a four (4) DU condominium complex at a density of 15.4 units per acre. Our records do not indicate that any TDR units were previously transferred from this site and five (5) units are available to donate. If the one (1) TDR unit requested is approved, the donor site will have four (4) remaining TDR units available.

As stated above the receiving site has also submitted concurrent TDR applications to contract with three (3) other private property owners to acquire the remaining eight (8) TDR units. If all of the private TDR applications are approved (9 DU total) the receiving site will have acquired the nine (9) total TDR units needed to construct the 44 DU complex. MMPA will provide separate staff reports for the other private TDR sales.

Donor Site: 10081 West Bay Harbor Drive, Lot 10 of Block 7
Four Friends Condominium Association, Inc.
Receiving Site: 10141-43 East Bay Harbor Drive, Lots 9, 10, 11 and 12 of Block 4 (Future Bay Harbor Towers MFR)
Number of units to be transferred: 1

All required information was submitted as required by Section 23-22.2 of the Town Code.

If the Town Council approves the private TDR Transaction Staff recommends the Town Attorney prepare a resolution setting forth the approval and/or recommendations.

**RECOMMENDED ACTION:**

---

---

**FINANCIAL ANALYSIS:**
There is no budget impact.

**BUDGET IMPACT:**

---

Submitted By: Yvonne Hamilton, Town Clerk

**ATTACHMENTS**

| | |
|---|---|
| 1. | Staff Report - BHI 10141-43 EBHD TDR App from 10081 WBHD Aug 4 2023 (003) |
| 2. | Application - 10081 W. Bay Harbor Drive |
| 3. | 10081 WBH Drive TDR23-000007 Inspection Photos 6.14.2023 |
| 4. | TDR23-000007 Report 10081 WBH Drive Letter 6.15.2023 |
| 5. | TDR Inspection 10081 WBHD Code 6.16.2023 |
| 6. | 10143 East Bay Harbor Drive DRB Set 12.6.2022 |

7522 Wiles Road Suite B-203
Coral Springs, Florida 33067
(Tel) 954-757-9909
(Fax) 954-757-7089
(E-mail) mmiller@michaelmillerplanning.com

MICHAEL MILLER PLANNING ASSOCIATES, INC.

# Fax

| | | | |
|---|---|---|---|
| **To:** | Yvonne P. Hamilton, CMC - Town Clerk<br>Town of Bay Harbor Islands | **From:** | Michael J. Miller, AICP<br>Consultant Town Planner |
| **Fax:** | 305-866-4863 | **Pages:** | 2 (Including Cover Page) |
| **Phone:** | 305-866-6241 | **Date:** | 8/4/2023 |
| **Re:** | Transfer of Development Rights (TDR)<br>10141-43 E. Bay Harbor Drive<br>Bay Harbor Towers MFR (44 Total DU) | **CC:** | Maria Lasday – Town Manager<br>Joseph S. Geller, Esq. – Town Attorney |

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **As Requested**

**TDR Request – 1 Private DU**

**Donor Site:** **10081 West Bay Harbor Drive / Lot 10 of Block 7 (Four Friends Condominium Association, Inc.)**

**Receiving Site:** **10141-43 East Bay Harbor Drive / Lots 9, 10, 11 and 12 of Block 4 (Future Bay Harbor Towers MFR)**

In response to the Town's request for our firm's analysis of the lands proposed to be involved with the above referenced TDR application requesting approval of the transfer of one (1) private TDR unit, following is our analysis.

**RECEIVER SITE** - Our records indicate the **receiving** site (10141-43 EBHD former Bay Harbor Towers MFR site) was granted a Site Development Plan approval by the Town's Design Review Board on December 6th, 2022, for a total of 44 DU. The survey submitted for the proposed redevelopment site shows that the site is 45,000 sq. ft. / 1.03 acres in size. Therefore, the allowable base zoning density of 34 DUA would allow for 35 DU on the receiving site (1.03 acres x 34 DUA = 35.02 or 35 DU). Since the proposed new project includes 44 total dwelling units this requires the acquisition of 9 TDR units to construct the project (35 + 9 = 44 DU). To date, the developer has not acquired any TDRs to our knowledge. It appears the developer is now making arrangements to acquire the necessary TDR units to proceed with construction. The Town recently received four (4) TDR applications to acquire the required nine (9) TDR units to construct the project.

**DONOR SITE** - The **donor** site is currently developed as a 1-story / 4 DU condominium complex built in 1957. The survey submitted with the TDR application notes the site is comprised of one (1) lot and the size of the property is 11,116 sq. ft. (0.255 acres). This donor site is a corner lot resulting in a slightly smaller lot size. Therefore, up to nine (9) DU could have been constructed at the base 34 DUA density. Town records indicate that the site was developed with a four (4) DU condominium complex at a density of 15.4 units per acre. Our records do not indicate that any TDR units were previously transferred from this site and five (5) units are available to donate. If the one (1) TDR unit requested is approved, the **donor** site will have four (4) remaining TDR units available.

As stated above the **receiving** site has also submitted concurrent TDR applications to contract with three (3) other private property owners to acquire the remaining eight (8) TDR units. If all of the private TDR applications are approved (9 DU total) the **receiving** site will have acquired the nine (9) total TDR units needed to construct the 44 DU complex. MMPA will provide separate staff reports for the other private TDR sales.

Our office was not requested to perform any inspections of the donor site to determine if the site complies with Town Codes or has any Code violations. We assume other Town staff members will perform those tasks in conformance with the Town TDR Code requirements. The backup documents did not include an inspection report for the donor site.

*Application Fee: $1,000 Private Transaction - $500 Town Owned Units*

| (For official use only) | |
|---|---|
| DATE RECEIVED: _____ | TDR UNIT COST: $_____ |
| TDR UNITS REQUESTED_____ | PROJECT TOTAL UNITS _____ |
| APPROVAL DATE :_____ | APPROVED BY:_____ _____ |

# TOWN OF BAY HARBOR ISLANDS
# APPLICATION FORM
# TRANSFER OF DEVELOPMENT RIGHTS

## APPLICANT INFORMATION

| | | | |
|---|---|---|---|
| Name PPG BHT Owner LLC c/o Ari Pearl | | | |
| Phone (917) 439-8717 | e-mail | mamster@brzoninglaw.com<br>mharo@brzoninglaw.com | Fax (305) 505-0526 |
| Address 501 Diplomat Parkway | | | |
| City and State Hallandale Beach, Florida | | | Zip Code 33009 |
| Relationship to Property: Owner | | | |

## RECEIVER SITE INFORMATION

| | | | |
|---|---|---|---|
| Owner's Name PPG BHT Owner LLC c/o Ari Pearl | | | |
| Phone (917) 439-8717 | e-mail | mamster@brzoninglaw.com<br>mharo@brzoninglaw.com | Fax (305) 505-0526 |
| Address 501 Diplomat Parkway | | | |
| City and State Hallandale Beach, Florida | | | Zip Code 33009 |
| Property Address/Location 10143 East Bay Harbor Drive, Bay Harbor Islands, Florida 33154 | | | |
| Legal Description: LOT(S) 9 to 12 BLOCK 4 | | | |
| Folio Number 13-2227-088-0001 | | Current Zoning RM-1 Multi-Family District | |
| Property size 45,000 square feet; 1.03 acres | | Purchase date | |
| Existing use of the property Residential | | | |
| Describe Existing Structure on Property Condominium building | | | |
| | | | |
| Dwelling units to be received 9 dwelling units | | | |
| Total Dwelling units including TDR 44 Dwelling Units | | | |

**HAS SITE PLAN FOR RECEIVING PROPERTY BEEN APPROVED?**
☒ Yes ☐ No

**If Yes, then provide date of approval** December 2, 2022
**If Not, then attach preliminary site plan.**

**ARE TDRs BEING REQUESTED FROM THE TOWN? Yes ☐ No ☒**

**If Yes, skip the donor site portion**
**If Not, then fill in the donor site portion.**

**DONOR SITE INFORMATION, IF APPLICABLE**

| | | |
|---|---|---|
| Owner's Name Four Friends Condominium Association, Inc. c/o Anastasia Kuznetsova and Sharon Arber | | |
| Phone | e-mail | Fax ( ) |
| Address 10081 W. Bay Harbor Drive | | |
| City and State Bay Harbor Islands, Florida | | Zip Code 33154 |
| Property Address/Location 10081 W. Bay Harbor Drive, Bay Harbor Islands, Florida 33154 | | |
| Legal Description: LOT(S) 10 BLOCK 7 | | |
| Folio Number 13-2227-004-0001 | Current Zoning RM-2 | Year built 1955 |
| Property size | Purchase date 12/13/1965 | |
| Existing use of the property Residential | | |
| Describe Existing Structure on Property Condominium building | | |
| | | |
| Dwelling units to be transferred to TDR Bank One (1) private TDR to be transferred to Receiver Site | | |
| Units permitted Nine (9) | | |

**APPRAISAL INFORMATION - IF APPLICABLE**
**(Appraiser must be approved by the Town)**
(Only fill this portion out if purchasing TDRs from the Town and if the amount set by the Town is not accepted by you.)

| | | |
|---|---|---|
| Name: | | |
| Phone ( ) | e-mail | Fax ( ) |
| Address | | |
| City and State | | Zip Code |
| Date of Appraisal / / | Appraisal Value of TDR unit $ | |
| Proposed TDR Unit Value $ | | |

**SURVEY COMPANY INFORMATION** - (provide survey's for both receiver and donor sites)
Survey must be current (no more than 6 months old)

| | | |
|---|---|---|
| Name of Surveyor (Receiver Site) Fortin, Leavy, Skiles, Inc. | | |
| Address 180 Northeast 168th Street, North Miami Beach, Florida 33162 | | |
| Phone (305) 653-4493 | e-mail fls@flssurvey.com | Fax (305) 651-7152 |

| | | |
|---|---|---|
| Name of Surveyor (Donor) | | |
| Address | | |
| Phone | e-mail | Fax |

**PROPERTY CODE INSPECTION RESULTS - (Donor Site)**

*The Town requires, as a condition of permitting any transfer or development rights, that the donor parcel and/or receiving parcel improve the site to meet as many current day code requirements as possible, as determined by the Town. This may include the Town's land development code such as zoning, landscaping, signage and property maintenance. It may also include Building Code and Life Safety Code improvements.*

□ **Building must have obtained 40 or 50 Year Certification - If Applicable**
□ **Outstanding Liens or Code Violations must be cured and/or paid - If Applicable**

Other inspections to be performed may include, but are not limited to, the following items:

□ Exterior paint □Windows □ Doors □ Elevators
□ Steps □ Railings □ Landscaping □ Parking area
□ Pool/Recreation facilities □ Fences/Walls □ Plumbing
□ Electrical System □ A/C equipment □ Roof mounted equipment/screening
□ Roofing

**I hereby certify that:**

1) The information furnished on this application and the attachments is true.

2) I am the owner(s) of record of the property described in this application.

3) If the application, as modified or amended during the review and approval process, is granted, I agree, in consideration therefore, to indemnify and hold harmless, and promise not to sue, the Town of Bay Harbor Islands, include its officers and employees, in connection with any claims or other actions arising out of said review and approval.

***A Contract for Sale and Purchase of Development Rights and Deed of Transfer of Development Rights shall be required as part of the approval of a TDR transfer. The deed transferring the development rights shall be recorded in the public records prior to the issuance of a development permit.***

RECEIVER SITE

Signature of Owner (Applicant) — 5/8/23 — Date

Signature of Owner (Co-Applicant) — Date

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 8 day of May, 2023
by Ari Peal on behalf of PPB BH Dade LLC a Florida (corporation) (partnership) (Other: Delaware LLC.) He/She is personally known to me or has produced (Type of Identification produced) as Identification and did take an oath.

Notary Public State of Florida
Jessica Weiss Levison
My Commission
HH 267399
Exp. 5/23/2026

Notary Public, State of Florida

Print Name: _____

DONOR SITE

Signature of Owner (Applicant) — 4/24/23 — Date

Signature of Owner (Co-Applicant) — 5/3/2023 — Date

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 8th day of April, 2023
by [illegible] on behalf of [illegible] a Florida (corporation) (partnership) (Other: _____.) He/She is personally known to me or has produced Passport (Type of Identification produced) as identification and did take an oath.

My Commission Expires:

Notary Public, State of Florida

Print Name: [illegible]

NOTARY PUBLIC STATE OF FLORIDA
Commission # HH 201011
Expires: June 28, 2026



















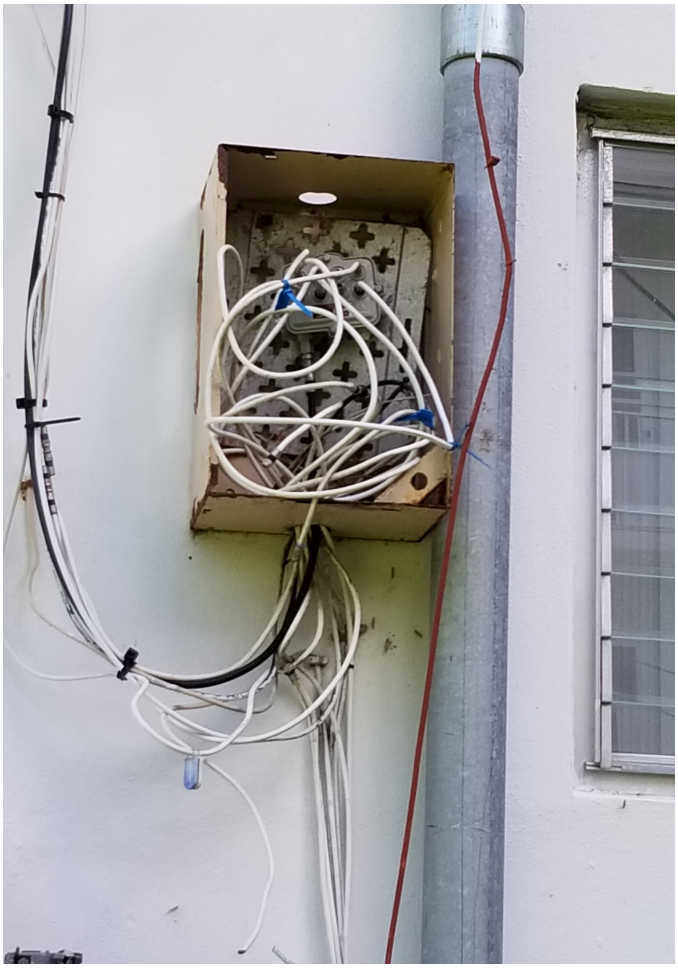

10081


4

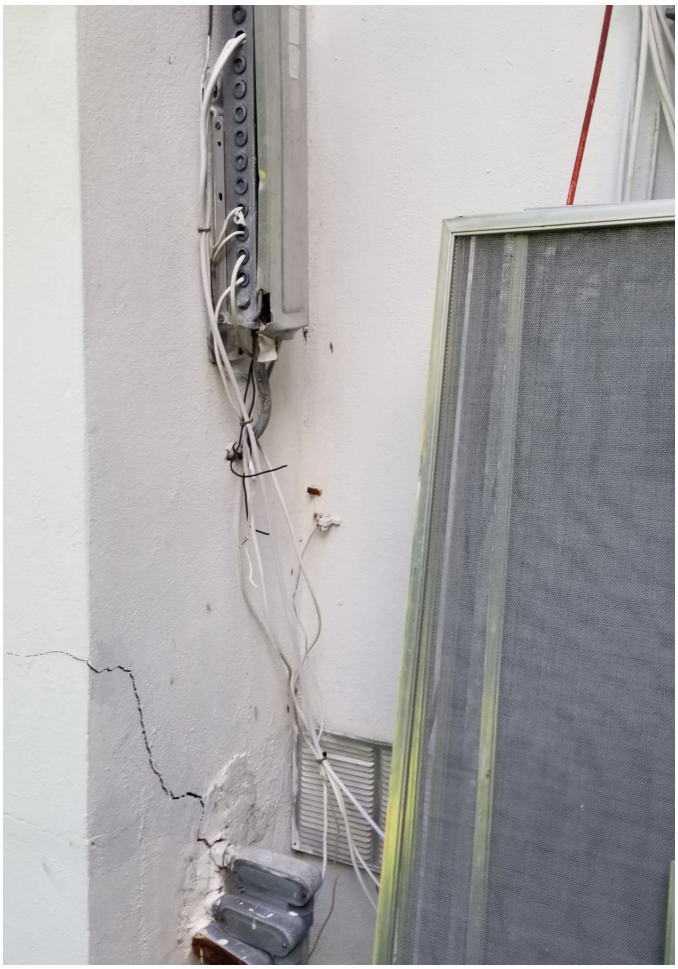

10081











June 15, 2023

Yvonne Hamilton, Town Clerk
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, Florida 33154

RE: PROPOSED NEW PROJECT
Transfer of Development Rights
TDR23-000007 (Private - 1)
Receiver: 10143 East Bay Harbor Drive
Donor: 10081 West Bay Harbor Drive
**Folio 13-2227-004-0001 ~ Lot 10 / Block 7**

Dear Ms. Hamilton:

As per your request, below please find the inspection results as required for the Transfer of Development Rights for the above-mentioned property.

***BUILDING REPAIRS***

1. Need to repair cracks, pressure clean and paint the exterior of building.
2. All wire/cable boxes must be enclosed properly – hide cables in raceway and paint same color as building.
3. All window screens must be reinstalled – All placed on ground.
4. Condensing Units are required to be screened per Town Code.
5. Crawl space vents need to be properly installed.
6. Parcel record shows a permit was applied for to replace the railings (B22-000216) Application was Denied.
7. Rear exterior doors - replaced without a permit. Must apply for after the fact permit.

***ELECTRICAL REPAIRS*** - Inspection Approved

***MECHANICAL REPAIRS*** - Inspection Approved

***PLUMBING REPAIRS***

1. Missing vacuum breaker on hose bib
2. 3" RWL pipe - missing support
3. Water heater vent - not properly installed - vent shall be installed as manufacturing specifications.

Please note that all the above repairs will require a permit prior to commencing work.

This Building was built in 1955. The 60-year recertification was approved in 2015. The building will be required to be re-certified in 2025.

If you have any further questions or comments, please feel free to contact me.

Ayanidys J. Martinez, CEP
Building & Zoning Supervisor
Encl: Photographs

Town Council
Elizabeth Tricoche
Mayor
Joshua D. Fuller
Vice Mayor
Stephanie Bruder
Council Member
Molly Winters Diallo
Council Member
Isaac Salver
Council Member
Teri D'Amico
Council Member
Robert Yaffe
Council Member

Town Officials
Maria Lasday
Town Manager
Yvonne Hamilton
Town Clerk
Joseph S. Geller
Town Attorney

# Town of Bay Harbor Islands Code Compliance Department
# TDR Re-inspection

Date: June 14, 2023

Property Address: Four Friends Condominium, Inc.
10081 West Bay Harbor Drive
Bay Harbor Islands, FL 33154




Jalousie windows do not meet the current building code wind load requirements. Replacement of the jalousie windows is encouraged for safety reasons.

Sec. 5-19.1.1. - Exterior window and door appearance and approval procedures.

(a)Window and door appearances, designs, materials, styles and colors, and any window tints or film finishes shall be the same for all window and door openings into a building or structure, unless otherwise approved by the town. Windows and doors should be installed and designed to complement the principal building's architectural design. For older multifamily complexes that still have windows and doors that do not meet current building code wind load requirements such as jalousie windows, Miami sliders, etc., replacement of any such openings is strongly encouraged for safety reasons. Notwithstanding the above, the installation of approved storm shutters to cover any such openings during storm events may be used to protect the structure and to preserve desired historical architectural window and/or door features.




The planter located on the front south side of the building is broken. Have the planter repaired.

23-12(1) Nothing shall be done or suffered to be done or permitted to exist on any improved or unimproved property which may be or become an annoyance, blight, eyesore, danger or nuisance to the neighborhood, the inhabitants of buildings or the safety and welfare of the general public……..




Deteriorated meter doors, missing window screens stored behind the building, cable box wiring not secured, visual crack on the exterior of the building near the cable box and the building needs to be painted. A permit is required to paint the building. Have all items repaired.

23-12(1) Nothing shall be done or suffered to be done or permitted to exist on any improved or unimproved property which may be or become an annoyance, blight, eyesore, danger or nuisance to the neighborhood, the inhabitants of buildings or the safety and welfare of the general public……..




The building needs to be painted. Permit required.

23-12(1) Nothing shall be done or suffered to be done or permitted to exist on any improved or unimproved property which may be or become an annoyance, blight, eyesore, danger or nuisance to the neighborhood, the inhabitants of buildings or the safety and welfare of the general public.....




Air-conditioning units are not screened from view.

23-12(15)(h)(ii) Air conditioning equipment and duct work may be installed in the side yard setback areas with the following restrictions.

ii. All replacement and new air conditioning equipment shall be screened from view from the street and from adjacent property, when seen by a person at ground level;




Exterior doors installed without permits and other doors in disrepair. Obtain after the fact permits for the exterior doors.

5-6(a)*Required.* Permits shall be required and must be obtained for all structures erected, constructed, moved, reconstructed or structurally altered or other work done on such structures such as painting, roof cleaning or painting, plumbing or electrical work, sandblasting, seawall repairs, sign painting or installation, driveway sealing or paving, awning installation, fencing, installation or replacement or repair of air-conditioning equipment, hurricane shutters and patio slabs in the town. Fees shall be paid therefore in accordance with the fee schedule provided herein. As a condition precedent to the processing of plans and/or an application for a permit involving new construction, substantial renovations, or demolition, neither the applicant nor the subject property shall have any existing code violations in the town, liens or unpaid fines due and owing to the town.




Crawl space cover not properly installed. Install a cover to keep out any animals.

24-8(e) Every opening beneath a building, including basement or cellar windows and crawl space, shall be equipped with an approved type of screening or lattice work to keep out any animals.




The railings do not meet the Florida Building Code. Have the railings replaced to meet code, permit required.

5-1 The Florida Building Code is hereby adopted as the building code of the town.




The association is not registered with the Code Compliance Department. The registration form is available online at https://www.bayharborislands-fl.gov/153/Code-Compliance . Contact the Code Compliance Department at (305) 993-1787 or via email codecomplianceall@bayharborislands-fl.gov for further assistance.

24-18(a) All condominium associations, multi-family homeowner, cooperative apartment associations, commercial and rental buildings operating property located within the Town shall be required to file with the code compliance unit a registration on a form provided for same within 30 days of the effective date of the ordinance from which this section derives. The registration fee for this form is $100, made payable to the Town of Bay Harbor Islands. The application shall require the following current information:

(1) Name of the association.
(2) Business address of properties governed by the association.
(3) Name and contact information for the property manager or designated contact person for the association.
(4) A list of all officers and directors of the association with contact information.
(5) Website of the association, if any.
(6) Specify the location where all building permits for work in common areas shall be posted during construction.
(7) Contact information for insurance agent, if any.

# 10143 BAY HARBOR DRIVE

## 10143 BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

DEVELOPMENT REVIEW COMMITTEE BOARD SUBMITTAL

DATE: 11-11-2022




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

1- NEW CONSTRUCTION OF AN 8 STORY RESIDENTIAL BUILDING, INCLUDING PARKING GARAGE AT LEVEL 1 & ROOF DECK. ON A CLEAN AND GRUBBED SITE READY FOR FOUNDATION.

2- STRUCTURE IS P.T. CONCRETE, TYPE 1A CONSTRUCTION.

3- THE NEW BUILDING WILL BE ABOVE GRADE (4'-3") WITH GROUND FLOOR AT 4'-3" NGVD.

4- FULLY EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER AND ALARM SYSTEM, AND IMPACT RESISTANT STOREFRONT & DOORS.

5- TOTAL CONSTRUCTION AREA: 210,160 SF.

6- TOTAL RESIDENTIAL AREA: 140,454.46 SF.

7- 88 TOTAL PARKING SPACES, INCLUDING 2 ADA PARKING SPACE.

8- THE PROJECT WILL BE FULLY ACCESSIBLE IN COMPLIANCE WITH ADA REQUIREMENTS.

**AREA OF WORK :** TOTAL AREA OF WORK : 210,160 SF.

MEP ENGINEER
SCHNACKEL ENGINEERS, INC.
218 NW 24th Street
Suite 207
Miami, FL 33127
TEL: 786.623.3590

LANDSCAPE DESIGN
CLAD LADSCAPE ARCHITECTURE
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
786 -536-6076
INFO@CLADLANDSCAPE.COM

OWNER
PPG Development LLC
501 Diplomat Parkway
Hallandale Beach FL, 33009
917-439-8717

TRAFFIC CONSULTANT
DAVID PLUMMER & ASSOCIATES
1750 PONCE DE LEON BLVD ,
CORAL GABLES , FL 33134
TEL: 305-447-0900

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

DRAWING INDEX

PROJECT:2248 10143 Bay Harbor Dr

DRB SUBMITTAL DATE: 10-27-2022

Delta (Revision):

| Discipline | Sheet | Description | DRB SUBMITTAL 08-25-2022 | DRB SUBMITTAL 09-29-2022 | DRB SUBMITTAL 10-27-2022 | DRB SUBMITTAL 11-11-2022 |
|---|---|---|---|---|---|---|
| Arch. EKAID | A0.00 | COVER | X | X | X | X |
| | | SURVEY | X | X | X | X |
| | A1.00 | PROJECT DATA | X | X | X | X |
| | A1.01 | OPEN AREA CALCULATIONS | X | X | X | X |
| | A1.02 | BUILDING ARTICULATION DIAGRAM | X | X | X | X |
| | A1.03 | CONTEXT SITE MAP | X | X | X | X |
| | A1.04 | CONTEXT PHOTOS | X | X | X | X |
| | A1.05 | SURROUNDING BUILDINGS | X | X | X | X |
| | A1.06 | RENDERING_VIEW FROM THE STREET | X | X | X | X |
| | A1.07 | RENDERING_VIEW FROM THE BAY | X | X | X | X |
| | A1.08 | RENDERING _BREEZEWAY VIEW | X | X | X | X |
| | A2.00 | SITE PLAN | X | X | X | X |
| | A3.00 | GROUND FLOOR | X | X | X | X |
| | A3.01 | FLOOR PLAN - LEVEL 1 | X | X | X | X |
| | A3.02 | FLOOR PLAN - LEVEL 2 | X | X | X | X |
| | A3.03 | FLOOR PLAN - LEVEL 3 | | | X | X |
| | A3.04 | FLOOR PLAN - LEVEL 4 | X | X | X | X |
| | A3.05 | FLOOR PLAN - LEVEL 5 | | | X | X |
| | A3.06 | FLOOR PLAN - LEVEL 6 | X | X | X | X |
| | A3.07 | FLOOR PLAN - LEVEL7 | X | X | X | X |
| | A3.08 | FLOOR PLAN - ROOF DECK | X | X | X | X |
| | A4.00 | MATERIALS BOARD | X | X | X | X |
| | A4.01 | BUILDING COLOR ELEVATION - WEST | X | X | X | X |
| | A4.02 | BUILDING COLOR ELEVATION - SOUTH | X | X | X | X |
| | A4.03 | BUILDING COLOR ELEVATION - EAST | X | X | X | X |
| | A4.04 | BUILDING COLOR ELEVATION - NORTH | X | X | X | X |
| | A5.00 | BUILDING SECTION "A" | X | X | X | X |
| | A5.01 | BUILDING SECTION "A" | X | X | X | X |
| | A6.00 | MECHANICAL LIFT SPECS | | | X | X |
| LANDSCAPE BH & A | L-0 | COVER SHEET + INDEX | X | X | X | X |
| | L1 | TREE DISPOSITION PLAN | X | X | X | X |
| | L1.1 | TREE DISPOSITION SCHEDULE | X | X | X | X |
| | L1.2 | TREE MITIGATION PLAN AND SCHEDULE | X | X | X | X |
| | L-2 | ILLUSTRATIVE PLAN GROUND FLOOR | X | X | X | X |
| | L-2.1 | ILLUSTRATIVE PLAN ROOFTOP | X | X | X | X |
| | L-5 | CANOPY PLANTING PLAN GROUND FLOOR | X | X | X | X |
| | L-5.1 | UNDERSTOY PLANTING PLAN GROUND FLOOR | X | X | X | X |
| | L-5.2 | PLANTING PLAN ROOFTOP | X | X | X | X |
| | L-5.3 | PLANTING SCHEDULE + LANDSCAPE LEGEND | X | X | X | X |
| | L-5.4 | PLANTING DETAILS | X | X | X | X |
| | L-5.5 | GENERAL LANDSCAPE NOTES | X | X | X | X |
| CIVIL OCEAN ENG. | C100 | GENERAL NOTES AND SPECIFICATIONS | X | X | X | X |
| | C200 | PAVING GRADING AND DRAINAGE PLAN | X | X | X | X |
| | C201 | PAVING GRADING AND DRAINAGE PLAN | X | X | X | X |
| | C300 | WATER AND SEWER PLAN | X | X | X | X |
| | C301 | WATER AND SEWER PLAN | X | X | X | X |
| | C400 | DRAINAGE DETAILS | X | X | X | X |
| PHOTOMETRICS | PH-100 | LANDSCAPE PHOTOMETRIC PLAN | X | X | X | X |
| | PH-200 | ROOF PHOTOMETRIC PLAN | X | X | X | X |
| | PH-300 | PARKING GARAGE PHOTOMETRIC PLAN | X | X | X | X |
| | PH-400 | LIGHTING CUT SHEETS | | | X | X |
| | PH-4.10 | LIGHTING CUT SHEETS | | | X | X |
| | PH-4.20 | LIGHTING CUT SHEETS | | | X | X |
| | PH-4.30 | LIGHTING CUT SHEETS | | | X | X |
| | PH-4.40 | LIGHTING CUT SHEETS | | | X | X |
| | PH-4.50 | LIGHTING CUT SHEETS | | | X | X |

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

ZONING

100% Submission

BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

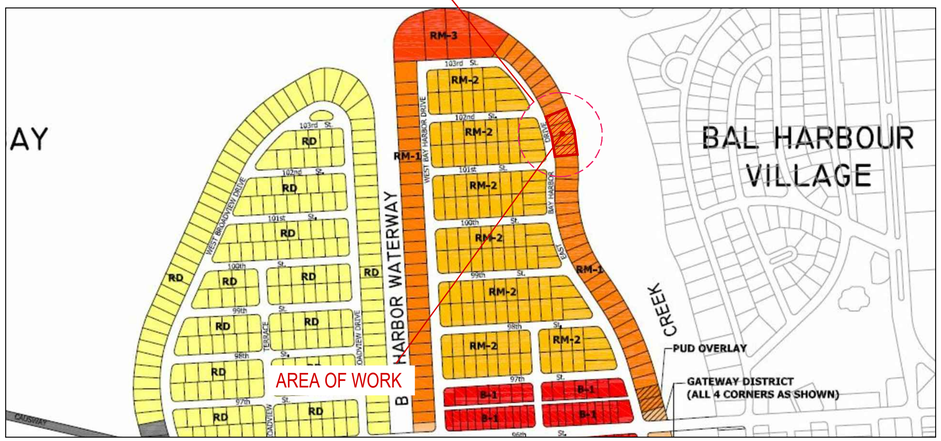
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

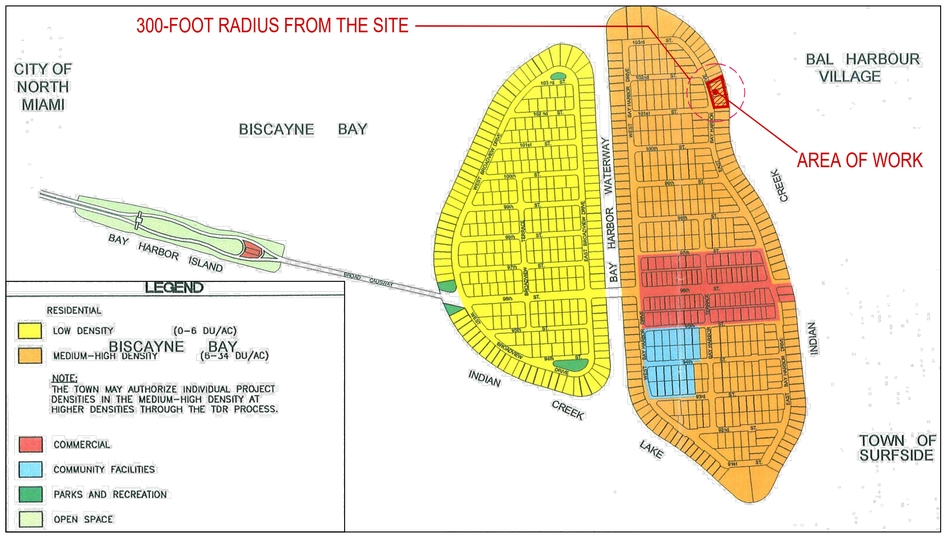
COVER

| | | | |
|---|---|---|---|
| Date | 11-11-2022 | Sheet No. | A0.00 |
| Scale | | | |
| Project | 0000 | | |




1 ZONING DESIGNATIONS MAP

N.T.S




2 FUTURE LAND USE MAP

N.T.S




3 FLOOD MAP

N.T.S

# ZONING INFORMATION

SECTION

PROJECT NAME: 10143 BAY HARBOR DRIVE
PROJECT ADDRESS: 10143 BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154
ZONING: RM-1
COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
GROSS LOT AREA: 45,000 SF (1.03 ACRES)
BASE FLOOD ELEVATION: 9 NGVD
DESIGN FLOOD ELEVATION: 9' + 1' = 10' NGVD

1

## SITE REQUIREMENTS

| | ALLOWED / REQUIRED | PROPOSED |
|---|---|---|
| A) LOT AREA | 45,000 SF | 45,000 SF<br>(1.03 ACRES) |
| B) DENSITY | 34 DU/AC MAX<br>34 x 1.03 = 35.02 UNITS MAX = (35 UNITS) | 44 UNITS<br>(9 TDR'S) |
| C) BUILDING HEIGHT | 75'<br>(MEASURED FROM BFE+1') | 75'-0" + 5'-0" POOL DECK |
| D) BUILDING LENGTH | 205' MAX \| ABOVE 45,' 120' MAX<br>120' & 120' SEPARATED BY CODE COMPLIANT BREEZEWAY. | 120'-0" |
| E) BUILDING ARTICULATION CODE REQ. | CODE REQUIREMENTS:<br>Building Length: The maximum overall length of any single building in a linear shape with no break or angles greater than 15 degrees shall not exceed 205 feet | PROPOSED SOLUTION:<br>deliberated break on the building facade to divide the two bodies a 15.00° degree angle on front (lengths of 110'-3") and a 18.80° degree angle on the back (lengths of 120'-0") is achieve. |
| F) LANDSCAPE REQUIREMENTS | 20% LOT AREA MIN.<br>45,00 X 0.2 = 9,000 SF MIN. | 9,764,12 SF=21.69% |
| G) ROOF DECK LANDSCAPE REQUIREMENTS | 15% ROOF AREA MIN.<br>8,000 X 0.15 = 1,200 SF MIN. | 1,246.54 SF = 15.58% |

2

## SETBACK REQUIREMENTS

| | ALLOWED / REQUIRED | PROPOSED |
|---|---|---|
| A) FRONT YARD SETBACK | BLDG LESS THAN 75 FEET IN HEIGHT . 30 FEET | 30 FEET |
| C) SIDE YARD SETBACK | 10% OF STREET FRONTAGE (240 FT) = 24.0 FT<br>MAXIMUM REQUIRED 22.5 FT ( PER SEC.23-11(B1)(3)(C) | 22'-5" FEET |
| D) REAR YARD SETBACK | 20 FEET | 20 FEET |
| E) FLEX SETBACKS | | |
| NORTH SIDE | MAX. ALLOWED 1/3 OF LENGTH OF BUILDING . 10 FEET | 10 FEET |
| SOUTH SIDE | MAX. ALLOWED 1/3 OF LENGTH OF BUILDING . 10 FEET | 10 FEET |

3

## AREA BREAKDOWN

| LEVEL | TOTAL AREA | SELLABLE AREA |
|---|---|---|
| LEVEL GROUND (PARKING ) | 45,000 SF | - |
| LEVEL 1 | 24,625 SF | 16,225 SF |
| LEVEL 2 | 24,682 SF | 18,894 SF |
| LEVEL 3 | 24,682 SF | 18,894 SF |
| LEVEL 4 | 22,528 SF | 19,010 SF |
| LEVEL 5 | 22,528 SF | 19,010 SF |
| LEVEL 6 | 22,528 SF | 19,010 SF |
| LEVEL 7 | 22,524 SF | 19,077SF |
| LEVEL ROOF DECK | 21,381 SF | 10,331SF |
| GRANDTOTAL | 210,160 SF | 140,454 SF |

4

## # OF UNIT BREAKDOWN

| LEVELS | UNITS PER FLOOR | SUBTOTAL UNITS |
|---|---|---|
| - | - | - |
| LEVEL 1 | 6 RESIDENTIAL UNITS | 6 UNITS |
| LEVEL 2-3 | 8 RESIDENTIAL UNITS | 16 UNITS |
| LEVEL 4-6 | 6 RESIDENTIAL UNITS | 6 UNITS x 3 LEVELS = 18 UNITS |
| LEVEL 7 | 4 RESIDENTIAL UNITS | 4 UNITS |
| | GRANDTOTAL | TOTAL UNITS = 44 UNITS |

5

## UNIT MIX CHART

| LEVEL | UNIT | NUMBER OF BEDROOMS | MIN. UNIT SF REQUIRED | PROVIDED | LEVEL | UNIT | NUMBER OF BEDROOMS | MIN. UNIT SF REQUIRED | PROVIDED |
|---|---|---|---|---|---|---|---|---|---|
| GROUND | - | - | - | - | | - | - | - | - |
| 1 | 1A&1D | 4 | 1,550 SF | 3,444.28 SF | 4-6 | 4A&4D | 4 | 1,550 SF | 3,393.22 SF |
| | 1B&1E | 3 | 1,350 SF | 2,658.80 SF | | 4B&4E | 3 | 1,350 SF | 2,807.44 SF |
| | 1C&1F | 2 | 1,150 SF | 1,933.78 SF | | 4C&4F | 4 | 1,550 SF | 3,260.83 SF |
| 2-3 | 2A&2E | 3 | 1,350 SF | 2,699.72 SF | 7 | 7A&7C | 5 | 1,750 SF | 4,210.94 SF |
| | 2B&2F | 2 | 1,150 SF | 2,381.87 SF | | 7B&7D | 5 | 1,750 SF | 5,278.68 SF |
| | 2C&2G | 2 | 1,150 SF | 2,207.77 SF | | | | | |
| | 2D&2H | 2 | 1,150 SF | 2,094.30 SF | | | | | |

6

## PARKING REQUIREMENTS

| | AREA / UNIT | PARKING RATE | REQUIRED | PROPOSED |
|---|---|---|---|---|
| RESIDENTIAL | 44 UNITS | 2 P.S. x UNIT | 88 P.S. | 84 P.S. |
| | VISITOR | 4 P.S. PER ZONING CODE SEC 23-24 (c)(3). | 04 P.S. | 04 P.S. |
| TOTAL PARKING | | | 88 P.S. | 88 P.S. |

PARKING PER FLOORS

LEVEL 1 86 P.S. + 2 ACCESSIBLE P.S. = 88 P.S.

TOTAL OF PARKING

88 P.S.

PARKING BREAKDOWN

PARKING SPACES

| | |
|---|---|
| REGULAR P/S: | 34 |
| TANDEM P/S: | 20 |
| DRIVE-AISLE VALET ONLY PARALLEL: | 12 |
| MECH. STACKERS P/S: | 20 |
| ADA PARKING SPACES: | 2 |
| TOTAL: | 88 |

(4 VISITOR P/S INCLUDED IN THIS CALCULATION)

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

## ZONING

100% Submission

## BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

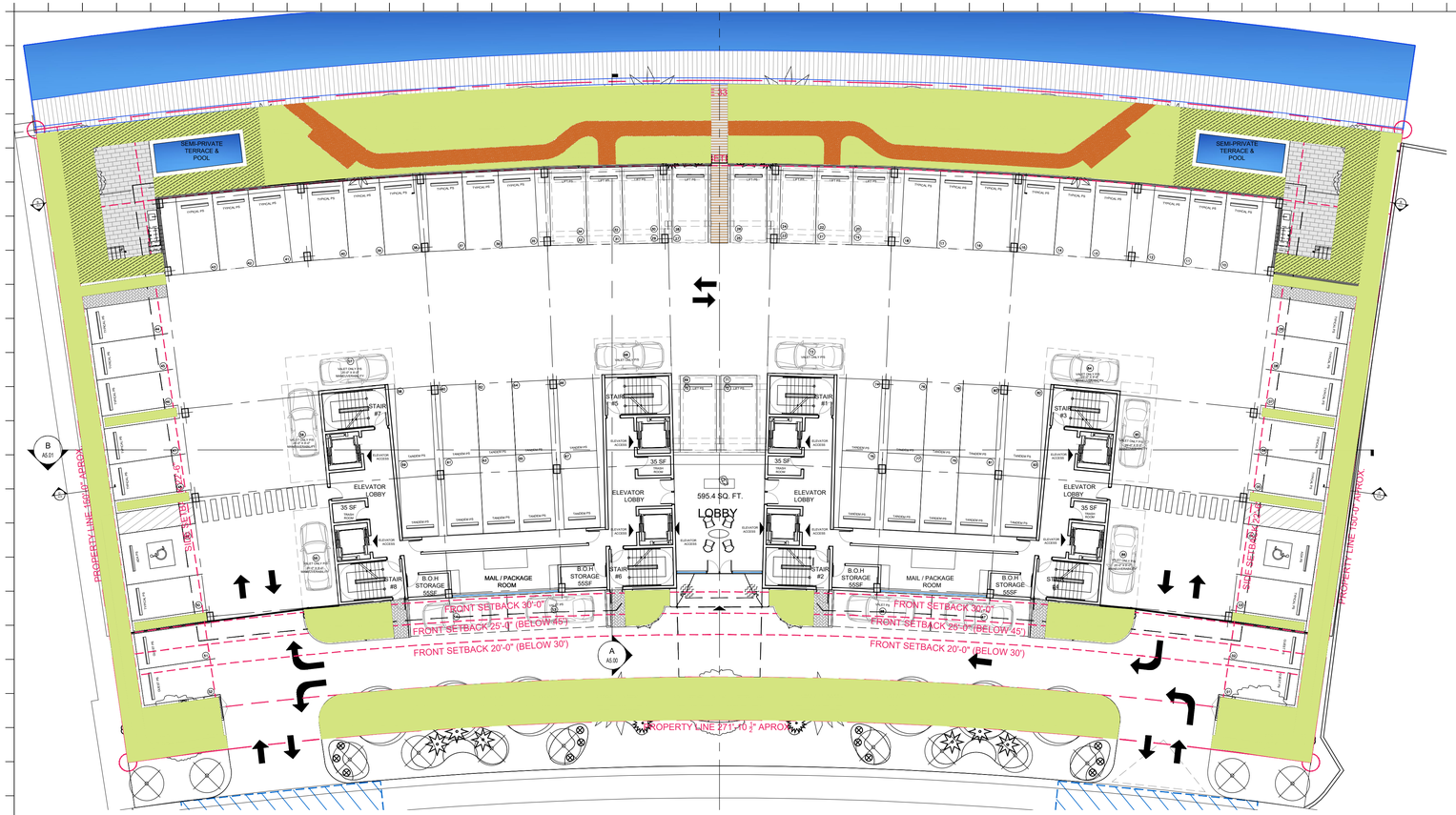
**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

KOBI KARP
Lic. # AR0012578

## PROJECT DATA

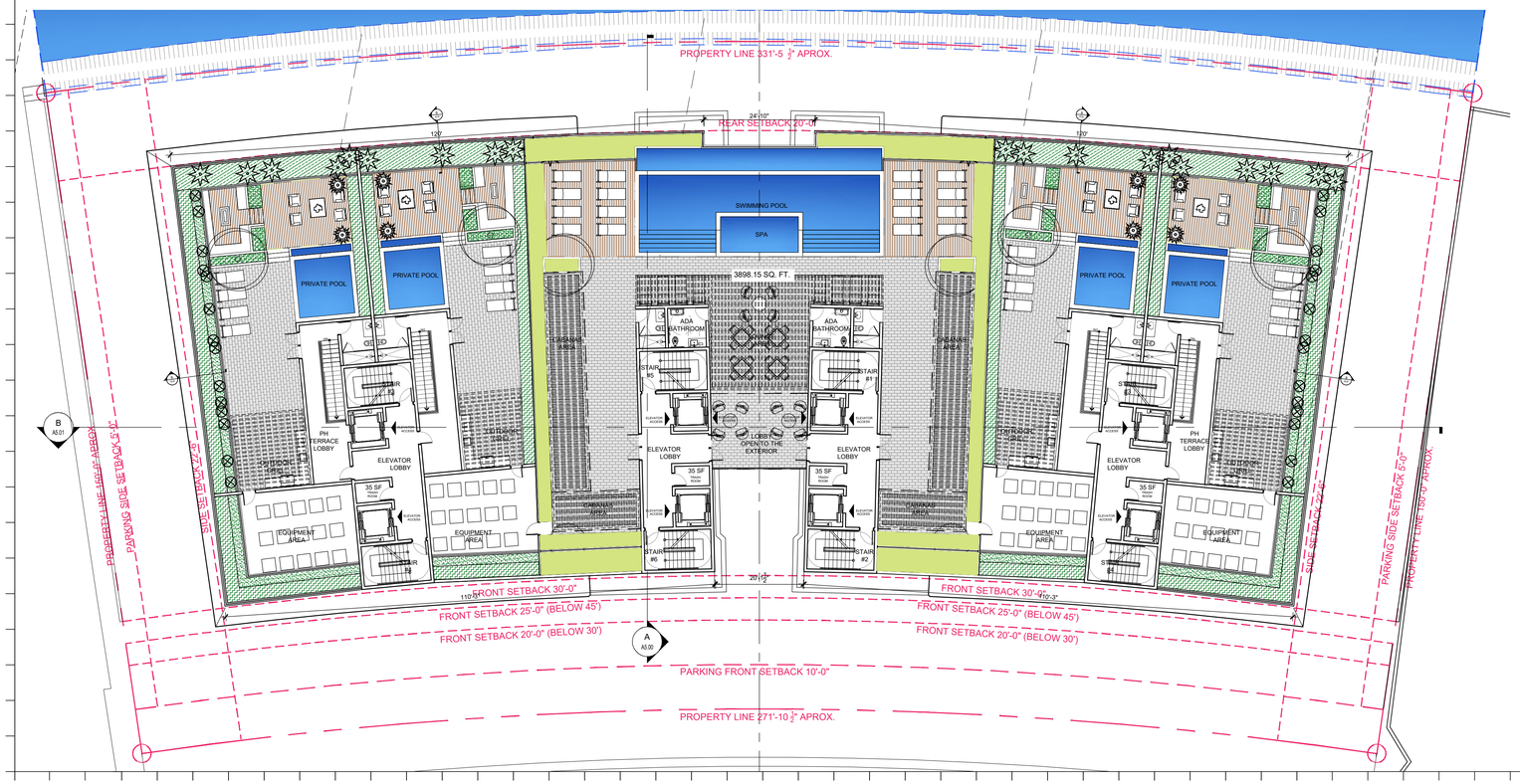
| | | | |
|---|---|---|---|
| Date | 11-11-2022 | Sheet No. | A1.00 |
| Scale | | | |
| Project | 0000 | | |




| LOT AREA | OPEN SPACE 20% MIN. BY CODE | | | |
|---|---|---|---|---|
| | MINIMUM | PROPOSED | % | COLOR |
| 45,000 SF. | 9,000 SF. | 9,137.52 SF. | 20.30 % | |
| | | 626.6 SF. GRAVEL | 1.39 % | |
| | | TOTAL: | 9,764.12 SF=21.69% | |

PERVIOUS BREAKDOWN:
PERVIOUS AREA: 7,810.04 SF
SEMI-PRIVATE AREA: 1,327.48 SF
GRAVEL: 626.6 SF
TOTAL: 9,764.12 SF

1 GROUND FLOOR - OPEN SPACE
SCALE: 1/16" = 1'-0"




| ROOF AREA | ROOF LANSCAPED 15% MIN. | | | |
|---|---|---|---|---|
| | MINIMUM | PROPOSED | % | COLOR |
| 8,000 SF. | 1,200 SF. | 1,246.54 SF. | 15.58 % | |

2 ROOF DECK - OPEN SPACE
SCALE: 1/16" = 1'-0"

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

ZONING

100% Submission

BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

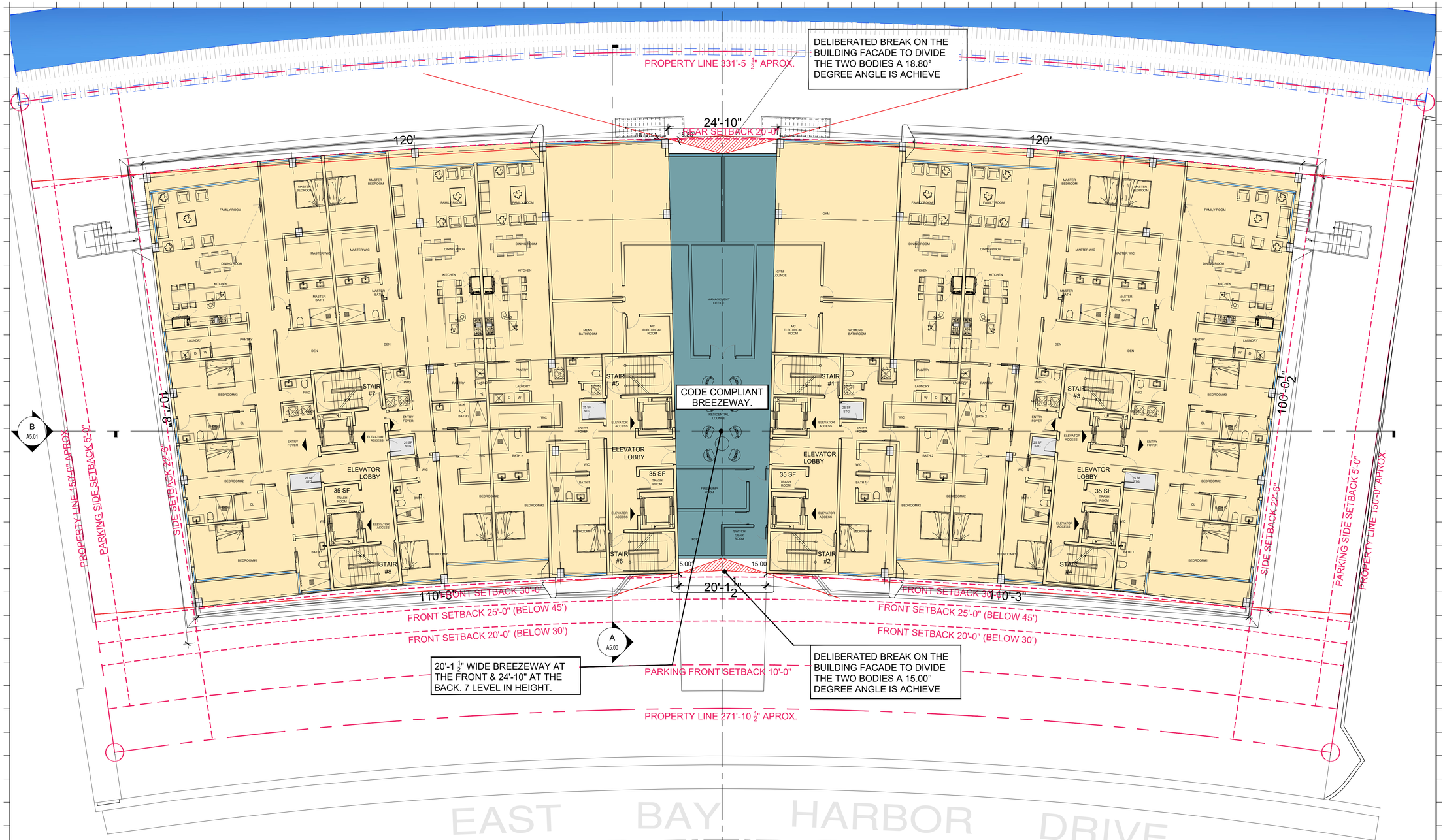
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

OPEN AREA CALCULATION

| Date | 11-11-2022 | Sheet No. |
|---|---|---|
| Scale | | A1.01 |
| Project | 0000 | |




CODE REQUIREMENTS:
Building Length:
- The maximum overall length of any single building in a linear shape with no break or angles greater than 15 degrees shall not exceed 205 feet

1 BUILDING ARTICULATION DIAGRAM
SCALE: 1/32" = 1'-0"

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

## ZONING

100% Submission

## BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

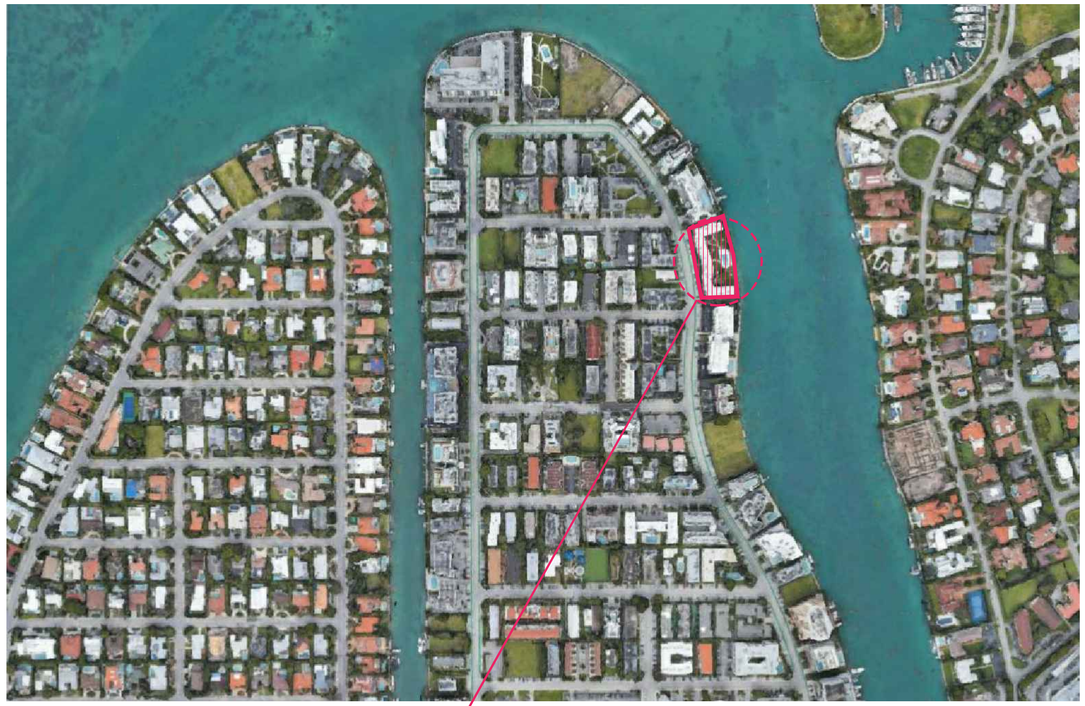
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

## BUILDING ARTICULATION DIAGRAM

| | | | |
|---|---|---|---|
| Date | 11-11-2022 | Sheet No. | A1.02 |
| Scale | | | |
| Project | 0000 | | |










1 CONTEXT SITE MAP

SCALE: N.T.S.

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

## ZONING

100% Submission

## BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

## CONTEXT SITE MAP

| | | | |
|---|---|---|---|
| Date | 11-11-2022 | Sheet No. | A1.03 |
| Scale | | | |
| Project | 0000 | | |



1 PROPERTY VIEW
SCALE: N.T.S.




2 STREET VIEW
SCALE: N.T.S.




3 STREET VIEW
SCALE: N.T.S.



4 STREET VIEW
SCALE: N.T.S.




5 KEY PLAN
SCALE: N.T.S.

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

ZONING

100% Submission

BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

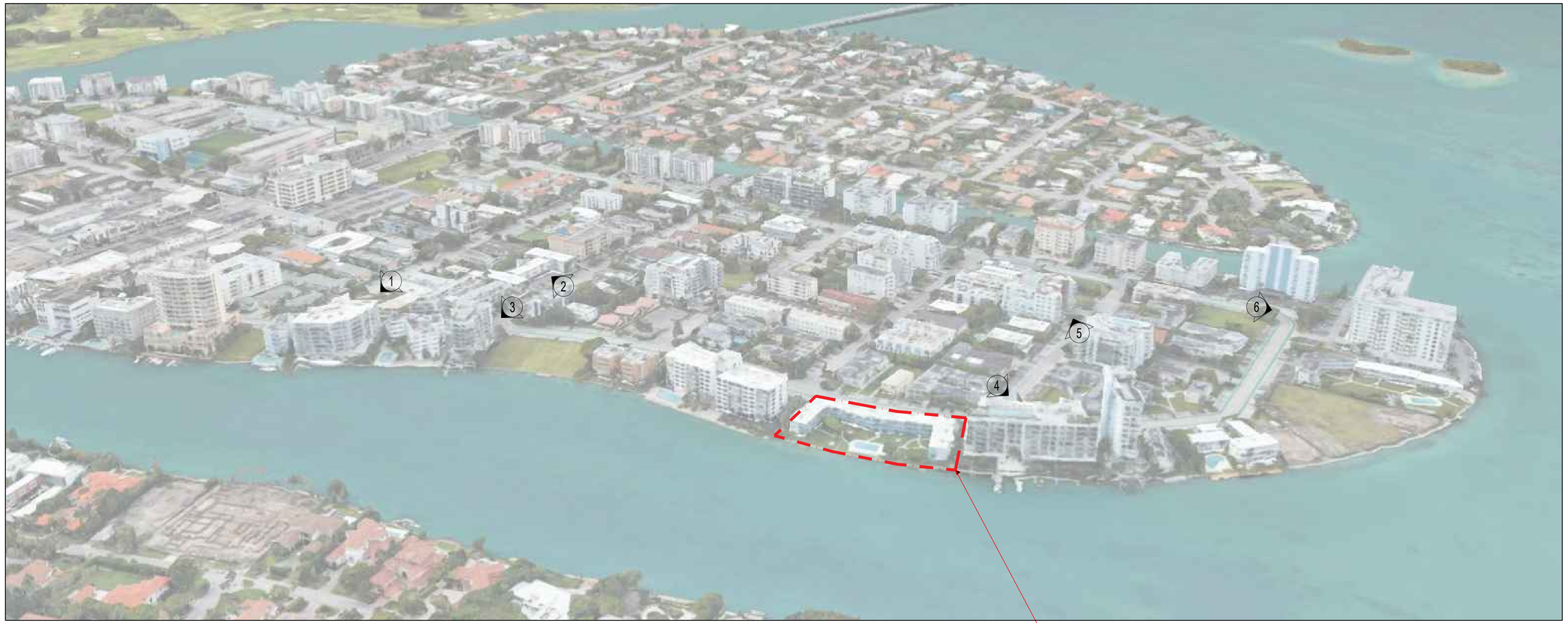
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

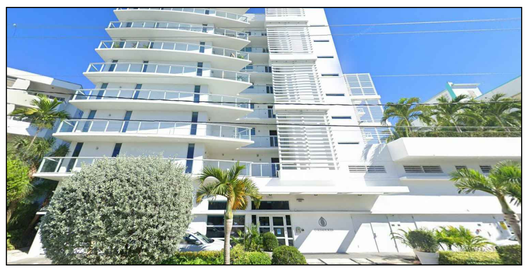
K O B I
K A R P

CONTEXT PHOTOS

| | | | |
|---|---|---|---|
| Date | 11-11-2022 | Sheet No. | A1.04 |
| Scale | | | |
| Project | 0000 | | |




1 SURROUNDING BUILDINGS
SCALE: N.T.S.



1 O RESIDENCE -9821 E BAY HARBOR DR
SCALE: N.T.S.



2 1080 99TH ST, BAY HARBOR ISLAND.
SCALE: N.T.S.



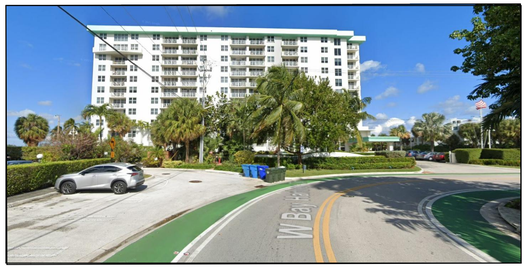
3 9901 E BAY HARBOR DR
SCALE: N.T.S.



4 10201 E BAY HARBOR DR
SCALE: N.T.S.



5 1150 102ND ST, BAY HARBOR ISLANDS
SCALE: N.T.S.



6 10350 W BAY HARBOR DR
SCALE: N.T.S.

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

# ZONING

100% Submission

## BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

## SURROUNDING BUILDING

| | | | |
|---|---|---|---|
| Date | 11-11-2022 | Sheet No. | A1.05 |
| Scale | | | |
| Project | 0000 | | |




2 RENDERING_VIEW FROM THE STREET
SCALE: N.T.S.

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

## ZONING

100% Submission

## BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

RENDERING _VIEW FROM THE STREET

| | | | |
|---|---|---|---|
| Date | 11-11-2022 | Sheet No. | A1.06 |
| Scale | | | |
| Project | 0000 | | |




© The work product provided by Kobi Karp Architecture and Interior Design, Inc. is the sole property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used without the expressed written consent of Kobi Karp Architecture and Interior Design, Inc (KKAID)

1 RENDERING_VIEW FROM THE BAY
SCALE: N.T.S.

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

## ZONING

100% Submission

## BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

KOBI KARP

RENDERING_VIEW FROM THE BAY

| | | | |
|---|---|---|---|
| Date | 11-11-2022 | Sheet No. | A1.07 |
| Scale | | | |
| Project | 0000 | | |




2 RENDERING_BREEZEWAY VIEW

SCALE: N.T.S.

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

## ZONING

100% Submission

## BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

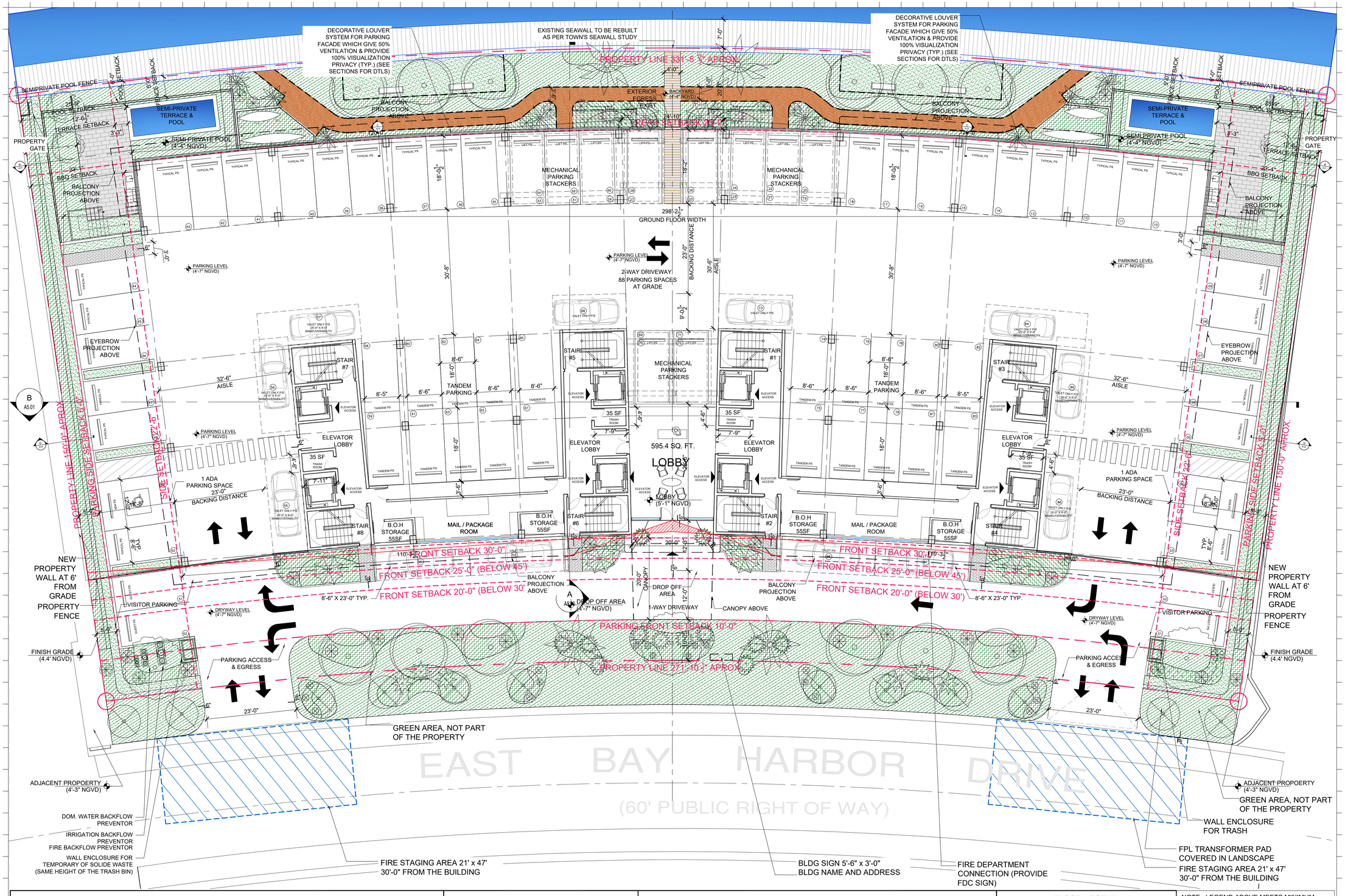
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

RENDERING _BREEZEWAY VIEW

| | | | |
|---|---|---|---|
| Date | 11-11-2022 | Sheet No. | A1.08 |
| Scale | | | |
| Project | 0000 | | |




## FIRE STAGING NOTE

FIRE STAGING AREA DIM.

21' MIN.

47' MIN.

GENERAL NOTES:

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

*FIRE ACCESS ROADS TO BE DESIGNED WITH A CAPABILITIES

*F.C.R. = FIRE COMMAND ROOM

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

## PARKING BREAKDOWN

PARKING SPACES

| | |
|---|---|
| REGULAR P/S: | 34 |
| TANDEM P/S: | 20 |
| DRIVE-AISLE VALET ONLY PARALLEL: | 12 |
| MECH. STACKERS P/S: | 20 |
| ADA PARKING SPACES: | 2 |
| TOTAL: | 88 |

(4 VISITOR P/S INCLUDED IN THIS CALCULATION)

## FLOODPROOFING

1. ALL CONSTRUCTION WILL BE WET-FLOODPROOF UP TO BASE FLOOD ELEVATION (B.F.E.)+ 10'-0" +1'-0" ELEVATION (DESIGN FLOOD ELEVATION +11'-0" NGVD)

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

3. ALL CONSTRUCTION MATERIALS AND FINISHES BELOW ELEVATION +11'-0" NGVD SHALL BE FLOOD DAMAGED RESISTANT IN ACCORDANCE WITH ASCE 24 TABLE 1-1 AND TABLE 5-1 FOR TYPE II CLASSIFICATION.AND FEMA TECHNICAL BULLETIN 2-2008

4. ENCLOSED AREAS TO BE EQUIPPED AUTOMATIC NON-POWERED FLOOD VENTS, INSTALLED ON OPPOSITE WALLS TO EACH OTHER. 2 PER 200 SF

## FLOOD LEGEND

| |
|---|
| F.F.E (Level 1) = 0'-0" (5'-1" NGVD) |
| F.F.E (Level 2) = 10'-10" (14'-4" NGVD) |
| EQUIP. LEVEL = 10'-10" (16'-2" NGVD) |
| FLOOD ZONE = ZONE AE (EL 9'NGVD) |
| B.F.E. = 9'-0" NGVD |
| D.F.E. = 9'-0" + 1'-0" = 10'-0" NGVD |
| MAX. CROWN OF ROAD = 4.57' NGVD |
| MAX. ADJACENT GRADE (NORTH) = 4.57' NGVD |
| MIN. ADJACENT GRADE (SOUTH) = 3.85' NGVD |

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

PLAN NORTH

A SITE PLAN
Scale: 3/32" = 1'-0"

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

ZONING

100% Submission

# BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

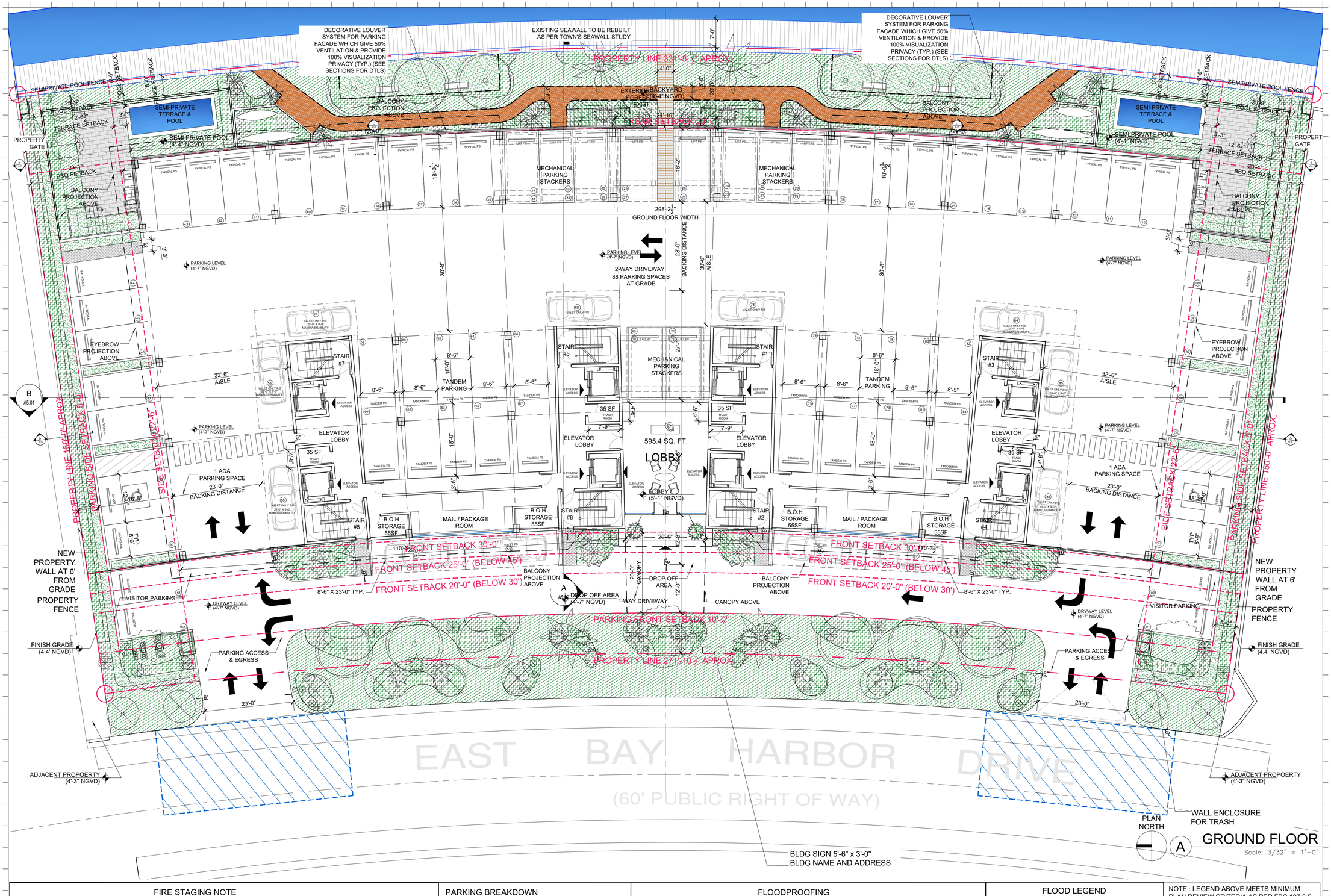
STATE OF FLORIDA REGISTERED ARCHITECT KOBI KARP AR0012578

KOBI KARP
Lic. # AR0012578

K O B I K A R P

SITE PLAN

| | | | |
|---|---|---|---|
| Date | 11-11-2022 | Sheet No. | A2.00 |
| Scale | | | |
| Project | 0000 | | |




## FIRE STAGING NOTE

FIRE STAGING AREA DIM.

21' MIN.
47' MIN.

GENERAL NOTES:

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

*FIRE ACCESS ROADS TO BE DESIGNED WITH A CAPABILITIES

*F.C.R. = FIRE COMMAND ROOM

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

## PARKING BREAKDOWN

PARKING SPACES

| | |
|---|---|
| REGULAR P/S: | 34 |
| TANDEM P/S: | 20 |
| DRIVE-AISLE VALET ONLY PARALLEL: | 12 |
| MECH. STACKERS P/S: | 20 |
| ADA PARKING SPACES: | 2 |
| TOTAL: | 88 |

(4 VISITOR P/S INCLUDED IN THIS CALCULATION)

## FLOODPROOFING

1. ALL CONSTRUCTION WILL BE WET-FLOODPROOF UP TO BASE FLOOD ELEVATION (B.F.E.)+ 10'-0" +1'-0" ELEVATION (DESIGN FLOOD ELEVATION +11'-0" NGVD)

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

3. ALL CONSTRUCTION MATERIALS AND FINISHES BELOW ELEVATION +11'-0" NGVD SHALL BE FLOOD DAMAGED RESISTANT IN ACCORDANCE WITH ASCE 24 TABLE 1-1 AND TABLE 5-1 FOR TYPE II CLASSIFICATION.AND FEMA TECHNICAL BULLETIN 2-2008

4. ENCLOSED AREAS TO BE EQUIPPED AUTOMATIC NON-POWERED FLOOD VENTS, INSTALLED ON OPPOSITE WALLS TO EACH OTHER. 2 PER 200 SF

## FLOOD LEGEND

| |
|---|
| F.F.E (Level 1) = 0'-0" (5'-1" NGVD) |
| F.F.E (Level 2) = 10'-10" (14'-4" NGVD) |
| EQUIP. LEVEL = 10'-10" (16'-2" NGVD) |
| |
| FLOOD ZONE = ZONE AE (EL 9'NGVD) |
| B.F.E. = 9'-0" NGVD |
| D.F.E. = 9'-0" + 1'-0" = 10'-0" NGVD |
| |
| MAX. CROWN OF ROAD = 4.57' NGVD |
| MAX. ADJACENT GRADE (NORTH) = 4.57' NGVD |
| MIN. ADJACENT GRADE (SOUTH) = 3.58' NGVD |

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

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

## ZONING

100% Submission

# BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

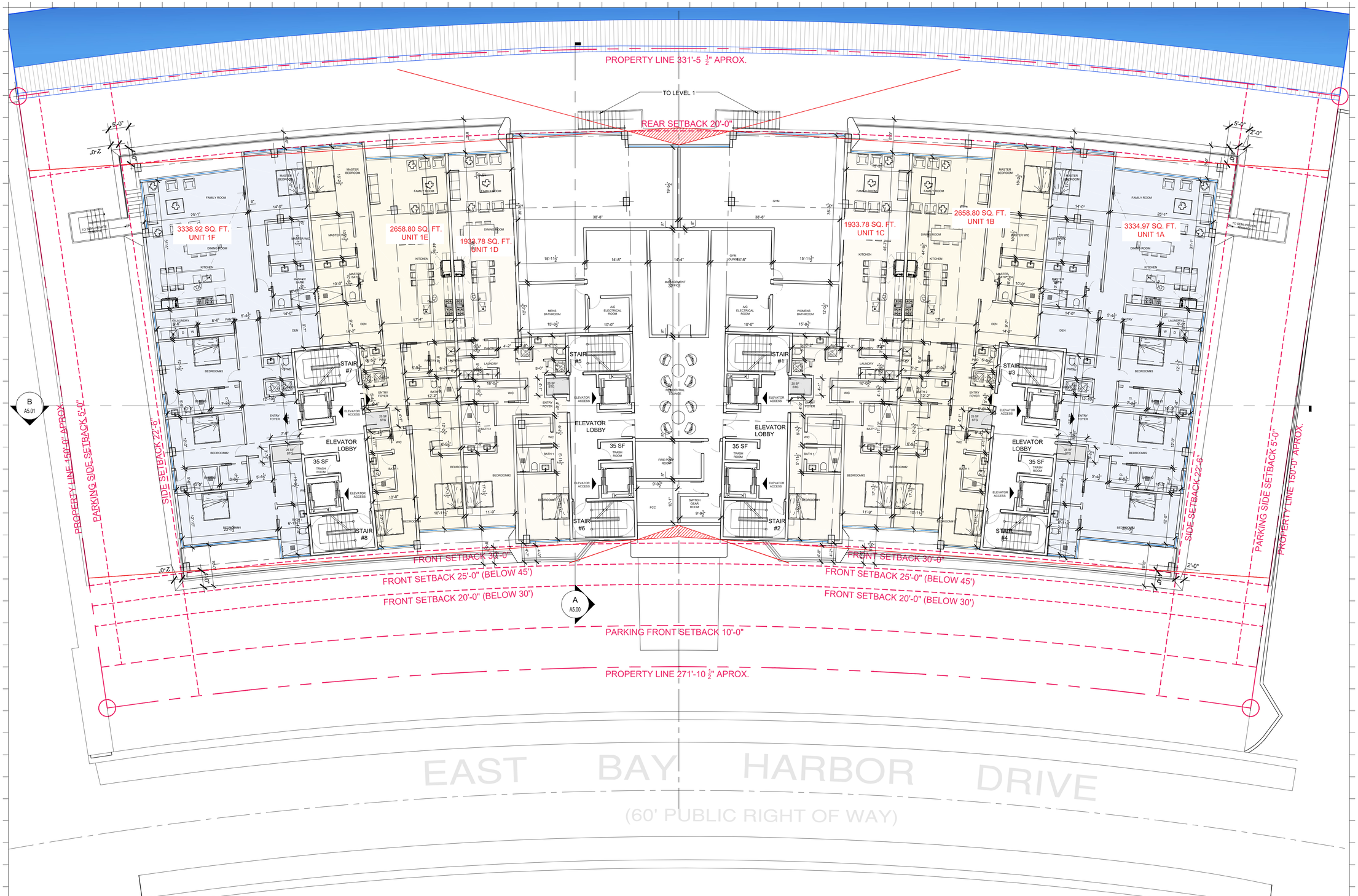
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

## GROUND FLOOR

| | | | |
|---|---|---|---|
| Date | 11-11-2022 | Sheet No. | A3.00 |
| Scale | | | |
| Project | 0000 | | |




| LEVEL | UNIT | NUMBER OF BEDROOMS | MIN. UNIT SF REQUIRED | PROVIDED | STORAGE |
|---|---|---|---|---|---|
| 1 | 1A&1D | 4 | 1,550 SF | 3,444.28 SF | 25 SF |
| | 1B&1E | 3 | 1,350 SF | 2,658.80 SF | 25 SF |
| | 1C&1F | 2 | 1,150 SF | 1,933.78 SF | 25 SF |

PLAN NORTH

A LEVEL 1

Scale: 3/32" = 1'-0"

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

## ZONING

100% Submission

## BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

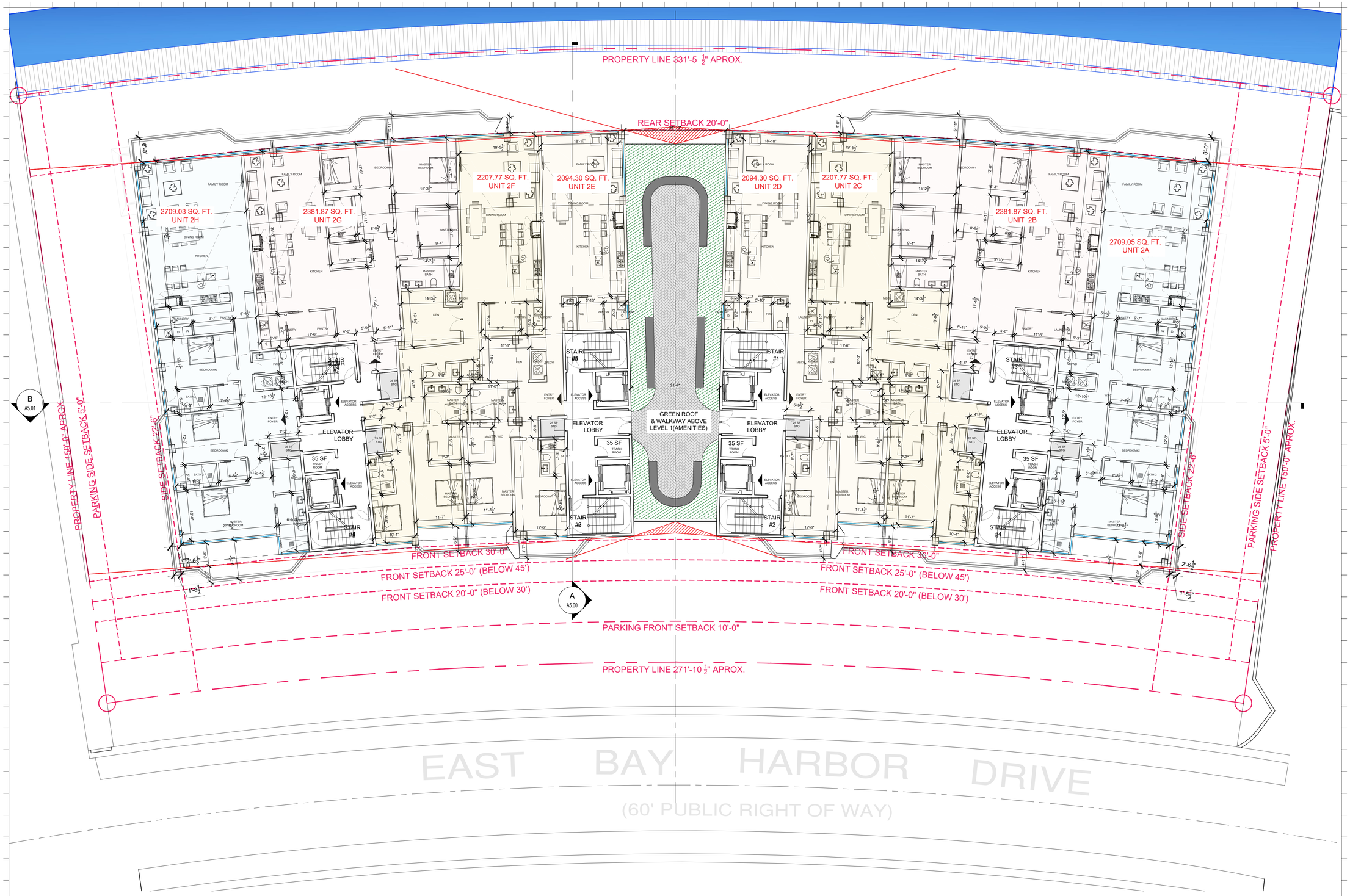
**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

## LEVEL 1 - AMENITIES

| | | |
|---|---|---|
| Date | 11-11-2022 | Sheet No. |
| Scale | | A3.01 |
| Project | 0000 | |




| LEVEL | UNIT | NUMBER OF BEDROOMS | MIN. UNIT SF REQUIRED | PROVIDED | STORAGE |
|---|---|---|---|---|---|
| 2 | 2A&2E | 3 | 1,350 SF | 2,699.72 SF | 25 SF |
| | 2B&2F | 2 | 1,150 SF | 2,381.87 SF | 25 SF |
| | 2C&2G | 2 | 1,150 SF | 2,207.77 SF | 25 SF |
| | 2D&2H | 2 | 1,150 SF | 2,094.30 SF | 25 SF |

PLAN NORTH

A LEVEL 2

Scale: 3/32" = 1'-0"

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

ZONING

100% Submission

BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

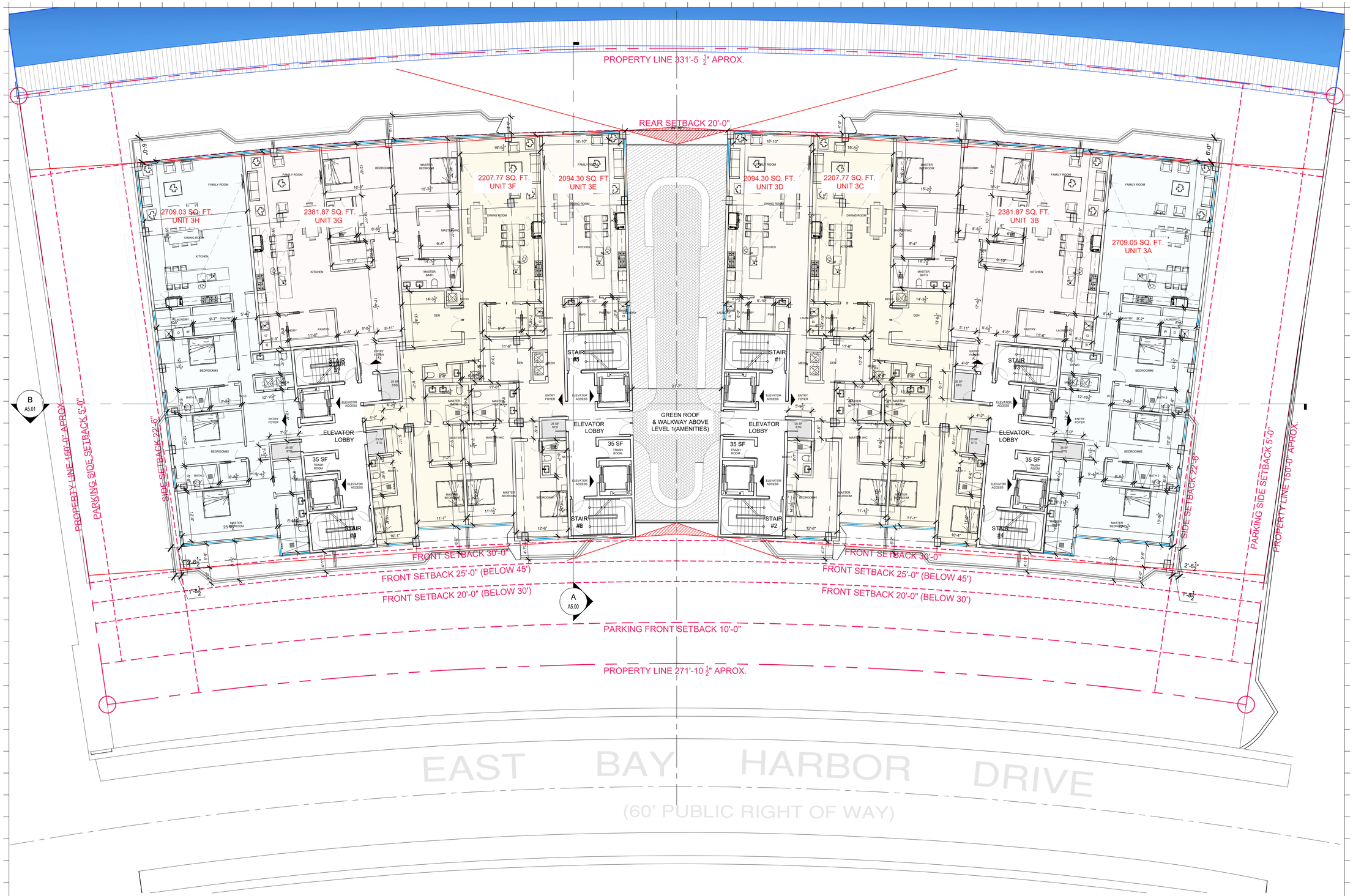
**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

LEVEL 2

| Date | 11-11-2022 | Sheet No. |
|---|---|---|
| Scale | | A3.02 |
| Project | 0000 | |




| LEVEL | UNIT | NUMBER OF BEDROOMS | MIN. UNIT SF REQUIRED | PROVIDED | STORAGE |
|---|---|---|---|---|---|
| 3 | 3A&3E | 3 | 1,350 SF | 2,699.72 SF | 25 SF |
| | 3B&3F | 2 | 1,150 SF | 2,381.87 SF | 25 SF |
| | 3C&3G | 2 | 1,150 SF | 2,207.77 SF | 25 SF |
| | 3D&3H | 2 | 1,150 SF | 2,094.30 SF | 25 SF |

PLAN NORTH

A LEVEL 3

Scale: 3/32" = 1'-0"

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

ZONING

100% Submission

BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:**
Name PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

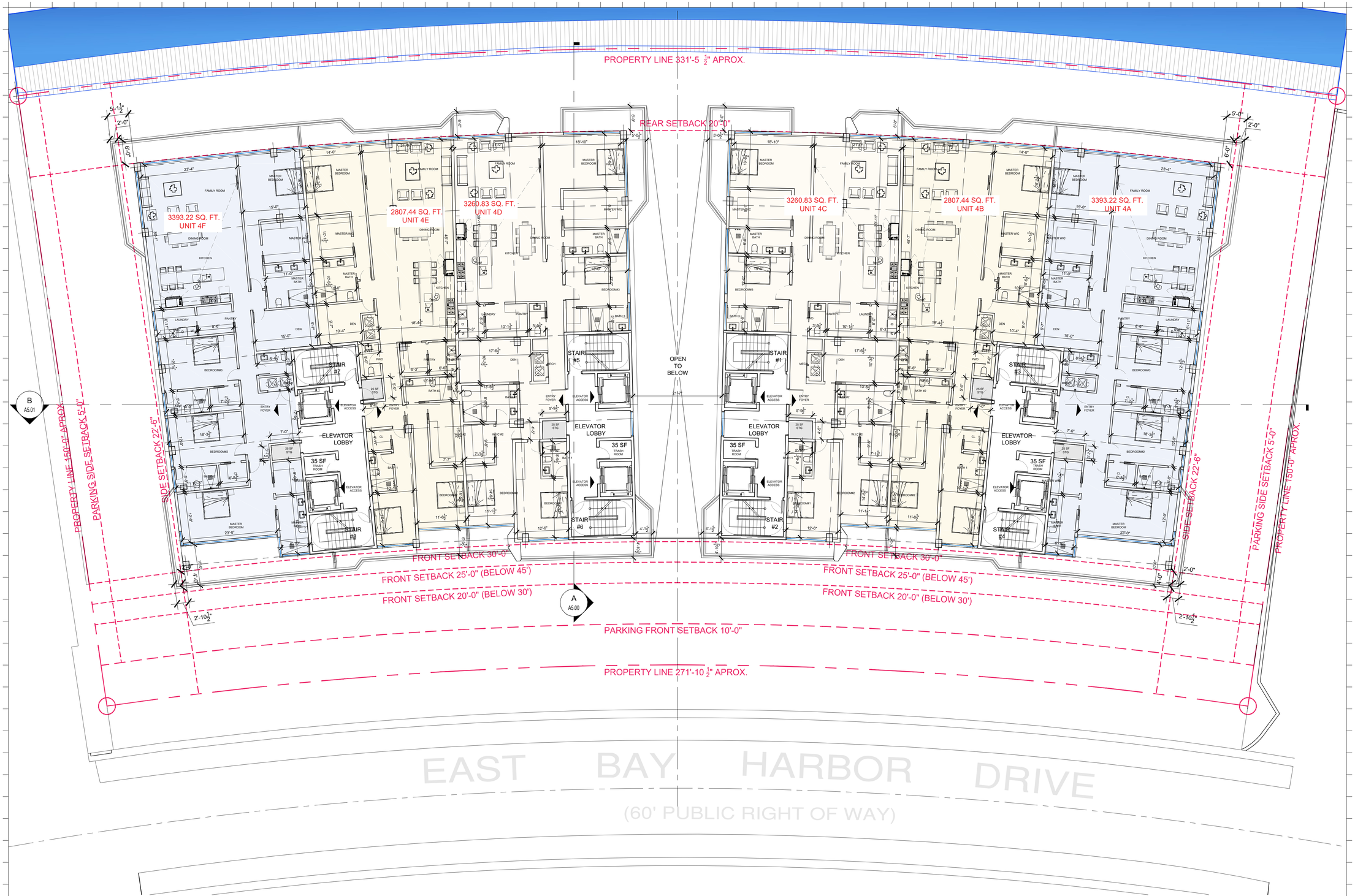
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

KOBI KARP

LEVEL 3

| | | | |
|---|---|---|---|
| Date | 11-11-2022 | Sheet No. | A3.03 |
| Scale | | | |
| Project | 0000 | | |




| LEVEL | UNIT | NUMBER OF BEDROOMS | MIN. UNIT SF REQUIRED | PROVIDED | STORAGE |
|---|---|---|---|---|---|
| 4 | 4A&4D | 4 | 1,550 SF | 3,393.22 SF | 25 SF |
| | 4B&4E | 3 | 1,350 SF | 2,807.44 SF | 25 SF |
| | 4C&4F | 4 | 1,550 SF | 3,260.83 SF | 25 SF |

PLAN NORTH

A LEVEL 4
Scale: 3/32" = 1'-0"

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

ZONING

100% Submission

BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

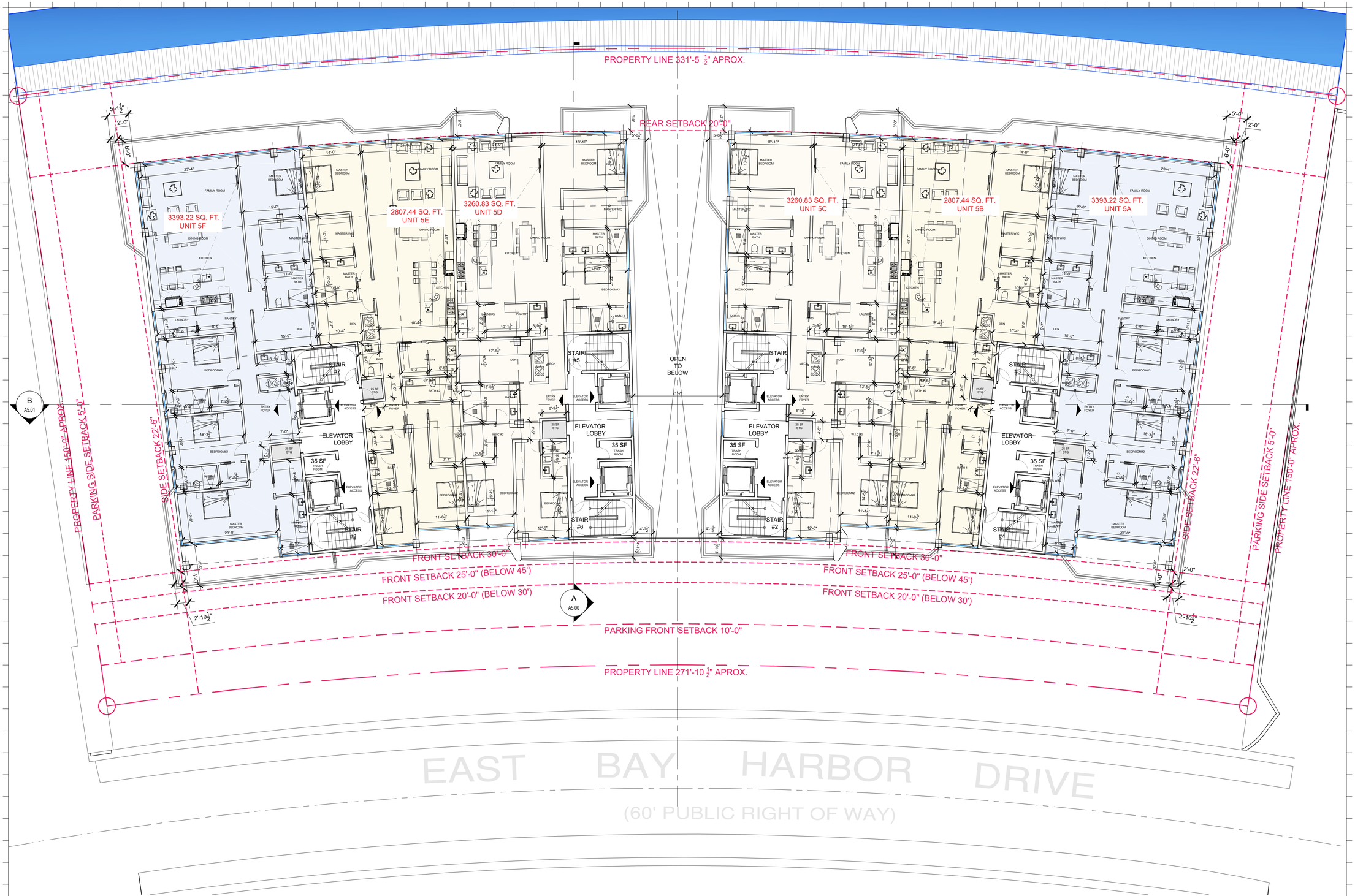
STATE OF FL FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

KOBI KARP

LEVEL 4

| | | | |
|---|---|---|---|
| Date | 11-11-2022 | Sheet No. | A3.04 |
| Scale | | | |
| Project | 0000 | | |




| LEVEL | UNIT | NUMBER OF BEDROOMS | MIN. UNIT SF REQUIRED | PROVIDED | STORAGE |
|---|---|---|---|---|---|
| 5 | 5A&5D | 4 | 1,550 SF | 3,393.22 SF | 25 SF |
| | 5B&5E | 3 | 1,350 SF | 2,807.44 SF | 25 SF |
| | 5C&5F | 4 | 1,550 SF | 3,260.83 SF | 25 SF |

PLAN NORTH

A LEVEL 5
Scale: 3/32" = 1'-0"

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

ZONING

100% Submission

BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

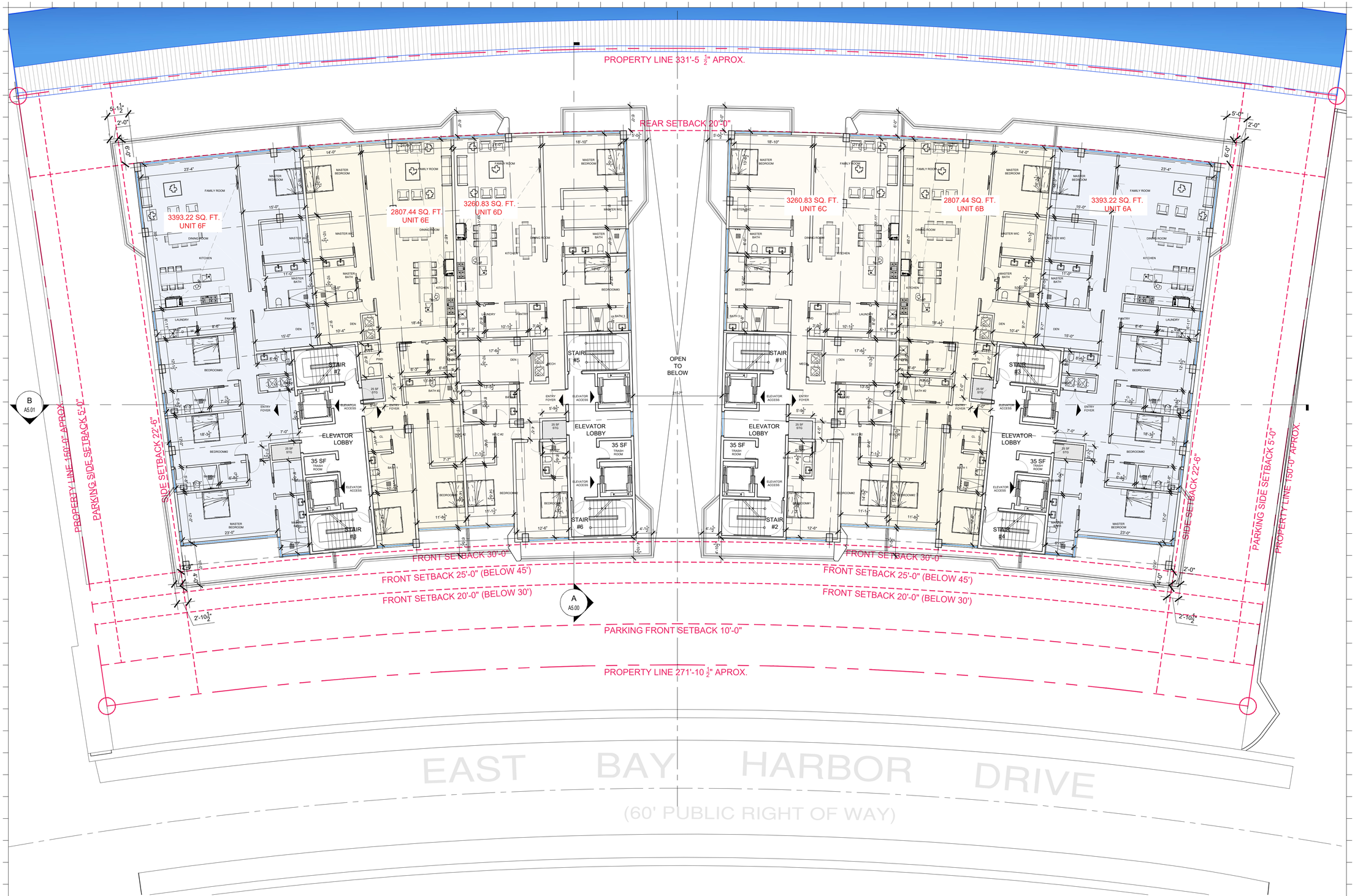
STATE OF FL FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

KOBI KARP

LEVEL 5

| | | | |
|---|---|---|---|
| Date | 11-11-2022 | Sheet No. | A3.05 |
| Scale | | | |
| Project | 0000 | | |




| LEVEL | UNIT | NUMBER OF BEDROOMS | MIN. UNIT SF REQUIRED | PROVIDED | STORAGE |
|---|---|---|---|---|---|
| 6 | 6A&6D | 4 | 1,550 SF | 3,393.22 SF | 25 SF |
| | 6B&6E | 3 | 1,350 SF | 2,807.44 SF | 25 SF |
| | 6C&6F | 4 | 1,550 SF | 3,260.83 SF | 25 SF |

PLAN NORTH

A LEVEL 6

Scale: 3/32" = 1'-0"

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

## ZONING

100% Submission

## BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

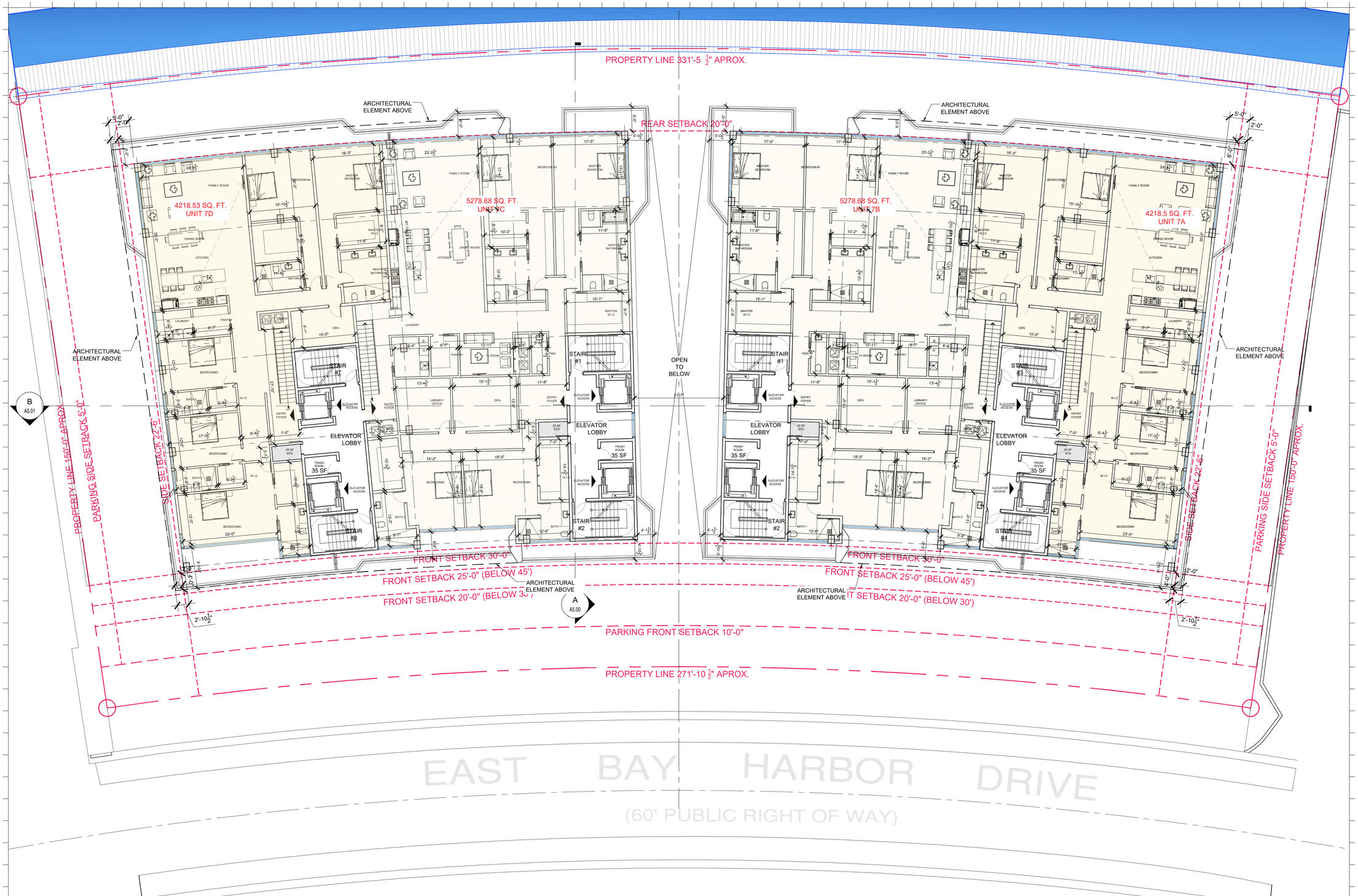
STATE OF FL FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

## LEVEL 6

| Date | 11-11-2022 | Sheet No. |
|---|---|---|
| Scale | | A3.06 |
| Project | 0000 | |




| LEVEL | UNIT | NUMBER OF BEDROOMS | MIN. UNIT SF REQUIRED | PROVIDED | STORAGE |
|---|---|---|---|---|---|
| 7 | 7A&7C | 5 | 1,750 SF | 4,210.94 SF | 25 SF |
| | 7B&7D | 5 | 1,750 SF | 5,278.68 SF | 25 SF |
| | | | | | |

PLAN NORTH

A LEVEL 7 - PENTHOUSES

Scale: 3/32" = 1'-0"

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

ZONING

100% Submission

BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

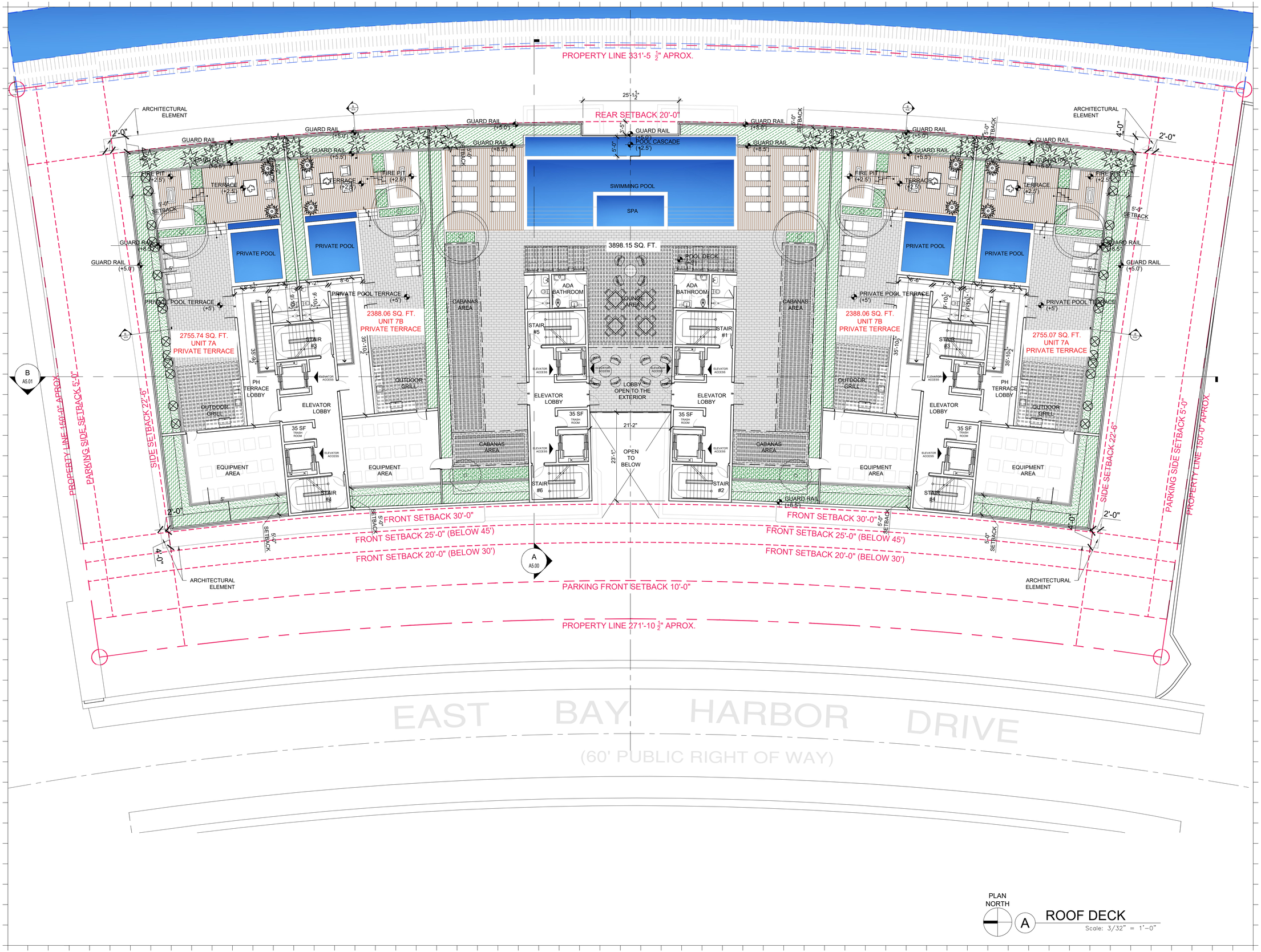
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

LEVEL 7 - PENTHOUSES

| Date | 11-11-2022 | Sheet No. |
|---|---|---|
| Scale | | A3.07 |
| Project | 0000 | |




PLAN NORTH

A ROOF DECK

Scale: 3/32" = 1'-0"

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

## ZONING

100% Submission

## BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

## ROOF DECK

| | | | |
|---|---|---|---|
| Date | 11-11-2022 | Sheet No. | A3.08 |
| Scale | | | |
| Project | 0000 | | |









A GREY STUCCO



B WHITE STUCCO



C ALUM. FRAMING
DARK
METALLIC COLOR



D TRANSPARENT
GLAZING



E ALUM LOUVERS & PRIVATE
FENCES
DARK METALLIC COLOR

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

## ZONING

100% Submission

## BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

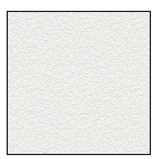
## MATERIALS BOARD

| | | | |
|---|---|---|---|
| Date | 11-11-2022 | Sheet No. | A4.00 |
| Scale | | | |
| Project | 0000 | | |






A GREY STUCCO



B WHITE STUCCO



C ALUM. FRAMING DARK METALLIC COLOR



D TRANSPARENT GLAZING



E ALUM LOUVERS & PRIVATE FENCES
DARK METALLIC COLOR

1 BUILDING COLOR ELEVATION-WEST
SCALE: 3/32" = 1'-0"

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

## ZONING

100% Submission

# BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:**
Name PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

BUILDING COLOR ELEVATION - WEST

| | | | |
|---|---|---|---|
| Date | 11-11-2022 | Sheet No. | A4.01 |
| Scale | | | |
| Project | 0000 | | |






A GREY STUCCO



B WHITE STUCCO



C ALUM. FRAMING DARK METALLIC COLOR



D TRANSPARENT GLAZING



E ALUM LOUVERS & PRIVATE FENCES
DARK METALLIC COLOR

2 BUILDING COLOR ELEVATION - SOUTH
SCALE: 3/32" = 1'-0"

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

## ZONING

100% Submission

# BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

## BUILDING COLOR ELEVATION - SOUTH

| | | | |
|---|---|---|---|
| Date | 11-11-2022 | Sheet No. | A4.02 |
| Scale | | | |
| Project | 0000 | | |






A GREY STUCCO



B WHITE STUCCO



C ALUM. FRAMING DARK METALLIC COLOR



D TRANSPARENT GLAZING



E ALUM LOUVERS & PRIVATE FENCES
DARK METALLIC COLOR

3 BUILDING COLOR ELEVATION - EAST
SCALE: 3/32" = 1'-0"

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

## ZONING

100% Submission

## BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

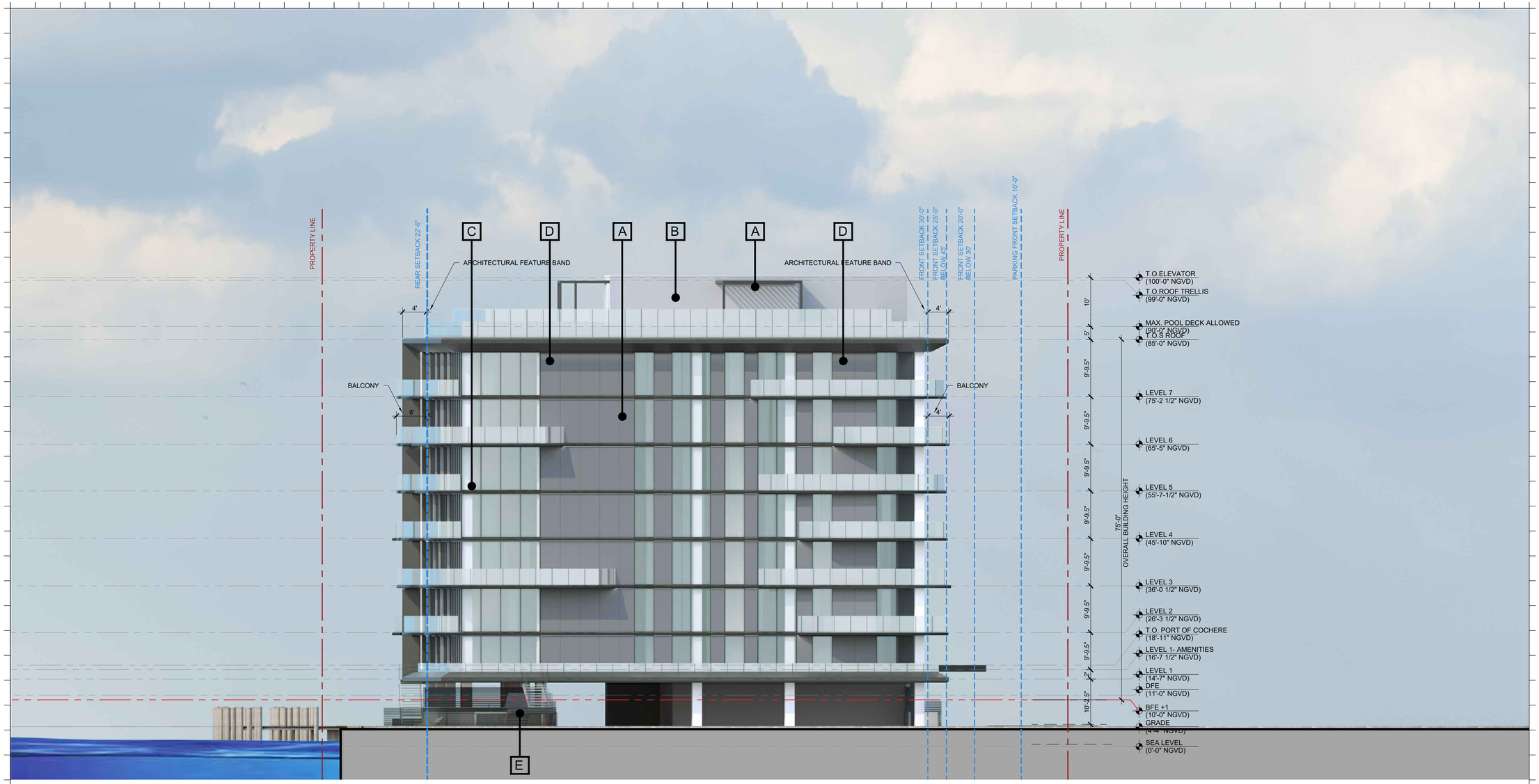
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

BUILDING COLOR ELEVATION - EAST

| | | | |
|---|---|---|---|
| Date | 11-11-2022 | Sheet No. | A4.03 |
| Scale | | | |
| Project | 0000 | | |






A GREY STUCCO



B WHITE STUCCO



C ALUM. FRAMING DARK METALLIC COLOR



D TRANSPARENT GLAZING



E ALUM LOUVERS & PRIVATE FENCES
DARK METALLIC COLOR

4 BUILDING COLOR ELEVATION - NORTH
SCALE: 3/32" = 1'-0"

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

## ZONING

100% Submission

# BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

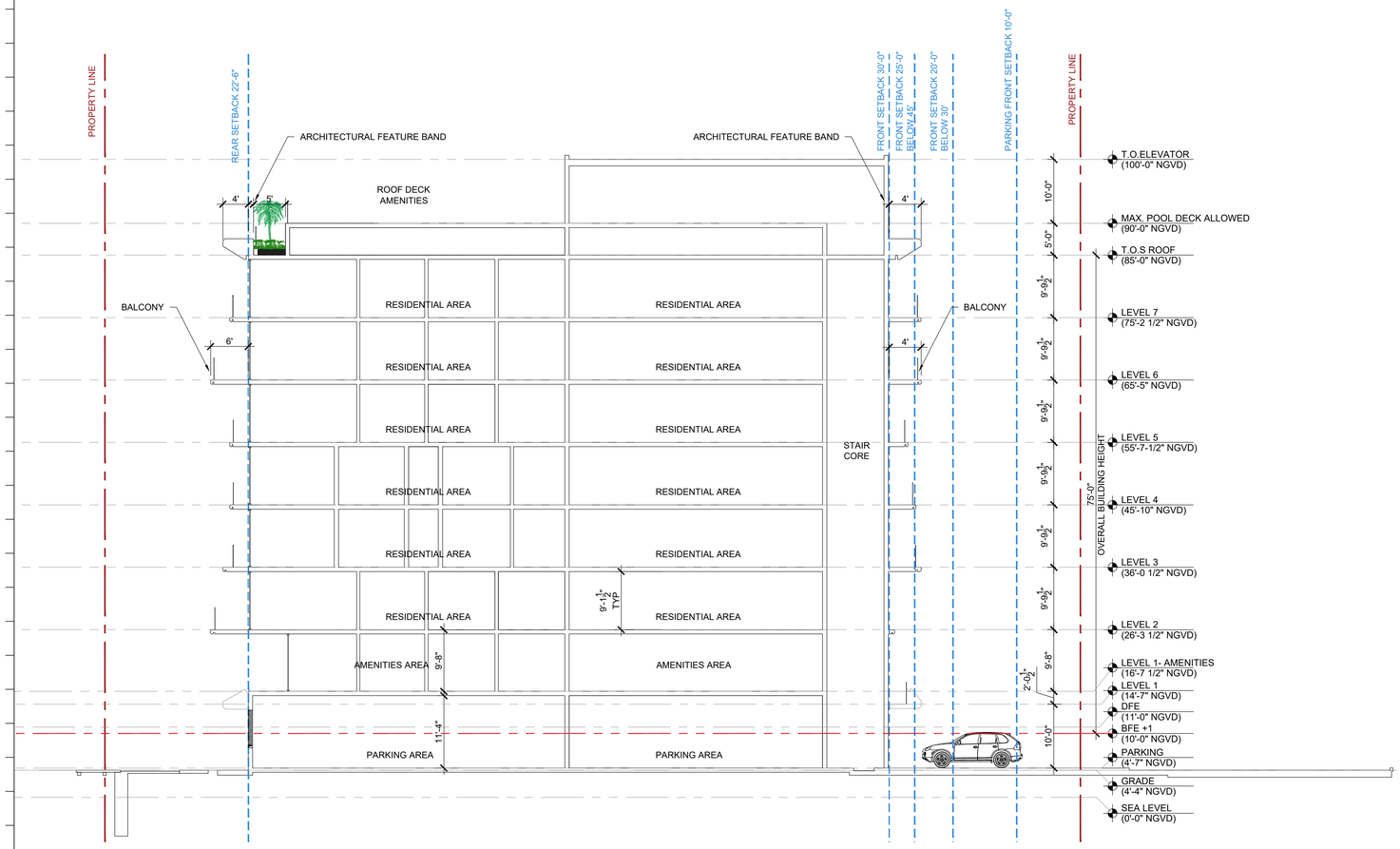
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

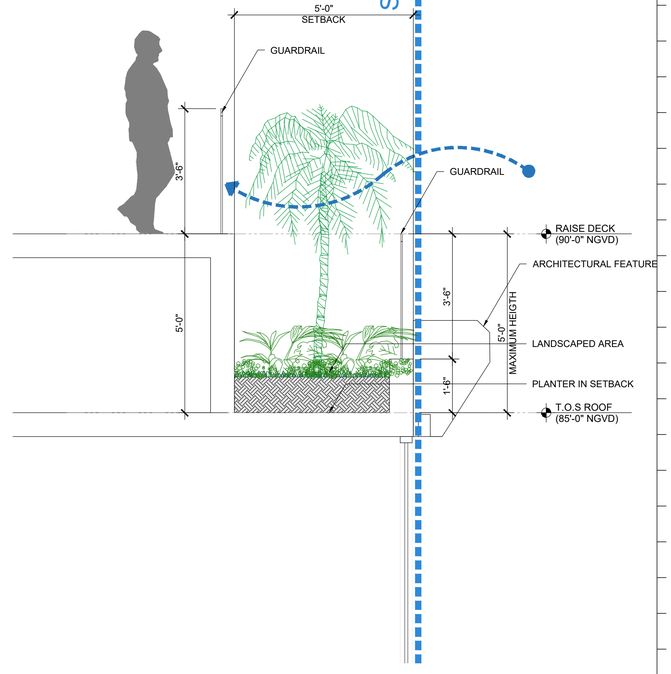
## BUILDING COLOR ELEVATION - NORTH

| | | | |
|---|---|---|---|
| Date | 11-11-2022 | Sheet No. | A4.04 |
| Scale | | | |
| Project | 0000 | | |




A BUILDING SECTION

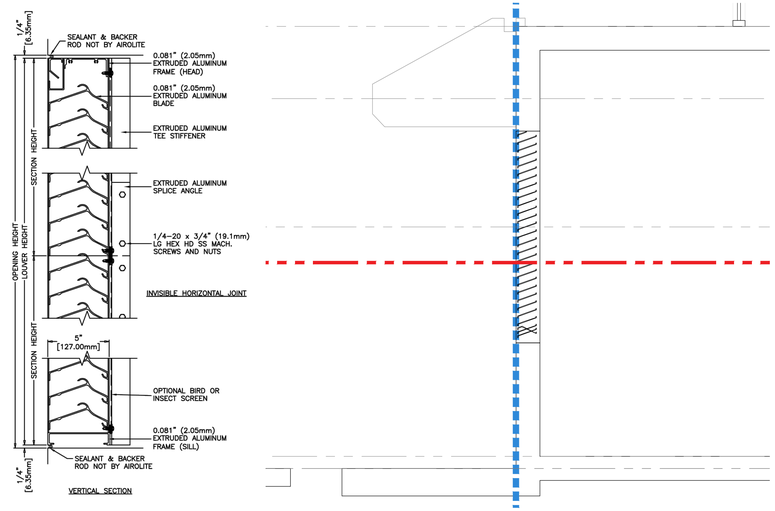
SCALE: 3/32" = 1'-0"




B POOL DECK DETAIL

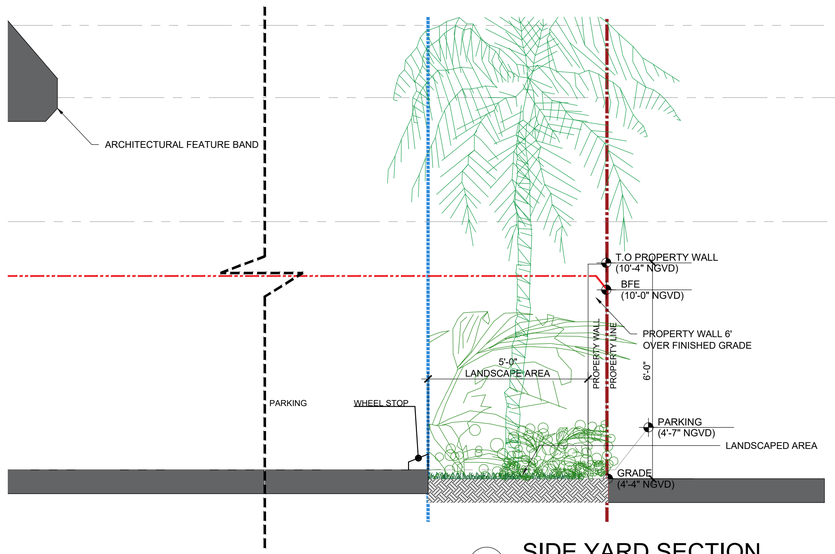
SCALE: 1/2" = 1'-0"






C LOUVERS DETAIL @ BACKYARD

SCALE: 1/2" = 1'-0"




D SIDE YARD SECTION

SCALE: 1/2" = 1'-0"

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

# ZONING

100% Submission

## BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

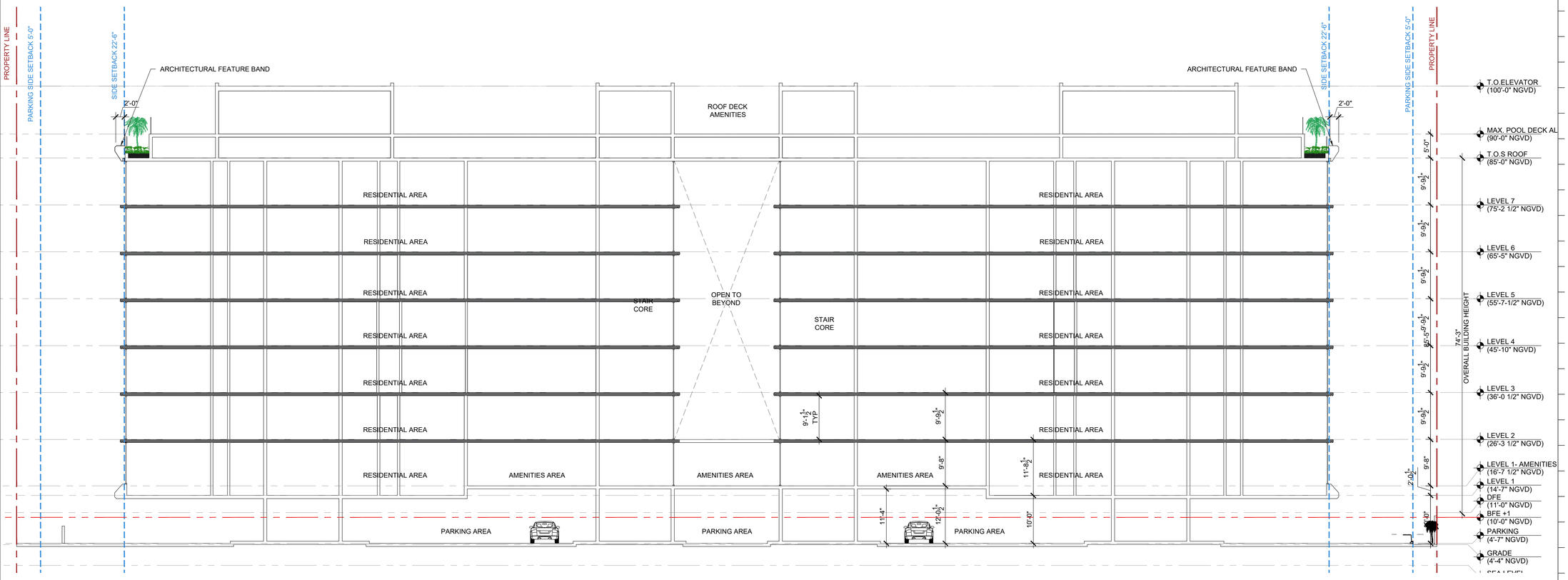
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

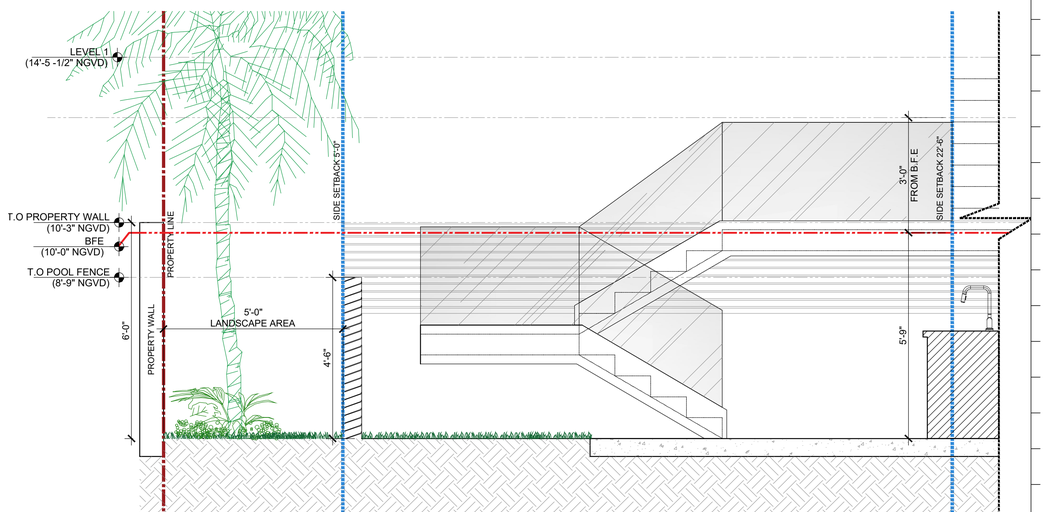
## BUILDING SECTION "A"

| | | | |
|---|---|---|---|
| Date | 11-11-2022 | Sheet No. | A5.00 |
| Scale | | | |
| Project | 0000 | | |




A BUILDING SECTION

SCALE: 3/32" = 1'-0"




B ENLARGE SEMIPRIVATE POOL DTL

SCALE: 1/2" = 1'-0"

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

# ZONING

100% Submission

## BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

## BUILDING SECTION "B"

| | | | |
|---|---|---|---|
| Date | 11-11-2022 | Sheet No. | A5.01 |
| Scale | | | |
| Project | 0000 | | |




**KLAUS Multiparking GmbH**
Hermann-Krum-Straße 2
D-88319 Aitrach

Fon +49 (0) 7565 508-0
Fax +49 (0) 7565 508-88

info@multiparking.com
www.multiparking.com


PRODUCT DATA

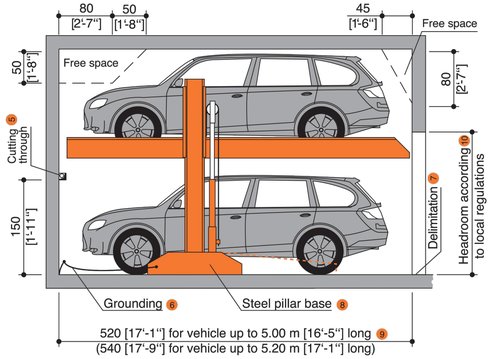
# singlevario 2061

2000 kg [1] / 2600 kg [2]

**Loadable up to 2600 kg [5730 lbs]** A system for all height! Subsequently adjustable!


Page 1 Section Car data
Page 2 Height dimensions
Page 3 Function Width dimensions without door
Page 4 Width dimensions without door
Page 5 Width dimensions without door
Page 6 Width dimensions with door Approach
Page 7 Load plan
Page 8 Installation
Page 9 Electrical installation
Page 10 Technical data
Page 11 To be perfor-med by the customer
Page 12 Description


## Garage without door (basement garage)




**Before lowering the platform, the vehicle parked on the lower parking space must be driven off!**

## Dimensions

All space requirements are minimum finished dimensions.

Tolerances for space requirements $^{+3}_{0}$ [$^{+1"}_{0}$] [3]

EB (single platform) = 2 vehicles

| | | |
|---|---|---|
| Dimensions: | cm [ft] | (1 cm = 0,393 in) |
| Weights: | kg [lbs] | (1 kg = 2.2 lbs) |
| Forces: | kN [lbf] | (1 kN = 224.8 lbf) |
| Temperature: | °C [°F] | (0° C = 32° F) |

## Suitable for

Standard passenger cars:
Limousine, Station Wagon, SUV, Van according to clearance and maximum surface load.

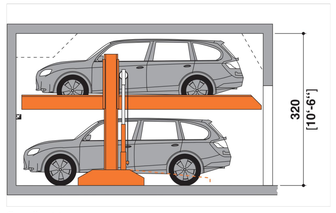
| | Standard | Special [2] |
|---|---|---|
| Width | 190 cm [6'-3"] [4] | 190 cm [6'-3"] [4] |
| Weight | max. 2000 kg [max. 4400 lbs] | max. 2600 kg [max. 5730 lbs] |
| Wheel load | max. 500 kg [max. 1100 lbs] | max. 650 kg [max. 1430 lbs] |

Clearance profile

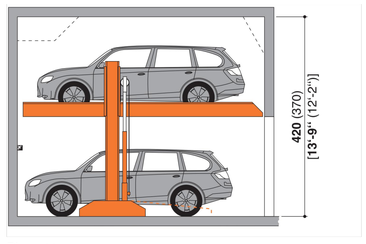



## Height dimensions

See page 2 for all height dimensions.




Smallest type




Biggest type

1 Standard type
2 Special system: maximum load for extra charge.
3 To follow the minimum finished dimensions, make sure to consider the tolerances according to VOB, part C (DIN 18330 and 18331) and the DIN 18202.
4 Car width for platform width 230 cm [7'-7"]. If wider platforms are used it is also possible to park wider cars.
5 For dividing walls: cutting through 10 x 10 cm [4" x 4"].
6 Potential equalization from foundation grounding connection to system (provided by the customer).
7 In compliance with DIN EN 14010, 10 cm [4"] wide yellow-black markings compliant to ISO 3864 must be applied by the customer to the edge of the platform in the access area to mark the danger zone in front of the supporting surface of the upper platform edge (see „Load Plan" Page 7)
8 Variable steel pillar bases in two sizes (see „Load Plan" Page 7).
9 For convenient use of your parking space and due to the fact that the cars keep becoming longer we recommend a length of 540 cm [17'-9"].
10 Must be at least as high as the greatest car height + 5 cm [+ 2"].

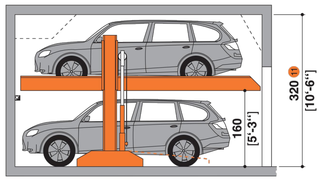





Page 1 Section Car data
Page 2 Height dimensions
Page 3 Function Width dimensions without door
Page 4 Width dimensions without door
Page 5 Width dimensions without door
Page 6 Width dimensions with door Approach
Page 7 Load plan
Page 8 Installation
Page 9 Electrical installation
Page 10 Technical data
Page 11 To be perfor-med by the customer
Page 12 Description

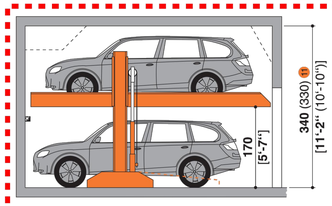

## Height dimensions for garage without door (basement garage)

### 2061-160 [5'-3"]




| Height | Car height upper level | Car height lower level |
|---|---|---|
| **320 [10'-6"]** | **150 [4'-11"]** | **150 [4'-11"]** |

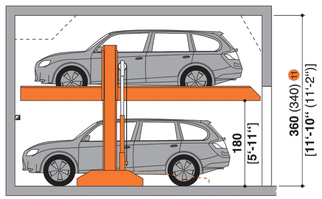
### 2061-170 [5'-7"]




| Height | Car height upper level | Car height lower level |
|---|---|---|
| **340 [11'-2" ]** | **160 [5'-3" ]** | **160 [5'-3"]** |
| (330) [10'-10"] | 150 [4'-11"] | 160 [5'-3"] |

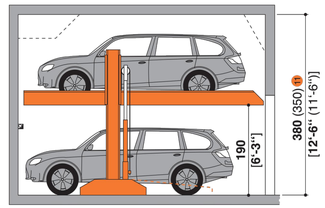
MECHANICAL LIFT
SELECTED MODEL
# 2061-170 [5'-7"]

### 2061-180 [5'-11"]



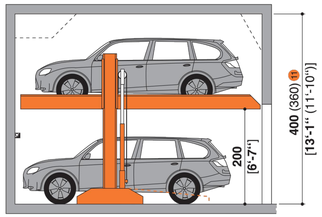

| Height | Car height upper level | Car height lower level |
|---|---|---|
| **360 [11'-10"]** | **170 [5'-7" ]** | **170 [5'-7"]** |
| (340) [11'-2" ] | 150 [4'-11"] | 170 [5'-7"] |

### 2061-190 [6'-3"]



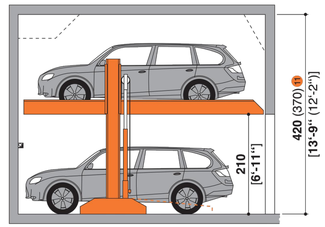

| Height | Car height upper level | Car height lower level |
|---|---|---|
| **380 [12'-6"]** | **180 [5'-11"]** | **180 [5'-11"]** |
| (350) [11'-6"] | 150 [4'-11"] | 180 [5'-11"] |

### 2061-200 [6'-7"]




| Height | Car height upper level | Car height lower level |
|---|---|---|
| **400 [13'-1" ]** | **190 [6'-3" ]** | **190 [6'-3"]** |
| (360) [11'-10"] | 150 [4'-11"] | 190 [6'-3"] |

### 2061-210 [6'-11"]




| Height | Car height upper level | Car height lower level |
|---|---|---|
| **420 [13'-9"]** | **200 [6'-7" ]** | **200 [6'-7"]** |
| (370) [12'-2"] | 150 [4'-11"] | 200 [6'-7"] |

11 If a higher ceiling height is available higher cars can be parked.

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ZONING

100% Submission

BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

MECHANICAL LIFT SPECS

| | | | |
|---|---|---|---|
| Date | 11-11-2022 | Sheet No. | A6.00 |
| Scale | | | |
| Project | 0000 | | |

# GENERAL NOTES AND SPECIFICATIONS

## I. APPLICABLE CODES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT BAY HARBOR ISLANDS AND MIAMI-DADE COUNTY STANDARDS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS, AS APPLICABLE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

3. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER SITE FEATURES SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY BY OTHERS.

4. EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH PROPOSED GRADES AND REQUIREMENTS OF UTILITY OWNERS, AS REQUIRED.

5. EXISTING STRUCTURES, UTILITIES AND OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, TREES SUCH AS BUILDING SEWERS, DRAINS, WATER OR GAS PIPES, CONDUITS, POLES, WALLS, COLUMNS, ETC., WHETHER OR NOT SHOWN ON THE PLANS, ARE TO BE CAREFULLY PROTECTED FROM DAMAGE. IF DAMAGE OCCURS FROM WORK PERFORMED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PROMPTLY REPAIR THE DAMAGED ITEM(S) TO THE CONDITION OF THE ITEM(S) PRIOR TO THE DAMAGE. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

6. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.

7. CONTRACTOR SHALL PRESERVE ALL STREET SIGNS, PARKING METERS, BENCHES, TRAFFIC CONTROL SIGNS, ETC. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL REINSTALL OR DELIVER SAID PUBLIC PROPERTY TO THE COUNTY YARD.

8. THE CONTRACTOR SHALL COORDINATE HIS/HERS WORK WITH ANY OTHER UTILITY AND BUILDING TRADES WORKING ON THIS OR ADJACENT PROJECT.

9. ALL DITCH EXCAVATION SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE PROVISIONS OF THE FLORIDA TRENCH SAFETY ACT.

10. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY, EITHER PUBLIC OR PRIVATE, DURING EXCAVATION OF SUBSOIL MATERIAL OR DURING THE FILLING OF ANY AREA, OR FOR ANY OPERATION DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

## II. PRECONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

2. 48 HOURS BEFORE BEGINNING CONSTRUCTION IN THE AREA, THE CONTRACTOR SHALL NOTIFY SUNSHINE STATE CALL ONE OF FLORIDA, INC. AT 1-800-432-4770 AND ANY OTHER UTILITIES WHICH MIGHT BE AFFECTED.

3. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER OF RECORD.

4. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT. (WITH THE EXCEPTION OF DRAINAGE AND WATER & SEWER APPROVALS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FDOT WHICH WILL BE OBTAINED BY THE ENGINNEER OF RECORD.)

5. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

6. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON PLANS.

## III. INSPECTION AND TESTING

THE ENGINEER SHALL REQUIRE A COLOR T.V. SURVEY AND SHALL REQUIRE AN EXFILTRATION/INFILTRATION TEST PRIOR TO ACCEPTANCE. THE SURVEY AND TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE.

INSPECTIONS:
THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:

1.) STORM DRAINAGE
2.) SANITARY SEWER
3.) WATER SYSTEM SUBGRADE – SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
4.) LIMEROCK BASE – SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT.
5.) ASPHALTIC CONCRETE
6.) FINAL WALK-TRROUGH INSPECTION
7.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

## IV. SHOP DRAWINGS

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

## V. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES

A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.

C. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

2. TRAFFIC REGULATION

A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH M.U.T.C.D. AND FDOT.

B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE CITY BAY HARBOR ISLANDS PUBLIC WORKS DEPARTMENT.

## VI. PROJECT CLOSE OUT:

1. CLEANING UP

A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.

B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.

C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.

D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

E.. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENGINEER. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

3. PROJECT RECORD DOCUMENTS

A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.

B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.

4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.

## VII. STORM DRAINAGE

GENERAL

1. THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE MANUFACTURERS AND FABRIC TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. IT SHALL BE USED TO WRAP ALL SIDES, BOTTOM AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.

2. SOLID AND PERFORATED STORM DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SELECTED FROM THE MANUFACTURES AND TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.

3. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

4. THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION TRENCH SYSTEMS FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON, OR FILTER FABRIC BETWEEN, THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED.

## VII. PAVING

1. GENERAL

A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.

B. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.

D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER MIAMI-DADE COUNTY STANDARD DETAILS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.

E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONC. CURB, CURB & GUTTER, SIDEWALK AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER AND MEDIAN IS PROPOSED TO BE CONSTRUCTED.

F. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK BASE.

G. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT INSPECTOR OR THE GEOTECHNICAL ENGINEER.

## VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

1. PAVEMENT MARKINGS

A. INSTALLATION OF ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH FDOT STANDARDS.

B. MATERIALS: (1) WHERE THE PLANS CALL FOR PAINTED PAVEMENT MARKINGS (P), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. (2) WHERE THE PLANS CALL FOR THERMOPLASTIC PAVEMENT MARKINGS (T), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

C. PROTECTION: THE CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR FROM ANY OTHER CAUSE.

2. TRAFFIC SIGNS

A. INSTALLATION: TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), PART II, IN LOCATIONS SHOWN ON PLANS.

B. MATERIALS: FOLLOW SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND M.U.T.C.D.

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

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
8151 BISCAYNE BLVD. UNIT 508, MIAMI FL. 33138
Phone: 786-253-5252 (Cell) - 786-518-2008 (Office)
Email: wlugo@oceanengineeringinc.com

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

## ZONING

100% Submission

## BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

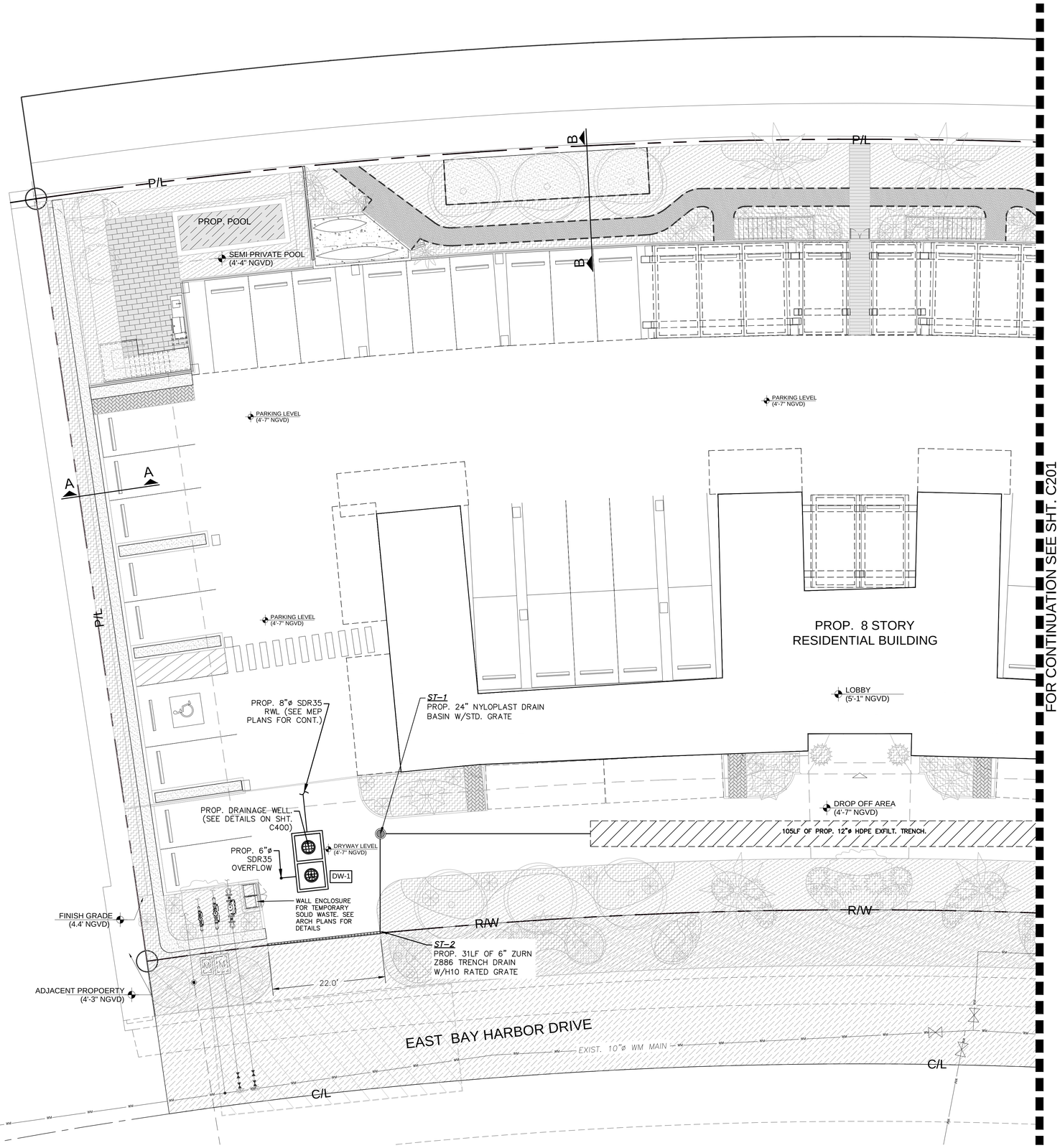
**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER
WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

## GENERAL NOTES AND SPECIFICATIONS

| | | | |
|---|---|---|---|
| Date | 09-29-2022 | Sheet No. | C100 |
| Scale | | | |
| Project | 0000 | | |




GRAPHIC SCALE

0 5 10 20

( IN FEET )
1" = 10'

**LEGEND:**

- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- EXISTING ELEVATIONS (NGVD)
- PROP. LANDSCAPE AREA. REFER TO LA PLANS FOR DETAILS.
- PROP. WATER FEATURE (SEE ARCH. PLANS FOR DETAILS)
- PROP. EXFILT. TRENCH (SEE SHEET C400 FOR DETAILS)
- PROP. DRAINAGE WELL (SEE SHT. C400 FOR DETAILS)
- PROP. SIDEWALK (SEE ARCH. PLANS FOR DETAILS)
- LIMITS OF MILLING AND RESURFACING. MILL AN AVERAGE OF 1" USING SP-9.5

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| CITY COMMENTS | 8/15/22 | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

## ZONING

100% Submission

BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER
WALTER M. LUGO P.E.
FL PE# 61747

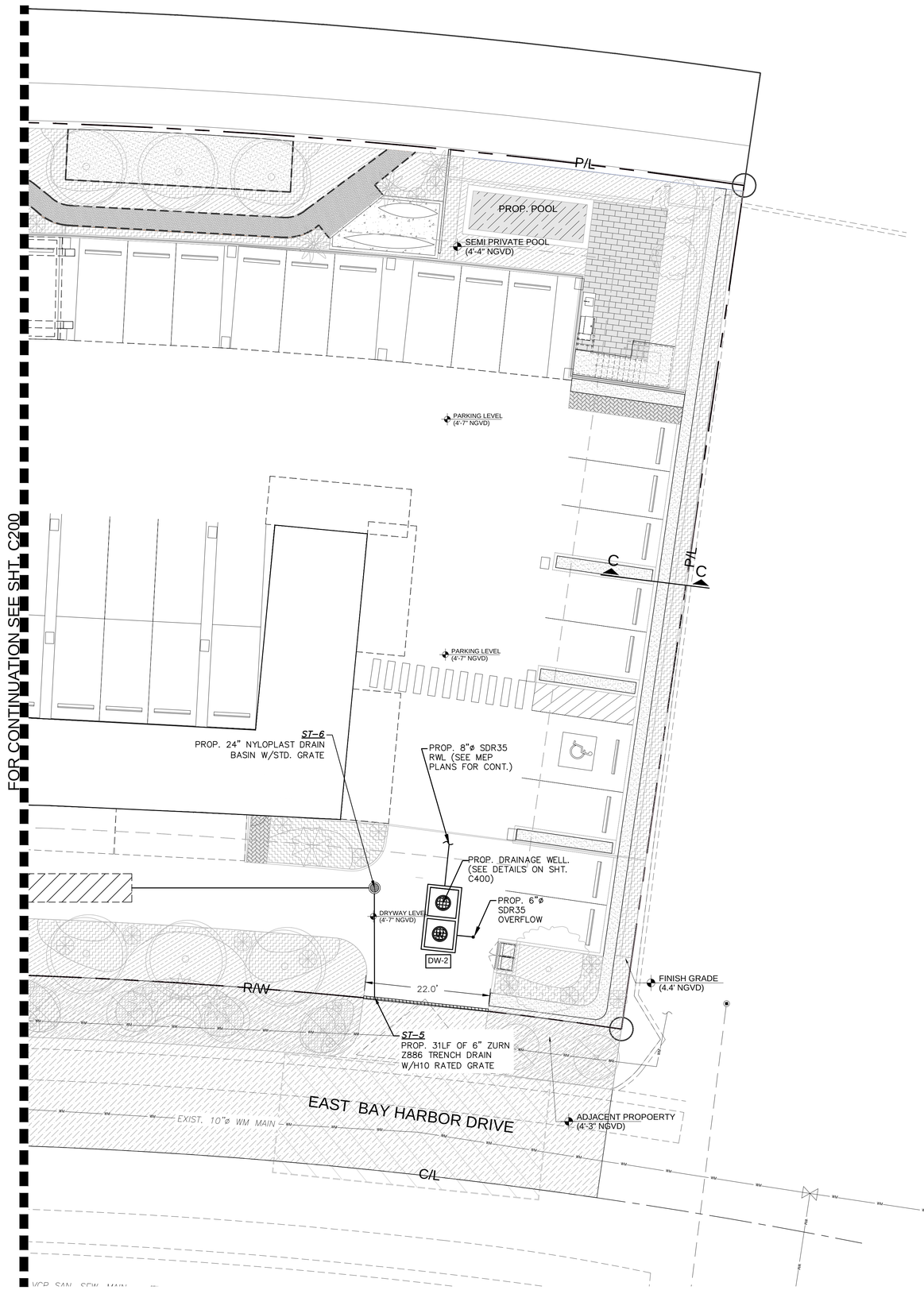
KOBI KARP

## PAVING, GRADING AND DRAINAGE PLAN

| | | |
|---|---|---|
| Date | 09-29-2022 | Sheet No. C200 |
| Scale | | |
| Project | 0000 | |

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

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
8181 BISCAYNE BLVD. UNIT 308, MIAMI FL, 33138
Phone: 786-253-5252 (Cell) , 786-518-2008 (Office)
Email: wlugo@oceanengineeringinc.com



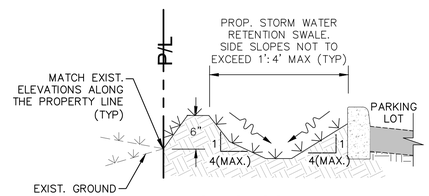

GRAPHIC SCALE

0 5 10 20

( IN FEET )
1" = 10'

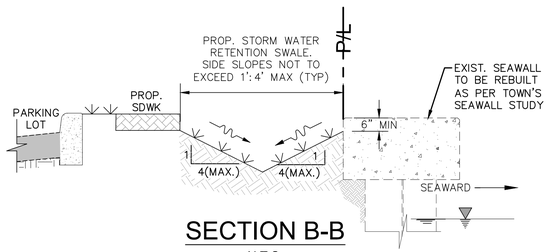
**LEGEND:**

- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- 4.1 EXISTING ELEVATIONS (NGVD)
- PROP. LANDSCAPE AREA. REFER TO LA PLANS FOR DETAILS.
- PROP. WATER FEATURE (SEE ARCH. PLANS FOR DETAILS)
- PROP. EXFILT. TRENCH (SEE SHEET C400 FOR DETAILS)
- PROP. DRAINAGE WELL (SEE SHT. C400 FOR DETAILS)
- PROP. SIDEWALK (SEE ARCH. PLANS FOR DETAILS)
- LIMITS OF MILLING AND RESURFACING. MILL AN AVERAGE OF 1" USING SP-9.5



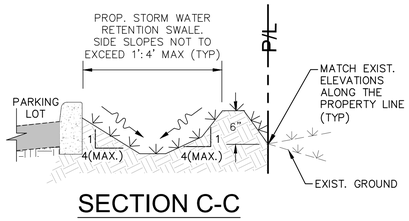

## SECTION A-A

N.T.S.




## SECTION B-B

N.T.S.




## SECTION C-C

N.T.S.

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

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
8101 BISCAYNE BLVD. UNIT 606, MIAMI FL, 33138
Phone: 786-253-5252 (Cell) , 786-518-2008 (Office)
Email: wlugo@oceanengineeringinc.com

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| CITY COMMENTS | 8/15/22 | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

ZONING

100% Submission

BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

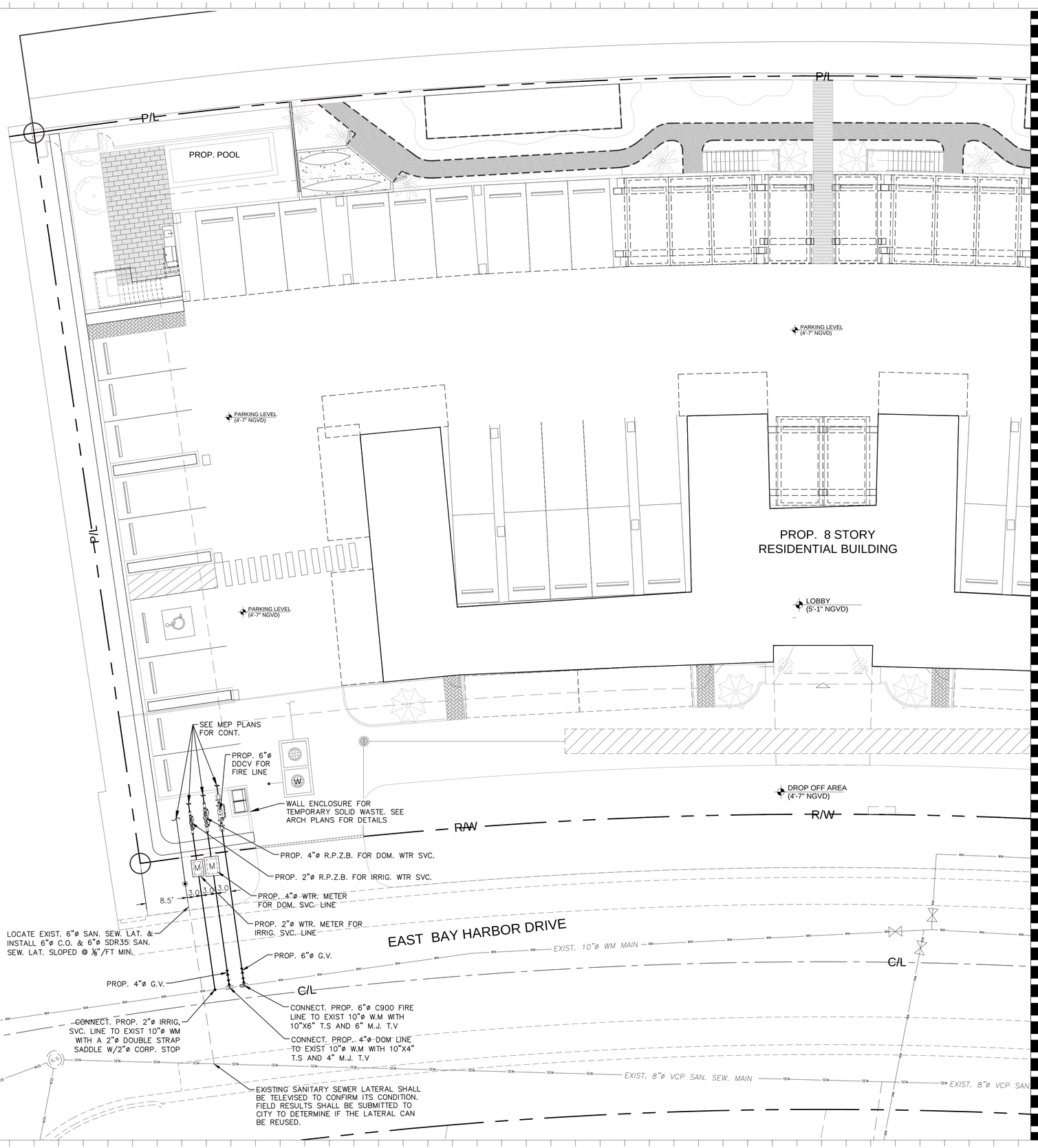
**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

WALTER M. LUGO
LICENSE
NO. 61747
STATE OF FLORIDA
PROFESSIONAL ENGINEER
WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

**PAVING, GRADING AND DRAINAGE PLAN**

| | | |
|---|---|---|
| Date | 09-29-2022 | Sheet No. C201 |
| Scale | | |
| Project | 0000 | |




GRAPHIC SCALE

0 5 10 20

( IN FEET )
1" = 10'

**LEGEND:**

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

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, (c) 2022

# ZONING

100% Submission

BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

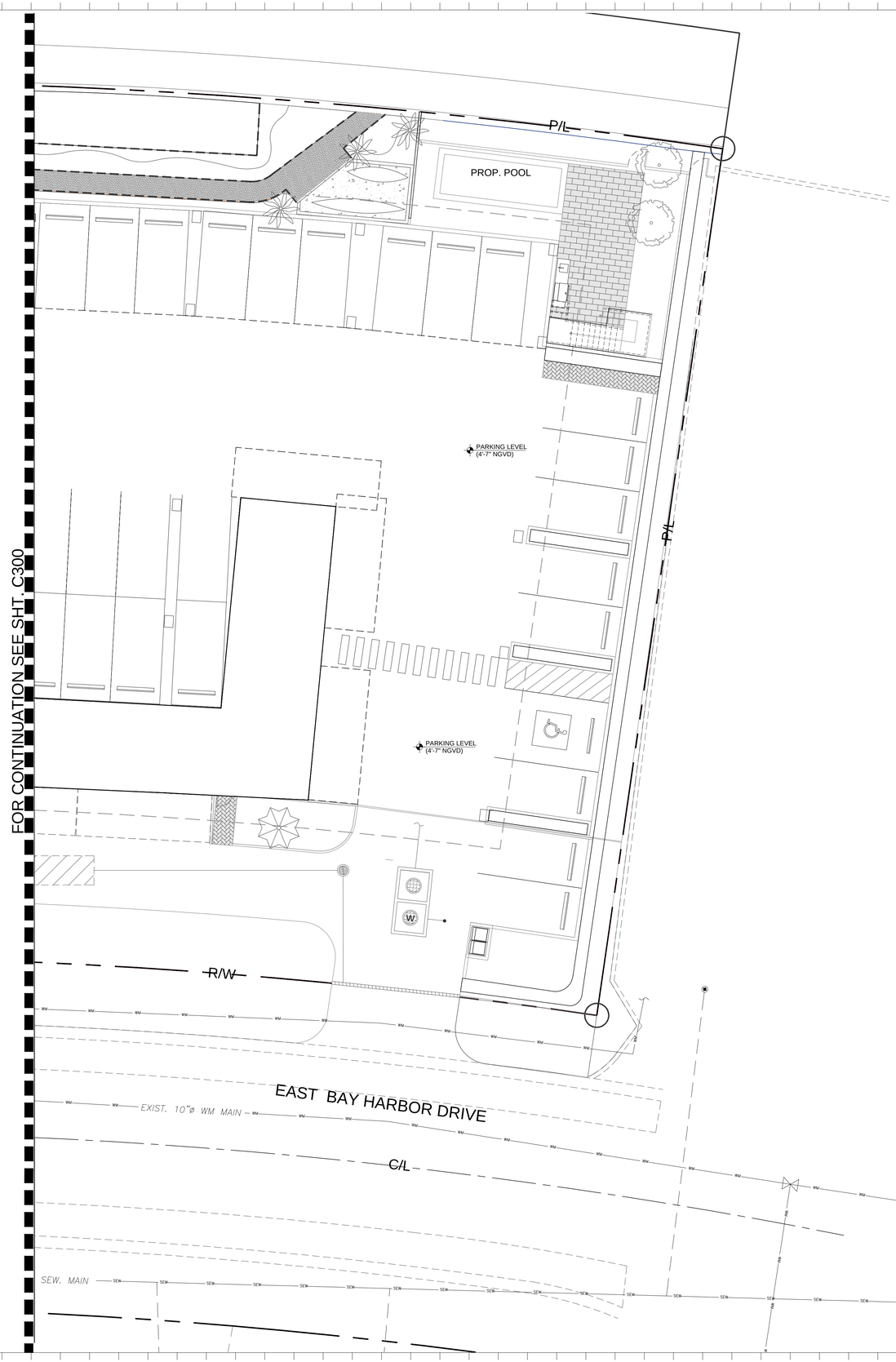
KOBI KARP

## WATER AND SEWER PLAN

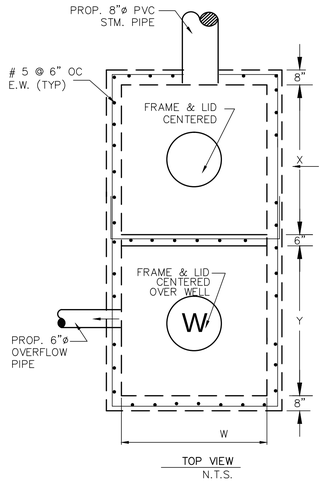
| | | | |
|---|---|---|---|
| Date | 09-29-2022 | Sheet No. | C300 |
| Scale | | | |
| Project | 0000 | | |

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

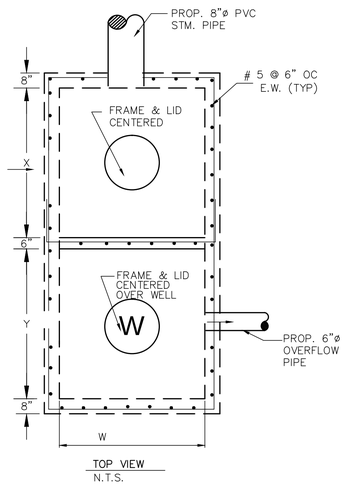
OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
8101 BISCAYNE BLVD. UNIT 508, MIAMI FL, 33138
Phone: 786-253-5232 (Cell) , 786-518-3306 (Office)
Email: wlugo@oceanengineeringinc.com


P/L
PROP. POOL
PARKING LEVEL
(4'-7" NGVD)
P/L
PARKING LEVEL
(4'-7" NGVD)
W
R/W
EAST BAY HARBOR DRIVE
EXIST. 10"ø WM MAIN
C/L
SEW. MAIN
FOR CONTINUATION SEE SHT. C300

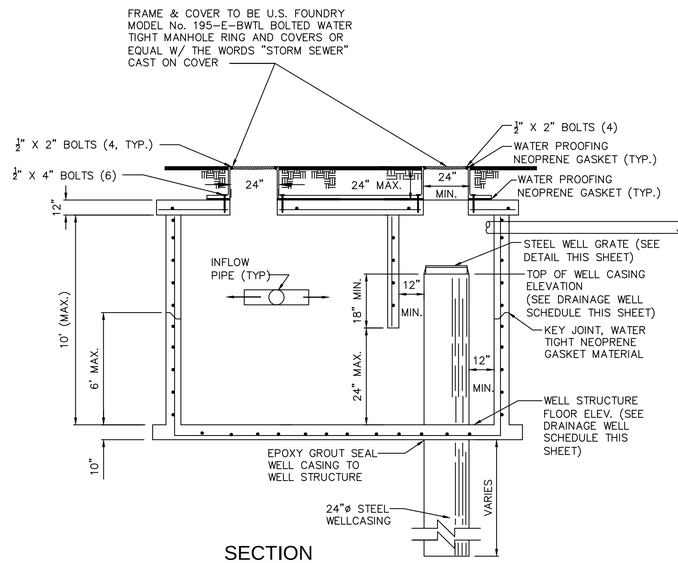

STM
STM
STM




DW-1



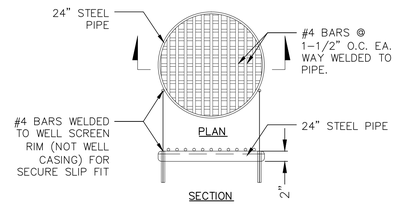

DW-2




SECTION

STORM DRAINAGE DISPOSAL WELL

N.T.S.




STEEL WELL GRATE DETAIL

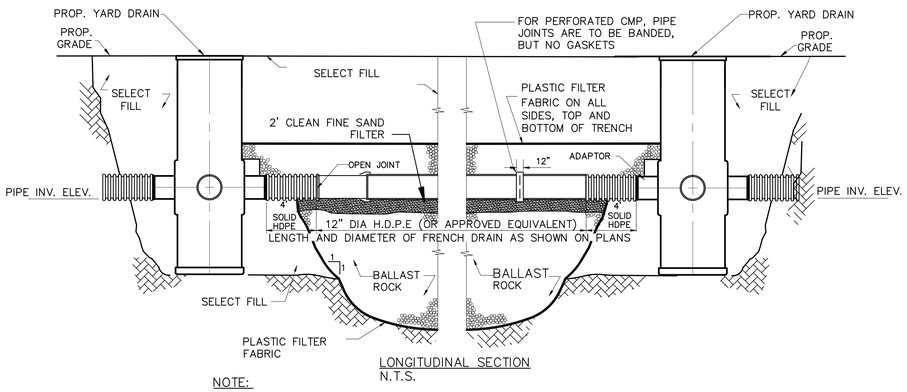
N.T.S.

## NOTES FOR DRAINAGE WELL :

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

## DRAINAGE WELL SCHEDULE

| STRUCT. NO. | FRAME & LID | W | X | Y | INVERT E | INVERT N | INVERT S | INVERT OVER FLOW | M.H. RIM ELEVATION | WELL CASING ELEVATION | STRUCTURE FLOOR ELEVATION | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DW-1 | USF E-BWTL | 5.0' | 5.0' | 5.0' | X.XX' | | | X.XX' | X.XX' | X.XX' | -X.XX' | |
| DW-2 | USF E-BWTL | 5.0' | 5.0' | 5.0' | X.XX' | | | X.XX' | | | | |



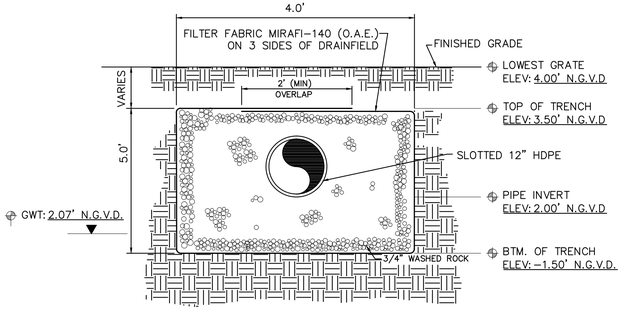

LONGITUDINAL SECTION

N.T.S.

NOTE:

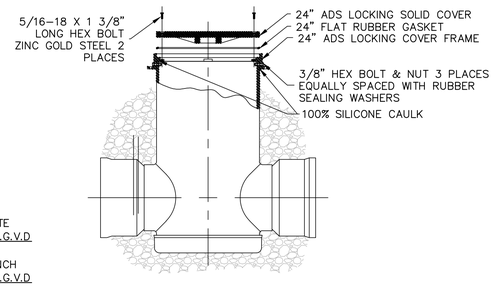
AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.

## TYPICAL CATCH BASIN AND EXFILTRATION TRENCH DETAIL W/ 2' CLEAN FINE SAND FILTER




## EXFILTRATION TRENCH FOR 12" SLOTTED HDPE

N.T.S.




## FRAME ATTACHMENT TO DRAINAGE BASIN DETAIL

N.T.S.

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

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
8101 BISCAYNE BLVD. UNIT 508, MIAMI FL. 33138
Phone: 786-253-5252 (Cell) , 786-518-2908 (Office)
Email: wlugo@oceanengineeringinc.com

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, (c) 2022

ZONING

100% Submission

BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name
Address
Address
Tel:
Email

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER
WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

**DRAINAGE DETAILS**

| | | | |
|---|---|---|---|
| Date | 09-29-2022 | Sheet No. | C400 |
| Scale | | | |
| Project | 0000 | | |

# 10143  E BAY HARBOR DR
# BAY HARBOR ISLANDS, FL 33154
## DRC SUBMISSION

## SHEET INDEX

| 10143 E BAY HARBOR DR | | x = SHEET SUBMITTED | | • = SHEET REVISED | | | |
|---|---|---|---|---|---|---|---|
| SHEET # | | DRC 08/25/2022 | | DRC REVISION 1 09/29/2022 | | DRC REVISION 2 10/25/2022 | |
| L-0 | COVER SHEET + SHEET INDEX | X | | X | | X | |
| | | | | | | | |
| L-1 | TREE DISPOSITION PLAN | X | | X | | X | |
| L-1.1 | TREE DISPOSITION SCHEDULE | X | | X | | X | |
| L-1.2 | TREE MITIGATION PLAN AND SCHEDULE | X | • | X | | X | |
| | | | | | | | |
| L-2 | ILLUSTRATIVE PLAN GROUND FLOOR | X | • | X | • | X | |
| L-2.1 | ILLUSTRATIVE PLAN ROOFTOP | X | • | X | • | X | |
| | | | | | | | |
| L-5 | CANOPY PLANTING PLAN GROUND FLOOR | X | • | X | • | X | |
| L-5.1 | UNDERSTORY PLANTING PLAN GROUND FLOOR | X | • | X | • | X | |
| L-5.2 | PLANTING PLAN ROOFTOP | X | • | X | • | X | |
| L-5.3 | PLANTING SCHEDULE + LANDSCAPE LEGEND | X | • | X | • | X | |
| L-5.4 | PLANTING DETAILS | X | | X | | X | |
| L-5.5 | GENERAL LANDSCAPE NOTES | X | | X | | X | |

CLAD
Landscape Architecture and Design

**10143 E BAY HARBOR DR RESIDENCE**

BAY HARBOR, FL

SITE ADDRESS:
10143 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154


LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM


SEAL:

REGISTERED LANDSCAPE ARCHITECT
CAROLINA MONTEIRO DA SILVA
LA 6667311
STATE OF FLORIDA
10/19/22


CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311


DRAWING TITLE:

COVER SHEET + SHEET INDEX


© 2022 CLAD, LLC


REVISIONS:

| ISSUE | DATE |
|---|---|
| DEMO PERMIT | 08/04/2022 |
| DRC SUBMISSION | 08/25/2022 |
| DRC REVISION 1 | 09/29/2022 |
| DRC REVISION 2 | 10/25/2022 |

SCALE:
N/A

PROJ. N°:
2229

SHEET N°:
L-0

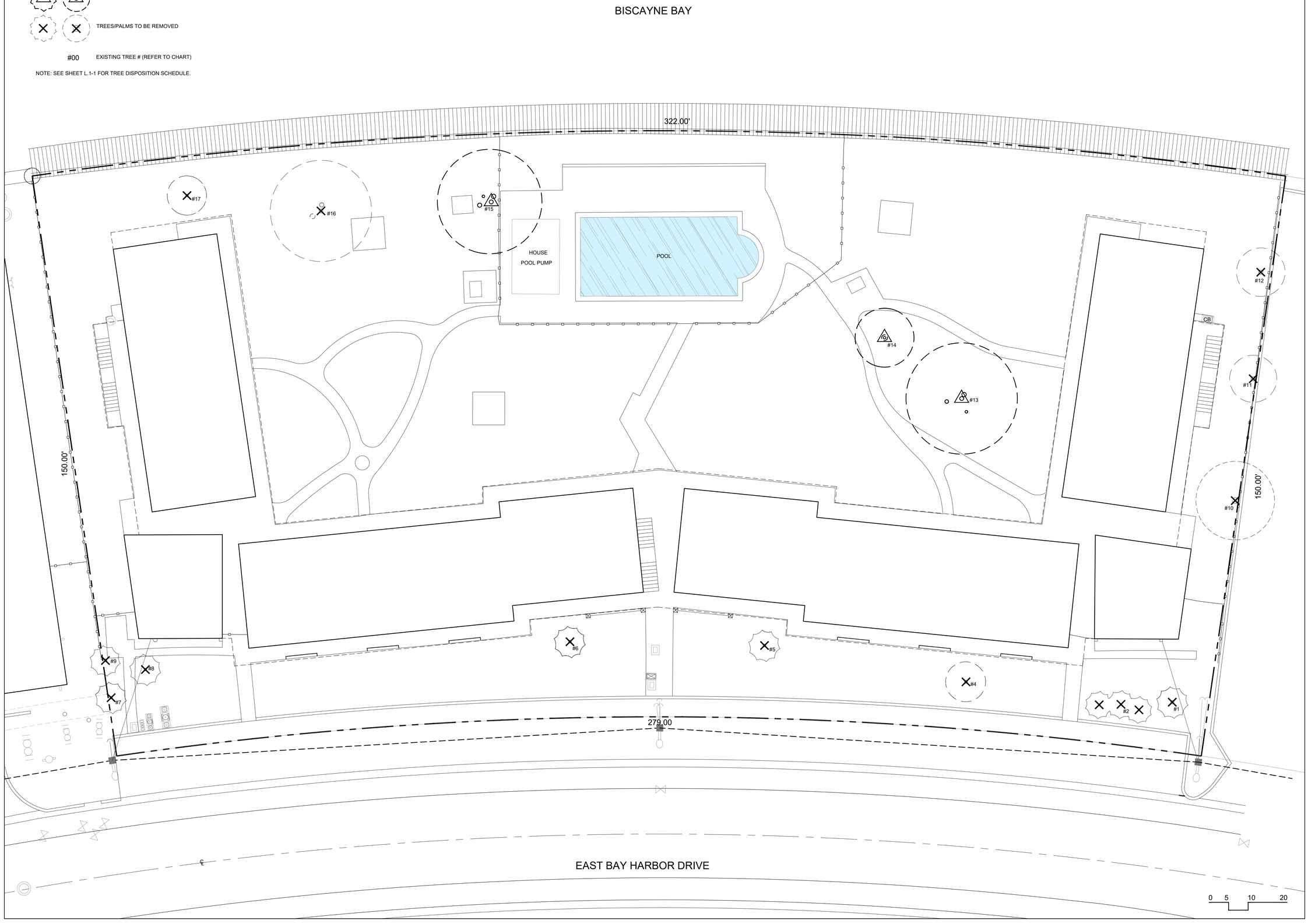
LEGEND:

TREES/ PALMS TO RELOCATE

TREES/PALMS TO BE REMOVED

#00 EXISTING TREE # (REFER TO CHART)

NOTE: SEE SHEET L.1-1 FOR TREE DISPOSITION SCHEDULE.




CLAD
Landscape Architecture and Design

**10143 E BAY HARBOR DR RESIDENCE**

BAY HARBOR, FL

SITE ADDRESS:
10143 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154


LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM


SEAL:

REGISTERED LANDSCAPE ARCHITECT
CAROLINA MONTEIRO DA SILVA
LA 6667311
STATE OF FLORIDA

10/19/22


CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311


DRAWING TITLE:

## TREE DISPOSITION PLAN

© 2022 CLAD, LLC

REVISIONS:

| ISSUE | DATE |
|---|---|
| DEMO PERMIT | 08/04/2022 |
| DRC SUBMISSION | 08/25/2022 |
| DRC REVISION 1 | 09/29/2022 |
| DRC REVISION 2 | 10/25/2022 |

SCALE:
3/32" = 1'-0"

PROJ. N°:
2229

SHEET N°:
L-1

| TREE DISPOSITION SCHEDULE - 10143 E BAY HARBOR DR | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| TREE # | BOTANICAL NAME | COMMON NAME | DBH (in) | HEIGHT (ft) | SPREAD (ft) | CRZ (ft) | TPZ (ft) | DISPOSITION | CONDITION | CANOPY TO MITIGATE (sqft) |
| 1 | *Sabal palmetto* | SABAL PALM | 10.7 | 25 | 8 | 10 | 10 | REMOVE | FAIR | 50.24 |
| 2 | *Adonidia merrillii* | TRIPLE CHRISTMAS PALM | 5.9, 6.1, 6.3 | 20 | 7 | 10 | 6 | REMOVE | GOOD | 38.465 |
| 3 | *Adonidia merrillii* | CHRISTMAS PALM | 7.3 | 20 | 7 | 7 | 7 | REMOVE | GOOD | 38.465 |
| 4 | *Terminalia buceras* | BLACK OLIVE | 9.1 | 16 | 10 | 9 | 9 | REMOVE | GOOD | 78.5 |
| 5 | *Livistona chinensis* | CHINESE PALM | 9.1 | 25 | 8 | 9 | 9 | REMOVE | GOOD | 50.24 |
| 6 | *Livistona chinensis* | CHINESE PALM | 9.1 | 20 | 8 | 9 | 9 | REMOVE | GOOD | 50.24 |
| 7 | *Sabal palmetto* | SABAL PALM | 10.1 | 35 | 8 | 10 | TREE BOX | REMOVE | FAIR | 50.24 |
| 8 | *Sabal palmetto* | SABAL PALM | 7.9 | 30 | 8 | 8 | TREE BOX | REMOVE | FAIR | 50.24 |
| 9 | *Sabal palmetto* | SABAL PALM | 8.8 | 30 | 8 | 9 | TREE BOX | REMOVE | FAIR | 50.24 |
| 10 | *Bischofia japonica* | BISCHOFIA | 23 | 45 | 20 | 23 | TREE BOX | REMOVE | INVASIVE | NOT REGULATED |
| 11 | *Bischofia japonica* | BISCHOFIA | 13 | 45 | 12 | 13 | TREE BOX | REMOVE | INVASIVE | NOT REGULATED |
| 12 | *Bischofia japonica* | BISCHOFIA | 13 | 45 | 12 | 13 | TREE BOX | REMOVE | INVASIVE | NOT REGULATED |
| 13 | *Coccoloba sp* | TRIPLE SEA GRAPE | 11, 13.4, 8 | 25 | 15 | 34 | TREE BOX | RELOCATE | GOOD | |
| 14 | *Coccoloba sp* | SEA GRAPE | 17.7 | 25 | 15 | 18 | TREE BOX | RELOCATE | GOOD | |
| 15 | *Coccoloba uvifera* | TRIPLE SEA GRAPE | 12.7, 8, 13.4 | 25 | 15 | 33 | TREE BOX | RELOCATE | GOOD | |
| 16 | *Coccoloba sp* | DOUBLE SEA GRAPE | 13.4, 15.4 | 25 | 15 | 28 | TREE BOX | REMOVE | GOOD | 176.625 |
| 17 | *Callistemon citrinus* | BOTTLE BRUSH | 8.1 | 12 | 10 | 8 | 8 | REMOVE | FAIR | 78.5 |
| | | | | | | | | TOTAL REQUIRED MITIGATION POINTS: | | 712 |

CLAD
Landscape Architecture and Design

**10143 E BAY HARBOR DR RESIDENCE**

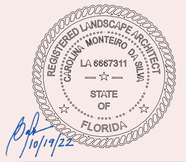
BAY HARBOR, FL

SITE ADDRESS:
10143 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154


LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM


SEAL:





CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311


DRAWING TITLE:

**TREE DISPOSITION SCHEDULE**


© 2022 CLAD, LLC


REVISIONS:

| ISSUE | DATE |
|---|---|
| DEMO PERMIT | 08/04/2022 |
| DRC SUBMISSION | 08/25/2022 |
| DRC REVISION 1 | 09/29/2022 |
| DRC REVISION 2 | 10/25/2022 |

SCALE:
N/A

PROJ. N°:
2229

SHEET N°:
L-1.1

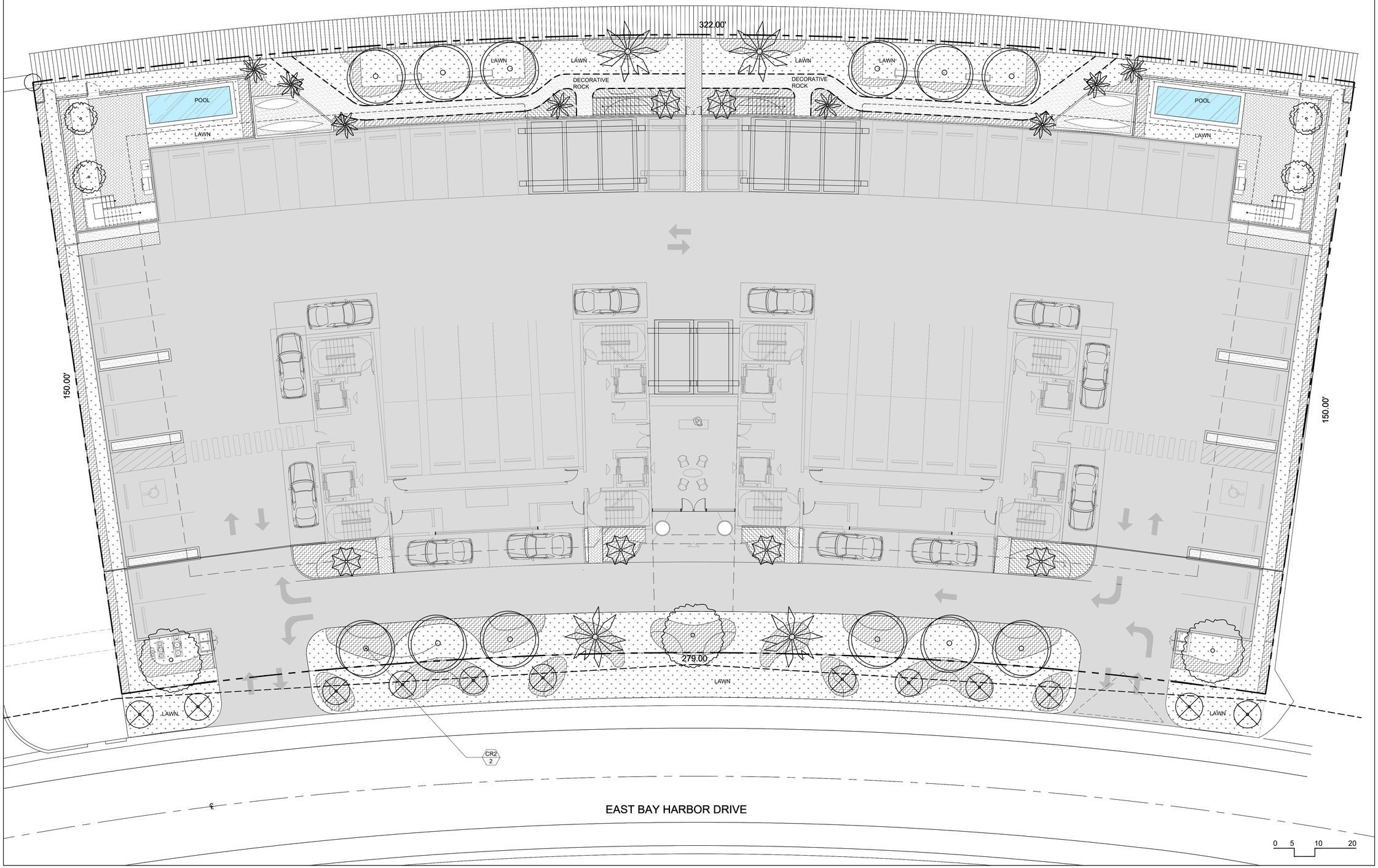
LEGEND:

XX
XX PROPOSED TREES FOR MITIGATION

| CANOPY MITIGATION SCHEDULE | | | | | |
|---|---|---|---|---|---|
| SYMBOL | QTY | PROPOSED MATERIAL | DESCRIPTION AND NOTES | CREDIT (SQFT) PER TREE | TOTAL CREDIT OBTAINED: |
| TREES | | | | | |
| CR2 | 2 | *Clusia rosea* | 16' HT, 14' SP | 500 | **1000** |
| | | AUTOGRAPH TREE | FG | | |
| | | | | TOTAL CREDITS OBTAINED: | **1000** |

MITIGATION SUMMARY:

TOTAL MITIGATION TREES PROVIDED: 2
TOTAL MITIGATION SPECIES PROVIDED: 1
% OF NATIVE MITIGATION TREES PROVIDED: 100%




CLAD
Landscape Architecture and Design

**10143 E BAY HARBOR DR RESIDENCE**

BAY HARBOR, FL

SITE ADDRESS:
10143 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154


LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM


SEAL:

REGISTERED LANDSCAPE ARCHITECT
CAROLINA MONTEIRO DA SILVA
LA 6667311
STATE OF FLORIDA

10/19/22


CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311


DRAWING TITLE:

## TREE MITIGATION PLAN AND SCHEDULE

© 2022 CLAD, LLC

REVISIONS:

| ISSUE | DATE |
|---|---|
| DEMO PERMIT | 08/04/2022 |
| DRC SUBMISSION | 08/25/2022 |
| DRC REVISION 1 | 09/29/2022 |
| DRC REVISION 2 | 10/25/2022 |

SCALE:
3/32" = 1'-0"

PROJ. N°:
2229

SHEET N°:
L-1.2

BISCAYNE BAY

CLUSIA HEDGE
LIGUSRTUM TREE
PRIVACY GATE
SKY VINE ON TRELLIS/FENCE
CLUSIA HEDGE
PHILODENDRON WEEKS ACCENT
PHILODENDRON XANADU
THATCH PALM
AUTOGRAPH TREE
MUHLY GRASS
SEABREEZE BAMBOO
PHILODENDRON XANADU
SWISS-CHEESE PLANT
GIANT DIOON ACCENT
TEDDY BEAR PALM
MUHLY GRASS
AMERICAN OIL PALM
WART FERN
PHILODENDRON XANADU
THATCH PALM
PHILODENDRON WEEKS ACCENT
AUTOGRAPH TREE
MUHLY GRASS
PHILODENDRON XANADU
THATCH PALM
PHILODENDRON WEEKS ACCENT
CLUSIA HEDGE
SKY VINE ON TRELLIS/FENCE
PRIVACY GATE

322.00'

POOL
LAWN
DECORATIVE ROCK
POOL
LAWN

150.00'

150.00'

CRABWOOD HEDGE
PHILODENDRON WEEKS ACCENT
PHILODENDRON XANADU
TEDDY BEAR PALM
GROUND ORCHID
PHILODENDRON XANADU

GIANT DIOON WITH ASIATIC JASMINE IN POT

279.00

LAWN

CRABWOOD HEDGE
PHILODENDRON WEEKS ACCENT
PHILODENDRON XANADU
TEDDY BEAR PALM
GROUND ORCHID
PHILODENDRON XANADU
RELOCATED SEAGRAPE TREE
PHILODENDRON WEEKS ACCENT
SILVER BUTTONWOOD TREE

SILVER BUTTONWOOD TREE
RELOCATED SEAGRAPE TREE
PHILODENDRON WEEKS ACCENT
SPIDER LILY ACCENTS
AUTOGRAPH TREE
SILVER BUTTONWOOD TREE
SILVER SAW PALMETTO ACCENT
SILVER BROMELIAD ACCENT
OYSTER PLANT
RELOCATED SEAGRAPE TREE
AMERICAN OIL PALM
PHILODENDRON BURLE MARX
GIANT DIOON ACCENT
GROUND ORCHID
AUTOGRAPH TREE
PHILODENDRON XANADU
WART FERN
SILVER SAW PALMETTO ACCENT
LIRIOPE
SPIDER LILY ACCENTS
SILVER BUTTONWOOD TREE

EAST BAY HARBOR DRIVE

0 5 10 20

CLAD
Landscape Architecture and Design

**10143 E BAY HARBOR DR RESIDENCE**

BAY HARBOR, FL

SITE ADDRESS:
10143 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:

REGISTERED LANDSCAPE ARCHITECT
CAROLINA MONTEIRO DA SILVA
LA 6667311
STATE OF FLORIDA

10/19/22

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

# ILLUSTRATIVE PLAN GROUND FLOOR

© 2022 CLAD, LLC

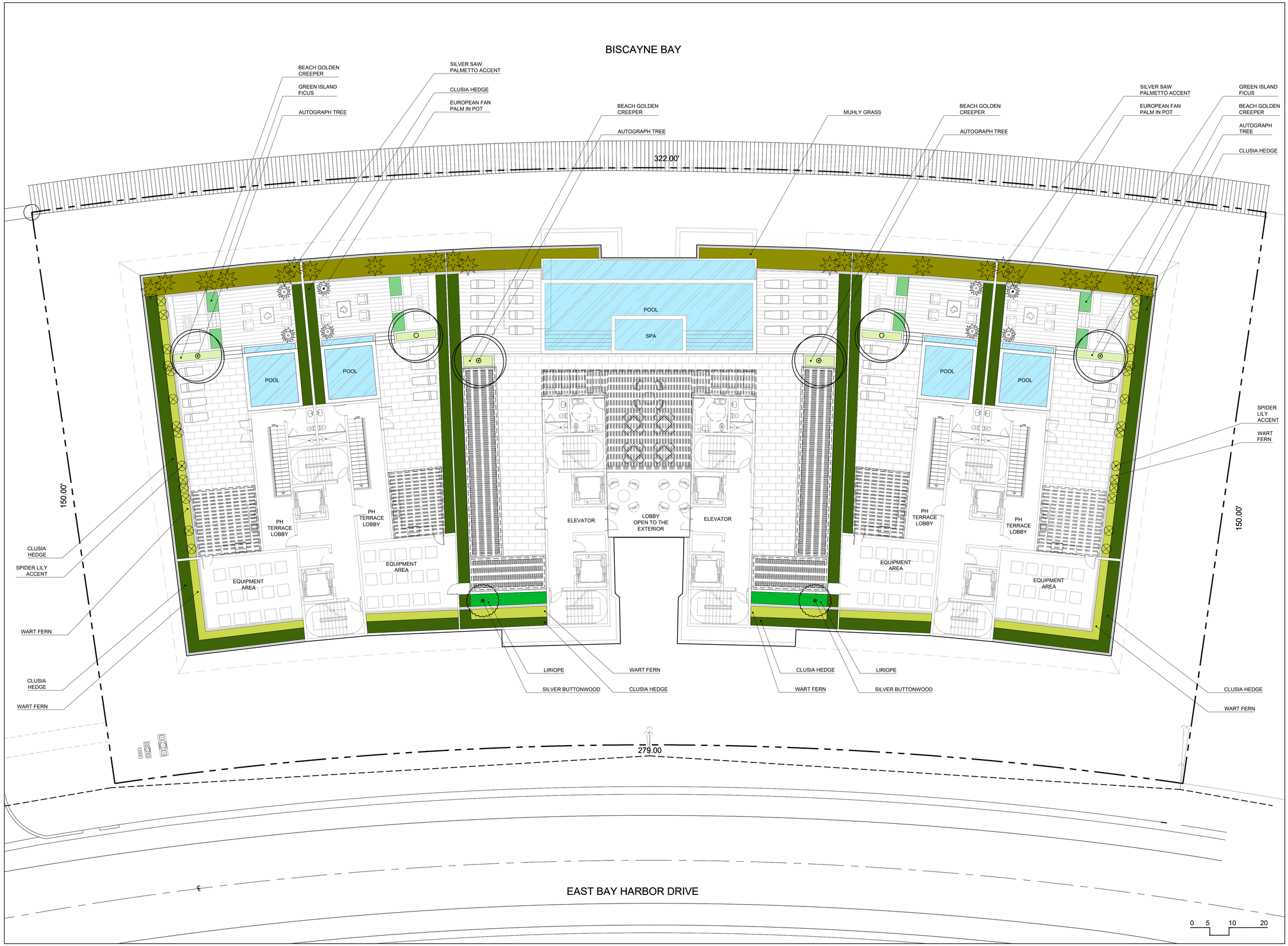
REVISIONS:

| ISSUE | DATE |
|---|---|
| DEMO PERMIT | 08/04/2022 |
| DRC SUBMISSION | 08/25/2022 |
| DRC REVISION 1 | 09/29/2022 |
| DRC REVISION 2 | 10/25/2022 |

SCALE: 3/32" = 1'-0"

PROJ. N°: 2229

SHEET N°: L-2




CLAD
Landscape Architecture and Design

**10143 E BAY HARBOR DR RESIDENCE**

BAY HARBOR, FL

SITE ADDRESS:
10143 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154


LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM


SEAL:

REGISTERED LANDSCAPE ARCHITECT
CAROLINA MONTEIRO DA SILVA
LA 6667311
STATE OF FLORIDA

10/19/22


CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311


DRAWING TITLE:

# ILLUSTRATIVE PLAN ROOFTOP

© 2022 CLAD, LLC

REVISIONS:

| ISSUE | DATE |
|---|---|
| DEMO PERMIT | 08/04/2022 |
| DRC SUBMISSION | 08/25/2022 |
| DRC REVISION 1 | 09/29/2022 |
| DRC REVISION 2 | 10/25/2022 |

SCALE:
3/32" = 1'-0"

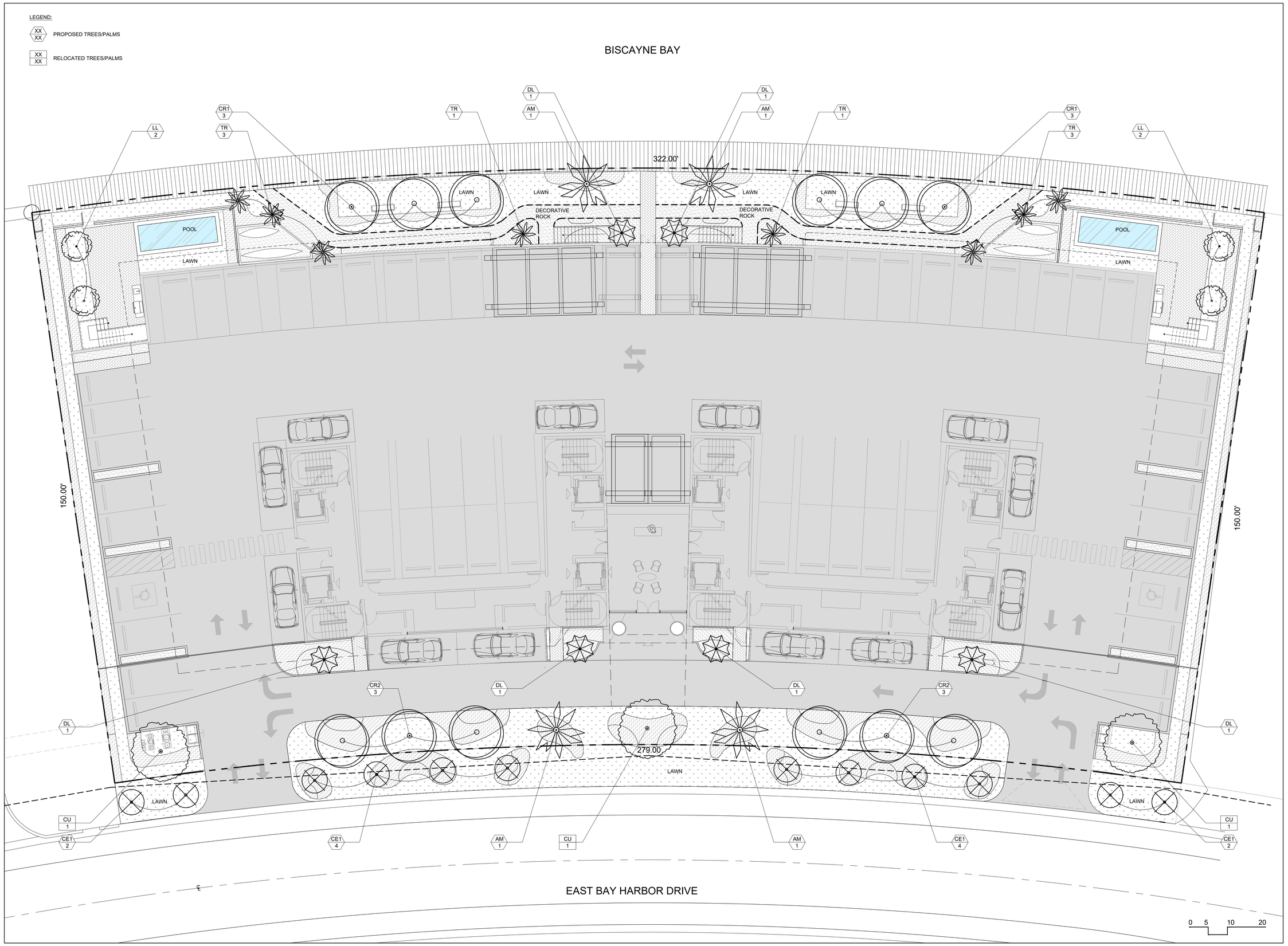
PROJ. N°:
2229

SHEET N°:
L-2.1

LEGEND:

XX / XX — PROPOSED TREES/PALMS

XX / XX — RELOCATED TREES/PALMS




CLAD
Landscape Architecture and Design

**10143 E BAY HARBOR DR RESIDENCE**

BAY HARBOR, FL

SITE ADDRESS:
10143 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154


LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM


SEAL:

REGISTERED LANDSCAPE ARCHITECT
CAROLINA MONTEIRO DA SILVA
LA 6667311
STATE OF FLORIDA

10/19/22


CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311


DRAWING TITLE:

## CANOPY PLANTING PLAN GROUND FLOOR

© 2022 CLAD, LLC

REVISIONS:

| ISSUE | DATE |
|---|---|
| DEMO PERMIT | 08/04/2022 |
| DRC SUBMISSION | 08/25/2022 |
| DRC REVISION 1 | 09/29/2022 |
| DRC REVISION 2 | 10/25/2022 |

SCALE: 3/32" = 1'-0"

PROJ. N°: 2229

SHEET N°: L-5

LEGEND:

XX
XX PROPOSED PLANTS

BISCAYNE BAY

322.00'

150.00'

150.00'

279.00

POOL

POOL

LAWN

DECORATIVE ROCK

DECORATIVE ROCK

EAST BAY HARBOR DRIVE

℄

0 5 10 20

# CLAD
Landscape Architecture and Design

**10143 E BAY HARBOR DR RESIDENCE**

BAY HARBOR, FL

SITE ADDRESS:
10143 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154


LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM


SEAL:

REGISTERED LANDSCAPE ARCHITECT
CAROLINA MONTEIRO DA SILVA
LA 6667311
STATE OF FLORIDA

10/19/22


CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311


DRAWING TITLE:

## UNDERSTORY PLANTING PLAN GROUND FLOOR

© 2022 CLAD, LLC

REVISIONS:

| ISSUE | DATE |
|---|---|
| DEMO PERMIT | 08/04/2022 |
| DRC SUBMISSION | 08/25/2022 |
| DRC REVISION 1 | 09/29/2022 |
| DRC REVISION 2 | 10/25/2022 |

SCALE: 3/32" = 1'-0"

PROJ. N°: 2229

SHEET N°: L-5.1

LEGEND:

XX XX PROPOSED PLANTS

BISCAYNE BAY

322.00'

150.00'

279.00

EAST BAY HARBOR DRIVE

POOL

SPA

POOL

POOL

POOL

POOL

PH TERRACE LOBBY

PH TERRACE LOBBY

ELEVATOR

LOBBY OPEN TO THE EXTERIOR

ELEVATOR

PH TERRACE LOBBY

PH TERRACE LOBBY

EQUIPMENT AREA

EQUIPMENT AREA

EQUIPMENT AREA

EQUIPMENT AREA

MCA 105, FMI 8, FMI 8, SRE 6

ELI 34, CGU2 15, CGU2 15, CHU 4

ELI 34, MCA 95, FMI 8, FMI 8

SRE 2, CR2 2, SRE 4

MCA 84

MCA 84

SRE 2, CR2 2, SRE 4

ELI 34, MCA 95, FMI 8, FMI 8

ELI 34, CGU2 15, CGU2 15, CHU 4

MCA 105, FMI 8, FMI 8, SRE 6

CR2 1, ELI 40, CGU2 34

CR2 1, ELI 40, CGU2 34

PSC 70, HLI 14

PSC 70, HLI 14

PSC 48, CGU2 26

PSC 25, CGU2 12, CGU2 33

CGU2 40, CGU2 1, CE2 1

LMU 72, PSC 28, CGU2 12

LMU 72, PSC 28, CGU2 12

CGU2 40, CGU2 1, CE2 1

PSC 25, CGU2 12, CGU2 33

PSC 48, CGU2 26

0 5 10 20

CLAD
Landscape Architecture and Design

**10143 E BAY HARBOR DR RESIDENCE**

BAY HARBOR, FL

SITE ADDRESS:
10143 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154


LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM


SEAL:

REGISTERED LANDSCAPE ARCHITECT
CAROLINA MONTEIRO DA SILVA
LA 6667311
STATE OF FLORIDA

10/19/22


CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311


DRAWING TITLE:

# PLANTING PLAN ROOFTOP


© 2022 CLAD, LLC


REVISIONS:

| ISSUE | DATE |
|---|---|
| DEMO PERMIT | 08/04/2022 |
| DRC SUBMISSION | 08/25/2022 |
| DRC REVISION 1 | 09/29/2022 |
| DRC REVISION 2 | 10/25/2022 |

SCALE:
3/32" = 1'-0"

PROJ. N°:
2229

SHEET N°:
L-5.2

| LANDSCAPE SCHEDULE - CANOPY | | | | |
|---|---|---|---|---|
| **SYMBOL** | **QTY** | **PROPOSED MATERIAL** | **DESCRIPTION AND NOTES** | **NATIVE** |
| STREET TREES | | | | |
| CE1 | 12 | *Conocarpus erectus 'Sericeus'* | 12'-14' HT, 5' SP | Y |
| | | SILVER BUTTONWOOD | 45G | |
| EXISTING TREES | | | | |
| CU | 3 | *Coccoloba uvifera* | SEE TREE DISPOSITION SCHEDULE FOR SPECS | Y |
| | | SEAGRAPE TREE | | |
| PALMS (GROUND FLOOR ) | | | | |
| AM | 4 | *Attalea maripa* | 28' HT, 15' SP | N |
| | | AMERICAN OIL PALM | FG | |
| DL | 6 | *Dypsis lastelliana* | 22' CT, 7' SP | N |
| | | TEDDY BEAR PALM | FG | |
| TR | 8 | *Thrinax radiata* | 14-18' CT, 6' SP, STAGGERED HT. | Y |
| | | THATCH PALM | 200G | |
| TREES (GROUND FLOOR ) | | | | |
| CR1 | 6 | *Clusia rosea* | 18' HT, 17' SP | Y |
| | | AUTOGRAPH TREE | FG | |
| CR2 | 6 | *Clusia rosea* | 16' HT, 14' SP | Y |
| | | AUTOGRAPH TREE | FG | |
| LL | 4 | *Ligustrum lucidum* | 12' HT, 10' SP | N |
| | | LIGUSTRUM TREE | FG | |
| TREES (ROOFTOP) | | | | |
| CR2 | 6 | *Clusia rosea* | 16' HT, 14' SP | Y |
| | | AUTOGRAPH TREE | FG | |
| CE2 | 2 | *Conocarpus erectus 'Sericeus'* | 10' HT, 8' SP | Y |
| | | SILVER BUTTONWOOD | FG | |

NOTE: SPECIFIED HEIGHT AND SPREAD SUPERCEDE GALLON SIZE WHEN PROCURING PLANTING MATERIAL.

| LANDSCAPE SCHEDULE - UNDERSTORY | | | | |
|---|---|---|---|---|
| **SYMBOL** | **QTY** | **PROPOSED MATERIAL** | **DESCRIPTION AND NOTES** | **NATIVE** |
| SHRUBS (GROUND FLOOR ) | | | | |
| BMA | 26 | *Bambusa malingensis* | 12' HT, 30" O.C. | N |
| | | SEABREEZE BAMBOO | 15G | |
| GLU | 108 | *Gymnanthes lucida* | 8' HT, 30"O.C. | Y |
| | | CRABWOOD | 15G | |
| CGU1 | 44 | *Clusia guttifera* | 6' HT, 24"O.C. | N |
| | | SMALL LEAF CLUSIA | 15G | |
| MDE | 14 | *Monstera deliciosa* | 3' HT, 30" O.C | N |
| | | SWISS CHEESE PLANT | 7G | |
| PXA | 648 | *Philodendron 'Xanadu'* | 24" HT, 18" O.C | N |
| | | PHILODENDRON XANADU | 7G | |
| MCA | 196 | *Muhlenbergia capillaris* | 24" HT, 18" O.C | Y |
| | | MUHLY GRASS | 3G | |
| PBU | 121 | *Philodendron burle-marxii* | 18" HT, 18" O.C | N |
| | | PHILODENDRON BURLE MARX | 3G | |
| PSC | 240 | *Phymatosorus scolopendria* | 18" HT, 18" O.C | N |
| | | WART FERN | 3G | |
| ACCENTS (GROUND FLOOR ) | | | | |
| PWE | 40 | *Philodendron 'Weeks'* | 3' HT, 3' SP | N |
| | | PHILODENDRON WEEKS | 15G | |
| DSP | 16 | *Dioon spinulosum* | 4' HT, 4' SP | N |
| | | GIANT DIOON | 15G | |
| HLI | 12 | *Hymenocallis littoralis* | 15" HT | N |
| | | BEACH SPIDER LILLY | 3G | |
| AOD | 6 | *Alcantarea 'Odorata'* | 15" HT | N |
| | | SILVER BROMELIAD | 7G | |
| GROUNDCOVERS (GROUND FLOOR ) | | | | |
| SPL | 268 | *Spathoglottis plicata* | 15" HT, 15" O.C. | N |
| | | GROUND ORCHID | 3G | |
| LMU | 194 | *Liriope muscari* | 12" HT, 12" O.C | N |
| | | LILYTURF | 1G | |
| TSP | 138 | *Tradescantia spathacea* | 6" HT, 8" O.C. | N |
| | | OYSTER PLANT | 1G | |
| TAS | 54 | *Trachelospermum asiaticum* | 4" HT, 6" O.C. | N |
| | | ASIATIC JASMINE | | |
| VINES (GROUND FLOOR ) | | | | |
| TGR | 60 | *Thunbergia grandiflora* | 6' HT, 18" O.C., TRELLIS | N |
| | | WHITE SKY VINE | 7G | |
| SOD (GROUND FLOOR ) | | | | |
| SOD | 6,810 | *Zoysia japonica* | STAGGERED AND BUTTED JOINTS | N |
| | | EMPIRE ZOYSIA | | |
| SHRUBS (ROOFTOP) | | | | |
| CGU2 | 376 | *Clusia guttifera* | 5' HT, 2' SP., 24" O.C. | N |
| | | SMALL LEAF CLUSIA | 25G | |
| FMI | 64 | *Ficus Microcarpa 'Green island'* | 2' HT, 18" O.C. | N |
| | | GREEN ISLAND FICUS | 15G | |
| MCA | 568 | *Muhlenbergia capillaris* | 24" HT, 18" O.C | Y |
| | | MUHLY GRASS | 3G | |
| PSC | 342 | *Phymatosorus scolopendria* | 18" HT, 18" O.C | N |
| | | WART FERN | 3G | |
| ACCENTS (ROOFTOP) | | | | |
| SRE | 24 | *Serenoa repens 'Cinera'* | 3' HT, 3' SP, 36" O.C | N |
| | | SILVER SAW PALMETTO | 25G | |
| CHU | 8 | *Chamaerops humilis* | 3' HT, 3' SP, 3'SP IN POT | N |
| | | EUROPEAN FAN PALM | 25G | |
| HLI | 28 | *Hymenocallis littoralis* | 15" HT | N |
| | | BEACH SPIDER LILLY | 3G | |
| GROUNDCOVERS (ROOFTOP) | | | | |
| LMU | 144 | *Liriope muscari* | 12" HT, 12" O.C | N |
| | | LILYTURF | 1G | |
| ELI | 216 | *Ernodea littoralis* | 12" HT, 10" O.C. | Y |
| | | BEACH GOLDEN CREEPER | 3G | |

NOTE: SPECIFIED HEIGHT AND SPREAD SUPERCEDE GALLON SIZE WHEN PROCURING PLANTING MATERIAL.

## Town of Bay Harbor Islands, Florida
## Landscape Requirements Legend (Worksheet)

**Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)**
**Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)**

**Site Address** 10143 E BAY HARBOR DR **Legal Description** LOTS 9, 10, 11 AND 12, BLOCK 4

**Net Lot Area** 1.03 **Acres /** 45,000 **SF**

| | | | Required | | Provided | |
|---|---|---|---|---|---|---|
| **I. Open Space Requirement** | | | | | | |
| 1. Net Lot Area = | 45000 SF | x 20% = 9000 SF | 20% / 9000 SF | | 21.69% / 9,764.12 SF | |
| (BHI - Sec. 23-11) | | | | | | |
| 2. Maximum Lawn Area Allowed | | | | | | |
| ( MDC - Sec. 18A-6(A)(5)) | | | | | | |
| a. Req. open space | 9000 SF | x 60% = 5400 SF | 60% Max / 5400 SF | | 54.16% / 4,875 SF | |
| **II. Shade Trees** | | | | | | |
| A. Required | | | | | | |
| 1. 28 shade trees/acre: | 28 x 1.03 | acres = 28.92562 | 29 | | 29 | |
| (Min. 12' in height / 4' clear wood / 2 1/2" caliper) | | | | | 25 trees + 4 groups of 3 palms | |
| (Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees) | | | | | | |
| (MDC - Sec. 18A-6(C)(5)) and BHI Sec. 24-16 | | | | | | |
| 2. Native Species Required - 50% Min. | | | 15 | | 21 | |
| # of shade tree req. | 29 | x 50% = 15 | | | | |
| (BHI - Sec. 24-16(a)(2)) | | | | | | |
| 3. Drought Tolerant and Low Maintenance Species Require - 50% Min. | | | 15 | | 21 | |
| # of shade tree req. | 29 | x 50% = 15 | | | | |
| (MDC - Sec. 18A-6(C)(11)(b)) | | | | | | |
| Tree Species | | | | | | |
| 1. Number of shade trees required | | | | | | |
| (from Sec. (II)(A)(1) above) | | | 29 | | | |
| 2. Number of shade species required | | | 6 | | 7 | |
| (BHI - Sec. 24-16(a)(2)) | | | | | | |

* See Following Table.

**Number of Different Tree Species based on Quantity**

| | |
|---|---|
| 1-5 required shade trees | 2 shade tree species |
| 6-10 required shade trees | 3 shade tree species |
| 11-15 required shade trees | 4 shade tree species |
| 16-20 required shade trees | 5 shade tree species |
| 21-30 required shade trees | 6 shade tree species |
| 31 or more required shade trees | 7 shade tree species |

C. Tree Heights

1. Number of Stories of building 8
2. Number of shade trees required 29
(from Sec. (II)(A)(1) above)
3. Shade tree heights requireed:

| | | | |
|---|---|---|---|
| 12 ft. - | 25 | % or 7 | shade trees |
| 14-16 ft. - | 0 | % or 0 | shade trees |
| 16-18 ft. - | 50 | % or 15 | shade trees |
| 18-20 ft. | 25 | % or 7 | shade trees |

**Size of Tree Species in Relationship to Building Height**

| No. Stories | Min. Shade Tree Height (ft.) | Min. Spread (ft.) | Palm Height (ft.) |
|---|---|---|---|
| 1-2 | 12 | 5 | 14-18 |
| 3 | 50% min. req. | 5 | 14-18 |
| | 50% 14-16 | 6 | 18-22 |
| 4 | 50% min. req. | 5 | 14-18 |
| | 25% 14-16 | 6 | 18-22 |
| | 25% 16-18 | 7 | 22-28 |
| 5 plus | 25% min. req. | 5 | 14-18 |
| | 50% 16-18 | 7 | 22-28 |
| | 25% 18-20 | 8 | 22-28 |

(BHI - Sec. 24-16(a)(2)

| **III. Street Trees** | **Required** | **Provided** |
|---|---|---|
| 1. Street Trees @ 1:35' | 8 | 12 |
| Width of lot 279 / 35'= 8 | | |
| (Street tree species determined by Street Tree Master Plan) | | |
| (Street trees do not count toward required on site shade trees) | | |
| (BHI - Sec. 24-16(a)(2)(a)) | | |
| **IV. Shrubs Required** | **Required** | **Provided** |
| 1. 10 shrubs required per shade tree | 290 | 888 |
| (Min. 24" in height / visual screen min. 36" in height / max 24" on center) | | |
| (BHI - Sec. 24-16(a)(2)(d)) | | |
| 2. Native Species Required - 30% Min. | 87 | 196 |
| (MDC - Sec. 18A-6(D)(1)(a)) | | |
| 3. Drought Tolerant and Low | 145 | 196 |
| Maintenance Species Required - 50% Min. | | |
| (MDC - Sec. 18A-6(D)(1)(b)) | | |

**VII. Right Tree Right Place**
(BHI - Sec. 24-16(a)(2)(f))

1. Number of trees near power lines 12
(See attached FPL guidelines)

**VIII. Florida friendly Landscaping**
(MDC - Sec. 18A-2(A))

All landscaping shall promote Florida Friendly landscaping principles through the use of drought-tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve the use of potable and non-potablewater supplies and restrictions on the amount of lawn areas. Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate

CLAD
Landscape Architecture and Design

**10143 E BAY HARBOR DR RESIDENCE**
BAY HARBOR, FL

SITE ADDRESS:
10143 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:

REGISTERED LANDSCAPE ARCHITECT CAROLINA MONTEIRO DA SILVA LA 6667311 STATE OF FLORIDA
10/19/22

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

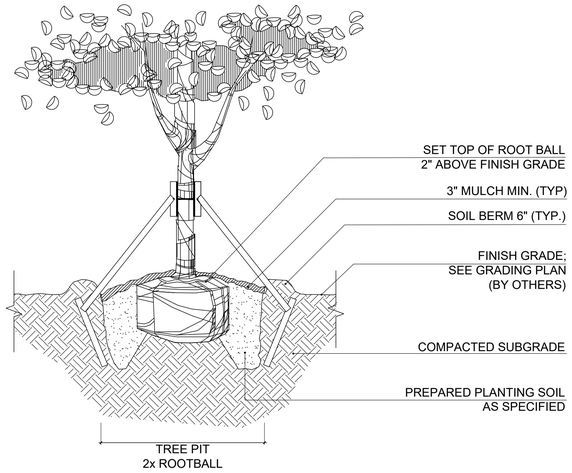
PLANTING SCHEDULE + LANDSCAPE LEGEND

© 2022 CLAD, LLC

REVISIONS:

| ISSUE | DATE |
|---|---|
| DEMO PERMIT | 08/04/2022 |
| DRC SUBMISSION | 08/25/2022 |
| DRC REVISION 1 | 09/29/2022 |
| DRC REVISION 2 | 10/25/2022 |

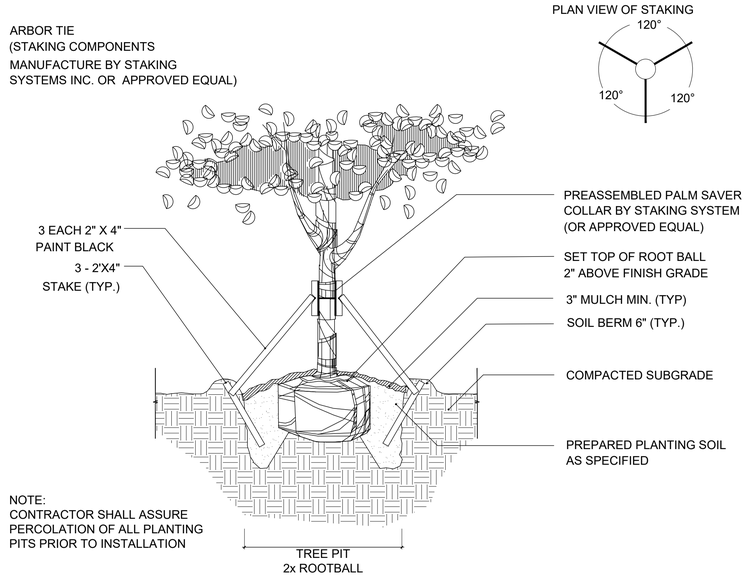
SCALE: N/A
PROJ. N°: 2229
SHEET N°: L-5.3




NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION

## 1 SPECIMEN TREE PLANTING DETAIL

SCALE: N.T.S.



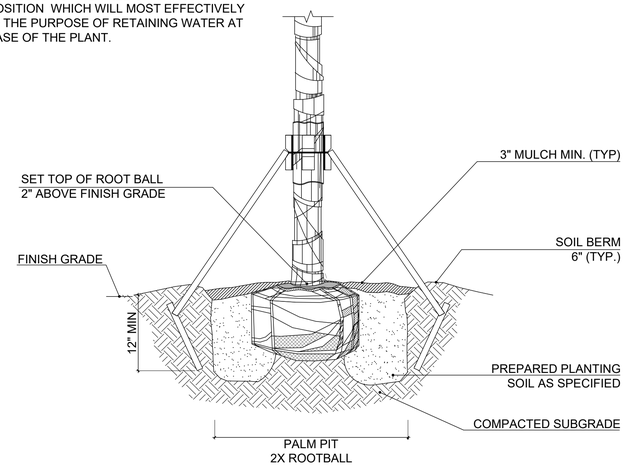

NOTE:
CONTRACTOR SHALL ASSURE
PERCOLATION OF ALL PLANTING
PITS PRIOR TO INSTALLATION

## 2 SPECIMEN TREE STAKING DETAIL

SCALE: N.T.S.

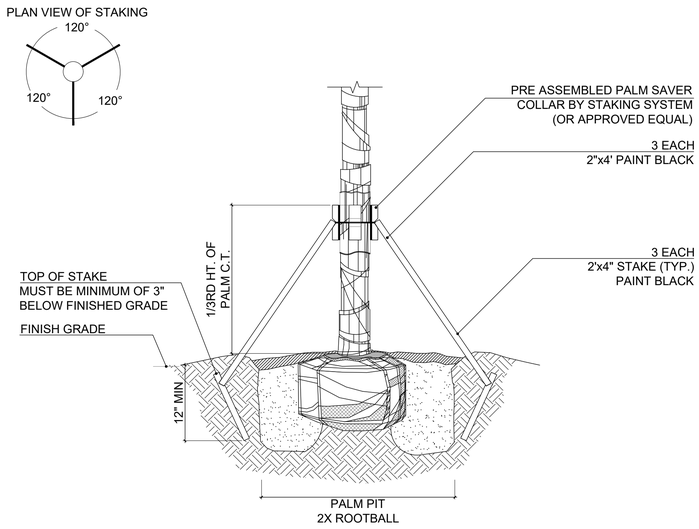
NOTES:

1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.




## 3 PALM PLANTING DETAIL

SCALE: N.T.S.

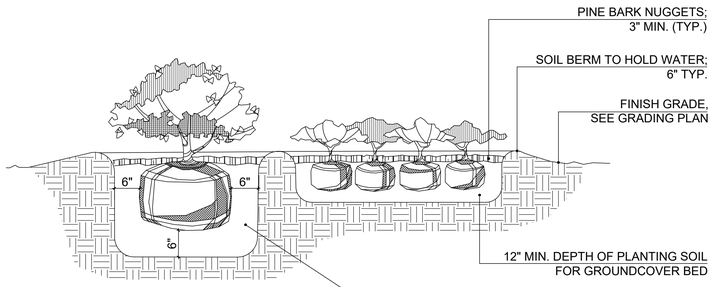



NOTES:

1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

## 4 PALM STAKING DETAIL

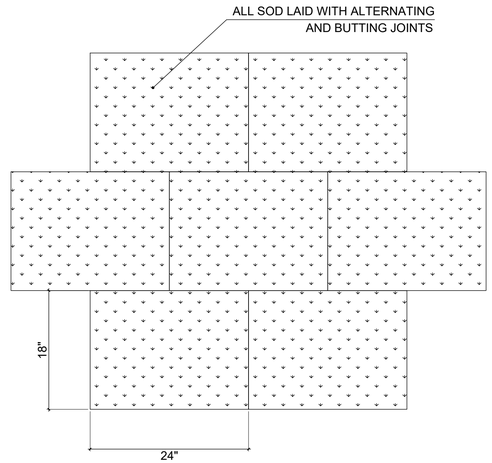
SCALE: N.T.S.




NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL
PLANTING PITS/ BEDS PRIOR TO INSTALLATION

## 5 SHRUB AND GROUNDCOVER PLANTING DETAIL

SCALE: N.T.S.




NOTE: PROVIDE 2"-3" OF TOP SOIL FOR FINAL
GRADING PRIOR TO LAY DOWN SOD

## 6 SOD PLANTING DETAIL

SCALE: N.T.S.

CLAD
Landscape Architecture and Design

**10143 E BAY HARBOR DR RESIDENCE**

BAY HARBOR, FL

SITE ADDRESS:
10143 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:

REGISTERED LANDSCAPE ARCHITECT
CAROLINA MONTEIRO DA SILVA
LA 6667311
STATE OF FLORIDA
10/19/22

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

**PLANTING DETAILS**

© 2022 CLAD, LLC

REVISIONS:

| ISSUE | DATE |
|---|---|
| DEMO PERMIT | 08/04/2022 |
| DRC SUBMISSION | 08/25/2022 |
| DRC REVISION 1 | 09/29/2022 |
| DRC REVISION 2 | 10/25/2022 |

SCALE: N/A

PROJ. N°: 2229

SHEET N°: L-5.4

**LANDSCAPE NOTES**

1. SCOPE OF WORK
i. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR AND INCIDENTAL TO THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
ii. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS DRAWING SET UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT.
iii. PROTECTION OF EXISTING STRUCTURES, ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER WITH COSTS BY CONTRACTOR.
iv. ALL WORK SHALL BE PERFORMED TO SPECIFICATIONS WRITTEN IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE ANSI A-300, ANSI Z-133, GOVERNMENT, AND LOCAL STANDARDS.

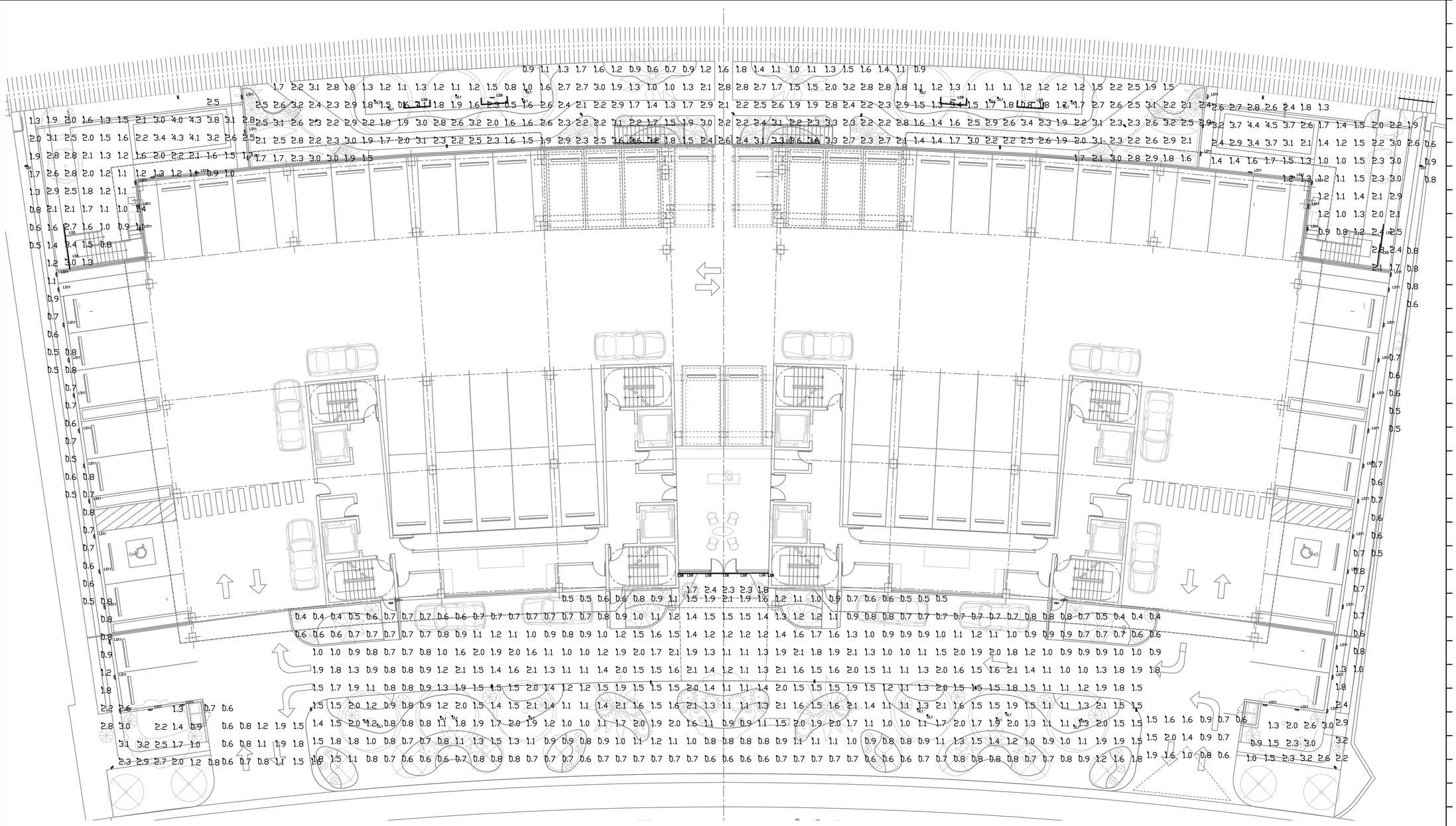
2. TREE PROTECTION:
i. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTE AND PROTECT THE EXISTING TREES TO REMAIN ON SITE.
ii. PRIOR TO COMMENCEMENT OF ANY WORK, CONTRACTOR SHALL PERFORM ROUTINE MAINTENANCE, PER ANSI A-300, ON THE EXISTING TREES TO REMAIN INCLUDING REMOVAL OF DEAD AND DECAYED WOOD, REMOVAL OF ATTACHED BRANCHES AND STRUCTURALLY UNSOUND LIMBS, AND SUBORDINATE BRANCHES WHERE INCLUDED BARK IS PRESENT AND REMOVAL OF BRANCHES TO INCREASE LIGHT AND AIR PENETRATION WITHIN THE CANOPY.
iii. DO NOT REMOVE MORE THAN 25% OF THE CANOPY WITHIN A TWELVE-MONTH PERIOD.
iv. ROOT PRUNING SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF THE CONSTRUCTION ACTIVITIES. THE ROOT SYSTEM SHALL NOT BE SUBJECT TO TEARING, RIPPING OR ANY OTHER METHOD EXCEPT CLEAN CUTS AS DESCRIBED IN ANSI A-300.
v. PROTECTIVE BARRIERS SHALL BE PLACED AT THE DRIP LINE OF EACH TREE, CLUSTER OF TREES, OR PRESERVATION AREA, AND IN NO CASE LESS THAN TEN (10) FEET FROM THE TRUNK OF ANY PROTECTED TREE, TREE CLUSTER OR PRESERVATION AREA.
vi. ALL PROTECTIVE BARRIERS SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION OR SITE DEVELOPMENT, INCLUDING TREE REMOVAL, DEMOLITION OR LAND-CLEARING ACTIVITIES, AND SHALL REMAIN IN PLACE THROUGHOUT ALL PHASES OF CONSTRUCTION.
vii. ANY TREE WHOSE ROOT SYSTEM IS IMPACTED SHALL BE WATERED ACCORDING TO THE TREE RELOCATION SPECIFICATIONS.
viii. WHERE CONSTRUCTION ACTIVITY IMPACTS THE EXISTING TREE ROOT SYSTEM, THE CONTRACTOR, UNDER THE GUIDANCE OF AN ASCA ARBORIST, SHALL ONLY ROOT PRUNE IN THE IMPACTED AREAS PER SPECIFICATIONS WRITTEN IN ACCORDANCE WITH ANSI A-300 STANDARDS.
ix. NATURAL GRADE SHALL BE MAINTAINED ON AREAS SURROUNDED BY PROTECTIVE BARRIERS IN THE EVENT THAT THE NATURAL GRADE OF THE SITE IS CHANGED.
x. UNDERGROUND UTILITY LINES, INCLUDING, BUT NOT LIMITED TO, IRRIGATION, PLUMBING, ELECTRICAL, OR TELECOMMUNICATION LINES, SHALL BE PLACED OUTSIDE THE AREAS ENCLOSED BY PROTECTIVE BARRIERS
xi. NO VEHICLES, EQUIPMENT, OR STOCKPILING/STORAGE OF MATERIALS SHALL BE PERMITTED WITHIN AREAS SURROUNDED BY PROTECTIVE BARRIERS
xii. FENCES, WALKWAYS, AND WALLS SHALL BE CONSTRUCTED TO AVOID DISTURBANCE TO ANY PROTECTED TREE.

3. TREE RELOCATION:
3.a. RELOCATIONS, GENERAL: TRANSPLANTING SHALL CONSIST OF ON-SITE TRANSPLANTING OF EXISTING PLANT MATERIALS FROM PROPOSED CONSTRUCTION AREAS TO PERMANENT POSITIONS AS NOTED ON DRAWINGS.
i. ALL PLANTING, TRANSPLANTING AND RELOCATING OF TREES OR PALMS SHALL, AT MINIMUM, BE DONE IN COMPLIANCE WITH STANDARDS SET FORTH IN THE MOST RECENTLY PUBLISHED EDITION OF ANSI A-300 STANDARDS.
ii. VERIFY THE PRESENCE OF VIGOROUS FEEDER ROOTS PRIOR TO RELOCATION OPERATIONS.
iii. OAK TREE ROOT BALLS TO THE FULL DEPTH DAILY FOR SEVEN CONSECUTIVE DAYS PRIOR TO RELOCATING
iv. LOCATE POSITION AND ELEVATION WHERE TREES ARE INTENDED TO BE PLANTED FOR VERIFICATION BY THE LANDSCAPE ARCHITECT
v. NOTIFY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT 24 HRS IN ADVANCE OF EACH RELOCATION TO ALLOW FOR OBSERVATION OF PROCEDURES.
vi. MATERIALS TO BE TRANSPLANTED SHALL BE ROOT PRUNED A MINIMUM OF SIX MONTHS PRIOR TO RE-LOCATION.
vii. CONTRACTOR SHALL MAINTAIN TRANSPLANTED MATERIALS DURING CONSTRUCTION PERIOD BY WATERING, WEEDING, MOWING, SPRAYING, FERTILIZING, PRUNING, AND OTHER HORTICULTURAL PRACTICES.
viii. OWNER AND/OR LANDSCAPE ARCHITECT SHALL REGULARLY INSPECT THE RELOCATED MATERIALS TO ENSURE THAT ALL HORTICULTURAL PRACTICES ARE BEING ADHERED TO. OWNER SHALL SUBMIT A WRITTEN REPORT TO LANDSCAPE CONTRACTOR NOTIFYING HIM OF ANY DEFICIENCIES FOUND DURING THE MAINTENANCE PERIOD. ANY LOSS OF PLANT MATERIALS DUE TO THE NEGLIGENCE OF THE LANDSCAPE CONTRACTOR SHALL RESULT IN THE REPLACEMENT OF THE MATERIAL AT NO ADDITIONAL COST TO THE OWNER. SAID PLANT MATERIALS SHALL BE REPLACED WITH THE SAME SPECIES OF EQUAL SIZE.
3B. QUALITY ASSURANCE:
i. THE SUPERVISORS FOR TRANSPLANTING EXISTING TREES, PALMS AND/ OR SHRUBS SHALL HAVE A MINIMUM OF 5 YEARS EXPERIENCE IN THE FIELD OF RELOCATION OF SIMILAR TYPE PLANT MATERIALS AND SHALL BE A MEMBER OF THE AMERICAN ASSOCIATION OF NURSERYMAN.
ii. CONTRACTOR MUST VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND PLANT MATERIAL
iii. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED PRIOR TO COMMENCEMENT OF WORK
iv. CONTRACTOR SHALL VERIFY THAT TREES IN THE FIELD MATCH TREES DESIGNATED IN THE DRAWINGS.
v. VERIFY PERCOLATION RATES AND SOILS ACCEPTABILITY AT LOCATIONS TO WHICH THE TREES ARE TO BE TRANSPLANTED.
vi. ALL TREES SHALL BE PRE-TIED IN OR TIED BACK TO PREVENT BREAKAGE AND SCRAPING OF LIMBS IN ORDER TO FACILITATE MACHINERY MOVEMENT
3C. PREPARATION:
i. FERTILIZATION AND WATERING:
a. INJECT FERTILIZER MIXTURE WITHIN 24 HRS AFTER CROWN PRUNING, AND AT A MINIMUM OF 14 DAYS PRIOR TO RELOCATION
b. INJECT THE DEEP ROOT FERTILIZER MIXTURE AT A RATE RECOMMENDED BY THE MANUFACTURER INTO THE PLANT MATERIAL TO BE RELOCATED
ii. CROWN PRUNING:
a. DO NOT REDUCE CROWN DIMENSIONS; TRIM TREES TO BE RELOCATED BY THINNING THE CROWN ONLY
b. REMOVE SEED PODS FROM SABAL PALMS, AND ALL BUT THE YOUNGEST FRONDS. TRIM BOOTS TO A CLEAN REGULAR PATTERN.
c. THERE SHOULD BE NO CANOPY PRUNING OR A MINIMUM OF CANOPY PRUNING BEFORE OR AFTER ROOT PRUNING. ONLY DEAD, DISEASED OR DAMAGED BRANCHES SHALL BE PRUNED AT THIS TIME
iii. ROOT PRUNING:
a. PERFORM ROUGH PRUNING AT NO LESS THAN HALF THE DISTANCE BETWEEN THE DRIP LINE AND THE TRUNK.
b. PROVIDE A MIN OF 10" OF ROOT BALL DIAMETER FOR EVERY 1" OF TRUNK CALIPER MEASURED AT 12" ABOVE GRADE.
c. TREES WITH A CALIPER MORE THAN 12" SHALL BE ROOT PRUNED BY HAND.
d. PRIOR TO TRANSPLANTING, PRUNE ROOT SYSTEMS IN THIRDS, 8 WEEKS APART.
3D. SUBMITTALS:
i. SUBMIT A LIST OF EQUIPMENT, PROCEDURES AND LABOR FORCE USED FOR TRANSPLANTING THE WORK.
ii. ARBORIST MUST PROVIDE TO THE OWNER WEEKLY REPORTS INCLUDING:
a. SITE ACTIVITIES SUMMARY AND CONDITIONS RELATING TO ALL TREES ON SITE
b. EVALUATION OF EACH TREE'S CONDITION
c. RECOMMENDATIONS FOR SURVIVABILITY OF RELOCATED TREES
iii. SUBMIT MANUFACTURER'S LITERATURE ON WETTING AGENTS, FERTILIZERS, CONDITIONERS AND INJECTION EQUIPMENT INFORMATION.
3E. WATER AND IRRIGATION:
i. CONTRACTOR SHALL PROVIDE WATER FROM A LEGAL SOURCE
ii. CONTRACTOR IS RESPONSIBLE FOR HAND WATERING ALL RELOCATED PLANT MATERIAL
iii. DAILY WATERING AND MONITORING SHALL BE PERFORMED DURING THE TERM OF THE CONSTRUCTION CONTRACT AND UNTIL FINAL ACCEPTANCE. RATE OF WATER APPLICATION: A MINIMUM OF 20 GALLONS/ INCH CALIPER PER APPLICATION.
iv. WATER SHALL BE FREE OF SUBSTANCES HARMFUL TO PLANT GROWTH, OBJECTIONABLE ODOR OR STAINING AGENTS.
v. THE WATER SHALL BE CLEAN, FREE OF SOIL, DEBRIS, POISONS, PESTICIDES, CONTAMINANTS, AND ANY OTHER MATERIAL THAT IS HARMFUL OR INHIBITS VIGOROUS PLANT GROWTH
vi. FOR TREES THAT WILL BE RELOCATED, IRRIGATION MUST BE PRESENT AND APPLIED EFFECTIVELY FOR TWO TO FOUR WEEKS PRIOR TO ROOT PRUNING, THROUGH THE PERIOD OF ROOT PRUNING, AND AFTER ROOT PRUNING AND TRANSPLANTATION UNTIL THE TREE HAS BEEN COMPLETELY REESTABLISHED AT THE NEW PLANTING SPACE.
vii. A TENSIOMETER SHALL BE USED TO MEASURE AND MONITOR AVAILABLE MOISTURE IN THE GROUND. WEEKLY OBSERVATION SHALL BE NOTED IN ARBORIST'S REPORT.
3F. TRANSPLANTING OPERATIONS:
i. THE LANDSCAPE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO MINIMIZE SHOCK OF ROOT PRUNING AND TRANSPLANTING IN ACCORDANCE WITH NURSERY TRADE PROCEDURES INCLUDING THE FOLLOWING:
a. ROOT PRUNE ONE THIRD OF BALL AT A TIME.
b. THIN OUT THE INTERIOR CROWN OF DICOTS, IN A SIMILAR SEQUENCE, TO COMPENSATE FOR ROOT LOSS, LEAVING THE ENTIRE CANOPY INTACT.
c. LEAVE MONOCOT LEAVES ALONE, ALLOWING PLANT TO BALANCE ITSELF. PROTECT GROWING POINT AS REQUIRED.
d. AFTER ROOT PRUNING, BACKFILL WITH GOOD ORGANIC ROOTING MEDIUM. FERTILIZE WITH ORGANIC FERTILIZER TO PROMOTE ROOT GROWTH AND USE 'ROOT STIMULATOR AND STARTER' BY GREEN LIGHT OR APPROVED EQUAL.
e. MULCH TO REDUCE WEEDS, DISCOURAGE FOOT TRAFFIC AND ITS COMPACTING EFFECT, CONSERVE MOISTURE AND MINIMIZE TEMPERATURE FLUCTUATION.
f. BRACE TRUNK AND LEAVE IN PLACE UNTIL TREES ARE WIND FORM (+/-1 YEAR).
g. AT THE TIME OF PLANTING, FILL AIR POCKETS TO KEEP ROOTS, ESPECIALLY FEEDER ROOTS MOIST, ALIVE AND HEALTHY. USE SOIL NEEDLE FOR WATERING NEW TRANSPLANT. DIRECT FINE SPRAY AT FOLIAGE TO HELP HARDEN OFF NEW LEAVES.
3G. EQUIPMENT:
i. ALL TRANSPLANTING MACHINES WILL HAVE CLEAN, TIGHT FITTING AND SHARP BLADES.
ii. TREES TO BE RELOCATED IN EXCESS OF 12" CALIPER SHALL BE RELOCATED VIA BOX OR OTHER APPROVED METHOD.
3H. DIGGING AND MOVING:
i. DIG PITS TO A MINIMUM OF 42" DEEP WITH VERTICAL SIDES AND BOTTOMS.
ii. HANDLE TREES TO AVOID DAMAGE TO BARK AND LIMBS. ATTACH SUPPORT STRAPS, CABLES, OR CHAIN AT MULTIPLE POINTS FOR WEIGHT DISTRIBUTION.
iii. DO NOT FORCE TREE FROM GROUND PRIOR TO UNDERCUTTING ROOT BALLS. DETERMINE FINAL BALL DEPTH UPON ASSESSING CONDITIONS AT TIME OF TRENCHING. NOTIFY LANDSCAPE ARCHITECT IF BALL DEPTH VARIES FOR SPECIFIED DEPTH.
iv. PLACE TREES IN HEAVY GRADE BASKETS LINED WITH TWO LAYERS OF BURLAP FOR RELOCATION PROCEDURES.
v. PLANT TOP OF ROOT BALL 3" ABOVE FINISH GRADE.
vi. ALL TRANSPLANTED TREES SHALL BE WATERED IN, SANDED, MULCHED, AND UNTIED ON THE SAME DAY.
vii. STAKE OR BRACE RELOCATED TREES/ PALMS AS SHOWN ON THE DRAWINGS.
viii. SUPPORT TREE WITH MACHINERY UNTIL BRACING IS COMPLETE.
3I. POST RELOCATION:
i. THE CONTRACTOR SHALL MAINTAIN ALL TRANSPLANTED MATERIAL IN A HEALTHY CONDITION UNTIL FINAL ACCEPTANCE
ii. THE CONTRACTOR SHALL PREPARE ALL OPERATIONS NECESSARY TO ENSURE THAT PLANTS ARE HEALTHY, VIGOROUS AND UNDAMAGED.
3J. GUARANTEE:
i. DEATH OF ANY RELOCATED PLANT MATERIAL SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES AND APPROVED BY THE LANDSCAPE ARCHITECT. DETERMINATION OF SURVIVABILITY SHALL BE MADE AT THE END OF THE WARRANTEE PERIOD
ii. RELOCATED PLANT MATERIAL INSTALLED BY THE CONTRACTOR SHALL BE WARRANTED IN WRITING FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE.

4. MATERIALS
4A. SUBMITTALS:
i. GENERAL SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER OR LANDSCAPE ARCHITECT, AT LEAST FOURTEEN (14) WORKING DAYS PRIOR TO ITS INTENDED DELIVERY TO THE SITE. UPON APPROVAL OF SUBMITTALS, DELIVERY OF MATERIALS MAY BEGIN.
a. MULCH - ONE (1) CUBIC FOOT
b. ROOT STIMULATOR - ONE (1) CONTAINER
c. FERTILIZER - ONE (1) CONTAINER
d. TOPSOIL - ONE (1) CUBIC YARD
e. PLANTS - ONE (1) REPRESENTATIVE PHOTOGRAPH OF EACH SHRUB AND GROUNDCOVER FOR APPROVAL PRIOR TO TAGGING.
f. TREES - ONE PHOTOGRAPH W/ CLEARLY LEGIBLE MEASURING ROD OF ACTUAL CONTRACTOR PRE-TAGGED TREES. UPON APPROVAL OF TREE SUBMITTAL, LANDSCAPE CONTRACTOR SHALL PROVIDE AT LEAST ONE WEEK NOTICE TO SCHEDULE TREE TAGGING.
g. PLANTING MIX - ONE (1) CUBIC YARD
4B. MULCH:
i. MULCH TYPE: PINE BARK MINI NUGGETS
ii. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION.
iii. ALL TREES, SHRUBS, AND GROUND COVER BEDS SHALL RECEIVE A MINIMUM OF 2" OF MULCH IMMEDIATELY AFTER PLANTING.
iv. MULCH SHALL BE MAINTAINED BELOW THE ELEVATION OF ADJACENT FINISHED SURFACES AND SWEPT CLEAR OF PATHS.
4C. FERTILIZER:
i. COMMERCIAL FERTILIZER: COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
ii. FERTILIZER SHALL BE ORGANIC IN MATERIAL CONTAINING NITROGEN, PHOSPHORIC ACID AND POTASH IN EQUAL PERCENTAGES OF PLANT FOOD BY WEIGHT, IN THE FOLLOWING FORM:
iii. CONTAINERIZED MATERIAL (I.E. SHRUBS, VINES, GROUND COVERS) SHALL RECEIVE A GRANULAR SUCH AS 'TRI-NITE' OR APPROVED EQUAL.
iv. SPECIMENS SHALL RECEIVE TIME-RELEASED FERTILIZER, SUCH AS OSMOCOTE, OR APPROVED EQUAL.
v. THIS INSTRUCTION SHALL SUPERSEDE OTHER NOTES REGARDING FERTILIZERS ON THE DRAWINGS OR DETAILS.
4D. PLANTS:
i. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS AND CITED HEREIN. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS.
ii. ALL PLANTS SHALL BE FLORIDA GRADE NO.1 OR BETTER, GRADED IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, PUBLISHED BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE. TREES AND SHRUBS SHALL HAVE PRONOUNCED SYMMETRY OF FOLIAR CROWN. PLANTS JUDGED TO BE NOT IN ACCORDANCE WITH THESE STANDARDS WILL BE REJECTED AND SHALL BE IMMEDIATELY REMOVED FROM THE SITE OF THE WORK AND REPLACED AT THE CONTRACTOR'S EXPENSE.
iii. ALL QUANTITIES INDICATED ON THE PLANT LIST ARE INTENDED AS A GUIDE FOR THE BIDDERS AND DOES NOT RELIEVE THE BIDDER OF THEIR RESPONSIBILITY TO DO A COMPREHENSIVE PLANT TAKE OFF. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDER'S TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED FOR CLARIFICATION PRIOR TO FINAL BID ACCEPTANCE.
4E. PLANTING MIX:
i. PLANTING MIX SHALL BE 70/30 MIX. 70% CRUSHED OOLITIC LIMESTONE OR SAND, AND 30% ORGANIC MATERIAL (COMPOSED OF 15% DECOMPOSED WOOD CHIPS AND 15% EVERGLADES PEAT).
ii. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANTING MIX UTILIZED THAT FAILS TO MEET THE SPECIFICATION AT ANY TIME DURING EXECUTION OF WORK.
4F. SOD:
i. SELECTION:
a. GRASS SPECIES: *Zoysia japonica.*
b. AMERICAN SOD PRODUCERS ASSOCIATION GRADE: NURSERY GROWN OR APPROVED. FIELD GROWN SOD IS NOT ACCEPTABLE.
c. FURNISHED IN PADS: 18" X 24" X 1" THICK EXCLUDING TOP GROWTH AND THATCH.
d. NOT STRETCHED, BROKEN OR TORN.
e. UNIFORM TO MOWED HEIGHT WHEN HARVESTED.
f. INSPECTED AND FOUND FREE OF DISEASES, NEMATODES, PESTS, AND PEST LARVAE.
g. UNIFORM IN COLOR, LEAF TEXTURE, AND DENSITY.
h. DO NOT DELIVER MORE SOD THAN CAN BE INSTALLED WITHIN 24 HOURS.
i. BEGIN INSTALLATION OF SOD AFTER COMPLETION OF PRECEDING WORK (I.E. EARTH WORK, UNDERGROUND SPRINKLER SYSTEM, SOIL PREPARATION, INSTALLATION OF TREES, SHRUBS AND GROUND COVERS, ETC.)
ii. INSTALLATION:
a. TRANSPLANT SOD WITHIN 48 HOURS AFTER HARVESTING
b. CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS HEREIN
c. BEGIN SODDING AT BOTTOM OF SLOPES
d. LAY FIRM ROW OF SOD IN STRAIGHT LINE WITH LONG DIMENSION OF PADS PARALLEL TO SLOPE CONTOURS
e. LAY ALL ROWS WITH ALTERNATING AND ABUTTING JOINTS.
f. DO NOT STRETCH OR OVERLAP ROWS
g. ROLL SOD, EXCEPT PEGGED AREAS, WITH ROLLER WEIGHING NO MORE THAN 100LBS PER FOOT OF ROLLER WIDTH.
h. DURING ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE RE-GRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.
iii. SOIL PREPARATION:
a. PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING APPROVED MECHANICAL SPREADERS.
b. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED.
iv. SOIL ENGINEERING:
a. WATER SOD AND SOIL TO DEPTH OF 6" WITHIN FOUR HOURS AFTER ROLLING.
b. KEEP SOD MOIST DURING FIRST WEEK AFTER PLANTING.
c. AFTER FIRST WEEK, SUPPLEMENT RAINFALL TO PRODUCE A TOTAL OF 2" PER DAY.
d. IT IS THE CONTRACTOR'S RESPONSIBILITY TO WATER ALL PLANT MATERIAL.

5. TREES:
i. TREES AND PALMS SHALL BE FRESHLY DUG, BALLED AND BURLAPPED. ALL PLANT MATERIAL SHALL BE FREE OF BROKEN OR DAMAGED ROOT BALLS, OR ROOT BOUND CONDITIONS. PLANT MATERIALS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT PESTS OR THEIR EGGS, AND SHALL HAVE HEALTHY, NORMAL ROOT SYSTEMS.
ii. TREES ARE NOTED ON PLANS AND HEREIN AS APPROVED BY THE LANDSCAPE ARCHITECT.
iii. LANDSCAPE ARCHITECT SHALL TAG ALL TREES. TAGS SHALL NOT BE REMOVED. ABSENCE OF TAG AT DELIVERY TO PROJECT SITE WILL BE GROUNDS FOR REJECTION OF THE TREE
iv. SUBSTITUTIONS IN PLANT SPECIES OR SIZES SHALL BE MADE ONLY AFTER WRITTEN AUTHORIZATION BY THE LANDSCAPE ARCHITECT.
v. THE HEIGHT AND OR WIDTH OF TREES SHALL BE MEASURED FROM THE TOP OF THE ROOT BALL TO THE TOP OF CANOPY. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH.
vi. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER AND/OR LANDSCAPE ARCHITECT.
vii. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
viii. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER AND/OR LANDSCAPE ARCHITECT, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
ix. CALIPER MEASUREMENTS (DBH, 54" ABOVE GROWN OF ROOT BALL), HEIGHT AND SPREAD MEASUREMENTS, ROOT BALL DIMENSIONS, AND CONTAINER SIZE WHEN APPLICABLE, SHALL CONFORM TO THE APPLICABLE STANDARDS ESTABLISHED WITHIN REFERENCE DOCUMENTS CITED HEREIN, AND THE REQUIREMENTS FOR THIS PROJECT.

6. EXECUTION
6A. INSPECTION:
i. IN THE EVENT OF DISCREPANCY, IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT IN WRITING.
ii. DO NOT PROCEED WITH INSTALLATION OF MATERIALS OR PLANTS IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED TO THE SATISFACTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
6B. PREPARATION:
i. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRICAL, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORM WATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.
ii. STAKE OR MARK WITH PAINT THE PROPOSED LOCATION OF ALL TREES AND PALMS TO BE PLANTED.
iii. EXCAVATE PLANT BEDS.
iv. ENSURE ALL PLANTING AREAS ARE FREELY DRAINING.
v. PROVIDE PLANT MATERIALS, FERTILIZER, SOD, PLANTING MIX, AND INCIDENTAL MATERIALS AS SPECIFIED.
vi. SET PLANTS, BACKFILL, AND GUY OR BRACE PLANTS AS REQUIRED.
vii. COMPLETE INCIDENTAL WORK RELATED TO PLANTING OPERATIONS, AND AS SPECIFIED.
6C. APPLICATION:
i. FINISH SUB-GRADE: UPON ACCEPTANCE OF ROUGH GRADING ELEVATIONS, ESTABLISH FINE SUB-GRADE WITH SMOOTH AND EVEN FINISH. REMOVE ROCKS EXCEEDING ONE (1) INCH DIAMETER, STICKS, DEBRIS, DELETERIOUS MATERIAL, GRASS AND SOIL CLODS, AND VEGETATION.
6D. EXCAVATION:
i. EXCAVATIONS IDENTIFIED AS HAVING POTENTIAL UTILITY OR SERVICE LINE CONFLICTS SHALL BE EXCAVATED WITH HAND TOOLS TO DETERMINE THE LOCATION OF, AND AVOID DAMAGE TO, SUCH UTILITIES.
ii. EXCAVATE TREE AND PALM PLANTING PITS A MINIMUM OF 24" GREATER IN DIAMETER THAN THE ROOT BALL, AND MINIMUM OF 12" DEEPER THAN VERTICAL DEPTH OF THE ROOT BALL. TEST SOIL FOR QUALITY OF PERCOLATION. IF DRAINAGE IS INADEQUATE, CREATE UNDERGROUND SEEPAGE/DRAINAGE. NOTIFY LANDSCAPE ARCHITECT FOR APPROVAL. BUDGET SHOULD ALLOCATE AN ALLOWANCE TO COVER THIS POSSIBILITY AND SHOULD BE PART OF THE ORIGINAL BID.
iii. BARRICADE OR MARK EXCAVATIONS TO PREVENT HAZARDS TO MECHANICAL EQUIPMENT, VEHICLES, AND PEDESTRIANS.
6E. PLANTING:
i. SET TREES IN VERTICAL POSITION WITH THE TOP OF THE ROOT BALL FLUSH WITH THE ADJACENT, FINISH GRADE. AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE.
ii. SET PLANT IN UPRIGHT POSITION IN CENTER OF PLANTING PIT AND PLACE SPECIFIED PLANTING MIX UNDER AND AROUND THE ROOT BALL. FOR BURLAPPED ROOT BALLS, CUT TOP 1/3 OF BURLAP AWAY FROM ROOT BALL, AND TURN DOWN INTO THE SIDE OF THE PLANTING PIT, BEFORE PLACING PLANTING MIX AROUND THE ROOT BALL.
iii. PROPER 'JETTING IN' SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. 'JET STICK' OR EQUAL IS RECOMMENDED.
iv. PRUNE TREES, REMOVING NO MORE THAN 1/3 OF TWIGS AND BRANCHES, WHILE MAINTAINING THE UNIFORM CHARACTER AND SHAPE OF THE TREE. REMOVE ALL DEAD, DISEASED, RUBBING, AND DYING BRANCHES. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS AFTER PRUNING.
v. EARTH SHALL BE BANKED AT EDGE OF EACH PLANTING PIT TO FORM A WATERING SAUCER APPROXIMATELY 6" IN DEPTH. FLUSH PLANTING SOIL INTO PLACE WITH SLOW HOSE STREAM UNTIL AIR POCKETS ARE ELIMINATED AROUND ROOT BALL, AND PIT IS FILLED WITH PLANTING MIX TO TOP OF ROOT BALL.
vi. PLACE MULCH IN LOOSE MEASURE 2" MIN. LAYER WITHIN EACH WATERING SAUCER.
vii. IF PLANTING IS PERFORMED AFTER SOD PLACEMENT, PROPER PROTECTION SHALL BE PROVIDED AND DAMAGE RESULTING FROM PLANTING OPERATIONS SHALL BE REPAIRED PROMPTLY.
viii. TREE GUYING: FOR MATERIALS TO 12' IN HEIGHT, A MINIMUM OF FOUR WOVEN ANCHOR STRAP LINES EACH AT NINETY DEGREES FROM AND CONNECTED TO TREE TRUNK AND ANCHORED BELOW GRADE WITH PRESSURE TREATED STAKES. SECURE TREE AGAINST MOVEMENT IN WIND.
ix. TREE BRACING: FOR MATERIALS GREATER THAN 12' IN HEIGHT, A MINIMUM OF THREE 2X4 APPEARANCE GRADE BRACES, SET AT 60 DEGREES TO THE GROUND PLANE, EQUIDISTANT AROUND THE TRUNK OF THE TREE, AND SECURED INTO THE GROUND PLANE WITH ONE, 12" #4 REBAR OR ½" GALVANIZED PIPE PASSING THROUGH EACH SUCH 2X4 BRACE, DRIVEN INTO THE GROUND, AND SET FLUSH WITH THE TOP OF THE BRACE. SECURE EACH ANGLED BRACE TO ONE 12" LONG 2X4 VERTICAL BLOCK OVER FOUR LAYERS OF BURLAP. SECURE BLOCKS WITH TWO METAL OR PLASTIC STRAPS, ONE 3" FROM THE TOP AND ONE 3" FROM THE BOTTOM OF EACH BLOCK. NAIL BRACE TO BLOCK WITH FOUR 16D NAILS. SEE PLANTING DETAILS SHEET FOR ADDITIONAL INFORMATION AND BRACING DETAILS. BRACES TO BE PAINTED WITH BENJAMIN MOORE 2118-10 UNIVERSAL BLACK, FLAT/MATTE EXTERIOR.
x. THERE WILL BE NO PLANT MATERIAL PLANTED INTO ROOT BALLS OF TREES AND PALMS.
xi. SHRUBS AND GROUND COVERS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWING AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE OF ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
6F. WATER AND IRRIGATION:
i. CONTRACTOR SHALL PROVIDE WATER FROM A LEGAL SOURCE.
ii. DAILY WATERING AND MONITORING SHALL BE PERFORMED DURING THE TERM OF THE CONSTRUCTION CONTRACT AND UNTIL FINAL ACCEPTANCE.
iii. WATER SHALL BE FREE OF SUBSTANCES HARMFUL TO PLANT GROWTH, OBJECTIONABLE ODOR OR STAINING AGENTS.
iv. THE WATER SHALL BE CLEAN, FREE OF SOIL, DEBRIS, POISONS, PESTICIDES, CONTAMINANTS, AND ANY OTHER MATERIAL THAT IS HARMFUL OR INHIBITS VIGOROUS PLANT GROWTH
v. ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM WHICH SHALL UTILIZE WELL AND/OR DOMESTIC WATER SUPPLY. IF DOMESTIC WATER IS USED, A BACKFLOW PREVENTER SHALL BE INSTALLED.
vi. IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE WITH MINIMUM 50% OVERLAP.
vii. IRRIGATION S



| Calculation Summary - Bay Harbor Ground Level | | | | |
|---|---|---|---|---|
| Location of Lighting Fixtures | Average Maintained | Maximum | Minimum | Max/Min |
| Entry Drive | 1.23 | 2.4 | 0.4 | 6.00 |
| North Drive Entry | 1.13 | 2.1 | 0.6 | 3.50 |
| North Side Landscape | 1.86 | 3.3 | 0.7 | 4.71 |
| North Side Path | 1.17 | 3.5 | 0.5 | 7.00 |
| North Side Semi-Private Area | 2.06 | 4.8 | 0.7 | 6.86 |
| South Drive Entry | 1.23 | 3.7 | 0.6 | 6.17 |
| South Side Landscape | 1.98 | 3.3 | 0.7 | 4.71 |
| South Side Path | 1.15 | 3.4 | 0.5 | 6.80 |
| South Side Semi-Private Area | 2.05 | 4.8 | 0.7 | 6.86 |
| Waterside Paths | 2.07 | 4.1 | 0.5 | 8.20 |

Luminaire Schedule - Bay Shore Ground Level

| Symbol | Label | Description | Tag | LLF | Luminaire Lumens | Total Watts | (MANUFAC) | (LUMCAT) | Mounting Height | IES Class | BUG Rating |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Uplighting accent for large palm trees | | UL1 | 0.800 | 362 | 121.8 | BEGA Converted by LUMCat V 15.09.2016 / H.R. | | 0.2 | N.A. | B0-U3-G0 |
| | ACL-R3-X-5G1350-30-XX-UNV-HS_1 | ACL-R3-X-5G1350-30-XX-UNV-HS | | 0.800 | 1612 | 48 | Selux Corporation | ACL-R3-X-5G1350-30-XX-UNV-HS | 10 | Type III | B0-U0-G1 |
| | ACL-R1-X-5G1350-30-XX-UNV-HS | ACL-R1-X-5G1350-30-XX-UNV-HS | | 0.800 | 1667 | 48 | Selux Corporation | ACL-R1-X-5G1350-30-XX-UNV-HS | 10 | Type II | B0-U0-G1 |
| | ACL-RSS-X-5G1350-30-XX-UNV | ACL-RSS-X-5G1350-30-XX-UNV | | 0.800 | 2374 | 312 | Selux Corporation | ACL-RSS-X-5G1350-30-XX-UNV | 10, 12 | Type VS | B1-U0-G0 |
| | wall mounted sconce over doors-walls for path | HESS FD3000K 12_77300_0 | LS11 | 0.800 | 129 | 400 | HESS Lichtform Copyright LUMCat | 12.77300.0 | 8 | Type VS | B0-U1-G0 |
| | handrail lighting | LR5_LR6-GPI-LED-FROSTED-3000K-90-48 | LS5 | 0.200 | 456 | 74.24 | COLE LIGHTING | LR5/LR6-GPI-LED-FROSTED-3000K-90-48 | 4 | Type VS | B0-U0-G0 |
| | ACL-R3-X-5G1350-30-XX-UNV-HS | ACL-R3-X-5G1350-30-XX-UNV-HS | LS1 | 0.800 | 1612 | 48 | Selux Corporation | ACL-R3-X-5G1350-30-XX-UNV-HS | 10 | Type III | B0-U0-G1 |
| | entry linear accent lighting | VarioLED_1300_Nexus_HD6_V822_ | LS8 | 0.400 | 412 | 94.848 | LED Linear USA | VarioLED_1300_Nexus_HD6_V822_CL_IP20_1216 | 3.151, 7.012, 10.924, 14.855, 17 | N.A. | N.A. |
| | under bench | TLISV-5_0-30-DRY-STD-DF-ST | LS9 | 0.200 | 359 | 19.2 | D-Tran | TLISV-5_0-30-DRY-STD-DF-ST | 2.5 | Type VS | B0-U2-G1 |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2021

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ZONING

100% Submission

BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave. Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave. Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

GREGORY ROY SCHNACKEL LICENSE No PE 0048442 STATE OF FLORIDA PROFESSIONAL ENGINEER
Date: 10/25/22 COA#: 28403

KOBI KARP

# LANDSCAPE PHOTOMETRIC PLAN

| | | |
|---|---|---|
| Date | 08-24-2022 | Sheet No. |
| Scale | 3/32" = 1'-0" | PH-1.00 |
| Project | 0000 | |

Schnackel engineers
800-281-0903 www.schnackel.com

SE-KOBA_220672




| Calculation Summary | | | | | |
|---|---|---|---|---|---|
| Lighting Fixture Location | Average Maintained | Maximum | Minimum | Avg/Min | Max/Min |
| Cabana Area; Dining Area | 1.44 | 5.4 | 0.3 | 4.80 | 18.00 |
| Plants 1 | 0.35 | 1.0 | 0.1 | 3.50 | 10.00 |
| Plants 2 | 1.03 | 2.5 | 0.1 | 10.30 | 25.00 |
| Plants 3 | 0.75 | 1.9 | 0.2 | 3.75 | 9.50 |
| Plants 4 | 0.43 | 2.0 | 0.1 | 4.30 | 20.00 |
| Plants 5 | 0.28 | 0.9 | 0.1 | 2.80 | 9.00 |
| Plants 6 | 0.68 | 3.0 | 0.0 | N.A. | N.A. |
| Pool Area | 0.09 | 0.3 | 0.0 | N.A. | N.A. |
| Private Roof Terrace 1 | 1.38 | 3.0 | 0.3 | 4.60 | 10.00 |
| Private Roof Terrace 2 | 1.11 | 3.6 | 0.1 | 11.10 | 36.00 |
| Private Roof Terrace 3 | 1.37 | 6.4 | 0.1 | 13.70 | 64.00 |
| Private Roof Terrace 4 | 1.54 | 6.6 | 0.1 | 15.40 | 66.00 |
| Storage Room 1 | 17.06 | 22.0 | 11.5 | 1.48 | 1.91 |
| Storage Room 2 | 17.31 | 22.0 | 11.0 | 1.57 | 2.00 |

| Luminaire Schedule | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Description | Tag | LLF | Luminaire Lumens | Luminaire Watts | Total Watts |
| | 78 | Uplighting for large palm trees | Single | BEGA Converted by LUMCat V 15.09.2016 / HA | UL1 | 0.800 | 362 | 5.8 | 452.4 |
| | 24 | Storage Room | Single | WHSPR 2X4 3000LM 35K 80CRI SVC | RL1 | 0.800 | 3086 | 25.4 | 609.6 |
| | 214 | recessed mounted roof level steplight | Single | PSCS4-L27-WHT; FMP-PSCS4-4-5.51INCH=5.51INCH=CRN-WHT | LS3 | 0.800 | 62 | 1 | 214 |
| | 7 | rigid stem mounted trellis lighting; dimmed to 50% | Single | LALC-DB-FL-SG350-TS- | LS6 | 0.400 | 3096 | 33.1 | 231.7 |
| | 26 | over doors of cabanas | Single | ~~B2230-R2FV-T2B-19528~~ | LS7 | 0.800 | 173 | 3 | 78 |
| | 26 | under bench lighting; dimmed to 20% | Single | YL1SV-5_0-30-DRY-STD-DF-ST | LS9 | 0.200 | 359 | 4.8 | 124.8 |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2021

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ZONING

100% Submission

BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

GREGORY ROY SCHNACKEL LICENSE No PE 0048442 STATE OF FLORIDA PROFESSIONAL ENGINEER
Date: 10/25/22 COA#: 28403

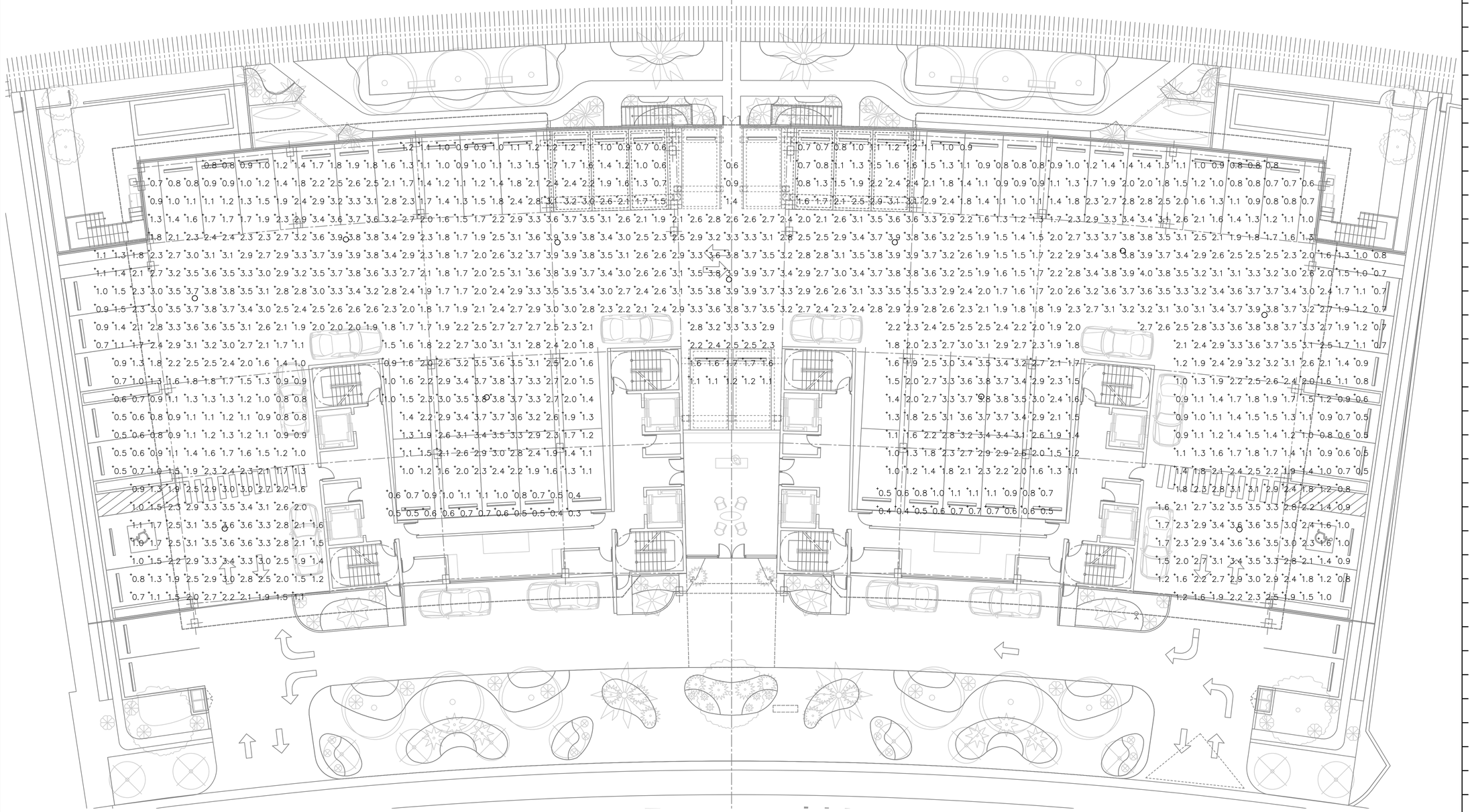
KOBI KARP

# ROOF PHOTOMETRIC PLAN

| | | | |
|---|---|---|---|
| Date | 08-24-2022 | Sheet No. | PH-2.00 |
| Scale | 3/32" = 1'-0" | | |
| Project | 0000 | | |

Schnackel engineers
New York ■ Connecticut ■ Florida ■ Los Angeles ■ Seattle ■ Arizona
305-381-0963 www.schnackel.com

SE JOB#: 220872



## LUMINAIRE SCHEDULE

| Symbol | Label | Qty | Catalog Number | Description | Lamp | File | Lumens | LLF | Watts |
|---|---|---|---|---|---|---|---|---|---|
| ○ | A | 13 | VCPG LED P3 30K T5W MVOLT | VCPG LED WITH P3 - PERFORMANCE PACKAGE, 3000K, T5W OPTIC TYPE | | VCPG_LED_P3_30K_T5W_MVOLT.ies | Absolute | 0.80 | 43.37 |

## STATISTICS

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---|---|---|---|---|---|---|
| Parking Area | + | 2.4 fc | 5.3 fc | 0.6 fc | 8.8:1 | 4.0:1 |

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2021

ZONING

100% Submission

BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave. Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave. Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

GREGORY ROY SCHNACKEL LICENSE No PE 0048442 STATE OF FLORIDA PROFESSIONAL ENGINEER
Date: 10/25/22 COA#: 28403

KOBI KARP

# PARKING GARAGE PHOTOMETRIC PLAN

| | | | |
|---|---|---|---|
| Date | 08-24-2022 | Sheet No. | PH-3.00 |
| Scale | 3/32" = 1'-0" | | |
| Project | 0000 | | |

Schnackel engineers
800-381-0903 www.schnackel.com

SE-10BH_220672

Bay Harbor Towers Exterior Lighting
Type: LS1
Location: Ground cover/pathway

Drive-over in-grade luminaires to illuminate ground surfaces

Housing: Constructed of .125" thick machined stainless steel welded to a stainless steel bottom mounting plate. Trim/Clamping ring is heavy, machined bronze.

Enclosure: Top enclosure is constructed of copper free die-cast aluminum alloy secured by two (2) captive socket head stainless steel screws. Clear, borosilicate housing lens with molded one piece, high temperature silicone rubber gasket. Symmetrical reflector and internal lamp shield are included.

Electrical: 3.4W LED luminaire on a 24V DC circuit. 6 total system watts. Remote 24V DC driver required. Standard LED color temperature is 3000K with a >80 CRI. Available in 4000K (>80 CRI); add suffix K4 to order. Inner housing pre-wired with ten (10) feet of 12 AWG wire and waterproof cable gland entry into housing. A separate weatherproof single gang wiring box for power supply must be provided (by contractor).

Note: Due to the dynamic nature of LED technology, LED luminaire data in this catalog is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder-coat with minimum 3 mil thickness. Available in standard BEGA Black (BLK). Custom colors not available.

UL Listed for US and Canadian Standards, suitable for wet locations and vehicle drive over. Protection class: IP67.

Note: A foundation and proper drainage must be supplied by the contractor. These luminaires are designed to bear pressure loads up to 2,000lbs. from vehicles with pneumatic tires. The luminaires must not be used for traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating and changing direction.

Weight: 3.0 lbs.

Luminaire Lumens: 8
Tested in accordance with: LM-79-08

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



| Single 180° light sector | | | | | |
|---|---|---|---|---|---|
| Lamp | | T | A | B | C | D |
| 88673* | 3.4W LED | 39° | 4¼ | 3¼ | 3¼ | 1⅛ |

*Remote driver required


©copyright BEGA-US 2016 Updated 04/16

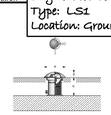
**BEGA** Installation and Technical Information **88 673**

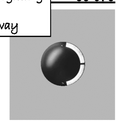
Bay Harbor Towers Exterior Lighting
Type: LS1
Location: Ground cover/pathway

**Tools Required:**

3mm hex key
Flathead screwdriver, small

**Dimensions**
**A:** 4-3/4 "
**B:** 3-1/2 "
**C:** 3-3/4 "
**D:** 1-1/8 "

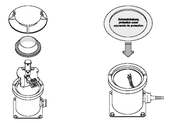




**Protection Class:** IP67

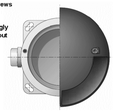
**Weight:** 3.1 lbs.

**Notice to Installer for 88 673:**
1. Fixture is pre-wired with 10' lengths of (2) #12 AWG wires and a waterproof cable gland entry into housing. DO NOT DISTURB THE SEAL.
2. This in-ground luminaire must be supplied by a UL Listed Class 2 electronic remote 24V DC power supply.
3. The fixtures are wet location rated, not submersible, they should not be installed in "low" points of concrete or earth installations where they are going to be submerged underwater for an extended period of time.
4. A level surface MUST be provided for proper installation.
5. LED Module is supplied in a electro-static free package. When handling during installation, avoid direct contact with LED chips and circuit board to avoid electro-static discharge.
   **NOTE:** BEGA Fixtures may be damaged if connected to a conduit system that contains water. Article 300-5G of the National Electric Code requires that "conduits or raceways through which moisture may contact energized live parts shall be sealed or plugged at both ends".



**88 673 installation:**
1. Store faceplate, glass, and LED module in a safe place until after the floor construction is complete.
2. The luminaire housing must be firmly mounted to a proper foundation. The top edge of the luminaire housing must be flush to the prepared floor. Failure to due so may result in the fixture not sealing properly and void the warranty. Anchor the fixture to a foundation suitable for the intended vehicular or pedestrian loads.
   **NOTE:** MAKE SURE TO ALIGN THE FIXTURE HOUSING SO THE FACEPLATE PORTS WILL BE ORIENTED PER DESIGN SPECS.
3. Connect the fixture to 1/2" plastic or steel conduit. Pull the provided wire through the conduit and thread conduit into provided brass adapter. DO NOT DISTURB THE FACTORY SEAL OF THE CONDUIT CONNECTOR. Use a suitable thread sealer on the 1/2" NPS conduit entry.
4. The enclosed protective cover is meant to protect the inner housing against debris during building activity. Ensure protective cover is in place and finish floor.
5. Remove protective cover and clean the housing and gasket sealing surface.
6. Make wiring connections to LED module inside luminaire housing, and attach LED module to luminaire housing by tightening (2) screws, making sure LED orientation is correct.
   **NOTE:** Electro-static discharge can damage the LED module. Take precautions to limit ESD by not touching any LED components directly, and discharging any static electricity before handling by touching a metal surface or ground wire.
7. Place glass into housing, making sure gasket is seated properly, and attach faceplate by tightening (2) screws.

**NOTE: Faceplate screws are NOT adjacent on centerline! Adjust orientation accordingly for desired light output direction.**





**Relamping (LED MODULE) and Maintenance**
Loosen faceplate screws and remove faceplate and glass. Loosen module screws and disconnect LED module, then replace. Clean glass using only solvent-free cleaners. Replace faceplate and tighten screws, making sure gasket is seated properly.

**Lamp:** 3W LED, 24V DC

**Accessories**
Please refer to the appropriate accessory installation sheet for further instruction when applicable.

| | |
|---|---|
| Remote 25W LED Driver and box | 19 580 |
| Remote 50W LED Driver and box | 19 581 |

**Replacement Parts**

| Description | Part No |
|---|---|
| Top cover | 223214 |
| Glass | 112744.2 |
| Gasket | 83001795 |
| LED Module (3000K) | (3x) LED-0304/830 |
| LED Module (4000K) | (3x) LED-0304/840 |

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.



**BEGA** Installation and Technical Information **88 673**

Bay Harbor Towers Exterior Lighting
Type: LS1
Location: Ground cover/pathway

**Product Safety Warnings:**

**THIS PRODUCT MUST BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE INSTALLATION CODE BY A PERSON FAMILIAR WITH THE CONSTRUCTION AND OPERATION OF THE PRODUCT AND THE HAZARDS INVOLVED. SUITABLE FOR WET LOCATIONS.**
**MIN 90°C SUPPLY CONDUCTORS.**

**CE PRODUIT DOIT ÊTRE INSTALLÉ SELON LE CODE D'INSTALLATION PERTINENT, PAR UNE PERSONNE QUI CONNAÎT BIEN LE PRODUIT ET SON FONCTIONNEMENT AINSI QUE LES RISQUES INHERENTS. CONVIENT AUX EMPLACEMENTS MOUILLÉS.**
**LES FILS D'ALIMENTATION 90°C MIN.**

Bay Harbor Towers Exterior Lighting
Type: LS1
Location: Ground cover/pathway

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.



19580 LED Remote Driver 25 Watts

Bay Harbor Towers Exterior Lighting
Type: LS1
Location: Ground cover/pathway

**Enclosure:** UL rated NEMA "3R" rain tight steel box, finished gray. Enclosure must be mounted per NEC and local requirements. Provided with two knockout conduit entries in the bottom; suitable for ½", ¾", or 1" conduit.
**Electrical:** LED driver rated for 25W maximum load, 0.9 PF; suitable for 24 V DC LED luminaires. Universal input voltage 120V-277 V, 50/60 HZ. -20°C minium start temperature. UL recognized class 2.
**NOTE: Maximum Wire Length for Voltage Drop:**
#12 AWG: 234 ft.
#14 AWG: 147 ft.
**NOTE:** For wiring distances over 32 feet in length, EMI (Electromagnetic Interface) can become a factor causing decreased lighting performance. Twisted shielded pair wires and Ferrite coils at end of wiring runs are recommended for consistent performance.

Type:
BEGA Product #:
Project:
Voltage:
Modified:



| | A | B | C |
|---|---|---|---|
| 19580 Remote driver | 6¼ | 4¾ | 6 |


©copyright BEGA-US 2016 Updated 04/04/2019

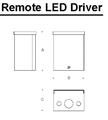
**BEGA** Installation and Technical Information **Remote 24V installation** **19 580 Remote LED Driver**

**Tools Required:** **For 24V LED luminaires**

Bay Harbor Towers Exterior Lighting
Type: LS1
Location: Ground cover/pathway

Suitable for wet locations.

**Dimensions**
**A:** 8"
**B:** 6-1/4"
**C:** 4-3/8"



**Notice to Installer for LED remote wiring:**
1. DISCONNECT POWER BEFORE INSTALLATION AND/OR REMOVAL OF THE UNIT.
2. UL rated NEMA 3R rain tight steel box supplied with enclosed driver.
3. Install in accordance with national and local electric codes.
   Input voltage: 120V-277V
   Output DC: 24V
   Max. output load: 25W
   Min. supply wire: 18 AWG
   Min. remote temp: -20° C

**NOTE: The maximum wire distance before EMI (Electromagnetic Interference) can become a factor is 32 feet. For longer runs, to minimize EMI effects, the use of twisted shielded pair wires and Ferrite Coils at the beginning and end of the secondary line is suggested.**

**LED remote driver 19 580 - wiring instructions (see diagram):**
1. Connect main voltage supply wire (line hot) to BLACK driver input wire
2. Connect neutral (common) supply wire to WHITE driver input wire
3. Connect red (positive) driver output wire to positive LED fixture wire(s).
4. Connect black (negative) driver output wire to negative LED fixture wire(s).

**Accessories**
Please refer to the appropriate accessory installation sheet for further instruction when applicable.

**Replacement Parts**

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.



Bay Harbor Towers Exterior Lighting
Type: LS2
Location: Parking pole fixture

Date: _____ Customer: _____
Project: _____
Type: _____

**selux**

Arca LED Gen5



Order Code: ACL - _____ - _____ - _____ - _____ - _____ - _____ - _____ - _____ - _____

Pole Order Code: _____ - _____ - _____ - HC - _____ - _____ - _____ - _____ - _____ - _____ - _____ - _____

| | Series | Height | Finish | Helicoil Pair | Options | Helicoil Locations |
|---|---|---|---|---|---|---|

| | | | | | | |
|---|---|---|---|---|---|---|
| ACL | Series | ACL<br>Arca LED | | | | |
| | Optics | R1<br>Type I | R2<br>Type II | R3<br>Type III | R4<br>Type IV | R5R<br>Type V (Round) | R5S<br>Type V (Square) | *Max 4 heads (SB4) |
| | Mounting | S1<br>Single | S2<br>Double | SBX[1]<br>Sistema Mount | W<br>Wall Mount | | |
| | Light Engine | SG1350<br>Single LED 1,446/2,026lm | SG1530<br>Single LED 1,566/2,540lm | SG1800<br>Single LED 1,566/3,463lm | SG2350[1]<br>Double LED 4,890/5,461lm | SG2530[1]<br>Double LED 7,296/8,159lm | SG2800[1]<br>Double LED 9,094/9,900lm | * Based on RI distribution and 3000K CCT<br>[1]Only available with S1 and S2 mounting |
| | CCT | 27'K<br>2700K | 30'<br>3000K | 35*<br>3500K | 40<br>4000K | 50*<br>5000K | | *2700K and 5000K Q4 Approved<br>* Consult factory for lead time |
| | Finish | WH<br>White | BK<br>Black | BL<br>Semi-Matte Black | BZ<br>Bronze | SV<br>Silver | SP<br>Specify Premium Color | |
| | Voltage | UNV[1]<br>120V-277V | 120<br>120V | 240<br>240V | 277<br>277V | 347[1,3]<br>347V | 480[1,3]<br>480V | *Max 3 heads (SB3) 5005K, 5035K, 5088K, 5035K coma with (4sp) driven transformer in hand-hole<br>[1]5.3A2350 coma with (4sp) driven transformer in Hand hole<br>*Type I, II, III, and IV only<br>[1]347, 5.3A, 5.3L, or HE only. Cannot be combined<br>[3]IP3 or HE only. Cannot be combined |
| | Options | DM[1]<br>Dimming (0-10V) | HS[1]<br>House Side Shield | | | | | |

Product Modifications
Please list modifications/requirements for review by factory:

Approvals

Date:

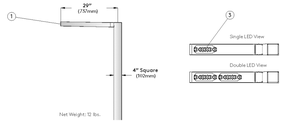


Bay Harbor Towers Exterior Lighting
Type: LS2
Location: Parking pole fixture

**selux**

Arca LED

ACL-R2-S1




**Specifications**

**1. Luminaire Cover -** Two piece high pressure die cast housing, made of low copper aluminum alloy. Toolless latch allows easy access to light engine and gear tray components.

**2. Gasketing -** (not shown) UV and ozone-resistant, silicone gasket between fixture housing and lens base provide IP65 level ingress protection.

**3. LED Array -** High Flux LEDs mounted to metal core PCB and attached to external heat sink for maximum LED performance and life. CCT tolerance within a 3 step binning for 2700K, 3000K, 3500K, 4000K and 5000K, CRI minimum 80. LED array has a reported lumen maintenance of 93% at 50,000 hours. L70 calculated greater than 100,000 hours. Exposed face rated to IP65.

**4. LED Optics -** Technical Optics (R1, R2, R3,R4, R5S, and R5R) use Selux signature light pattern acrylic lens holder to secure proprietary silicone optics. Internal micro-house side shield available for distributions types I, II, III and IV.

**5. LED Driver -** LEDs are driven by RoHS compliant constant current programmable LED driver. Driver includes 0-10V dimming to 10%, meets the requirements of IP66.

**6. Surge Protection -** (not shown) Designed to protect luminaire from electrical surge (20kA).

**7. Power Cord -** (not shown) Pre-installed at factory. Power cords are specified to fit the length of the pole specified with the luminaire.

**Exterior Luminaire Finish -** Selux utilizes a high quality Polyester Powder Coating. All Selux luminaires and poles are finished in our Tiger Drylac certified facility and undergo a five stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultraviolet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCI. Standard exterior colors are White (WH), Black (BK), Semi-Matte Black (BL) Bronze (BZ), and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide.

**5 Year Limited LED Luminaire Warranty -** Selux offers a 5 Year Limited Warranty to the original purchaser that the Arca LED luminaire shall be free from defects in material and workmanship for up to five (5) years from date of shipment. This limited warranty covers the LED driver and LED array when installed and operated according to Selux instructions. For details, see "Selux Terms and Condition of Sale."

**Listings and Ratings:** Luminaire and LED tested to IP65 and IEINA LM-79-08 standards. LED tested to LM-80 standards. Luminaire and LED tested at 25°C ambient temperature, ARCA LED suitable for ambient temperatures of 40°C (104°F). Minimum operating temperature of luminaire at -40°C (-40°F). NRTL Listed for wet location (i.e. UL, CSA) Visit selux.us for our LED End of Life recycling policy.

**NRTL Listed (i.e. UL, CSA)**

**For Buy American compliance on poles, please consult the factory.**



Arca LED

**Mounting**

Bay Harbor Towers Exterior Lighting
Type: LS2
Location: Parking pole fixture

**selux**

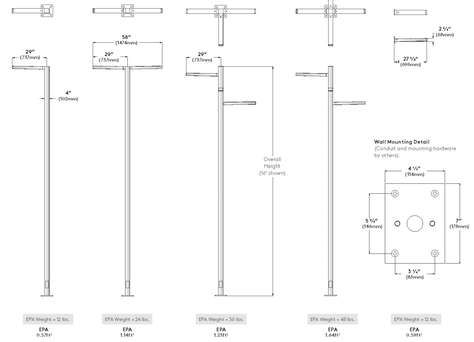
**Single (S1)**
Single pole top mount
(Helicoil Location: 08)

**Double (S2)**
Double pole top mount
(Helicoil Location: 08-00)

**Triple (SB3)**
Die cast aluminum Sistema lateral bracket secured in pole side.
(Helicoil Location: 18-2A-32)

**Quadruple (SB4)**
Die cast aluminum Sistema lateral bracket secured in pole side.
(Helicoil Location: 18-2A-32-4C)

**Wall Mount (W)**
Die cast aluminum single luminaire mount and steel mounting plate secured to wall with ¼" flat head screws.




| EPA Weight < 12 lbs. | EPA Weight > 24 lbs. | EPA Weight < 36 lbs. | EPA Weight < 48 lbs. | EPA Weight < 12 lbs. |
|---|---|---|---|---|
| EPA 0.52ft² | EPA 1.56ft² | EPA 1.23ft² | EPA 1.64ft² | EPA 0.34ft² |



| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2021

ZONING

100% Submission

BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

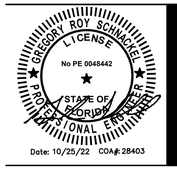
**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

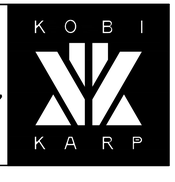
**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766




LIGHTING CUT SHEETS

| | | |
|---|---|---|
| Date | 08-24-2022 | Sheet No. |
| Scale | NO SCALE | PH-4.00 |
| Project | 0000 | |

Schnackel engineers
Structural ■ Civil ■ Los Angeles ■ Seattle ■ Portland
800-281-0963 www.schnackelusa.com

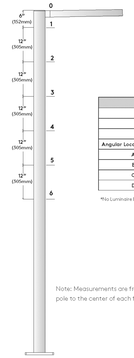
SE_JOB#_220672

Arca LED

**Mounting Detail**

Bay Harbor Towers Exterior Lighting
Type: LS2
Location: Parking pole fixture

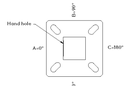
selux




| Mounting Configuration | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Height Code | | 0 | 1 | 2 | 3 | 4 | 5 | 6 |
| Distance from Top of Pole | | 0.0' | 0.7' | 1.9' | 2.9' | 3.9' | 4.9' | 5.9' |
| | | | | | | | | |
| Angular Location Code | Clockwise From Handhole | | | | | | | |
| A | 0° | | | | | | | |
| B | 90° | | | | | | | |
| C | 180° | | | | | | | |
| D | 270° | | | | | | | |

*No Luminaire Below 7.5'

Note: Measurements are from the top of the pole to the center of each fixture






Selux Corporation: © 2022, T 845-854-1400, 800-735-8927, F 845-854-1401, www.selux.us
In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supersede all other printed or electronic versions.

Arca LED

**Square Pole Motion Sensor**

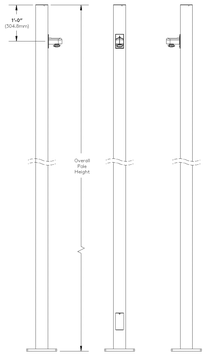
The Selux outdoor rated sensor incorporates Passive Infrared (PIR) Technology for motion sensing and also includes built-in photocell. Sensor comes pre-installed in cast aluminum housing painted to match pole finish.

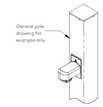
Bay Harbor Towers Exterior Lighting
Type: LS2
Location: Parking pole fixture

selux

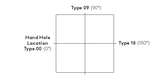
| Series | Hand Hole Orientation | Dim Level | Photocell Feature | Voltage |
|---|---|---|---|---|
| MS<br>Motion Sensor | 00<br>0° Clockwise from Hand Hole<br>09<br>90° Clockwise from Hand Hole<br>18<br>180° Clockwise from Hand Hole<br>27<br>270° Clockwise from Hand Hole | D0<br>(Off)<br>D1<br>(1V=10%)<br>D3<br>(1V=30%)<br>D5<br>(1V=50%) | Y Yes<br>N No | UNV<br>(100-347VAC single phase or 208/230/480VAC phase-to-phase) |

**Factory Defaults:**
**Delay to Dim:** 5 minutes
**Delay to Off:** 1 hour
**Sensitivity:** Max
**Custom Programming:** Consult Factory




Sensor angular orientation from hand hole 0°
90° increments clockwise around pole (Type 00, 09, 18, 27)




**Motion Sensor Features**
- Customize programming using smartphone application (Refer to the FSP-321 at www.wattstopper.com)
- 5 Year Warranty
- 100% Digital PIR Detection, excellent RF Immunity
- 270° coverage pattern
- IP66 Rated for outdoor applications
- Made for LED light source
- Adjustable time delays, max/min dim levels, and ramp rates
- Suitable for Title 24 applications

(For coverage details refer to wattstopper FSP-321 spec sheet at www.wattstopper.com)



Selux Corporation: © 2022, T 845-854-1400, 800-735-8927, F 845-854-1401, www.selux.us
In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supersede all other printed or electronic versions.

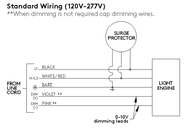
Arca LED

**Arca LED Gen5 502 — Single LED Module Wiring**

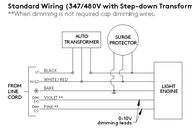
Bay Harbor Towers Exterior Lighting
Type: LS2
Location: Parking pole fixture

selux

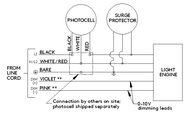
**Standard Wiring (120V-277V)**
**When dimming is not required cap dimming wires.



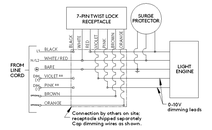

**Standard Wiring (347/480V with Step-down Transformer)**
**When dimming is not required cap dimming wires.



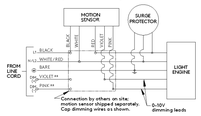

**Photocell Option (TLRP) Wiring**
**When dimming is not required cap dimming wires.




**7-Pin Twist Lock Receptacle Option (TLR) Wiring**




**Motion Sensor Option (MS) Wiring (120-480V)**






Selux Corporation: © 2022, T 845-854-1400, 800-735-8927, F 845-854-1401, www.selux.us
In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supersede all other printed or electronic versions.

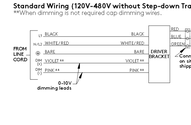
Arca LED

**Arca LED Gen5 502 — Double LED Module Wiring - S1**

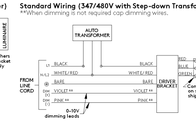
Bay Harbor Towers Exterior Lighting
Type: LS2
Location: Parking pole fixture

selux

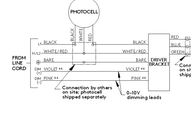
**Standard Wiring (120V-480V without Step-down Transformer)**
**When dimming is not required cap dimming wires.



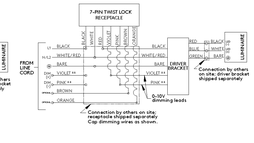

**Standard Wiring (347/480V with Step-down Transformer)**
**When dimming is not required cap dimming wires.



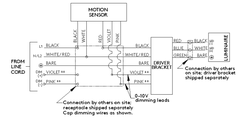

**Photocell Option (TLRP) Wiring**
**When dimming is not required cap dimming wires.




**7-Pin Twist Lock Receptacle Option (TLR) Wiring**




**Motion Sensor Option (MS) Wiring (120-277V)**






Selux Corporation: © 2022, T 845-854-1400, 800-735-8927, F 845-854-1401, www.selux.us
In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supersede all other printed or electronic versions.

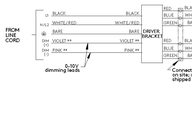
Arca LED

**Arca LED Gen5 502 — Single LED Module Wiring - S2**

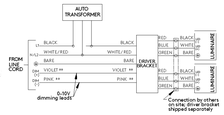
Bay Harbor Towers Exterior Lighting
Type: LS2
Location: Parking pole fixture

selux

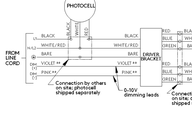
**Standard Wiring (120V-480V without Step-down Transformer)**
**When dimming is not required cap dimming wires.



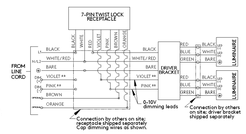

**Standard Wiring (347/480V with Step-down Transformer)**
**When dimming is not required cap dimming wires.



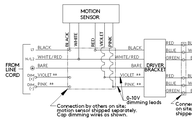

**Photocell Option (TLRP) Wiring**
**When dimming is not required cap dimming wires.




**7-Pin Twist Lock Receptacle Option (TLR) Wiring**




**Motion Sensor Option (MS) Wiring (120-277V)**




| Wire Designation Table | | |
|---|---|---|
| Source Voltage (VAC) | Wire Color | Wire Designation |
| 120V, 277V, or 347V | Black | L1 |
| | White | Neutral |
| 208V, 240V, or 480V | Black | L1 |
| | Red | L2 |
| UNV (120V-277V) | Black | L1 |
| | White | Neutral (120/277V) or L2 (208/240V) |



Selux Corporation: © 2022, T 845-854-1400, 800-735-8927, F 845-854-1401, www.selux.us
In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supersede all other printed or electronic versions.

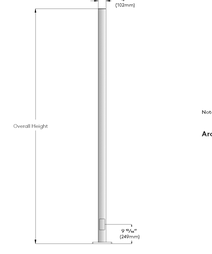
Arca LED

**Pole Information**

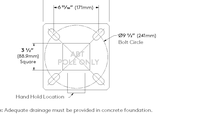
Bay Harbor Towers Exterior Lighting
Type: LS2
Location: Parking pole fixture

selux

**Arca Pole**
**Square Straight Aluminum**

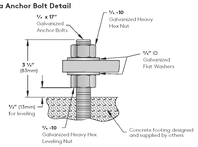



**Note**
Use caution when setting anchor bolts. Bolts must be vertically straight and centered on dimensions shown.




Note: Adequate drainage must be provided in concrete foundation.

**Arca Anchor Bolt Detail**




**Pole Data Chart**

| Pole Series | Bolt Circle | EPA Information: Basic Wind Speed (MPH) 85 | 90 | 100 | 110 | 120 | 130 | 140 | 150 | 160 | 170 | 180 | Height | Finish | Helicoil Inserts | Options |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A-A40-250 | ø9 ½" | 19.2 | 16.7 | 12.8 | 10.0 | 7.9 | 6.4 | 4.8 | 3.7 | 2.8 | 2.1 | 1.5 | 8 | WH White<br>BK Black<br>BL Satin Matte Black<br>BZ Bronze<br>SV Silver<br>SP Specify Premium Color | HC1 1 Pair<br>HC2 2 Pair<br>HC3 3 Pair<br>HC4 4 Pair | BC Base Cover<br>TLR Twist Lock Receptacle with Photocell<br>TLRP Twist Lock Receptacle with 7-Pin Luminaire Lineleight Sensor<br>TLRLL Twist Lock Receptacle with 7-Pin Luminaire Lineleight Sensor<br>MS Pole Mounted Motion Sensor. See page 5 for order code.<br>REC GFCI Receptacle with weather-proof cover<br>REC2 GFCI Receptacle with USB combination in-use cover<br>REC3 USB-A Duplex Receptacle with weatherproof cover<br>REC4 USB-A Duplex Receptacle with weatherproof pedestalle in-use cover<br>*Weatherproof cover intended for portable tools or other portable equipment connected to the outlet only when attended. For other requirements please consult factory. |
| | | 15.2 | 11.7 | 8.7 | 6.4 | 4.6 | 3.3 | 2.2 | 1.3 | 0.6 | - | - | 10 | | | |
| | | 11.6 | 8.1 | 5.6 | 3.7 | 2.2 | 1.1 | - | - | - | - | - | 12 | | | |
| | | 8.7 | 5.3 | 3.1 | 1.5 | - | - | - | - | - | - | - | 14 | | | |
| | | 4.2 | 1.0 | 1.0 | - | - | - | - | - | - | - | - | 16 | | | |
| | | 2.0 | 0.9 | - | - | - | - | - | - | - | - | - | 18 | | | |

NOTES:
1) Maximum EPA ratings certified in accordance with AASHTO 2013 (LTS-6) for 3-s gust wind speeds based on Allowable Stress Design (ASD) analysis
2) Consult factory for equivalent Load and Resistance Factor Design (LRFD) wind speeds
3) Rated performance is dependant upon the pole being properly attached to a supporting foundation of adequate design



Selux Corporation: © 2022, T 845-854-1400, 800-735-8927, F 845-854-1401, www.selux.us
In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supersede all other printed or electronic versions.

Arca LED

**Optional Accessories**

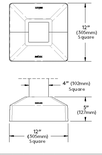
Bay Harbor Towers Exterior Lighting
Type: LS2
Location: Parking pole fixture

selux

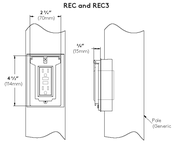
**TLRP,TLR, and TLRLL**
3-pin twist-lock receptacle with photocell, 7-pin twist-lock receptacle with shorting cap, and 7-pin twist-lock receptacle with Lutron Limelight module.



**Base Cover (BC)**
Optional Base Cover for A-A40 poles only.

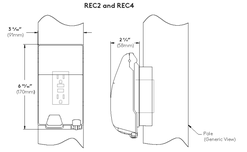



**REC and REC3**




Cover shown in the closed position

**REC2 and REC4**




Cover shown in the closed position

**GFCI Receptacle (REC)** - 120V 15A GFCI duplex receptacle with weatherproof, self-closing cover; located 36" (915mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel (120V only).

**USB & Duplex Receptacle (REC3)** (not shown) - 120V 20A duplex receptacle with USB combination ports. (1) type A and (1) type C high power 5A, 5V USB outlets. With weatherproof, self-closing cover; located 36" (915mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel.

REC3 does not incorporate GFCI (Ground Fault Circuit Interrupter) protection, and shall be powered by a GFCI protected branch circuit (by others).

**GFCI Receptacle (REC2)** - 120V 15A GFCI duplex receptacle with weatherproof, self-closing, padlockable in-use cover; located 36" (915mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel (120V only).

**USB & Duplex Receptacle (REC4)** (not shown) - 120V 20A duplex receptacle with USB combination ports. (1) type A and (1) type C high power 5A, 5V USB outlets. With weatherproof, self-closing padlockable in-use cover; located 36" (915mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel.

REC4 does not incorporate GFCI (Ground Fault Circuit Interrupter) protection, and shall be powered by a GFCI protected branch circuit (by others).



Selux Corporation: © 2022, T 845-854-1400, 800-735-8927, F 845-854-1401, www.selux.us
In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supersede all other printed or electronic versions.

Arca LED

**Photometry**

Bay Harbor Towers Exterior Lighting
Type: LS2
Location: Parking pole fixture

selux

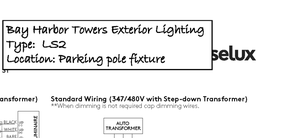
R1 / 61W LED / 3000K CCT

Catalog #: ACL-R1-X-502550-30-XX-120
Report #: 132122115
Delivered Lumens: 7579
Efficacy: 124
IES classification: Type II
Maximum candela of 4015.3 at 65° from vertical
BUG Rating: B2-U0-G2




R1 with HS/ 61W LED / 3000K CCT

Catalog #: ACL-R1-X-502550-30-XX-120-HS
Report #: 132122115
Delivered Lumens: 5347
Efficacy: 86
IES classification: Type II
Maximum candela of 3542.8 at 40° from vertical
BUG Rating: B2-U0-G1




R2 / 61W LED / 3000K CCT

Catalog #: ACL-R2-X-502550-30-XX-120
Report #: 132122197
Delivered Lumens: 7352
Efficacy: 120
IES classification: Type III
Maximum candela of 3853.7 at 65° from vertical
BUG Rating: B2-U0-G2




R3 / 61W LED / 3000K CCT

Catalog #: ACL-R3-X-502550-30-XX-UNV
Report #: 132122137
Delivered Lumens: 7286
Efficacy: 119
IES classification: Type III
Maximum candela of 4275.1 at 60° from vertical
BUG Rating: B2-U0-G1






Selux Corporation: © 2022, T 845-854-1400, 800-735-8927, F 845-854-1401, www.selux.us
In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supersede all other printed or electronic versions.

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, (c) 2021

ZONING

100% Submission

BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

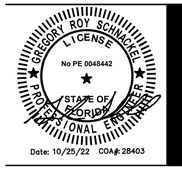
**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766




K O B I
K A R P

LIGHTING CUT SHEETS

| | | | |
|---|---|---|---|
| Date | 08-24-2022 | Sheet No. | PH-4.10 |
| Scale | NO SCALE | | |
| Project | 0000 | | |

Schnackel engineers
Miami Fort Lauderdale Orlando Los Angeles Nashville Charleston
800-281-0963 www.schnackelcares.com

SE_JOB#_230672

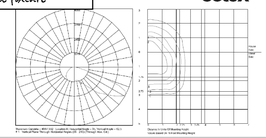
Bay Harbor Towers Exterior Lighting
Type: LS2
Location: Parking pole fixture

Arca LED
**Photometry**

selux

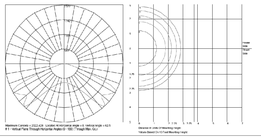
R4 / 61W LED / 3000K CCT

Catalog #: ACL-R4-X-502530-30-XX-UNV
Report #: 1512122L17
Delivered Lumens: 7435
Efficacy: 122
IES classification: Type III
Maximum candela of 4998 at 62.5° from vertical
BUG Rating: B2-U0-G1



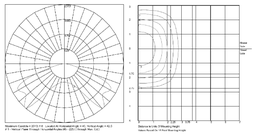
R5R / 61W LED / 3000K CCT

Catalog #: ACL-R5R-X-502530-30-XX-120
Report #: 1512122L17
Delivered Lumens: 7515
Efficacy: 123
IES classification: Type V
Maximum candela of 2322.4 at 65.2° from vertical
BUG Rating: B3-U0-G1



R5S / 61W LED / 3000K CCT

Catalog #: ACL-R5S-X-502530-30-XX-UNV
Report #: 1512122L17
Delivered Lumens: 7472
Efficacy: 122
IES classification: Type VS
Maximum candela of 2513.1 at 42.5° from vertical
BUG Rating: B2-U0-G1





Rev. 20220622

# OW2480 PASSAGE (cont.)

Mullion Mount with Remote Power Supply

VISA LIGHTING

**PASSAGE PRODUCT FAMILY**

- OW2680 – 57" – Mullion Mount with Remote Power Supply
- OW2682 – 57" – 2 X 4 Junction Box Mount with Integral Power Supply
- OW2684 – 72" – Mullion Mount with Remote Power Supply
- OW2686 – 72" – 2 X 4 Junction Box Mount with Integral Power Supply

**SUGGESTED VARIATIONS**

- Custom colors

See Visalighting.com/products/Passage for more information

**FINISHES**

Specify color code when ordering. For accurate color matching, individual paint and finish samples are available upon request.
For more information about our finishes visit visalighting.com/Finishes

Powder Coat Paint Finishes (Standard)

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **AGGY** Agate Grey | **ALGN** Alpine Green | **BJBG** Baja Beige | **BMAT** Bronze Matte | **BRNZ** Bronze | **BSIL** Blade Silver | **CVBL** Cove Blue | | |
| **DEGR** Deoro Gold | **GLWT** Glacier White | **GSIL** Graphite Siver | **HBGR** Harbor Grey | **JTBK** Jet Black | **OCBL** Ocean Blue | **SHGR** Shoreline Grey | | |
| **SBGN** Sagebrush Green | **SLGR** Slate Grey | **SSTP** Sierra Taupe | **TRCN** Terracotta Canyon | **TRWT** Traffic White | **VRLK** Velvet Black | **VNRD** Vineyard Red | | |

Wood Sublimated Metal Finishes (Premium)

| | |
|---|---|
| **MCA** Mediterranean Cherry Metal Based Wood Alternative | **NOA** Natural Oak Metal Based Wood Alternative |

**WOOD SUBLIMATED METAL FINISH**



This document contains information which is the property of Visa Lighting, and may not, in whole or in part, be duplicated, disclosed, or used for design or manufacturing purposes without the prior written permission of Visa Lighting. Visa Lighting, Design Modification Rights Reserved. Visa Lighting reserves the right to change specifications for product improvement without notification.



Recessed wall luminaire - shielded

BEGA

**Application**
Recessed wall luminaire with shielded light distribution for glare-free illumination of ground surfaces, building entrances, stairs and pathways.

**Materials**
Luminaire housing and faceplate constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass with optical texture
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel screw clamps
Composite installation housing
**NRTL** listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 3.3 lbs

**Electrical**

| | |
|---|---|
| Operating voltage | 120–277V AC |
| Minimum start temperature | -30° C |
| LED module wattage | 4.8 W |
| System wattage | 7.0 W |
| Controllability | 0–10V dimmable |
| Color rendering index | Ra> 80 |
| Luminaire lumens | 468 lumens (4000K) |
| LED service life (L70) | 50,000 hours |

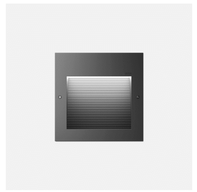
**LED color temperature**

☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.
Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type:
BEGA Product:
Project:
Modified:





Recessed wall luminaire - shielded

| | LED | A | B | C |
|---|---|---|---|---|
| **24 203** | 4.8 W | 7⅞ | 7⅛ | 6¾ |


Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us .com
© copyright BEGA 2020 Updated: 11/2021

Rev. 20220622

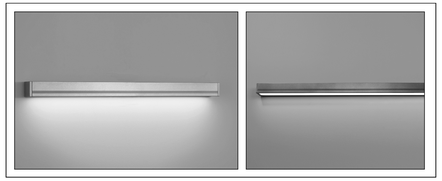
# OW2480 PASSAGE™

Mullion Mount with Remote Power Supply

VISA LIGHTING

Visalighting.com/products/Passage

Type: Project: Location:



**DIMENSIONS**

Depth is measured from wall to front of fixture
L = Length H = Height D = Depth

| | | |
|---|---|---|
| L | 51-1/4" | (946 mm) |
| H | 2-1/2" | (64 mm) |
| D | 2-1/2" | (64 mm) |



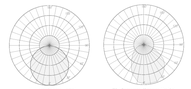
**FEATURES**

- High or low lumen output
- Luminous or Forward Throw output
- Modular design for replacement of LED source or driver
- Remote power supply included (suitable for indoor, Type IC)
- Optional dual circuit switching
- IP65 rated
- Bracket mounting system simplifies installation and maintenance
- Window mullion mount; minimum mullion width 2.5"
- Tamper resistant fasteners
- Polycarbonate diffuser
- No VOC powder coat paint finish; metal based sublimated wood look finish
- ETL Listed for wet location mounting 4' above grade

**RELATIVE SCALE DRAWING**




**PHOTOMETRICS**



LUM (Luminous Lens) FT (Forward Throw Optic)

IP65 ADA Compliant ETL Listed 5 Year Warranty



Rev. 20220622

# OW2480 PASSAGE (cont.)

Mullion Mount with Remote Power Supply

VISA LIGHTING

**Fill in shaded boxes using information listed below**

OW2480 – MVOLT

| MODEL | SOURCE[1] | VOLTAGE | OPTIC[2] | FINISH | OPTION[3] |
|---|---|---|---|---|---|
| | L50K(H)<br>L50K(L)<br>L95K(H)<br>L95K(L)<br>L40K(H)<br>L40K(L) | MVOLT | LUM<br>FT | See last page for finish order codes | DS |

**SOURCE[1]** (Select one)
Dimmable 0-10V to 1%. Minimum 0/10%, within 5-step MacAdam.

| Source | CCT | Delivered Lumens | Delivered Lumens | Power (Watts) |
|---|---|---|---|---|
| **L50K(H)** | 5000K | 2700 | 1900 | 40 |
| **L50K(L)** | 5000K | 900 | 650 | 14 |
| **L95K(H)** | 9500K | 2700 | 1900 | 40 |
| **L95K(L)** | 9500K | 900 | 650 | 14 |
| **L40K(H)** | 4000K | 2700 | 1900 | 40 |
| **L40K(L)** | 4000K | 900 | 650 | 14 |

**VOLTAGE**

| | |
|---|---|
| **MVOLT** | 120-277V, 50/60 Hz |

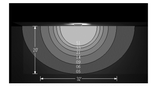
**OPTIC[2]** (Select one)

| | |
|---|---|
| **LUM** | Luminous Lens |
| **FT** | Forward Throw Optic |

**OPTION[3]**
⚠ Option availability may be interdependent with other options

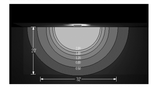
| | |
|---|---|
| **DS** | Dual circuit switching (includes 2 drivers).<br>Lumen output and wattage is split in half for each circuit |

**PATH OF EGRESS – LUMINOUS LENS**



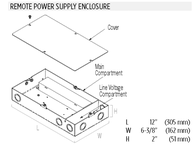
OW2480 – H Downlight, Mounted at 10' AFF, .70 light loss factor used

**PATH OF EGRESS – FORWARD THROW**



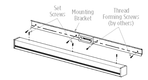
OW2486 – H Downlight, Mounted at 10' AFF, .70 light loss factor used

**REMOTE POWER SUPPLY ENCLOSURE**




| | | |
|---|---|---|
| L | 12" | (305 mm) |
| W | 6-5/8" | (162 mm) |
| H | 2" | (51 mm) |

**MULLION MOUNTING DETAIL**






Date: Customer:
Project:
Type:

Bay Harbor Towers Exterior Lighting
Type: LS6
Location: Trellis lighting

selux

Lanova LED Catenary



**Order Code:** LALC

| LALC | Series | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | LALC<br>Lanova LED Catenary | | | | | | | |
| | Optics | R1<br>Type I | R2<br>Type II | R3<br>Type III | R3W<br>Type III Wide | R4<br>Type IV | R5S<br>Type V Square | R5R<br>Type V Round | R5Q<br>Type V Rectangular | DB<br>Diffuse Bowl |
| | Cylinder | CL<br>Clear-long | FL[1]<br>Frosted-Long | CT<br>Clear-Tapered Cylinder | | | | | | *136 optics only. |
| | Light Engine | SG150[2]<br>1500-2500m | SG250[2]<br>2400-2700m | SG350<br>3600-3700m | SG450<br>4700-5400m | | | | | * Not Available with CM, HL30, or HL50.<br>** Based on R2 distribution and 3000K CCT. |
| | Feed Cord Detail | TS*<br>T-Splice (with 2' cord) | FCxx<br>Feed Cord without Splice Box (specify in 1' increments (1-30')) | | ES*<br>End-Splice (with 2' cord) | | | | | * See pages 2-3 for details. |
| | CCT | 27**<br>2700K | 30*<br>3000K | 35*<br>3500K | 40<br>4000K | 50*<br>5000K | | | | * 3700K and 3000K IDA Approved.<br>•Consult factory. |
| | Finish | WH<br>White | BK<br>Black | BL<br>Semi-Matte Black | BZ<br>Bronze | SV<br>Silver | SP<br>Specify Premium Color | | | |
| | Voltage | UNV[1]<br>120-277V | 120[1]<br>120V | 240<br>240V | 277<br>277V | 347[1,4]<br>347V | 480[1,4]<br>480V | | | * Not available with HL30 or HL50.<br>** Requires stepdown transformer, 40/45 only. |
| | Options | DM<br>Dimming (0-10V) | HL30[1,3]<br>Hi-Lo Switching low output 30% | HL50[1,3]<br>Hi-Lo Switching low output 50% | HS*<br>House Side Shield | | | | | * 120, 240, and 277V only.<br>* Not available with DM option.<br>* Type I, II, III, and IV only. |

Product Modifications
Please list modifications/ requirements for review by factory:

Approvals

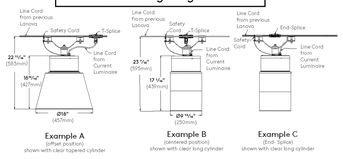
Date:



Lanova LED Catenary

Bay Harbor Towers Exterior Lighting
Type: LS6
Location: Trellis lighting

selux




Net Weight (19.5 lbs)
EPA = 0.68 ft²

For layouts refer to the Catenary Design Guide at selux.us

**Specifications**

**Luminaire Housing/Hanger -** Die cast aluminum housing made from low copper marine grade aluminum. Hanger bracket made from stainless steel with stainless steel hardware. Hanger Bracket provides 360° rotation and 15° tilt in either direction.

**Gasketing -** Continuous UV resistant silicone gasket provides weatherproofing, dust and insect control at all fixture connections.

**LED Array -** High Flux LEDs mounted to metal core PCB and attached to aluminum heat sink for maximum LED performance and life. CCT tolerance within a 3 step binning for 2700K, 3000K, 3500K, 4000K, and 5000K. CRI minimum 80. LED light engine has a reported lumen maintenance of 93% at 50,000 hours. L70 calculated greater than 100,000 hours.

**T-Splice (TS) & End-Splice (ES) -** Luminaire will come with 2' of UV resistant black SJ feed cord pre-installed in factory. Additional feed cord supplied by others to connect to T-Splice or End-Splice connector. Use two metal zip ties, supplied by others, to secure T-Splice or End-Splice connector to cable.

**LED Optics -** Clear or half frosted UV stabilized acrylic outer cylinder creates the optical chamber. Technical Optics (R1, R2, R3, R3W, R4, R5S, R5R and R5Q) use Selux signature light pattern acrylic lens holder to secure proprietary silicone optics. Diffuser Bowl (DB) option made of highly diffuse UV stabilized acrylic hides LED source and provides a pleasant/soft light quality.

**LED Driver -** LEDs are driven by RoHS compliant constant current programmable LED driver. Driver includes 0-10V dimming to 10%, meets the requirements of IP65 and includes a 5 Year warranty.

**Surge Protector -** Independent surge protector device designed to protect luminaire from electrical surge up to 20kA.

**Power Cord -** UV resistant black SJ power cord pre-installed at factory. Please specify power cord length available in 1' increments from 9' – 30'.

**Finish -** Standard exterior colors are White (WH), Black (BK), Semi-Matte Black (BL), Bronze (BZ), and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide.

**5 Year Limited LED Luminaire Warranty -** Selux offers a 5 Year Limited Warranty to the original purchaser that the Lanova LED luminaire shall be free from defects in material and workmanship for up to five (5) years from date of shipment. This limited warranty covers the LED driver and LED array when installed and operated according to Selux instructions. For details, see "Selux Terms and Condition of Sale."

**Listings and Ratings:** Luminaire tested to IP65 and LM-79 standards. LEDs tested to LM-80 standards.

**Luminaire suitable for ambient temperatures from 40°C (104°F) maximum to -40°C (-40°F) minimum.**

**NRTL Listed (i.e. UL, CSA)**

**Straight Cylinder (CL and FL) is IK08 rated.**

**Visit selux.us for our LED End of Life recycling policy.**

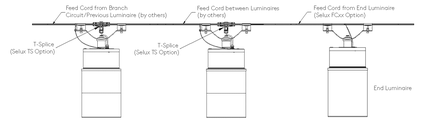


Lanova LED Catenary

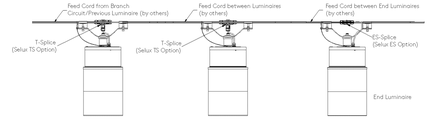
Bay Harbor Towers Exterior Lighting
Type: LS6
Location: Trellis lighting

selux

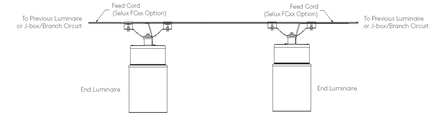
**Feed Cord Detail - Scenario 1**
(TS): T-Splice for mid-run luminaires and (FCxx) Feed Cord without T-Splice option for end luminaire




**Feed Cord Detail - Scenario 2**
(TS) T-Splice or (ES) End-Splice for all luminaires




**Feed Cord Detail - Scenario 3**
(FCxx) Feed Cord without splice box for all luminaires






ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA, sc 2021

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ZONING

100% Submission

BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

GREGORY ROY SCHNACKEL LICENSE No PE 0048442 STATE OF FLORIDA PROFESSIONAL ENGINEER
Date: 10/25/22 COA#: 28403

KOBI KARP

LIGHTING CUT SHEETS

| | | |
|---|---|---|
| Date | 08-24-2022 | Sheet No. |
| Scale | NO SCALE | PH-4.20 |
| Project | 0000 | |

Schnackel engineers
Structural Mechanical Civil Hydraulic & Sanitary Systems
800-281-0963 www.schnackelpe.com

SE_JOB#_220672

Lanova LED Catenary

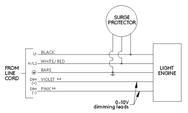
Bay Harbor Towers Exterior Lighting
Type: LS6
Location: Trellis lighting

selux

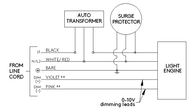
| Electrical Specifications | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| CCT | 3000K | | | | | | | | |
| CYLINDER | Clear Cylinder | | | | | | Frosted Cylinder | | |
| OPTICS | Asymmetric | | | Symmetric | | | Diffuse Symmetric | | |
| Light Engine/ Electrical Specs | Delivered Lumens (lm) | Wattage (W) 120-277 / 347-480 | Efficacy (lm/W) | Delivered Lumens (lm) | Wattage (W) 120-277 / 347-480 | Efficacy (lm/W) | Delivered Lumens (lm) | Wattage (W) 120-277 / 347-480 | Efficacy (lm/W) |
| 50150 | 1316 | 14.2 / 18 | 92.9 | 1488 | 14.2 / 18 | 105.0 | 1327 | 14.2 / 18 | 93.5 |
| 50250 | 2193 | 23.6 / 27 | 92.9 | 2480 | 23.6 / 27 | 105.0 | 2211 | 23.6 / 27 | 93.5 |
| 50350 | 3070 | 33.1 / 35 | 92.9 | 3471 | 33.1 / 35 | 105.0 | 3096 | 33.1 / 35 | 93.5 |
| 50450 | 3948 | 42.5 / 44 | 92.9 | 4465 | 42.5 / 44 | 105.0 | 3981 | 42.5 / 44 | 93.5 |

**Wiring Diagrams**

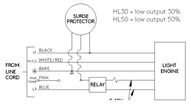
**Standard Wiring (120V-277V)**
**When dimming is not required cap dimming wires.




**Standard Wiring (347/480V with Step-down Transformer)**
**When dimming is not required cap dimming wires.




**Hi-Lo Switching Option (HL) Wiring HL30 & HL50 Only**
120V, 240V, 277V. When blue is energized, light output will be at "Lo" level. Specify low-level by using one of the 2 levels listed below ( i.e. HL30 or HL50). For other combinations, consult factory.




| Wire Designation Table | | |
|---|---|---|
| Source Voltage (VAC) | Wire Color | Wire Designation |
| 120V, 277V, or 347V | Black | L1 |
| | White | Neutral |
| 208V, 240V, or 480V | Black | L1 |
| | Red | L2 |
| UNV (120V-277V) | Black | L1 |
| | White | Neutral (120/277V) or L2 (208/240V) |



Selux Corporation © 2022, T 845-854-9400, 800-735-8927, F 845-854-9401, www.selux.us
In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supercede all other printed or electronic versions.

Lanova LED Catenary

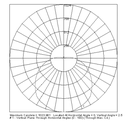
**Photometry**

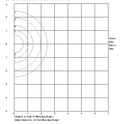
DB / 42.5W LED / 3000K CCT

Catalog #: LALC-DB-FLN-50450-30-XXI-120
Maximum candela of 1024 at 2.5° from vertical.
Mounting Height = 16' (4.87m)
3981 Delivered Lumens
94 Lumens per Watt
BI-US-02

Bay Harbor Towers Exterior Lighting
Type: LS6
Location: Trellis lighting

selux






Selux Corporation © 2022, T 845-854-9400, 800-735-8927, F 845-854-9401, www.selux.us
In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supercede all other printed or electronic versions.

Wall luminaire - directed light

BEGA

Bay Harbor Towers Exterior Lighting
Type: LS7
Location: Over cabana doors

**Application**
Wall luminaire with directed light. As individual luminaires with low mounting height, they can be used for marking danger areas or in rows for illuminating corridors and passageways. With high mounting heights they can be used as wall luminaires next to doors or for lighting small wall areas.

**Materials**
Luminaire housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Matte safety glass
High temperature silicone gasket
Mechanically captive stainless steel fasteners

**NRTL** listed to North American Standards, suitable for wet locations
Protection class IP64
Weight: 0.9lbs

**Electrical**

| | |
|---|---|
| Operating voltage | 120-277VAC |
| Minimum start temperature | -20° C |
| LED module wattage | 2.1W |
| System wattage | 3.0W |
| Controllability | Dimming not available |
| Color rendering index | Ra > 90 |
| Luminaire lumens | 172 lumens (4000K) |
| LED service life (L70) | 60,000 hours |

**LED color temperature**
☐ 4000K - Product number = **K4**
☐ 3500K - Product number = **K35**
☐ 3000K - Product number = **K3**
☒ 2700K - Product number = **K27**

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

**Finish**
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☒ Silver (SLV) ☐ CUS :



| Wall luminaire - directed light | | | | | | |
|---|---|---|---|---|---|---|
| | LED | | A | B | C | Required wiring box |
| **22215** | ☐☐☐ | 2.1 W | 3½ | 3¼ | 2¾ | **10928** |

**BEGA** 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
© copyright BEGA 2019 Updated 05/24/19

**LED Linear™ GmbH** · Dr.-Alfred-Herrhausen-Allee 20 · 47228 Duisburg · Germany
Phone +49 2065 94322-100 · info@led-linear.com
Edition: Tuesday, 23. August 2022 - Reserve technical changes.
Online: https://www.led-linear.com/products/xoolight-ip67

LED LINEAR™
A Fagerhult Group Company

# XOOLIGHT™ White High Efficiency HD IP67

Bay Harbor Towers Exterior Lighting
Type: LS8
Location: Entry Facade Lighting

Area: **Outdoor Luminaires**
Category: **Rigid light lines**
Mounting: **Pendant / Recessed / Surface-mounted, horizontal**



Sleek design luminaire for general lighting manufactured to length. Available as pendant, surface and recessed.

- Pleasing form factor of 42 mm x 62 mm.
- 3 Different mounting possibilities for homogeneity throughout a building. It is therefore possible to utilize the same product at different locations using different construction types.
- Freely scalable up to 4 m.

Detailed specification text in download section.

## DIMENSIONS & AVAILABLE LENGTHS

With trim



Without trim






Fixture build to length (not field cutable): L = (N x 62.5 mm) + 21 mm; N = 1 _ (as follows); $L_{min}$ = 84 mm; HD6/HD10/HD15: Nmax = 64; $L_{max}$ = 4,021 mm; HD25: Nmax = 48; $L_{max}$ = 3,021 mm

## TECHNICAL SPECIFICATIONS

**Certifications**

**Key Features**

Recessed · Surface Mounted / Ceiling · Pendant

**Technical Data/Performance**

Static White · IP67 · Lifetime · 0ver0ctDiv · Photometrical code · 5DCM3 · CIE S 025 compliant · LM80 compliant · Rewire Next (RNX) · UV protected

Resistant to solvents · Saltwater resistant · Temporary immersion protection · Compliant with EU ECODESIGN guidelines



ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2021

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

ZONING

100% Submission

BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

GREGORY ROY SCHNACKEL · LICENSE · No PE 0048442 · STATE OF FLORIDA · PROFESSIONAL ENGINEER
Date: 10/25/22 COA#: 28403

K O B I K A R P

LIGHTING CUT SHEETS

| Date | 08-24-2022 | Sheet No. |
|---|---|---|
| Scale | NO SCALE | PH-4.30 |
| Project | 0000 | |

Schnackel engineers
Structural Electrical Civil Inspections & Certification
800-281-0963 www.schnackel.com

SE JOB# 220672

## XOOLIGHT™ White High Efficiency HD IP67

Bay Harbor Towers Exterior Lighting
Type: LS8
Location: Entry Facade Lighting

## ELECTRICAL & OUTPUT DATA

| | |
|---|---|
| Voltage | 24 Volt (23 $V_{min}$, 25 $V_{max}$) |
| Case Temperature ($T_{Case}$ & $T_{Case}$) | $T_{Case}$ = 25°C, $T_{Case}$ = specific, see Table below |
| Storage Temperature ($T_{Stor}$ & $T_{Stor}$) | $T_{Stor}$ = -30°C, $T_{Stor}$ = 85°C |
| Ambient Temperature ($T_{Amb}$ & $T_{Amb}$) | $T_{Amb}$ = 25°C, $T_{Amb}$ = specific, see Table below |

| XOOLIGHT™ White High Efficiency HD IP67 | HD6 | HD10 | HD15 | HD25 |
|---|---|---|---|---|
| Power (W/m)[A] | 6 | 10 | 15 | 25 |
| Efficacy (lm/W)[A] | 138 | 138 | 147 | 144 |
| max. length (m) | 4.03 | 4.03 | 4.03 | 3.03 |
| CRI / R9 (up to) | 96 / 81 | 96 / 81 | 86 / 36 | 86 / 36 |
| Temperature To-point ($T_{C-Point}$)[B] | 70°C | 70°C | 70°C | 75°C |
| max. ambient temp. ($T_{Amb}$) | 50°C | 50°C | 50°C | 45°C |

low output ... high output

| XOOLIGHT™ White High Efficiency HD IP67 | | HD6 | HD10 | HD15 | HD25 |
|---|---|---|---|---|---|
| Color temperature[C] | | luminaire lumens/meter (lm/m)[A] | | | |
| Order Code | Delivered CCT | | | | |
| W820 | 2,400K | 480 | 800 | 1280 | 2090 |
| W822 | 2,700K | 560 | 940 | 1790 | 2890 |
| W825 | 3,000K | 570 | 950 | 1890 | 3070 |
| W827 | W927 3,500K 3,400 K | 590 | 980 | 1980 | 3220 |
| W830 | W930 3,900K 3,800 K | 710 | 1180 | 1890 | 3070 |
| W835 | W935 4,600K 4,400 K | 740 | 1240 | 1980 | 3220 |
| W840 | W940 5,500K 5,600 K | 760 | 1270 | 2030 | 3290 |
| W850 | 7,200K | 830 | 1380 | 2210 | 3600 |

! To configure the specific luminaire please use the online configurator.
Please note: The orange values are CRI 90 specifications.

[A]The given data are typical values. Due to tolerances of the production process and the electrical components, photometric values and electrical power can vary up to 10%
[B]The Tc-point should be measured in thermal equilibrium according to IEC EN 60598-1.
[C]In case of IP67 products, tolerances in the color temperature can occur.
! **Note:** -40% luminous flux at opal and - 25% with diffuser cover.

## AVAILABLE OPTICS

**IP67 without lenses only and with opal encapsulation on top**





## XOOLIGHT™ White High Efficiency HD IP67

LED LINEAR™
A Fagerhult Group Company

Bay Harbor Towers Exterior Lighting
Type: LS8
Location: Entry Facade Lighting

## ORDER CODE

Example:
XOOLIGHT HYD HD6 W820/ -A-B5-T IP67

CONFIGURE NOW!

| Options for the order code: | Your selections ! : |
|---|---|
| **LED type** | |
| HD6 (6 W/m) | ☐ HD6 |
| HD10 (10 W/m) | ☐ HD10 |
| HD15 (15 W/m) | ☐ HD15 |
| HD25 (25 W/m) | ☐ HD25 |
| **Color temperature** | |
| 2,400 K | ☐ W820 |
| 2,700 K | ☐ W822 |
| 3,000 K | ☐ W825 |
| 3,500 K / 3,400 K | ☐ W827 / W927 |
| 3,900 K / 3,800 K | ☐ W830 / W930 |
| 4,600 K / 4,400 K | ☐ W835 / W935 |
| 5,500 K / 5,600 K | ☐ W840 / W940 |
| 7,200 K | ☐ W850 |
| Please note: The orange values are CRI 90 specifications. | |
| **Length** | |
| $L_{max}$: 84 mm | ☐ 0084 |
| $L_{max}$: 4021 mm | ☐ 4021 |
| Fixture build to length (not field cutable): L = (N x 62.5 mm) + 21 mm; N = 1 _ (as follows); $L_{min}$ = 84 mm; HD6/HD10/HD15: Nmax = 64; $L_{max}$ = 4,021 mm; HD25: Nmax = 48; $L_{max}$ = 3,021 mm | |
| **Profile color** | |
| Anodized Al-Silver | ☐ A |
| White powder coated | ☐ W |
| **Cable Feed** | |
| Back side, 2 m (through mounting channel) | ☐ BS |
| Front side, 2 m (through cord caps) | ☐ FS |
| **Trim** | |
| Trimless | ☐ T |
| Recessed | ☐ R |







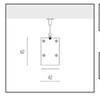
## XOOLIGHT™ White High Efficiency HD IP67

LED LINEAR™
A Fagerhult Group Company

Bay Harbor Towers Exterior Lighting
Type: LS8
Location: Entry Facade Lighting

## MOUNTING

1. Pendant




Mounting accessories



**VarioPendant 42421/4262 C**
Pendantset for VarioContour 42421/4262
Art.-#: 13000106



**VarioCANOPY Square Mounting set (optional) for pendant ceiling installations on concrete ceilings**
Art.-#: 16000347

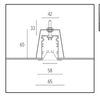
Description
Pendant set for installations directly on the ceiling. 2 m wire is outside on site.

Pendant set with screws for installations directly on the ceiling. Recommended to use every 1 m.

Example of application



2. Recessed




Mounting accessories



**VarioClamp Vario Contour 42628**
Recessed clamp for Vario Contour 42628
Art.-#: 13000080

Description
The clamps can be adjusted in height to properly fit the thickness of the ceiling by tightening up the screw bolt before clicking the light insert in.

Example of application



3. Surface-mounted, horizontal




Mounting accessories
No additional accessories are required for this mounting option

Description
Special designed mounting profile for surface-mounting options. Holes have to be drilled at site.

Example of application





## XOOLIGHT™ White High Efficiency HD IP67

LED LINEAR™
A Fagerhult Group Company

Bay Harbor Towers Exterior Lighting
Type: LS8
Location: Entry Facade Lighting

## POWER SUPPLY UNIT (PSU) & CONTROLS

**Recommended PSU**

VarioPSU 24V/90W IP67, 0-10V Black
Art.-#: 16000154



| | |
|---|---|
| Dimensions (L x H x W): | **171 mm x 63 mm x 37.5 mm** |
| Electrical Class: | **SK II** |
| LED Drive: | **CV** |
| Voltage (V): | **24 V** |
| Rated Power (W): | **90 W** |
| Input Voltage (Vac): | **90 -305** |
| Region: | **WR** |
| Certificates: | **ENEC, UL** |
| Schutzart: | **IP67** |
| Indoor/Outdoor: | **Outdoor** |

**Recommended Control**

IN.finite CASAMBI 2Ch CV
Art.-#: 16000267 EVO



| | |
|---|---|
| Dimensions (L x H x W): | **188 mm x 21 mm x 30 mm** |
| Channels | **2** |
| Dimming Options | **Casambi BLE** |
| Dimming: | **PWM (f ~ 1400Hz)** |
| Dimming Curve | **Lin/Log-free conf.** |
| Dimming Range | **100% - 0%** |
| Voltage (V): | **12-50V** |
| Certificates: | **tbd** |
| Schutzart: | **IP10** |
| Indoor/Outdoor: | **Indoor** |

**Dimming**




## VOLTAGE DROP INFORMATION FOR THE FEED-IN LINE (PSU / CONTROL TO FIXTURE)

**0.34 mm² / AWG 22**

| XOOLIGHT™ White High Efficiency HD IP67 | HD6 | HD10 | HD15 | HD25 |
|---|---|---|---|---|
| Product run Length | max. cable length between PSU / Control unit and the luminaire | | | |
| 1 m | 32.3 m | 19.4 m | 12.9 m | 7.7 m |
| 2 m | 16.1 m | 9.7 m | 6.4 m | 3.8 m |
| 3 m | 10.7 m | 6.4 m | 4.3 m | 2.5 m |
| 4 m | 8 m | 4.8 m | 3.2 m | - |
| 5 m | - | - | - | - |

**1.5 mm² / AWG 15**

| XOOLIGHT™ White High Efficiency HD IP67 | HD6 | HD10 | HD15 | HD25 |
|---|---|---|---|---|
| Product run Length | max. cable length between PSU / Control unit and the luminaire | | | |
| 1 m | 142.8 m | 85.6 m | 57.1 m | 34.2 m |
| 2 m | 71.4 m | 42.8 m | 28.5 m | 17.1 m |
| 3 m | 47.6 m | 28.5 m | 19 m | 11.4 m |
| 4 m | 35.7 m | 21.4 m | 14.2 m | - |
| 5 m | - | - | - | - |

Calculation refers to the cable configuration on site.
The information listed in the table is only refers to the conductor-based voltage drop of max. 0.85V at 24V DC input voltage.

Regarding the electromagnetic combability (EMC) the maximum cable length is defined by the power supply manufacturer.
A cable length between power supply and planned product longer than indicated by the datasheet of the power supply is possible. However the electromagnetic combability can then be influenced by the conditions of the installation site. There is no data on electromagnetic compatibility for longer cable lengths, which might lead to the necessity of an evaluation of the electromagnetic compatibility by a third party.
Datasheets and mounting instructions of the components in combination with the planned product must be carefully read and followed.

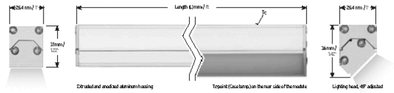
Bay Harbor Towers Exterior Lighting
Type: LS9
Location: Under Bench

# XOOLUM™ HYDRA White IP67



24 V compact modular linear LED luminaire in IP67 with adjustable luminaire head (60°). Full polyurethane encapsulation with an opal polyurethane top layer offering a premium water proof (rating 6bar/m), UV resistance (no colouration or increase in absorption), chemical durability against virtually all and protection against abrasion. The absence of air gap between the encapsulation material and the optics reduced the cleaning and maintenance costs. Robust housing made from extruded and anodized aluminium profile and pressed aluminium end caps available in silver or black matte (colour remains for pendant version). Delivered with 2m (6.56') open end black cable. Ideal solution for general, accent or lighting around the exhaust environment. Light source assembled solely state of the art automated lead free (RoHS production process). Supporting LED Linear™ TL Assembly Technology - circuit board technology. In combination with ceramic LED packages a thermal resistivity of 18.5 K/W is achieved for an optimal heat dissipation (junction to point) which guaranteed an outstanding lifetime of >40,000 hrs L80/B10. Perfect high quality (phosphor LED) with 3 step MacAdams (SDCM) binning conformed to Target CCT. Even the body with an extruded photometric inside of 170±2(2) remains in exceptional color consistency over the called lifetime. Premium color rendition with a CRI of 95 and the 30 step tech. <sup>™</sup>VOLT™ XD reducing a remarkable light quality. Excellent light intensity all along the luminaire length is obtained thanks to active current regulation specified by individual integrated circuits (IC) on each chip. Protected against electrostatic discharge 4,000 V and polarity reversed. Fully IP67 dimmable for frequency higher than 12 kHz according to IEC/TS 61547 standard. Engineered and produced in Germany.

## Dimensions & available lengths




Fixtures build to length (not field cuttable):
Lmax 182 mm: Lmin 4,000 mm (H06 & 10 fixtures); Lmin 5,000 mm (H06 & 10 fixtures)
Lmax 121 mm: Lmin 3,000 mm (H15 & H25)
in 62.5 mm (2.46") increments.

## Electrical & output data

| | |
|---|---|
| Voltage | 24 Volt (23 $V_{min}$, 25 $V_{max}$) |
| Temperature* | $T_{case}$ = 25°C / 77°F, $T_{amb}$ = specific, see Table below. |
| Storage temperature | $T_{stor}$ = -30°C / -22°F, $T_{max}$ = 85°C / 185°F |
| Ambient temperature | $T_{amb}$ = -25°C / -13°F, $T_{amb}$ = specific, see Table below. |
| CRI / R9 | up to 95 / up to 45 |

| XOOLUM™ HYDRA | H06 | H10 | H05 | H025 |
|---|---|---|---|---|
| Power (W/m)** | 6 / 1.8 | 10 / 3.1 | 15 / 4.6 | 25 / 7.6 |
| Efficacy (lm/W @ 4100 K) | 52 | 51 | 55 | 53 |
| max. length (m/ ft) | 4 / 13.1 | 4 / 13.1 | 4 / 13.1 | 3 / 9.8 |
| Temperature Tc point ($T_{max}$)* | 60°C / 140°F | 60°C / 140°F | 60°C / 140°F | 45°C / 113°F |
| Ambient Temperature ($T_{amb}$) | 40°C / 104°F | 40°C / 104°F | 40°C / 104°F | 30°C / 95°F |

| Color temperature | Color temperature delivered (kelvin of fixture) | H06 low output | H06 | H10 | H05 | H025 high output |
|---|---|---|---|---|---|---|
| | | | Lumen emitter (lm/ft)* / Lumen/Watt (lm/W)* | | | |
| Color Code | Delivered CCT | | | | | |
| W820 | 2,000 K | 2,400 K | 180 / 54 | 300 / 90 | 480 / 145 | 770 / 234 |
| W822 | 2,200 K | 2,700 K | 210 / 64 | 360 / 109 | 540 / 164 | 880 / 267 |
| W825 | 2,500 K | 3,000 K | 230 / 69 | 390 / 118 | 620 / 188 | 1010 / 307 |
| W827 | W927 2,700 K | 3,000 K 3,000 K | 270 / 81 | 500 / 151 | 660 / 200 | 1070 / 325 |
| W830 | W930 3,000 K | 3,900 K 3,000 K | 280 / 85 | 360 / 109 | 700 / 212 | 1140 / 346 |
| W835 | W935 3,500 K | 4,600 K 4,000 K | 220 / 66 | 360 / 109 | 730 / 222 | 1190 / 362 |
| W840 | W940 4,000 K | 5,200 K 5,000 K | 230 / 70 | 370 / 112 | 750 / 228 | 1220 / 371 |
| W850 | 5,000 K | 7,200 K | 310 / 93 | 510 / 154 | 820 / 249 | 1330 / 404 |

*The given data are typical values. Due to tolerances of the production process and the electrical components, photometric values and electrical power can vary up to 10%
**The Tc-point should be measured in thermal equilibrium according to IEC EN 60598-1.
***In case of IP67 products, tolerances in the color temperature can occur.

For actual data, further options and detailed information, please visit our website www.led-linear.com





Bay Harbor Towers Exterior Lighting
Type: LS9
Location: Under Bench

## Order code

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Your order code: | XOOLUM HYD | HD__ | W__ | ____ | ____ | ____ | ____ | ____ | IP67 |
| Order code example: | XOOLUM HYD | HD25 | W1 | 27 | 2010 | S | A | BS | IP67 |

LED Type
HYDRA H06 ..... H06
HYDRA H010 ..... H10
HYDRA H05 ..... H05
HYDRA H025 ..... H025

Color rendering
+90 ..... 1
+95 (only H06/H10) ..... 2

Color temperature (kelvin of fixture) / LED Type rated
2,400 K ..... 2,000 K ..... 20
2,700 K ..... 2,500 K ..... 22
3,000 K ..... 2,500 K ..... 25
3,500 K 3,900 K ..... 2,700 K ..... 27
3,900 K 3,900 K ..... 3,000 K ..... 30
4,600 K 4,900 K ..... 3,500 K ..... 35
5,200 K 5,400 K ..... 4,000 K ..... 40
7,200 K ..... 5,000 K ..... 50

Length
$L_{min}$ 182 mm (7.17")
$L_{max}$ 4,021 mm (158.3"); H025: 3,021 mm (118.9"), in 62.5 mm (2.46") increments

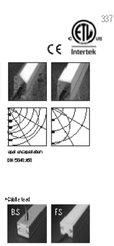
Profile color
Silver ..... S
Black ..... B

Options
Non adjustable ..... NA
Adjustable ..... A

Cable feed*
Back side, 2 m (6.56') (through mounting channel) ..... BS
Front side, 2 m (through end caps) ..... FS

Ingress protection
IP67 ..... IP67

*Cable feed






## Please choose your accessories

☑ Fixture comes with 2 m (6.56') open end cable.

| Mounting | Art. Nr. |
|---|---|
| ☑ no further accessories required, fixture has a profile – mounting channel | |

| Mounting (optional) | Art. Nr. | |
|---|---|---|
| ☐ XOOLUM™ 90° Swivel Angle Set +/- 45° | EQ200088 | |
| ☐ Valo Pendant 60° Slide Silver | EQ200157 | |
| ☐ Valo Pendant 60° Slide Black | EQ200158 | |

| Recommended power supply | Art. Nr. |
|---|---|
| ☐ Power Supply MAXI IP67 | MAXI150 |

| Recommended control unit | Art. Nr. |
|---|---|
| ☐ Control System Multi-pAD White | MOOOO4 016 |

For more cable length between driver and fixture please visit www.cadnetwork.com/Cable-length.

For actual data, further options and data tabl information, please visit our website www.led-linear.com



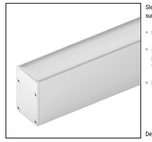
LED Linear™ GmbH · Dr.-Alfred-Herrhausen-Allee 20 · 47228 Duisburg · Germany
Phone +49 2065 94322-100 · info@led-linear.com
Edition: Tuesday, 23. August 2022 - Reserve technical changes.
Online: https://www.led-linear.com/products/xoolight-ip67

LED LINEAR™
A Fagerhult Group Company

Bay Harbor Towers Exterior Lighting
Type: LS10
Location: Building Facade Lighting

# XOOLIGHT™ White High Efficiency HD IP67

Area: **Outdoor Luminaires**
Category: **Rigid light lines**
Mounting: **Pendant / Recessed / Surface-mounted, horizontal**



Sleek design luminaire for general lighting manufactured to length. Available as pendant, surface and recessed.

- Pleasing form factor of 42 mm x 62 mm.
- 3 Different mounting possibilities for homogeneity throughout a building. It is therefore possible to utilize the same product at different locations using different construction types.
- Freely scalable up to 4 m.

Detailed specification text in download section.

## DIMENSIONS & AVAILABLE LENGTHS




Fixture build to length (not field cutable): L = (N x 62.5 mm) + 21 mm; N = 1 ... (as follows); $L_{min}$ = 84 mm; H06/H10/H015: Nmax = 64; $L_{max}$ = 4,021 mm; H025: Nmax = 48; $L_{max}$ = 3,021 mm

## TECHNICAL SPECIFICATIONS

**Certifications**

**Key Features**

Recessed · Surface-mounted / Ceiling · Pendant

**Technical Data/Performance**

Static White · IP67 · Lifetime · GeoBin2by · Photometrical code · ISO7001 · ISO13485 · CIE S-025 compliant · LM80 compliant · Reel-to-Reel (R2R) · UV protected · Resistant to solvents · Saltwater resistant · Temperature microscope protection · Compliant with EU ECOCODEX guidelines



LED LINEAR™
A Fagerhult Group Company

XOOLIGHT™ White High Efficiency HD IP67

Bay Harbor Towers Exterior Lighting
Type: LS10
Location: Building Facade Lighting

## ELECTRICAL & OUTPUT DATA

| | |
|---|---|
| Voltage | 24 Volt (23 $V_{min}$, 25 $V_{max}$) |
| Case Temperature ($T_{Case}$ & $T_{Cmax}$) | $T_{Case}$ = -25°C, $T_{Cmax}$ = specific, see Table below |
| Storage Temperature ($T_{Stor}$ & $T_{Tmax}$) | $T_{Stor}$ = -30°C, $T_{Tmax}$ = 85°C |
| Ambient Temperature ($T_{Amb}$ & $T_{Amax}$) | $T_{Amb}$ = -25°C, $T_{Amax}$ = specific, see Table below |

| XOOLIGHT™ White High Efficiency HD IP67 | HD6 | HD10 | HD15 | HD25 |
|---|---|---|---|---|
| Power (W/m)* | 6 | 10 | 15 | 25 |
| Efficacy (lm/W)* | 138 | 138 | 147 | 144 |
| max. length (m) | 4.03 | 4.03 | 4.03 | 3.03 |
| CRI / R9 (up to) | 96 / 81 | 96 / 81 | 86 / 36 | 86 / 36 |
| Temperature Tc-point ($T_{Cmax}$)* | 70°C | 70°C | 70°C | 75°C |
| max. ambient temp. ($T_{Amax}$) | 50°C | 50°C | 50°C | 45°C |

| | | low output | | | high output |
|---|---|---|---|---|---|
| XOOLIGHT™ White High Efficiency HD IP67 | | HD6 | HD10 | HD15 | HD25 |
| Color temperature* | | luminaire lumens/meter (lm/m)* | | | |
| Order Code | Delivered CCT | | | | |
| W820 | 2,400K | 480 | 800 | 1280 | 2090 |
| W822 | 2,700K | 560 | 940 | 1780 | 2890 |
| W825 | 3,000K | 570 | 950 | 1890 | 3070 |
| W827 W927 | 3,500K 3,400 K | 590 | 980 | 1980 | 3220 |
| W830 W930 | 3,900K 3,800 K | 710 | 1180 | 1890 | 3070 |
| W835 W935 | 4,600K 4,400 K | 740 | 1240 | 1980 | 3220 |
| W840 W940 | 5,500K 5,600 K | 760 | 1270 | 2030 | 3290 |
| W850 | 7,200K | 830 | 1380 | 2210 | 3600 |

ℹ To configure the specific luminaire please use the online configurator.
*Please note: The orange values are CRI 90 specifications

*The given data are typical values. Due to tolerances of the production process and the electrical components, photometric values and electrical power can vary up to 10%
**The Tc-point should be measured in thermal equilibrium according to IEC EN 60598-1.
***In case of IP67 products, tolerances in the color temperature can occur.
ℹ **Note:** -40% luminous flux at opal and -25% with diffuse cover.

## AVAILABLE OPTICS

**IP67 without lenses only and with opal encapsulation on top**





LED LINEAR™
A Fagerhult Group Company

XOOLIGHT™ White High Efficiency HD IP67

Bay Harbor Towers Exterior Lighting
Type: LS10
Location: Building Facade Lighting

## ORDER CODE

Example:
XOOLIGHT HYD HD6 W820/ __ -A-BS- IP67

CONFIGURE NOW!

| Options for the order code: | Your selections ⊟ : |
|---|---|
| **LED tape** | |
| HD6 (6 W/m) | ⊟ HD6 |
| HD10 (10 W/m) | ⊟ HD10 |
| HD15 (15 W/m) | ⊟ HD15 |
| HD25 (25 W/m) | ⊟ HD25 |
| **Color temperature** | |
| 2,400 K | ⊟ W820 |
| 2,700 K | ⊟ W822 |
| 3,000 K | ⊟ W825 |
| 3,500 K / 3,400 K | ⊟ W827 / W927 |
| 3,900 K / 3,800 K | ⊟ W830 / W930 |
| 4,600 K / 4,400 K | ⊟ W835 / W935 |
| 5,200 K / 5,400 K | ⊟ W840 / W940 |
| 7,200 K | ⊟ W850 |
| Please note: The orange values are CRI 90 specifications. | |
| **Length** | |
| $L_{min}$: 84 mm | ⊟ 0084 |
| $L_{max}$: 4021 mm | ⊟ 4021 |
| Fixture build to length (not field cuttable): L = (N x 62.5 mm) + 21 mm; N = 1 ... (as follows); $L_{min}$ = 84 mm; H06/H10/H15: Nmax = 64; $L_{max}$ = 4,021 mm; H025: Nmax = 48; $L_{max}$ = 3,021 mm | |
| **Profile color** | |
| Anodized Al-Silver | ⊟ A |
| White powder coated | ⊟ W |
| **Cable Feed** | |
| Back side, 2 m (through mounting channel) | ⊟ BS |
| Front side, 2 m (through end caps) | ⊟ FS |
| **Trim** | |
| Trimless | ⊟ T |
| Recessed | ⊟ R |







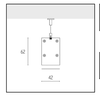
LED LINEAR™
A Fagerhult Group Company

XOOLIGHT™ White High Efficiency HD IP67

Bay Harbor Towers Exterior Lighting
Type: LS10
Location: Building Facade Lighting

## MOUNTING

1. Pendant



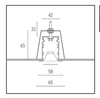

Mounting accessories
**VarioPendant 42432/4262 C** Pendantset for VarioContour 42432/4262 Art.-#: 13000106
**VarioCANOPY Square Mounting set (optional) for pendant ceiling installations on concrete ceilings** Art.-#: 16000347

Description
Pendant set for installations directly on the ceiling. 2 m wire is outable on site.
Pendant set with screws for installations directly on the ceiling. Recommended to use every 1 m.

Example of application



2. Recessed



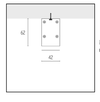

Mounting accessories
**VarioClamp Vario Contour 42628** Recessed clamp for Vario Contour 42628 Art.-#: 13000080

Description
The clamps can be adjusted in height to properly fit the thickness of the ceiling by tightening up the screw-bolt before clicking the light insert in.

Example of application



3. Surface-mounted, horizontal




Mounting accessories
No additional accessories are required for this mounting option

Description
Special designed mounting profile for surface-mounting options. Holes have to be drilled at site.

Example of application





LED LINEAR™
A Fagerhult Group Company

XOOLIGHT™ White High Efficiency HD IP67

Bay Harbor Towers Exterior Lighting
Type: LS10
Location: Building Facade Lighting

## POWER SUPPLY UNIT (PSU) & CONTROLS

**Recommended PSU**

VarioPSU 24V/90W IP67, 0-10V Black
Art.-#: 16000154



| | |
|---|---|
| Dimensions (L x H x W): | **171 mm x 63 mm x 37.5 mm** |
| Electrical Class: | **SK II** |
| LED Drive: | **CV** |
| Voltage (V): | **24 V** |
| Rated Power (W): | **90 W** |
| Input Voltage (Vac): | **90 -305** |
| Region: | **WR** |
| Certificates: | **ENEC, UL** |
| Schutzart: | **IP67** |
| Indoor/Outdoor: | **Outdoor** |

**Recommended Control**

IN.finite CASAMBI 2Ch CV
Art.-#: 16000057 EVO



| | |
|---|---|
| Dimensions (L x H x W): | **188 mm x 21 mm x 30 mm** |
| Channels | **2** |
| Dimming Options | **Casambi BLE** |
| Dimming | **PWM (f – 1400Hz)** |
| Dimming Curve | **Lin/Log/free conf.** |
| Dimming Range | **100% - 0%** |
| Voltage (V): | **12-58V** |
| Certificates: | **tbd** |
| Schutzart: | **IP10** |
| Indoor/Outdoor: | **Indoor** |

**Dimming**




## VOLTAGE DROP INFORMATION FOR THE FEED-IN LINE (PSU / CONTROL TO FIXTURE)

**0.34 mm² / AWG 22**

| XOOLIGHT™ White High Efficiency HD IP67 | HD6 | HD10 | HD15 | HD25 |
|---|---|---|---|---|
| Product run Length | max. cable length between PSU / Control unit and the luminaire | | | |
| 1 m | 32.3 m | 19.4 m | 12.9 m | 7.7 m |
| 2 m | 16.1 m | 9.7 m | 6.4 m | 3.8 m |
| 3 m | 10.7 m | 6.4 m | 4.3 m | 2.5 m |
| 4 m | 8 m | 4.8 m | 3.2 m | - |
| 5 m | - | - | - | - |

**1.5 mm² / AWG 15**

| XOOLIGHT™ White High Efficiency HD IP67 | HD6 | HD10 | HD15 | HD25 |
|---|---|---|---|---|
| Product run Length | max. cable length between PSU / Control unit and the luminaire | | | |
| 1 m | 142.8 m | 85.6 m | 57.1 m | 34.2 m |
| 2 m | 71.4 m | 42.8 m | 28.5 m | 17.1 m |
| 3 m | 47.6 m | 28.5 m | 19 m | 11.4 m |
| 4 m | 35.7 m | 21.4 m | 14.2 m | - |
| 5 m | - | - | - | - |

Calculation refers to the cable configuration on site.
The information listed in the table is only refers to the conductor-based voltage drop of max. 0.85V at 24V DC input voltage.

Regarding the electromagnetic combability (EMC) the maximum cable length is defined by the power supply manufacturer.
A cable length between power supply and planned product longer than indicated by the datasheet of the power supply is possible. However the electromagnetic combability can then be influenced by the conditions of the installation site. There is no data on electromagnetic compatibility for longer cable lengths, which might lead to the necessity of an evaluation of the electromagnetic compatibility by a third party.
Datasheets and mounting instructions of the components in combination with the planned product must be carefully read and followed.



# Fidenza 150
Wall Mounted Luminaire

.hess

## DESCRIPTION

Vertical planes with a slim profile define FIDENZA, adding an unobtrusive linear accent to contemporary interiors and outdoor spaces. The fabricated aluminum luminaire is fully shielded and includes an integral driver with minimal power consumption. FIDENZA emits zero uplight and is suitable for LEED lighting zones 1 through 4 and is Dark Sky compliant. All hardware is stainless steel.



PROTECTED BY PRIMAR®

Date: _____ Type: _____ Catalog Number: _____

Project Name: _____

## ORDERING INFORMATION

PRODUCT

| MODEL | LED MODULE | CCT | VOLT | MOUNTING | FINISH (Primar®) | OPTION |
|---|---|---|---|---|---|---|
| FD150 | LED | WW 3000K | UNV 120-277V | W Wall Mount | SG Silver Grey | AP Adapter Plate mounting over 3.5-4" octagon box |
| | | NW 4000K | | | DG Dark Grey | N None |
| | | | | | GG Graphite Grey | |
| | | | | | MB Matte Black | |
| | | | | | DB Dark Bronze | |
| | | | | | CC (Non Primar) Custom RAL Color | |

EXPERIENCE BRANDS www.hessamerica.com (For other Experience® Brands companies, please visit www.experiencebrandsusa.com) In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials. Technical specification sheets that appear on www.hessamerica.com are the most recent ones available. 1/4 Rev 20220523

Rev. | Date | Rev. | Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2021

ZONING

100% Submission

BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

**Owner:** PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: Tel: (305) 534-9099
Email

**Consultant:** Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:** Photometrics.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: Tel: (786) 536-6076
Email Email:Info@cladlandscape.com

**Consultant:**
Name
Address
Address
Tel:
Email

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

GREGORY ROY SCHNACKEL · LICENSE · No PE 0048442 · STATE OF FLORIDA · PROFESSIONAL ENGINEER · Date: 10/25/22 COA#: 28403

KOBI KARP

LIGHTING CUT SHEETS

| | | |
|---|---|---|
| Date | 08-24-2022 | Sheet No. |
| Scale | NO SCALE | PH-4.40 |
| Project | 0000 | |

Schnackel engineers
Fort Pierce · Miami · Orlando · Los Angeles · Seattle · Toronto
800-281-0963 www.schnackel.com

SE JOB#: 220672

# Fidenza 150
Wall Mounted Luminaire

.hess

## SPECIFICATIONS

**HOUSING**
Vertically oriented planar housing and wall bracket are fabricated from 6060 aluminum. Flat lens is clear acrylic. All hardware is stainless steel.

**OPTICS**
LED light engine with electrical disconnect is to flush mounted to the aluminum plate inside the housing. Six LEDs with individual refractive lenses are positioned within the cylindrical housing providing asymmetric distribution with zero uplight.

**ELECTRICAL**
Input voltage to universal high power factor LED driver is 120v through 277v AC, 50/60 Hz. Drive current to LEDs is 350 mA. Power consumption is 8 watts.

**LED DELIVERED LUMENS / SYSTEM WATTS / BUG RATING**
3000K: 121 LMS / 8.0 W/5-G
4000K: 155 LMS / 8.0 W/5-G

NOTE : Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of HessAmerica. Consult factory for current technical data.

**MOUNTING**
**Standard:**
Luminaire is supplied with stainless steel mounting bracket and miniature junction box. Stainless steel mounting bracket is secured to the junction box with two stainless steel screws, providing a mounting surface for the luminaire. The luminaire engages the mounting bracket and is secured with a single stainless steel screw from the top, concealed from normal viewing angles. Miniature junction box may be pre-shipped in advance on request.

**Adapter Plate for 3.5" or 4" Octagon Box:**
Machined aluminum adapter plate with universal hole pattern mounts to 3.5" or 4" octagon box with two screws. Stainless steel luminaire mounting bracket and decorative machined aluminum cover plate mounts over the adapter plate, providing a mounting surface for the luminaire. Luminaire engages with the stainless steel mounting bracket and is secured with single stainless steel screw from the top of the luminaire housing. Decorative cover plate is finished to match the luminaire.

**FINISH**
Housing is cleaned ultrasonically prior to painting. Standard finishes are finely textured matte silver grey metallic, dark grey, graphite grey, matte black, or dark bronze. Special colors available on request.

**WEIGHT:** 6 lbs

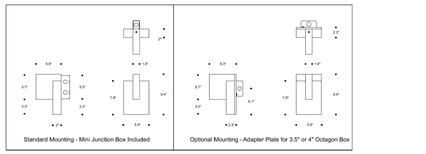
**WARRANTY**
Limited product warranty period including the LEDs is five years. Driver shall carry the manufacturer's limited warranty.



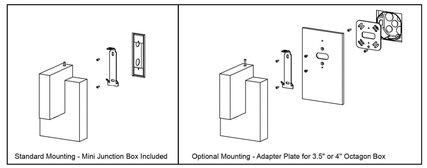
Fidenza 150
Wall Mounted Luminaire
.hess

## DIMENSIONS

All dimensions are shown in inches unless otherwise noted.




## MOUNTING DETAILS






Fidenza 150
Wall Mounted Luminaire
.hess

## EXTERIOR APPLICATION







PROFESSIONAL OUTDOOR LIGHTING

## SPECIFICATION SHEET

Type:
Model:
Project:

### MODEL 3106 Landscape Series • Up & Accent Lights

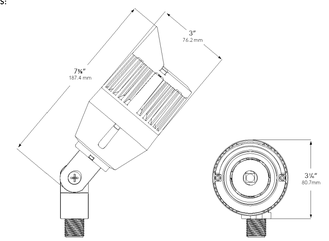
**FIXTURE SPECIFICATIONS:**

**HOUSING:**
Die-cast, copper-free aluminum.
**SHROUD:**
Die-cast, copper-free aluminum fitted to housing with a closed-cell molded silicone gasket - providing a superior weather tight seal. Door is designed to shed water from the lens surface.
**FINISH:**
Durable powder coat finish available in Black, Architectural Bronze, Dark Bronze, Granite, White, Architectural Brick, Light Bronze, Special Bronze, Glossy Gray, Rust, Hunter Green, Weathered Bronze, Weathered Iron, Graphite Metallic, Verde, Pewter, Mocha and Olde Finish. Custom Powder coat finishes available on request.
**LENS:**
Clear, tempered, shock and heat-resitant, soda-lime glass lens.
**LAMP TYPE:**
LED Lamp Only - Cree® MT-G2 High Density Array (HEDA) driven at 4.5-watts, 9.5-watts, or 13-watts. Color temperature available in 27 - (2700K),W - Warm (3000K), 35 - (3500K), N - Neutral (4000K), C - Cool (5000K).
**ELECTRICAL:**
Input voltage range 9 - 15V AC.

**OPTICS:**
Available in VNS - Very Narrow Spot, SP - Spot, MF - Medium Flood, or WF - Wide Flood.
**MOUNTING:**
Injection-molded composite adjustable knuckle with ½" NPS thread. Fixture may be mounted into threaded hubs in junction boxes, ground stakes (GR), tree mount boxes (TR), or mounting canopies (WR).
**FASTENERS:**
All fasteners are stainless steel.
**WIRING:**
Provided with a 36" pigtail of 18-2 direct-burial cable and underground connectors for a secure connection to supply cable.

**All Vista luminaires are** MADE IN U.S.A.

**DIMENSIONS:**




*Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.*

1625 Surveyor Avenue • Simi Valley, CA 93063 • (805) 527-0997 • (800) 766-VISTA (8478)
FAX: (888) 670-VISTA (8478) • email@vistapro.com • www.vistapro.com

PROFESSIONAL OUTDOOR LIGHTING

## SPECIFICATION SHEET

### MODEL 3106 Landscape Series • Up & Accent Lights

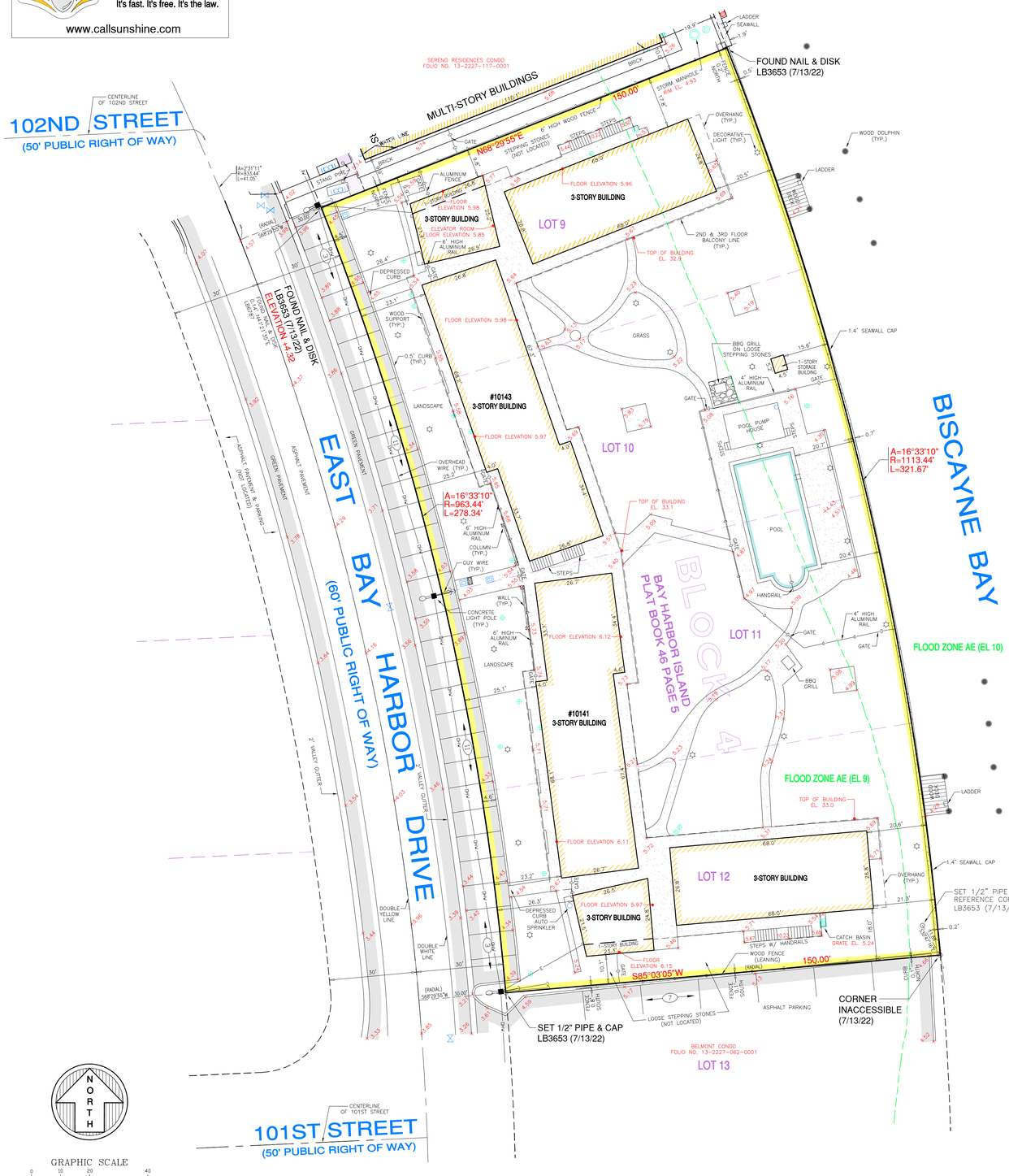
FIXTURE ORDERING INFORMATION

**TO ORDER FIXTURE: Select appropriate choice from each column as in the following example.**

EXAMPLE: GR-3106-B-4.5-W-SP

| MOUNTING | MODEL | FINISH | WATTAGE | COLOR TEMP | DISTRIBUTION | ACCESSORIES |
|---|---|---|---|---|---|---|
| **GR** - ABS ground stake<br>**WR** - Wall mount canopy<br>**TR** - Tree mount J-box | **3106** | Standard<br>**B** - Black<br>**Z** - Architectural Bronze<br>DZ - Dark Bronze<br>GT - Granite<br>W - White<br>Premium<br>BR - Architectural Brick<br>LZ - Light Bronze<br>SB - Special Bronze<br>GG - Glossy Gray<br>R - Rust<br>HG - Hunter Green<br>WB - Weathered Bronze<br>WI - Weathered Iron<br>GM - Graphite Metallic<br>Hand Finished<br>G - Verde<br>P - Pewter<br>M - Mocha<br>OF - Olde Finish | **4.5**<br>**9.5**<br>**13**<br><br><br><

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com




Zoning Report:

Data provided by Bercow, Radell, Fernandez, Larkin & Tapanes, for the property located at 10143 East Bay Harbor Drive, Harbor Islands, dated July 21, 2022, as to the following:

Zoning: RM-1, Multiple Family Residential District

Front Yard Setback: Buildings less than thirty (30) feet in height: twenty (20) feet.
Buildings less than forty-five (45) feet in height: twenty-five (25) feet.
Buildings less than seventy-five (75) feet in height: thirty (30) feet.

Rear Yard (Waterfront) Setback: o All lots in the RM-1 district shall have a minimum rear yard (waterfront) setback of twenty (20) feet.

Side Yard Setback: Buildings less than thirty (30) feet in height: ten (10) feet.
For each additional three (3) feet of building height above thirty (30) feet, there shall be one (1) additional foot of building setback for that portion of the structure over thirty (30) feet in height.

Building Height and Floor Height. No building in the RM-1 District and located on Block 4 of the Plat may exceed seventy-five (75) feet in height. Each building level/story shall be a minimum of nine (9) feet in height from floor to ceiling, inside measurement. The term ßevel/story9 refers to any floor within a residential development. Parking garage levels are not included.
Density. The maximum allowable base density is thirty-four (34) dwelling units per acre. The maximum allowable overall density including base density plus TDR units is seventy (70) dwelling units per acre. Partial units below one-half are rounded down to the nearest whole number, and partial units at or above one-half are rounded up. Individual project densities may be increased on a case-by-case basis only through the TDR process, discussed below.

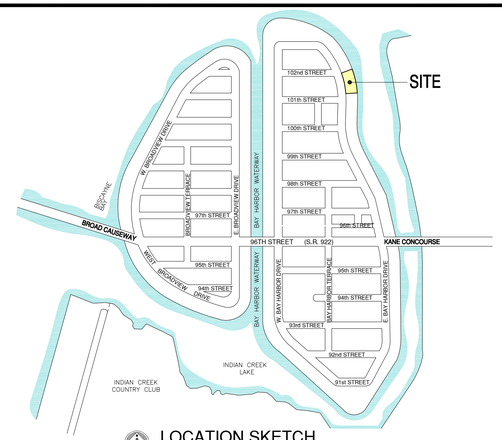
## TITLE COMMITMENT REVIEW:

- Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per Old Republic Title Insurance Company File No. 22102698 with a commitment date of July 2, 2022 Easements or rights of way of record per title commitment that are plottable are shown on this "ALTA/NSPS Land Title Survey".

SCHEDULE B-II
1-6 Standard Exceptions not addressed.
7. Terms, covenants, conditions, easements, restrictions, reservations and other provisions, including provisions which provide for a private charge or assessment, and also provide for an option to purchase, a right of first refusal, or the prior approval of a future purchaser or occupant, according to that certain Declaration of Condominium, and the exhibits and attachments thereto recorded in O.R.B. 13577, Page 266, as amended by O.R.B. 16670, Page 234 and O.R.B. 27431, Page 4800.
Encumbers parcel but not subject to location.
8. Dedication of all Drives, Streets, Terraces, together with existing and future planting, trees and shrubbery thereon for the perpetual use of the public as contained on the Plat, recorded in Plat Book 46, Page 5.
Dedication for Right-of-Way shown on survey. Restriction and other matters affect parcel but not subject to location.
9. Easement(s) contained in and reserved in Declaration of Restrictions recorded in Deed Book 2848, Page 69,
Parcel reserved for residential. 20' building setback from rear line/sea wall.
Parcel reserved for residential. 10' building setback to the side lines.
10. Reservations in favor of the State of Florida by and through the Trustees of the Internal Improvement Trust Fund as set forth in the Deed recorded in Deed Book 3128, Page 247. The right of entry and exploration running with the above reservations of an interest in phosphate, minerals, metals, and/or petroleum has been released by Florida Statute 270.11, F.S. for tracts not exceeding 20 acres.
Encumbers parcel but not subject to location.
11. The nature, extent or existence of riparian rights or littoral rights is not insured.
Not a survey matter.
12. Notwithstanding the legal description in Schedule A, this commitment/policy does not insure title to any lands lying below the mean or ordinary high water line of any navigable or tidally influenced waters, and specifically excludes from coverage any seawall, bulkhead or dock structure extending outside the insured lot(s) into the abutting waterway.
Not a survey matter.
13. Rights of the United States of America over any portion of the Land now or formerly submerged, arising by reason of the United States' control over navigable waters in the interest of navigation and commerce.
Not a survey matter.
14. Rights of tenants in possession, as tenants only, pursuant to unrecorded leases or occupancy agreements, if any, without any options to purchase or rights of first refusal with respect to the subject property. (to be shown as a subordinate matter on the loan policy to be issued).
Not a survey matter.
15. Pending disbursement of the full proceeds of the loan secured by the mortgage insured, this policy only insures the amount actually disbursed, and the amount of insurance under this policy shall increase to the extent of such disbursement up to the amount of insurance stated in Schedule A, but neither the date of policy nor any other part of the policy shall be deemed changed by virtue of such disbursement.
Not a survey matter.

## LEGEND

- CATCH BASIN
- MANHOLE
- LIGHT POLE
- WATER METER
- WATER VALVE
- CATCH BASIN INLET
- UTILITY POLE
- RISER
- FIRE HYDRANT
- HANDHOLE
- SIGN
- 0.5' CURB
- 2.00' CURB & GUTTER
- CHAIN LINK FENCE
- I.D. = IDENTIFICATION
- EL. = ELEVATION
- INV. = INVERT
- SAN. = SANITARY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- CONCRETE
- ASPHALT PAVEMENT




## LOCATION SKETCH
NOT TO SCALE

## LEGAL DESCRIPTION:

Lots 9, 10, 11 and 12, Block 4, BAY HARBOR ISLAND, according to the Plat thereof, as recorded in Plat Book 46 at Page 5 of the Public Records of Miami-Dade County, Florida.

## SURVEYOR'S NOTES:

- This site lies in Section 27, Township 52 South, Range 42 East, Bay Harbor Islands, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of N 68°29'55" E for the Northerly line of Lot 9, and evidenced by (2) found nail & disk.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. R-243, Elevation +6.61 current published information as of August 3, 2021. Located in February 2015 at 96 Street and East Broadview Drive.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 9) and AE (EL 10) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0144L, for Community No. 120637, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 45,000 square feet, or 1.033 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The locations of overhead utility lines are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.
- Property has public access along the entire West side of property line to East Bay Harbor Drive, a public right of way.
- There are no plottable easements provided to surveyor.
- Legal description shown hereon based on title commitment furnished by client and no claims as to ownership are made or implied.
- Miami-Dade County Folio No. 13-2227-088-0001 (Bay Harbor Towers Condo Reference only)

The following are optional Table A items to meet ALTA/NSPS Land Title Survey standards:

9. Total striped parking spaces within legal description: 28 Regular and 0 Handicap. Parking spaces were not verified for any applicable requirements.
11. Location of utilities existing on or serving the surveyed property as determined by: observed evidence collected pursuant to Section 5.E.iv. PER ALTA/NSPS. Client has not provided surveyor underground records to plot.
16. There is no evidence of earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
17. To the best of our knowledge there are no proposed changes in street right-of-way lines and there is no visible evidence of recent road construction work.
18. Offsite plottable easements were not surveyed, pursuant to Sections 5 and 6, or additional Table A, item 1, during the process of conducting the fieldwork.
19. Professional Liability Insurance policy obtained by the surveyor in the minimum amount of $2,000,000., to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.

## CERTIFICATION TO:

PPG BHT Owner LLC, a Delaware limited liability company
Ritter Zaretsky Lieber & Jaime LLP
Old Republic National Title
MSD RCOF Partners LVII, LLC, a Delaware limited liability company
MSD RCOF Partners LVIII, LLC, a Delaware limited liability company
RTE Title Company Inc

## SURVEYOR'S CERTIFICATION:

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on July 13, 2022, in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 15 (as applicable), 16, 17, 18, 19, and 20 of Table A thereof and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on July 13, 2022.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"
FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

| No. | O.N. | Revision Description |
|---|---|---|
| | | |

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

# ALTA/NSPS LAND TITLE SURVEY
BAY HARBOR TOWERS - 10141-10143 EAST HARBOR DRIVE
BAY HARBOR ISLANDS, MIAMI-DADE COUNTY, FLORIDA

| | |
|---|---|
| Original Date | 7/13/22 |
| Scale | 1"=20' |
| Drawn By | MAP |
| CAD No. | 161622 |
| Plotted | 7/19/22 12:44a |
| Ref. Dwg. | 2017-003 |
| Field Book | SJH 643/29 & 665/2-3 |
| Job No. | 220441 |
| Dwg. No. | 2017-003-1 |
| Sheet | 1 of 1 |

**AGENDA ITEM REPORT**
August 8, 2023

**ITEM NUMBER: 21.**

**ITEM: Consideration** and **Approval** of a private Transfer of Development Rights (TDR) transaction for one (1) private dwelling unit from 1050 95th Street to 10141-43 East Bay Harbor Drive development. Enclosed is are copies of the Town Planner's Staff Report, application, Site Development Plans, and other supporting documents.

**DESCRIPTION:**
The receiving site (10141-43 EBHD former Bay Harbor Towers MFR site) was granted a Site Development Plan approval by the Town's Design Review Board on December 6, 2022, for a total of 44 DU. The survey submitted for the proposed redevelopment site shows that the site is 45,000 sq. ft./ 1.03 acres in size. Therefore, the allowable base zoning density of 34 DUA would allow for 35 DU on the receiving site (1.03 acres x 34 DUA= 35.02 or 35 DU). Since the proposed new project includes 44 total dwelling units this requires the acquisition of 9 TDR units to construct the project (35 + 9 = 44 DU). To date, the developer has not acquired any TDRs to our knowledge. It appears the developer is now making arrangements to acquire the necessary TDR units to proceed with construction. The Town recently received four (4) TDR applications to acquire the required nine (9) TDR units to construct the project.

The Donor Site is currently developed as a 2-story / 8 DU condominium complex built in 1958 known as the Hideaway at Bay Harbor. The survey submitted with the TDR application notes the site is comprised of one (1) lot and the size of the property is 11,250 sq. ft. (0.258 acres). This donor site is a standard interior rectangular lot and no prior 11' dedication for parking is noted to have occurred. Therefore, up to nine (9) DU could have been constructed at the base 34 DUA density (.258 ac. x 34 DUA= 8.77 DU/ rounded to 9 DU). Town records indicate that the site is developed with an eight (8) DU condominium at a density of 31 units per acre. Our records do not indicate that any TDR units were previously transferred from this site and only one (1) unit is available to donate. If the one (1) TDR unit requested is approved, the donor site will have zero (0) remaining TDR units available.

As stated above the receiving site has also submitted concurrent TDR applications to contract wit h three
(3) other private property owners to acquire the remaining eight (8) 1DR units. If all of the private TDR applications are approved (9 DU total) the **receiving** site will have acquired the nine (9) total TDR units needed to construct the 44 DU complex. MMPA will provide separate staff reports for the other private TDR sales.

Donor Site: 1050 95th Street, Lot 6 of Block 13 (The Hideway at BH LLC)
Receiving Site: 10141-43 East Bay Harbor Drive, Lots 9, 10, 11 and 12 of Block 4 (Future Bay Harbor Towers MFR)
Number of units to be transferred: 1

All required information was submitted as required by Section 23-22.2 of the Town Code.

If the Town Council approves the private TDR Transaction Staff recommends the Town Attorney prepare a resolution setting forth the approval and/or recommendations.

**RECOMMENDED ACTION:**

---

**FINANCIAL ANALYSIS:**
There is no budget impact.

**BUDGET IMPACT:**

---

Submitted By: Yvonne Hamilton, Town Clerk

**ATTACHMENTS**

| | |
|---|---|
| 1. | Staff Report- BHI 10141-43 EBHD TDR App from 1050 95 St Aug 4 2023 (003) |
| 2. | Application - 1050 95 Street |
| 3. | 1050 95 st TDR Inspection 6.28.23 |
| 4. | 1050 95 Street Parcel Record |
| 5. | TDR23-000005 1050 95 Street Bldg Reinspection Letter - Completed 8.3.2023 |
| 6. | 1050 95 Street - Code Cmpliance Email - TDR Inspection Completed 8.2.2023 |

7522 Wiles Road Suite B-203
Coral Springs, Florida 33067
(Tel) 954-757-9909
(Fax) 954-757-7089
(E-mail) mmiller@michaelmillerplanning.com

MICHAEL MILLER PLANNING ASSOCIATES, INC.

# Fax

| | | | |
|---|---|---|---|
| **To:** | Yvonne P. Hamilton, CMC - Town Clerk | **From:** | Michael J. Miller, AICP MJM |
| | Town of Bay Harbor Islands | | Consultant Town Planner |
| **Fax:** | 305-866-4863 | **Pages:** | 2 (Including Cover Page) |
| **Phone:** | 305-866-6241 | **Date:** | 8/4/2023 |
| **Re:** | Transfer of Development Rights (TDR) | **CC:** | Maria Lasday – Town Manager |
| | 10141-43 E. Bay Harbor Drive | | Joseph S. Geller, Esq. – Town Attorney |
| | Bay Harbor Towers MFR (44 Total DU) | | |

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **As Requested**

**TDR Request – 1 Private DU**

**Donor Site:** **1050 95th Street / Lot 6 of Block 13 (The Hideaway at BH, LLC)**

**Receiving Site:** **10141-43 East Bay Harbor Drive / Lots 9, 10, 11 and 12 of Block 4 (Future Bay Harbor Towers MFR)**

In response to the Town's request for our firm's analysis of the lands proposed to be involved with the above referenced TDR application requesting approval of the transfer of one (1) private TDR unit, following is our analysis.

**RECEIVER SITE** - Our records indicate the **receiving** site (10141-43 EBHD former Bay Harbor Towers MFR site) was granted a Site Development Plan approval by the Town's Design Review Board on December 6th, 2022, for a total of 44 DU. The survey submitted for the proposed redevelopment site shows that the site is 45,000 sq. ft. / 1.03 acres in size. Therefore, the allowable base zoning density of 34 DUA would allow for 35 DU on the receiving site (1.03 acres x 34 DUA = 35.02 or 35 DU). Since the proposed new project includes 44 total dwelling units this requires the acquisition of 9 TDR units to construct the project (35 + 9 = 44 DU). To date, the developer has not acquired any TDRs to our knowledge. It appears the developer is now making arrangements to acquire the necessary TDR units to proceed with construction. The Town recently received four (4) TDR applications to acquire the required nine (9) TDR units to construct the project.

**DONOR SITE** - The **donor** site is currently developed as a 2-story / 8 DU condominium complex built in 1958 known as the Hideaway at Bay Harbor. The survey submitted with the TDR application notes the site is comprised of one (1) lot and the size of the property is 11,250 sq. ft. (0.258 acres). This donor site is a standard interior rectangular lot and no prior 11' dedication for parking is noted to have occurred. Therefore, up to nine (9) DU could have been constructed at the base 34 DUA density (.258 ac. x 34 DUA = 8.77 DU / rounded to 9 DU). Town records indicate that the site is developed with an eight (8) DU condominium at a density of 31 units per acre. Our records do not indicate that any TDR units were previously transferred from this site and only one (1) unit is available to donate. If the one (1) TDR unit requested is approved, the **donor** site will have zero (0) remaining TDR units available.

As stated above the **receiving** site has also submitted concurrent TDR applications to contract with three (3) other private property owners to acquire the remaining eight (8) TDR units. If all of the private TDR applications are approved (9 DU total) the **receiving** site will have acquired the nine (9) total TDR units needed to construct the 44 DU complex. MMPA will provide separate staff reports for the other private TDR sales.

Our office was not requested to perform any inspections of the donor site to determine if the site complies with Town Codes or has any Code violations. We assume other Town staff members will perform those tasks in conformance with the Town TDR Code requirements. The backup documents did not include an inspection report for the donor site.

*Application Fee: $1,000 Private Transaction - $500 Town Owned Units*

| (For official use only) | |
|---|---|
| DATE RECEIVED: _____ | TDR UNIT COST: $_____ |
| TDR UNITS REQUESTED_____ | PROJECT TOTAL UNITS _____ |
| APPROVAL DATE :_____ | APPROVED BY_____ |

# TOWN OF BAY HARBOR ISLANDS
# APPLICATION FORM
# TRANSFER OF DEVELOPMENT RIGHTS

## APPLICANT INFORMATION

| | | |
|---|---|---|
| Name PPG BHT Owner LLC c/o Ari Pearl | | |
| Phone (917) 439-8717 | e-mail mamster@brzoninglaw.com mharo@brzoninglaw.com | Fax (305) 505-0526 |
| Address 501 Diplomat Parkway | | |
| City and State Hallandale Beach, Florida | | Zip Code 33009 |
| Relationship to Property: Owner | | |

## RECEIVER SITE INFORMATION

| | | |
|---|---|---|
| Owner's Name PPG BHT Owner LLC c/o Ari Pearl | | |
| Phone (917) 439-8717 | e-mail mamster@brzoninglaw.com mharo@brzoninglaw.com | Fax (305) 505-0526 |
| Address 501 Diplomat Parkway | | |
| City and State Hallandale Beach, Florida | | Zip Code 33009 |
| Property Address/Location 10143 East Bay Harbor Drive, Bay Harbor Islands, Florida 33154 | | |
| Legal Description: LOT(S) 9 to 12 BLOCK 4 | | |
| Folio Number 13-2227-088-0001 | Current Zoning RM-1 Multi-Family District | |
| Property size 45,000 square feet; 1.03 acres | Purchase date | |
| Existing use of the property Residential | | |
| Describe Existing Structure on Property Condominium building | | |
| | | |
| Dwelling units to be received 9 dwelling units | | |
| Total Dwelling units including TDR 44 Dwelling Units | | |

**HAS SITE PLAN FOR RECEIVING PROPERTY BEEN APPROVED?**

☒ **Yes** ☐ **No**

**If Yes, then provide date of approval** December 2, 2022
**If Not, then attach preliminary site plan.**

**ARE TDRs BEING REQUESTED FROM THE TOWN? Yes ☐ No ☒**

**If Yes, skip the donor site portion**
**If Not, then fill in the donor site portion.**

**DONOR SITE INFORMATION, IF APPLICABLE**

| | | |
|---|---|---|
| Owner's Name The Hideaway at Bay Harbor, LLC c/o Andrew McDermott | | |
| Phone (215) 964-2315 | e-mail andrew@gehretinvestments.com | Fax ( ) |
| Address 6345 Marlin Drive | | |
| City and State Coral Gables, Florida | | Zip Code 33158 |
| Property Address/Location 1050 95 Street, Bay Harbor Islands, Florida 33154 | | |
| Legal Description: LOT(S) 6 BLOCK 13 | | |
| Folio Number 13-2227-001-2530 | Current Zoning RM-2 | Year built 1958 |
| Property size 11,250 Sq. Ft. | Purchase date 11/09/2017 | |
| Existing use of the property Residential | | |
| Describe Existing Structure on Property Condominium building | | |
| | | |
| Dwelling units to be transferred to TDR Bank One (1) private TDR to be transferred to Receiver Site | | |
| Units permitted Nine (9) | | |

**APPRAISAL INFORMATION - IF APPLICABLE**
**(Appraiser must be approved by the Town)**
(Only fill this portion out if purchasing TDRs from the Town and if the amount set by the Town is not accepted by you.)

| | | |
|---|---|---|
| Name: | | |
| Phone ( ) | e-mail | Fax ( ) |
| Address | | |
| City and State | | Zip Code |
| Date of Appraisal / / | Appraisal Value of TDR unit $ | |
| Proposed TDR Unit Value $ | | |

**SURVEY COMPANY INFORMATION** - (provide survey's for both receiver and donor sites)
Survey must be current (no more than 6 months old)

| | | |
|---|---|---|
| Name of Surveyor (Receiver Site) Fortin, Leavy, Skiles, Inc. | | |
| Address 180 Northeast 168th Street, North Miami Beach, Florida 33162 | | |
| Phone (305) 653-4493 | e-mail fls@flssurvey.com | Fax (305) 651-7152 |

| | | |
|---|---|---|
| Name of Surveyor (Donor) Gunter Group, Inc. | | |
| Address 9350 SW 22nd Terrace, Miami, Florida 33165 | | |
| Phone ( 305) 220-0073 | e-mail | Fax (954) 689-7799 |

**PROPERTY CODE INSPECTION RESULTS - (Donor Site)**

*The Town requires, as a condition of permitting any transfer or development rights, that the donor parcel and/or receiving parcel improve the site to meet as many current day code requirements as possible, as determined by the Town. This may include the Town's land development code such as zoning, landscaping, signage and property maintenance. It may also include Building Code and Life Safety Code improvements.*

□ **Building must have obtained 40 or 50 Year Certification - If Applicable**
□ **Outstanding Liens or Code Violations must be cured and/or paid - If Applicable**

Other inspections to be performed may include, but are not limited to, the following items:

□ Exterior paint □Windows □ Doors □ Elevators
□ Steps □ Railings □ Landscaping □ Parking area
□ Pool/Recreation facilities □ Fences/Walls □ Plumbing
□ Electrical System □ A/C equipment □ Roof mounted equipment/screening
□ Roofing

**I hereby certify that:**

1) The information furnished on this application and the attachments is true.

2) I am the owner(s) of record of the property described in this application.

3) If the application, as modified or amended during the review and approval process, is granted, I agree, in consideration therefore, to indemnify and hold harmless, and promise not to sue, the Town of Bay Harbor Islands, include its officers and employees, in connection with any claims or other actions arising out of said review and approval.

***A Contract for Sale and Purchase of Development Rights and Deed of Transfer of Development Rights shall be required as part of the approval of a TDR transfer. The deed transferring the development rights shall be recorded in the public records prior to the issuance of a development permit.***

**RECEIVER SITE**

Signature of Owner (Applicant) — Date: 4-21-23

Signature of Owner (Co-Applicant) — Date

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 21 day of April, 2023, by Avi Peck on behalf of PPG Bay Harbor LLC, a ~~Florida~~ Delaware (corporation) (partnership) (Other: LLC.) He/She is personally known to me or has produced personally known (type of identification produced) as identification and did take an oath.

My Commission Expires:

Notary Public State of Florida
Jessica Weiss Levison
My Commission
HH 267399
Exp. 5/23/2026

Notary Public, State of Florida

Print Name:

**DONOR SITE**

Signature of Owner (Applicant) — Date: 4-21-2023

Signature of Owner (Co-Applicant) — Date

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 21 day of April, 2023, by Andrew McDermott on behalf of The Hideaway at Bay Harbor, LLC, a Florida (corporation) (partnership) (Other: .) He/She is personally known to me or has produced FLDL M236-010-77-147-0 (type of identification produced) as identification and did take an oath.

NOTARY PUBLIC STATE OF FLORIDA
FRANK PADRON
Commission # GG 953806
Expires March 16, 2024
Bonded Thru Budget Notary Services

My Commission Expires:
03/16/2024

Notary Public, State of Florida

Print Name: Frank Padron

# Town of Bay Harbor Islands Code Compliance Department
# TDR Re-inspection

Date: June 28, 2023

Property Address: HIDEAWAY AT BAY HARBOR LLC
1050 95 Street
Bay Harbor Islands, FL 33154




Front view of the building.




The air conditioning units and garbage containers are visible from the street and the adjacent property. Have both the air conditioning units and garbage containers screen from view.

Sec. 9-3. - Location of waste facilities, waste storage facilities.

a) All dumpsters or containers shall be kept together in or within a wall or enclosed area on private property, or in a location approved by the town. As an alternative to a wall or enclosed area, and subject to the approval of the town, containers may be screened from view by a hedge or shrubbery. Such area shall not extend into any front yard; on corner lots it shall not extend into any yard facing the street. Such area shall be accessible to both town and private waste collectors.

Sec. 23-12(15)(h) ii. All replacement and new air conditioning equipment shall be screened from view from the street and from adjacent property, when seen by a person at ground level;




New exterior doors installed without a permit. Obtain a permit for the exterior doors.

5-6(a) *Required.* Permits shall be required and must be obtained for all structures erected, constructed, moved, reconstructed or structurally altered or other work done on such structures such as painting, roof cleaning or painting, plumbing or electrical work, sandblasting, seawall repairs, sign painting or installation, driveway sealing or paving, awning installation, fencing, installation or replacement or repair of air-conditioning equipment, hurricane shutters and patio slabs in the town. Fees shall be paid therefor in accordance with the fee schedule provided herein. As a condition precedent to the processing of plans and/or an application for a permit involving new construction, substantial renovations, or demolition, neither the applicant nor the subject property shall have any existing code violations in the town, liens or unpaid fines due and owing to the town.




Writing observed on the exterior wall. Have the exterior wall painted to match the rest of the building.

## Sec. 14-19. - Graffiti; malicious real property damage; prohibited.

(a) Graffiti is hereby defined as the acts prohibited in subsections (b), (c) and (d) of this section.

(b) It shall be unlawful for any person maliciously or wantonly or without the knowledge and consent of the owner to mar, deface, damage or destroy by writing, painting or drawing any inscription, figure or mark of any type on the exterior or interior, including walls and appurtenances of any public or private building, telephone booth, bus bench, public way, church, synagogue, or school.




Deteriorated asphalt parking lot observed at the property. Please have the driveway repaved and parking spaces re-striped, Permit required.

## Sec. 23-12. - General provisions.

(1) Nothing shall be done or suffered to be done or permitted to exist on any improved or unimproved property which may be or become an annoyance, blight, eyesore, danger or nuisance to the neighborhood, the inhabitants of buildings or the safety and welfare of the general public. Without limiting the foregoing, the following shall constitute a nuisance: deteriorated landscaping, deteriorated fences, deteriorated roofs, deteriorated windows, deteriorated shutters, deteriorated screens, deteriorated exterior paint, deteriorated railings, deteriorated facia boards, deteriorated exterior doors, deteriorated driveways, deteriorated parking areas, deteriorated garbage containers, deteriorated swimming pools and pool areas or any deteriorated part of structures to the extent it causes a blight on the neighborhood or endangers life or property. Deteriorated is defined as degeneration in the substance of the thing such as that arising from decay, corrosion, disintegration, lack of paint, broken parts, holes, or leaking in the case of roofs. No monkeys, apes, reptiles, horses, cattle, swine, goats, poultry, fowl or any other livestock shall be kept on any lot.



**PROPERTY**
**PARCEL #: 1322270012530**
**1050 95 STREET**
**BAY HARBOR ISLANDS FL 33154-2113**

| PERMIT # | SUB TYPE | DESCRIPTION | STATUS | ISSUED | EXPIRATION |
|---|---|---|---|---|---|
| P23-000111 | Plumbing Permit | Abandon sprinkler system and installation of vqcum breakers | Application Withdrawn | | |
| E23-000120 | Electrical Permit | Removal demolition of old rigid pipe with wheater head not in use for old service conduit | Closed | 07/31/2023 | 02/01/2024 |
| B23-000394 | Addition/Alteration | Painting railing on west side of building | Closed | 07/31/2023 | 02/01/2024 |
| B23-000378 | Addition/Alteration | Re-seal and re-stripe parking lot. 7 spaces | Closed | 07/24/2023 | 01/31/2024 |
| TDR23-000005 | Private Transaction | TDR One (1) Private Transfer (Project 10143 EBH Drive) | Pending | 06/02/2023 | |
| B23-000158 | Addition/Alteration | Reroof flat roof | Closed | 04/11/2023 | 11/08/2023 |
| B19-000343 | Addition/Alteration | Vacation rental business tax receipt | Closed | 09/17/2019 | 03/19/2020 |
| MB19-000042 | Misc Building | 40 Yr Re-certification (60 Yr) | Closed | 07/18/2019 | 01/18/2020 |
| EP19-000014 | Engineering Permit | Install one new pole and one new transformer, transfer all facilities to new pole [FPL WK 8788390] | Closed | 06/05/2019 | 12/05/2019 |
| B19-000055 | Addition/Alteration | Replace 8 doors to impact resistant | Closed | 03/04/2019 | 07/29/2020 |
| B19-000062 | Addition/Alteration | Wood-look porcelain tile installation - Eight units with soundproofing on second floor units | Closed | 02/25/2019 | 01/22/2020 |
| B18-000176 | Addition/Alteration | Interior remodel | Closed | 08/15/2018 | 10/20/2021 |
| E18-000165 | Electrical Permit | Interior remodel [meter room upgrade, a/c units and GFCI outlets] [permit excludes low voltage] | Closed | 01/04/2019 | 12/26/2019 |
| P18-000180 | Plumbing Permit | Move plumbing for 4 kitchens. Add plumbing for washer/dryer in each unit. Install water heaters. Plumbing for remodel | Closed | 12/20/2018 | 04/28/2021 |
| M18-000155 | Mechanical Permit | New A/C and ductwork install | Closed | 01/23/2019 | 01/10/2020 |
| B18-000145 | Addition/Alteration | Painting exterior of building [Dumpster included] | Closed | 04/25/2018 | 10/25/2018 |
| B18-000036 | Addition/Alteration | Window replacement | Expired w/no Inspections | 02/21/2018 | 10/20/2021 |
| B23-000389 | New Construction | Window/Door replacement [renewal] | Closed | 07/26/2023 | 01/31/2024 |
| MB2014-50 | Addition/Alteration | Project Description: paint exterior of MFR brown Type: Project Description: paint exterior of MFR brown Other: PAINTING | Closed | 03/18/2014 | 09/14/2014 |
| MB2009-46 | Addition/Alteration | Project Description: For Sale/ Lease/ Rent Sign Type: Project Description: For Sale/ Lease/ Rent Sign Other: SIGNS - FOR SALE/RENT | Closed | 02/02/2009 | 08/01/2009 |
| MB2008-212 | Addition/Alteration | Project Description: 40 Yr Re-Certification Type: Project Description: 40 Yr Re-Certification Other: MISCELLANEOUS | Closed | 10/09/2008 | 04/06/2009 |
| MB2008-155 | Addition/Alteration | Project Description: For Rent Sign Type: Project Description: For Rent Sign Other: SIGNS - FOR SALE/RENT | Closed | 07/30/2008 | 01/26/2009 |
| MB2008-156 | Addition/Alteration | Project Description: For Rent Sign Type: For Sale / Rent Project Description: For Rent Sign Other: MISCELLANEOUS | Closed | 07/31/2008 | 01/27/2009 |
| BP2007-200 | Addition/Alteration | The location of any individual temporary political sign shall only be in a front yard (or rear yard for waterfront lots), or in a window or affixed to a building. Project Description: Sec. 17-8. Temporary political sign. Type: Project Description: Sec. 17-8. Temporary political sign. Other: SIGNS - POLITICAL | Closed | 04/13/2007 | 06/12/2007 |

Town Council

Elizabeth Tricoche
Mayor

Joshua D. Fuller
Vice Mayor

Stephanie Bruder
Council Member

Molly Winters Diallo
Council Member

Isaac Salver
Council Member

Teri D'Amico
Council Member

Robert Yaffe
Council Member

Town Officials

Maria Lasday
Town Manager

Yvonne Hamilton
Town Clerk

Joseph S. Geller
Town Attorney

August 3, 2023

Yvonne Hamilton, Town Clerk
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, Florida 33154

RE: PROPOSED NEW PROJECT
Transfer of Development Rights TDR23-000005 (Private - 1)
Receiver: 10143 East Bay Harbor Drive ~ Donor: 1050 95 Street
**Folio 13-2227-001-2530 ~ Lot 6 / Block 13**

Dear Ms. Hamilton:

The Building Department has reinspected the items below and have found the property is now in compliance.

***BUILDING REPAIRS***

~~1. Fire extinguisher is expired (see picture)~~ Date was not expired.
~~2. Railings to be painted (rusted - see picture)~~ B23-000394 Closed 8/1/2023
~~3. All exterior doors must match – Replace jalousie door (see picture)~~
B23-000389 Closed 7/31/2023
~~4. Cover exterior electrical outlets (Some missing (see picture)~~
Covered 8/1/2023
~~5. Paint the exterior wall of the unit that has chalk wording (see picture)~~
Graffiti Removed 8/1/2023
~~6. Window Permit B18-000036 to replace windows expired with no final inspection. Permit must be renewed and inspected.~~
B23-000389 Closed 7/31/2023

***ELECTRICAL REPAIRS***

~~1. It appears the old overhead is no longer in service. Was left on the left entrance and must be removed. A demo permit is required.~~
E23-000120 Closed 8/1/2023

***PLUMBING REPAIRS***

~~1. Missing backflow certification on domestic water line~~ Backflow Certificate Submitted 8/1/2023
~~2. Irrigation system connected to domestic water supply – missing backflow prevention.~~ Re-inspected 8/3/2023
~~3. Missing vacuum breaker on hose bib.~~ Re-inspected 8/3/2023

If you have any further questions or comments, please feel free to contact me.

Ayanidys J Martinez, CEP
Building & Zoning Supervisor

## Ayanidys Martinez

**From:** Evelyn Merizalde
**Sent:** Wednesday, August 2, 2023 9:58 AM
**To:** Ayanidys Martinez; Yvonne Hamilton
**Subject:** 1050 95 Street- TDR Report
**Attachments:** 1050 95 st TDR Inspection 6.28.23.pdf

Good morning,

The violations noted on the attached TDR report are closed. No further action is required currently.

***Thank you,***

***Evelyn Merizalde***
***Code Compliance Supervisor***
***Town of Bay Harbor Islands***
***9665 Bay Harbor Terrace 2nd Floor***
***Bay Harbor Islands, FL 33154***
***Office: (305) 993-1786***
***Mobile: (786) 256-4347***
***emerizalde@bayharborislands-fl.gov***
***www.bayharborislands-fl.gov***

**Please note: Florida has a very broad public records law. Most written communications to or from public agencies regarding government business are considered to be public records and will be made available to the public and the media upon request. Therefore, your e-mail message is subject to public disclosure.**

**AGENDA ITEM REPORT**
August 8, 2023

**ITEM NUMBER: 22.**

**ITEM: Consideration** and **Approval** of two (2) private Transfer of Development Rights (TDR) transaction for two (2) private dwelling units from 1020 93rd Street to 10141-43 East Bay Harbor Drive development. Enclosed are copies of the Town Planner's Staff Report, the application, Site Development Plans and other supporting documents.

**DESCRIPTION:**
The Town received a Transfer of Development Rights (TDR) application for a private TDR transaction of five (5) dwelling units.

The receiving site (10141-43 EBHD former Bay Harbor Towers MFR site) was granted a Site Development Plan approval by the Town's Design Review Board on December 6, 2022, for a total of 44 DU. The survey submitted for the proposed redevelopment site shows that the site is 45,000 sq. fl / 1.03 acres in size. Therefore, the allowable base zoning density of 34 DUA would allow for 35 DU on the receiving site (1.03 acres x 34 DUA= 35.02 or 35 DU). Since the proposed new project includes 44 total dwelling units this requires the acquisition of 9 TDR units to construct the project (35 + 9 = 44 DU). To date, the developer has not acquired any TDRs to our knowledge. It appears the developer is now making arrangements to acquire the necessary TDR units to proceed with construction. The Town recently received four (4) TDR applications to acquire the required nine (9) TDR units to construct the project.

The donor site is currently vacant / undeveloped. The survey submitted with the TDR application notes the site is comprised of one (1) lot and the size of the property is 11,250 sq. fl (0.258 acres). This donor site is a standard interior rectangular lot and no prior 11' dedication for parking is noted to have occurred. Therefore, up to nine (9) DU could be constructed at the base 34 DUA density (.258 ac. x 34 DUA= 8.77 DU / rounded to 9 DU). Town records indicate that the site was previously developed in 1952 with a four (4) DU multifamily complex at a density of 15.5 units per acre. Our records do not indicate that any TDR units were previously transferred from this site and all nine (9) units are available to donate. If the two (2) TDR units requested are approved, the donor site will have seven (7) remaining TDR units available.

As stated above the receiving site has also submitted concurrent TDR applications to contract with three (3) other private property owners to acquire the remaining seven (7) TDR units. If all of the private TDR applications are approved (9 DU total) the receiving site will have acquired the nine (9) total TDR units needed to construct the 44 DU complex. MMPA will provide separate staff reports for the other private TDR sales.

Donor Site: 1020 93rd Street, Lot 3 of Block 15 (Vacant Lot - H4U Properties, LLC)
Receiving Site: 10141-43 East Bay Harbor Drive, Lots 9, 10, 11 and 12 of Block 4 (Future Bay Harbor Towers MFR)
Number of units to be transferred: 1

All required information was submitted as required by Section 23-22.2 of the Town Code.

If the Town Council approves the private TDR Transaction Staff recommends the Town

Attorney prepare a resolution setting forth the approval and/or recommendations.

**RECOMMENDED ACTION:**
Council's Discretion

---

**FINANCIAL ANALYSIS:**
There is no financial impact.

**BUDGET IMPACT:**

---

Submitted By: Yvonne Hamilton, Town Clerk

**ATTACHMENTS**

| | |
|---|---|
| 1. | Staff Report Revised - 10141-43 EBHD TDR App from 1020 93 St Aug 4 2023 (003) |
| 2. | Application - 1020 93 Street - TDR23-000004 |
| 3. | TDR23-000004 Bldg Letter 6.14.2023 |
| 4. | TDR Inspection 1020 93 st |

7522 Wiles Road Suite B-203
Coral Springs, Florida 33067
(Tel) 954-757-9909
(Fax) 954-757-7089
(E-mail) mmiller@michaelmillerplanning.com

MICHAEL MILLER PLANNING ASSOCIATES, INC.

# Fax

| | | | |
|---|---|---|---|
| **To:** | Yvonne P. Hamilton, CMC - Town Clerk<br>Town of Bay Harbor Islands | **From:** | Michael J. Miller, AICP<br>Consultant Town Planner |
| **Fax:** | 305-866-4863 | **Pages:** | 2 (Including Cover Page) |
| **Phone:** | 305-866-6241 | **Date:** | 8/4/2023 |
| **Re:** | Transfer of Development Rights (TDR)<br>10141-43 E. Bay Harbor Drive<br>Bay Harbor Towers MFR (44 Total DU) | **CC:** | Maria Lasday – Town Manager<br>Joseph S. Geller, Esq. – Town Attorney |

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **As Requested**

**TDR Request – 2 Private DU**

**Donor Site:** **1020 93rd Street / Lot 3 of Block 15 (Vacant Lot – H4U Properties, LLC)**

**Receiving Site:** **10141-43 East Bay Harbor Drive / Lots 9, 10, 11 and 12 of Block 4 (Future Bay Harbor Towers MFR)**

In response to the Town's request for our firm's analysis of the lands proposed to be involved with the above referenced TDR application requesting approval of the transfer of two (2) private TDR units, following is our analysis.

**RECEIVER SITE** - Our records indicate the **receiving** site (10141-43 EBHD former Bay Harbor Towers MFR site) was granted a Site Development Plan approval by the Town's Design Review Board on December 6th, 2022, for a total of 44 DU. The survey submitted for the proposed redevelopment site shows that the site is 45,000 sq. ft. / 1.03 acres in size. Therefore, the allowable base zoning density of 34 DUA would allow for 35 DU on the receiving site (1.03 acres x 34 DUA = 35.02 or 35 DU). Since the proposed new project includes 44 total dwelling units this requires the acquisition of 9 TDR units to construct the project (35 + 9 = 44 DU). To date, the developer has not acquired any TDRs to our knowledge. It appears the developer is now making arrangements to acquire the necessary TDR units to proceed with construction. The Town recently received four (4) TDR applications to acquire the required nine (9) TDR units to construct the project.

**DONOR SITE** - The **donor** site is currently vacant / undeveloped. The survey submitted with the TDR application notes the site is comprised of one (1) lot and the size of the property is 11,250 sq. ft. (0.258 acres). This donor site is a standard interior rectangular lot and no prior 11' dedication for parking is noted to have occurred. Therefore, up to nine (9) DU could be constructed at the base 34 DUA density (.258 ac. x 34 DUA = 8.77 DU / rounded to 9 DU). Town records indicate that the site was previously developed in 1952 with a four (4) DU multifamily complex at a density of 15.5 units per acre. Our records do not indicate that any TDR units were previously transferred from this site and all nine (9) units are available to donate. If the two (2) TDR units requested are approved, the **donor** site will have seven (7) remaining TDR units available.

As stated above the **receiving** site has also submitted concurrent TDR applications to contract with three (3) other private property owners to acquire the remaining seven (7) TDR units. If all of the private TDR applications are approved (9 DU total) the **receiving** site will have acquired the nine (9) total TDR units needed to construct the 44 DU complex. MMPA will provide separate staff reports for the other private TDR sales.

Our office was not requested to perform any inspections of the donor site to determine if the site complies with Town Codes or has any Code violations. We assume other Town staff members will perform those tasks in conformance with the Town TDR Code requirements. The backup documents did not include an inspection report for the donor site.

*Application Fee: $1,000 Private Transaction - $500 Town Owned Units*

| (For official use only) | |
|---|---|
| DATE RECEIVED: _____ | TDR UNIT COST: $_____ |
| TDR UNITS REQUESTED_____ | PROJECT TOTAL UNITS _____ |
| APPROVAL DATE :_____ | APPROVED BY:_____ |

# TOWN OF BAY HARBOR ISLANDS
# APPLICATION FORM
# TRANSFER OF DEVELOPMENT RIGHTS

## APPLICANT INFORMATION

| | | |
|---|---|---|
| Name PPG BHT Owner LLC c/o Ari Pearl | | |
| Phone (917) 439-8717 | e-mail mamster@brzoninglaw.com mharo@brzoninglaw.com | Fax (305) 505-0526 |
| Address 501 Diplomat Parkway | | |
| City and State Hallandale Beach, Florida | | Zip Code 33009 |
| Relationship to Property: Owner | | |

## RECEIVER SITE INFORMATION

| | | |
|---|---|---|
| Owner's Name PPG BHT Owner LLC c/o Ari Pearl | | |
| Phone (917) 439-8717 | e-mail mamster@brzoninglaw.com mharo@brzoninglaw.com | Fax (305) 505-0526 |
| Address 501 Diplomat Parkway | | |
| City and State Hallandale Beach, Florida | | Zip Code 33009 |
| Property Address/Location 10143 East Bay Harbor Drive, Bay Harbor Islands, Florida 33154 | | |
| Legal Description: LOT(S) 9 to 12 BLOCK 4 | | |
| Folio Number 13-2227-088-0001 | Current Zoning RM-1 Multi-Family District | |
| Property size 45,000 square feet; 1.03 acres | Purchase date | |
| Existing use of the property Residential | | |
| Describe Existing Structure on Property Condominium building | | |
| | | |
| Dwelling units to be received 9 dwelling units | | |
| Total Dwelling units including TDR 44 Dwelling Units | | |

**HAS SITE PLAN FOR RECEIVING PROPERTY BEEN APPROVED?**
☒ **Yes** ☐ **No**

**If Yes, then provide date of approval** December 2, 2022
**If Not, then attach preliminary site plan.**

**ARE TDRs BEING REQUESTED FROM THE TOWN? Yes ☐ No ☒**

**If Yes, skip the donor site portion**
**If Not, then fill in the donor site portion.**

## DONOR SITE INFORMATION, IF APPLICABLE

| | | |
|---|---|---|
| Owner's Name H4U Properties, LLC c/o Jose Castellano | | |
| Phone | e-mail | Fax ( ) |
| Address 5800 Moss Ranch Road | | |
| City and State Pinecrest, Florida | | Zip Code 33156 |
| Property Address/Location 1020 93 Street, Bay Harbor Islands, Florida 33154 | | |
| Legal Description: LOT(S) 3 BLOCK 15 | | |
| Folio Number 13-2227-001-2850 | Current Zoning RM-2 | Year built 1976 |
| Property size 11,250 sq. ft. | Purchase date 09/08/2021 | |
| Existing use of the property Vacant Land | | |
| Describe Existing Structure on Property Commercial | | |
| | | |
| Dwelling units to be transferred to TDR Bank Two (2) private TDRs to be transferred to Receiver Site | | |
| Units permitted Nine (9) units | | |

## APPRAISAL INFORMATION - IF APPLICABLE

**(Appraiser must be approved by the Town)**
(Only fill this portion out if purchasing TDRs from the Town and if the amount set by the Town is not accepted by you.)

| | | |
|---|---|---|
| Name: | | |
| Phone ( ) | e-mail | Fax ( ) |
| Address | | |
| City and State | | Zip Code |
| Date of Appraisal / / | Appraisal Value of TDR unit $ | |
| Proposed TDR Unit Value $ | | |

**SURVEY COMPANY INFORMATION** - (provide survey's for both receiver and donor sites)
Survey must be current (no more than 6 months old)

| | | |
|---|---|---|
| Name of Surveyor (Receiver Site) Fortin, Leavy, Skiles, Inc. | | |
| Address 180 Northeast 168th Street, North Miami Beach, Florida 33162 | | |
| Phone (305) 653-4493 | e-mail fls@flssurvey.com | Fax (305) 651-7152 |

| | | |
|---|---|---|
| Name of Surveyor (Donor) | | |
| Address | | |
| Phone | e-mail | Fax |

**PROPERTY CODE INSPECTION RESULTS - (Donor Site)**

*The Town requires, as a condition of permitting any transfer or development rights, that the donor parcel and/or receiving parcel improve the site to meet as many current day code requirements as possible, as determined by the Town. This may include the Town's land development code such as zoning, landscaping, signage and property maintenance. It may also include Building Code and Life Safety Code improvements.*

☐ **Building must have obtained 40 or 50 Year Certification - If Applicable**
☐ **Outstanding Liens or Code Violations must be cured and/or paid - If Applicable**

Other inspections to be performed may include, but are not limited to, the following items:

☐ Exterior paint ☐ Windows ☐ Doors ☐ Elevators
☐ Steps ☐ Railings ☐ Landscaping ☐ Parking area
☐ Pool/Recreation facilities ☐ Fences/Walls ☐ Plumbing
☐ Electrical System ☐ A/C equipment ☐ Roof mounted equipment/screening
☐ Roofing

**I hereby certify that:**

1) The information furnished on this application and the attachments is true.

2) I am the owner(s) of record of the property described in this application.

3) If the application, as modified or amended during the review and approval process, is granted, I agree, in consideration therefore, to indemnify and hold harmless, and promise not to sue, the Town of Bay Harbor Islands, include its officers and employees, in connection with any claims or other actions arising out of said review and approval.

***A Contract for Sale and Purchase of Development Rights and Deed of Transfer of Development Rights shall be required as part of the approval of a TDR transfer. The deed transferring the development rights shall be recorded in the public records prior to the issuance of a development permit.***

**RECEIVER SITE**

Signature of Owner (Applicant) — Date: 4/24/23

Signature of Owner (Co-Applicant) — Date

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 24 day of April, 2023, by Ari Peon on behalf of PAO Brickell LLC, a ~~Florida~~ Delaware (corporation) (partnership) (Other: LLC.) He/She is personally known to me or has produced personally known (type of identification produced) as identification and did take an oath.

My Commission Expires:

Notary Public State of Florida
Jessica Weiss Levison
My Commission
HH 267399
Exp. 5/23/2026

Notary Public, State of Florida

Print Name:

**DONOR SITE**

Signature of Owner (Applicant) — Date

Signature of Owner (Co-Applicant) — Date

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 24 day of APRIL, 2023, by JOSE CASTELLANO on behalf of _____, a Florida (corporation) (partnership) (Other: _____.) He/She is personally known to me ~~or has produced~~ _____ (type of identification produced) as identification and did take an oath.

My Commission Expires:

EDUARDO ROJAS
Notary Public - State of Florida
Commission # HH 271501
My Comm. Expires Jun 4, 2026
Bonded through National Notary Assn.

Notary Public, State of Florida

Print Name: EDUARDO ROJAS

Town Council

Elizabeth Tricoche
Mayor

Joshua D. Fuller
Vice Mayor

Stephanie Bruder
Council Member

Molly Winters Diallo
Council Member

Isaac Salver
Council Member

Teri D'Amico
Council Member

Robert Yaffe
Council Member

Town Officials

Maria Lasday
Town Manager

Yvonne Hamilton
Town Clerk

Joseph S. Geller
Town Attorney

June 14, 2023

Yvonne Hamilton, Town Clerk
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, Florida 33154

RE: PROPOSED NEW PROJECT
Transfer of Development Rights
Receiver: 10143 East Bay Harbor Drive
Donor: 1020 93 Street
**Folio #13-2227-001-2850 ~ Lot 3 / Block 15**

Dear Ms. Hamilton:

As per your request, below please find the inspection results as required for the Transfer of Development Rights for the above-mentioned property.

TDR application number:
TDR23-000004 (Private - 2)

Donor Site 1020 93 Street (Property is a vacant lot – Previous structure was demolished in 2015 (BP2015-115). Since it's a vacant lot, no repairs are required.

If you have any further questions or comments, please feel free to contact me.

Ayanidys J Martinez, CEP
Building & Zoning Supervisor
Town of Bay Harbor Islands

# Town of Bay Harbor Islands Code Compliance Department
# TDR Re-inspection

Date: June 15, 2023

Property Address: H4U Properties, LLC
1020 93 Street
Bay Harbor Islands, FL 33154




Picture of the vacation lot at 1020 93 Street.




Found rebar protruding from the ground. Inspect and remove all the rebar on the vacant lot.

23-12(1) Nothing shall be done or suffered to be done or permitted to exist on any improved or unimproved property which may be or become an annoyance, blight, eyesore, danger or nuisance to the neighborhood, the inhabitants of buildings or the safety and welfare of the general public. Without limiting the foregoing, the following shall constitute a nuisance: deteriorated landscaping, deteriorated fences, deteriorated roofs, deteriorated windows, deteriorated shutters, deteriorated screens, deteriorated exterior paint, deteriorated railings, deteriorated facia boards, deteriorated exterior doors, deteriorated driveways, deteriorated parking areas, deteriorated garbage containers, deteriorated swimming pools and pool areas or any deteriorated part of structures to the extent it causes a blight on the neighborhood or endangers life or property. Deteriorated is defined as degeneration in the substance of the thing such as that arising from decay, corrosion, disintegration, lack of paint, broken parts, holes, or leaking in the case of roofs. No monkeys, apes, reptiles, horses, cattle, swine, goats, poultry, fowl or any other livestock shall be kept on any lot.

**AGENDA ITEM REPORT**
August 8, 2023

**ITEM NUMBER: 23.**

**ITEM: Consideration** and **Approval** of a private Transfer of Development Rights (TDR) transaction for five private (5) dwelling units from 1150 100th Street to 10141-43 East Bay Harbor Drive development. Enclosed are copies of the Town Planner's Staff Report, application, Site Development Plans, and supporting documents.

**DESCRIPTION:**
The Town received a Transfer of Development Rights (TDR) application for a private TDR transaction of five (5) dwelling units.

The receiving site (10141-43 EBHD former Bay Harbor Towers MFR site) was granted a Site Development Plan approval by the Town's Design Review Board on December 6, 2022, for a total of 44 DU. The survey submitted for the proposed redevelopment site shows that the site is 45,000 sq. ft/ 1.03 acres in size. Therefore, the allowable base zoning density of 34 DUA would allow for 35 DU on the receiving site (1.03 acres x 34 DUA= 35.02 or 35 DU). Since the proposed new project includes 44 total dwelling units, this requires the acquisition of 9 TDR units to construct the project (35 + 9 = 44 DU). To date, the developer has not acquired any TDRs to our knowledge. It appears the developer is now making arrangements to acquire the necessary TDR units to proceed with construction. The Town recently received four (4) TDR applications to acquire the required nine (9) TDR units to construct the project.

The donor site has been under construction for about 6-7 years, but construction activity has ceased for several years. The Town's Planning and Zoning Board (now DRB) originally approved a Site Development Plan on this site for a 4-story /four (4) DU Townhouse complex on February 3, 2015. On June 21, 2016 the Planning and Zoning Board approved several project revisions. Building Permits were issued, construction began and was on-going for quite a while. However, there were conflicts with FPL power lines at the rear of the site and other issues. At this time, the building shell is complete and most interior work is completed. The project was apparently abandoned several years ago. According to the Building Department's staff, all Building Permits/other Town's approvals have now expired due to inactivity. The survey submitted with the TDR application notes the site is comprised of one (1) lot and the size of the property is 11,250 sq. ft. (0.258 acres). This donor site is a standard interior rectangular lot and no prior 11' dedication for parking is noted to have occurred. Therefore, up to nine (9) DU could have been constructed at the base 34 DUA density (.258 ac. X 34 DUA = 8.77 DU / rounded to 9 DU). If the 4 DU Townhouse complex is completed, the as-built density will be 15.5 units per acre. Our records do not indicate that any TDR units were previously transferred from this site; therefore, up to five (5) units are available to donate. If the five (5) TDR units requested are approved, the donor site will have zero remaining TDR units available.

As stated above the receiving site has also submitted concurrent TDR applications to contract with three (3) other private property owners to acquire the remaining four (4) TDR units. If all of the private TDR applications are approved (9 DU total) the receiving site will have acquired the nine (9) total TDR units needed to construct the 44 DU complex. MMPA will provide separate staff reports for the other private TDR sales.

Donor Site: 1150 100th Street
Receiving Site: 10141-43 East Bay Harbor Drive
Number of units to be transferred: 5

All required information was submitted as required by Section 23-22.2 of the Town Code.

If the Town Council approves the private TDR Transaction Staff recommends the Town Attorney prepare a resolution setting forth the approval and/or recommendations.

**RECOMMENDED ACTION:**
Council's Discretion

---

**FINANCIAL ANALYSIS:**
There is no fiscal impact.

**BUDGET IMPACT:**

---

Submitted By: Yvonne Hamilton, Town Clerk

**ATTACHMENTS**

| | |
|---|---|
| 1. | Staff Report - BHI 10141-43 EBHD TDR App From 1150 100 St. July 21 2023 |
| 2. | TDR23-000006 Application - 1150 100 Street |
| 3. | TDR23-000006 Bldg Inspection Letter 7.19.2023 |
| 4. | 1150 100 Street TDR Inspection Pictures 7.18.2023 TDR23-000006 |
| 5. | 1150 100 Street Parcel Record |
| 6. | TDR23-000006 Inspection Summary Report 7.18.2023 |

7522 Wiles Road Suite B-203
Coral Springs, Florida 33067
(Tel) 954-757-9909
(Fax) 954-757-7089
(E-mail) mmiller@michaelmillerplanning.com

MICHAEL MILLER PLANNING ASSOCIATES, INC.

# Fax

| | | | |
|---|---|---|---|
| **To:** | Yvonne P. Hamilton, CMC - Town Clerk<br>Town of Bay Harbor Islands | **From:** | Michael J. Miller, AICP<br>Consultant Town Planner |
| **Fax:** | 305-866-4863 | **Pages:** | 2 (Including Cover Page) |
| **Phone:** | 305-866-6241 | **Date:** | 7/21/2023 |
| **Re:** | Transfer of Development Rights (TDR)<br>10141-43 E. Bay Harbor Drive<br>Bay Harbor Towers MFR (44 Total DU) | **CC:** | Maria Lasday – Town Manager<br>Joseph S. Geller, Esq. – Town Attorney |

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **As Requested**

**TDR Request – 5 Private DU**

**Donor Site:** **1150 100th Street / Lot 7 of Block 8 (4 DU Townhouse UC But Stopped)**

**Receiving Site:** **10141-43 East Bay Harbor Drive / Lots 9, 10, 11 and 12 of Block 4 (Future Bay Harbor Towers MFR)**

In response to the Town's request for our firm's analysis of the lands proposed to be involved with the above referenced TDR application requesting approval of the transfer of five (5) private TDR units, following is our analysis.

**RECEIVER SITE** - Our records indicate the **receiving** site (10141-43 EBHD former Bay Harbor Towers MFR site) was granted a Site Development Plan approval by the Town's Design Review Board on December 2nd, 2022, for a total of 44 DU. The survey submitted for the proposed redevelopment site shows that the site is 45,000 sq. ft. / 1.03 acres in size. Therefore, the allowable base zoning density of 34 DUA would allow for 35 DU on the receiving site (1.03 acres x 34 DUA = 35.02 or 35 DU). Since the proposed new project includes 44 total dwelling units this requires the acquisition of 9 TDR units to construct the project (35 + 9 = 44 DU). To date, the developer has not acquired any TDRs to our knowledge. It appears the developer is now making arrangements to acquire the necessary TDR units to proceed with construction. The Town recently received four (4) TDR applications to acquire the required nine (9) TDR units to construct the project.

**DONOR SITE** - The **donor** site has been under construction for about 6-7 years, but construction activity has ceased for several years. The Town's Planning and Zoning Board (now DRB) originally approved a Site Development Plan on this site for a 4-story / four (4) DU Townhouse complex on February 3rd, 2015. On June 21, 2016 the Planning and Zoning Board approved several project revisions. Building Permits were issued, construction began and was on-going for quite a while. However, there were conflicts with FPL power lines at the rear of the site and other issues. At this time the building shell is complete and most interior work is completed. The project was apparently abandoned several years ago. According to the Building Department staff all Building Permits / other Town approvals have now expired due to inactivity. The survey submitted with the TDR application notes the site is comprised of one (1) lot and the size of the property is 11,250 sq. ft. (0.258 acres). This donor site is a standard interior rectangular lot and no prior 11' dedication for parking is noted to have occurred. Therefore, up to nine (9) DU could have been constructed at the base 34 DUA density (.258 ac. X 34 DUA = 8.77 DU / rounded to 9 DU). If the 4 DU Townhouse complex is completed, the as-built density will be 15.5 units per acre. Our records do not indicate that any TDR units were previously transferred from this site; therefore, up to five (5) units are available to donate. If the five (5) TDR units requested are approved, the **donor** site will have zero (0) remaining TDR units available.

As stated above the **receiving** site has also submitted concurrent TDR applications to contract with three (3) other private property owners to acquire the remaining four (4) TDR units. If all of the private TDR applications are approved (9 DU total) the **receiving** site will have acquired the nine (9) total TDR units needed to construct the 44 DU complex. MMPA will provide separate staff reports for the other private TDR sales.

Our office was not requested to perform any inspections of the donor site to determine if the site complies with Town Codes or has any Code violations. We assume other Town staff members will perform those tasks in conformance with the Town TDR Code requirements. The backup documents did not include an inspection report for the donor site.

***Application Fee: $1,000 Private Transaction - $500 Town Owned Units***

| (For official use only) | |
|---|---|
| DATE RECEIVED: _____ | TDR UNIT COST: $_____ |
| TDR UNITS REQUESTED_____ | PROJECT TOTAL UNITS _____ |
| APPROVAL DATE :_____ | APPROVED BY:_____ _____ |

# TOWN OF BAY HARBOR ISLANDS
# APPLICATION FORM
# TRANSFER OF DEVELOPMENT RIGHTS

## APPLICANT INFORMATION

| | | |
|---|---|---|
| Name PPG BHT Owner, LLC c/o Ari Pearl | | |
| Phone (917) 439-8717 | e-mail mamster@brzoninglaw.com mharo@brzoninglaw.com | Fax (305) 505-0526 |
| Address 501 Diplomat Parkway | | |
| City and State Hallandale Beach, Florida | | Zip Code 33009 |
| Relationship to Property: Owner | | |

## RECEIVER SITE INFORMATION

| | | |
|---|---|---|
| Owner's Name PPG BHT Owner, LLC c/o Ari Pearl | | |
| Phone (917) 439-8717 | e-mail mamster@brzoninglaw.com mharo@brzoninglaw.com | Fax (305) 505-0526 |
| Address 501 Diplomat Parkway | | |
| City and State Hallandale Beach, Florida | | Zip Code 33009 |
| Property Address/Location 10143 East Bay Harbor Drive, Bay Harbor Islands, Florida 33154 | | |
| Legal Description: LOT(S) 9 to 12 BLOCK 4 | | |
| Folio Number 13-2227-088-0001 | | Current Zoning RM-1 Multi-Familty District |
| Property size 45,000 square feet 1.03 acres | | Purchase date |
| Existing use of the property Residential | | |
| Describe Existing Structure on Property Condominium building | | |
| | | |
| Dwelling units to be received 9 dwelling units | | |
| Total Dwelling units including TDR 44 Dwelling Units | | |

**HAS SITE PLAN FOR RECEIVING PROPERTY BEEN APPROVED?**

☒ **Yes** ☐ **No**

**If Yes, then provide date of approval** **December 2, 2022**
**If Not, then attach preliminary site plan.**



DocVerify ID: 084B145E-7E78-495A-AF62-F7FE239345C3
www.docverify.com
Page 1 of 18 1F7FE239345C3

**ARE TDRs BEING REQUESTED FROM THE TOWN? Yes ☐ No ☒**

**If Yes, skip the donor site portion**
**If Not, then fill in the donor site portion.**

**DONOR SITE INFORMATION, IF APPLICABLE**

| | | | |
|---|---|---|---|
| Owner's Name All Seasons Developers, LLC c/o Roberto Di Donato | | | |
| Phone ( ) | e-mail robertodidonato@yahoo.com | Fax ( ) | |
| Address 1150 100 Street | | | |
| City and State Bay Harbor Islands, Florida | | Zip Code 33154 | |
| Property Address/Location 1150 100 Street, Bay Harbor Islands, Florida 33154 | | | |
| Legal Description: LOT(S) 7 BLOCK 8 | | | |
| Folio Number 13-2227-001-1700 | Current Zoning RM-2 | Year built 2006 | |
| Property size 11, 250 Sq. Ft. | Purchase date 11/01/2006 | | |
| Existing use of the property Residential | | | |
| Describe Existing Structure on Property Condominium building | | | |
| | | | |
| Dwelling units to be transferred to TDR Bank Five (5) private TDRs to be transferred to Receiver Site | | | |
| Units permitted Nine (9) | | | |

**APPRAISAL INFORMATION - IF APPLICABLE**
**(Appraiser must be approved by the Town)**
(Only fill this portion out if purchasing TDRs from the Town and if the amount set by the Town is not accepted by you.)

| | | |
|---|---|---|
| Name: | | |
| Phone ( ) | e-mail | Fax ( ) |
| Address | | |
| City and State | Zip Code | |
| Date of Appraisal / / | Appraisal Value of TDR unit $ | |
| Proposed TDR Unit Value $ | | |



DocVerify ID: 084B145E-7E78-495A-AF62-F7FE239345C3
www.docverify.com
Page 2 of 18 2F7FE239345C3

**SURVEY COMPANY INFORMATION** - (provide survey's for both receiver and donor sites)
Survey must be current (no more than 6 months old)

| | | |
|---|---|---|
| Name of Surveyor (Receiver Site) B, A, & K Group, Inc. | | |
| Address 1200 SW 92 Street Miami, Florida 33186 | | |
| Phone (786) 488-1000 | e-mail engineercontractor@gmail.com | Fax ( ) |

| | | |
|---|---|---|
| Name of Surveyor (Donor) Cousins Surveyors & Associates, Inc. | | |
| Address 3921 SW 47th Avenue, Suite 1011 Davie, Florida 33314 | | |
| Phone (954) 689-7766 | e-mail | Fax (954) 689-7799 |

**PROPERTY CODE INSPECTION RESULTS - (Donor Site)**

*The Town requires, as a condition of permitting any transfer or development rights, that the donor parcel and/or receiving parcel improve the site to meet as many current day code requirements as possible, as determined by the Town. This may include the Town's land development code such as zoning, landscaping, signage and property maintenance. It may also include Building Code and Life Safety Code improvements.*

□ **Building must have obtained 40 or 50 Year Certification - If Applicable**
□ **Outstanding Liens or Code Violations must be cured and/or paid - If Applicable**

Other inspections to be performed may include, but are not limited to, the following items:

□ Exterior paint □Windows □ Doors □ Elevators
□ Steps □ Railings □ Landscaping □ Parking area
□ Pool/Recreation facilities □ Fences/Walls □ Plumbing
□ Electrical System □ A/C equipment □ Roof mounted equipment/screening
□ Roofing

**I hereby certify that:**

1) The information furnished on this application and the attachments is true.

2) I am the owner(s) of record of the property described in this application.

3) If the application, as modified or amended during the review and approval process, is granted, I agree, in consideration therefore, to indemnify and hold harmless, and promise not to sue, the Town of Bay Harbor Islands, include its officers and employees, in connection with any claims or other actions arising out of said review and approval.

***A Contract for Sale and Purchase of Development Rights and Deed of Transfer of Development Rights shall be required as part of the approval of a TDR transfer. The deed transferring the development rights shall be recorded in the public records prior to the issuance of a development permit.***



DocVerify ID: 084B145E-7E78-495A-AF62-F7FE239345C3
www.docverify.com
Page 3 of 18 3F7FE239345C3

**RECEIVER SITE**

_____ 4/20/23
Signature of Owner (Applicant) Date

_____ _____
Signature of Owner (Co-Applicant) Date

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 20 day of April, 2023, by Ari PECK Delaware on behalf of PPD Biltmore LLC, a ~~Florida~~ (corporation) (partnership) (Other: LLC.) He/She is personally known to me or has produced Pessaport Israel (type of identification produced) as identification and did take an oath.

My Commission Expires:

Notary Public State of Florida
Jessica Weiss Levison
My Commission
HH 267399
Exp. 5/23/2026

_____
Notary Public, State of Florida

Print Name: _____

**DONOR SITE**

All Seasons Developers, LLC, a Florida limited liability company

Roberto Di Donato 04/20/2023
Signed on 2023/04/20 10:54:42 -8:00
Signature of Owner (Applicant) Date

_____ _____
Signature of Owner (Co-Applicant) Date

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of [_] physical presence or [X] online notarization, this 20th day of April, 2023, by Roberto Di Donato on behalf of All Seasons Developers, LLC, a Florida (corporation) (partnership) (Other: limited liability company.) He [X] is personally known to me or [_] has produced _____ (type of identification produced) as identification and did take an oath.

My Commission Expires:

Signed on 2023/04/20 10:54:42 -8:00

_____
Notary Public, State of Florida

Roberto Suarez
Commission # GG 367952
Notary Public - State of Florida
My Commission Expires Aug 20, 2023

Notary Stamp 2023/04/20 10:54:42 PST D3ED57074D4C

Notarial act performed by audio-visual communication

Print Name: _____



DocVerify ID: 084B145E-7E78-495A-AF62-F7FE239345C3
www.docverify.com
Page 4 of 18 4F7FE239345C3

July 19, 2023

Yvonne Hamilton, Town Clerk
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, Florida 33154

RE: PROPOSED NEW PROJECT
Transfer of Development Rights TDR23-000006 (Private - 5)
Receiver: 10143 East Bay Harbor Drive
Donor: 1150 100 Street
**Folio 13-2227-001-1700 ~ Lot 7 / Block 8**

**Town Council**

Elizabeth Tricoche
Mayor

Joshua D. Fuller
Vice Mayor

Stephanie Bruder
Council Member

Molly Winters Diallo
Council Member

Isaac Salver
Council Member

Teri D'Amico
Council Member

Robert Yaffe
Council Member

**Town Officials**

Maria Lasday
Town Manager

Yvonne Hamilton
Town Clerk

Joseph S. Geller
Town Attorney

Dear Ms. Hamilton:

As per your request, below please find the inspection results as required for the Transfer of Development Rights for the above-mentioned property.

This property is under construction of a new 4 townhouse development (Master Permit BP2015-467). The master permit and all the sub permits have expired with no final inspection and/or Certificate of Occupancy.

All expired permits must be renewed, fees paid, and inspections completed. A demolition bond will also be required prior to the issuance of the new permit. Estimated cost to renew the permits based on the original permit fees collected are $63,594.68. Our fee schedule has been revised since most of those permits were issued so the fee may be more than the original fees previously collected.

Please see attached the following documents:

1. Inspection summary report from all the inspectors and a few photos taken from the job site.
2. Parcel record permit list showing all expired permits that need to be renewed.
3. TDR Application – TDR23-000006

The abandoned construction is deemed to be unsafe. The entire amount of the TDR sale must remain in escrow with the Town and funds will be released to renew permits, complete construction, and obtain a CO or to obtain a permit to completely demolish the unfinished construction and obtain a final inspection on the demolition.

If you have any further questions or comments, please feel free to contact me.

Ayanidys Martinez

Ayanidys J Martinez, CEP
Building & Zoning Supervisor




















STOP
305 · 479 · 9143






479-9143



**PROPERTY**
**PARCEL #: 1322270011700**
**1150 100 STREET**
**BAY HARBOR ISLANDS FL 33154-1521**

| PERMIT # | SUB TYPE | DESCRIPTION | STATUS | ISSUED | EXPIRATION |
|---|---|---|---|---|---|
| TDR23-000006 | Private Transaction | TDR Five (5) Private Transfer (Project 10143 EBH Drive) | Pending | 06/02/2023 | |
| M22-000039 | Mechanical Permit | Install one private residential elevator in a single-family dwelling. Units 1, 2, 3, and 4 | Expired | 06/28/2022 | 12/28/2022 |
| B20-000019 | New Construction | Revisions Page A-1.0, A-1.0A, A-1.0B, A-1.2, A-3.3, A-4.1, S-1, M-1.1, E-1 & P-1.1 | Closed | 04/14/2020 | 11/11/2020 |
| B19-000452 | New Construction | Revision Pages A-1.0, A-1.0A, A-1.0B, A-1.2, A-3.3 | Application Withdrawn | | 04/14/2020 |
| B19-000327 | Addition/Alteration | Railing shop drawing and calculation | Expired | 03/28/2022 | 09/28/2022 |
| B19-000199 | Addition/Alteration | Flat roof | Expired | 06/14/2019 | 11/11/2020 |
| EP19-000018 | Engineering Permit | Sitework (water drainage and sewer) | Denied | | |
| EP19-000017 | Engineering Permit | Install one temporary pole to be removed upon construction completion [FPL 8775843] | Approved | 06/11/2019 | 11/11/2020 |
| EP19-000016 | Engineering Permit | Remove a single phase of primary conductor from pole line [FPL WR 8658143] | Approved | 06/11/2019 | 11/11/2020 |
| M19-000035 | Mechanical Permit | Four LLH-955 Hydraulic elevators. | Expired | 04/02/2019 | 11/11/2020 |
| P19-000023 | Plumbing Permit | Sitework Plumbing (New permit created by error) See original permit #EP18-000019 | Closed | | |
| P18-000183 | Plumbing Permit | Swimming pool 1 | Expired | 05/09/2019 | 11/11/2020 |
| E18-000199 | Electrical Permit | Swimming pool 1 | Expired | 05/09/2019 | 11/11/2020 |
| P18-000182 | Plumbing Permit | Swimming pool 2 | Expired | 05/09/2019 | 11/11/2020 |
| B18-000492 | Addition/Alteration | Swimming pool 1 | Expired | 05/09/2019 | 11/11/2020 |
| E18-000198 | Electrical Permit | Swimming pool 2 | Expired | 05/09/2019 | 11/11/2020 |
| B18-000491 | Addition/Alteration | Swimming pool 2 | Expired | 05/09/2019 | 11/11/2020 |

| PERMIT # | | DESCRIPTION | | ISSUED | EXPIRATION |
|---|---|---|---|---|---|
| P18-000172 | Plumbing Permit | Design and layout of fire sprinklers | Expired | 12/11/2018 | 11/11/2020 |
| P18-000165 | Plumbing Permit | Swimming pool piping 3 | Expired | 05/09/2019 | 11/11/2020 |
| E18-000177 | Electrical Permit | Swimming pools electric and bonding 3 | Expired | 05/09/2019 | 11/11/2020 |
| B18-000452 | Addition/Alteration | Swimming pool 3 | Expired | 05/09/2019 | 11/11/2020 |
| B18-000439 | New Construction | Impact windows and door installation | Expired | 10/21/2019 | 11/11/2020 |
| M18-000125 | Mechanical Permit | HVAC Mechanical | Expired | 10/30/2018 | 03/07/2022 |
| EP18-000019 | Engineering Permit | Site work and drainage | Closed | 01/30/2019 | 02/24/2022 |
| B18-000097 | New Construction | Office Construction Trailer | Expired | 03/27/2018 | 11/11/2020 |
| E18-000017 | Electrical Permit | Temporary for Construction | Closed | 02/27/2018 | 09/16/2018 |
| P18-000081 | Plumbing Permit | Construct one (1) Class V, Group 6 storm-water drainage well for the use of storm-water drainage only. | Expired | 07/02/2018 | 03/06/2023 |
| E18-000046 | Electrical Permit | Electrical [New MF 4 unit Townhouse Development] | Closed | 04/17/2018 | 05/15/2020 |
| E18-000047 | Electrical Permit | Temporary electric for construction trailer (RV) Proposal includes furnishing U,l, rated material and installing all, fixtures and equipment required by the reference plans in conformance with the N.E.C. & N.F.P.A. Provide plan for overhead temporary service. Provide weather head, riser, cabling, meter main combo of minimum 100 Amps with one GFCI outlet at main, and 25' of feeder to trailer. | Closed | 04/17/2018 | 11/11/2020 |
| P18-000046 | Plumbing Permit | Plumbing [New MF 4 unit Townhouse Development] | Expired | 04/17/2018 | 03/06/2023 |
| BP2015-467 | New Construction | New MF 4 unit Townhouse Development | Expired | 07/24/2017 | 03/06/2023 |
| PL2017-110 | Plumbing Permit | Project Description: Water Meter [construction] [4 unit Twnhse dev] Type: Project Description: Water Meter [construction] [4 unit Twnhse dev] Other: PLUMBING | Expired | 08/07/2017 | 03/06/2023 |
| MB2017-93 | Addition/Alteration | Temporary construction fence | Expired | 06/20/2017 | 03/06/2023 |
| B19-000441 | New Construction | Revision Pages A-1.00, A-1.08, A-1.09, A-6.02 (12/18-19) Revision Pages A-1.00, A-1.1A, A-1.1B, A-1.08, A-1.09, A-6.02, E1.01, E3.01, P1.01A (1/21/20) | Plans Taken to DERM | | |

| PERMIT # | | DESCRIPTION | | ISSUED | EXPIRATION |
|---|---|---|---|---|---|
| P20-000022 | Plumbing Permit | Install natural gas service | Expired | 04/14/2020 | 03/06/2023 |
| B20-000476 | New Construction | Revisions SP1, SP2, SP3, SP4, SP5 and SP6 dated 12/9/2020 | Denied | | |
| E21-000080 | Electrical Permit | Electrical [New MF 4 unit Townhouse Development] | Expired | 05/17/2021 | 04/06/2023 |
| MB2015-81 | Addition/Alteration | Project Description: Sec. 17-5. - Construction signs. [coming soon sign] Type: Project Description: Sec. 17-5. - Construction signs. [coming soon sign] Other: SIGN - PRE-CONSTRUCTION | Closed | 08/12/2015 | 11/03/2015 |
| MB2015-56 | Addition/Alteration | Project Description: Fence [Temporary construction] Type: Project Description: Fence [Temporary construction] Other: FENCE | Closed | 03/31/2015 | 09/25/2015 |
| BP2015-111 | Addition/Alteration | Project Description: Demolition of Structure Type: Project Description: Demolition of Structure Other: DEMOLITION OF STRUCTURE | Closed | 04/14/2015 | 09/22/2015 |
| PL2015-47 | Plumbing Permit | Project Description: Sewer Cap [Demolition of Structure] Type: Project Description: Sewer Cap [Demolition of Structure] Other: SEWER CAP OFF | Closed | 04/14/2015 | 09/22/2015 |
| MB2014-154 | Addition/Alteration | Project Description: DRC ReSubmittal Type: Project Description: DRC ReSubmittal Other: MISCELLANEOUS | Closed | 12/04/2014 | 06/02/2015 |
| MB2014-155 | Addition/Alteration | Type: Project Description: Other: | | | 06/02/2015 |
| MB2014-143 | Addition/Alteration | Project Description: DRC Review Type: Project Description: DRC Review Other: MISCELLANEOUS | Closed | 11/06/2014 | 05/05/2015 |
| MB2014-135 | Addition/Alteration | Project Description: For Sale/ Rent/ Lease Sign Type: Project Description: For Sale/ Rent/ Lease Sign Other: SIGNS - FOR SALE/RENT | Closed | 10/22/2014 | 04/20/2015 |
| EL2012-107 | Electrical Permit | Project Description: Change panel (Emergency service call) unit 104 Type: Project Description: Change panel (Emergency service call) unit 104 Other: ELECTRICAL | Closed | 09/20/2012 | 03/18/2013 |
| BP2012-65 | Addition/Alteration | Project Description: Installation of exterior door Type: Project Description: Installation of exterior door Other: DOOR | Closed | 03/07/2012 | 09/01/2012 |
| MB2011-162 | Addition/Alteration | Project Description: For Rent Sign Type: Project Description: For Rent Sign Other: SIGNS - FOR SALE/RENT | Closed | 12/12/2011 | 06/09/2012 |
| EL2011-16 | Electrical Permit | Project Description: Electrical repairs - 40 yr Recert Type: Project Description: Electrical repairs - 40 yr Recert Other: ELECTRICAL | Closed | 03/10/2011 | 09/04/2011 |

| PERMIT # | | DESCRIPTION | | ISSUED | EXPIRATION |
|---|---|---|---|---|---|
| BP2011-45 | Addition/Alteration | 3/8/2011 - Per Dale repair only. No permit required. Project Description: Repair 2 piece of durock backerboard in kitchen Type: Project Description: Repair 2 piece of durock backerboard in kitchen Other: REPAIRS | | | 09/04/2011 |
| EL2009-106 | Electrical Permit | Permit application abandoned / Expired - Sent Letter 3/25/2010 AM Project Description: Electrical repairs (40 yr-recertification) Type: Project Description: Electrical repairs (40 yr-recertification) Other: ELECTRICAL | | | 04/12/2010 |
| MB2009-68 | Addition/Alteration | Project Description: 40 Yr Recertification Type: Project Description: 40 Yr Recertification Other: MISCELLANEOUS | Closed | 02/25/2009 | 08/24/2009 |
| BP2008-54 | Addition/Alteration | Zoning approval was extended for two years per Senate Bill 360 - 10/15/09 AM (Project Closed - property has NOV for 40 Yr) Project Description: New 7 story - 12 unit development Type: Project Description: New 7 story - 12 unit development Other: | | | 10/01/2010 |
| EL2007-198 | Electrical Permit | Project Description: Install 120V smoke detector w/ battery back up Type: Project Description: Install 120V smoke detector w/ battery back up Other: ELECTRICAL | Closed | 01/07/2008 | 03/24/2008 |
| MB2006-188 | Addition/Alteration | Project Description: DRC Review Fee Type: Project Description: DRC Review Fee Other: MISCELLANEOUS | Closed | 01/11/2007 | 02/09/2007 |

**TOWN OF BAY HARBOR ISLANDS**
**9665 BAY HARBOR TERRACE**
BAY HARBOR ISLANDS, FL 33154
Phone: (305) 993-1786

## Inspections

Permit Number: TDR23-000006
Parcel Address: 1150 100 Street
Applicant: ALL SEASONS DEVELOPERS LLC

---

Inspection Date:
Inspector: Michael Miller
Inspection Type: Town Planner
Inspection Status: Pending
Comments:

---

Inspection Date: 07/18/2023
Inspector: Ayanidys Martinez
Inspection Type: Zoning
Inspection Status: Denied
Comments: This property is under construction. Master Permit and all Sub Permits are expired. Must apply for new permit, pay permit fees and call for pending inspections to apply for CO.

---

Inspection Date: 07/18/2023
Inspector: Mike Mesa
Inspection Type: Building
Inspection Status: Denied
Comments: Abandoned job site with expired permits. the entirety of the TDR transaction must remain in escrow with the Town to remedy violations. Must renew all permits and obtain a CO or obtain a permit and final inspections for a complete demolition.

---

Inspection Date: 07/18/2023
Inspector: Candelario Martinez
Inspection Type: Electrical
Inspection Status: Denied
Comments: Permits expired and work not complete.

---

Inspection Date: 07/18/2023
Inspector: Maykel Massanet
Inspection Type: Plumbing
Inspection Status: Denied
Comments: Open permit- work not completed.

---

Inspection Date: 07/18/2023
Inspector: Jan Pierre Perez
Inspection Type: Mechanical
Inspection Status: Denied
Comments: Have expired permits, work not complete.

---

**AGENDA ITEM REPORT**
August 8, 2023

**ITEM NUMBER: 24.**

**ITEM: Consideration** and **Approval** of a TDR transaction request by CHBH 100th Street LLC for the transfer of 15 TDR dwelling units from the Town-owned "pool" of TDR units to the future Multifamily Development project to be located at 1145-1167 100 Street. Enclosed are copies of the Town Planner's Staff Report, TDR application, applicant's Letter of Intent, and Site Development Plans.

**DESCRIPTION:**

CHBH 100TH Street LLC, the owner of the lots located at 1145-1167 100 Street, Bay Harbor Islands, FL 33154 is requesting to purchase 15 Transfer of Development Rights ("TDR") from the Town's bank for the Property.

On November 1, 2022, the Design Review Board ("DRB") approved the development of the Property with a multifamily residential building consisting of forty-five (45) units (the "Project") in six (6) stories. The Project includes a pool and fitness 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, office, mail room and bike storage. The building's massing is skillfully broken up by a breezeway provided on the second and third floors allowing an unobstructed width of more than 20'. The Project includes the required 91 parking spaces utilizing mechanical lifts. The Applicant will provide 24/7 valet operation for all parking for the Project.

The proposed density of 45 units requires 19 TDRs as permitted by the Town Code. The Applicant has been actively working to purchase private TDRs in the private market and is under contract to purchase four (4) TDRs from BH 101, LLC (the "Private TDR Transaction"). The Private TDR Transaction is scheduled before the Town Council on August 8, 2023. The Applicant has exhausted all efforts to secure the remaining 15 TDRs required to build the Project and seeks to purchase the remaining 15 TDRs from the Town bank at $100,000 each TDR for a total of $1.5 million.

All required information was submitted as required by Section 23-22 of the Town Code. Staff recommends the Town Attorney prepares a Resolution setting forth the Town Council's approval and recommendations if the TDR application is approved.

**RECOMMENDED ACTION:**
Council's Discretion

---

**FINANCIAL ANALYSIS:**
The transfer of 15 Developmental Rights (TDR) units from the Town-owned "pool" of TDR

units to the future 1145-1167 100th Street Multi-Family Development project will produce $1.5 Million (15@$100,000) of TDR revenues for the Town coffers. These revenues were not budgeted for FY 2022-2023, and the Budget Amendment might be necessary at the end of the fiscal year.

**BUDGET IMPACT:**

| Name | Impact Date | Fund(s) | Account(s) | Project #(s) | Amount Budgeted |
|---|---|---|---|---|---|
| TDR Sale Proceeds | 08/08/2023 | $1,500,000 | 001.9990.369002.222 | TDR Sale Proceeds | $0.00 |

---

Submitted By: Yvonne Hamilton, Town Clerk

**ATTACHMENTS**

| | |
|---|---|
| 1. | BHI 1145-67 100 St TDR App (Town) Staff Report Aug 2 2023 |
| 2. | LOI for Town TDR Application for 1145-1167 100 Street 7.27.23 |
| 3. | 100_Street_-_Town_TDR_Purchase_Application_7.27.2023 - Notarized |
| 4. | Summary of Private TDR efforts 100 ST |
| 5. | 100 ST DRB Approved Plans 11.1.23 |
| 6. | Receiver Site Survey |

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

# TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

**To:** Yvonne Hamilton, CMC – Town Clerk
Ayanidys Martinez, CEP – Building & Zoning Supervisor
Town of Bay Harbor Islands

**CC:** Maria Lasday – Town Manager
Joseph S. Geller, Esq. – Town Attorney

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

**Date:** August 2nd, 2023

**Subject:** Transfer of Development Rights (TDR) Application
Proposed New Multifamily Re-Development – 45 Total DU
1145-67 100th Street
TDR Donor – Town of Bay Harbor Islands (Public)
Bay Harbor Islands Acct. No.: TDR23-000008
MMPA Acct. No. 01-0702-1113

## ISSUE

**TDR Request – Fifteen (15) Public "Town" Dwelling Units (DU)**

**Donor: Town of Bay Harbor Islands**

**Receiving Site: 1145-67 100th Street / Lots 13 & 14 & 15 of Block 7 (Future MFR)**

In response to the Town's request for our firm's analysis of the lands proposed to be involved with the above referenced TDR application requesting approval of the transfer of fifteen (15) public TDR units, following is our analysis.

Our records indicate the **RECEIVING** site (Proposed 1145-67 100th Street MFR) received a Site Development Plan approval by the Town's Design Review Board (DRB) on November 1st, 2022, for a total of 45 DU. The survey submitted for the project shows that the 3-lot site comprises 33,750 sq. ft. / .77 acres. The allowable base zoning density of 34 DUA would allow for 26 DU on the receiving site (.77 acres X 34 DUA = 26.18 or 26 DU). Since the proposed project includes 45 total dwelling units this requires the acquisition of 19 TDR units to construct the project. To date, the developer has not acquired any TDR units but is desirous of obtaining all of the necessary TDRs to proceed with the

development. The applicant recently filed another separate private TDR application for 4 DU from the BH 101 site; therefore, an additional 15 TDRs must be acquired to proceed with the development. The Town now allows an applicant to acquire only up to 25% (effective 9/14/22 via Res. #2275) of their needed TDRs from the Town, as the remaining supply of public TDR units is getting depleted, and the Town Council's policy has been to preserve the Town (public) TDRs as long as possible. Based on the above limitation, a maximum of four (4) TDRs can be requested from the Town. The applicant's request is to acquire 80% of the required TDRs from the Town (all public). There is a very large supply of available private TDRs (989 TDR DU at the end of 2022). Town Resolution #2275 allows an applicant to request more than 25% if they can demonstrate (provide examples) of their attempts to acquire private TDRs but have been unsuccessful. The application package states they have tried to acquire private TDRs but were unsuccessful. The applicant has recently submitted a list of private properties / people that have been contacted in their attempts to acquire private TDRs as yet – the Town administration / MMPA requested further evidence prior to the Town Council considering this request.

**DONOR** – Town of Bay Harbor Islands East Island Multifamily Residential TDR "Account".

Town TDR Price = $100,000 each DU / total = $1,500,000

**RECEIVING SITE** - The project architect, S&E Architects, Inc., as agent for the property owner, CHBH 100 Street, LLC, submitted a Site Development Plan application to allow for the construction of a forty-five (45) dwelling unit mid-rise residential development located at 1145 / 1155 / 1167 100th Street. The proposed dwelling units range from 1,220 to 3,030 sq. ft. of A/C space plus balconies, etc. According to the survey submitted, the lots are currently vacant; however, the Town's records indicate the lots were previously developed with two duplexes (4 DU) and one triplex (3 DU) with a total of seven (7) DU. Therefore, the net increase would be thirty-eight (38) DU. The proposed site design incorporates one (1) rectangular-shaped building positioned east-west on the site on top of a grade level parking garage structure with eighty-eight (88) parking spaces (42 lifts x 2 = 84 + 4 ADA) and three (3) exterior front yard guest / drop-off / delivery spaces for a total of ninety-one (91) spaces, while a minimum of ninety (90) spaces are required. **The applicant has committed that all vehicle-lift parking will be via a 24/7 valet service.** Four (4) driveway connections are proposed for the site – one (1) driveway at each edge of the site and two (2) centered in the middle of the site at the building lobby entrance. The western driveway is a two-way driveway connection to 100th Street that is 23' in width that narrows to a 12' wide one-way inbound only driveway in the side yard to the parking garage entry. Within the parking garage the 23' wide driveway widths allow for adequate 2-way traffic / backout maneuvers. At the east end of the parking garage a 12' wide one-way outbound exit only driveway leaves the garage in the east side yard and widens to a 23' wide driveway connection to 100th Street. Guest spaces flank each of the outer driveways. The two (2) central driveway connections form a looped driveway (one inbound and one outbound) and are one-lane / one-way driveway connections that are 12' in width and provide access to the building lobby entrance. Two (2) preliminary Fire Department staging areas are shown on the plans on 100th Street – in between the driveways.

On the building rooftop is a recreational facility with a swimming pool, sundeck areas, common lounge areas, men's and women's restrooms, and several private seating areas. The proposed new building is 6-stories in height; five (5) floors of residential use over one (1) floor of parking / building lobby @ 65-feet above BFE + 1' FBC freeboard.

If the Town Council approves this request for fifteen (15) public TDR units no additional TDRs units will be necessary to build the project, provided the 4 private TDR acquisition is approved / closes.

As related to public Town TDR applications no site inspections are necessary.

**OPTIONS / ACTIONS**

Review the contents of this staff report and, if the Town Council agrees to the request, favorably consider the applicant's request to acquire fifteen (15) public TDR units from the Town. Conversely, if the Town Council does not like the project or does not want to sell its TDR units, deny the request.

**TDR BACKGROUND INFORMATION**

The Town established its Transfer of Development Rights (TDR) program in 2004-05 via the adoption of the Phase I EAR-Based Comprehensive Plan to the Future Land Use Element. This system was necessary and required by the State (DCA) to ensure a method was in place to regulate the equitable allocation of dwellings units to individual building sites in the Town. The Town's original 1988 Comprehensive Plan included major errors in calculating existing residential densities by utilizing an "average" block-by-block analysis (34 DUA overall average), even though individual project densities ranged from 7 DUA (duplex) to over 70 per acre (midrise).

Over 1/3 of the original existing developments had densities over 34 DUA in 2004-05. Conversely, many properties are "underdeveloped" with villas / duplexes / triplexes / etc., and while 8-9 DU could be built, the original developer chose not to build that many DU. However, those properties are entitled to build more DU if they desire to redevelop the sites. The Town's TDR system ensures that all property owners have the right to build to at least the base density (34 DUA). If a developer desires to build to a higher density than 34 DUA, and they can meet all the Town's land development criteria, the Design Review Board approves the site design, and the Town Council likes the design and approves TDR allocations (case-by-case basis) the project can be built to include additional DU. On November 12th, 2013, the Town Council amended the Zoning Code to establish maximum multifamily residential density limits per Zoning District. Lots zoned RM-1 Multiple Family Residential District (Waterfront lots) now allow for a maximum overall density (includes base density / TDR units) of 70 dwelling units per acre. Lots zoned RM-2 Multiple Family Residential District (non-waterfront lots) now allow for a maximum overall density (includes base density / TDR units) of 60 dwelling units per acre. Lots zoned RM-3 Multiple Family Residential District now allow for a maximum overall density (includes base density / TDR units) of 80 dwelling units per acre. If the Town approves a development in the RM-3 Zoning District with a height exceeding 75 feet in accordance with the Town Charter / Code provisions, the maximum density is determined at the time of Site Development Plan / TDR approval.

At the April 7th, 2014 Town Council meeting a Resolution was adopted setting a 50% "rule" (acquire 50% private TDRs first / 50% public TDR second) for TDR units assigned to projects (Res. No. 2006). This was meant to help preserve the remaining Town-owned TDR units over a longer period of time, since there is a much larger number of privately owned TDR units. At the September 14th, 2022 Town Council meeting a new Resolution (Res. No. 2275) related to this matter was adopted setting a 25% "rule" (acquire 75% private TDRs first / 25% public TDR second) for TDR units assigned to projects. Again, this was meant to help preserve the remaining Town-owned TDR units over a longer period of time. Res. No. 2275 continued to include a provision, as did the original Town-owned TDR Resolution for smaller development projects seeking 5 or fewer TDR units, that allows an applicant to request up to 100% of the required TDR units from the Town. Also, based on a demonstrated hardship, an applicant can request to acquire more than 25% of the necessary TDRs exceeding the 5 DU limit. While this is not encouraged due to the limited supply the option exists. In this case, the developer is seeking to acquire a total of fifteen (15) TDR units to build their 45 DU complex.

In the earlier years of the Town's TDR program (2004-06+/-) about 40% of the new redevelopment projects requested some TDR units. In more recent years many of the projects are being designed or redesigned as luxury developments with less DU. Mostly the larger multi-lot developments seek some additional density. The initial price of publically-owned TDR units was $75,000 for waterfront sites and $45,000 for non-waterfront sites, which was based on actual real estate sales at that time. However, due to the real estate market collapse (2006-11) only two (2) TDR allocations were consummated from that time-period (total of 13 TDR units). Both TDR transactions were done via private sales for values just below $70,000 per DU. Both were for waterfront locations and only one was built (Millennium West / Riva). Due to limited development inactivity and the cost of appraisal updates the Town did not update the TDR values for several years. In April 2011 due to a perceived increase in development activity the Town requested the original Appraiser firm (Quinlivan) to update the TDR values of publically-owned TDR units. Several price adjustments have been made since April 2011. **The current Town-owned TDR values set by Resolution No. 2276 on September 14th, 2022 are $125,000 for waterfront sites and $100,000 for non-waterfront sites.**

In the last few years there have been numerous Town-owned TDR allocations approved by the Town Council. As of August 1st, 2023, our records note the Town has now committed to sell 232 of the 330 available Town-owned TDR units (East Island multi-family area). Due to voluntary density reductions by some developers the Town is poised to / has regained control over a number of the previously "sold" public TDR units. There have also been several "sales" of TDR units approved by the Town from private property owners. Our records reflect these private "sales" total 197 TDR units from private parties to date. Some have been approved by the Town but not closed as yet.

**SUMMARY**

On November 1st, 2023 the Design Review Board (DRB) approved a Site Development Plan application on this site for a total of 45 DU. The allowable base zoning density of 34 DUA would allow 26 DU on the receiving site (.77 acres X 34 DUA = 26.18 or 26 DU). Since the proposed project includes 45 total dwelling units this requires the acquisition of 19 TDR units to construct the project. To date, the developer has not acquired any TDR units; however, a separate TDR application has been filed to obtain 4 private TDR units. The Town has recently received an application to acquire the

remaining 15 TDRs from the Town (public). If the Town Council approves the TDR applications, the developer will have enough DU to build the project as designed.

MMPA recommends the Town not approve the applicant's TDR request. There is an abundance of private TDRs available. Others have been successful in acquiring their required TDRs from private landowners. If the Town approves this request the remaining number of Town TDRs will be 83 DU. However, if both of the applicant's TDR applications are approved (36 @ 10270-90 EBHD) and this site (15 @ 1145-67 100th Street) the remaining number of Town TDRs will be 47 DU.

**Suggested Condition** - TDR allocations are meant for site specific allocations and the intention is the development will move forward in a timely manner. TDR units cannot be "banked" by a party. Once a Site Development Plan is approved by the Town a building permit must be requested by a time certain (1 year) but extensions may be granted. MMPA suggests the Town Resolution include a "reverter" clause that provides that if the project does not proceed within a specified time period, or the TDR sale does not close prior to the issuance of building permits, which is necessary to finalize for a building permit for 45 DU, the Town's approval is null and void.

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

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

**www.brzoninglaw.com**

305.377.6225 office
305.377.6222 fax
mharo@brzoninglaw.com

**VIA ELECTRONIC MAIL & HAND DELIVERY**

July 27, 2023

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

Re: Request to Purchase 15 Town Development Rights for Project located at 1145-1167 100 Street, Bay Harbor Islands, FL, 33154

Dear Ms. Lasday:

This law firm represents CHBH 100TH Street LLC (the "Applicant"), the owner of the lots located at 1145-1167 100 Street, Bay Harbor Islands, FL 33154 (collectively, the "Property." Please accept this letter as the Applicant's required letter of intent in support of a request to purchase 15 Transfer of Development Rights ("TDR") from the Town's bank for the Property.

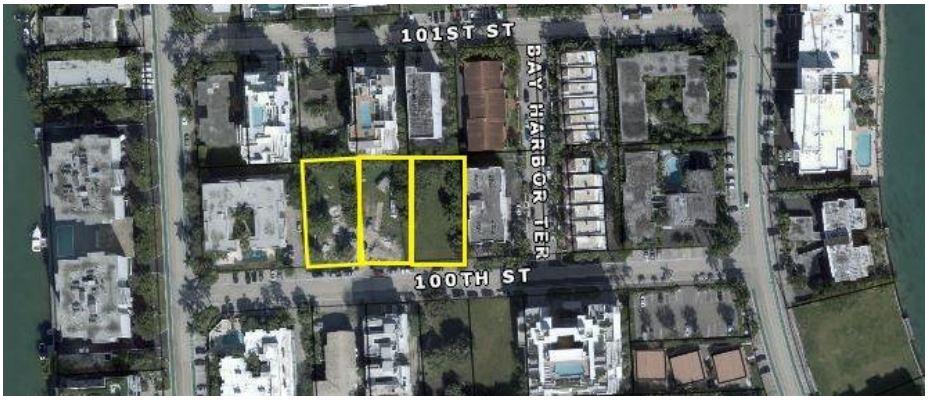



**Figure 1**

Property. The Property, shown in Figure 1 and further identified by Miami-Dade County Property Appraiser Folio Nos. 13-2227-001-1580, 13-2227-001-1570 and 13-2227-001-1560, consists of three (3) vacant dry lots platted as Lots 13-15 of Block 7 of the Bay Harbor Island Plat. The Property is approximately 33,750 square feet in size (0.77 acres) and it is zoned RM-2, Multiple Family Residential District (non-waterfront).

Proposed Development. On November 1, 2022, the Design Review Board ("DRB") approved the development of the Property with a multifamily residential building consisting of forty-five (45) units (the "Project") in six (6) stories. The Project includes a pool and fitness 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, office, mailroom and bike storage. The building's massing is skillfully broken up by a breezeway provided on the second and third floors allowing an unobstructed width of more than 20'. The Project includes the required 91 parking spaces utilizing mechanical lifts. The Applicant will provide 24/7 valet operation for all parking for the Project.

Transfer of Development Rights. The proposed density of 45 units requires 19 TDRs as permitted by the Town Code. The Applicant has been actively working to purchase private TDRs in the private market and is under contract to purchase four (4) TDRs from BH 101, LLC (the "Private TDR Transaction"). The Private TDR Transaction is scheduled before the Town Council on August 8, 2023. The Applicant has exhausted all efforts to secure the remaining 15 TDRs required to build the Project and seeks to purchase the remaining 15 TDRs from the Town bank at $100,000 each TDR for a total of $1.5 million.

Conclusion. The Project has been approved by the DRB and requires TDRs in order to be built. This application complies with the Town Code and will provide the Town with immediately available funds to complete much needed Town projects and improvements. We look forward to your favorable review and prompt scheduling of the request before the Town Council. Should you have any questions, comments, or require additional information, please contact me at (305) 377-6225.

Sincerely,



Maritza Haro Salgado, Esq.

cc: Mike Mesa
Michael Miller
James Curnin
Matthew Amster, Esq.

# 100 Street - Town TDR Purchase Application 7.27.23.pdf

| | |
|---|---|
| DocVerify ID: | 3200129C-FCE6-4002-862D-4BA7B0DD8362 |
| Created: | July 27, 2023 13:27:22 -8:00 |
| Pages: | 4 |
| Electronic Notary: | Yes / State: FL |

This document is a DocVerify VeriVaulted protected version of the document named above. It was created by a notary or on the behalf of a notary, and it is also a DocVerify E-Sign document, which means this document was created for the purposes of Electronic Signatures and/or Electronic Notary. Tampered or altered documents can be easily verified and validated with the DocVerify veriCheck system.

Go to www.docverify.com at any time to verify or validate the authenticity and integrity of this or any other DocVerify VeriVaulted document.

**E-Signature Summary**

**E-Signature Notary: Yeidy Montesino (ymp)**
July 27, 2023 13:28:12 -8:00 [485F9E6E3574] [74.220.90.117]
ymontesino@brzoninglaw.com

DocVerify documents cannot be altered or tampered with in any way once they are protected by the DocVerify VeriVault System. Best viewed with Adobe Reader or Adobe Acrobat.
All visible electronic signatures contained in this document are symbolic representations of the persons signature, and not intended to be an accurate depiction of the persons actual signature as defined by various Acts and/or Laws.

DocuSign Envelope ID: 4451FE39-0D14-41DC-9A30-A7538C6BD794

***Application Fee: $1,000 Private Transaction - $500 Town Owned Units***

**(For official use only)**

**DATE RECEIVED:** _____ **TDR UNIT COST: $**_____
**TDR UNITS REQUESTED**_____ **PROJECT TOTAL UNITS** _____
**APPROVAL DATE :**_____ **APPROVED BY:**_____ _____

# TOWN OF BAY HARBOR ISLANDS
# APPLICATION FORM
# TRANSFER OF DEVELOPMENT RIGHTS

## APPLICANT INFORMATION

| | | |
|---|---|---|
| Name CHBH 100TH STREET LLC | | |
| Phone (305 )377-6225 | e-mail c/o mharo@brzoninglaw.com | Fax ( ) |
| Address c/o 200 S Biscayne Blvd. Suite 300 | | |
| City and State Miami, Florida | | Zip Code 33131 |
| Relationship to Property: owner | | |

## RECEIVER SITE INFORMATION

| | | |
|---|---|---|
| Owner's Name CHBH 100TH STREET LLC | | |
| Phone (305) 377-6225 | e-mail c/o mharo@brzoninglaw.com | Fax ( ) |
| Address c/o 200 S Biscayne Blvd. Suite 300 | | |
| City and State Miami, Florida | | Zip Code 33131 |
| Property Address/Location 1145-1167 100 Street | | |
| Legal Description: LOT(S) 13-15 BLOCK 7 | | |
| Folio Number 13-2227-001-1580, 13-2227-001-1570 & 13-2227-001-1560 | | Current Zoning RM-2 |
| Property size .77 acres | | Purchase date 3/14/22 |
| Existing use of the property multifamily vacant | | |
| Describe Existing Structure on Property vacant | | |
| | | |
| Dwelling units to be received 15 at $100,000 each | | |
| Total Dwelling units including TDR 45 units | | |

**HAS SITE PLAN FOR RECEIVING PROPERTY BEEN APPROVED?**
**☒ Yes ☐ No**

**If Yes, then provide date of approval** November 1, 2022
**If Not, then attach preliminary site plan.**



3200129C-FCE6-4002-862D-4BA7B0DD8362 --- 2023/07/27 13:27:22 -8:00

DocVerify ID: 3200129C-FCE6-4002-862D-4BA7B0DD8362 Page 1 of 4 14BA7B0DD8362

DocuSign Envelope ID: 4451FE39-0D14-41DC-9A30-A7538C6BD794

**ARE TDRs BEING REQUESTED FROM THE TOWN? Yes ☒ No ☐**

**If Yes, skip the donor site portion**
**If Not, then fill in the donor site portion.**

**DONOR SITE INFORMATION, IF APPLICABLE**

| | | |
|---|---|---|
| Owner's Name | | |
| Phone ( ) | e-mail | Fax ( ) |
| Address | | |
| City and State | | Zip Code |
| Property Address/Location | | |
| Legal Description: LOT(S) BLOCK | | |
| Folio Number | Current Zoning | Year built |
| Property size | Purchase date | |
| Existing use of the property | | |
| Describe Existing Structure on Property | | |
| | | |
| Dwelling units to be transferred to TDR Bank | | |
| Units permitted | | |

**APPRAISAL INFORMATION - IF APPLICABLE**
**(Appraiser must be approved by the Town)**
(Only fill this portion out if purchasing TDRs from the Town and if the amount set by the Town is not accepted by you.)

| | | |
|---|---|---|
| Name: | | |
| Phone ( ) | e-mail | Fax ( ) |
| Address | | |
| City and State | | Zip Code |
| Date of Appraisal / / | Appraisal Value of TDR unit $ | |
| Proposed TDR Unit Value $ | | |



3200129C-FCE6-4002-862D-4BA7B0DD8362 --- 2023/07/27 13:27:22 -8:00

DocVerify ID: 3200129C-FCE6-4002-862D-4BA7B0DD8362
www.docverify.com
Page 2 of 4 24BA7B0DD8362

DocuSign Envelope ID: 4451FE39-0D14-41DC-9A30-A7538C6BD794

**SURVEY COMPANY INFORMATION** - (provide survey's for both receiver and donor sites)
Survey must be current (no more than 6 months old)

| | | |
|---|---|---|
| Name of Surveyor Mojarena & Associates | | |
| Address PO BOX 56-0126 Miami FL 33256 | | |
| Phone (305 ) 278-2494 | e-mail | Fax ( ) |

| | | |
|---|---|---|
| Name of Surveyor | | |
| Address | | |
| Phone ( ) | e-mail | Fax ( ) |

**PROPERTY CODE INSPECTION RESULTS - (Donor Site)**

*The Town requires, as a condition of permitting any transfer or development rights, that the donor parcel and/or receiving parcel improve the site to meet as many current day code requirements as possible, as determined by the Town. This may include the Town's land development code such as zoning, landscaping, signage and property maintenance. It may also include Building Code and Life Safety Code improvements.*

□ **Building must have obtained 40 or 50 Year Certification - If Applicable**
□ **Outstanding Liens or Code Violations must be cured and/or paid - If Applicable**

Other inspections to be performed may include, but are not limited to, the following items:

□ Exterior paint □Windows □ Doors □ Elevators
□ Steps □ Railings □ Landscaping □ Parking area
□ Pool/Recreation facilities □ Fences/Walls □ Plumbing
□ Electrical System □ A/C equipment □ Roof mounted equipment/screening
□ Roofing

**I hereby certify that:**

1) The information furnished on this application and the attachments is true.

2) I am the owner(s) of record of the property described in this application.

3) If the application, as modified or amended during the review and approval process, is granted, I agree, in consideration therefore, to indemnify and hold harmless, and promise not to sue, the Town of Bay Harbor Islands, include its officers and employees, in connection with any claims or other actions arising out of said review and approval.

***A Contract for Sale and Purchase of Development Rights and Deed of Transfer of Development Rights shall be required as part of the approval of a TDR transfer. The deed transferring the development rights shall be recorded in the public records prior to the issuance of a development permit.***



3200129C-FCE6-4002-862D-4BA7B0DD8362 --- 2023/07/27 13:27:22 -8:00

DocVerify ID: 3200129C-FCE6-4002-862D-4BA7B0DD8362
www.docverify.com
Page 3 of 4 34BA7B0DD8362

**RECEIVER SITE**

DocuSigned by:
James Curnin
400DCEAD88AD433...

7.27.23

Signature of Owner (Applicant) Date

Signature of Owner (Co-Applicant) Date

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 27 day of July, 2023, by James Curnin on behalf of CHBH 100TH STREET LLC, a Florida (corporation) (partnership) (Other: _____.) He/She is personally known X to me or has produced _____ (type of identification produced) as identification and did take an oath.

My Commission Expires: 1-24-2025

Yeidy Montesino Perez
Commission # HH 084273
Notary Public - State of Florida
My Commission Expires Jan 24, 2025

Notary Stamp 2023/07/27 13:28:12 PST 485F9E6E3574

Signed on 2023/07/27 13:28:12 -8:00

Notary Public,

Print Name: Yeidy Montesino Perez

**DONOR SITE**

Signature of Owner (Applicant) Date

Signature of Owner (Co-Applicant) Date

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ on behalf of _____, a Florida (corporation) (partnership) (Other: _____.) He/She is personally known to me or has produced _____ (type of identification produced) as identification and did take an oath.

My Commission Expires:

Notary Public, State of Florida

Print Name: _____

3200129C-FCE6-4002-862D-4BA7B0DD8362 --- 2023/07/27 13:27:22 -8:00



DocVerify ID: 3200129C-FCE6-4002-862D-4BA7B0DD8362
www.docverify.com
Page 4 of 4 | 44BA7B0DD8362

**CHBH 100TH Street LLC**
**Summary of Efforts to Secure Private Transfer of Development Rights**

Since at least May of 2022, ownership has made significant efforts to purchase private TDRs but has not been able to locate the required number for the three (3) projects (10281 West Bay Harbor Drive[1], 1145 100 Street, and 10200-10290 East Bay Harbor Drive) proposed in the Town of Bay Harbor. Ownership has reached out to brokers and numerous property owners in search of private TDRs but its been nearly impossible to secure more than what has already been acquired. Ownership has reached out via email, phone call or connected with, directly or through a broker, with the following individuals and entities who may have TDRs for sale:

1. Sam Sami
2. Roberto Didonato
3. Markus Frankel
4. Brian Rokaw
5. Kelly Etheridge
6. Robert H. Yaffe
7. Arias Condominium Association Inc
8. Rachel Rindner Trs
9. Kreutzer LLC
10. Horizon at Casa Verde LLC
11. Bay Harbour Investment Inc
12. Ibrahim Alfaisal
13. CBS Realty Holding LLC
14. 1177 Bay Harbor Islands LLC
15. Concourse Plaza Inc (Leasee)
16. Hippo Land Inc
17. Bay Harbor Executive Offices Inc
18. Bay Harbour Development LLC
19. B H Investment LLC
20. 9955 BAY HARBOR DEVELOPMENT LLC
21. Le Jardin House - DE Entity
22. BHI THE CLUB 2 LLC
23. BAY HARBOR LOFT, LLC
24. BIJOU BAY HARBOR, LLC
25. "TROSS ONE LLC
26. 9291 EBH LTD

[1] All required TDRs have been secured for the 10281 West Bay Harbor Drive project.

# 1155 100TH STREET
## NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

## ( PLANNING AND ZONING SUBMITTAL DRAWINGS )
## JULY 22, 2022 / SEPTEMBER 23, 2022 (REVISED)

## DRAWING LIST


| | |
|---|---|
| | COVER SHEET / INDEX OF DRAWINGS |
| | SURVEY |
| A-1 | PROJECT INFO/DATA |
| A-1A | BREEZEWAY WAIVER REQUEST LETTER |
| A-2 | CONTEXT AND SITE PHOTOS |
| A-3 | AERIAL VIEW RENDERING |
| A-4 | RENDERING (100th ST. FACADE STREET VIEW) |
| A-5 | RENDERING (100th ST. FACADE BREEZEWAY VIEW) |
| A-6 | RENDERING (100th ST. FACADE BREEZEWAY DETAIL VIEW) |
| A-7 | RENDERING (SW CORNER FACADE STREET VIEW) |
| A-8 | RENDERING (SE CORNER FACADE STREET VIEW) |
| A-9 | RENDERING (REAR FACADE VIEW) |
| A-10 | RENDERING (NW CORNER REAR FACADE VIEW) |
| A-11 | RENDERING (POOL DECK VIEW 1) |
| A-12 | RENDERING (POOL DECK VIEW 2) |
| A-13 | SITE PLAN - LEVEL 1 FLOOR PLAN |
| A-14 | LEVEL 2 OVERALL FLOOR PLAN |
| A-15 | LEVEL 3 OVERALL FLOOR PLAN |
| A-16 | LEVEL 4 OVERALL FLOOR PLAN |
| A-17 | LEVELS 5-6 OVERALL FLOOR PLAN |
| A-18 | MAIN ROOF LEVEL FLOOR PLAN |
| A-19 | OVERALL ROOF LEVEL FLOOR PLAN |
| A-20 | MAIN ROOF LEVEL FLOOR PLAN (COLORED) |
| A-21 | LEVEL 2 SOUTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-22 | LEVEL 2 SOUTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-23 | LEVEL 2 NORTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-24 | LEVEL 2 NORTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-25 | LEVEL 3 SOUTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-26 | LEVEL 3 SOUTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-27 | LEVEL 3 NORTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-28 | LEVEL 3 NORTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-29 | LEVEL 4 SOUTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-30 | LEVEL 4 SOUTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-31 | LEVEL 4 NORTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-32 | LEVEL 4 NORTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-33 | LEVEL 5-6 SOUTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-34 | LEVEL 5-6 SOUTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-35 | LEVEL 5-6 NORTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-36 | LEVEL 5-6 NORTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-37 | SOUTH BUILDING ELEVATION |
| A-38 | NORTH BUILDING ELEVATION |
| A-39 | WEST BUILDING ELEVATION |
| A-40 | EAST BUILDING ELEVATION |
| A-41 | BUILDING SECTION 1 |
| A-42 | BUILDING SECTION 2 |
| A-43 | MATERIAL PRESENTATION BOARD |
| C-003 | DEVELOPMENT IMPACT ANALYSIS REPORT |
| C-300 | SITE PLAN |
| C-301 | PAVING PLAN |
| C-400 | GRADING AND DRAINAGE PLAN |
| C-500 | UTILITY PLAN |
| C-800 | DETAILS |
| LC-001 | LANDSCAPE GENERAL NOTES/ABBREVIATIONS |
| TD-100 | TREE DISPOSITION PLAN |
| TD-101 | TREE PROTECTION DETAILS |
| LS-100 | LANDSCAPE SITE PLAN |
| LS-101 | LANDSCAPE MATERIALS IMAGERY |
| LP-100 | LANDSCAPE PLANTING PLAN (GROUND FLOOR) |
| LP-101 | LANDSCAPE PLANTING PLAN (ROOF) |
| LP-102 | LANDSCAPE PLANTING SCHEDULE/ SPECIFICATIONS/DETAILS |
| LP-103 | LANDSCAPE PLANTING IMAGERY |
| LP-104 | LANDSCAPE PLANTING PLAN (LEVEL 2 / BREEZEWAY) |
| LL-100 | GROUND FLOOR LANDSCAPE LIGHTING & PHOTOMETRIC ANALYSIS |
| LL-101 | ROOF LANDSCAPE LIGHTING PLAN & PHOTOMETRIC ANALYSIS |
| LL-102 | LIGHTING SPECIFICATIONS |
| LI-100 | LANDSCAPE IRRIGATION PLAN |
| LI-101 | LANDSCAPE IRRIGATION DETAILS |



### OWNER/DEVELOPER
CHBH 100th STREET LLC
2665 Bayshore Drive, Suite 410
Miami, Florida 33133
(305) 972-8568

### ARCHITECT
S & E ARCHITECTS, INC.
2000 South Dixie Highway, Suite 203
Miami, Florida 33133
(305) 441-2226

### CIVIL ENGINEER
LANGAN
15150 NW 79th Court, Suite 200
Miami Lakes, Florida 33016
(786) 264-7228

### LANDSCAPE ARCHITECT
COASTAL OPERATIONS
614 South Federal Highway, Suite 2
Ft. Lauderdale, Florida 33301
(954) 266-8932




| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE: COVER SHEET

DATE 09-23-22
SCALE -
JOB NO. 2022-01
SHEET
OF SHEETS


© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.


S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

## DRAWING LIST


| | |
|---|---|
| | COVER SHEET / INDEX OF DRAWINGS |
| | SURVEY |
| A-1 | PROJECT INFO/DATA |
| A-1A | BREEZEWAY WAIVER REQUEST LETTER |
| A-2 | CONTEXT AND SITE PHOTOS |
| A-3 | AERIAL VIEW RENDERING |
| A-4 | RENDERING (100th ST. FACADE STREET VIEW) |
| A-5 | RENDERING (100th ST. FACADE BREEZEWAY VIEW) |
| A-6 | RENDERING (100th ST. FACADE BREEZEWAY DETAIL VIEW) |
| A-7 | RENDERING (SW CORNER FACADE STREET VIEW) |
| A-8 | RENDERING (SE CORNER FACADE STREET VIEW) |
| A-9 | RENDERING (REAR FACADE VIEW) |
| A-10 | RENDERING (NW CORNER REAR FACADE VIEW) |
| A-11 | RENDERING (POOL DECK VIEW 1) |
| A-12 | RENDERING (POOL DECK VIEW 2) |
| A-13 | SITE PLAN - LEVEL 1 FLOOR PLAN |
| A-14 | LEVEL 2 OVERALL FLOOR PLAN |
| A-15 | LEVEL 3 OVERALL FLOOR PLAN |
| A-16 | LEVEL 4 OVERALL FLOOR PLAN |
| A-17 | LEVELS 5-6 OVERALL FLOOR PLAN |
| A-18 | MAIN ROOF LEVEL FLOOR PLAN |
| A-19 | OVERALL ROOF LEVEL FLOOR PLAN |
| A-20 | MAIN ROOF LEVEL FLOOR PLAN (COLORED) |
| A-21 | LEVEL 2 SOUTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-22 | LEVEL 2 SOUTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-23 | LEVEL 2 NORTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-24 | LEVEL 2 NORTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-25 | LEVEL 3 SOUTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-26 | LEVEL 3 SOUTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-27 | LEVEL 3 NORTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-28 | LEVEL 3 NORTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-29 | LEVEL 4 SOUTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-30 | LEVEL 4 SOUTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-31 | LEVEL 4 NORTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-32 | LEVEL 4 NORTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-33 | LEVEL 5-6 SOUTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-34 | LEVEL 5-6 SOUTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-35 | LEVEL 5-6 NORTHEAST ENLARGED UNIT FURNISHED PLAN |
| A-36 | LEVEL 5-6 NORTHWEST ENLARGED UNIT FURNISHED PLAN |
| A-37 | SOUTH BUILDING ELEVATION |
| A-38 | NORTH BUILDING ELEVATION |
| A-39 | WEST BUILDING ELEVATION |
| A-40 | EAST BUILDING ELEVATION |
| A-41 | BUILDING SECTION 1 |
| A-42 | BUILDING SECTION 2 |
| A-43 | MATERIAL PRESENTATION BOARD |
| C-003 | DEVELOPMENT IMPACT ANALYSIS REPORT |
| C-300 | SITE PLAN |
| C-301 | PAVING PLAN |
| C-400 | GRADING AND DRAINAGE PLAN |
| C-500 | UTILITY PLAN |
| C-800 | DETAILS |
| LC-001 | LANDSCAPE GENERAL NOTES/ABBREVIATIONS |
| TD-100 | TREE DISPOSITION PLAN |
| TD-101 | TREE PROTECTION DETAILS |
| LS-100 | LANDSCAPE SITE PLAN |
| LS-101 | LANDSCAPE MATERIALS IMAGERY |
| LP-100 | LANDSCAPE PLANTING PLAN (GROUND FLOOR) |
| LP-101 | LANDSCAPE PLANTING PLAN (ROOF) |
| LP-102 | LANDSCAPE PLANTING SCHEDULE/ SPECIFICATIONS/DETAILS |
| LP-103 | LANDSCAPE PLANTING IMAGERY |
| LP-104 | LANDSCAPE PLANTING PLAN (LEVEL 2 / BREEZEWAY) |
| LL-100 | GROUND FLOOR LANDSCAPE LIGHTING & PHOTOMETRIC ANALYSIS |
| LL-101 | ROOF LANDSCAPE LIGHTING PLAN & PHOTOMETRIC ANALYSIS |
| LL-102 | LIGHTING SPECIFICATIONS |
| LI-100 | LANDSCAPE IRRIGATION PLAN |
| LI-101 | LANDSCAPE IRRIGATION DETAILS |


# 1155 100TH STREET
## NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

## ( PLANNING AND ZONING SUBMITTAL DRAWINGS )
## JULY 22, 2022


**OWNER/DEVELOPER**
CHBH 100th 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 07-22-22


© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.


S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE: COVER SHEET

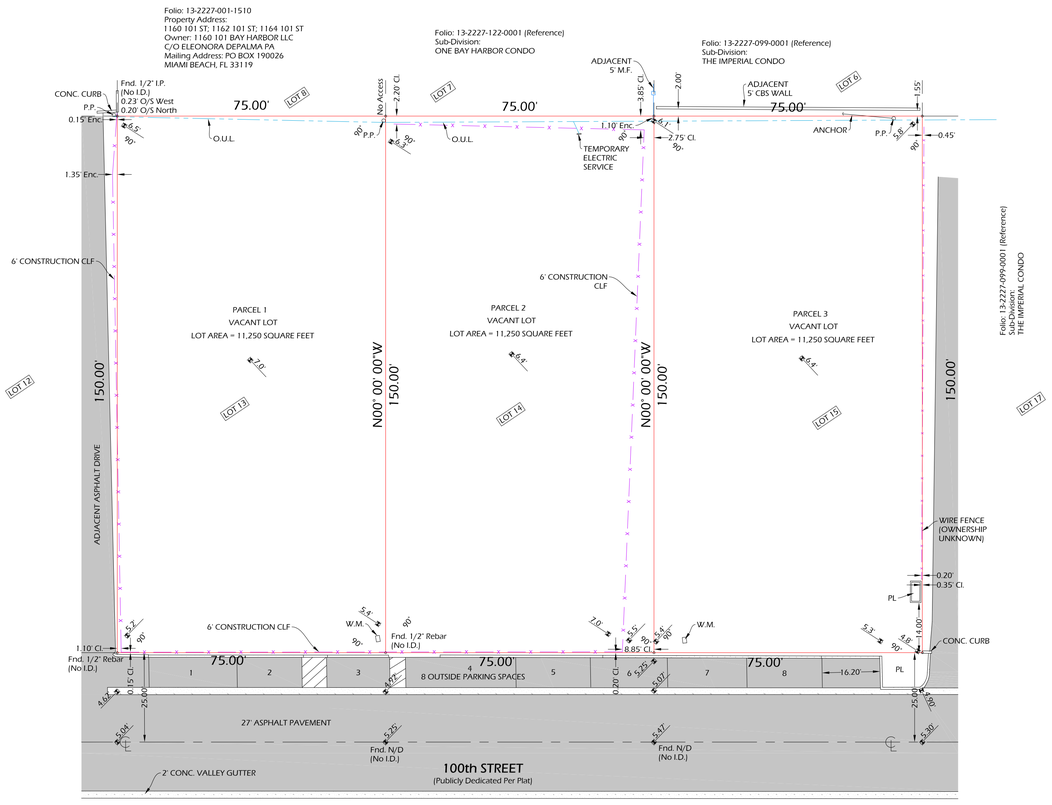
DATE 07-22-22
SCALE -
JOB NO. 2022-01
SHEET
OF SHEETS

# ALTA/NSPS LAND TITLE SURVEY

## GRAPHIC SCALE

10 0 10 20 30 40 50 60 70 80 90 100

Scale: 1"=20'

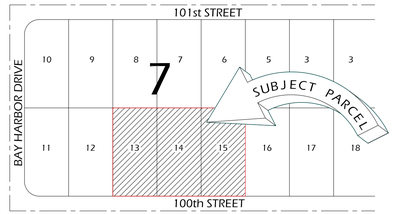






VICINITY MAP
NTS




LOCATION SKETCH
NTS

LEGAL DESCRIPTION:
PARCEL 1:
Lot 13, Block 7, 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.

PARCEL 2:
Lot 14, Block 7, 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.

PARCEL 3:
Lot 15, Block 7, 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.

SCHEDULE B – SECTION II Exceptions - Chicago Title Insurance Company, Order No 10184037; Effective Date January 11, 2022 at 11:00 AM

5. Restrictions, covenants, conditions and easements as shown in Deed Book 2848 Page 69, but deleting any such restrictions based on race, color, religion, sex, familial status or national origin, and Notices to Extend in Official Records Book 9632, Page 1157, Official Records Book 9649 Page 253, and in Official Records Book 26282 Page 717. (APPLIES - NOT A SURVEY MATTER)
6. Ordinance No. 97-118, recorded in Official Records Book 17721, Page 2454. (APPLIES - BLANKET IN NATURE)
7. Ordinance No. 81-19, recorded in Official Records Book 11114, Page 822. (APPLIES - BLANKET IN NATURE)
8. All matters contained on the Plat of BAY HARBOR ISLAND, as recorded in Plat Book 46, Page 5, Public Records of Miami-Dade County, Florida. (APPLIES)

PREPARED FOR: CHBH 100 TH STREET LLC, 1145-1163 100 Street, Bay Harbor Island, FL 33154

To CHBH 100 TH STREET LLC, a Florida limited liability company; Maxim Credit Group LLC, a New York limited liability company, its successors and/or assigns as their interest may appear; Beloff Law, PA; Chicago Title Insurance Company, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 7b[1], 8, 9, 11 (observed), 13, and 16 of Table A thereof. The fieldwork was completed on March 7, 2022.

Date of Plat or Map: March 11, 2022

NELSON MOJARENA
Registered Surveyor & Mapper No. 5504
State of Florida

NELSON MOJARENA LICENSE LS5504 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER
3/30/2022

Notes:
- All clearances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
- Encroachments
  Parcel 1:
  1. Portion of the 6 foot high construction chain link fence is encroaching over the West boundary line.
  Parcels 1 and 2:
  2. Overhead utility lines.
  Parcel 2:
  3. Portion of the adjacent 5 foot high metal fence is encroaching over the North boundary line.
  Parcel 3:
  4. Overhead utility line, anchor, and power pole.
- Underground structures, if any, not located.
- Legal description provided by client.
- This certification is only for land as described. It is not a certification of title, zoning, easements, or freedom from encumbrances.
- There may be additional restrictions not shown on this survey that may be found in the public records of this county.
- This ALTA SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- This survey was based on the monuments found on the field. No construction in any manner should be made without the prior written consent of the Surveyor.
- According to FEMA, Parcels 1 and 2 fall within Flood Zone AE, Base 8 and Parcel 3 falls within Flood Zone AE, Base 8 and Base 9, as shown in Flood Insurance Rate Map Panel No. 12086C0144L; Community No. 120637 ; Revised Date of September 11, 2009.
- Lot Area: 33,750 Square Feet, 0.7 ± Acres; Building Area at ground level = N/A.
- Marked Parking spaces: 0 Regular; 0 Handicap
- ✤ Denotes Spot Elevation
- Elevations shown are based on Miami-Dade County Benchmark No. R-243; Elevation = 6.61' National Geodetic Vertical Datum 1929.

LEGEND

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Δ | = Central Angle | ℄ | = Center Line | F.H. | = Fire Hydrant | M | = Measured | O/S | = Offset | PL | = Planter | R.L.S. | = Registered Land Surveyor | T | = Tangent |
| A | = Arc | CLF | = Chain Link Fence | FIP | = Found 1/2" Iron Pipe | MAINT. | = Maintenance | O.U.L. | = Overhead Utility Lines | P.L.S. | = Professional Land Surveyor | RNG | = Range | Trans. | = Transformer |
| A/C | = Air Conditioner | CL | = Clear | FIR | = Found 1/2" Iron Rebar | ME | = Maintenance Easement | P | = Plat | P.O.B. | = Point of Beginning | R/R | = Railroad | TWP | = Township |
| ASPH | = Asphalt | Conc. | = Concrete | FPL | = Florida Power & Light | MH | = Manhole | PB | = Plat Book | P.O.C. | = Point of Commencement | RSM | = Registered Surveyor & Mapper | Typ. | = Typical |
| C | = Calculated | D | = Deed | ID | = Identification | M | = Monument Line | PC | = Point of Curvature | P.P. | = Power Pole | R/W | = Right-of-Way | U.E. | = Utility Easement |
| C.B. | = Catch Basin | Ø | = Diameter | I.P. | = Iron Pipe | Mon. | = Monument | PCP | = Permanent Control Point | PRC | = Point of Reverse Curvature | Sdwk | = Sidewalk | UTIL. | = Utility |
| CBS | = Concrete Block Structure | DH | = Drill Hole | LB | = Licensed Business | N/A | = Not Applicable | PG | = Page | PRM | = Point of Reference Monument | Sec. | = Section | W.F. | = Wood Fence |
| CH | = Chord | DME | = Drainage & Maintenance Easm't | LME | = Lake Maintenance Easement | N/D | = Nail & Disc | P.I. | = Point of Intersection | PT | = Point of Tangency | SD | = Storm Drain | W.M. | = Water Meter |
| Chatta. | = Chattahoochee | Easm't | = Easement | LP | = Light Pole | N° | = Number | PKWY | = Parkway | R | = Radius | S.M.H. | = Sanitary Manhole | WME | = Wall Maintenance Easement |
| | | Enc. | = Encroachment | L.S. | = Land Surveyor | NTS | = Not to Scale | ℄ | = Property Line | Res. | = Residence | SSMH | = Sanitary Sewer Manhole | W.V. | = Water Valve |

SURVEYOR'S SEAL
This survey has been digitally signed and sealed by Nelson Mojarena, P.S.M. on the date adjacent to the seal. Printed copies are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISED: 03-22-22

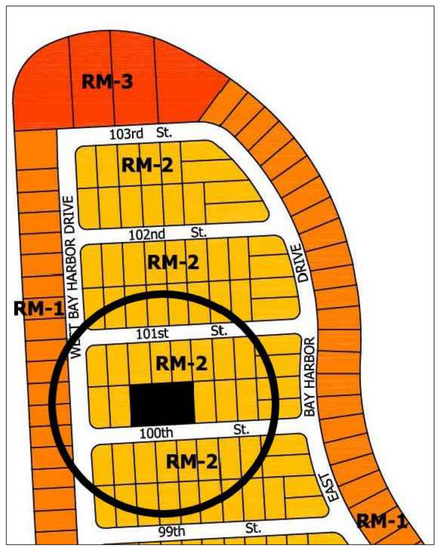

MOJARENA & ASSOCIATES, INC.
Land Surveyors & Mappers
Certificate of Authorization No. 6698
P.O. Box 56-0126
Miami, Florida 33256-0126
Tel. (305) 278-2494


| FLOOD ZONE: AE | | BASE: 8 & 9 | |
|---|---|---|---|
| DATE: 03-07-22 | SCALE: 1" = 20' | DWN. BY N.M. | JOB NO. 22-0023 |




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 13, 14 & 15 BLOCK 7 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA | |
| LOT AREA | 33,750 S.F. (0.77 ACRES) | |
| FLOOD ZONE | AE (FLOOD ELEVATION 9.0 NGVD)<br>CROWN OF ROAD 5.06 NGVD | |
| ZONING CLASSIFICATION | RM-2 MULTIPLE FAMILY DISCRICT | |
| FUTURE LAND USE DESIGNATION | MEDIUM-HIGH DENSITY RESIDENTIAL | |
| | | |
| | ALLOWED | PROVIDED |
| LOT WIDTH | 75' MIN. LOT FRONTAGE | 225' X 150' |
| 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<br>33,750 x 0.20 = 6,750 S.F. | 6,935 S.F. = 20.5% |
| DENSITY | | |
| ALLOWABLE BASE DENSITY 34 UNITS/ACRE | 34 UNITS / 0.77 ACRES = 26 UNITS | 45 UNITS (19 TDR's REQUIRED) |
| MAX. ALLOWABLE DENSITY BASE DENSITY/TDR UNITS | 60 UNITS/ACRE<br>0.77 ACRES x 60 DUA = 46 UNITS | 45 UNITS (58.14 DUA) |
| SETBACKS | | |
| FRONT | UP TO 30'-0" HIGH = 20' MIN.<br>UP TO 45'-0" HIGH = 25' MIN.<br>UP TO 65'-0" HIGH = 30' MIN. | UP TO 30'-0" HIGH = 20'<br>UP TO 65'-0" HIGH = 30' |
| REAR | UP TO 30'-0" HIGH = 10' MIN.<br>1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0" | VARIES<br>MIN. 10'-0" / MAX. 21'-8" |
| SIDE<br>(MULTIPLE LOTS) | UP TO 30'-0" HIGH<br>10% OF LOT WIDTH = 15' MIN.<br>1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0" (MAX. 22'-6") | 22'-6" (10% OF 225' LOT LENGTH) |
| FLEX SETBACKS | MAX. 1/3 OF ALLOWABLE BUILDING LENGTH<br>@NORTH/SOUTH (0.33 x 120'-0" = 40'-0")<br>@EAST/WEST (0.33 x 180'-0" = 60'-0") | NORTH = 0'-0"<br>SOUTH = 0'-0"<br>EAST = 59'-2"<br>WEST = 55'-0" |
| | | |
| MAX. BUILDING LENGTH / BREEZEWAYS | 120'-0" W/OUT BREEZWAY | 180'-0" x 120'-0"<br>20'-6"/25'-6" BREEZEWAY PROVIDED AT LEVELS 2/3 |
| 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<br>12,495 SF x 15% = 1,874 SF MIN. | 3,800 S.F. = 30.4% |
| PARKING REQUIREMENTS | 2 SPACES MIN. PER UNIT<br>INCLUDING THREE GUEST SPACES (1 PER LOT)<br>45 UNITS x 2 = 90 MIN. | 91 SPACES<br>84 SPACES (42 LIFTS)/4 HC SPACES/3 GUEST SPACES |

## 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 A2 | 2 | 1,705 SF | 25 SF | 1,840 SF | 290 SF | 2 BEDROOM / 2 BATH + DEN |
| UNIT A3 | 2 | 1,705 SF | 25 SF | 1,840 SF | 170 SF | 2 BEDROOM / 2 BATH + DEN |
| UNIT A4 | 2 | 1,565 SF | 25 SF | 1,710 SF | 170 SF | 2 BEDROOM / 2 BATH |
| UNIT B | 4 | 1,600 SF | 25 SF | 1,730 SF | 150 SF | 2 BEDROOM / 2 BATH + DEN |
| UNIT B4 | 2 | 1,235 SF | 25 SF | 1,355 SF | 375 SF | 2 BEDROOM / 2 BATH |
| UNIT B 5/6 | 4 | 1,235 SF | 25 SF | 1,355 SF | 150 SF | 2 BEDROOM / 2 BATH |
| UNIT C | 2 | 1,380 SF | 25 SF | 1,515 SF | 55 SF | 2 BEDROOM / 2 BATH |
| UNIT C 4/5/6 | 3 | 1,230 SF | 25 SF | 1,355 SF | 55 SF | 2 BEDROOM / 2 BATH |
| UNIT D | 2 | 1,630 SF | 25 SF | 1,735 SF | 145 SF | 2 BEDROOM / 2 BATH |
| UNIT D4 | 1 | 1,210 SF | 25 SF | 1,305 SF | 420 SF | 1 BEDROOM / 1.5 BATH + DEN |
| UNIT D 5/6 | 2 | 1,210 SF | 25 SF | 1,305 SF | 145 SF | 1 BEDROOM / 1.5 BATH + DEN |
| UNIT E2 | 2 | 1,635 SF | 25 SF | 1,770 SF | 590 SF | 2 BEDROOM / 2 BATH + DEN |
| UNIT E3 | 2 | 1,635 SF | 25 SF | 1,770 SF | 190 SF | 2 BEDROOM / 2 BATH + DEN |
| UNIT F | 2 | 3,010 SF | 30 SF | 3,205 SF | 200 SF | 4 BEDROOM / 3 BATH + DEN + FAMILY |
| UNIT F4 | 1 | 2,430 SF | 40 SF | 2,610 SF | 580 SF | 4 BEDROOM / 3 BATH |
| UNIT F 5/6 | 2 | 2,430 SF | 40 SF | 2,610 SF | 200 SF | 4 BEDROOM / 3 BATH |
| UNIT G | 4 | 2,145 SF | 25 SF | 2,275 SF | 160 SF | 2 BEDROOM / 3 BATH + FAMILY |
| UNIT G4 | 2 | 1,710 SF | 25 SF | 1,825 SF | 170 SF | 2 BEDROOM / 2 BATH |
| UNIT H | 4 | 1,930 SF | 25 SF | 2,090 SF | 120 SF | 3 BEDROOM / 3 BATH + DEN |
| TOTAL | 45 | 76,670 SF | 1,180 SF | 82,575 SF | 8,885 SF | |

## 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

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.

## PROJECT GROSS AREA DATA

| | | |
|---|---|---|
| **RESIDENTIAL UNIT AREA (INCL. STOR.)** | **82,575 SQ. FT.** | **= 72.7%** |
| **NON-SALEABLE AREA** | | **= 27.3%** |
| **GARAGE/MEP** | **17,535 SQ. FT.** | **> 31,040 SQ. FT.** |
| **AMENITY/CORE** | **13,505 SQ. FT.** | |
| **TOTAL ENCLOSED AREA** | **113,615 SQ. FT.** | |
| **UNIT BALCONY AREAS** | **8,885 SQ. FT.** | |
| **BREEZEWAY/PLANTER AREAS** | **2,355 SQ. FT.** | |
| **RECREATION DECK AREA** | **11,295 SQ. FT.** | |
| **ROOF MEP AREA** | **6,675 SQ. FT.** | |
| **TOTAL SLAB AREA** | **142,825 SQ. FT.** | |

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE: DATA

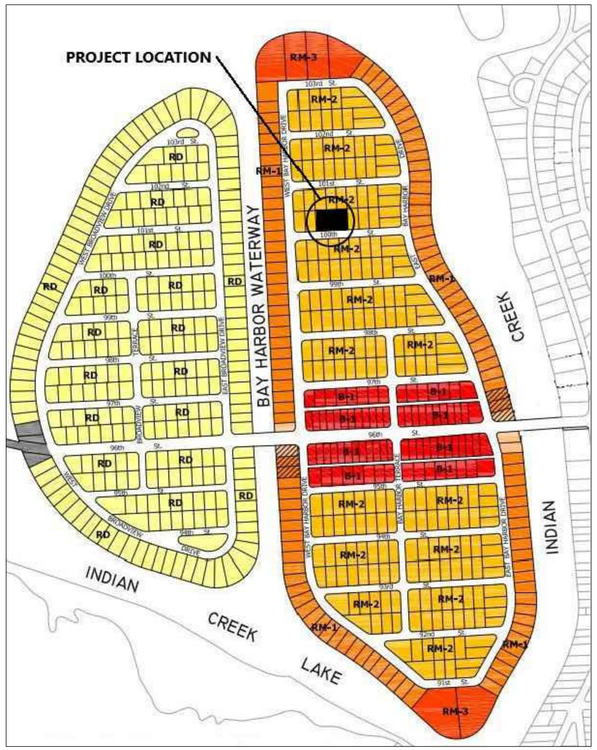
DATE 09-23-22
SCALE -
JOB NO. 2022-01
SHEET A-1
OF SHEETS

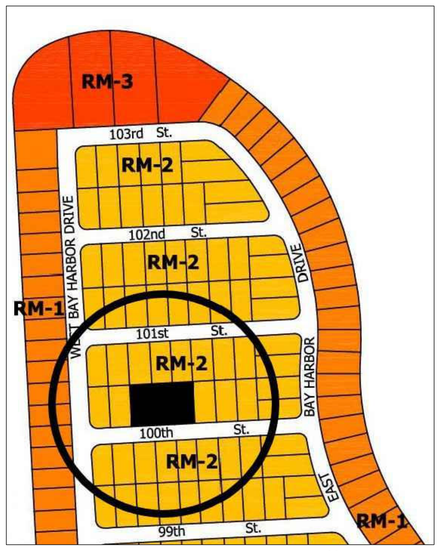

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.




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 13, 14 & 15 BLOCK 7 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA | |
| LOT AREA | 33,750 S.F. (0.77 ACRES) | |
| FLOOD ZONE | AE (FLOOD ELEVATION 9.0 NGVD)<br>CROWN OF ROAD 5.06 NGVD | |
| ZONING CLASSIFICATION | RM-2 MULTIPLE FAMILY DISCRICT | |
| FUTURE LAND USE DESIGNATION | MEDIUM-HIGH DENSITY RESIDENTIAL | |
| | | |
| | ALLOWED | PROVIDED |
| LOT WIDTH | 75' MIN. LOT FRONTAGE | 225' X 150' |
| 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<br>33,750 x 0.20 = 6,750 S.F. | 7,290 S.F. = 21.6% |
| DENSITY | | |
| ALLOWABLE BASE DENSITY 34 UNITS/ACRE | 34 UNITS / 0.77 ACRES = 26 UNITS | 45 UNITS (19 TDR's REQUIRED) |
| MAX. ALLOWABLE DENSITY BASE DENSITY/TDR UNITS | 60 UNITS/ACRE<br>0.77 ACRES x 60 DUA = 46 UNITS | 45 UNITS (58.14 DUA) |
| SETBACKS | | |
| FRONT | UP TO 30'-0" HIGH = 20' MIN.<br>UP TO 45'-0" HIGH = 25' MIN.<br>UP TO 65'-0" HIGH = 30' MIN. | UP TO 30'-0" HIGH = 20'<br>UP TO 65'-0" HIGH = 30' |
| REAR | UP TO 30'-0" HIGH = 10' MIN.<br>1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0" | VARIES<br>MIN. 10'-0" / MAX. 21'-8" |
| SIDE<br>(MULTIPLE LOTS) | UP TO 30'-0" HIGH<br>10% OF LOT WIDTH = 15' MIN.<br>1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0" (MAX. 22'-6") | 22'-6" (10% OF 225' LOT LENGTH) |
| FLEX SETBACKS | MAX. 1/3 OF ALLOWABLE BUILDING LENGTH<br>@NORTH/SOUTH (0.33 x 120'-0" = 40'-0")<br>@EAST/WEST (0.33 x 180'-0" = 60'-0") | NORTH = 0'-0"<br>SOUTH = 0'-0"<br>EAST = 59'-2"<br>WEST = 55'-0" |
| | | |
| MAX. BUILDING LENGTH / BREEZEWAYS | 120'-0" W/OUT BREEZWAY | 180'-0" x 120'-0"<br>20'-6"/25'-6" BREEZEWAY PROVIDED AT LEVELS 2/3 |
| MAX. BUILDING HEIGHT | 65'-0" ABOVE BFE | 65'-0" ABOVE BFE |
| RECREATIONAL ROOF DECK LANDSCAPE REQUIREMENTS | 15% MIN. OF THE RECREATIONAL AREA SHALL BE LANDSCAPED<br>12,495 SF x 15% = 1,874 SF MIN. | 3,800 S.F. = 30.4% |
| PARKING REQUIREMENTS | 2 SPACES MIN. PER UNIT<br>INCLUDING THREE GUEST SPACES (1 PER LOT)<br>45 UNITS x 2 = 90 MIN. | 91 SPACES INCLUDING 3 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

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.

## 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 A2 | 2 | 1,705 SF | 25 SF | 1,840 SF | 290 SF | 2 BEDROOM / 2 BATH + DEN |
| UNIT A3 | 2 | 1,705 SF | 25 SF | 1,840 SF | 170 SF | 2 BEDROOM / 2 BATH + DEN |
| UNIT A4 | 2 | 1,565 SF | 25 SF | 1,710 SF | 170 SF | 2 BEDROOM / 2 BATH |
| UNIT B | 4 | 1,600 SF | 25 SF | 1,730 SF | 150 SF | 2 BEDROOM / 2 BATH + DEN |
| UNIT B4 | 2 | 1,235 SF | 25 SF | 1,355 SF | 375 SF | 2 BEDROOM / 2 BATH |
| UNIT B 5/6 | 4 | 1,235 SF | 25 SF | 1,355 SF | 150 SF | 2 BEDROOM / 2 BATH |
| UNIT C | 2 | 1,380 SF | 25 SF | 1,515 SF | 55 SF | 2 BEDROOM / 2 BATH |
| UNIT C 4/5/6 | 3 | 1,230 SF | 25 SF | 1,355 SF | 55 SF | 2 BEDROOM / 2 BATH |
| UNIT D | 2 | 1,630 SF | 25 SF | 1,735 SF | 145 SF | 2 BEDROOM / 2 BATH |
| UNIT D4 | 1 | 1,210 SF | 25 SF | 1,305 SF | 420 SF | 1 BEDROOM / 1.5 BATH + DEN |
| UNIT D 5/6 | 2 | 1,210 SF | 25 SF | 1,305 SF | 145 SF | 1 BEDROOM / 1.5 BATH + DEN |
| UNIT E2 | 2 | 1,635 SF | 25 SF | 1,770 SF | 590 SF | 2 BEDROOM / 2 BATH + DEN |
| UNIT E3 | 2 | 1,635 SF | 25 SF | 1,770 SF | 190 SF | 2 BEDROOM / 2 BATH + DEN |
| UNIT F | 2 | 3,010 SF | 30 SF | 3,205 SF | 200 SF | 4 BEDROOM / 3 BATH + DEN + FAMILY |
| UNIT F4 | 1 | 2,430 SF | 40 SF | 2,610 SF | 580 SF | 4 BEDROOM / 3 BATH |
| UNIT F 5/6 | 2 | 2,430 SF | 40 SF | 2,610 SF | 200 SF | 4 BEDROOM / 3 BATH |
| UNIT G | 6 | 2,145 SF | 25 SF | 2,275 SF | 160 SF | 2 BEDROOM / 3 BATH + FAMILY |
| UNIT H | 4 | 1,930 SF | 25 SF | 2,090 SF | 120 SF | 3 BEDROOM / 3 BATH + DEN |
| TOTAL | 45 | 77,540 SF | 1,180 SF | 83,675 SF | 8,865 SF | |

## PROJECT GROSS AREA DATA

| | | |
|---|---|---|
| **RESIDENTIAL UNIT AREA (INCL. STOR.)** | **83,675 SQ. FT.** | **= 72.1%** |
| **NON-SALEABLE AREA** | | **= 27.9%** |
| **GARAGE/MEP** | **17,685 SQ. FT.** | **32,425 SQ. FT.** |
| **AMENITY/CORE** | **14,740 SQ. FT.** | |
| **TOTAL ENCLOSED AREA** | **116,100 SQ. FT.** | |
| **UNIT BALCONY AREAS** | **8,865 SQ. FT.** | |
| **BREEZEWAY/PLANTER AREAS** | **1,955 SQ. FT.** | |
| **RECREATION DECK AREA** | **11,295 SQ. FT.** | |
| **ROOF MEP AREA** | **6,675 SQ. FT.** | |
| **TOTAL SLAB AREA** | **144,890 SQ. FT.** | |

PREVIOUS DRB SUBMITTAL DATED 07-22-22

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE: DATA

DATE 07-22-22
SCALE -
JOB NO. 2022-01
SHEET A-1
OF SHEETS

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

REQUEST FOR ALTERNATE DESIGN WAIVING BREEZEWAY

July 22, 2022 / September 23, 2022 (Revised)

Town of Bay Harbor Islands
Planning and Zoning Board
Development Review Board

Re: 1155 100th Street – New Rental Apartment Building
Site Development Plan Application
Architect's Commission No.: 2022-01

ENHANCED BUILDING ARTICULATION AND DETAILING – ARCHITECTURAL CONCEPT

The project has been designed to create a symmetrical, balanced building with a clean, light modern look utilizing stucco, micro-cement, horizontal aluminum railing, synthetic wood fins and abundant glass. Varying planes via projections and recesses in combination with the varying materials generate interest and movement with a strong central separation of the massing as further described below.

- 20'-6" wide breezeway completely thru the building at Levels 2 and 3 and partial breezeway at Level 4 to mid depth of the building.
  - Glass railings withing the breezeway to enhance transparency.
  - Tropical landscaping within the breezeway

- The building massing is further broken up by utilizing the "flex" setbacks on the north and south facades to accentuate the central separation of the building and create interesting articulation thru projections and recesses.
  - Horizontal synthetic wood "louvers" within the central recess on the south (street) façade further accentuate the central separation of the massing.

- Front and Rear setbacks set at the maximum required up to 65' high for Levels 4 thru Roof providing deeper setbacks than required at Levels 4 and 5.

- Street level experience is enhanced via:
  - Continuous one-way clockwise vehicular movement contained on the property with garage entry/exits on the side minimize traffic impact.
  - Micro-cement first floor finish with synthetic wood louvers and green screen contrast with the main building stucco finish further accentuating the play on varying planes.



- The heavily landscaped roof deck with pool has been located on the north side with the mechanical yard on the street side (south) providing a more pleasing visual interaction with the adjacent buildings on the north, east and west.

- Dimensions:
  - South – 180' overall divided by 20'-6" breezeway/recess which breaks into two 79'-9" east and west lengths – the 79'-9" portions at Levels 4/5/6/Roof are further divided utilizing the flex setbacks with lengths of 29'-7" and recesses of 50'-2" each side.
  - North – 180' overall divided by 25'-6" breezeway/recess which breaks into two 77'-3" east and west lengths – the 77'-3" portions at Levels 4/5/6/Roof are further divided utilizing the flex setbacks with lengths of 27'-6" and recesses of 49'-9" each side.
  - East and West – 120' max. at the lower floors



| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
BREEZEWAY WAIVER REQUEST

DATE 09-23-22
SCALE –
JOB NO. 2022-01
SHEET
A-1A
OF SHEETS

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

S & E ARCHITECTS, INC

REQUEST FOR ALTERNATE DESIGN WAIVING BREEZEWAY

July 22, 2022

Town of Bay Harbor Islands
Planning and Zoning Board
Development Review Board

Re: 1155 100th Street – New Rental Apartment Building
Site Development Plan Application
Architect's Commission No.: 2022-01

ENHANCED BUILDING ARTICULATION AND DETAILING – ARCHITECTURAL CONCEPT

The project has been designed to create a symmetrical, balanced building with a clean, light modern look utilizing stucco, micro-cement, horizontal aluminum railing, synthetic wood fins and abundant glass. Varying planes via projections and recesses in combination with the varying materials generate interest and movement with a strong central separation of the massing as further described below.

- 20'-6" wide breezeway completely thru the building at Levels 2 and 3
  - Glass railings withing the breezeway to enhance transparency.
  - Tropical landscaping within the breezeway
- The building massing is further broken up by utilizing the "flex" setbacks on the north and south facades to accentuate the central separation of the building and create interesting articulation thru projections and recesses.
  - Horizontal synthetic wood "louvers" within the central recess on the south (street) façade further accentuate the central separation of the massing.
- Street level experience is enhanced via:
  - Continuous one-way clockwise vehicular movement with garage entry/exits on the side minimize traffic impact
  - Micro-cement first floor finish with synthetic wood louvers and green screen contrast with the main building stucco finish further accentuating the play on varying planes.



S & E ARCHITECTS, INC

- The heavily landscaped roof deck with pool has been located on the north side with the mechanical yard on the street side (south) providing a more pleasing visual interaction with the adjacent buildings on the north, east and west.
- Dimensions:
  - South – 180' overall divided by 20'-6" breezeway/recess which breaks into two 79'-9" east and west lengths – the 79'-9" portions at Levels 4/5/6/Roof are further divided utilizing the flex setbacks with lengths of 29'-7" and recesses of 50'-2" each side.
  - North – 180' overall divided by 25'-6" breezeway/recess which breaks into two 77'-3" east and west lengths – the 77'-3" portions at Levels 4/5/6/Roof are further divided utilizing the flex setbacks with lengths of 27'-6" and recesses of 49'-9" each side.
  - East and West – 120' max. at the lower floors

2000 South Dixie Highway #203 | Miami, Florida 33133 | Phone: 305-441-2226 | Email: SE@se-architecture.com
S&E 2

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
BREEZEWAY WAIVER REQUEST

DATE 07-22-22
SCALE –
JOB NO. 2022-01
SHEET
A-1A
OF SHEETS

PREVIOUS DRB SUBMITTAL DATED 07-22-22

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & S ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.




1



2



3



4



5



6




**PHOTO SITE LEGEND**

N

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

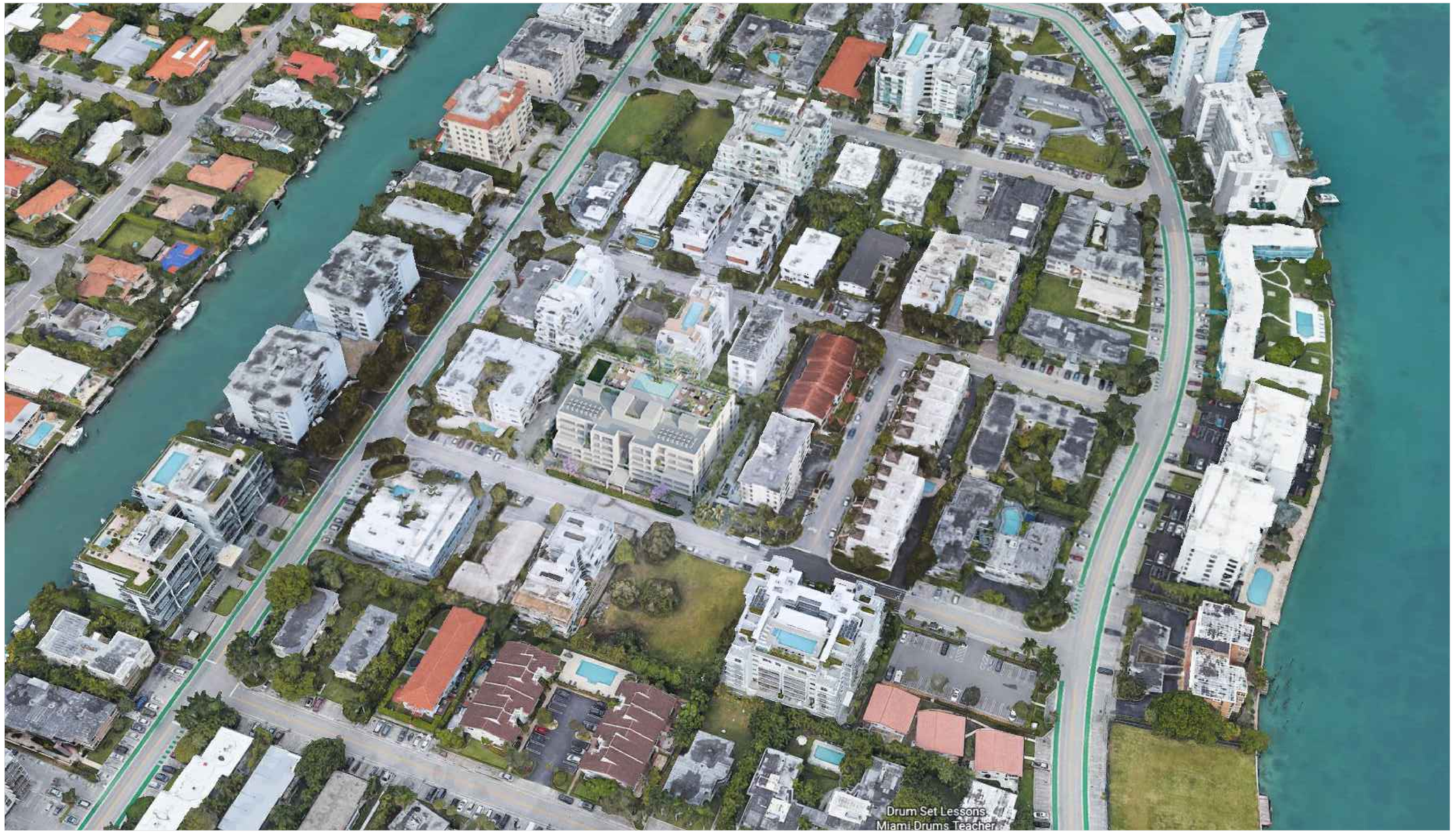
SHEET TITLE
SITE AND CONTEXT PHOTOS

DATE 09-23-22
SCALE -
JOB NO. 2022-01
SHEET
A-2
OF SHEETS

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




AERIAL VIEW

N

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

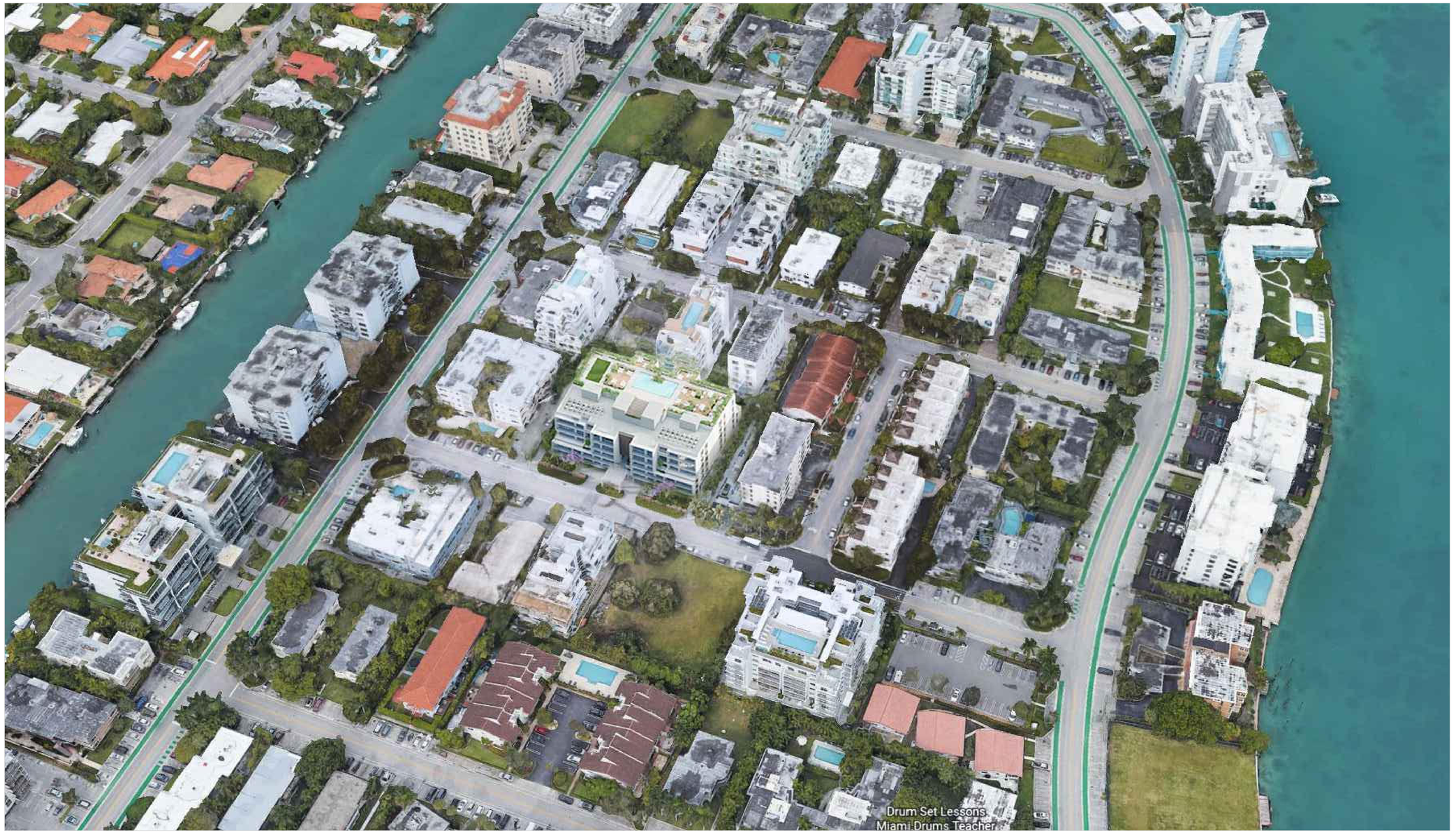
SHEET TITLE
AERIAL VIEW

DATE 09-23-22
SCALE -
JOB NO. 2022-01
SHEET
A-3
OF SHEETS

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




AERIAL VIEW

N

PREVIOUS DRB SUBMITTAL DATED 07-22-22

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E 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: AERIAL VIEW

DATE 07-22-22
SCALE –
JOB NO. 2022-01
SHEET A-3
OF SHEETS

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



## RENDERING
## (100th STREET FACADE STREET VIEW)

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
RENDERING
100TH ST. FACADE
STREET VIEW

DATE 09-23-22
SCALE –
JOB NO. 2022-01
SHEET
A-4
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



## RENDERING
## (100th STREET FACADE STREET VIEW)

PREVIOUS DRB
SUBMITTAL
DATED 07-22-22

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
RENDERING
100TH ST. FACADE
STREET VIEW

DATE 07-22-22
SCALE –
JOB NO. 2022-01
SHEET
A-4
OF SHEETS



## RENDERING
## (100th STREET FACADE BREEZEWAY VIEW)

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
RENDERING
100TH ST. FACADE
BREEZEWAY

DATE 09-23-22
SCALE -
JOB NO. 2022-01
SHEET
A-5
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



## RENDERING
## (100th STREET FACADE BREEZEWAY VIEW)

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
RENDERING
100TH ST. FACADE
BREEZEWAY

DATE 07-22-22
SCALE –
JOB NO. 2022-01
SHEET
A-5
OF SHEETS



## RENDERING
## (100th STREET FACADE BREEZEWAY DETAIL VIEW)

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
RENDERING
100TH ST. FACADE
BREEZEWAY DETAIL

DATE 09-23-22
SCALE -
JOB NO. 2022-01
SHEET
A-6
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



RENDERING

(100th STREET FACADE BREEZEWAY DETAIL VIEW)

PREVIOUS DRB SUBMITTAL DATED 07-22-22

S & E ARCHITECTS, INC.
© ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
RENDERING
100TH ST. FACADE
BREEZEWAY DETAIL

DATE 07-22-22
SCALE –
JOB NO. 2022-01
SHEET
A-6
OF SHEETS



## RENDERING
## (SW CORNER FACADE STREET VIEW)

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
RENDERING
SW CORNER FACADE
STREET VIEW

DATE 09-23-22
SCALE -
JOB NO. 2022-01
SHEET
A-7
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



## RENDERING
## (SW CORNER FACADE STREET VIEW)

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
RENDERING
SW CORNER FACADE
STREET VIEW

DATE 07-22-22
SCALE –
JOB NO. 2022-01
SHEET A-7
OF SHEETS



## RENDERING
## (SE CORNER FACADE STREET VIEW)

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
RENDERING
SE CORNER FACADE
STREEET VIEW

DATE 09-23-22
SCALE -
JOB NO. 2022-01
SHEET
A-8
OF SHEETS


S & E ARCHITECTS, INC.
© ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



## RENDERING
## (SE CORNER FACADE STREET VIEW)

PREVIOUS DRB
SUBMITTAL
DATED 07-22-22

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
RENDERING
SE CORNER FACADE
STREEET VIEW

DATE 07-22-22
SCALE –
JOB NO. 2022-01
SHEET
A-8
OF SHEETS



## RENDERING
## (REAR FACADE VIEW)

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
RENDERING
REAR FACADE VIEW

DATE 09-23-22
SCALE –
JOB NO. 2022-01
SHEET
A-9
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



## RENDERING
## (REAR FACADE VIEW)

PREVIOUS DRB
SUBMITTAL
DATED 07-22-22

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
RENDERING
REAR FACADE VIEW

DATE 07-22-22
SCALE –
JOB NO. 2022-01
SHEET
A-9
OF SHEETS



## RENDERING
## (NW CORNER FACADE REAR VIEW)

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
RENDERING
NW CORNER FACADE
REAR VIEW

DATE 09-23-22
SCALE –
JOB NO. 2022-01
SHEET
A-10
OF SHEETS



## RENDERING
## (NW CORNER FACADE REAR VIEW)

PREVIOUS DRB
SUBMITTAL
DATED 07-22-22

S & E ARCHITECTS, INC.
© ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
RENDERING
NW CORNER FACADE
REAR VIEW

DATE 07-22-22
SCALE –
JOB NO. 2022-01
SHEET
A-10
OF SHEETS



## RENDERING
## (POOL DECK VIEW 1)

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
RENDERING
POOL DECK VIEW 1

DATE 09-23-22
SCALE –
JOB NO. 2022-01
SHEET
A-11
OF SHEETS


S & E ARCHITECTS, INC.
© ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



## RENDERING
## (POOL DECK VIEW 2)

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
RENDERING
POOL DECK VIEW 2

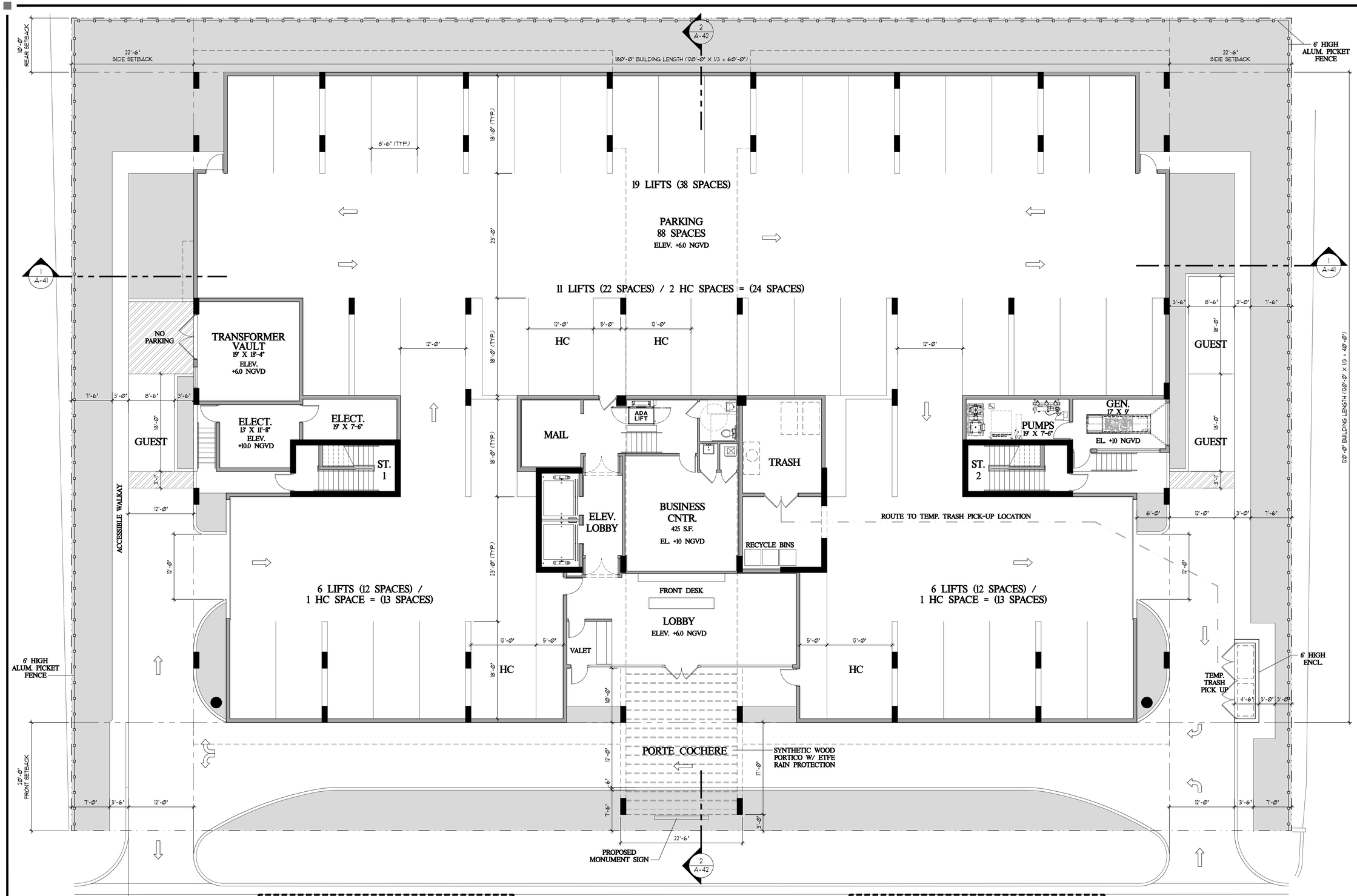
DATE 09-23-22
SCALE –
JOB NO. 2022-01
SHEET
A-12
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




## LEVEL 1 FLOOR PLAN

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

N

47' X 21'
FIRE DEPT. STAGING AREA

LANDSCAPE AREA

LOT AREA: 33,750 S.F.
REQUIRED: 20% OF 33,750 S.F. = 6,750 S.F.
PROVIDED: 20.5% OF 33,750 S.F. = 6,935 S.F.

100 TH S T R E E T
LEVEL 1

GROSS DATA

| | |
|---|---|
| AMENITY/CORE AREAS: | 2,780 SQ. FT. |
| GARAGE/MEP AREAS: | 17,535 SQ. FT. |
| TOTAL ENCLOSED AREA: | 20,315 SQ. FT. |

47' X 21'
FIRE DEPT. STAGING AREA

PARKING

REQUIRED: 45 UNITS x 2 = 90 SPACES
PROVIDED: 88 GAR. PARKING (LIFTS + 4 HC)
3 SURFACE GUEST SPACES
TOTAL PROVIDED: 91 SPACES

CAR LIFTS:
- KLAUS LIFT MODEL G61-190/LF230
- 42 LIFTS = 84 PARKING SPACES

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

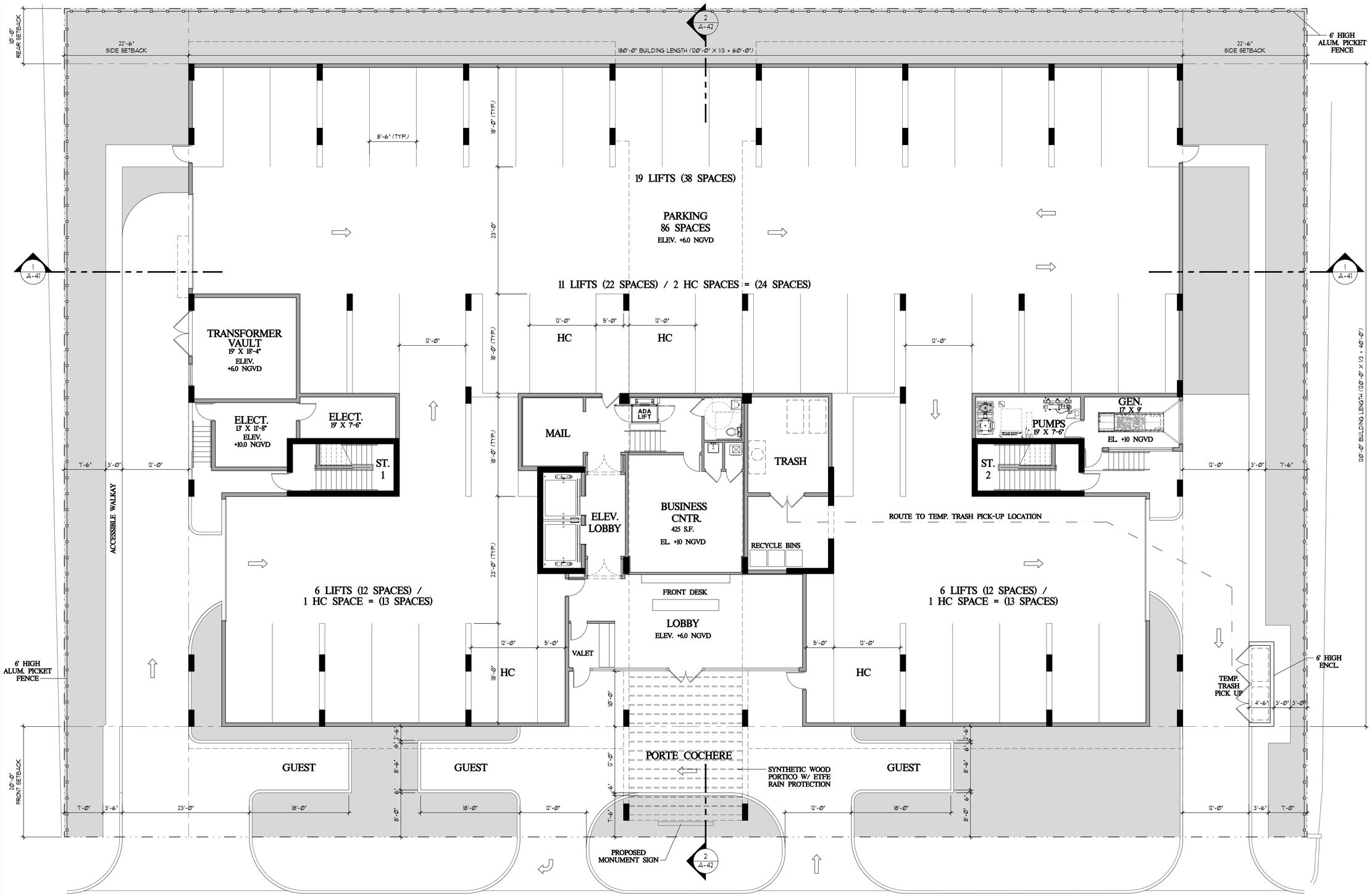
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
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 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-13
OF SHEETS




## LEVEL 1 FLOOR PLAN

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

N

47' X 21'
FIRE DEPT. STAGING AREA

LANDSCAPE AREA

LOT AREA: 33,750 S.F.
REQUIRED: 20% OF 33,750 S.F. = 6,750 S.F.
PROVIDED: 21.6% OF 33,750 S.F. = 7,290 S.F.

100 TH S T R E E T

LEVEL 1

GROSS DATA

| | |
|---|---|
| AMENITY/CORE AREAS: | 2,780 SQ. FT. |
| GARAGE/MEP AREAS: | 17,685 SQ. FT. |
| TOTAL ENCLOSED AREA: | 20,465 SQ. FT. |

47' X 21'
FIRE DEPT. STAGING AREA

PARKING

REQUIRED: 45 UNITS x 2 = 90 SPACES
PROVIDED: 88 GAR. PARKING (LIFTS + 4 HC)
3 SURFACE GUEST SPACES
TOTAL PROVIDED: 91 SPACES

PREVIOUS DRB
SUBMITTAL
DATED 07-22-22

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E 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 1
FLOOR PLAN

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-13
OF SHEETS

## UNIT C
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,490 GSF | 1,380 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,545 S.F. | 1,405 NSF |

## UNIT D
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,710 GSF | 1,630 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 145 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,655 NSF |

## UNIT E2
2 BEDROOM / 2 BATH + DEN

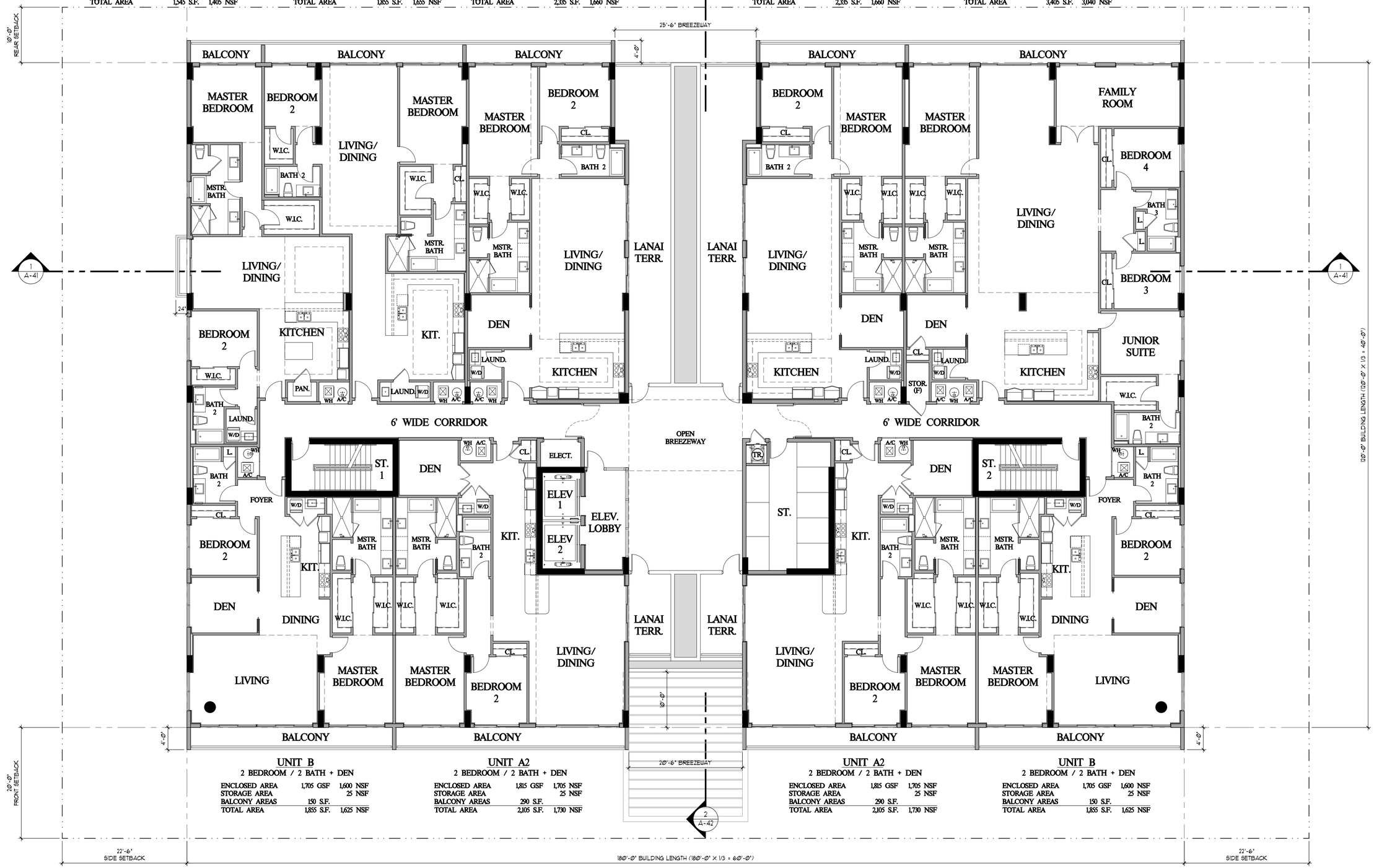
| | | |
|---|---|---|
| ENCLOSED AREA | 1,745 GSF | 1,635 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 590 S.F. | |
| TOTAL AREA | 2,335 S.F. | 1,660 NSF |

## UNIT E2
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,745 GSF | 1,635 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 590 S.F. | |
| TOTAL AREA | 2,335 S.F. | 1,660 NSF |

## UNIT F
4 BEDROOM / 3 BATH + DEN + FAMILY RM.

| | | |
|---|---|---|
| ENCLOSED AREA | 3,170 GSF | 3,010 NSF |
| STORAGE AREA | 35 GSF | 30 NSF |
| BALCONY AREAS | 200 S.F. | |
| TOTAL AREA | 3,405 S.F. | 3,040 NSF |




## UNIT B
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

## UNIT A2
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 290 S.F. | |
| TOTAL AREA | 2,105 S.F. | 1,730 NSF |

## UNIT A2
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 290 S.F. | |
| TOTAL AREA | 2,105 S.F. | 1,730 NSF |

## UNIT B
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

## LEVEL 2

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

N

### GROSS DATA

| | | |
|---|---|---|
| RESIDENTIAL UNIT AREA (INCL. STOR.): | 17,145 SQ. FT. | = 90.6% |
| NON SALEABLE CORE AREA: | 1,770 SQ. FT. | = 9.4% |
| TOTAL ENCLOSED AREA: | 18,915 SQ. FT. | = 100% |
| BALCONY AREAS: | 2,460 SQ. FT. | |
| BREEZEWAY/PLANTER AREAS: | 1,275 SQ. FT. | |
| TOTAL SLAB AREA: | 22,650 SQ. FT. | |

### NET DATA

| | |
|---|---|
| RESIDENTIAL UNIT AREA: | 15,900 SQ. FT. |
| STORAGE AREA: | 240 SQ. FT. |
| 9 UNITS PER FLOOR AVERAGE UNIT SIZE: | 1,767 SQ. FT. |

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E 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 2 FLOOR PLAN

DATE 09-23-22

SCALE

JOB NO. 2022-01

SHEET A-14

OF SHEETS

## UNIT C
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,490 GSF | 1,380 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,545 S.F. | 1,405 NSF |

## UNIT D
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,710 GSF | 1,630 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 145 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,655 NSF |

## UNIT E2
2 BEDROOM / 2 BATH + DEN

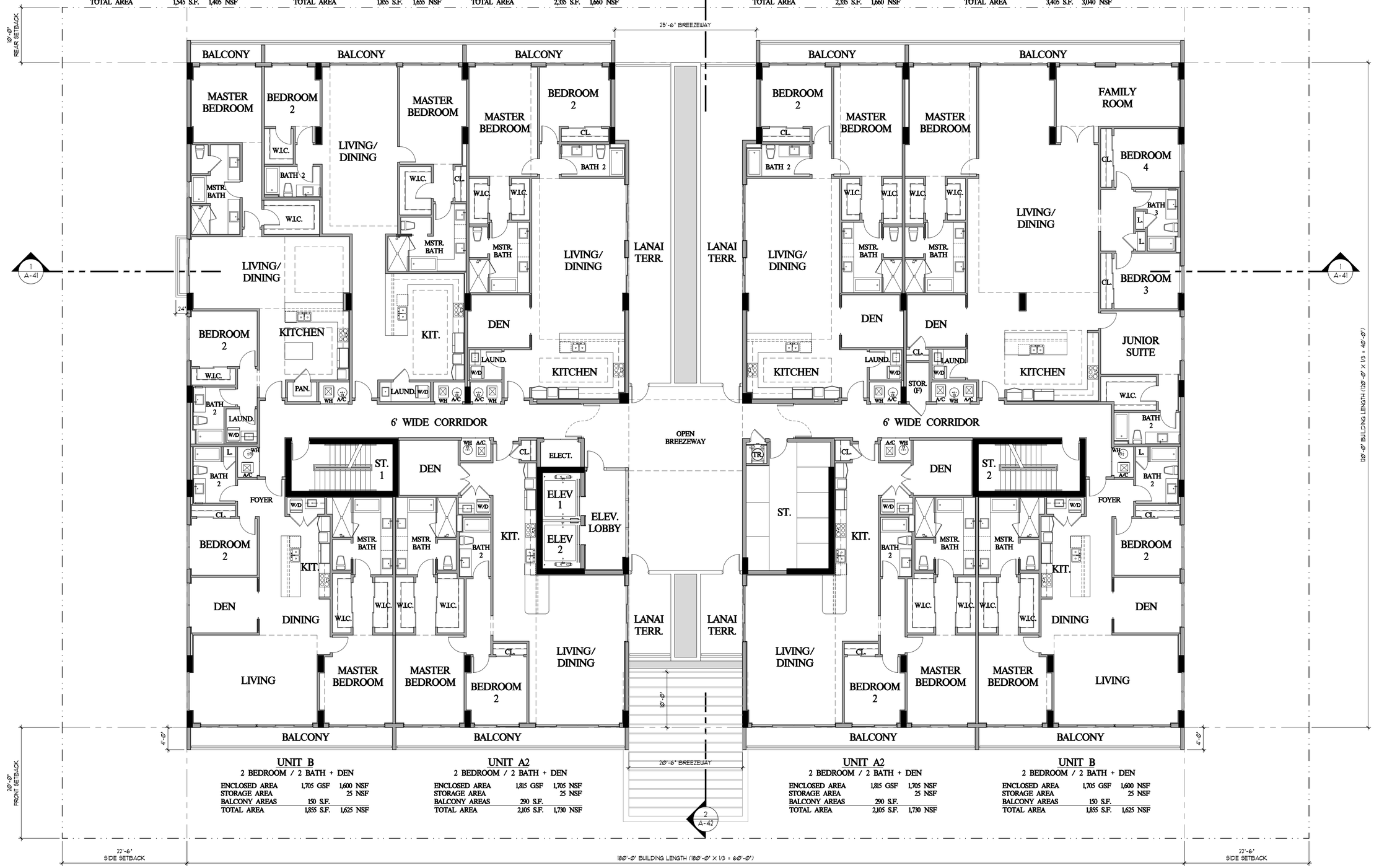
| | | |
|---|---|---|
| ENCLOSED AREA | 1,745 GSF | 1,635 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 590 S.F. | |
| TOTAL AREA | 2,335 S.F. | 1,660 NSF |

## UNIT E2
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,745 GSF | 1,635 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 590 S.F. | |
| TOTAL AREA | 2,335 S.F. | 1,660 NSF |

## UNIT F
4 BEDROOM / 3 BATH + DEN + FAMILY RM.

| | | |
|---|---|---|
| ENCLOSED AREA | 3,170 GSF | 3,010 NSF |
| STORAGE AREA | 35 GSF | 30 NSF |
| BALCONY AREAS | 200 S.F. | |
| TOTAL AREA | 3,405 S.F. | 3,040 NSF |




## UNIT B
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

## UNIT A2
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 290 S.F. | |
| TOTAL AREA | 2,105 S.F. | 1,730 NSF |

## UNIT A2
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 290 S.F. | |
| TOTAL AREA | 2,105 S.F. | 1,730 NSF |

## UNIT B
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

## LEVEL 2

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

N

### GROSS DATA

| | | |
|---|---|---|
| RESIDENTIAL UNIT AREA (INCL. STOR.): | 17,145 SQ. FT. | = 90.6% |
| NON SALEABLE CORE AREA: | 1,770 SQ. FT. | = 9.4% |
| TOTAL ENCLOSED AREA: | 18,915 SQ. FT. | = 100% |
| BALCONY AREAS: | 2,460 SQ. FT. | |
| BREEZEWAY/PLANTER AREAS: | 1,275 SQ. FT. | |
| TOTAL SLAB AREA: | 22,650 SQ. FT. | |

### NET DATA

| | |
|---|---|
| RESIDENTIAL UNIT AREA: | 15,900 SQ. FT. |
| STORAGE AREA: | 240 SQ. FT. |
| 9 UNITS PER FLOOR AVERAGE UNIT SIZE: | 1,767 SQ. FT. |

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED
THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
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 07-22-22
SCALE
JOB NO. 2022-01
SHEET A-14
OF SHEETS

## UNIT C
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,490 GSF | 1,380 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,545 S.F. | 1,405 NSF |

## UNIT D
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,710 GSF | 1,630 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 145 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,655 NSF |

## UNIT E3
2 BEDROOM / 2 BATH + DEN

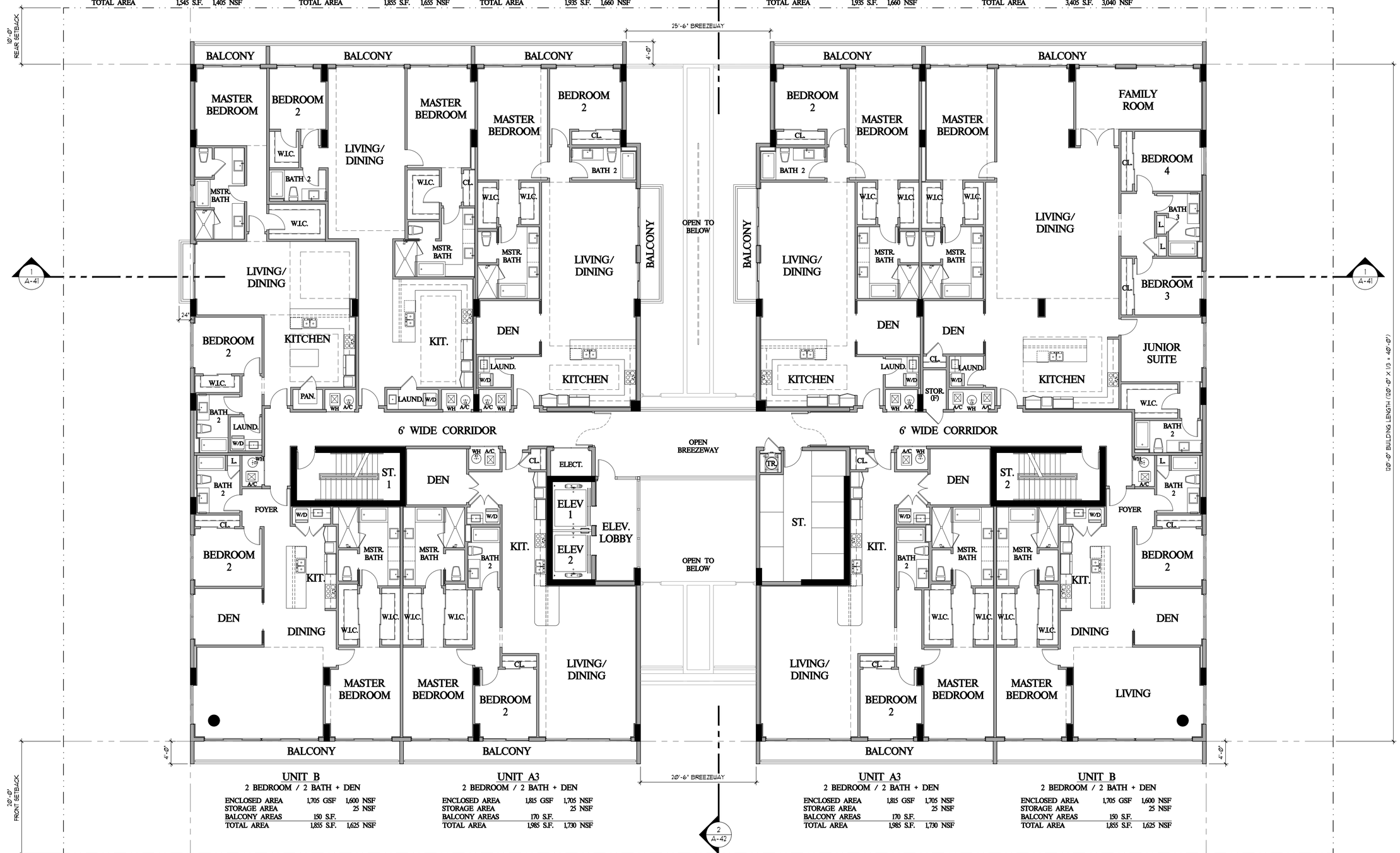
| | | |
|---|---|---|
| ENCLOSED AREA | 1,745 GSF | 1,635 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 190 S.F. | |
| TOTAL AREA | 1,935 S.F. | 1,660 NSF |

## UNIT E3
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,745 GSF | 1,635 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 190 S.F. | |
| TOTAL AREA | 1,935 S.F. | 1,660 NSF |

## UNIT F
4 BEDROOM / 3 BATH + DEN + FAMILY RM.

| | | |
|---|---|---|
| ENCLOSED AREA | 3,170 GSF | 3,010 NSF |
| STORAGE AREA | 35 GSF | 30 NSF |
| BALCONY AREAS | 200 S.F. | |
| TOTAL AREA | 3,405 S.F. | 3,040 NSF |




## UNIT B
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

## UNIT A3
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,985 S.F. | 1,730 NSF |

## UNIT A3
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,985 S.F. | 1,730 NSF |

## UNIT B
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

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

N

### GROSS DATA

| | | |
|---|---|---|
| RESIDENTIAL UNIT AREA (INCL. STOR.): | 17,145 SQ. FT. | = 90.6% |
| NON SALEABLE CORE AREA: | 1,770 SQ. FT. | = 9.4% |
| TOTAL ENCLOSED AREA: | 18,915 SQ. FT. | = 100% |
| BALCONY AREAS: | 1,420 SQ. FT. | |
| BREEZWAY AREA: | 415 SQ. FT. | |
| TOTAL SLAB AREA: | 20,750 SQ. FT. | |

### NET DATA

| | |
|---|---|
| RESIDENTIAL UNIT AREA: | 15,900 SQ. FT. |
| STORAGE AREA: | 240 SQ. FT. |
| 9 UNITS PER FLOOR | |
| AVERAGE UNIT SIZE: | 1,767 SQ. FT. |

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 3
FLOOR PLAN

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-15
OF SHEETS

## UNIT C
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,490 GSF | 1,380 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,545 S.F. | 1,405 NSF |

## UNIT D
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,710 GSF | 1,630 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 145 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,655 NSF |

## UNIT E3
2 BEDROOM / 2 BATH + DEN

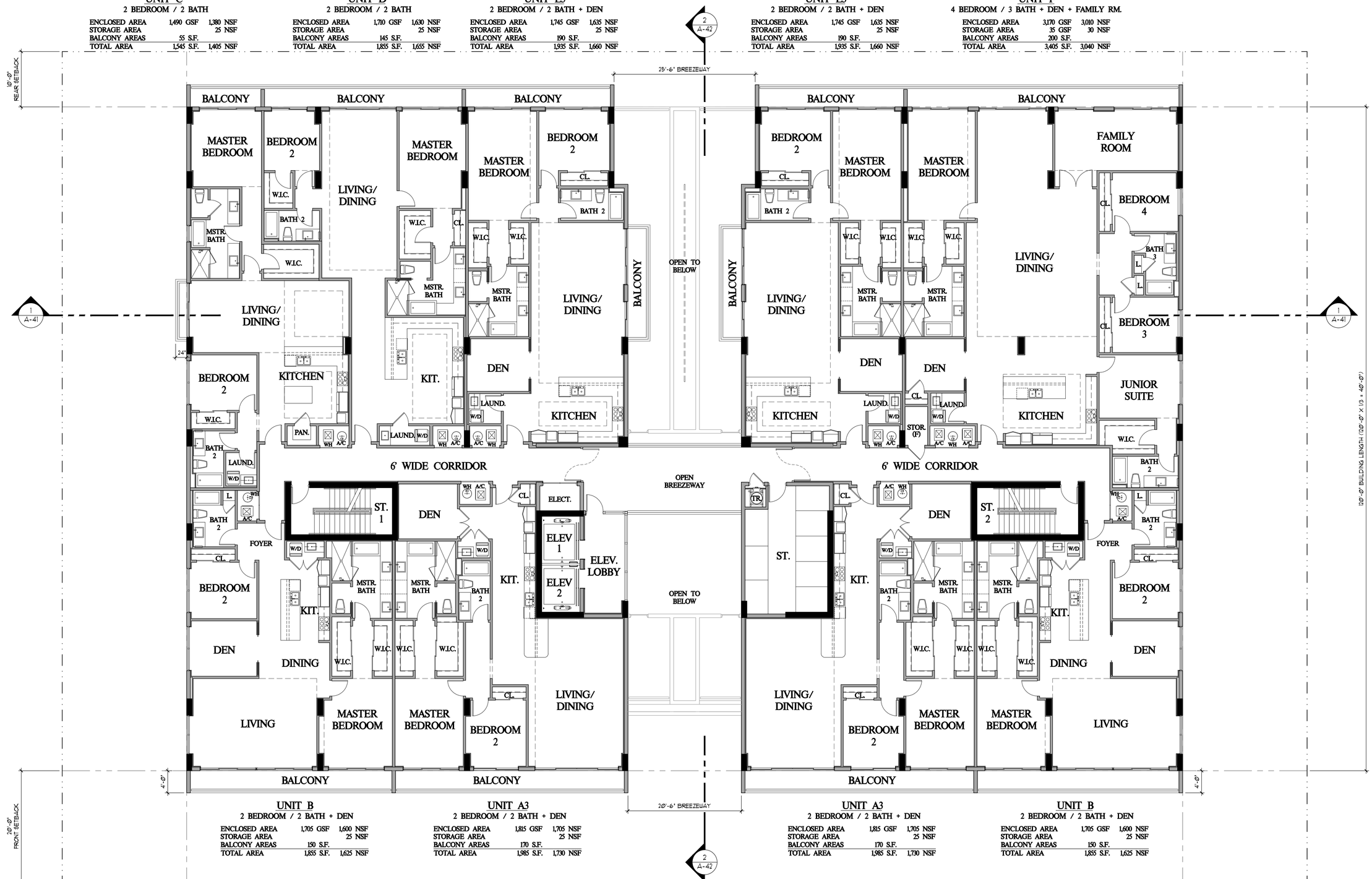
| | | |
|---|---|---|
| ENCLOSED AREA | 1,745 GSF | 1,635 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 190 S.F. | |
| TOTAL AREA | 1,935 S.F. | 1,660 NSF |

## UNIT E3
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,745 GSF | 1,635 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 190 S.F. | |
| TOTAL AREA | 1,935 S.F. | 1,660 NSF |

## UNIT F
4 BEDROOM / 3 BATH + DEN + FAMILY RM.

| | | |
|---|---|---|
| ENCLOSED AREA | 3,170 GSF | 3,010 NSF |
| STORAGE AREA | 35 GSF | 30 NSF |
| BALCONY AREAS | 200 S.F. | |
| TOTAL AREA | 3,405 S.F. | 3,040 NSF |




## UNIT B
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

## UNIT A3
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,985 S.F. | 1,730 NSF |

## UNIT A3
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,985 S.F. | 1,730 NSF |

## UNIT B
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

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

N

### GROSS DATA

| | | |
|---|---|---|
| RESIDENTIAL UNIT AREA (INCL. STOR.): | 17,145 SQ. FT. | = 90.6% |
| NON SALEABLE CORE AREA: | 1,770 SQ. FT. | = 9.4% |
| TOTAL ENCLOSED AREA: | 18,915 SQ. FT. | = 100% |
| BALCONY AREAS: | 1,420 SQ. FT. | |
| BREEZWAY AREA: | 415 SQ. FT. | |
| TOTAL SLAB AREA: | 20,750 SQ. FT. | |

### NET DATA

| | |
|---|---|
| RESIDENTIAL UNIT AREA: | 15,900 SQ. FT. |
| STORAGE AREA: | 240 SQ. FT. |
| 9 UNITS PER FLOOR | |
| AVERAGE UNIT SIZE: | 1,767 SQ. FT. |

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 3
FLOOR PLAN

DATE 07-22-22

SCALE

JOB NO. 2022-01

SHEET
A-15

OF SHEETS

## UNIT C4/5/6
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,230 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,385 S.F. | 1,255 NSF |

## UNIT D4
1 BEDROOM / 1.5 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,280 GSF | 1,210 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 420 S.F. | |
| TOTAL AREA | 1,700 S.F. | 1,235 NSF |

## UNIT G4
2 BEDROOM / 2 BATH

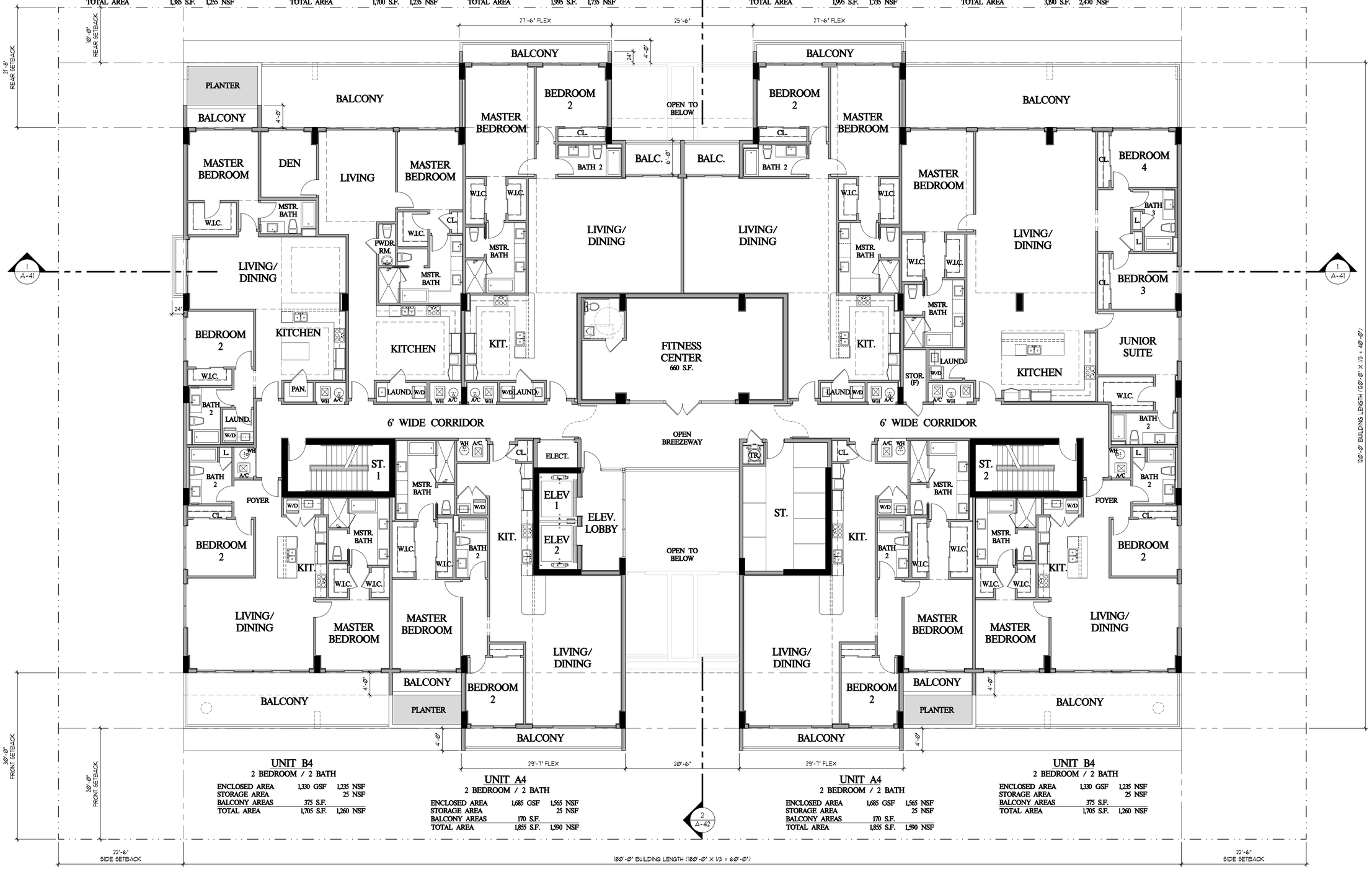
| | | |
|---|---|---|
| ENCLOSED AREA | 1,825 GSF | 1,710 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,995 S.F. | 1,735 NSF |

## UNIT G4
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,825 GSF | 1,710 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,995 S.F. | 1,735 NSF |

## UNIT F4
4 BEDROOM / 3 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 2,565 GSF | 2,430 NSF |
| STORAGE AREA | 45 GSF | 40 NSF |
| BALCONY AREAS | 580 S.F. | |
| TOTAL AREA | 3,190 S.F. | 2,470 NSF |




## UNIT B4
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 375 S.F. | |
| TOTAL AREA | 1,705 S.F. | 1,260 NSF |

## UNIT A4
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,685 GSF | 1,565 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,590 NSF |

## UNIT A4
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,685 GSF | 1,565 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,590 NSF |

## UNIT B4
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 375 S.F. | |
| TOTAL AREA | 1,705 S.F. | 1,260 NSF |

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

N

## LEVEL 4

### GROSS DATA

| | | |
|---|---|---|
| RESIDENTIAL UNIT AREA (INCL. STOR.): | 14,855 SQ. FT. | = 83.8% |
| NON SALEABLE CORE/FIT. CNTR. AREA: | 2,875 SQ. FT. | = 16.2% |
| TOTAL ENCLOSED AREA: | 17,730 SQ. FT. | = 100% |
| BALCONY AREAS: | 2,485 SQ. FT. | |
| BREEZEWAY AREA: | 400 SQ. FT. | |
| PLANTER AREAS: | 265 SQ. FT. | |
| TOTAL SLAB AREA: | 20,880 SQ. FT. | |

### NET DATA

| | |
|---|---|
| RESIDENTIAL UNIT AREA: | 13,890 SQ. FT. |
| STORAGE AREA: | 245 SQ. FT. |
| 9 UNITS PER FLOOR AVERAGE UNIT SIZE: | 1,545 SQ. FT. |

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED
THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
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 09-23-22
SCALE
JOB NO. 2022-01
SHEET A-16
OF SHEETS

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

## UNIT C4/5/6
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,230 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,385 S.F. | 1,255 NSF |

## UNIT D4
1 BEDROOM / 1.5 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,280 GSF | 1,210 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 420 S.F. | |
| TOTAL AREA | 1,700 S.F. | 1,235 NSF |

## UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

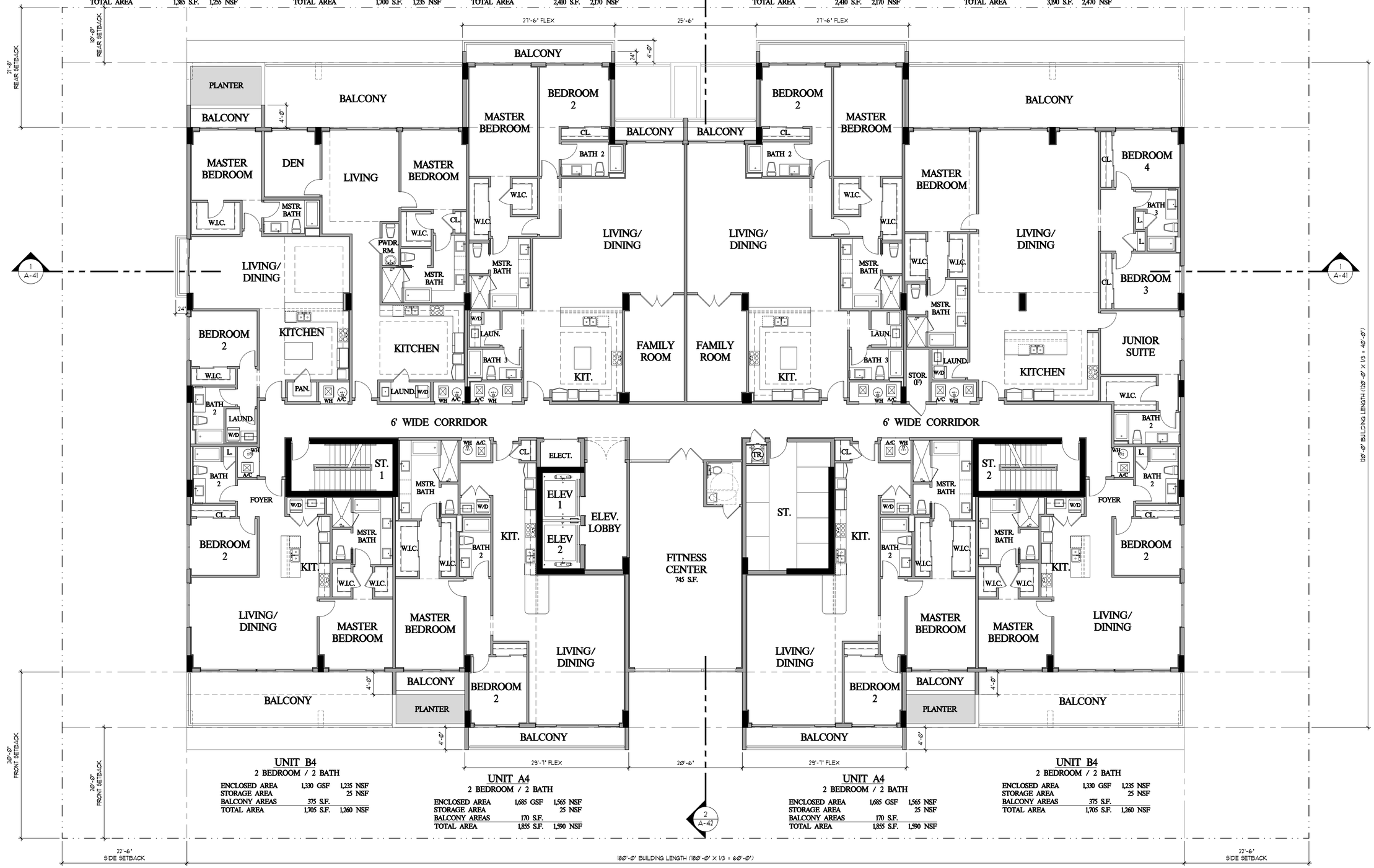
| | | |
|---|---|---|
| ENCLOSED AREA | 2,250 GSF | 2,145 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 160 S.F. | |
| TOTAL AREA | 2,410 S.F. | 2,170 NSF |

## UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

| | | |
|---|---|---|
| ENCLOSED AREA | 2,250 GSF | 2,145 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 160 S.F. | |
| TOTAL AREA | 2,410 S.F. | 2,170 NSF |

## UNIT F4
4 BEDROOM / 3 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 2,565 GSF | 2,430 NSF |
| STORAGE AREA | 45 GSF | 40 NSF |
| BALCONY AREAS | 580 S.F. | |
| TOTAL AREA | 3,190 S.F. | 2,470 NSF |




## UNIT B4
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 375 S.F. | |
| TOTAL AREA | 1,705 S.F. | 1,260 NSF |

## UNIT A4
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,685 GSF | 1,565 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,590 NSF |

## UNIT A4
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,685 GSF | 1,565 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,590 NSF |

## UNIT B4
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 375 S.F. | |
| TOTAL AREA | 1,705 S.F. | 1,260 NSF |

## LEVEL 4

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

N

### GROSS DATA

| | | |
|---|---|---|
| RESIDENTIAL UNIT AREA (INCL. STOR.): | 15,955 SQ. FT. | = 84.6% |
| NON SALEABLE CORE/FIT. CNTR. AREA: | 2,910 SQ. FT. | = 15.4% |
| TOTAL ENCLOSED AREA: | 18,865 SQ. FT. | = 100% |
| BALCONY AREAS: | 2,465 SQ. FT. | |
| PLANTER AREAS: | 265 SQ. FT. | |
| TOTAL SLAB AREA: | 21,595 SQ. FT. | |

### NET DATA

| | |
|---|---|
| RESIDENTIAL UNIT AREA: | 14,760 SQ. FT. |
| STORAGE AREA: | 245 SQ. FT. |
| 9 UNITS PER FLOOR | |
| AVERAGE UNIT SIZE: | 1,640 SQ. FT. |

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

SHEET TITLE: LEVEL 4 FLOOR PLAN

DATE 07-22-22

SCALE

JOB NO. 2022-01

SHEET A-16

OF SHEETS

## UNIT C4/5/6
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,325 GSF | 1,230 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,380 S.F. | 1,255 NSF |

## UNIT D5/6
1 BEDROOM / 1.5 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,280 GSF | 1,210 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 145 S.F. | |
| TOTAL AREA | 1,425 S.F. | 1,235 NSF |

## UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

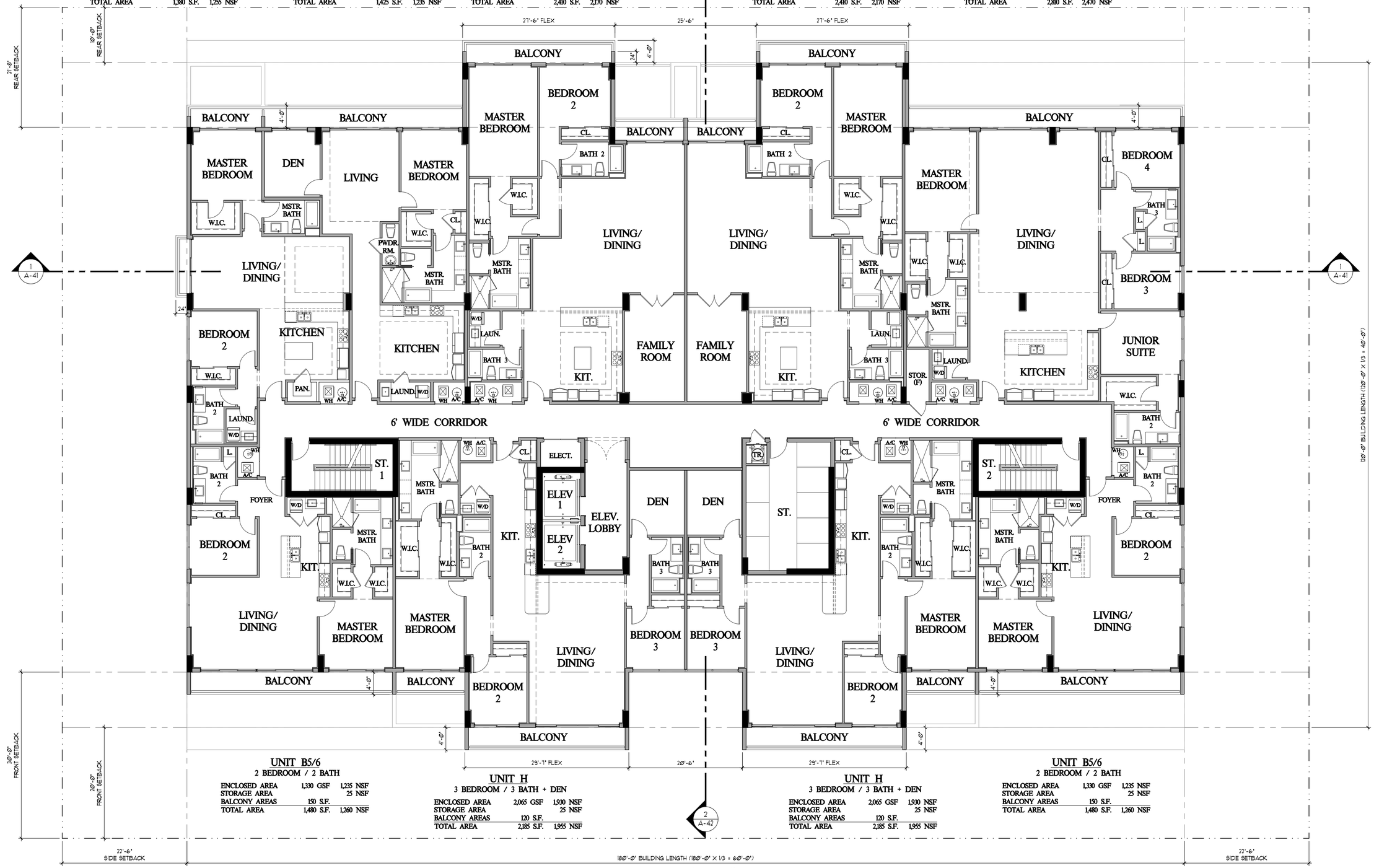
| | | |
|---|---|---|
| ENCLOSED AREA | 2,250 GSF | 2,145 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 160 S.F. | |
| TOTAL AREA | 2,410 S.F. | 2,170 NSF |

## UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

| | | |
|---|---|---|
| ENCLOSED AREA | 2,250 GSF | 2,145 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 160 S.F. | |
| TOTAL AREA | 2,410 S.F. | 2,170 NSF |

## UNIT F5/6
4 BEDROOM / 3 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 2,565 GSF | 2,430 NSF |
| STORAGE AREA | 45 GSF | 40 NSF |
| BALCONY AREAS | 200 S.F. | |
| TOTAL AREA | 2,810 S.F. | 2,470 NSF |




## UNIT B5/6
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,480 S.F. | 1,260 NSF |

## UNIT H
3 BEDROOM / 3 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 2,065 GSF | 1,930 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 120 S.F. | |
| TOTAL AREA | 2,185 S.F. | 1,955 NSF |

## UNIT H
3 BEDROOM / 3 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 2,065 GSF | 1,930 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 120 S.F. | |
| TOTAL AREA | 2,185 S.F. | 1,955 NSF |

## UNIT B5/6
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,480 S.F. | 1,260 NSF |

## LEVEL 5-6

## LEVELS 5-6 FLOOR PLAN
SCALE: 1/8" = 1'-0"

N

### GROSS DATA

| | | |
|---|---|---|
| RESIDENTIAL UNIT AREA (INCL. STOR.): | 16,715 SQ. FT. | = 88.6% |
| NON SALEABLE CORE AREA: | 2,155 SQ. FT. | = 11.4% |
| TOTAL ENCLOSED AREA: | 18,870 SQ. FT. | = 100% |
| BALCONY AREAS: | 1,260 SQ. FT. | |
| TOTAL SLAB AREA: | 20,130 SQ. FT. | |

### NET DATA

| | |
|---|---|
| RESIDENTIAL UNIT AREA: | 15,490 SQ. FT. |
| STORAGE AREA: | 245 SQ. FT. |
| 9 UNITS PER FLOOR | |
| AVERAGE UNIT SIZE: | 1,721 SQ. FT. |

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
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
LEVELS 5-6 FLOOR PLAN

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET A-17
OF SHEETS

## UNIT C4/5/6
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,325 GSF | 1,230 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,380 S.F. | 1,255 NSF |

## UNIT D5/6
1 BEDROOM / 1.5 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,280 GSF | 1,210 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 145 S.F. | |
| TOTAL AREA | 1,425 S.F. | 1,235 NSF |

## UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

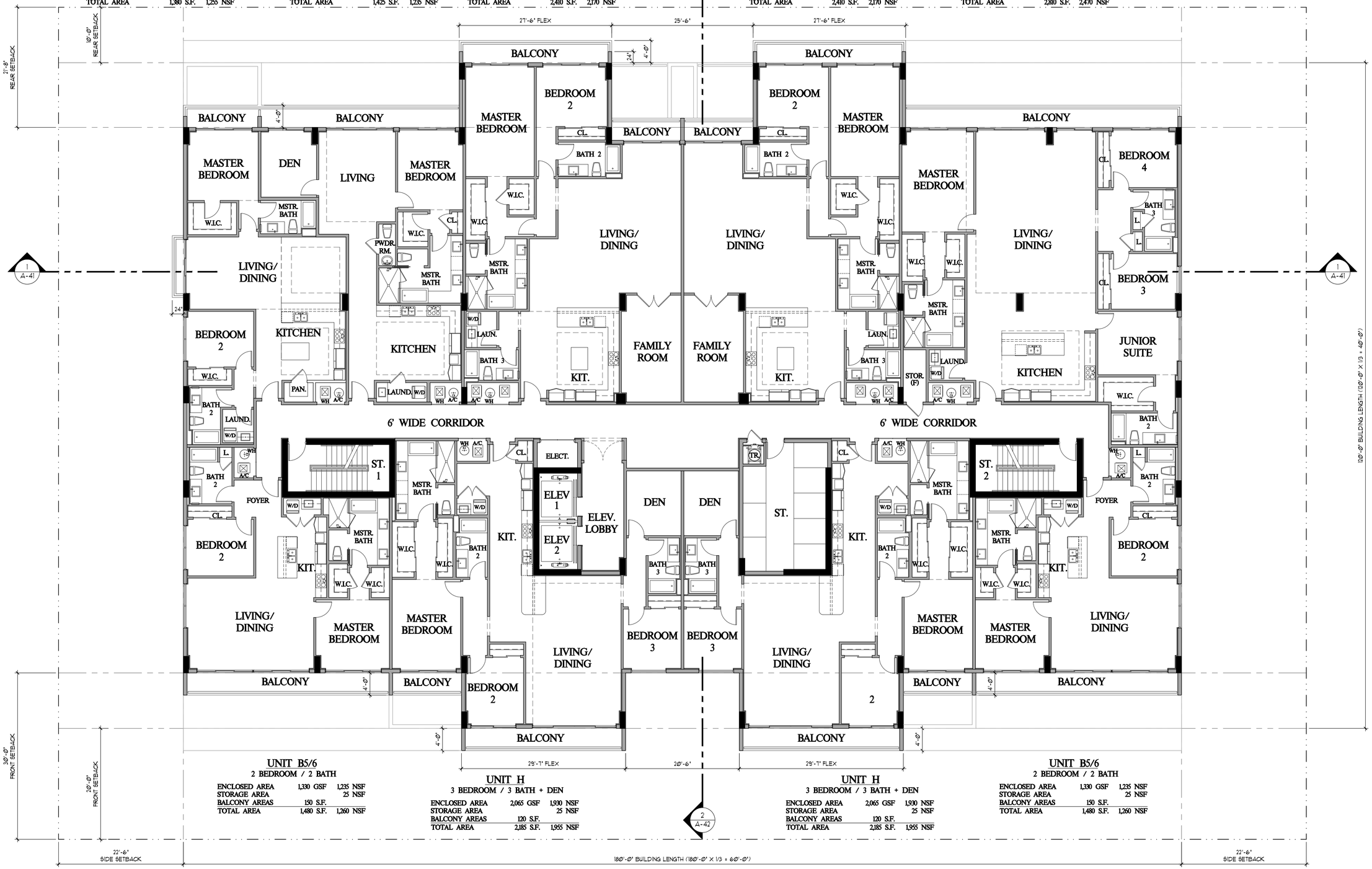
| | | |
|---|---|---|
| ENCLOSED AREA | 2,250 GSF | 2,145 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 160 S.F. | |
| TOTAL AREA | 2,410 S.F. | 2,170 NSF |

## UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

| | | |
|---|---|---|
| ENCLOSED AREA | 2,250 GSF | 2,145 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 160 S.F. | |
| TOTAL AREA | 2,410 S.F. | 2,170 NSF |

## UNIT F5/6
4 BEDROOM / 3 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 2,565 GSF | 2,430 NSF |
| STORAGE AREA | 45 GSF | 40 NSF |
| BALCONY AREAS | 200 S.F. | |
| TOTAL AREA | 2,810 S.F. | 2,470 NSF |




## UNIT B5/6
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,480 S.F. | 1,260 NSF |

## UNIT H
3 BEDROOM / 3 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 2,065 GSF | 1,930 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 120 S.F. | |
| TOTAL AREA | 2,185 S.F. | 1,955 NSF |

## UNIT H
3 BEDROOM / 3 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 2,065 GSF | 1,930 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 120 S.F. | |
| TOTAL AREA | 2,185 S.F. | 1,955 NSF |

## UNIT B5/6
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,480 S.F. | 1,260 NSF |

29'-1" FLEX
20'-6"
29'-1" FLEX

## LEVEL 5-6

## LEVELS 5-6 FLOOR PLAN
SCALE: 1/8" = 1'-0"

N

### GROSS DATA

| | | |
|---|---|---|
| RESIDENTIAL UNIT AREA (INCL. STOR.): | 16,715 SQ. FT. | = 88.6% |
| NON SALEABLE CORE AREA: | 2,155 SQ. FT. | = 11.4% |
| TOTAL ENCLOSED AREA: | 18,870 SQ. FT. | = 100% |
| BALCONY AREAS: | 1,260 SQ. FT. | |
| TOTAL SLAB AREA: | 20,130 SQ. FT. | |

### NET DATA

| | |
|---|---|
| RESIDENTIAL UNIT AREA: | 15,490 SQ. FT. |
| STORAGE AREA: | 245 SQ. FT. |
| 9 UNITS PER FLOOR AVERAGE UNIT SIZE: | 1,721 SQ. FT. |

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED
THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

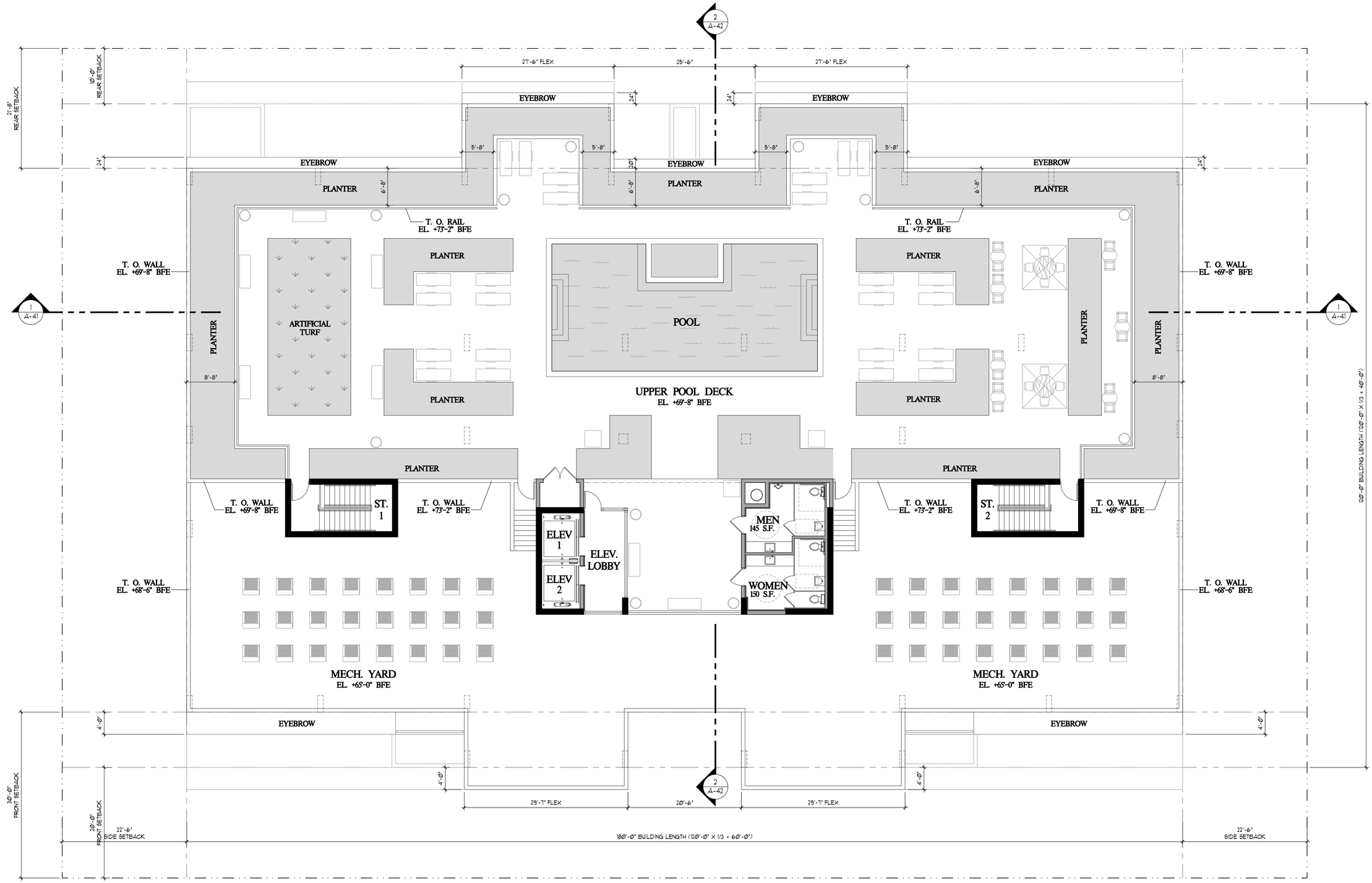
PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE: LEVELS 5-6 FLOOR PLAN

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET A-17
OF SHEETS




## ROOF LEVEL FLOOR PLAN

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

N

### ROOF LEVEL

#### GROSS DATA

| | | |
|---|---|---|
| ENCLOSED CORE AREA: | 1,200 SQ. FT. | = 6.1% |
| RECREATION DECK AREA: | 11,295 SQ. FT. | = 60.2% |
| MEP ROOF AREA: | 6,675 SQ. FT. | = 33.7% |
| TOTAL ENCLOSED AREA: | 19,170 SQ. FT. | = 100% |

RECREATIONAL ROOF DECK
LANDSCAPE AREA

RECREATION DECK AREA (INCL. CORE): 12,495 S.F.
REQUIRED: 15% OF 12,495 S.F. = 1,874 S.F.
PROVIDED: 30.4% OF 12,580 S.F. = 3,800 S.F.

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

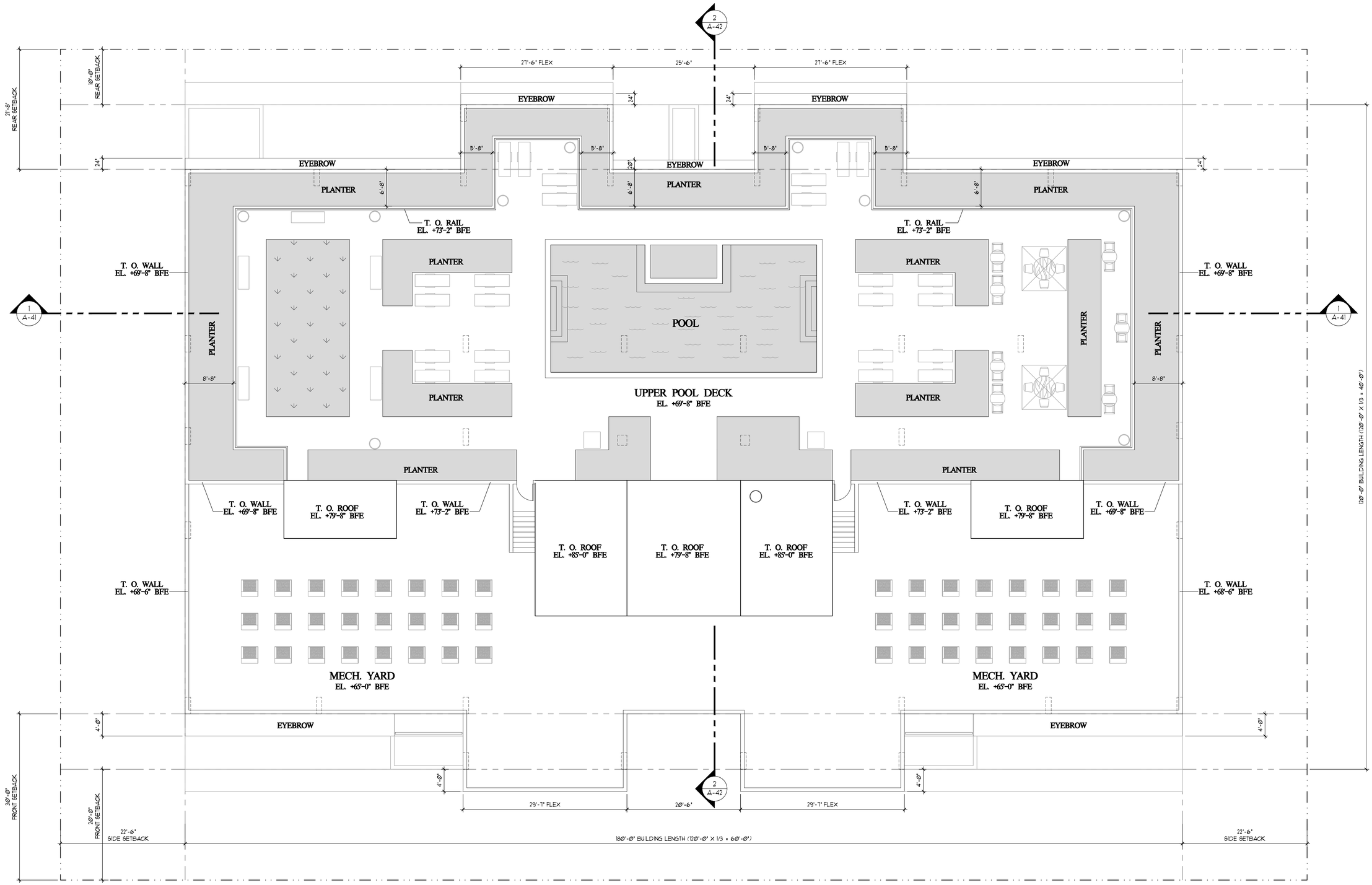
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
ROOF LEVEL
FLOOR PLAN

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-18
OF SHEETS

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




## ROOF LEVEL
## OVERALL FLOOR PLAN

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

N

### GROSS DATA

| | | |
|---|---|---|
| ENCLOSED CORE AREA: | 1,200 SQ. FT. | = 6.1% |
| RECREATION DECK AREA: | 11,295 SQ. FT. | = 60.2% |
| MEP ROOF AREA: | 6,675 SQ. FT. | = 33.7% |
| TOTAL ENCLOSED AREA: | 19,170 SQ. FT. | = 100% |

### ROOF LEVEL

RECREATIONAL ROOF DECK
LANDSCAPE AREA

RECREATION DECK AREA (INCL. CORE): 12,495 S.F.
REQUIRED: 15% OF 12,495 S.F. = 1,874 S.F.
PROVIDED: 30.4% OF 12,580 S.F. = 3,800 S.F.

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

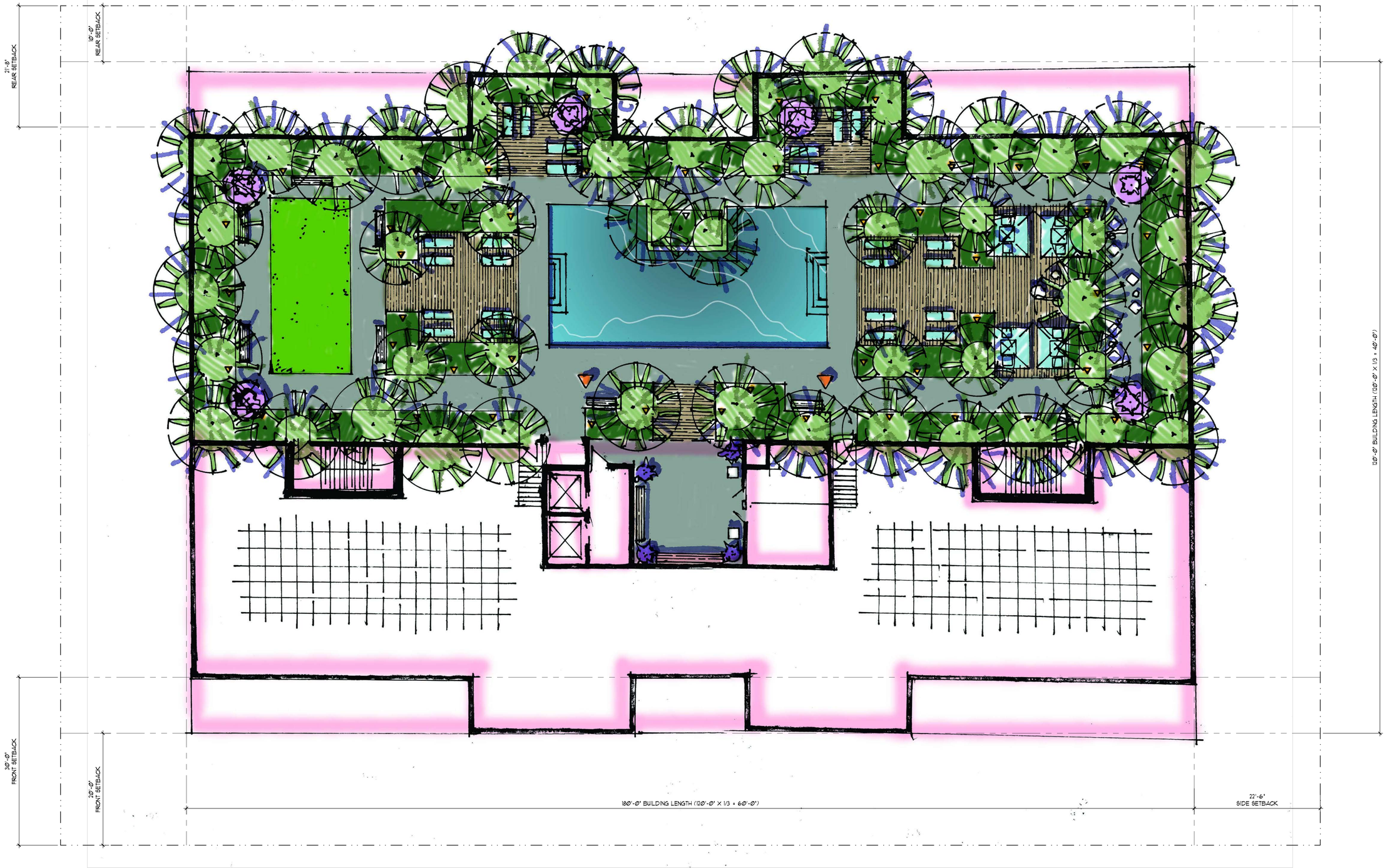
# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
ROOF LEVEL
FLOOR PLAN

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-19
OF SHEETS

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




## ROOF LEVEL
## COLOR FLOOR PLAN

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

N

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
ROOF LEVEL
FLOOR PLAN

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-20
OF SHEETS

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




## UNIT A2

2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 290 S.F. | |
| TOTAL AREA | 2,105 S.F. | 1,730 NSF |

## UNIT B

2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

# LEVEL 2 - SOUTHEAST UNIT FLOOR PLANS

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

N

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE

LEVEL 2 - SOUTHEAST UNIT FLOOR PLANS

DATE 09-23-22

SCALE

JOB NO. 2022-01

SHEET A-21

OF SHEETS




## UNIT A2

2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 290 S.F. | |
| TOTAL AREA | 2,105 S.F. | 1,730 NSF |

## UNIT B

2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

## LEVEL 2 - SOUTHEAST UNIT FLOOR PLANS

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

N

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE: LEVEL 2 - SOUTHEAST UNIT FLOOR PLANS

DATE 07-22-22

SCALE

JOB NO. 2022-01

SHEET A-21

OF SHEETS




## UNIT B
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

## UNIT A2
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 290 S.F. | |
| TOTAL AREA | 2,105 S.F. | 1,730 NSF |

# LEVEL 2 - SOUTHWEST UNIT FLOOR PLANS

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

N

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 2 - SOUTHWEST UNIT FLOOR PLANS

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET A-22

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

OF SHEETS




### UNIT B
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

### UNIT A2
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 290 S.F. | |
| TOTAL AREA | 2,105 S.F. | 1,730 NSF |

## LEVEL 2 - SOUTHWEST UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

N

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E 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 2 - SOUTHWEST UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET A-22

OF SHEETS

## UNIT E2
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,745 GSF | 1,635 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 590 S.F. | |
| TOTAL AREA | 2,335 S.F. | 1,660 NSF |

## UNIT F
4 BEDROOM / 3 BATH + DEN + FAMILY RM.

| | | |
|---|---|---|
| ENCLOSED AREA | 3,170 GSF | 3,010 NSF |
| STORAGE AREA | 35 GSF | 30 NSF |
| BALCONY AREAS | 200 S.F. | |
| TOTAL AREA | 3,405 S.F. | 3,040 NSF |




# LEVEL 2 - NORTHEAST UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

N

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 2 - NORTHEAST UNIT FLOOR PLANS

DATE 09-23-22

SCALE

JOB NO. 2022-01

SHEET
A-23

OF SHEETS

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

## UNIT C
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,490 GSF | 1,380 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,545 S.F. | 1,405 NSF |

## UNIT D
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,710 GSF | 1,630 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 145 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,655 NSF |

## UNIT E2
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,745 GSF | 1,635 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 590 S.F. | |
| TOTAL AREA | 2,335 S.F. | 1,660 NSF |




# LEVEL 2 - NORTHWEST UNIT FLOOR PLANS

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

N

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
LEVEL 2 - NORTHWEST UNIT FLOOR PLANS

DATE 09-23-22

SCALE

JOB NO. 2022-01

SHEET A-24

OF SHEETS


© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

## UNIT C
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,490 GSF | 1,380 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,545 S.F. | 1,405 NSF |

## UNIT D
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,710 GSF | 1,630 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 145 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,655 NSF |

## UNIT E2
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,745 GSF | 1,635 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 590 S.F. | |
| TOTAL AREA | 2,335 S.F. | 1,660 NSF |




# LEVEL 2 - NORTHWEST
# UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

N

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 2 - NORTHWEST
UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-24
OF SHEETS




## UNIT A3

2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,985 S.F. | 1,730 NSF |

## UNIT B

2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

# LEVEL 3 - SOUTHEAST UNIT FLOOR PLANS

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

N

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE

LEVEL 2 - SOUTHEAST
UNIT FLOOR PLANS

DATE 09-23-22

SCALE

JOB NO. 2022-01

SHEET

A-25

OF SHEETS




## UNIT A3

2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,985 S.F. | 1,730 NSF |

## UNIT B

2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

# LEVEL 3 - SOUTHEAST UNIT FLOOR PLANS

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

N

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE: LEVEL 2 - SOUTHEAST UNIT FLOOR PLANS

DATE 07-22-22

SCALE

JOB NO. 2022-01

SHEET A-25

OF SHEETS




## UNIT B
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

## UNIT A3
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,985 S.F. | 1,730 NSF |

# LEVEL 3 - SOUTHWEST UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

N

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E 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 3 - SOUTHWEST UNIT FLOOR PLANS

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET A-26
OF SHEETS




## UNIT B
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,705 GSF | 1,600 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,625 NSF |

## UNIT A3
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,815 GSF | 1,705 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,985 S.F. | 1,730 NSF |

# LEVEL 3 - SOUTHWEST UNIT FLOOR PLANS

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

N

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 3 - SOUTHWEST UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET A-26
OF SHEETS

## UNIT E3
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,745 GSF | 1,635 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 190 S.F. | |
| TOTAL AREA | 1,935 S.F. | 1,660 NSF |

## UNIT F
4 BEDROOM / 3 BATH + DEN + FAMILY RM.

| | | |
|---|---|---|
| ENCLOSED AREA | 3,170 GSF | 3,010 NSF |
| STORAGE AREA | 35 GSF | 30 NSF |
| BALCONY AREAS | 200 S.F. | |
| TOTAL AREA | 3,405 S.F. | 3,040 NSF |




# LEVEL 3 - NORTHEAST UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

N

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
LEVEL 3 - NORTHEAST UNIT FLOOR PLANS

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET A-27
OF SHEETS


S & E ARCHITECTS, INC.
© ALL RIGHTS RESERVED
THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

## UNIT C
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,490 GSF | 1,380 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,545 S.F. | 1,405 NSF |

## UNIT D
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,710 GSF | 1,630 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 145 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,655 NSF |

## UNIT E3
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,745 GSF | 1,635 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 190 S.F. | |
| TOTAL AREA | 1,935 S.F. | 1,660 NSF |




# LEVEL 3 - NORTHWEST UNIT FLOOR PLANS

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

N

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 3 - NORTHWEST UNIT FLOOR PLANS

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-28
OF SHEETS

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

## UNIT C
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,490 GSF | 1,380 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,545 S.F. | 1,405 NSF |

## UNIT D
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,710 GSF | 1,630 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 145 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,655 NSF |

## UNIT E3
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,745 GSF | 1,635 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 190 S.F. | |
| TOTAL AREA | 1,935 S.F. | 1,660 NSF |




# LEVEL 3 - NORTHWEST UNIT FLOOR PLANS

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

N

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 3 - NORTHWEST UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-28
OF SHEETS




## UNIT A4
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,685 GSF | 1,565 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,590 NSF |

## UNIT B4
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 375 S.F. | |
| TOTAL AREA | 1,705 S.F. | 1,260 NSF |

# LEVEL 4 - SOUTHEAST UNIT FLOOR PLANS

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

N

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 4 - SOUTHEAST UNIT FLOOR PLANS

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-29
OF SHEETS

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED
THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




## UNIT A4
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,685 GSF | 1,565 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,590 NSF |

## UNIT B4
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 375 S.F. | |
| TOTAL AREA | 1,705 S.F. | 1,260 NSF |

# LEVEL 4 - SOUTHEAST UNIT FLOOR PLANS

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

N

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 4 - SOUTHEAST
UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-29
OF SHEETS




## UNIT B4

2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 375 S.F. | |
| TOTAL AREA | 1,705 S.F. | 1,260 NSF |

## UNIT A4

2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,685 GSF | 1,565 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,590 NSF |

# LEVEL 4 - SOUTHWEST UNIT FLOOR PLANS

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

N

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE

LEVEL 4 - SOUTHWEST UNIT FLOOR PLANS

DATE 09-23-22

SCALE

JOB NO. 2022-01

SHEET

A-30

OF SHEETS


© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




## UNIT B4
2 BEDROOM / 2 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 375 S.F. | |
| TOTAL AREA | 1,705 S.F. | 1,260 NSF |

## UNIT A4
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,685 GSF | 1,565 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,855 S.F. | 1,590 NSF |

# LEVEL 4 - SOUTHWEST UNIT FLOOR PLANS

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

N

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 4 - SOUTHWEST UNIT FLOOR PLANS

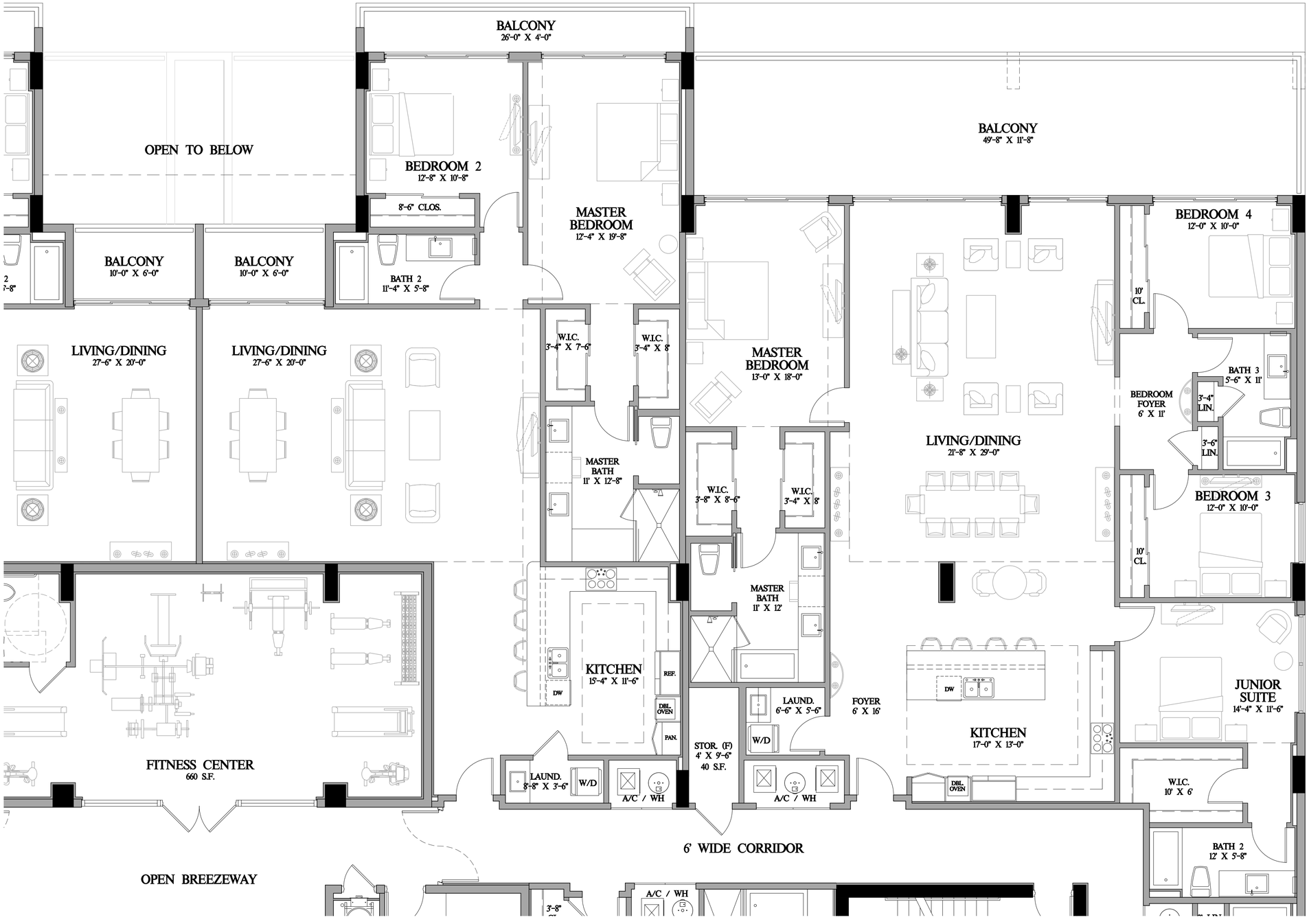
DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET A-30
OF SHEETS

## UNIT G4
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,825 GSF | 1,710 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,995 S.F. | 1,735 NSF |

## UNIT F4
4 BEDROOM / 3 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 2,570 GSF | 2,430 NSF |
| STORAGE AREA | 45 GSF | 40 NSF |
| BALCONY AREAS | 580 S.F. | |
| TOTAL AREA | 3,195 S.F. | 2,470 NSF |




# LEVEL 4 - NORTHEAST UNIT FLOOR PLANS

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

N

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 4 - NORTHEAST UNIT FLOOR PLANS

DATE 09-23-22

SCALE

JOB NO. 2022-01

SHEET
A-31

OF SHEETS

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

## UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

| | | |
|---|---|---|
| ENCLOSED AREA | 2,250 GSF | 2,145 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 160 S.F. | |
| TOTAL AREA | 2,410 S.F. | 2,170 NSF |

## UNIT F4
4 BEDROOM / 3 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 2,570 GSF | 2,430 NSF |
| STORAGE AREA | 45 GSF | 40 NSF |
| BALCONY AREAS | 580 S.F. | |
| TOTAL AREA | 3,195 S.F. | 2,470 NSF |




## LEVEL 4 - NORTHEAST
## UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

N

PREVIOUS DRB
SUBMITTAL
DATED 07-22-22

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 4 - NORTHEAST
UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-31
OF SHEETS

## UNIT C4/5/6
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,230 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,385 S.F. | 1,255 NSF |

## UNIT D4
1 BEDROOM / 1.5 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,280 GSF | 1,210 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 420 S.F. | |
| TOTAL AREA | 1,700 S.F. | 1,235 NSF |

## UNIT G4
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,825 GSF | 1,710 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 170 S.F. | |
| TOTAL AREA | 1,995 S.F. | 1,735 NSF |




# LEVEL 4 - NORTHWEST UNIT FLOOR PLANS

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

N

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E 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 - NORTHWEST UNIT FLOOR PLANS

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-32

OF SHEETS

## UNIT C4/5/6
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,230 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,385 S.F. | 1,255 NSF |

## UNIT D4
1 BEDROOM / 1.5 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,280 GSF | 1,210 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 420 S.F. | |
| TOTAL AREA | 1,700 S.F. | 1,235 NSF |

## UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

| | | |
|---|---|---|
| ENCLOSED AREA | 2,250 GSF | 2,145 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 160 S.F. | |
| TOTAL AREA | 2,410 S.F. | 2,170 NSF |




## LEVEL 4 - NORTHWEST UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

N

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 4 - NORTHWEST UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-32
OF SHEETS




## UNIT H

3 BEDROOM / 3 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 2,065 GSF | 1,930 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 120 S.F. | |
| TOTAL AREA | 2,185 S.F. | 1,955 NSF |

## UNIT B5/6

2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,480 S.F. | 1,260 NSF |

# LEVEL 5-6 - SOUTHEAST UNIT FLOOR PLANS

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

N

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E 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 5-6 - SOUTHEAST UNIT FLOOR PLANS

DATE 09-23-22

SCALE

JOB NO. 2022-01

SHEET
A-33

OF SHEETS




## UNIT H

3 BEDROOM / 3 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 2,065 GSF | 1,930 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 120 S.F. | |
| TOTAL AREA | 2,185 S.F. | 1,955 NSF |

## UNIT B5/6

2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,480 S.F. | 1,260 NSF |

## LEVEL 5-6 - SOUTHEAST UNIT FLOOR PLANS

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

N

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
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 - SOUTHEAST UNIT FLOOR PLANS

DATE 07-22-22

SCALE

JOB NO. 2022-01

SHEET A-33

OF SHEETS




## UNIT B5/6

2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,480 S.F. | 1,260 NSF |

## UNIT H

3 BEDROOM / 3 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 2,065 GSF | 1,930 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 120 S.F. | |
| TOTAL AREA | 2,185 S.F. | 1,955 NSF |

# LEVEL 5-6 - SOUTHWEST UNIT FLOOR PLANS

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

N

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE

LEVEL 5-6 - SOUTHWEST
UNIT FLOOR PLANS

DATE 09-23-22

SCALE

JOB NO. 2022-01

SHEET

A-34

OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




## UNIT B5/6
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,330 GSF | 1,235 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 150 S.F. | |
| TOTAL AREA | 1,480 S.F. | 1,260 NSF |

## UNIT H
3 BEDROOM / 3 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 2,065 GSF | 1,930 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 120 S.F. | |
| TOTAL AREA | 2,185 S.F. | 1,955 NSF |

# LEVEL 5-6 - SOUTHWEST UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED
THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
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 - SOUTHWEST UNIT FLOOR PLANS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET A-34
OF SHEETS

## UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

| | | |
|---|---|---|
| ENCLOSED AREA | 2,250 GSF | 2,145 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 160 S.F. | |
| TOTAL AREA | 2,410 S.F. | 2,170 NSF |

## UNIT F5/6
4 BEDROOM / 3 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 2,565 GSF | 2,430 NSF |
| STORAGE AREA | 45 GSF | 40 NSF |
| BALCONY AREAS | 200 S.F. | |
| TOTAL AREA | 2,810 S.F. | 2,470 NSF |




# LEVEL 5-6 - NORTHEAST
# UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

N

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 5-6 - NORTHEAST
UNIT FLOOR PLANS

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-35
OF SHEETS

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

## UNIT C4/5/6
2 BEDROOM / 2 BATH

| | | |
|---|---|---|
| ENCLOSED AREA | 1,325 GSF | 1,230 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 55 S.F. | |
| TOTAL AREA | 1,380 S.F. | 1,255 NSF |

## UNIT D5/6
1 BEDROOM / 1.5 BATH + DEN

| | | |
|---|---|---|
| ENCLOSED AREA | 1,280 GSF | 1,210 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 145 S.F. | |
| TOTAL AREA | 1,425 S.F. | 1,235 NSF |

## UNIT G
2 BEDROOM / 3 BATH + FAMILY RM.

| | | |
|---|---|---|
| ENCLOSED AREA | 2,250 GSF | 2,145 NSF |
| STORAGE AREA | | 25 NSF |
| BALCONY AREAS | 160 S.F. | |
| TOTAL AREA | 2,410 S.F. | 2,170 NSF |




# LEVEL 5-6 - NORTHWEST
# UNIT FLOOR PLANS
SCALE: 1/4" = 1'-0"

N

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

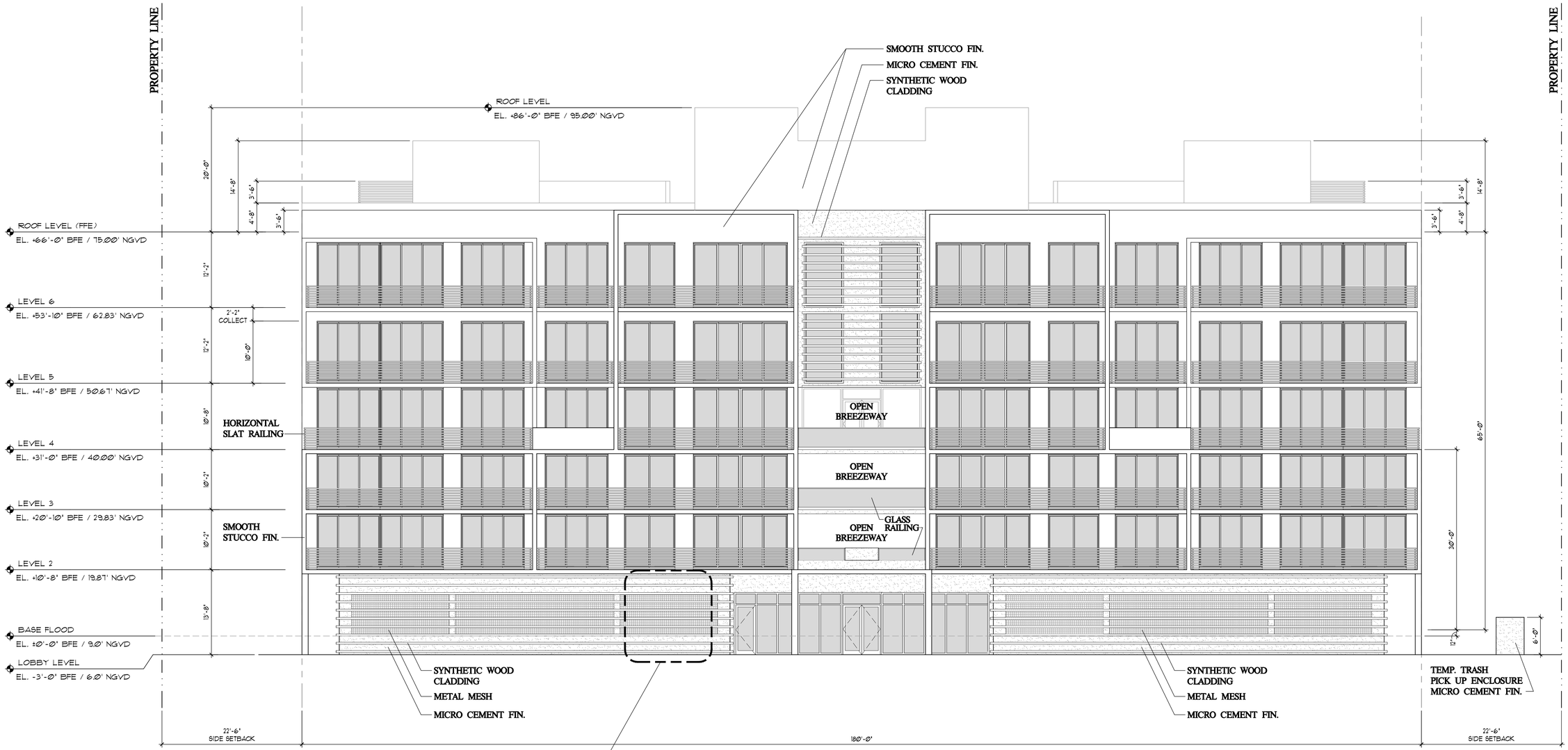
S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 5-6 - NORTHWEST
UNIT FLOOR PLANS

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-36

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

OF SHEETS




## SOUTH BUILDING ELEVATION

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



## GARAGE SCREEN DETAIL

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

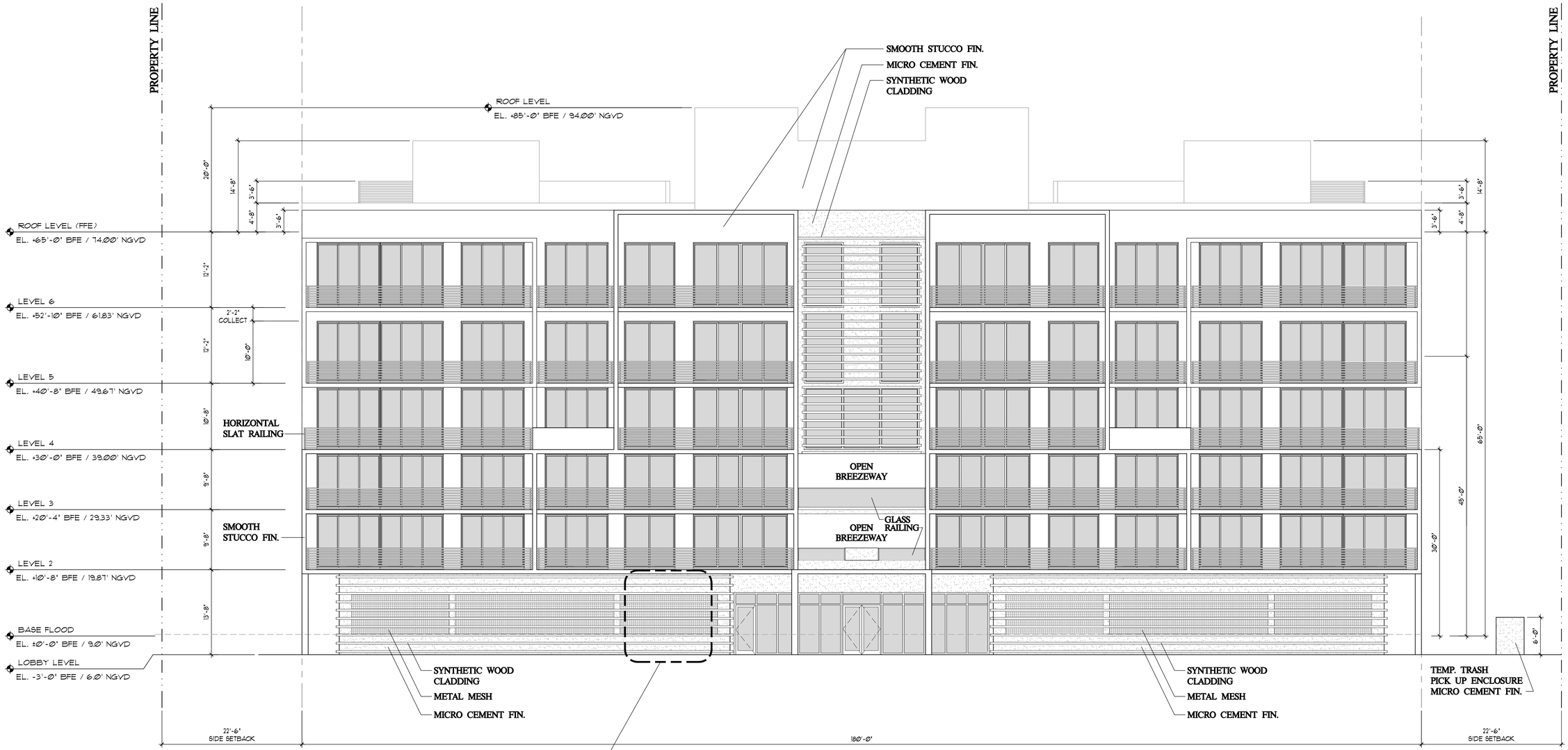
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
SOUTH BUILDING ELEVATION

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-37
OF SHEETS




## SOUTH BUILDING ELEVATION

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



## GARAGE SCREEN DETAIL

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

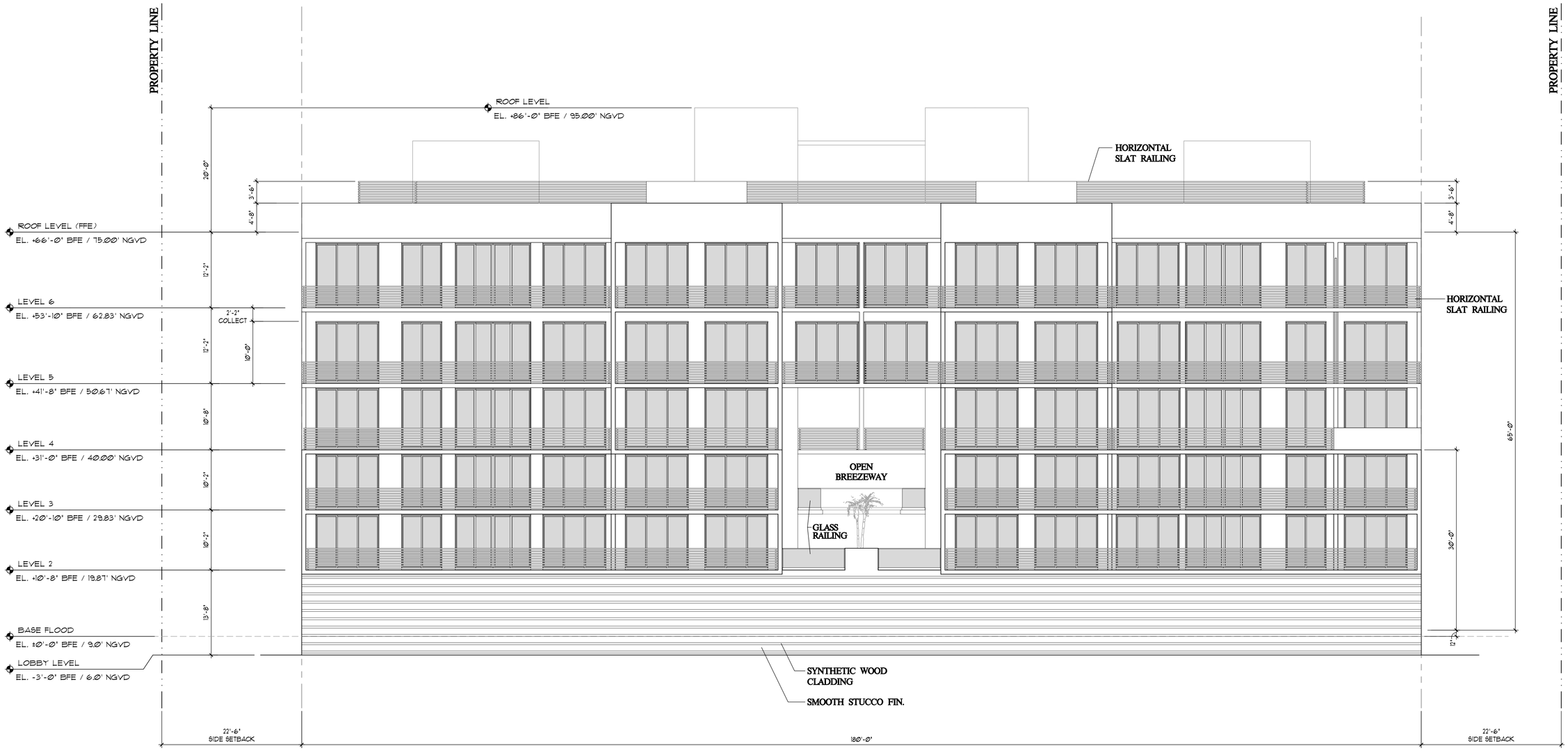
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
SOUTH BUILDING ELEVATION

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-37
OF SHEETS




## NORTH BUILDING ELEVATION

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

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
NORTH BUILDING ELEVATIONS

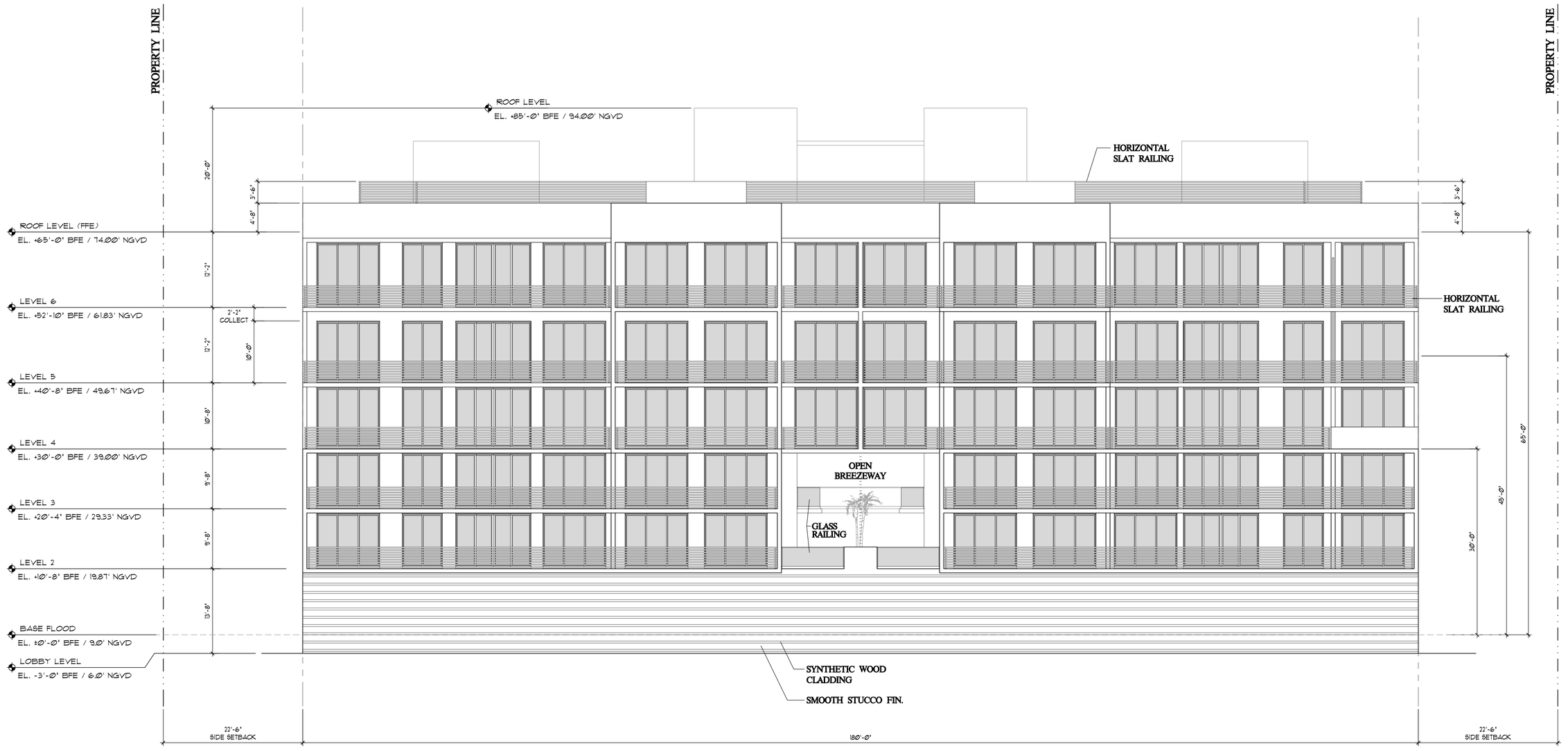
DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-38
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




## NORTH BUILDING ELEVATION

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

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

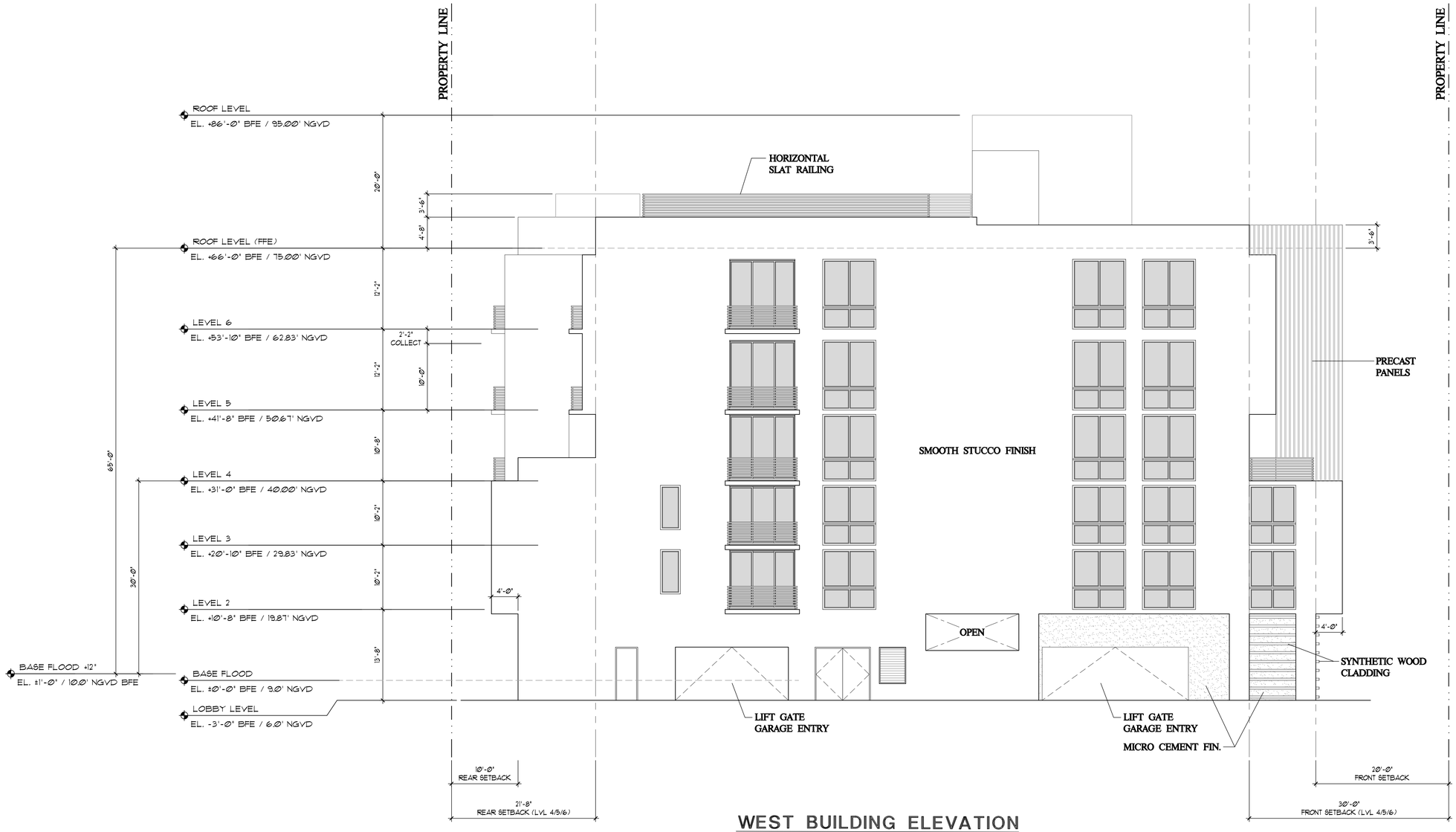
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
NORTH BUILDING ELEVATIONS

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-38
OF SHEETS




## WEST BUILDING ELEVATION

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

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-

BID SET
-

CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
WEST
BUILDING ELEVATION

DATE 09-23-22

SCALE

JOB NO. 2022-01

SHEET
A-39

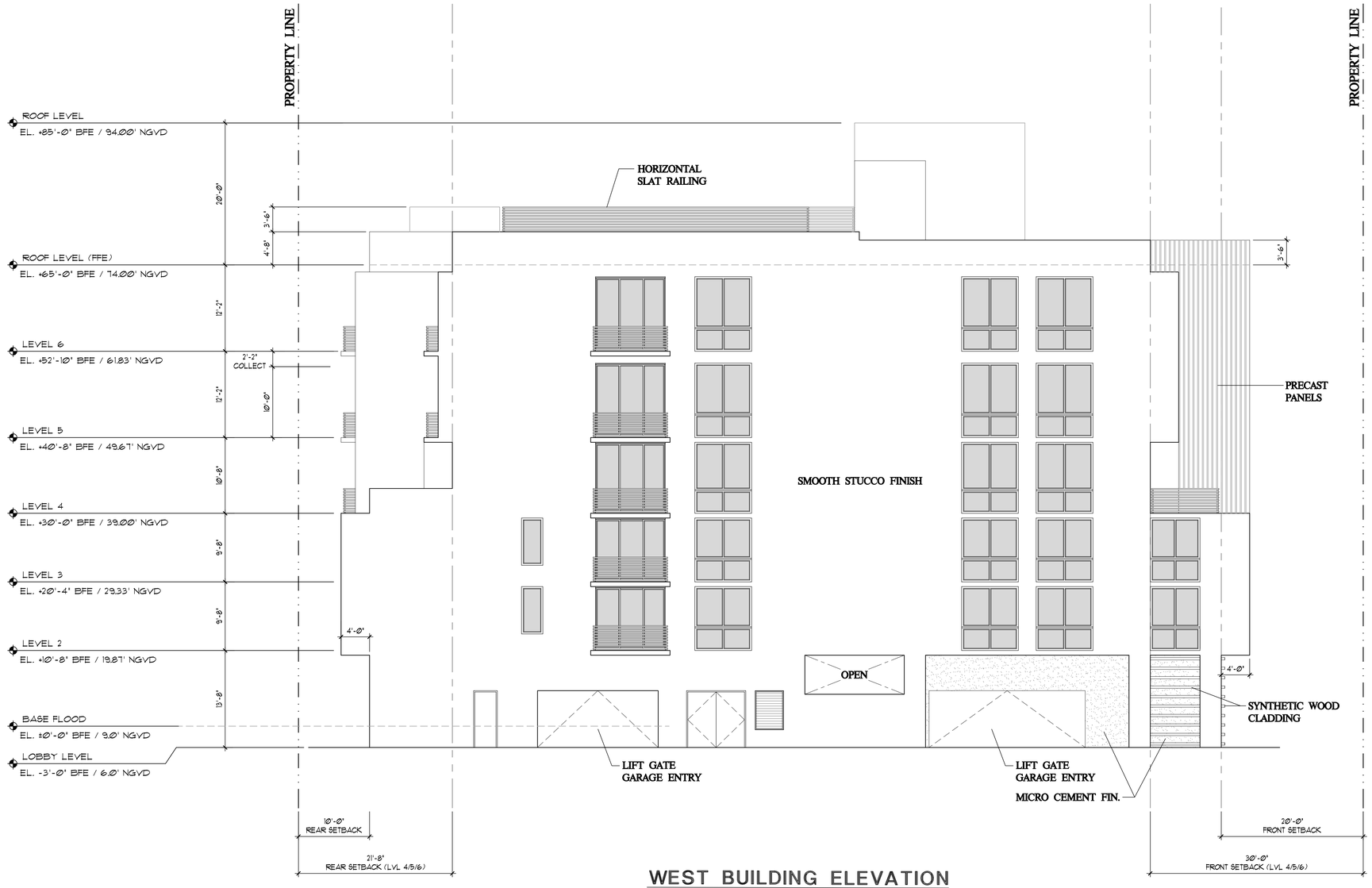
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




## WEST BUILDING ELEVATION

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

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

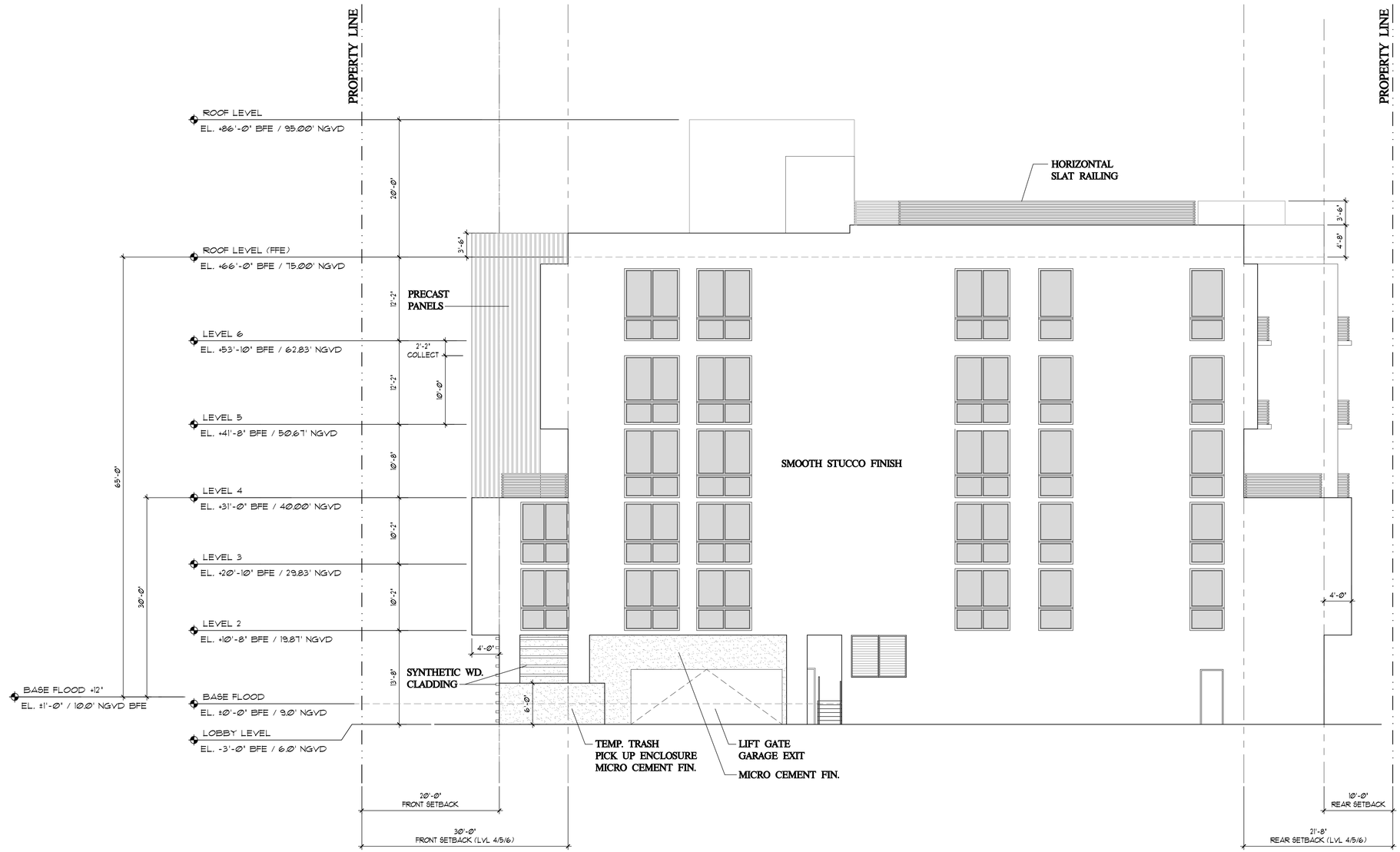
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
WEST BUILDING ELEVATION

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-39
OF SHEETS




## EAST BUILDING ELEVATION

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

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
EAST
BUILDING ELEVATION

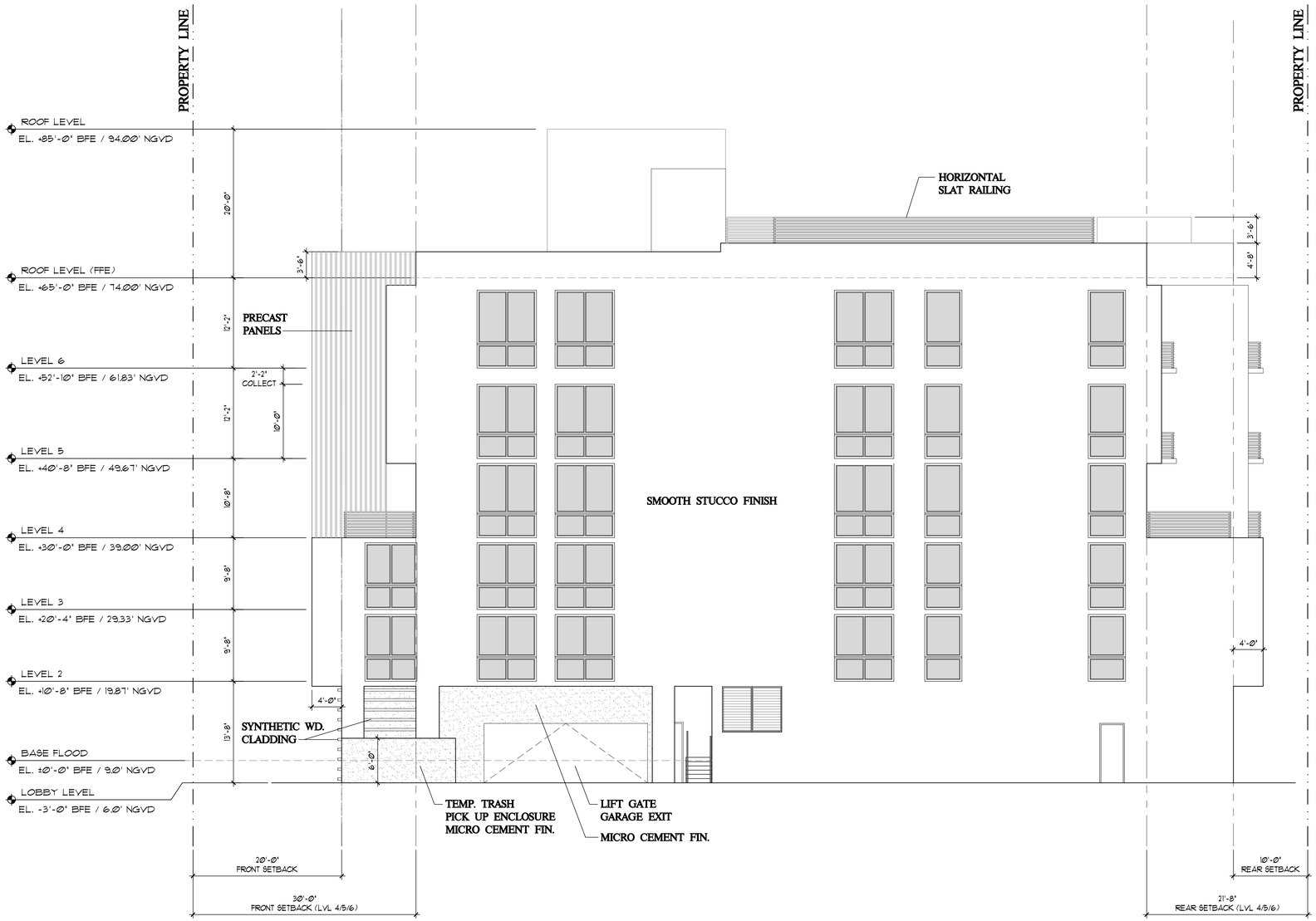
DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-40
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




## EAST BUILDING ELEVATION

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

PREVIOUS DRB SUBMITTAL DATED 07-22-22

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

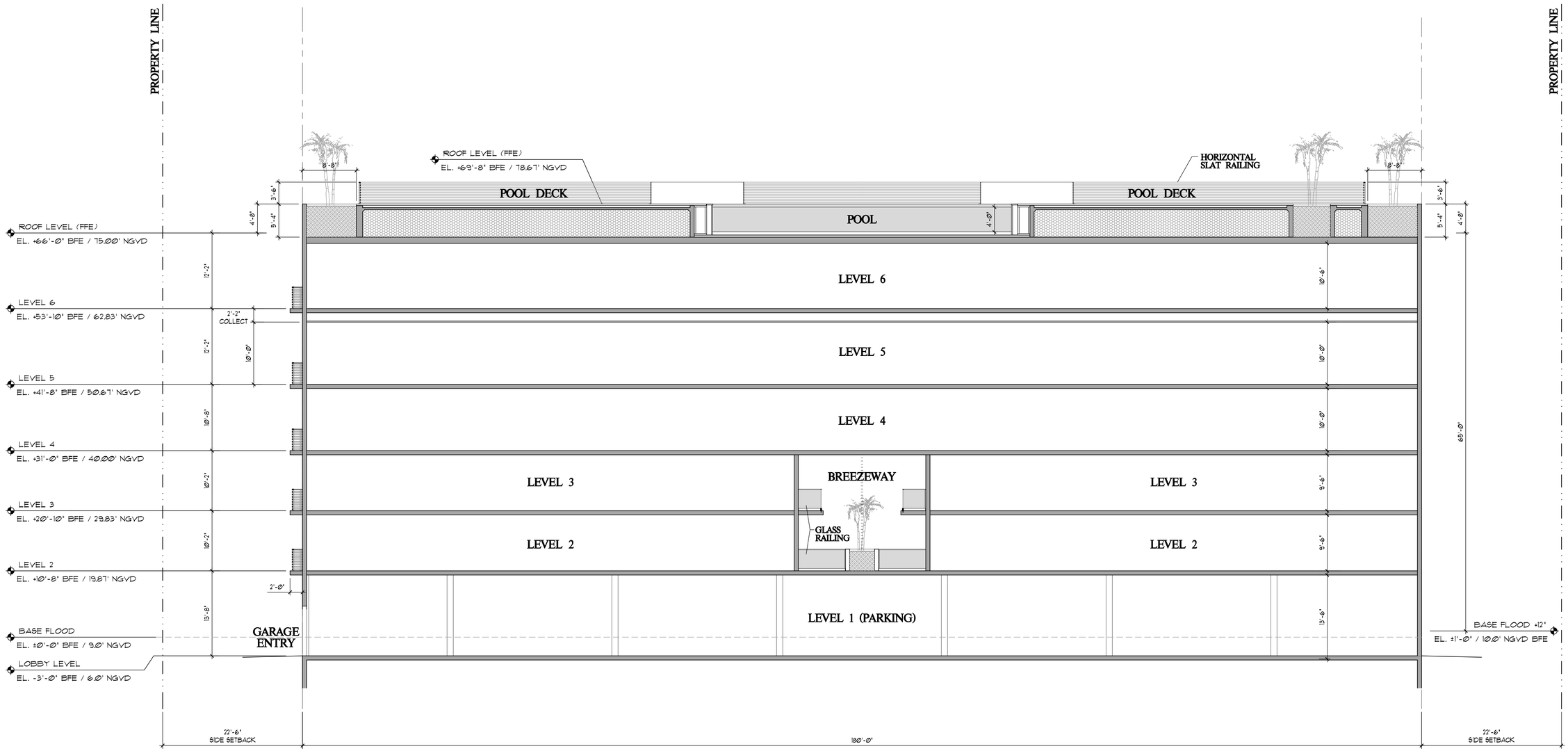
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
EAST BUILDING ELEVATION

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-40
OF SHEETS




## SECTION 1

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

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
BUILDING SECTION 1

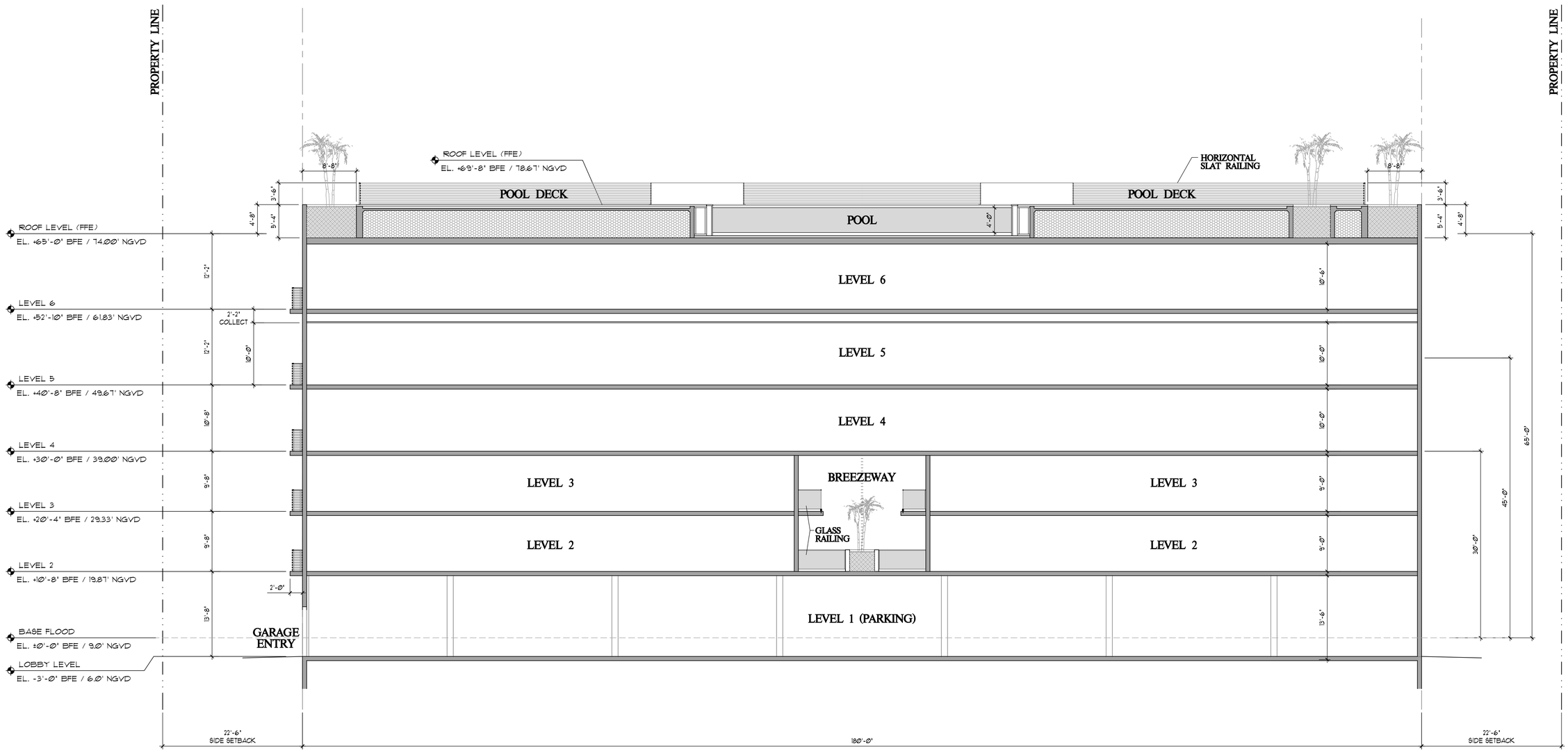
DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-41
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




## SECTION 1

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

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

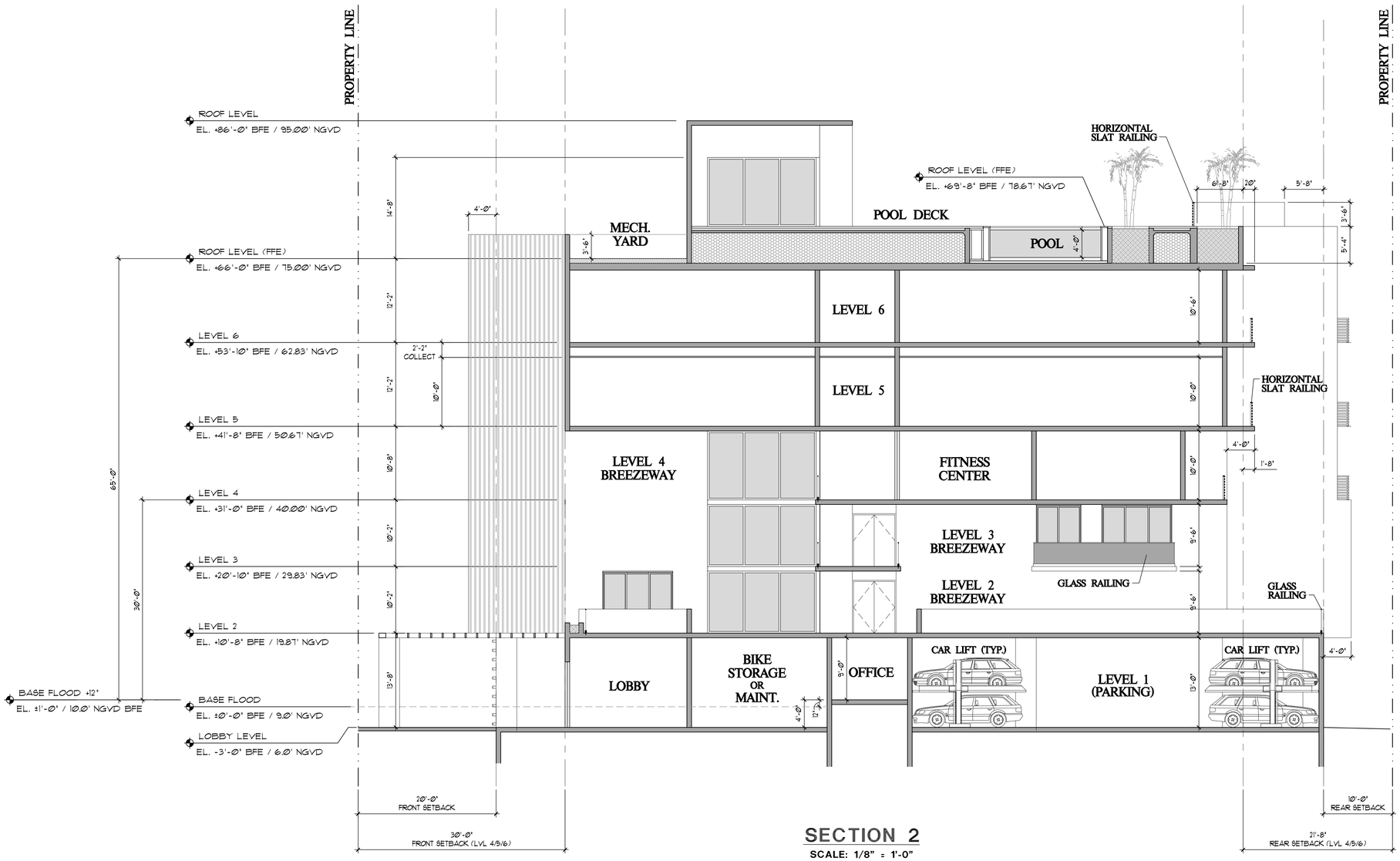
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
BUILDING SECTION 1

DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-41
OF SHEETS




## SECTION 2

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

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
BUILDING SECTION 2

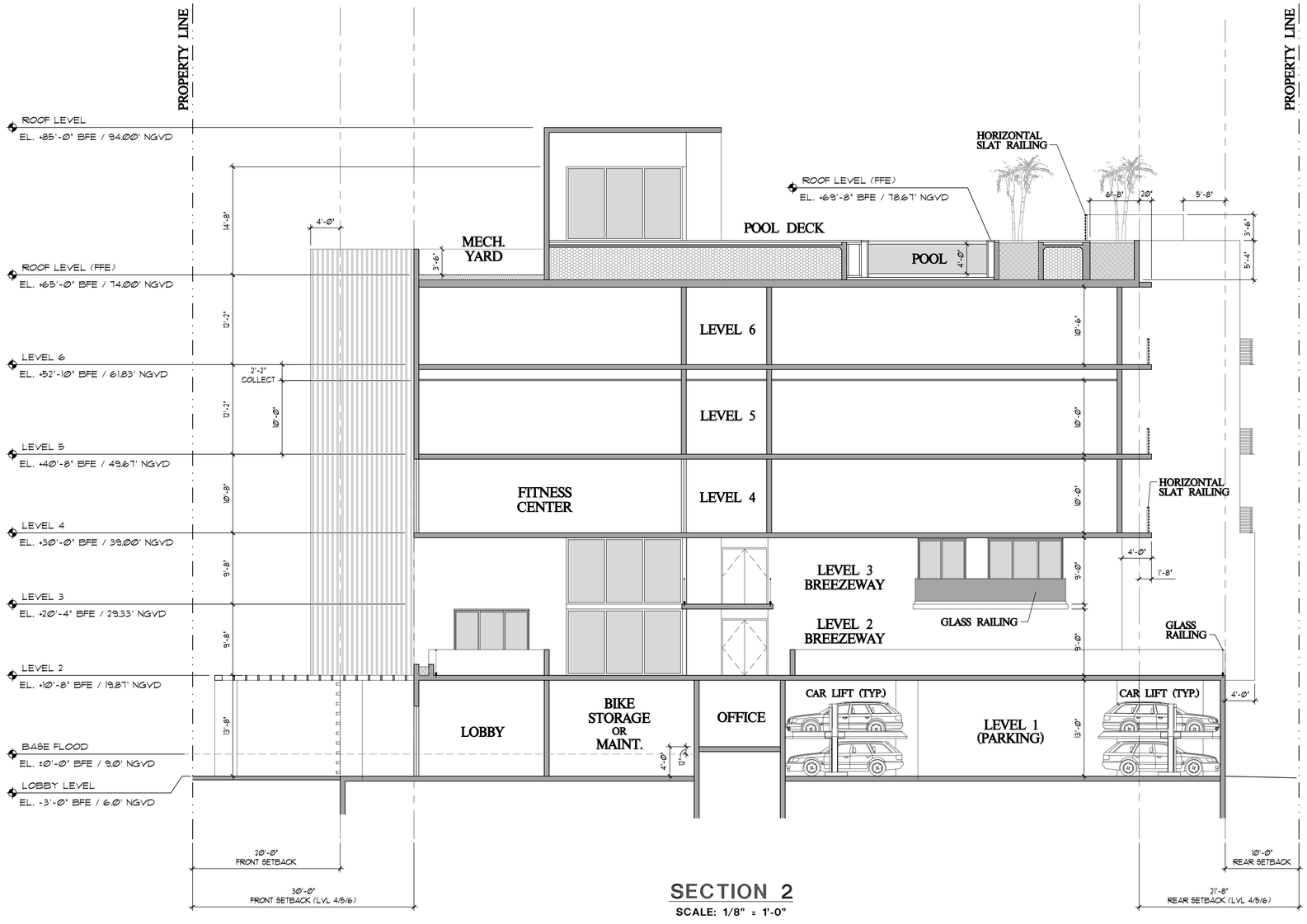
DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-42
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




## SECTION 2

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

PREVIOUS DRB SUBMITTAL DATED 07-22-22

© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

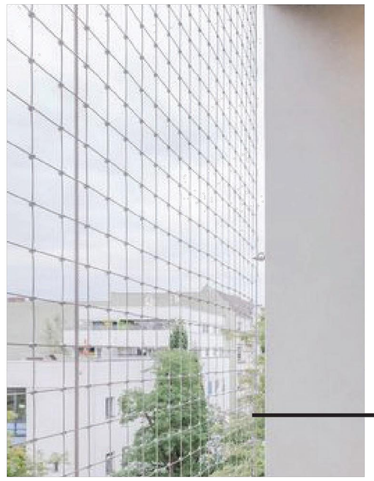
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
BUILDING SECTION 2

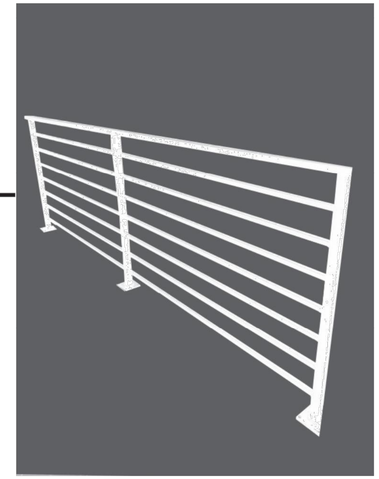
DATE 07-22-22
SCALE
JOB NO. 2022-01
SHEET
A-42
OF SHEETS

# MATERIAL SHEET

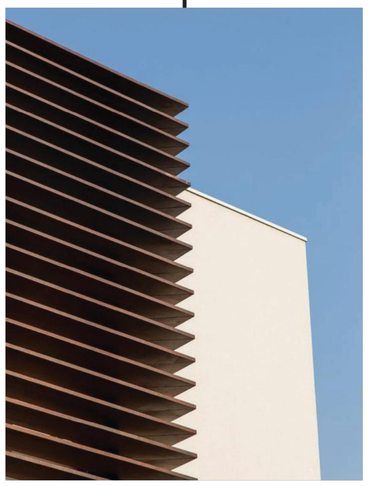


METALIC MESH





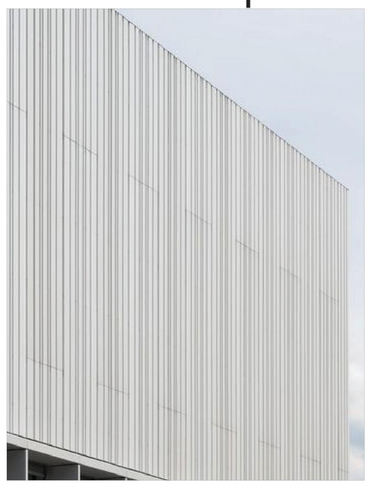
WHITE ALUMINUM RAILING



SYNTHETIC WOOD CLADDING



MICRO CEMENT



WHITE ALUMINUM PROFILES



WOOD LIKE ALUMINUM FRAME

## MATERIAL PRESENTATION BOARD

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

**1155 100TH STREET**
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
MATERIAL PRESNETATION BOARD

DATE 09-23-22
SCALE
JOB NO. 2022-01
SHEET
A-43
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

25 May 2022

**Re: Development Impact Analysis Report**
**1155 100th Street**
**Bay Harbor Islands, Florida 33154**
**Langan Project No.: 300303700**

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 **16,492 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 | 45 Units (2.17 per DU) | 200 GPD per Capita/Unit | 19,530 |
| TOTAL DAILY GALLONAGE | | | 19,530 |

| EXISTING POTABLE WATER CALCULATION TABLE | | | |
|---|---|---|---|
| Existing Use | Unit (Avg. Capita per Household) | Loading (GPD Per Capita /Use) | Demand (GPD) |
| Residential Apartment | 7 Units (2.17 per DU) | 200 GPD per Capita/Unit | 3,038 |
| TOTAL DAILY GALLONAGE | | | 3,038 |

| | |
|---|---|
| **NET INCREASE** | **16,492 GPD** |

15150 N.W. 79th Court, Suite 200 Miami Lakes, FL 33016 T: 786.264.7200 F: 786.264.7201 www.langan.com
New Jersey • New York • Virginia • California • Pennsylvania • Connecticut • Florida • Abu Dhabi • Athens • Doha • Dubai • Istanbul



## SANITARY 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 **12,864 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 | 45 Units (2.17 per DU) | 156 GPD per Capita/Unit | 15,234 |
| TOTAL DAILY GALLONAGE | | | 15,234 |

| EXISTING SANITARY SEWER CALCULATION TABLE | | | |
|---|---|---|---|
| Existing Use | Unit (Avg. Capita per Household) | Loading (GPD Per Capita /Use) | Demand (GPD) |
| Residential Apartment | 7 Units (2.17 per DU) | 156 GPD per Capita/Unit | 2,370 |
| TOTAL DAILY GALLONAGE | | | 2,370 |

| | |
|---|---|
| **NET INCREASE** | **12,864 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 **52.12 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 | 45 Units (2.17 per DU) | 0.632 TPY per Capita/Unit | 61.72 |
| TOTAL DAILY GALLONAGE | | | 61.72 |

| EXISTING SOLID WASTE CALCULATION TABLE | | | |
|---|---|---|---|
| Existing Use | Unit (Avg. Capita per Household) | Loading (TPY Per Capita /Use) | Demand (TPY) |
| Residential Apartment | 7 Units (2.17 per DU) | 0.632 TPY per Capita/Unit | 9.60 |
| TOTAL DAILY GALLONAGE | | | 9.60 |

| | |
|---|---|
| **NET INCREASE** | **52.12 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 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 1155 100th Street project.

LANGAN

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

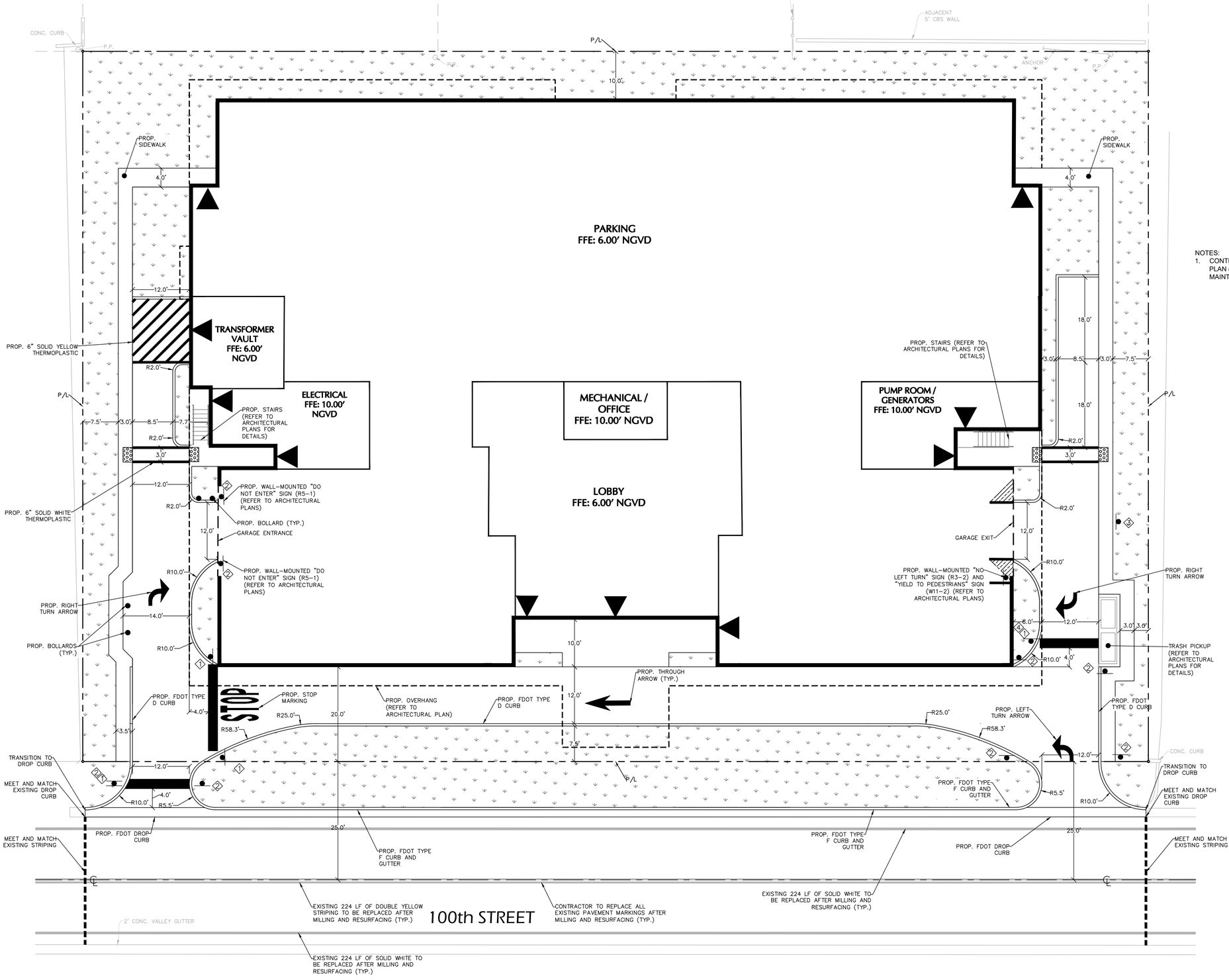
ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
**DEVELOPMENT IMPACT ANALYSIS REPORT**

DATE 09-23-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET **C-003**
OF SHEETS

SIGNATURE DATE
LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006051/LB8172/LB8198




10 0 2 4 10
SCALE: 1" = 10'

| LEGEND | |
|---|---|
| 1 | STOP SIGN (R1-1) |
| 2 | DO NOT ENTER (R5-1) |
| 3 | NO LEFT TURN (R3-2) |
| 4 | RIGHT TURN ONLY (R3-5R) |

NOTES:
1. CONTRACTOR SHALL IMPLEMENT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO THE START OF CONSTRUCTION, AND SHALL MAINTAIN SWPPP THROUGH CONSTRUCTION COMPLETION

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE: SITE PLAN

DATE 09-23-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET C-300
OF SHEETS

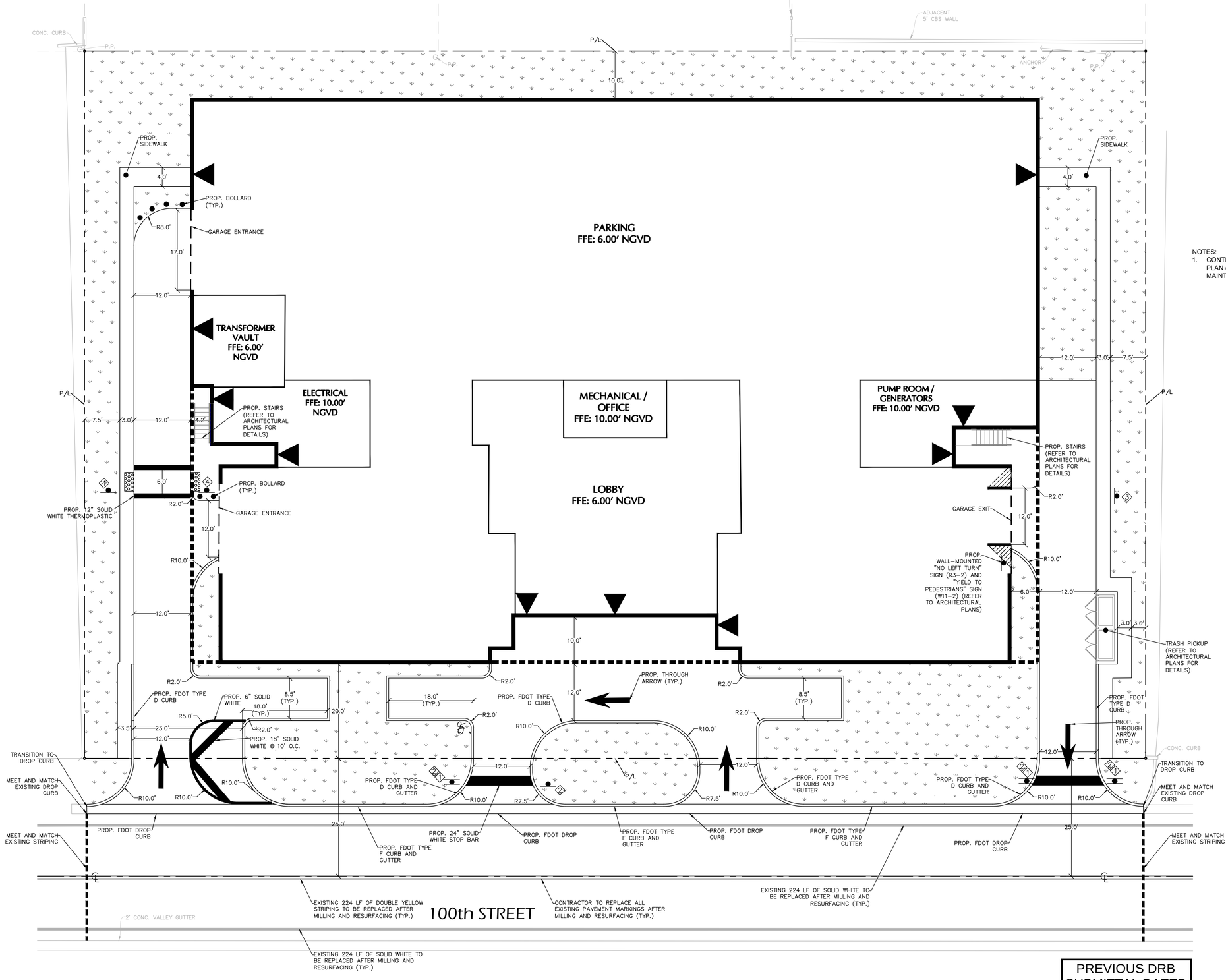
SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858


LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB6172/LB8198



Date: 9/22/2022 Time: 16:00 User: jaquino Style Table: Langan.stb Layout: C-300 Document Code: 300303701-0501-CS101-0101




10 0 2 4 10
SCALE: 1" = 10'

LEGEND

1. STOP SIGN (R1-1)
2. DO NOT ENTER (R5-1)
3. NO LEFT TURN (R3-2)
4. YIELD TO PEDESTRIANS (W11-2 & W16-7P)

NOTES:
1. CONTRACTOR SHALL IMPLEMENT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO THE START OF CONSTRUCTION, AND SHALL MAINTAIN SWPPP THROUGH CONSTRUCTION COMPLETION

PREVIOUS DRB SUBMITTAL DATED 07/22/2022

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

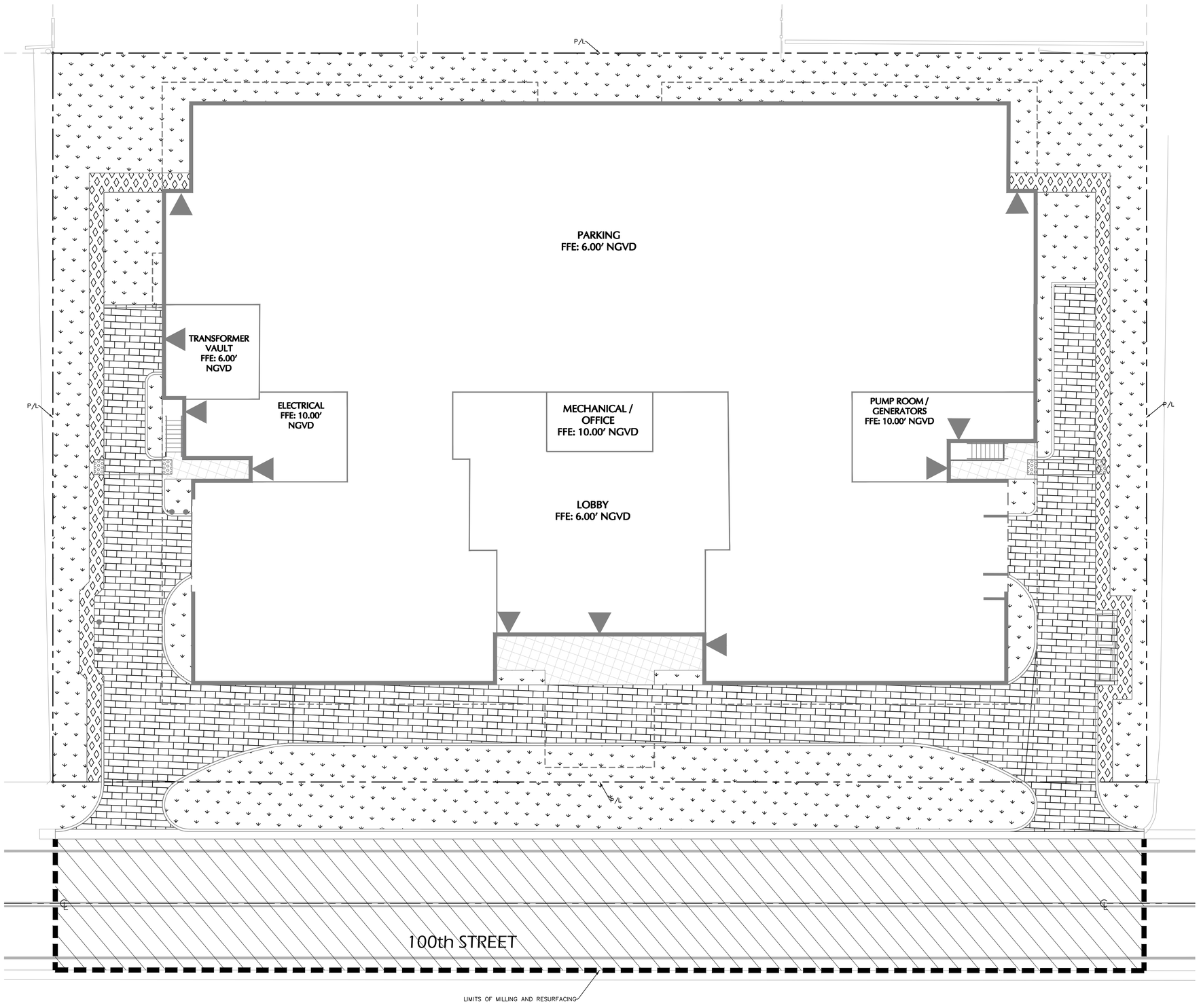

SHEET TITLE: SITE PLAN

DATE 07-22-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET C-300
OF SHEETS

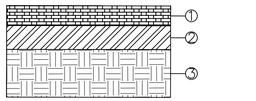
SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858


LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 0000660 / LB8172 / LB8198

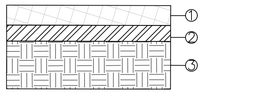



10 0 2 4 10
SCALE: 1" = 10'




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)

PERVIOUS PAVEMENT (REFER TO LANDSCAPE PLANS FOR DETAILS)

MILL AND RESURFACE –
MILL SHALL CONSIST OF A MINIMUM OF 1" DEPTH AND RESURFACED WITH A MINIMUM OF 1" FRICTION COURSE FC-9.5 RUBBER (TRAFFIC LEVEL C)

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

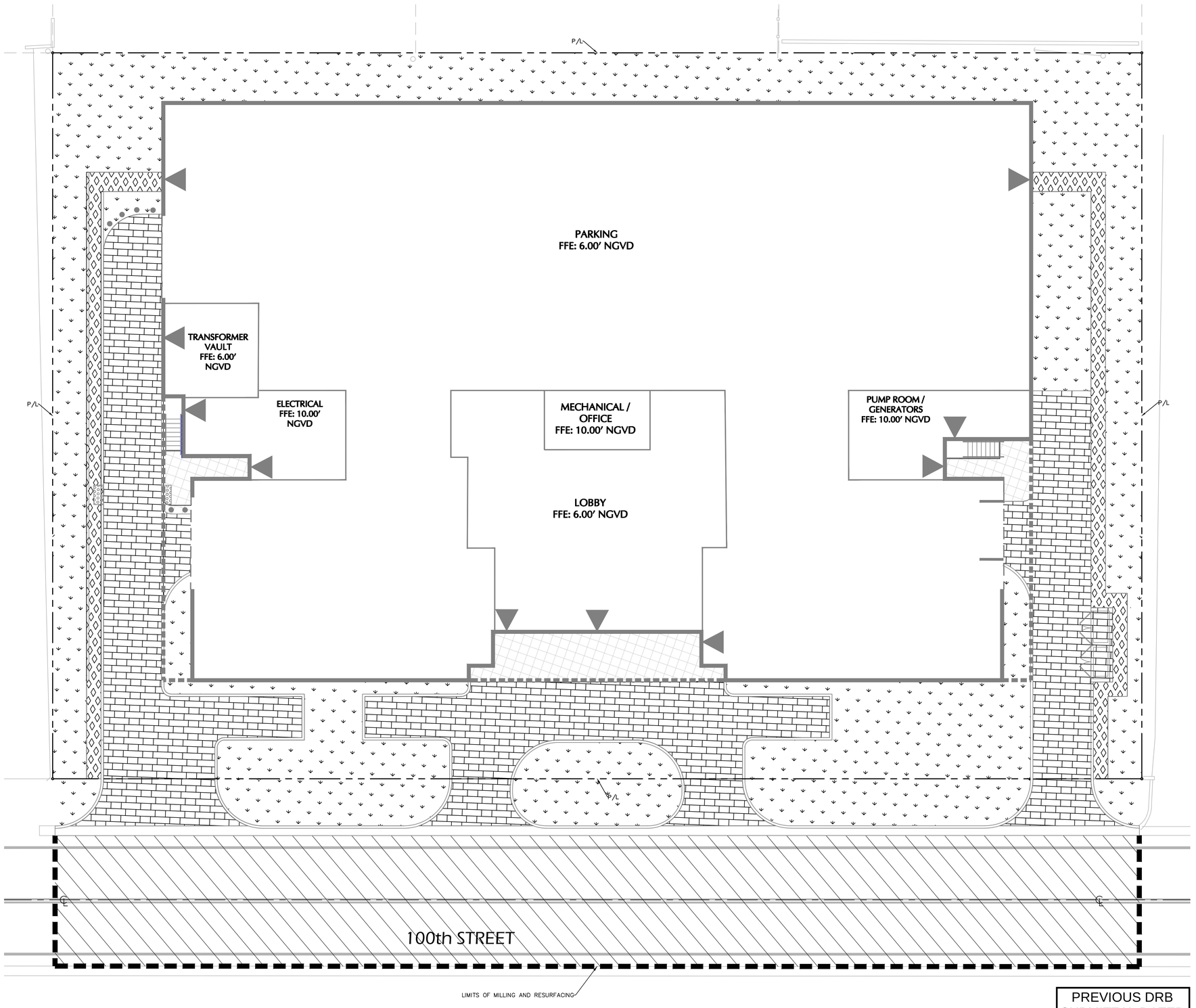
# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
PAVEMENT PLAN

DATE 09-23-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET
C-301
OF SHEETS




PREVIOUS DRB SUBMITTAL DATED 07/22/2022

10 0 2 4 10
SCALE: 1" = 10'

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)

PERVIOUS PAVEMENT (REFER TO LANDSCAPE PLANS FOR DETAILS)

MILL AND RESURFACE –
MILL SHALL CONSIST OF A MINIMUM OF 1" DEPTH AND RESURFACED WITH A MINIMUM OF 1" FRICTION COURSE FC-9.5 RUBBER (TRAFFIC LEVEL C)

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

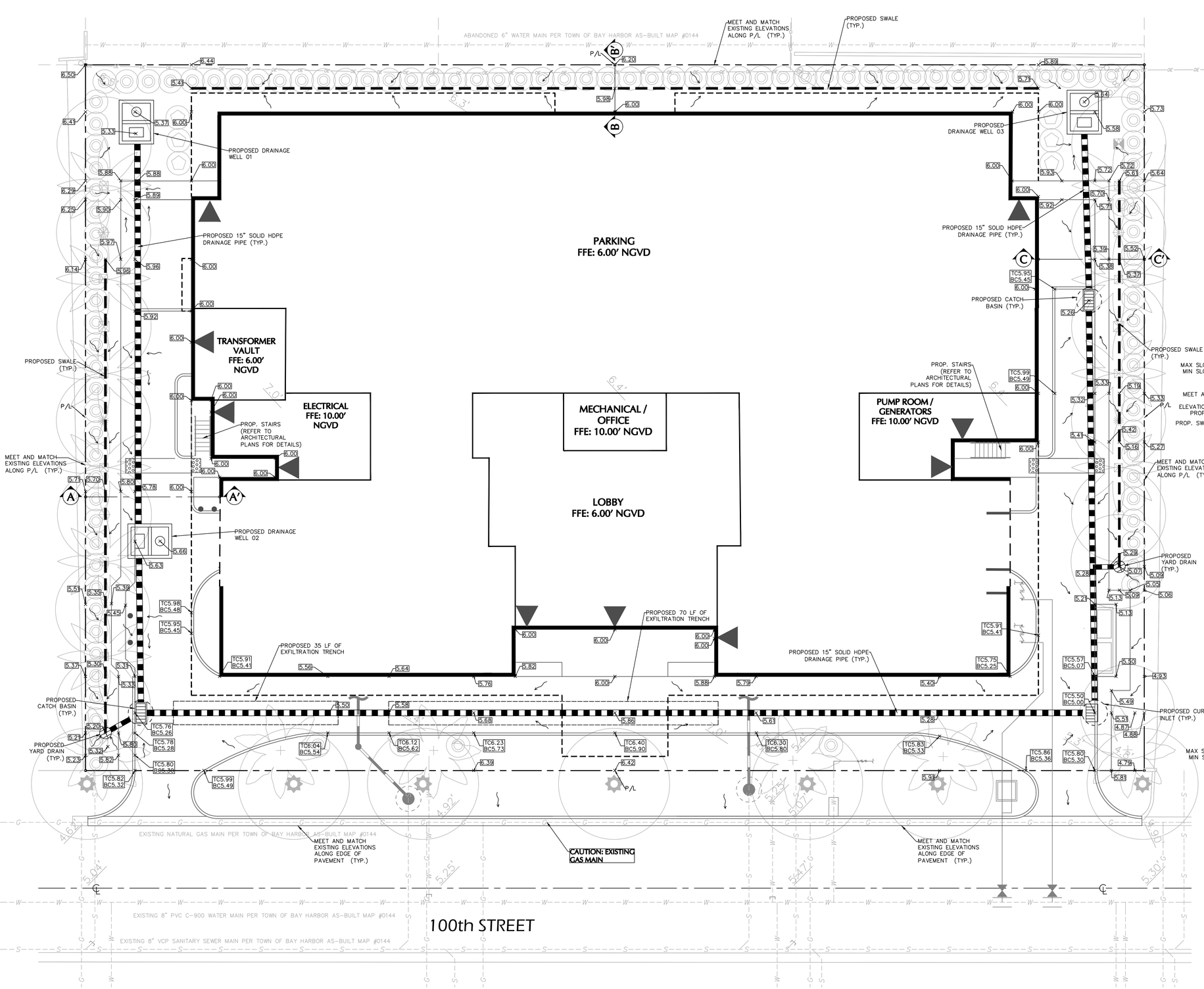
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
PAVEMENT PLAN

DATE 07-22-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET
C-301
OF SHEETS



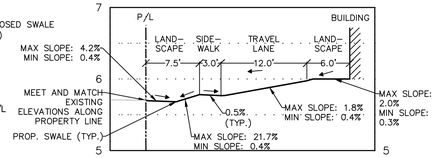

SCALE: 1" = 10'

FINISHED FLOOR ELEVATION: 10.00' NGVD
LOWEST EQUIPMENT ELEVATION: 6.00' NGVD
FLOOD ZONE: AE
PANEL NUMBER: 12086C0144L
BASE FLOOD ELEVATION: EL 9.00' NGVD
HIGHEST ROAD CROWN ELEVATION: 5.47' NGVD
LOWEST ADJACENT GRADE: 4.80' NGVD
HIGHEST ADJACENT GRADE: 6.50' NGVD

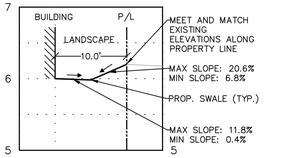
NOTES:
1. REFER TO LANDSCAPE PLANS FOR ROOT BARRIER LOCATIONS.

HORIZONTAL SCALE IN FEET

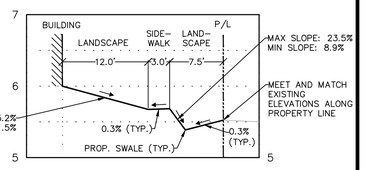
VERTICAL SCALE IN FEET




A-A' PROFILE




B-B' PROFILE




C-C' PROFILE

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
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 09-23-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET C-400
OF SHEETS

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858


LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006610/LB8172/LB8198



Date: 9/22/2022 Time: 16:32 User: jaquino Style Table: Langan.stb Layout: C-400 Document Code: 300303701-0501-CG101-0101

ABANDONED 6" WATER MAIN PER TOWN OF BAY HARBOR AS-BUILT MAP #0144

MEET AND MATCH EXISTING ELEVATIONS ALONG P/L (TYP.)

PROPOSED SWALE (TYP.)

PROPOSED DRAINAGE WELL 01

PROPOSED 15" SOLID HDPE DRAINAGE PIPE (TYP.)

PROPOSED DRAINAGE WELL 03

PROPOSED 15" SOLID HDPE DRAINAGE PIPE (TYP.)

PROPOSED CATCH BASIN (TYP.)

PARKING
FFE: 6.00' NGVD

TRANSFORMER VAULT
FFE: 6.00' NGVD

ELECTRICAL
FFE: 10.00' NGVD

PROP. STAIRS (REFER TO ARCHITECTURAL PLANS FOR DETAILS)

MECHANICAL / OFFICE
FFE: 10.00' NGVD

LOBBY
FFE: 6.00' NGVD

PUMP ROOM / GENERATORS
FFE: 10.00' NGVD

PROPOSED DRAINAGE WELL 02

PROPOSED YARD DRAIN (TYP.)

PROPOSED CATCH BASIN (TYP.)

PROPOSED 30 LF OF EXFILTRATION TRENCH

PROPOSED CURB INLET (TYP.)

PROPOSED 15" SOLID HDPE DRAINAGE PIPE (TYP.)

PROPOSED 65 LF OF EXFILTRATION TRENCH

PROPOSED CURB INLET (TYP.)

PROPOSED YARD DRAIN (TYP.)

PROPOSED CURB INLET (TYP.)

MEET AND MATCH EXISTING ELEVATIONS ALONG P/L (TYP.)

MEET AND MATCH EXISTING ELEVATIONS ALONG EDGE OF PAVEMENT (TYP.)

CAUTION: EXISTING GAS MAIN

MEET AND MATCH EXISTING ELEVATIONS ALONG EDGE OF PAVEMENT (TYP.)

EXISTING NATURAL GAS MAIN PER TOWN OF BAY HARBOR AS-BUILT MAP #0144

EXISTING 8" PVC C-900 WATER MAIN PER TOWN OF BAY HARBOR AS-BUILT MAP #0144

EXISTING 8" VCP SANITARY SEWER MAIN PER TOWN OF BAY HARBOR AS-BUILT MAP #0144

100th STREET

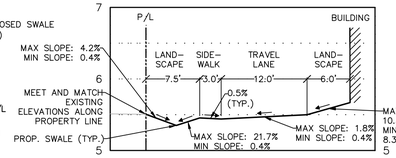
SCALE: 1" = 10'

FINISHED FLOOR ELEVATION: 10.00' NGVD
LOWEST EQUIPMENT ELEVATION: 6.00' NGVD
FLOOD ZONE: AE
PANEL NUMBER: 12086C0144L
BASE FLOOD ELEVATION: EL 9.00' NGVD
HIGHEST ROAD CROWN ELEVATION: 5.47' NGVD
LOWEST ADJACENT GRADE: 4.80' NGVD
HIGHEST ADJACENT GRADE: 6.50' NGVD

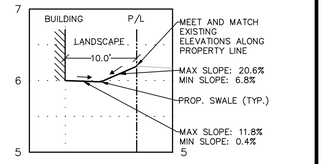
NOTES:
1. REFER TO LANDSCAPE PLANS FOR ROOT BARRIER LOCATIONS.

HORIZONTAL SCALE IN FEET

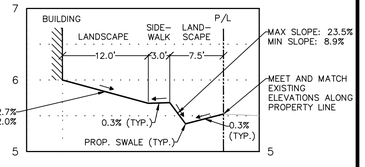
VERTICAL SCALE IN FEET




A-A' PROFILE




B-B' PROFILE




C-C' PROFILE

PREVIOUS DRB SUBMITTAL DATED 07/22/2022

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. 00006051/LB8172/LB8198


| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

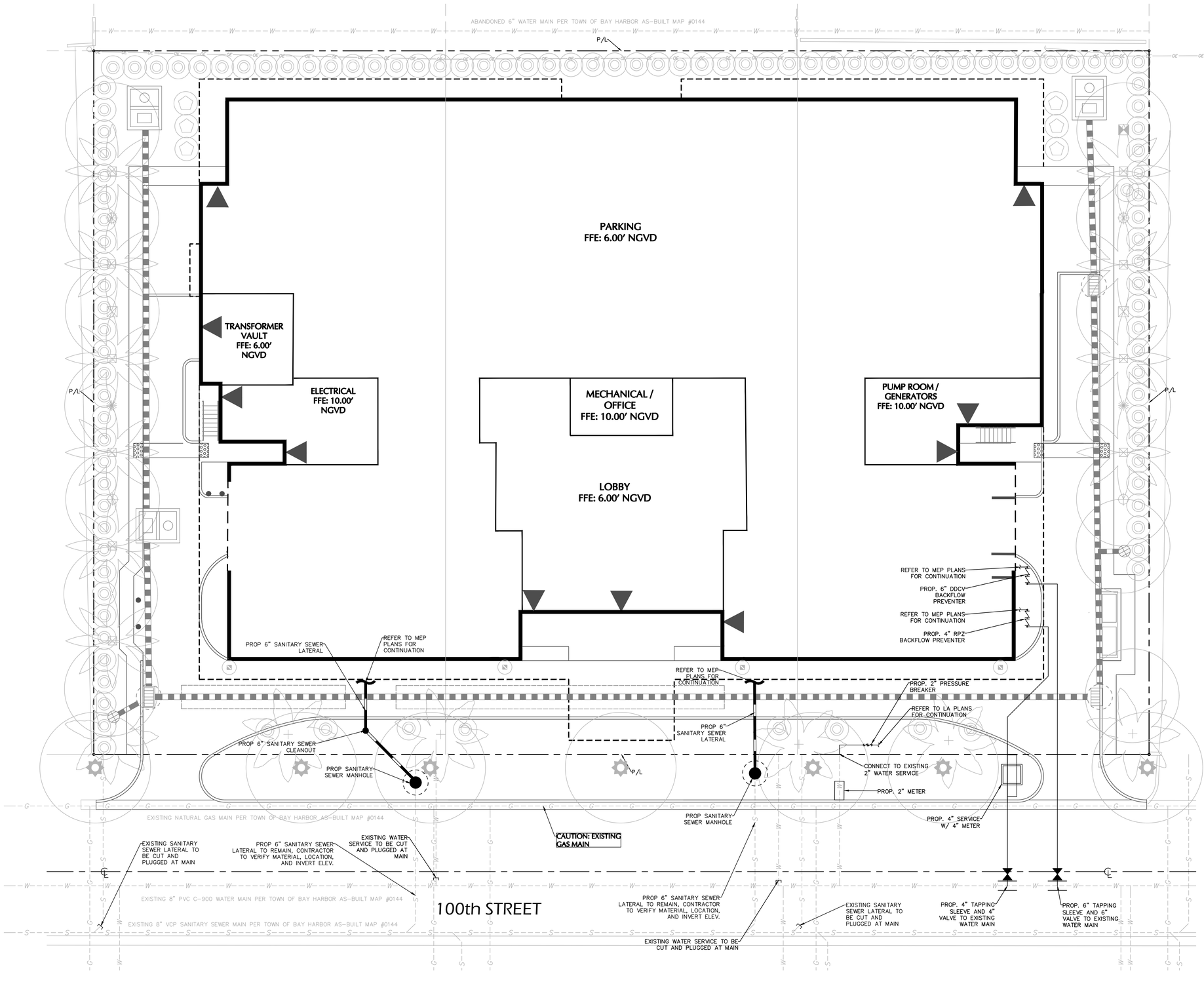
NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
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 07-22-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET
C-400
OF SHEETS




10 0 2 4 10
SCALE: 1" = 10'

| 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
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

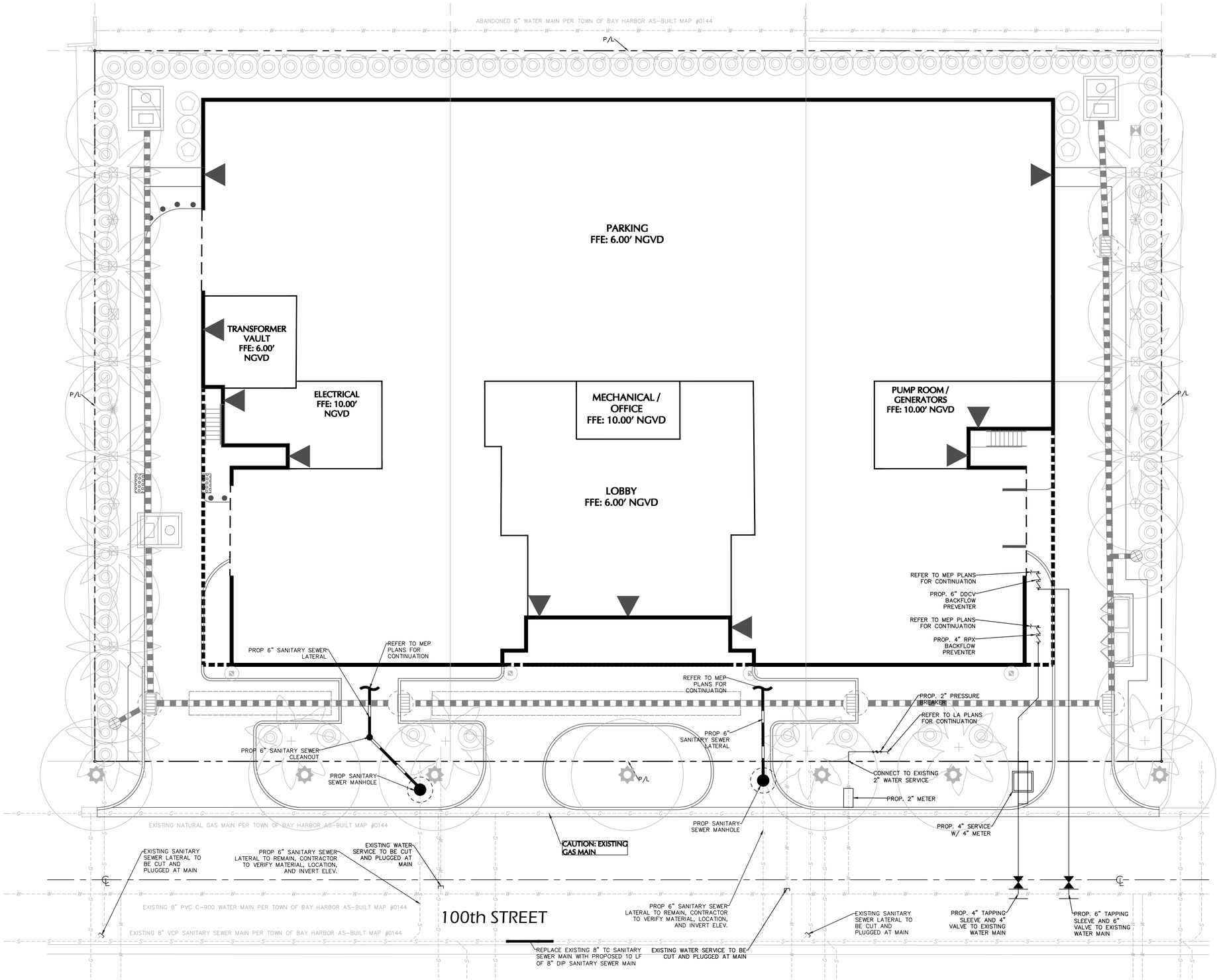

SHEET TITLE: UTILITY PLAN

DATE 09-23-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET C-500
OF SHEETS

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858


LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB6172/LB8198




10 0 2 4 10
SCALE: 1" = 10'

| 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 | | |

PREVIOUS DRB SUBMITTAL DATED 07/22/2022

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# 1155 100TH STREET
NEW RENTAL APARTMENT BUILDING
1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

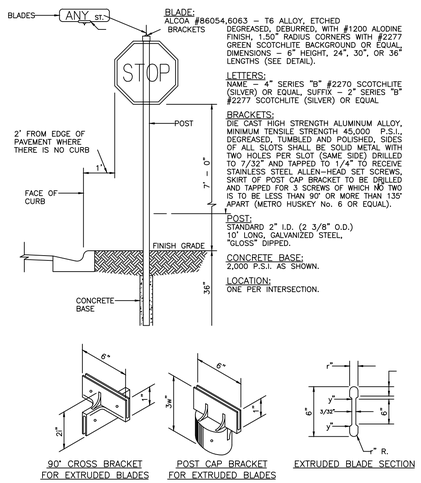

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE: UTILITY PLAN

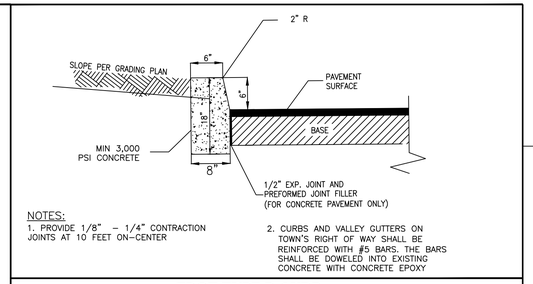
DATE 07-22-22
SCALE 1" = 10'
JOB NO. 300303701
SHEET C-500
OF SHEETS

SIGNATURE DATE
LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858


LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 0000660/LB8172/LB8198

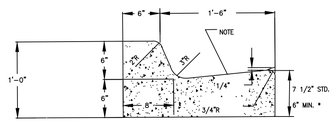



## STOP SIGN AND STREET BAR ASSEMBLY




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

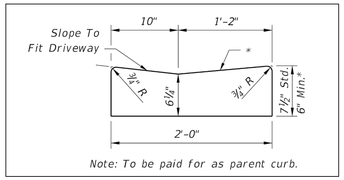
## FDOT TYPE D CURB



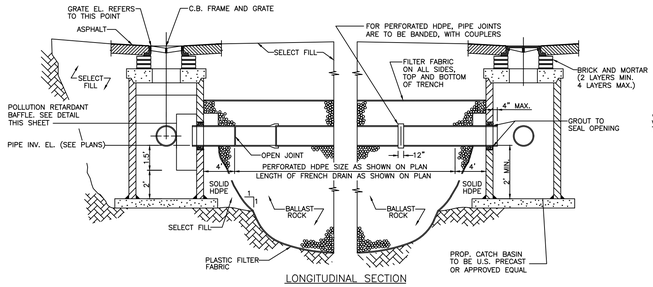

NOTES:
1. WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.
2. CURBS AND VALLEY GUTTERS ON TOWN'S RIGHT OF WAY SHALL BE REINFORCED WITH #5 BARS. THE BARS SHALL BE DOWELED INTO EXISTING CONCRETE WITH CONCRETE EPOXY.

## FDOT TYPE F CURB AND GUTTER

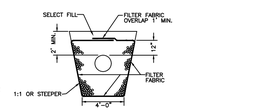
NOTE:
CURBS AND VALLEY GUTTERS ON TOWN'S RIGHT OF WAY SHALL BE REINFORCED WITH #5 BARS. THE BARS SHALL BE DOWELED INTO EXISTING CONCRETE WITH CONCRETE EPOXY.




## FDOT STANDARD DROP CURB

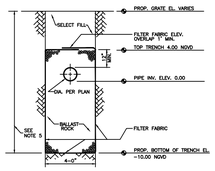



LONGITUDINAL SECTION




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.



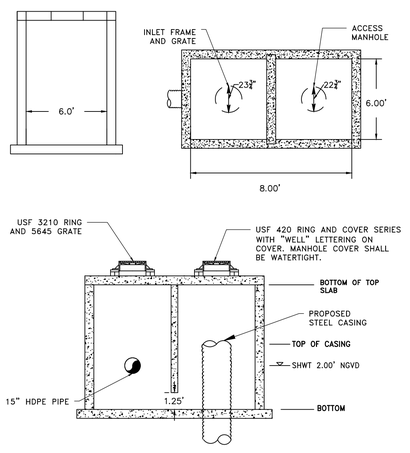

TRANSVERSE SECTION

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 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




## DRAINAGE WELL DETAIL

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# 1155 100TH STREET

NEW RENTAL APARTMENT BUILDING

1155 100TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE

# DETAILS

| | |
|---|---|
| DATE | 09-23-22 |
| SCALE | 1" = 10' |
| JOB NO. | 300303701 |
| SHEET | C-800 |

OF SHEETS

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858


LANGAN
Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006610,LB8172,LB8198

## GRADING NOTES:

1. VERIFY EXISTING ELEVATIONS PRIOR TO STARTING WORK. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. EXISTING AND PROPOSED GRADES ARE BASED ON SURVEY DOCUMENTS PREPARED BY SURVEYOR.
2. CONTRACTOR SHALL VERIFY THE PLACEMENT OF FLATWORK PENETRATIONS TO ENSURE COORDINATION OF SURFACE FIXTURES, SUCH AS DRAINS AND LIGHTS. NOTIFY GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT OF DISCREPANCIES PRIOR TO CONSTRUCTION OF FLATWORK.
3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS TO VERIFY FINISHED FLOOR ELEVATIONS. THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED IF THERE ARE ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL REFER TO THE MECHANICAL DRAWINGS TO VERIFY DRAIN LOCATIONS OVER STRUCTURE. THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL REFER TO THE CIVIL ENGINEERING DRAWINGS TO VERIFY UTILITY AND OTHER DRAIN LOCATIONS. THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
6. PROPOSED ELEVATIONS INDICATED ON DRAWINGS ARE FINISHED GRADE ELEVATIONS. THE CONTRACTOR SHALL DIRECT ROUGH GRADE WORK TO ALLOW FOR SUFFICIENT TOPSOIL AND OTHER FINISHED CONDITIONS AS DESCRIBED IN THE CONTRACT DOCUMENTS.
7. ALL FINISHED GRADES SHALL MEET AND BLEND SMOOTHLY WITH EXISTING GRADES AT THE PROJECT LIMIT.
8. ALL FINISHED GRADES SHALL BE WITHOUT LOW SPOTS OR POCKETS. CONTRACTOR SHALL SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM OF TWO (2) PERCENT OR MAXIMUM OF FIFTY (50) PERCENT, UNLESS OTHERWISE NOTED.
9. ALL FINISHED GRADES SHALL PRESENT SMOOTH TRANSITIONS BETWEEN TOES AND TOPS OF SLOPES.
10. THE MAXIMUM SLOPE OF SOD TO BE 3:1 IN AREAS DESIGNATED AS" LAWN," UNLESS OTHERWISE NOTED.
11. ALL MANHOLES, VALVE BOXES, UTILITY BOXES AND PEDESTALS, AND OTHER APPURTENANCES SHALL BE ADJUSTED TO FINISH GRADE IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING
BODIES/AGENCIES OR UTILITY RULES AND REGULATIONS, UNLESS OTHERWISE NOTED.
12. SOIL COMPACTION BENEATH PAVEMENTS, STEPS, WALLS AND LIGHT FOUNDATIONS SHALL BE 95% PROCTOR DENSITY MINIMUM, UNLESS OTHERWISE SPECIFIED.
13. GRADING AND EXCAVATION WORK SHALL BE COMPLETED DURING DRY AND
NON-FREEZING WEATHER CONDITIONS.
14. THE CONTRACTOR SHALL REMOVE AND STOCKPILE TOPSOIL FOR REUSE ON-SITE. SOIL SHALL BE SCREENED TO REMOVE ROCKS AND BOULDERS.
15. IF STRUCTURAL SOIL IS FOUND ON-SITE, THE CONTRACTOR SHALL REUSE.
16. THE CONTRACTOR SHALL PREVENT SOIL LOSS TO WIND AND WATER EROSION.
17. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
18. THE GENERAL CONTRACTOR SHALL INSTALL & MAINTAIN TEMPORARY DRAINAGE DEVICES DURING CONSTRUCTION.
19. THE CONTRACTOR SHALL VERIFY ALL CONTROL POINTS, FINISH FLOOR ELEVATIONS & PROPOSED SPOT ELEVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO FORMWORK INSTALLATION.
20. SPECIFICATIONS DELINEATED IN GEO-TECH REPORT TAKE PRECEDENCE OVER GRADING PLAN DRAWINGS. INFORM LANDSCAPE ARCHITECT OF DISCREPANCIES.
21. ALL ELEVATIONS ARE NGVD.

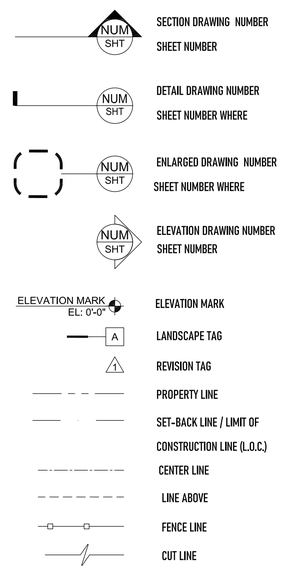
## SOIL EROSION CONTROL NOTES:

1. PRIOR TO BEGINNING ANY EARTH CHANGE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL SESC MEASURES AS SHOWN ON THE CONTRACT DOCUMENTS AND AS REQUIRED BY ANY GOVERNING AGENCIES.
2. ALL SESC MEASURES TO BE MAINTAINED DAILY.
3. THE CONTRACTOR TO CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT, GENERATED BY WIND OR WATER IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR, OR UNDERGROUND UTILITY SYSTEM. STAGE WORK TO MINIMIZE THE AREA OF EXPOSED SOIL, THEREBY REDUCING THE OPPORTUNITY FOR SOIL EROSION.
4. WATER FROM TRENCHES AND OTHER EXCAVATION TO BE PUMPED INTO A FILTRATION BAG TO REMOVE SEDIMENTS FROM THE WATER.
5. NORTH AMERICAN GREEN SC-150 OR EQUIVALENT EROSION CONTROL FABRIC IS REQUIRED ON ALL DISTURBED SLOPES GREATER THAN 3:1 UNTIL PROJECT AREA IS RE-VEGETATED PER THE PLANTING PLAN.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
7. CONTRACTOR TO PROVIDE ONSITE WATERING TO REDUCE FUGITIVE DUST LEAVING THE SITE DURING CONSTRUCTION.
8. SOIL EROSION CONTROL MEASURES TO BE PROVIDED FOR ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES WITHIN THE PROJECT LIMITS.
9. CONSTRUCTION STAGING AND PHASING SHALL OCCUR, WHERE APPLICABLE, TO MINIMIZE SOIL DISTURBANCE TIME.
10. BEST MANAGEMENT PRACTICES (BMPs) SHALL BE ADJUSTED AS NEEDED TO MEET ANY OTHER UNFORESEEN CONDITIONS.
11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING A MUD TRACKING PAD/WASHING PAD AT THE CONSTRUCTION ENTRANCES TO MINIMIZE MUD DETACHMENT FROM TRUCK TIRES. 1-1/2 INCH SCREENED ROCK TO BE PLACED ON MIRAFI 140-N FILTER FABRIC. ADDITIONAL CLEAN GRAVEL TO BE ADDED THROUGHOUT THE DURATION OF CONSTRUCTION AS NEEDED.
12. CONTRACTOR SHALL ABIDE BY THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES CONSTRUCTION MANAGEMENT PLAN REQUIREMENTS.
13. RESEED AS INDICATED IN SEEDING NOTES.

## LAYTOUT NOTES:

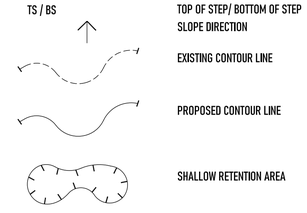
1. LAYOUT AND VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. LANDSCAPE ARCHITECT TO REVIEW AND APPROVE ALL LAYOUTS CONTAINED IN THE CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION.
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DIMENSIONS FROM REDUCED DRAWINGS.
3. DIMENSIONS REFERRED TO AS "EQUAL" INDICATE SPACING WHICH IS EQUIDISTANT MEASURED TO THE CENTERLINES.
4. MEASUREMENTS ARE TO THE FINISHED FACE OF BUILDINGS, WALLS, OR OTHER FIXED SITE IMPROVEMENTS. DIMENSIONS TO CENTERLINES ARE IDENTIFIED AS SUCH.
5. INSTALL INTERSECTING ELEMENTS AT 90-DEGREE ANGLES, UNLESS OTHERWISE INDICATED. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS INDICATED IN CONTRACT DOCUMENTS.
6. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.

## SYMBOL LEGEND




## GRADING LEGEND:

| | |
|---|---|
| EXISTING SPOT ELEVATION | (+0.00) |
| PROPOSED SPOT ELEVATION / NOTE | +0.00 |
| LP / HP | LOW POINT / HIGH POINT |
| TW / BW | TOP OF WALL / BOTTOM OF WALL |
| TR / BR | TOP OF RAMP/ BOTTOM OF RAMP |
| TS / BS | TOP OF STEP/ BOTTOM OF STEP |




## SITEWORK GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK BY THE SUBCONTRACTORS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING ANY WORK.
3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ALL CONTRACTORS MUST COMPLY WITH PERMIT REQUIREMENTS, LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES RULES AND REGULATIONS AND LAND USE APPROVAL CONDITIONS AT ALL TIMES.
4. WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS AND/OR DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.
5. ALL WORK SHALL CONFORM TO THE APPROPRIATE AGENCIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS AND ELECTRICAL LINES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR NEGLIGENCE ON THE PART OF THE CONTRACTOR. RESETS SHALL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR AND MONUMENT RECORDS MUST BE FILED AS REQUIRED BY STATUTE FOR ALL MONUMENTS.
7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
8. ALL BARRICADING AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS. PROVIDE ADEQUATE TIME FOR REVIEW AND APPROVAL BY THE ABOVE JURISDICTIONS PRIOR TO COMMENCEMENT.
9. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES UTILIZED OR FOR SAFETY PRECAUTIONS OR PROBLEMS IN CONNECTION WITH THE WORK. THE LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACT DOCUMENTS INCLUDE THE CONSTRUCTION DOCUMENT DRAWING SET/TECHNICAL SPECIFICATIONS MANUAULASIS.
10. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
11. A SYSTEM OF DIAGRAMMATIC SYMBOLS, HATCHES AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATIONS CAREFULLY, NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION OF ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.
13. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK. UTILITY SLEEVES ARE REQUIRED IN ALL PLANT BEDS ISOLATED BY PAVEMENT OR ANY OTHER STRUCTURES.
14. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.
15. VEHICLES, EQUIPMENT, AND/OR MATERIALS SHALL NOT BE PARKED OR STORED IN AREAS OF EXISTING VEGETATION, INCLUDING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.
16. CONSTRUCTION WASTE-INCLUDING BUT NOT LIMITED TO: PLANT MATERIAL, BUILDING MATERIALS, DEMOLISHED MATERIALS, PACKAGING, LEFTOVER PAINT AND CONCRETE SLURRY-SHOULD BE PROPERLY REUSED, RECYCLED, DISPOSED OF LEGALLY OFF-SITE OR IN DESIGNATED WASH-OUT AREAS DETERMINED BY THE GENERAL CONTRACTOR.
17. RECYCLING AND TRASH BINS TO BE PROVIDED ON SITE. SEPARATE BINS FOR CARDBOARD, CO-MINGLED, AND OTHER RECYCLABLE/REUSABLE MATERIALS IDENTIFIED BY THE LOCAL JURISDICTION SHALL BE MAINTAINED. ALL BINS TO BE WILDLIFE-PROOF.
18. ON-SITE FUEL STORAGE FOR CONSTRUCTION EQUIPMENT IS DISCOURAGED. CONSTRUCTION EQUIPMENT USED ON SITE TO BE CHECKED REGULARLY TO ASSURE CONTAMINATION CONCERNS FROM OILS AND GREASES ARE ELIMINATED. NO TOXIC MATERIALS SHALL BE STORED ON-SITE.
19. GENERAL CONTRACTOR TO KEEP ALL ITEMS IMPLEMENTED BY LANDSCAPE ARCHITECT IN PROPER WORKING ORDER THROUGHOUT THE DURATION OF THE PROJECT.
20. THE CONSTRUCTION SITE TO BE INSPECTED ON A MONTHLY BASIS BY LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER TO ASSURE THAT THE SILT FENCE AND MUD TRACKING PAD ARE PROPERLY IN PLACE AND FUNCTIONING AS DESIGNED.
21. GREEN BUILDING PRACTICES SHALL BE EMPLOYED TO THE EXTENT FEASIBLE. SUCH PRACTICES INCLUDE: CARPOOLING/VANPOOLING TO JOB SITE, MINIMIZING MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING MATERIAL / RESOURCE INEFFICIENCIES BY COORDINATING WORK.
22. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH. 23. WATERPROOFING OF SUBGRADE AND OTHER ARCHITECTURAL SPACES BELOW AND/OR ADJACENT TO IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT IS TO BE ADEQUATELY DESIGNED AND DETAILED BY OTHERS TO PERMANENTLY REPEL ALL WATER SOURCES INCLUDING, BUT NOT LIMITED TO: PRECIPITATION, STORM WATER RUNOFF, GROUND WATER, IRRIGATION, ROOF RUNOFF, GROUND WATER, AND PLUMBING LEAKS.
24. STRUCTURAL DESIGN TO SUPPORT IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT AND LOCATED ABOVE, BELOW, AND/OR ADJACENT TO SUBGRADE AND OTHER ARCHITECTURAL SPACES IS THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. THE STRUCTURAL DESIGN SHOULD BE ADEQUATELY DESIGNED TO SUPPORT ALL POSSIBLE LOADS INCLUDING, BUT NOT LIMITED TO: BACKFILL, COMPACTION, PLANTINGS, HARDSCAPES, RETAINING AND FREESTANDING SITE WALLS, AND CONSTRUCTION MATERIALS/EQUIPMENT/ACTIVITY.

## LANDSCAPE ABBREVIATIONS:

| PLANTING ABBREVIATIONS | | GENERAL ABBREVIATIONS | |
|---|---|---|---|
| B&B | BALLED AND BURLAPPED | BLDG. | BUILDING |
| CAL. | CALIPER | B.O.C. | BACK OF CURB |
| C.T. | CLEAR TRUNK | CJ | CONTROL JOINT |
| CRZ | CRITICAL ROOT ZONE | CLR | CLEAR |
| F.G. | FIELD GROWN | EJ | EXPANSION JOINT |
| GAL. | GALLON | EQ | EQUAL |
| G.W. | GREY WOOD | FFE | FINISH FLOOR ELEVATION |
| HT. | HEIGHT | F.O.B. | FACE OF BUILDING |
| MIN. | MINIMUM | HT. | HEIGHT |
| MAX. | MAXIMUM | H.P. | HIGH POINT |
| MULTI | MULTI-TRUNK | L.A. | LANDSCAPE ARCHITECT |
| OA. | OVERALL | L.O.A. | LIMIT OF CONSTRUCTION |
| O.C. | ON CENTER | L.P. | LOW POINT |
| QTY. | QUANTITY | MIN. | MINIMUM |
| SPRD | SPREAD | MAX. | MAXIMUM |
| TYP. | TYPICAL | N.I.C. | NOT IN CONTRACT |
| U.N.O. | UNLESS NOTED OTHERSIZE | O.C. | ON CENTER |
| | | O.C.E.W. | ON CENTER EACH WAY |
| | | PA. | PLANTING AREA |
| | | QTY. | QUANTITY |
| | | R.O.W. | RIGHT OF WAY |
| | | SIM. | SIMILAR DETAIL |
| | | TD | TOP OF DRAIN |
| | | T.O.C. | TOP OF CURB |
| | | TW | TOP OF WALL |
| | | TYP. | TYPICAL |
| | | U.N.O. | UNLESS NOTED OTHERWISE |


**COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC**
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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

GENERAL NOTES AND ABBREVIATIONS

LC-001

# IRRIGATION NOTES

1 ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.

2 THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.

3 THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.

4 THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

5 THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS OR OFF-SITE IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS WITHIN THE PROJECT'S PROPERTY LINES.

6 THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.

7 INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

8 ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

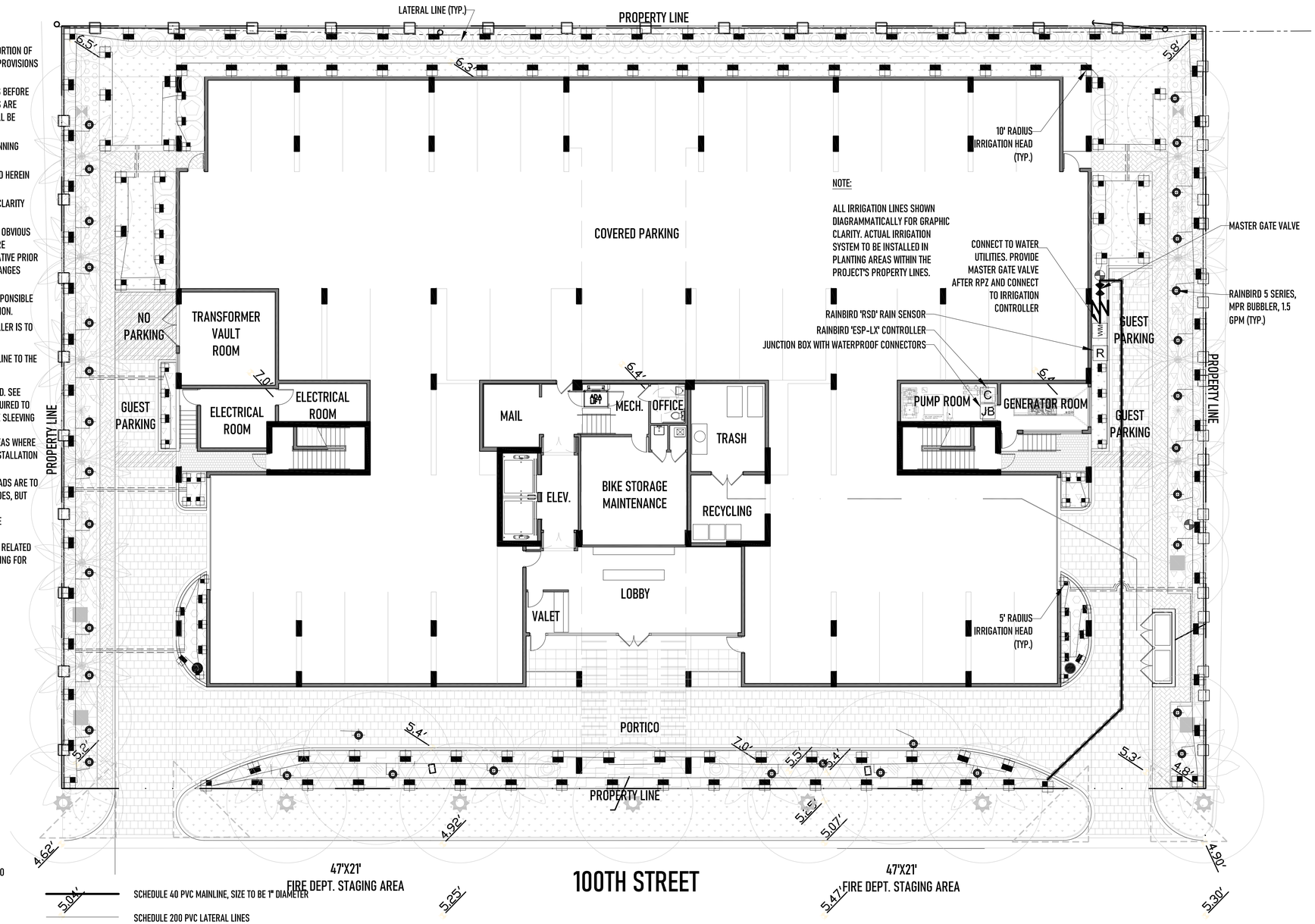
9 CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.

10 ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.

11 ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.

12 ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.

13 THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.




# IRRIGATION LEGEND

WM — NEW IRRIGATION WATER METER AS PER ALL APPLICABLE CODES AND SPECIFICATIONS CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR METER AND BACKFLOW PREVENTOR TO LANDSCAPE ARCHITECT FOR APPROVAL.

RPZ (REDUCED PRESSURE ZONE)
REFER TO CIVIL ENGINEERS PLANS

1" MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER. INSTALLATION AND MATERIALS TO MEET ALL APPLICABLE CODES AND ORDINANCES.

CZK — RAINBIRD CONTROL ZONE KIT. PGA VALVE AND PRESSURE REGULATING BASKET FILTER

C — RAINBIRD CONTROLLER MODEL ESP-LX, INSTALL IN BUILDING'S ELECTRICAL ROOM. REFER TO ELECTRICAL ENGINEER'S PLANS.

R — RAINBIRD "RSD" RAIN SENSOR TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

JB — JUNCTION BOX WITH WATERPROOF CONNECTORS. REFER TO ELECTRICAL ENGINEER'S PLANS

1" TO 1-1/2" ELECTRIC VALVES - RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX

SCHEDULE 40 PVC MAINLINE, SIZE TO BE 1" DIAMETER

SCHEDULE 200 PVC LATERAL LINES

PIPE IN PVC SLEEVES, SEE SIZING CHART

3/4" IRRIGATION DRIP TUBING (XF SERIES)

PIPE CONNECTION

PIPE CROSSING

ZONE INFORMATION BOX

ZONE NUMBER
VALVE SIZE
1
1" 29.4
ZONE G.P.M.

RAINBIRD 1800 PRS - U SERIES NOZZLE
10", 12", 15" POP-UP / QUARTER, HALF, FULL RADIUS
DIAMETERS AS NOTED

RAINBIRD 1800 SERIES STRIP-TYPE
15EST (END STRIP) + 15SCT (CENTER STRIP) 1.5 GPM

RAINBIRD 5-SERIES, MPR STREAM BUBBLER NOZZLES, 5' RADIUS, 1.5 GPM

Sunshine State 811 One Call of Florida, Inc.

NORTH

01' 5' 10' 20'
SCALE: 3/32"=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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:
IRRIGATION PLAN

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.

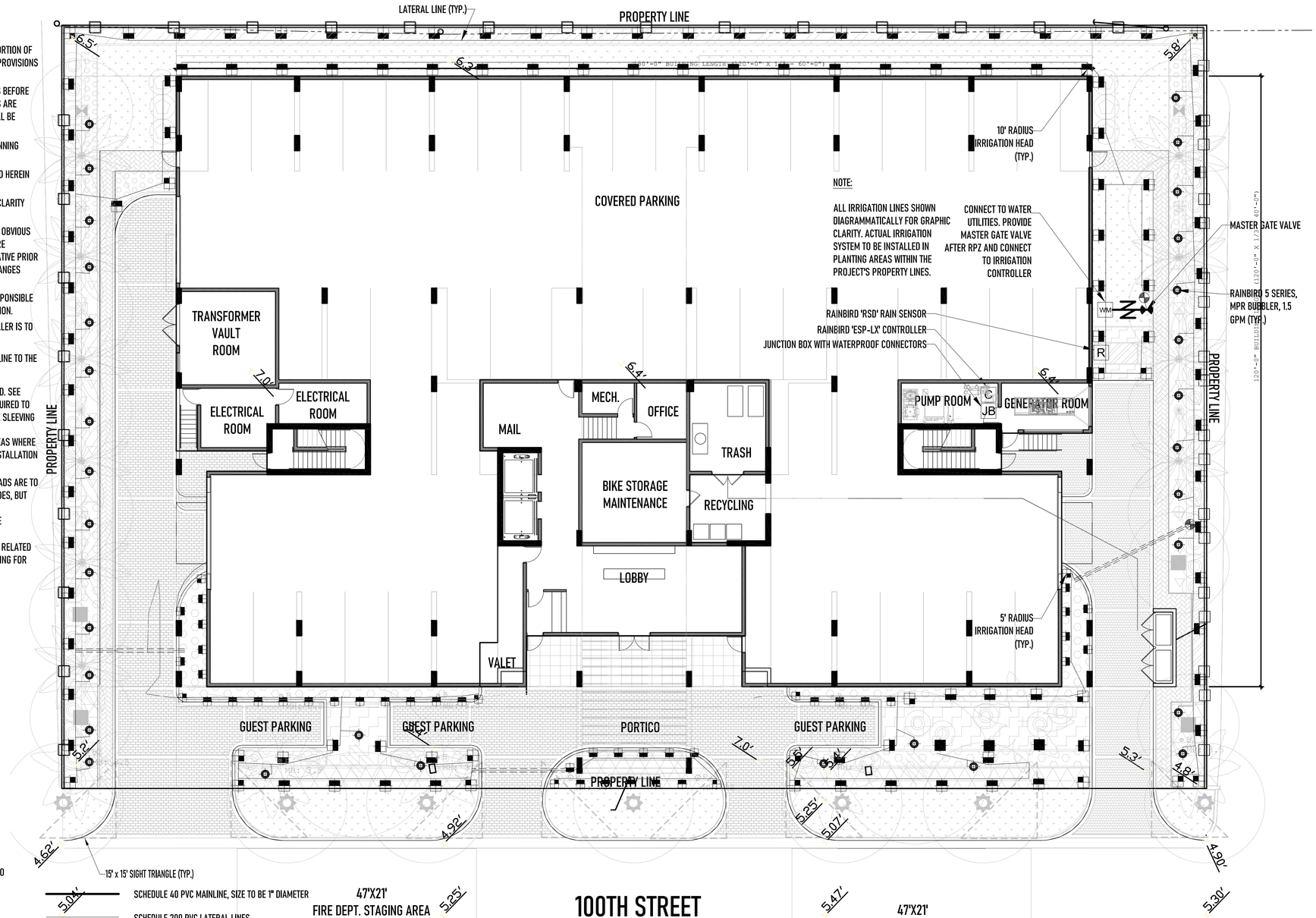
9 CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.

10 ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.

11 ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.

12 ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.

13 THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.




# IRRIGATION LEGEND

WM — NEW IRRIGATION WATER METER AS PER ALL APPLICABLE CODES AND SPECIFICATIONS CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR METER AND BACKFLOW PREVENTOR TO LANDSCAPE ARCHITECT FOR APPROVAL.

RPZ (REDUCED PRESSURE ZONE)
REFER TO CIVIL ENGINEERS PLANS

1" MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER. INSTALLATION AND MATERIALS TO MEET ALL APPLICABLE CODES AND ORDINANCES.

CZK — RAINBIRD CONTROL ZONE KIT. PGA VALVE AND PRESSURE REGULATING BASKET FILTER

C — RAINBIRD CONTROLLER MODEL ESP-LX, INSTALL IN BUILDING'S ELECTRICAL ROOM. REFER TO ELECTRICAL ENGINEER'S PLANS.

R — RAINBIRD "RSD" RAIN SENSOR TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

JB — JUNCTION BOX WITH WATERPROOF CONNECTORS. REFER TO ELECTRICAL ENGINEER'S PLANS

1" TO 1-1/2" ELECTRIC VALVES - RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX

SCHEDULE 40 PVC MAINLINE, SIZE TO BE 1" DIAMETER

SCHEDULE 200 PVC LATERAL LINES

PIPE IN PVC SLEEVES, SEE SIZING CHART

3/4" IRRIGATION DRIP TUBING (XF SERIES)

PIPE CONNECTION

PIPE CROSSING

ZONE INFORMATION BOX

ZONE NUMBER
VALVE SIZE
1
1" 29.4
ZONE G.P.M.

RAINBIRD 1800 PRS - U SERIES NOZZLE
10", 12", 15" POP-UP / QUARTER, HALF, FULL RADIUS
DIAMETERS AS NOTED

RAINBIRD 1800 SERIES STRIP-TYPE
15EST (END STRIP) + 15SCT (CENTER STRIP) 1.5 GPM

RAINBIRD 5-SERIES, MPR STREAM BUBBLER NOZZLES, 5' RADIUS, 1.5 GPM

PREVIOUS DRB SUBMITTAL
DATED 7-22-2022

Sunshine State 811 One Call of Florida, Inc.

NORTH

01' 5' 10' 20'
SCALE: 3/32"=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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: JULY 22, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:
IRRIGATION PLAN

LI-100

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

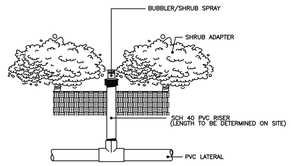
- TIMING OF EACH ZONE / STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS OR RESTRICTIONS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES / WEEK.
- SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) WATER RESTRICTIONS, YEAR-ROUND LANDSCAPE IRRIGATION RULE IS IN EFFECT. 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.

| 1145-1163 100 STREET BAY HARBOR - IRRIGATION SCHEDULE - 2022.05.26 | | | | | |
|---|---|---|---|---|---|
| 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 | 2" | XX GPM | 40 MINUTES / WEEK | +/-X,XXX GALLONS / WEEK |
| 2 | POP UP | 1-1/4" | XX GPM | 40 MINUTES / WEEK | +/-XXX GALLONS / WEEK |
| | | | PRESSURE REQUIRED +/-XX PSI | 80 MINUTES / WEEK | +/-X,XXX GALLONS / WEEK |

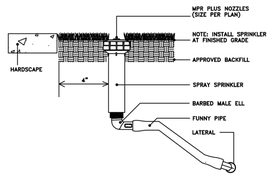
## PIPE INSTALLATION + SLEEVE NOTES

| 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" |

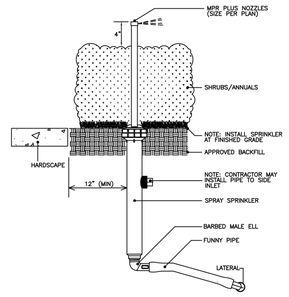
| FLORIDA BUILDING CODE - APPENDIX F - SLEEVE SIZES - PART V -A-6 | |
|---|---|
| VEHICLE TRAFFIC AREAS | |
| WATER PIPE SIZE (INCHES) | SLEEVE SIZE (INCHES) |
| 3/4" | 1 1/2" |
| 1" | 2" |
| 1 1/4" | 2 1/2" |
| 1 1/2" | 3" |
| 2" | 4" |
| 3" | 5" |
| 4" | 6" |
| SLEEVES TO EXTEND A MINIMUM OF 3" BEYOND ALL PAVED BACKFILL AND COMPACTION PER APPENDIX F | |



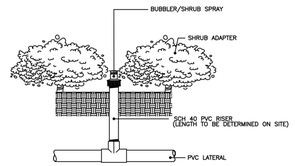

SPRINKLER DETAIL (NTS)
BUBBLER/SHRUB SPRAY INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING



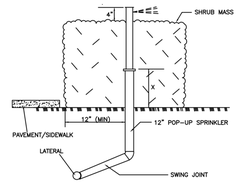

SPRINKLER DETAIL (NTS)
POP-UP SPRAY ON POLY PIPE SWING JOINT LOCATED IN SOD OR MULCH



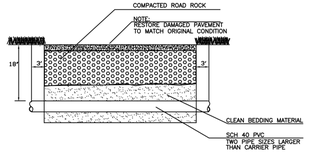

SPRINKLER DETAIL (NTS)
12" POP-UP SPRAY ON POLY PIPE SWING JOINT LOCATED IN PLANTS MAINTAINED TO A MAXIMUM HEIGHT OF 8".



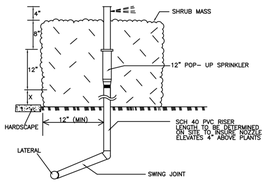

SPRINKLER DETAIL (NTS)
BUBBLER/SHRUB SPRAY INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING



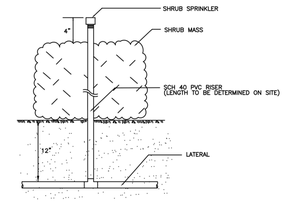

SPRINKLER DETAIL (NTS)
12" POP-UP INSTALLED ON PVC SWING JOINT LOCATED IN PLANT MASS MAINTAINED TO A MAXIMUM HEIGHT OF 18".



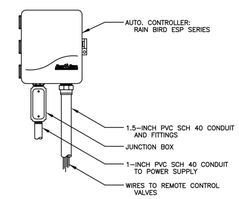

PIPE SLEEVE DETAIL
NOT TO SCALE



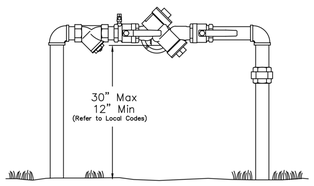

SPRINKLER DETAIL (NTS)
12" POP-UP ON PVC SWING JOINT WITH RISER LOCATED IN PLANT MASS MAINTAINED TO A MINIMUM HEIGHT OF 24".



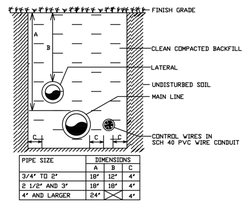

SPRINKLER DETAIL (NTS)
SHRUB SPRAY ON RISER AT INTERIOR LOCATION IN PLANT MASS.



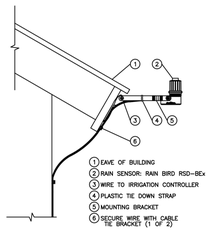

ESP AUTOMATIC CONTROLLER
NOT TO SCALE



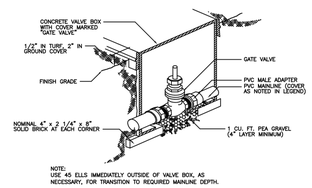

REDUCED PRESSURE ASSEMBLY
NOT TO SCALE



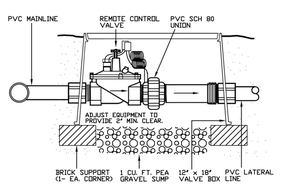

TRENCHING DETAIL (NTS)
NON-TRAFFIC AREAS




RAIN SENSOR RSD-BEx
NOT TO SCALE




GATE VALVE DETAIL
NOT TO SCALE




REMOTE CONTROL VALVE DETAIL
NOT TO SCALE


COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

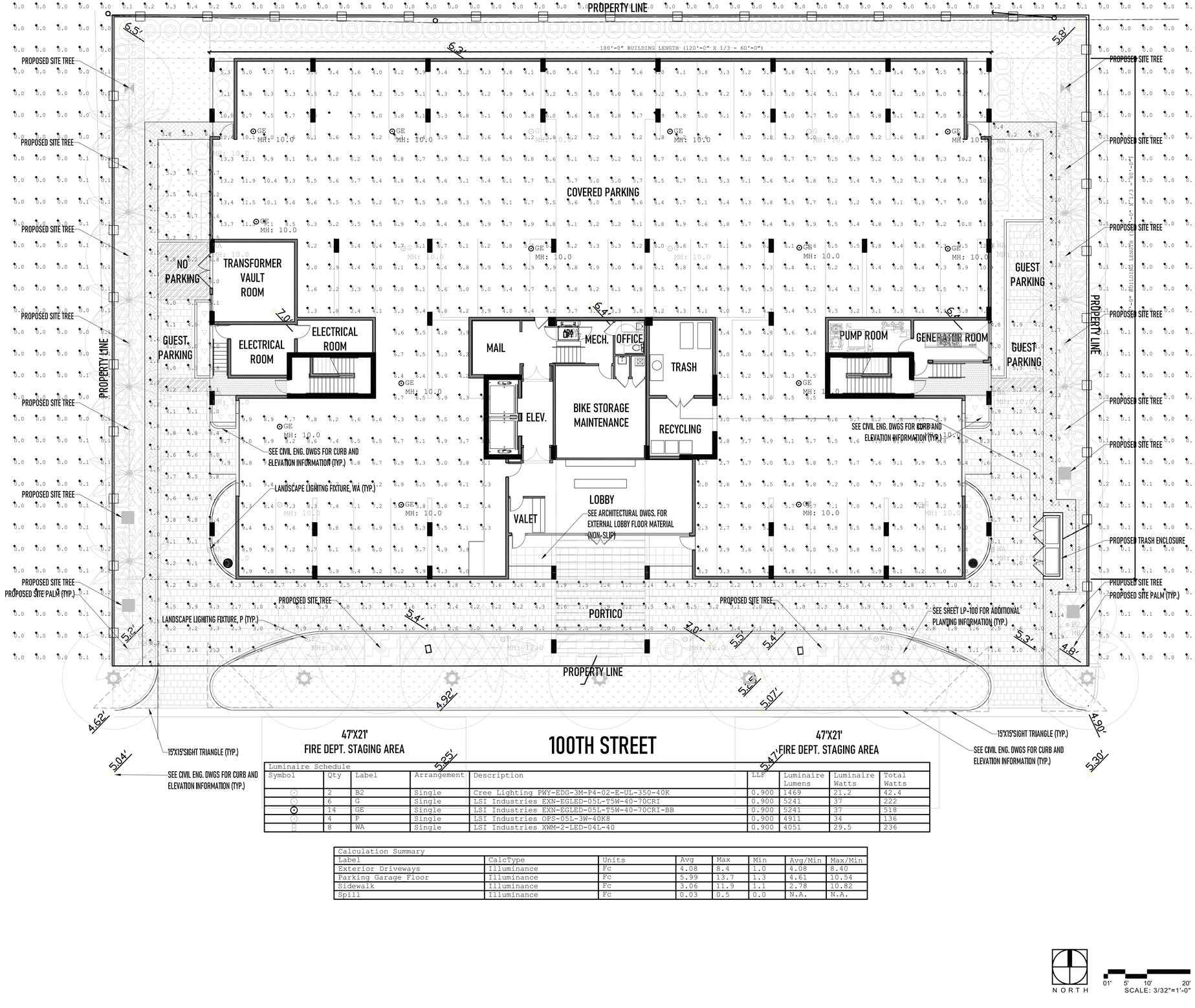
Sheet Title:
IRRIGATION SPECIFICATIONS

Sunshine State 811 of Florida, Inc.

NORTH

01' 5' 10' 20'
SCALE: 3/32"=1'-0"

LI-101




| Luminaire Schedule | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Description | LLF | Luminaire Lumens | Luminaire Watts | Total Watts |
| | 2 | B2 | Single | Cree Lighting PWY-EDG-3M-P4-02-E-UL-350-40K | 0.900 | 1469 | 21.2 | 42.4 |
| | 6 | G | Single | LSI Industries EXN-EGLED-05L-T5W-40-70CRI | 0.900 | 5241 | 37 | 222 |
| | 14 | GE | Single | LSI Industries EXN-EGLED-05L-T5W-40-70CRI-BB | 0.900 | 5241 | 37 | 518 |
| | 4 | P | Single | LSI Industries OPS-05L-3W-40K8 | 0.900 | 4911 | 34 | 136 |
| | 8 | WA | Single | LSI Industries XWM-2-LED-04L-40 | 0.900 | 4051 | 29.5 | 236 |

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Exterior Driveways | Illuminance | Fc | 4.08 | 8.4 | 1.0 | 4.08 | 8.40 |
| Parking Garage Floor | Illuminance | Fc | 5.99 | 13.7 | 1.3 | 4.61 | 10.54 |
| Sidewalk | Illuminance | Fc | 3.06 | 11.9 | 1.1 | 2.78 | 10.82 |
| Spill | Illuminance | Fc | 0.03 | 0.5 | 0.0 | N.A. | N.A. |

NORTH

01' 5' 10' 20'
SCALE: 3/32"=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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |

SHEET ISSUE / REVISION LOG

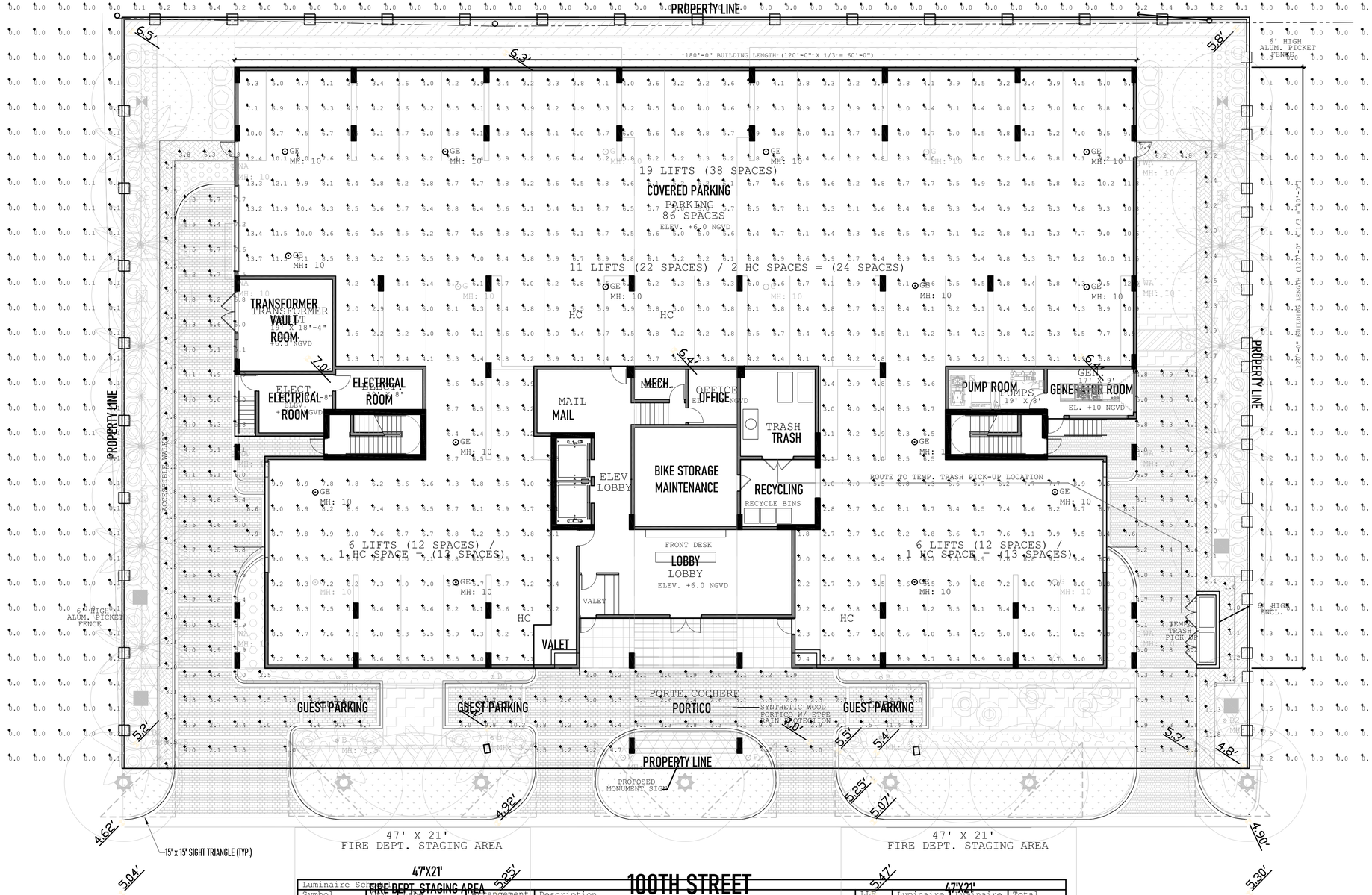

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

# LANDSCAPE LIGHTING PLAN AND PHOTOMETRIC ANALYSIS

# LL-100




| Luminaire Schedule | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Description | LLF | Luminaire Lumens | Luminaire Watts | Total Watts |
| | 8 | WA | Single | LSI Industries XWM-2-LED-04L-40 | 0.900 | 4051 | 29.5 | 236 |
| | 2 | P | Single | LSI Industries OPS-05L-3W-40K8 | 0.900 | 4911 | 34 | 68 |
| | 14 | GE | Single | LSI Industries EXN-EGLED-05L-T5W-40-70CRI-BB | 0.900 | 5241 | 37 | 518 |
| | 6 | G | Single | LSI Industries EXN-EGLED-05L-T5W-40-70CRI | 0.900 | 5241 | 37 | 222 |
| | 2 | B2 | Single | Cree Lighting PWY-EDG-3M-P4-02-E-UL-350-40K | 0.900 | 1469 | 21.2 | 42.4 |
| | 6 | B | Single | Cree Lighting PWY-EDG-5M-P4-02-E-UL-350-40K | 0.900 | 1779 | 21.3 | 127.8 |

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Building Exterior | Illuminance | Fc | 4.52 | 12.0 | 1.0 | 4.52 | 12.00 |
| Parking Garage Floor | Illuminance | Fc | 6.00 | 13.7 | 1.3 | 4.62 | 10.54 |
| Sidewalk | Illuminance | Fc | 3.02 | 11.8 | 1.0 | 3.02 | 11.80 |
| Spill | Illuminance | Fc | 0.03 | 0.5 | 0.0 | N.A. | N.A. |

PREVIOUS DRB SUBMITTAL
DATED 7-22-2022

NORTH

01' 5' 10' 20'
SCALE: 3/32"=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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG

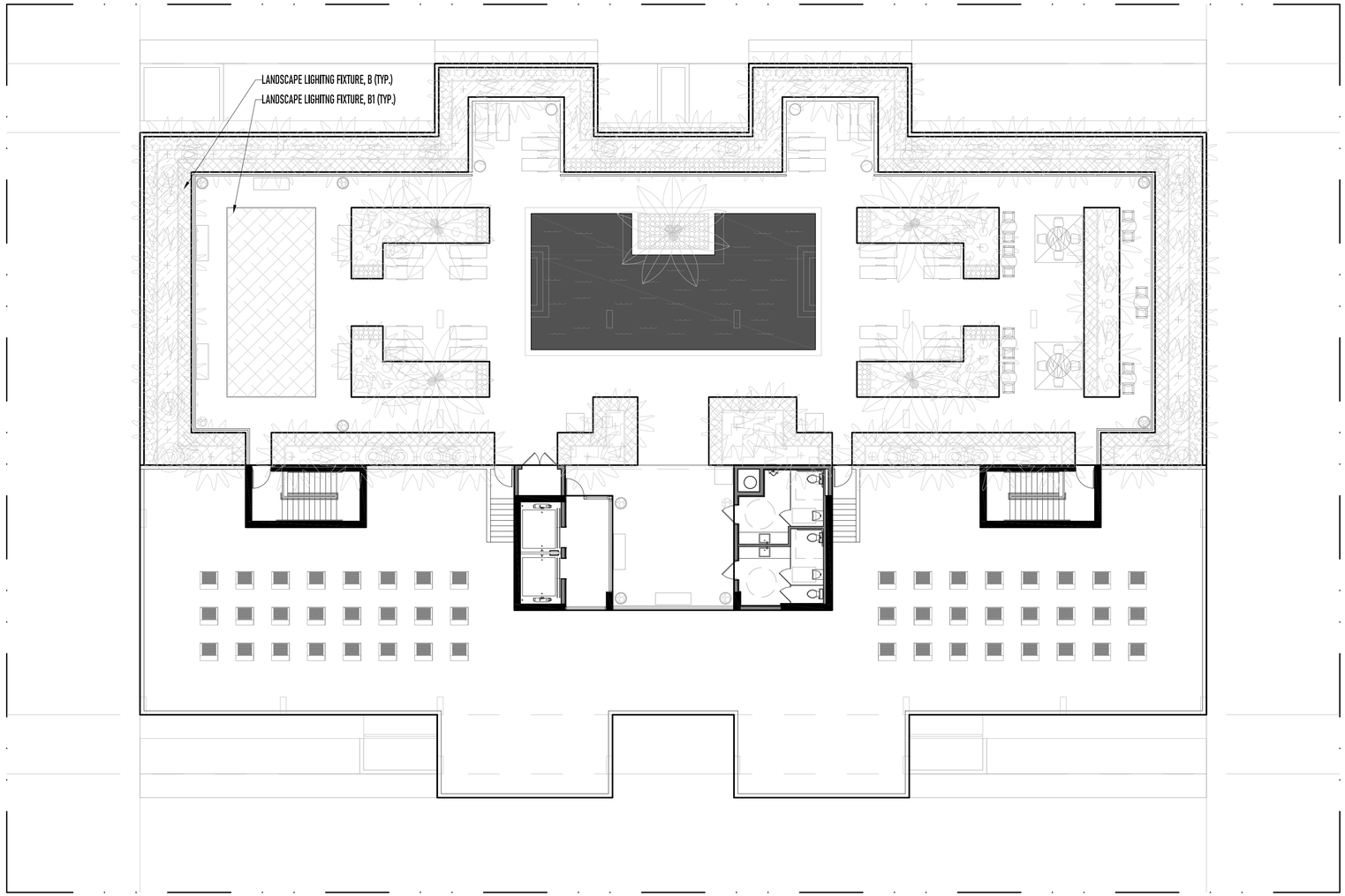

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: JULY 22, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

**LANDSCAPE LIGHTING PLAN AND PHOTOMETRIC ANALYSIS**

**LL-100**




**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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.

Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

# ROOF LANDSCAPE LIGHTING PLAN AND PHOTOMETRIC ANALYSIS

NORTH

01' 5' 10' 20'
SCALE: 3/32"=1'-0"

# LL-101

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

# Mirada Medium Wall Sconce (XWM)

## Outdoor Wall Sconce

IK08



| OVERVIEW | |
|---|---|
| Lumen Range | 3,000 - 21,000 |
| Wattage Range | 23 - 175 |
| Efficacy Range (LPW) | 125 - 158 |
| Weight lbs(kg) | 30 (13.6) |

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

## FEATURES & SPECIFICATIONS

**Construction**

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPMA) permits mounting to standard poles.
- 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: 30 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 IP65 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, and Forward Throw (FT) distributions.
- 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. Also Available in Phosphor Converted Amber with Peak Intensity at 610nm.
- 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.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F)
- 15L operating temperature: -40°C to +45°C (-40°F to +113°F).
- 18L operating temperature: -40°C to +40°C (-40°F to +104°F).
- 21L operating temperature: -40°C to +35°C (-40°F to + 95°F).
- Power factor: > 90
- Input power stays constant over life.
- Optional 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
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door
- 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**

- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an IOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an Intuitive app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule.

**Installation**

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing
- Optional terminal block accepts up to 12 ga wire.

**Warranty**

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on Battery Back-up option.

**Listings**

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K or lower color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- IP65 rated luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMA bracket) or wall mounted.
- IK08 rated luminaire per IEC 62262 mechanical impact code
- 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: 100TH ST. CONDO TYEP: P OPS-PT-5L-3W-XX-40K8-XX

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

# Opulence Small Post Top (OPS)

## Outdoor Decorative Post Top

IP66



| OVERVIEW | |
|---|---|
| Lumen Output Range | 3,000 - 14,000 |
| Wattage | 20 - 100 |
| Efficacy Range (LPW) | 114 - 148 |
| Fixture Weight lbs (kg) | 25.0 (11.3) |

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

## FEATURES & SPECIFICATIONS

**Construction**

- Rugged die-cast aluminum housing.
- 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.

**Optical System**

- High density LED optical system delivers industry leading optical performance and visual comfort.
- 7 distribution types 3W, 4F, SQ, SC, SR, SD & AD
- Diffused lens version provides maximum visual comfort with reduced brightness and LED pixelization
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377.
- Minimum CRI of 80
- External Shield available for field installation (see accessory ordering information and dimensions for details).

**Electrical**

- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection (6kV surge standard).
- 0-10V dimming driver (optional extended leads).
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F).
- Power factor: >90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- 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**

- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an IOS or Android configuration app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule. Updates and modifications to the control strategy are easily implemented via an Intuitive iOS app.

**Installation**

- Designed to mount directly to a 2 3/8" - 3" outer diameter tenon (4" tall).
- Optional flush mount accessory slips inside the top of a 4" round pole for a virtually seamless transition from pole to luminaire.

**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 and warmer color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications.
- 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: 100TH ST. CONDO TYPE: GE EXN-XX-EGLED-5L-T5W-XX-DIM-40-70CRI-BB-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. Consult factory. Other standard LSI finishes available.
- 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: 100TH ST. CONDO 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**

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP65 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, and Forward Throw (FT) distributions.
- 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. Also Available in Phosphor Converted Amber with Peak Intensity at 610nm.
- 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: 100TH ST. CONDO TYPE: B2 PWY-EDG-3M-P4-02-E-XX-350-40K

# THE EDGE® Series

LED Pathway Luminaire

Rev. Date: V10 12/10/2021

**Product Description**

Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance. Pole mounts to rugged die cast aluminum internal flange secured by three 3/8" - 16x6" anchor bolts with 1-1/4" hook (provided). **Note:** T45 Torx 3/8" socket required for head installation. Top mounted LEDs for superior optical performance and light control.

**Applications:** Landscape, walk-ways and general site lighting

**Performance Summary**

Patented NanoOptic® Product Technology

Assembled in the USA by Cree Lighting from US and imported parts

**Initial Delivered Lumens:** Up to 3,320

**CRI:** Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K); 90 CRI (5000K)

**CCT:** Turtle Friendly Amber, 3000K (+/- 300K), 4000K (+/- 300K), 5000K (+/- 500K), 5700K (+/- 500K) standard

**Limited Warranty:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish/1 year on accessories

*See http://creelighting.com/warranty for warranty terms



| Model | Dim. "A" | Weight* |
|---|---|---|
| Landscape (PO) | 13" (330mm) | 12.7 lbs. (5.8kg) |
| Landscape (PI) | 18" (457mm) | 13.3 lbs. (6.0kg) |
| Pathway (PS) | 36" (914mm) | 17.7 lbs. (8.1kg) |
| Pathway (PA) | 42" (1068mm) | 18.6 lbs. (8.4kg) |
| Pedestrian (PB) | 96" (2438mm) | 28.4 lbs (12.9kg) |

* Add 4.8 lbs. (2.2kg) for 347-480V

**Accessories**

Field-Installed

**Upgrade Kit**
- Used for replacement of existing bollards with a bolt hole circle of 5.75" (146mm)
KA-10PRSRV KA-10PRBRN
KA-10PRWHT KA-10PRBKZ

**Ordering Information**

Example: PWY-EDG-3M-P4-02-E-UL-SV-350

SPECIFY SPECIFY

| PWY-EDG | Optic | Mounting | LED Count (vf) | Series | Voltage | Color Options | Drive Current | Options |
|---|---|---|---|---|---|---|---|---|
| PWY-EDG | 2M Type II Medium 3M Type III Medium 5W Type V Wide 5S Type V Short | P5 13" (330mm) tenon - available with T5L P3 18" (457mm) tenon - available with T5L P5 36" (914mm) tenon P6 42" (1067mm) tenon P8 96" (2438mm) pedestrian | 02 | E | UL Universal: 120-277V UNV Universal: 347-480V - Available with P3, P4, and P8 mounts only - not available with T5L 1D 120V - Available only with TL options 2T 277V - Available only with TL options | BK Black BZ Bronze SV Silver WH White | 350 350mA 530 530mA 700 700mA 1A 1000mA 525 525mA (Available with P3, P4, and P8 mounts only | F Fuse - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - When color dictates fusing, use time delay fuse - Not available with TRL HL HiLow (Dual Circuit Input) - Available with UL voltage and 525mA driver current only - Must specify 525mA drive current - Refer to SL Assist Wheel for details - Not available with TRL - Not available with P8. TL2 Two-Level (21/50 w/integrated sensor control) - Available with 12 or 27 voltages only - Must specify 700mA drive current - Refer to SL Assist Wheel for details - Not available with P8 TL3 Two-Level (31/50 w/integrated sensor control) - Available with 12 or 27 voltages only - Must specify 700mA drive current - Refer to SL Assist Wheel for details - Not available with P8 WB Weather Shield - Standard on P8 mount option, available with P3 and P4 mount - Includes welded base cover 30K 3000K Color Temperature - Minimum 80 CRI - Color temperatures per luminaire 40K 4000K Color Temperature - Minimum 70 CRI - Color temperatures per luminaire 50K 5000K Color Temperature - Minimum 70 CRI - Color temperatures per luminaire TRL Amber Turtle Friendly LEDs - Available only with P3, P4 and P8 mounts, 120-277 Volt, 525mA drive current, and TL2 or WB options - 600nm dominant wavelength - Additional shielding (by others) may be required for Florida Fish and Wildlife Conservation Commission compliance |
|---|---|---|---|---|---|---|---|---|

* 347-480V utilizes magnetic step-down transformer. For input power for 347-480V, refer to the Electrical Data table

cULus DLC

US: creelighting.com (800) 236-4800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

JOB: 100TH ST. CONDO TYPE: B1 PWY-EDG-5M-P8-02-E-XX-525-40K

# THE EDGE® Series

LED Pathway Luminaire

Rev. Date: V10 12/10/2021

**Product Description**

Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance. Pole mounts to rugged die cast aluminum internal flange secured by three 3/8" - 16x6" anchor bolts with 1-1/4" hook (provided). **Note:** T45 Torx 3/8" socket required for head installation. Top mounted LEDs for superior optical performance and light control.

**Applications:** Landscape, walk-ways and general site lighting

**Performance Summary**

Patented NanoOptic® Product Technology

Assembled in the USA by Cree Lighting from US and imported parts

**Initial Delivered Lumens:** Up to 3,320

**CRI:** Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K); 90 CRI (5000K)

**CCT:** Turtle Friendly Amber, 3000K (+/- 300K), 4000K (+/- 300K), 5000K (+/- 500K), 5700K (+/- 500K) standard

**Limited Warranty:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish/1 year on accessories

*See http://creelighting.com/warranty for warranty terms



| Model | Dim. "A" | Weight* |
|---|---|---|
| Landscape (PO) | 13" (330mm) | 12.7 lbs. (5.8kg) |
| Landscape (PI) | 18" (457mm) | 13.3 lbs. (6.0kg) |
| Pathway (PS) | 36" (914mm) | 17.7 lbs. (8.1kg) |
| Pathway (PA) | 42" (1068mm) | 18.6 lbs. (8.4kg) |
| Pedestrian (PB) | 96" (2438mm) | 28.4 lbs (12.9kg) |

* Add 4.8 lbs. (2.2kg) for 347-480V

**Accessories**

Field-Installed

**Upgrade Kit**
- Used for replacement of existing bollards with a bolt hole circle of 5.75" (146mm)
KA-10PRSRV KA-10PRBRN
KA-10PRWHT KA-10PRBKZ

**Ordering Information**

Example: PWY-EDG-5M-P8-02-E-UL-SV-350

SPECIFY SPECIFY

| PWY-EDG | Optic | Mounting | LED Count (vf) | Series | Voltage | Color Options | Drive Current | Options |
|---|---|---|---|---|---|---|---|---|
| PWY-EDG | 2M Type II Medium 3M Type III Medium 5W Type V Wide 5S Type V Short | P5 13" (330mm) tenon - available with T5L P3 18" (457mm) tenon P4 24" (610mm) tenon P6 42" (1067mm) tenon P8 96" (2438mm) pedestrian | 02 | E | UL Universal: 120-277V UNV Universal: 347-480V - Available with P3, P4, and P8 mounts only - not available with TRL 1D 120V - Available only with TL options 2T 277V - Available only with TL options | BK Black BZ Bronze SV Silver WH White | 350 350mA 530 530mA 700 700mA 1A 1000mA 525 525mA (Available with P3, P4, and P8 mounts only | F Fuse - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - When color dictates fusing, use time delay fuse - Not available with TRL HL HiLow (Dual Circuit Input) - Available with UL voltage and 525mA driver current only - Must specify 525mA drive current - Refer to SL Assist Wheel for details - Not available with TRL - Not available with P8. TL2 Two-Level (21/50 w/integrated sensor control) - Available with 12 or 27 voltages only - Must specify 700mA drive current - Refer to SL Assist Wheel for details - Not available with P8 TL3 Two-Level (31/50 w/integrated sensor control) - Available with 12 or 27 voltages only - Must specify 700mA drive current - Refer to SL Assist Wheel for details - Not available with P8 WB Weather Shield - Standard on P8 mount option, available with P3 and P4 mount - Includes welded base cover 30K 3000K Color Temperature - Minimum 80 CRI - Color temperatures per luminaire 40K 4000K Color Temperature - Minimum 70 CRI - Color temperatures per luminaire 50K 5000K Color Temperature - Minimum 70 CRI - Color temperatures per luminaire TRL Amber Turtle Friendly LEDs - Available only with P3, P4 and P8 mounts, 120-277 Volt, 525mA drive current, and TL2 or WB options - 600nm dominant wavelength - Additional shielding (by others) may be required for Florida Fish and Wildlife Conservation Commission compliance |
|---|---|---|---|---|---|---|---|---|

* 347-480V utilizes magnetic step-down transformer. For input power for 347-480V, refer to the Electrical Data table

cULus DLC

US: creelighting.com (800) 236-4800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

JOB: 100TH ST. CONDO TYPE: B PWY-EDG-5M-P4-02-E-XX-350-40K

# THE EDGE® Series

LED Pathway Luminaire

Rev. Date: V10 12/10/2021

**Product Description**

Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance. Pole mounts to rugged die cast aluminum internal flange secured by three 3/8" - 16x6" anchor bolts with 1-1/4" hook (provided). **Note:** T45 Torx 3/8" socket required for head installation. Top mounted LEDs for superior optical performance and light control.

**Applications:** Landscape, walk-ways and general site lighting

**Performance Summary**

Patented NanoOptic® Product Technology

Assembled in the USA by Cree Lighting from US and imported parts

**Initial Delivered Lumens:** Up to 3,320

**CRI:** Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K); 90 CRI (5000K)

**CCT:** Turtle Friendly Amber, 3000K (+/- 300K), 4000K (+/- 300K), 5000K (+/- 500K), 5700K (+/- 500K) standard

**Limited Warranty:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish/1 year on accessories

*See http://creelighting.com/warranty for warranty terms



| Model | Dim. "A" | Weight* |
|---|---|---|
| Landscape (PO) | 13" (330mm) | 12.7 lbs. (5.8kg) |
| Landscape (PI) | 18" (457mm) | 13.3 lbs. (6.0kg) |
| Pathway (PS) | 36" (914mm) | 17.7 lbs. (8.1kg) |
| Pathway (PA) | 42" (1068mm) | 18.6 lbs. (8.4kg) |
| Pedestrian (PB) | 96" (2438mm) | 28.4 lbs (12.9kg) |

* Add 4.8 lbs. (2.2kg) for 347-480V

**Ordering Information**

Example: PWY-EDG-3M-P4-02-E-UL-SV-350

SPECIFY SPECIFY

| PWY-EDG | Optic | Mounting | LED Count (vf) | Series | Voltage | Color Options | Drive Current | Options |
|---|---|---|---|---|---|---|---|---|
| PWY-EDG | 2M Type II Medium 3M Type III Medium 5W Type V Wide 5S Type V Short | P5 13" (330mm) tenon - available with T5L P3 18" (457mm) tenon P4 24" (610mm) tenon P6 42" (1067mm) tenon P8 96" (2438mm) pedestrian | 02 | E | UL Universal: 120-277V UNV Universal: 347-480V - Available with P3, P4, and P8 mounts only - not available with TRL 1D 120V - Available only with TL options 2T 277V - Available only with TL options | BK Black BZ Bronze SV Silver WH White | 350 350mA 530 530mA 700 700mA 1A 1000mA 525 525mA (Available with P3, P4, and P8 mounts only | F Fuse - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - When color dictates fusing, use time delay fuse - Not available with TRL HL HiLow (Dual Circuit Input) - Available with UL voltage and 525mA driver current only - Must specify 525mA drive current - Refer to SL Assist Wheel for details - Not available with TRL - Not available with P8. TL Two-Level (17/50 w/integrated sensor control) - Available with 12 or 27 voltages only - Must specify 525mA drive current - Refer to SL Assist Wheel for details - Not available with P8 TL2 Two-Level (21/50 w/integrated sensor control) - Available with 12 or 27 voltages only - Must specify 700mA drive current - Refer to SL Assist Wheel for details - Not available with P8 TL3 Two-Level (31/50 w/integrated sensor control) - Available with 12 or 27 voltages only - Must specify 700mA drive current - Refer to SL Assist Wheel for details - Not available with P8 WB Weather Shield - Standard on P8 mount option, available with P3 and P4 mount - Includes welded base cover 30K 3000K Color Temperature - Minimum 80 CRI - Color temperatures per luminaire 40K 4000K Color Temperature - Minimum 70 CRI - Color temperatures per luminaire 50K 5000K Color Temperature - Minimum 70 CRI - Color temperatures per luminaire TRL Amber Turtle Friendly LEDs - Available only with P3, P4 and P8 mounts, 120-277 Volt, 525mA drive current, and TL2 or WB options - 600nm dominant wavelength - Additional shielding (by others) may be required for Florida Fish and Wildlife Conservation Commission compliance |
|---|---|---|---|---|---|---|---|---|

* 347-480V utilizes magnetic step-down transformer. For input power for 347-480V, refer to the Electrical Data table

cULus DLC

US: creelighting.com (800) 236-4800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

5/25/2022

## 100TH ST. CONDO

### LIGHTING FIXTURE SCHEDULE

| TYPE | MANUFACTURER | CATALOG NUMBER | DESCRIPTION | LAMPS | | VOLTS | MOUNTING | REMARKS | INPUT WATTS |
|---|---|---|---|---|---|---|---|---|---|
| | | | | Qty | Type | | | | |
| B | CREE | PWY-EDG-5M-P4-02-E-XX-350-40K | 42" LED COLUMN LIGHT | 1 | LED INCLUDED | XX | SURFACE | | 22W |
| B1 | CREE | PWY-EDG-5M-P8-02-E-XX-525-40K | 96" LED COLUMN LIGHT | 1 | LED INCLUDED | XX | SURFACE | | 34W |
| B2 | CREE | PWY-EDG-3M-P4-02-E-XX-350-40K | 42" LED COLUMN LIGHT | 1 | LED INCLUDED | XX | SURFACE | | 22W |
| G | LSI | EXN-XX-EGLED-5L-T5W-XX-DIM-40-70CRI-XX | LED GARAGE LUMINAIRE | 1 | LED INCLUDED | XX | XX | | 37W |
| GE | LSI | EXN-XX-EGLED-5L-T5W-XX-DIM-40-70CRI-BB-XX | LED GARAGE LUMINAIRE WITH EM. | 1 | LED INCLUDED | XX | XX | | 37W |
| P | LSI | OPS-PT-5L-3W-XX-40K8-XX | LED POST TOP LUMINAIRE | 1 | LED INCLUDED | XX | SURFACE | | 34W |
| WA | LSI | XWM-2-LED-4L-40-XX-XX | LED WALL LUMINAIRE | 1 | LED INCLUDED | XX | SURFACE | | 30W |

**LIGHTING SCHEDULE NOTES:**

1. For pricing please email Genesis Lighting at quotes@genesislighting.net, for technical questions please contact Ryan McCarthy at 850-980-5708


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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | | |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| DATE | DESCRIPTION | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE LIGHTING SPECIFICATIONS

LL-102

## LANDSCAPE REQUIREMENTS PER TOWN OF BAY HARBOR ISLANDS :

28 TREES REQUIRED PER NET LOT ACRE.
PROJECT SITE: 33,750 SQUARE FEET / 43,560 (1 AC) = .77%
.77 X 28 TREES REQUIRED PER NET LOT ACRE = 21.69 OR 22 SHADE TREES REQUIRED.

22 SHADE TREES = 6 TREE SPECIES REQUIRED.
PROVIDED: 16 TREES + 6 LARGE PALMS: 4 NATIVE SEA GRAPE TREES, 2 NATIVE BAY RUM TREES, 2 NATIVE GREEN BUTTONWOOD TREES, 2 NATIVE GUMBO LIMBO TREES, 2 NATIVE LIVE OAK TREES PLUS 6 COCONUT PALMS @ 1:1, TO COUNT FOR 6 REQUIRED SITE TREES. 25% OF REQUIRED TREES MAY BE PALMS @ 3:1. 22 X .25 = 5.5 OR 6 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 SATIN LEAF TREE FOR STREET TREE FOR 100TH STREET.

SHRUBS SHALL BE MINIMUM 24" HEIGHT AND MAXIMUM 24" ON-CENTER SPACING.

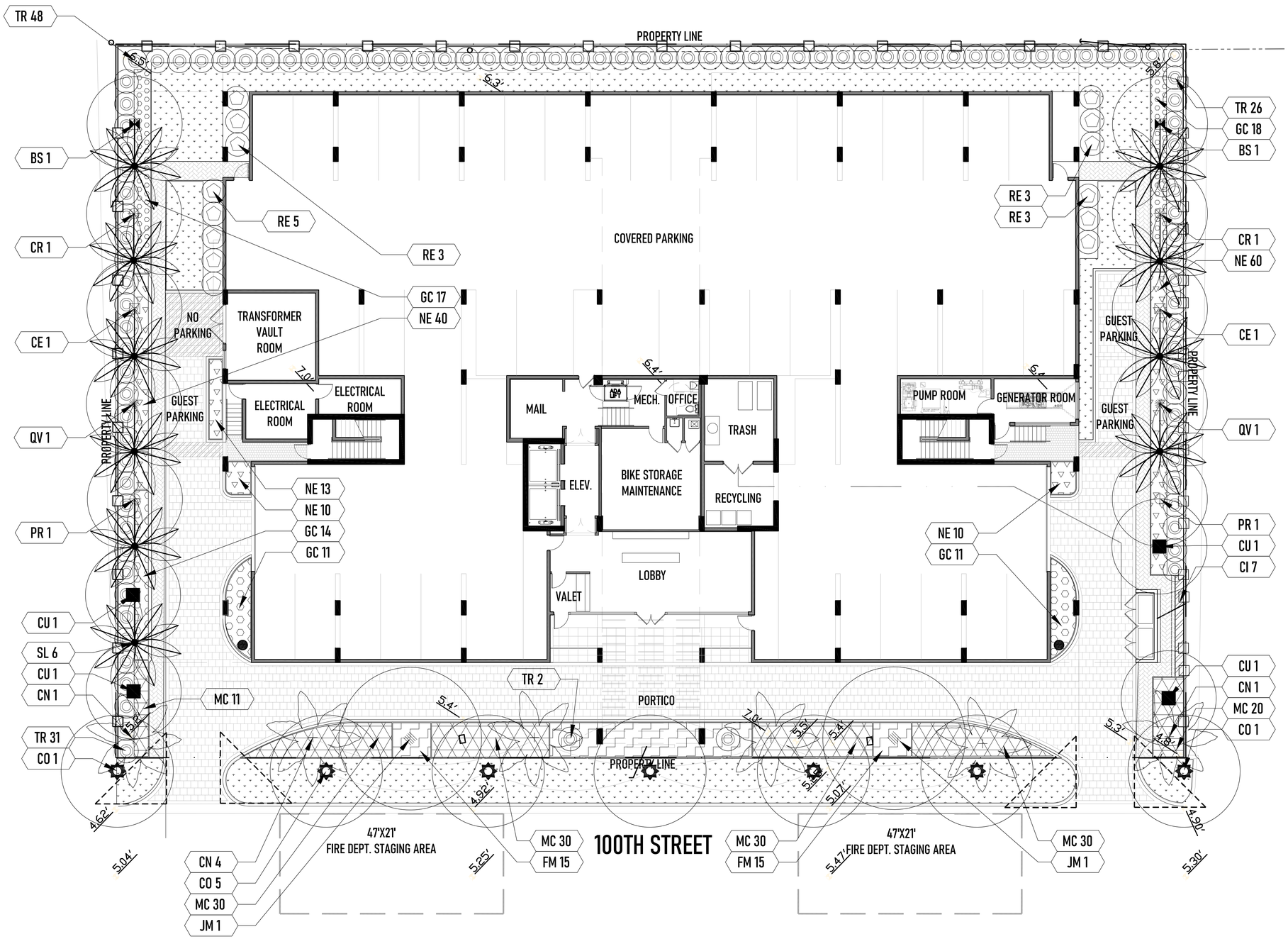
ALL TREE SPECIES AND OTHER LANDSCAPE MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.

PLANTING MATERIALS - TREES AND PALMS

| QTY. | SYMBOL | TAG | SCIENTIFIC NAME |
|---|---|---|---|
| 2 | | JM | JACARANDA MIMOSIFOLIA |
| 2 | | BS | BUSERA SIMARUBA |
| 2 | | CE | CONOCARPUS ERECTUS |
| 4 | | CU | COCCOLOBA UVIFERA |
| 2 | | PR | PIMENTA RACEMOSA |
| 2 | | CR | CLUSIA ROSEA |
| 2 | | QV | QUERCUS VIRGINIANA 'SKY CLIMBER' |
| 7 | | CO | CHRYSOPHYLLUM OLIVIFORME |
| 58 | | PE | PTYCHOSPERMA ELEGANS |
| 6 | | CN | COCOS NUNCIFERA 'MAYPAN' |
| SEE REMARKS FOR QTY. | | SL | SATAKENTIA LIUKIUENSIS |
| N/A | 1 | N / A | EXISTING TREE(S) AND / OR PALM(S) |

## PROPOSED PLANTING SCHEDULE + SYMBOLS*

*FULL PLANTING SCHEDULE ON SHEETS LP-101 + LP-102




| 1145-1163 100TH STREET - LANDSCAPE COMPLIANCE TABLE - TALLER TREE/PALM SPECIES FOR TALLER BUILDINGS - 2022.09.23 | | | |
|---|---|---|---|
| # OF BLDG. STORIES | MINIMUM TREE HEIGHT (FT.) | MINIMUM TREE SPREAD (FT.) | MINIMUM PALM HEIGHT (FT.) |
| 1-2 | 12 | 5 | 14-18 |
| 3 | 50% MIN. REQ.<br>50% 14-16 | 5<br>6 | 14-18<br>18-22 |
| 4 | 50% MIN. REQ.<br>25% 14-16<br>25% 16-18 | 5<br>6<br>7 | 14-18<br>18-22<br>22-28 |
| 5 PLUS | 25% MIN. REQ.<br>50% 16-18<br>25% 18-20 | 5<br>7<br>8 | 14-18<br>22-28<br>22-28 |

*ALL PROPOSED NEW TREES MEET AND EXCEED THE MINIMUM SIZE REQUIREMENTS PER THE TOWN'S CODE FOR TALLER TREE/PALM SPECIES SIZES FOR TALLER BUILDINGS.

NORTH

01' 5' 10' 20'
SCALE: 3/32"=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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

## LANDSCAPE PLANTING PLAN (GROUND FLOOR)

# LP-100

# LANDSCAPE REQUIREMENTS PER TOWN OF BAY HARBOR ISLANDS :

28 TREES REQUIRED PER NET LOT ACRE.
PROJECT SITE: 33,750 SQUARE FEET / 43,560 (1 AC) = .77%
.77 X 28 TREES REQUIRED PER NET LOT ACRE = 21.69 OR 22 SHADE TREES REQUIRED.

22 SHADE TREES = 6 TREE SPECIES REQUIRED.
PROVIDED: 16 TREES + 6 LARGE PALMS: 4 NATIVE SEA GRAPE TREES, 2 NATIVE BAY RUM TREES, 2 NATIVE GREEN BUTTONWOOD TREES, 2 NATIVE GUMBO LIMBO TREES, 2 NATIVE LIVE OAK TREES PLUS 6 COCONUT PALMS @ 1:1, TO COUNT FOR 6 REQUIRED SITE TREES. 25% OF REQUIRED TREES MAY BE PALMS @ 3:1. 22 X .25 = 5.5 OR 6 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 SATIN LEAF TREE FOR STREET TREE FOR 100TH 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.

1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.07.22

PLANTING MATERIALS - TREES AND PALMS

| QTY. | SYMBOL | TAG | SCIENTIFIC NAME | COMMON NAME | SIZE |
|---|---|---|---|---|---|
| 2 | | JM | JACARANDA MIMOSIFOLIA | JACARANDA TREE | - MIN. 10" CAL., 6' C.T., 20' HT. - UPGRADED SIZE PER BUILDING HEIGHT |
| 2 | | BS | BUSSERA SIMARUBA | GUMBO LIMBO | - MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT |
| 2 | | CE | CONOCARPUS ERECTUS | GREEN BUTTONWOOD | - MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT |
| 4 | | CI | COCCOLOBA UVIFERA | SEA GRAPE | - MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT |
| 2 | | PR | PIMENTA RACEMOSA | BAY RUM | - MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT |
| 2 | | CR | CLUSIA ROSEA | AUTOGRAPH TREE | - MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT |
| 2 | | QV | QUERCUS VIRGINIANA 'SKY CLIMBER' | SKY CLIMBER LIVE OAK | - MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT |
| 7 | | CD | CHRYSOPHYLLUM OLIVIFORME | SATINLEAF TREE | - MIN. 2.5" CAL., 6' C.T., 16'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT |
| 58 | | PE | PTYCHOSPERMA ELEGANS | SOLITAIRE PALM | - MIN. 3" CAL. - MIN. GW.HT. 15' |
| 6 | | CN | COCOS NUCIFERA 'MAYPAN' | MAYPAN COCONUT | - MIN. 4" DBH - MIN. OVERALL HEIGHT: 12'-20' - UPGRADED SIZE PER BUILDING HEIGHT |
| SEE REMARKS FOR QTY. | | SL | SATAKENTIA LIEBURGENSIS | SATAKENTIA PALM | - MIN. 8' C.T. (STANDARD) |
| 5 | | AP | ARCHONTOPHOENIX SP. | KING PALM | - MIN. 10' C.T. (MULTI-TRUNK) |
| N/A | | N/A | EXISTING TREE(S) AND / OR PALM(S) | EXISTING TREE(S) AND / OR PALM(S) | N / A |

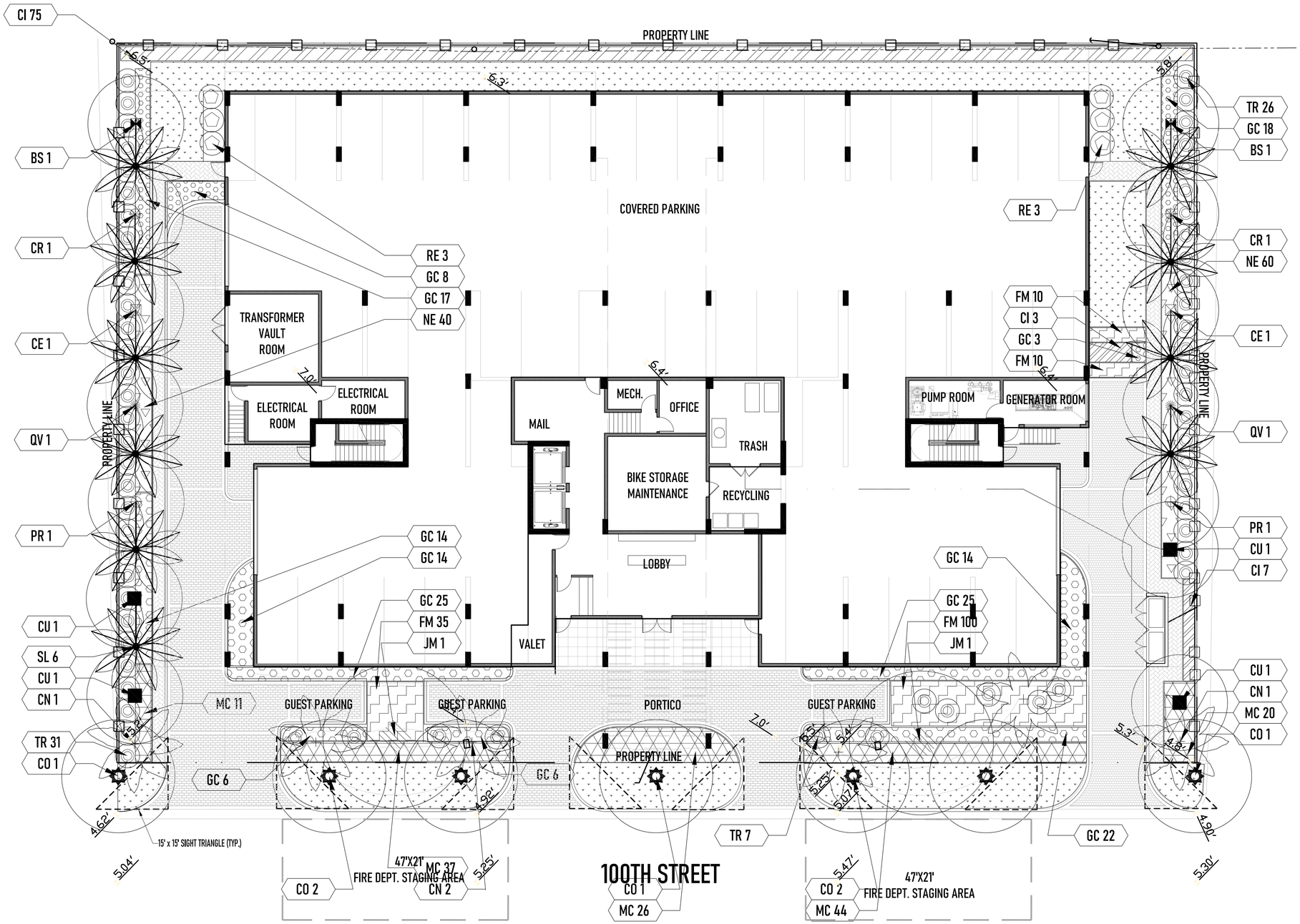
1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.07.22

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

| QTY. | SYMBOL | TAG | SCIENTIFIC NAME | COMMON NAME | SIZE |
|---|---|---|---|---|---|
| 107 | | MC | MUHLENBERGIA CAPILLARIS | PINK MUHLY GRASS | - 3 GAL. - MIN. 24" HT. |
| 85 | | CI | CHRYSOBALANUS ICACO 'RED TIP' | RED TIP COCOPLUM | - 15 GAL. - MIN. 24" HT. |
| 100 | | NE | NEPHROLEPIS EXALTATA 'BOSTONIENSIS' | BOSTON FERN | - 3 GAL. - MIN. 24" HT. |
| 293 | | FM | FICUS MICROCARPA | GREEN ISLAND FICUS | - 7 GAL. - MIN. 24" HT. |
| 308 | | RC | PHILODENDRON 'GREEN CONGO' | GREEN CONGO PHILODENDRON | - 7 GAL. - MIN. 24" HT. |
| 360 | | EL | ERIGNEA LITTORALIS | GOLDEN CREEPER | - 3 GAL. - MIN. 24" HT. |
| 200 | | LI | LANTANA INVOLUCRATA | WILD SAGE | - 3 GAL. - MIN. 24" HT. |
| 675 | | LM | LIRIOPE MUSCARI 'SUPER BLUE' | SUPER BLUE LIRIOPE | - 3 GAL. - MIN. 24" HT. |
| 258 | | PO | PEPEROMIA OBTUSIFOLIA | BABY RUBBER PLANT | - 1 GAL. - MIN. 24" HT. |
| QTY=1,1258 | | SX | SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO | SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO | 4" POT |
| +/-4,475 SF | | ST | SMART TURF 'AUGUSTA' | SMART TURF "AUGUSTA" | - 475 SF |
| 70 | | TR | THRINAX RADIATA | FLORIDA THATCH PALM | - 15 GAL. TRIPLE - MIN. 24" HT. |
| 9 | | RE | RHAPIS EXCELSA | LADY PALM | - 25 GAL. - SEE PLAN FOR SPACING |
| 8 | | MO | MONSTERA DELICIOSA | MONSTERA VINE | - 3 GAL. - SEE PLAN FOR SPACING |
| +/-1,948SF | | SOD | ST. AUGUSTINE | ST. AUGUSTINE | - N/A |

## PROPOSED PLANTING SCHEDULE + SYMBOLS*

*FULL PLANTING SCHEDULE ON SHEETS LP-101 + LP-102




| 1145-1163 100TH STREET - LANDSCAPE COMPLIANCE TABLE - TALLER TREE/PALM SPECIES FOR TALLER BUILDINGS - 2022.07.22 | | | |
|---|---|---|---|
| # OF BLDG. STORIES | MINIMUM TREE HEIGHT (FT.) | MINIMUM TREE HEIGHT (FT.) | MINIMUM PALM HEIGHT (FT.) |
| 1-2 | 12 | 5 | 14-18 |
| 3 | 50% MIN. REQ.<br>50% 14-16 | 5<br>6 | 14-18<br>18-22 |
| 4 | 50% MIN. REQ.<br>25% 14-16<br>25% 16-18 | 5<br>6<br>7 | 14-18<br>18-22<br>22-28 |
| 5 PLUS | 25% MIN. REQ.<br>50% 16-18<br>25% 18-20 | 5<br>7<br>8 | 14-18<br>22-28<br>22-28 |

*ALL PROPOSED NEW TREES MEET AND EXCEED THE MINIMUM SIZE REQUIREMENTS PER THE TOWN'S CODE FOR TALLER TREE/PALM SPECIES SIZES FOR TALLER BUILDINGS.

PREVIOUS DRB SUBMITTAL DATED 7-22-2022

NORTH
01' 5' 10' 20'
SCALE: 3/32"=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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: JULY 22, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE PLANTING PLAN (GROUND FLOOR)

LP-100

## 1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.09.23

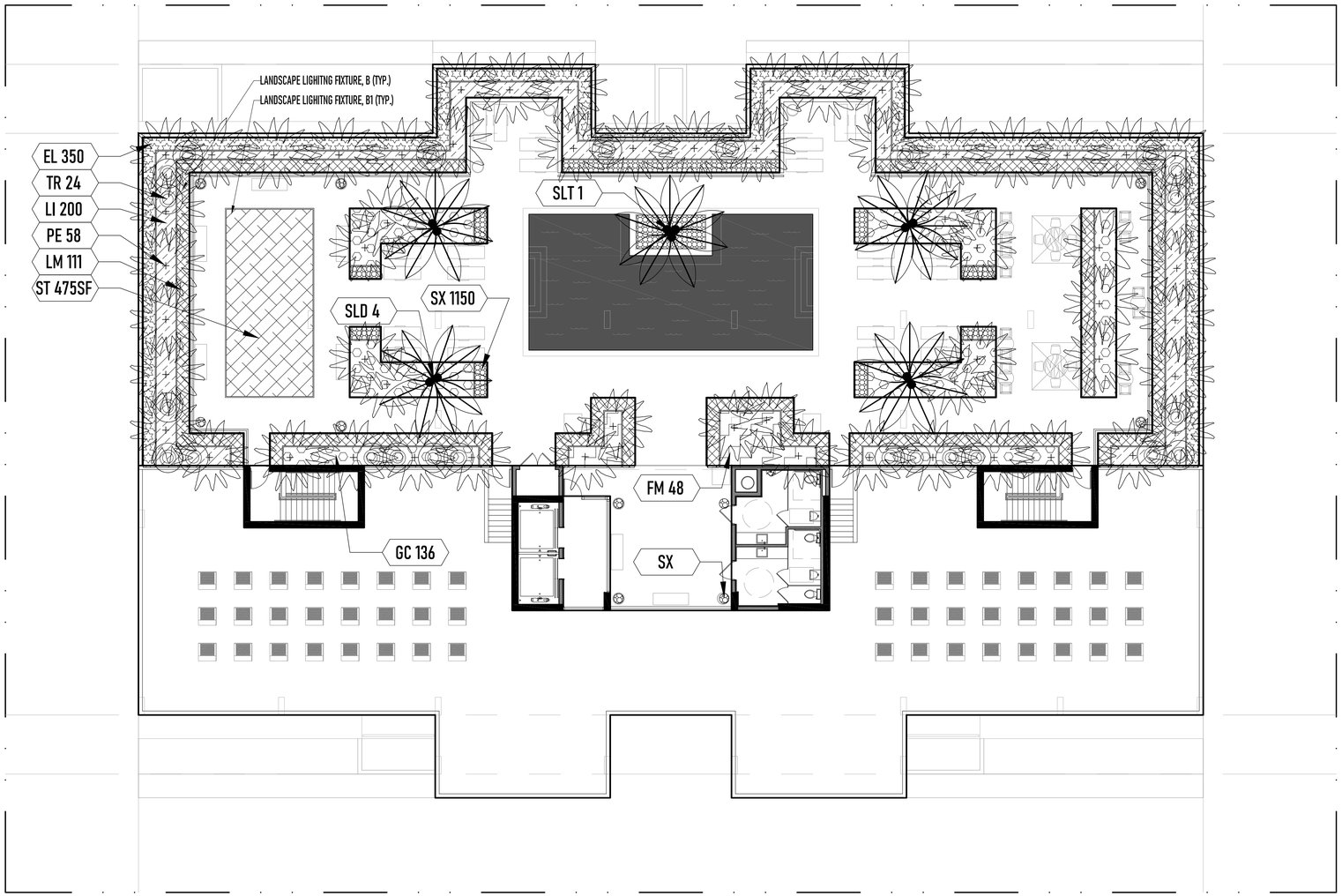
PLANTING MATERIALS - TREES AND PALMS

| QTY. | SYMBOL | TAG | SCIENTIFIC NAME | COMMON NAME | SIZE | HEIGHT AT INSTALLATION / ESTIMATED HEIGHT AT MATURITY | REMARKS |
|---|---|---|---|---|---|---|---|
| 2 | | JM | JACARANDA MIMOSIFOLIA | JACARANDA TREE | - MIN. 10" CAL., 6' C.T., 10' HT. - - UPGRADED SIZE PER BUILDING HEIGHT | - 25' / 40' | - FLORIDA #1<br>- FLORIDA FRIENDLY<br>- SITE TREE |
| 2 | | BS | BUSERA SIMARUBA | GUMBO LIMBO | - MIN. 2.5" CAL., 6' C.T., 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 10'-20' / 60' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- SITE TREE |
| 2 | | CE | CONOCARPUS ERECTUS | GREEN BUTTONWOOD | - MIN. 2.5" CAL., 6' C.T., 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 10'-20' / 40' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- SITE TREE |
| 4 | | CU | COCCOLOBA UVIFERA | SEA GRAPE | - MIN. 2.5" CAL., 6' C.T., 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 10'-20' / 40' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- SITE TREE |
| 2 | | PR | PIMENTA RACEMOSA | BAY RUM | - MIN. 2.5" CAL., 6' C.T., 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 10'-20' / 40' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- SITE TREE |
| 2 | | CR | CLUSIA ROSEA | AUTOGRAPH TREE | - MIN. 2.5" CAL., 6' C.T., 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 10'-20' / 30' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- SITE TREE |
| 2 | | QV | QUERCUS VIRGINIANA 'SKY CLIMBER' | SKY CLIMBER LIVE OAK | - MIN. 2.5" CAL., 6' C.T., 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 10'-20' / 50' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- SITE TREE |
| 7 | | CO | CHRYSOPHYLLUM OLIVIFORME | SATINLEAF TREE | - MIN. 2.5" CAL., 6' C.T., 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 10'-20' / 40' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- STREET TREE |
| 58 | | PE | PTYCHOSPERMA ELEGANS | SOLITAIRE PALM | - MIN. 3" CAL. - MIN. OA.HT. 15' | - 10' / 25' | - FLORIDA #1<br>- FLORIDA FRIENDLY<br>- ARTICULATION PALM |
| 6 | | CN | COCOS NUCIFERA 'MAYPAN' | MAYPAN COCONUT | - MIN. 6" DBH - MIN. OVERALL HEIGHT: 22'-28' - UPGRADED SIZE PER BUILDING HEIGHT | - 22'-28' / 50' | - FLORIDA #1<br>- FLORIDA FRIENDLY<br>- LEADING CHARACTER<br>- SITE REQUIRED PALM |
| SEE REMARKS FOR QTY. | | SL | SATAKENTIA LIUKIUENSIS | SATAKENTIA PALM | - MIN. 9' C.T. (STANDARD) | - 15'-20'/ 30' | - FLORIDA #1<br>- FLORIDA FRIENDLY<br>- 10 SINGLES ON GROUND FLOOR<br>- 4 DOUBLES AND 1 TRIPLE ON ROOF |
| N/A | 1 | N / A | EXISTING TREE(S) AND / OR PALM(S) | EXISTING TREE(S) AND / OR PALM(S) | N / A | SEE SHEET TD-100 FOR TREE/PALM DISPOSITION, SEE LS-100 FOR RELOCATED TREE/PALM LOCATIONS | SEE SHEET TD-100 FOR TREE/PALM DISPOSITION, SEE LS-100 FOR RELOCATED TREE/PALM LOCATIONS |

## 1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.09.23

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

| QTY. | SYMBOL | TAG | SCIENTIFIC NAME | COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|---|---|
| 120 | | MC | MUHLENBERGIA CAPILLARIS | PINK MUHLY GRASS | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1; 30" O.C. - FLORIDA NATIVE |
| 133 | | NE | NEPHROLEPIS EXALTATA 'BOSTONIENSIS' | BOSTON FERN | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1; 24" O.C. - FLORIDA NATIVE |
| 176 | | FM | FICUS MICROCARPA | GREEN ISLAND FICUS | - 7 GAL. - MIN. 24" HT. | - FLORIDA #1; 24" O.C. - FLORIDA FRIENDLY |
| 291 | | RC | PHILODENDRON 'GREEN CONGO' | GREEN CONGO PHILODENDRON | - 7 GAL. - MIN. 24" HT. | - FLORIDA #1; 36" O.C. - FLORIDA FRIENDLY |
| 350 | | EL | ERIONDEA LITTORALIS | GOLDEN CREEPER | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1; 18" O.C. - FLORIDA NATIVE |
| 200 | | LI | LANTANA INVOLUCRATA | WILD SAGE | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1; 24" O.C. - FLORIDA NATIVE |
| 600 | | LM | LIRIOPE MUSCARI 'SUPER BLUE' | SUPER BLUE LIRIOPE | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1; 15" O.C. - FLORIDA FRIENDLY |
| QTY=/-1,158 | | SX | SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO | SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO | - 4" POT | - FLORIDA #1; 6" O.C. - FLORIDA FRIENDLY - MIX TO BE SELECTED AND INSTALLED BY LANDSCAPE ARCHITECT |
| +/- 475 SF | | ST | SMART TURF 'AUGUSTA' | SMART TURF 'AUGUSTA' | - 475 SF | - CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP |
| 131 | | TR | THRINAX RADIATA | FLORIDA THATCH PALM | - 15 GAL. - TRIPLE - MIN. 24" HT. | - FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA NATIVE |
| 14 | | RE | RHAPIS EXCELSA | LADY PALM | - 25 GAL. - SEE PLAN FOR SPACING | - FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA FRIENDLY |
| +/- 2,083SF | | SOD | ST. AUGUSTINE | ST. AUGUSTINE | - N/A | - RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED. |




NORTH

01' 5' 10' 20'
SCALE: 3/32"=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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

# LANDSCAPE PLANTING PLAN (ROOF)

# LP-101

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.

## 1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.09.23

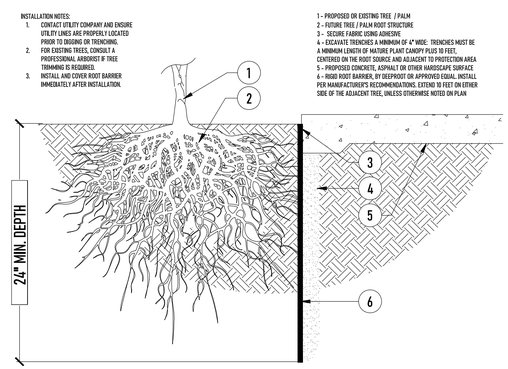
PLANTING MATERIALS - TREES AND PALMS

| QTY. | SYMBOL | TAG | SCIENTIFIC NAME | COMMON NAME | SIZE | HEIGHT AT INSTALLATION / ESTIMATED HEIGHT AT MATURITY | REMARKS |
|---|---|---|---|---|---|---|---|
| 2 | | JM | JACARANDA MIMOSIFOLIA | JACARANDA TREE | - MIN. 10" CAL., 6' C.T., 10' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 25' / 40' | - FLORIDA #1 - FLORIDA FRIENDLY - SITE TREE |
| 2 | | 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 |
| 2 | | CE | CONOCARPUS ERECTUS | GREEN BUTTONWOOD | - MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 18'-20' / 45' | - FLORIDA #1 - FLORIDA NATIVE - SITE TREE |
| 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 |
| 2 | | 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 | | 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 |
| 2 | | QV | QUERCUS VIRGINIANA 'SKY CLIMBER' | SKY CLIMBER LIVE OAK | - MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 18'-20' / 50' | - FLORIDA #1 - FLORIDA NATIVE - SITE TREE |
| 7 | | CO | CHRYSOPHYLLUM OLIVIFORME | SATINLEAF TREE | - MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 18'-20' / 45' | - FLORIDA #1 - FLORIDA NATIVE - STREET TREE |
| 58 | | PE | PTYCHOSPERMA ELEGANS | SOLITAIRE PALM | - MIN. 3" CAL. - MIN. OA.HT. 15' | - 15' / 25' | - FLORIDA #1 - FLORIDA FRIENDLY - MITIGATION PALM |
| 6 | | 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 - SITE REQUIRED PALM |
| SEE REMARKS FOR QTY. | | SL | SATAKENTIA LIUKIUENSIS | SATAKENTIA PALM | - MIN. 8' C.T. (STANDARD) | - 15'-20' / 30' | - FLORIDA #1 - FLORIDA FRIENDLY - 70 SINGLES OR GROUND FLOOR - 4 DOUBLES AND 1 TRIPLE ON ROOF |
| N/A | | N/A | EXISTING TREE(S) AND / OR PALM(S) | EXISTING TREE(S) AND / OR PALM(S) | N/A | SEE SHEET T3-100 FOR TREE/PALM DISPOSITION, SEE LS-100 FOR RELOCATED TREE/PALM LOCATIONS | SEE SHEET T3-100 FOR TREE/PALM DISPOSITION, SEE LS-100 FOR RELOCATED TREE/PALM LOCATIONS |

## 1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.09.23

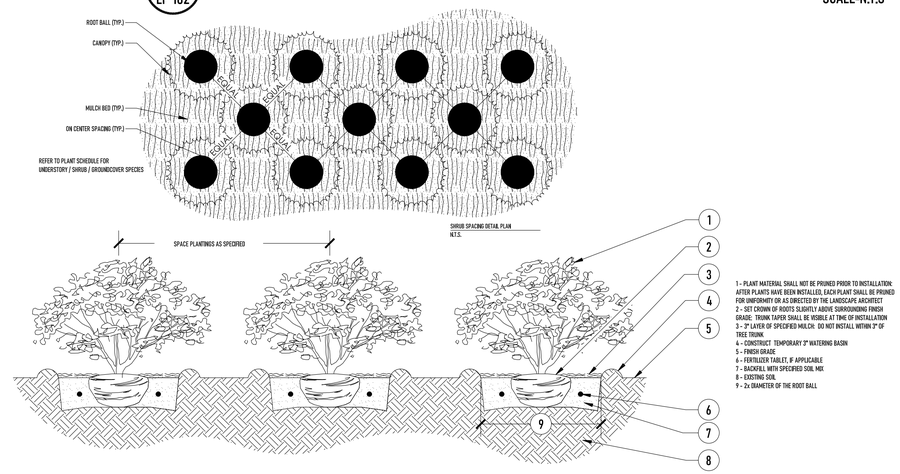
PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

| QTY. | SYMBOL | TAG | SCIENTIFIC NAME | COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|---|---|
| 120 | | MC | MUHLENBERGIA CAPILLARIS | PINK MULHY GRASS | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 30" O.C. - FLORIDA NATIVE |
| 133 | | NE | NEPHROLEPIS EXALTATA 'BOSTONIENSIS' | BOSTON FERN | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 24" O.C. - FLORIDA NATIVE |
| 176 | | FM | FICUS MICROCARPA | GREEN ISLAND FICUS | - 7 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 24" O.C. - FLORIDA FRIENDLY |
| 291 | | RC | PHILODENDRON 'GREEN CONGO' | GREEN CONGO PHILODENDRON | - 7 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 36" O.C. - FLORIDA FRIENDLY |
| 350 | | EL | ERONDEA LITTORALIS | GOLDEN CREEPER | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 18" O.C. - FLORIDA NATIVE |
| 200 | | LI | LANTANA INVOLUCRATA | WILD SAGE | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 24" O.C. - FLORIDA NATIVE |
| 600 | | LM | LIRIOPE MUSCARI 'SUPER BLUE' | SUPER BLUE LIRIOPE | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 15" O.C. - FLORIDA FRIENDLY |
| QTY=/-1,150 | | SX | SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO | SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO | - 4" POT | - FLORIDA #1 ; 6" O.C. - FLORIDA FRIENDLY -MIX TO BE SELECTED AND INSTALLED BY LANDSCAPE ARCHITECT |
| +/-475 SF | | ST | SMART TURF 'AUGUSTA' | SMART TURF 'AUGUSTA' | - 475 SF | - CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP |
| 131 | | TR | THRINAX RADIATA | FLORIDA THATCH PALM | - 15 GAL. - TRIPLE - MIN. 24" HT. | - FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA NATIVE |
| 14 | | RE | RHAPIS EXCELSA | LADY PALM | - 25 GAL. - SEE PLAN FOR SPACING | - FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA FRIENDLY |
| +/-2,083SF | | SOD | ST. AUGUSTINE | ST. AUGUSTINE | - N/A | - RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED. |



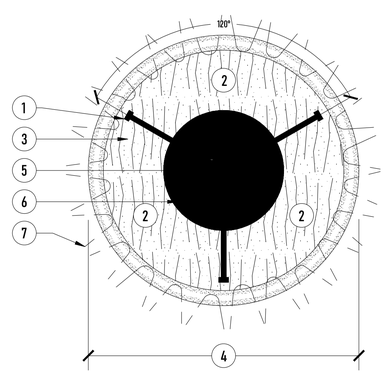

5 LP 102 ROOT BARRIER

SCALE=N.T.S



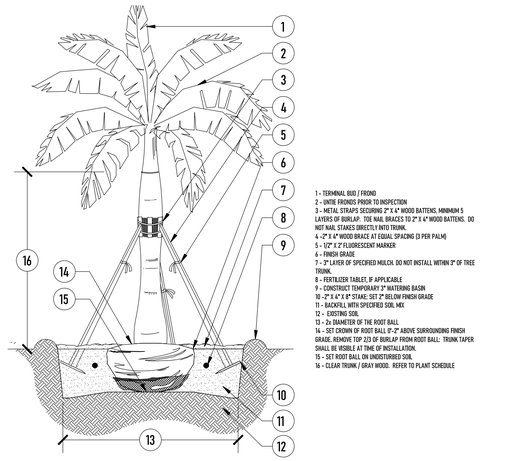

4 LP 102 SHRUB / GROUNDCOVER PLANTING AND SPACING

SCALE=N.T.S




3 LP 102 LARGE TREE STAKING

SCALE=N.T.S

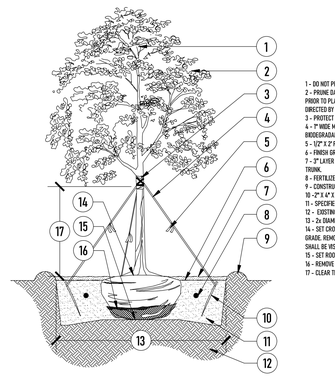



2 LP 102 LARGE PALM PLANTING

SCALE=N.T.S

CALIPER MEASUREMENT NOTES:
1- CALIPER MEASUREMENTS IS 6" FROM TOP OF ROOT BALL WITH 6" CALIPER OR LESS.
2 - CALIPER MEASUREMENTS IS 12" FROM TOP OF ROOT BALL WITH TREES 6" CALIPER OR GREATER.

REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.




1 LP 102 LARGE TREE PLANTING 2" CALIPER AND GREATER

SCALE=N.T.S


COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | | |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | DATE | DESCRIPTION |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE PLANTING SCHEDULE - SPECS - DETAILS

LP-102

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 ONE 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.

## 1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.07.22

PLANTING MATERIALS - TREES AND PALMS

| QTY. | SYMBOL | TAG | SCIENTIFIC NAME | COMMON NAME | SIZE | HEIGHT AT INSTALLATION / ESTIMATED HEIGHT AT MATURITY | REMARKS |
|---|---|---|---|---|---|---|---|
| 2 | | JM | JACARANDA MIMOSIFOLIA | JACARANDA TREE | - MIN. 10" CAL., 6' C.T., 10' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 25' / 40' | - FLORIDA #1 - FLORIDA FRIENDLY - SITE TREE |
| 2 | | 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 |
| 2 | | CE | CONOCARPUS ERECTUS | GREEN BUTTONWOOD | - MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 18'-20' / 45' | - FLORIDA #1 - FLORIDA NATIVE - SITE TREE |
| 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 |
| 2 | | 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 | | 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 |
| 2 | | QV | QUERCUS VIRGINIANA 'SKY CLIMBER' | SKY CLIMBER LIVE OAK | - MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 18'-20' / 50' | - FLORIDA #1 - FLORIDA NATIVE - SITE TREE |
| 7 | | CO | CHRYSOPHYLLUM OLIVIFORME | SATINLEAF TREE | - MIN. 2.5" CAL., 6' C.T., 18'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 18'-20' / 45' | - FLORIDA #1 - FLORIDA NATIVE - STREET TREE |
| 58 | | PE | PTYCHOSPERMA ELEGANS | SOLITAIRE PALM | - MIN. 3" CAL. - MIN. OA.HT. 15' | - 15' / 25' | - FLORIDA #1 - FLORIDA FRIENDLY - MITIGATION PALM |
| 6 | | 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 - SITE REQUIRED PALM |
| SEE REMARKS FOR QTY. | | SL | SATAKENTIA LIUKIUENSIS | SATAKENTIA PALM | - MIN. 8' C.T. (STANDARD) | - 15'-20' / 30' | - FLORIDA #1 - FLORIDA FRIENDLY - 70 SINGLES ON GROUND FLOOR - 4 DOUBLES AND 1 TRIPLE ON ROOF |
| 5 | | AP | ARCHONTOPHOENIX SP. | KING PALM | - MIN. 10' C.T. (MULTI-TRUNK) | - 15' / 30' | - FLORIDA #1 - FLORIDA FRIENDLY - BREEZEWAY PALM |
| N/A | | N/A | EXISTING TREE(S) AND / OR PALM(S) | EXISTING TREE(S) AND / OR PALM(S) | N/A | SEE SHEET T3-100 FOR TREE/PALM DISPOSITION, SEE LS-100 FOR RELOCATED TREE/PALM LOCATIONS | SEE SHEET T3-100 FOR TREE/PALM DISPOSITION, SEE LS-100 FOR RELOCATED TREE/PALM LOCATIONS |

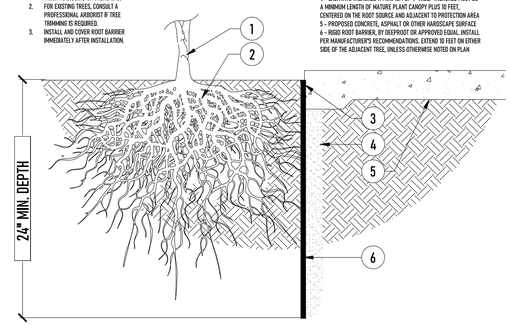
## 1145-1163 100TH STREET - LANDSCAPE PLANTING LEGEND - 2022.07.22

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

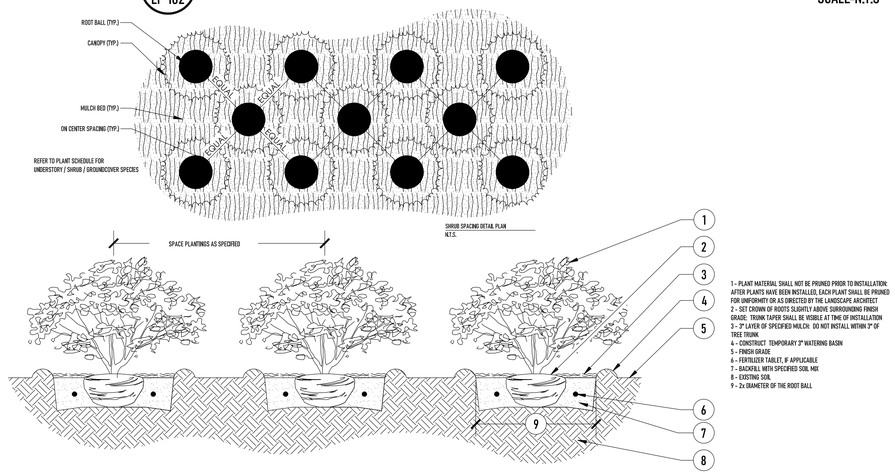
| QTY. | SYMBOL | TAG | SCIENTIFIC NAME | COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|---|---|
| 107 | | MC | MUHLENBERGIA CAPILLARIS | PINK MUHLY GRASS | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 30" O.C. - FLORIDA NATIVE |
| 85 | | CI | CHRYSOBALANUS ICACO 'RED TIP' | RED TIP COCOPLUM | - 15 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 36" O.C. - FLORIDA NATIVE |
| 100 | | NE | NEPHROLEPIS EXALTATA 'BOSTONIENSIS' | BOSTON FERN | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 24" O.C. - FLORIDA NATIVE |
| 203 | | FM | FICUS MICROCARPA | GREEN ISLAND FICUS | - 7 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 36" O.C. - FLORIDA FRIENDLY |
| 308 | | RC | PHILODENDRON 'GREEN CONGO' | GREEN CONGO PHILODENDRON | - 7 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 36" O.C. - FLORIDA FRIENDLY |
| 360 | | EL | ERONDEA LITTORALIS | GOLDEN CREEPER | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 18" O.C. - FLORIDA NATIVE |
| 200 | | LI | LANTANA INVOLUCRATA | WILD SAGE | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 24" O.C. - FLORIDA NATIVE |
| 675 | | LM | LIRIOPE MUSCARI 'SUPER BLUE' | SUPER BLUE LIRIOPE | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 12" O.C. - FLORIDA FRIENDLY |
| 250 | | PO | PEPEROMIA OBTUSIFOLIA | BABY RUBBER PLANT | - 1 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 8" O.C. - FLORIDA NATIVE |
| QTY=/-1,150 | | SX | SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO | SUCCULENT MIX - AGAVE, ALOE, AEONIUM, KALANCHOE, ECHEVERIA, PORTULACARIA, SEDUM, CRASSULA, SENECIO | - 4" POT | - FLORIDA #1 ; 6" O.C. - FLORIDA FRIENDLY - ANY TO BE SELECTED AND INSTALLED BY LANDSCAPE ARCHITECT |
| +/-475 SF | | ST | SMART TURF 'AUGUSTA' | SMART TURF 'AUGUSTA' | - 475 SF | - CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP |
| 70 | | TR | THRINAX RADIATA | FLORIDA THATCH PALM | - 15 GAL. - TRIPLE - MIN. 24" HT. | - FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA NATIVE |
| 9 | | RE | RHAPIS EXCELSA | LADY PALM | - 25 GAL. - SEE PLAN FOR SPACING | - FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA FRIENDLY |
| 8 | | MO | MONSTERA DELICIOSA | MONSTERA VINE | - 3 GAL. - SEE PLAN FOR SPACING | - FLORIDA #1 ; SEE PLAN FOR SPACING - FLORIDA FRIENDLY |
| +/-1,948SF | | SOD | ST. AUGUSTINE | ST. AUGUSTINE | - N/A | - RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS - CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED. |

INSTALLATION NOTES:
1. CONTACT UTILITY COMPANY AND ENSURE UTILITY LINES ARE PROPERLY LOCATED PRIOR TO DIGGING OR TRENCHING.
2. FOR EXISTING TREES, CONSULT A PROFESSIONAL ARBORIST IF TREE TRIMMING IS REQUIRED.
3. INSTALL AND COVER ROOT BARRIER IMMEDIATELY AFTER INSTALLATION.

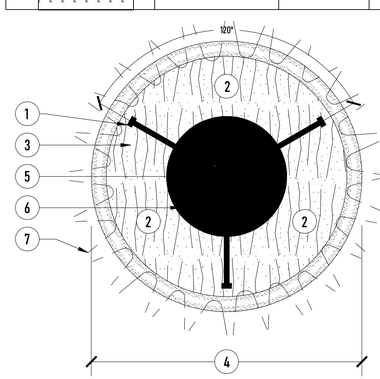
1 - PROPOSED OR EXISTING TREE / PALM
2 - FUTURE TREE / PALM ROOT STRUCTURE
3 - SECURE FABRIC USING ADHESIVE
4 - EXCAVATE TRENCHES A MINIMUM OF 4' WIDE: TRENCHES MUST BE A MINIMUM LENGTH OF MATURE PLANT CANOPY PLUS 10 FEET, CENTERED ON THE ROOT SOURCE AND ADJACENT TO PROTECTION AREA
5 - PROPOSED CONCRETE, ASPHALT OR OTHER HARDSCAPE SURFACE
6 - ROOD ROOT BARRIER, BY DEEPROOT OR APPROVED EQUAL, INSTALL PER MANUFACTURER'S RECOMMENDATIONS. EXTEND 10 FEET ON EITHER SIDE OF THE ADJACENT TREE, UNLESS OTHERWISE NOTED ON PLAN



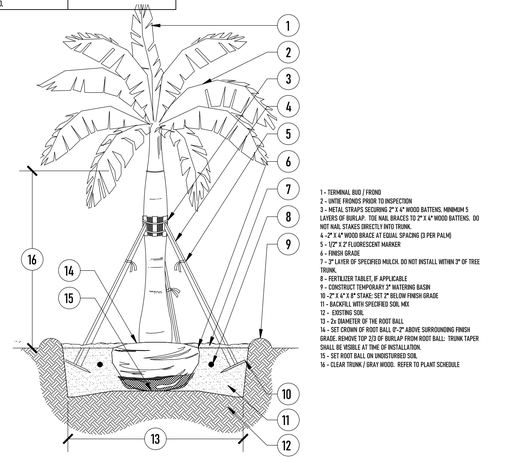

5 LP 102 ROOT BARRIER SCALE=N.T.S




4 LP 102 SHRUB / GROUNDCOVER PLANTING AND SPACING SCALE=N.T.S




3 LP 102 LARGE TREE STAKING SCALE=N.T.S

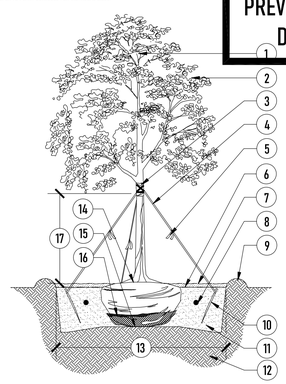



2 LP 102 LARGE PALM PLANTING SCALE=N.T.S

CALIPER MEASUREMENT NOTES:
1- CALIPER MEASUREMENTS IS 6" FROM TOP OF ROOT BALL WITH 6" CALIPER OR LESS.
2- CALIPER MEASUREMENTS IS 12" FROM TOP OF ROOT BALL WITH TREES 6" CALIPER OR GREATER.

REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.

PREVIOUS DRB SUBMITTAL DATED 7-22-2022




1 LP 102 LARGE TREE PLANTING 2" CALIPER AND GREATER SCALE=N.T.S


COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG

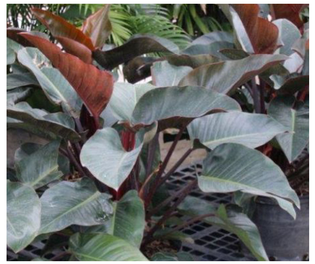

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: JULY 22, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE PLANTING SCHEDULE - SPECS - DETAILS

LP-102



15 LP 103 PHILODENDRON 'GREEN CONGO' GREEN CONGO PHILODENDRON
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



14 LP 103 ERONDEA LITTORALIS - GOLDEN CREEPER
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



13 LP 103 FICUS MICROCARPA - GREEN ISLAND FICUS
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



12 LP 103 CHRYSOPHYLLUM OLIVIFORME- SATIN LEAF
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



11 LP 103 SATAKENTIA LIUKIUENSIS - SATAKENTIA PALM
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



10 LP 103 MUHLENBERGIA CAPILLARIS - PINK MULHY GRASS
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



9 LP 103 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 103 PTYCHOSPERMA ELEGANS - SOLITAIRE PALM
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



6 LP 103 QUERCUS VIRGINIANA 'SKY CLIMBER' - 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 103 PIMETA RACEMOSA - BAY RUM
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



3 LP 103 CONOCARPUS ERECTUS - GREEN BUTTONWOOD
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



2 LP 103 BUSERA SIMARUBA - GUMBO LIMBO
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S



1 LP 103 JACARANDA MIMOSIFOLIA - JACARANDA TREE
LANDSCAPE PLANTING IMAGERY SCALE=N.T.S


COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

# LP-103

of Bay Harbor Islands
24-16) Requirements Legend (Worksheet)

al – Townhouse Sites (RM-1, RM-2, RM-3)

1145-1163 100TH STREET, BAY HARBOR ISLANDS, FLORIDA 33154

| | | Required | Provided |
|---|---|---|---|
| .77 | s / 33,750 SF | | |
| | | 20% / 6,750 SF | 20.7% / 7,000 SF |
| 33,750 | 6,750 SF | | |
| | * | | |
| 33,750 | 20,250 SF | 60% Max / 20,250 SF | 6.2% % / 2,088 SF |
| | | 25% PALM ALLOWANCE = 22 x .25% = 5.5 OR 6 PALMS REQ. | |
| .77 | = 22 | 22 | 14 TREES + 6 PALMS |
| 22 | 11 | 11 | 14 TREES |
| 16 | 8 ilre – 50% | 8 | 16 |
| | | **Required** | **Provided** |
| 225 L.F. | 7 of frontage | 7 | 7 |
| | 7 it toward required on-site lot trees. rmined by Town Street Tree Master Plan. | | |
| | | 160 | 2,024 |
| | | 48 | 347 |
| | ilre – 50% | 80 | 347 |

**F. Parking Lot Landscaping (If applicable)**

1. 10 SF/parking space: N/A
   10 x ____ spaces = ____SF
2. Trees Required
3. Shrubs Required

**G. Buffers (If applicable)**

1. Parking Lot from ROW
2. Dissimilar Uses

**Notes:**

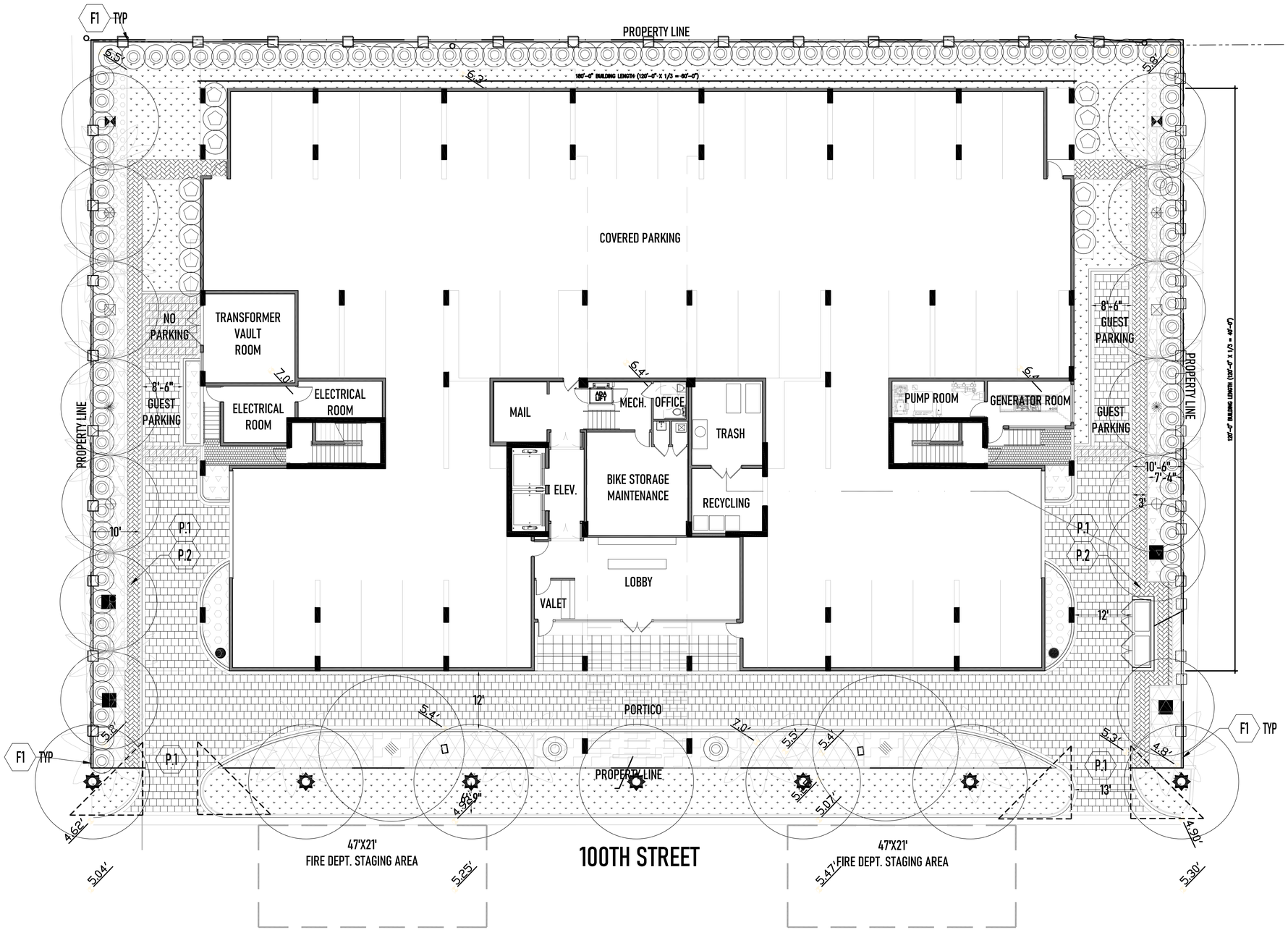
* Required Shade Trees at time of planting must be a min. of 12 ft. in overall height; min. 4 ft. of clear wood before branching; and have min. 2¼" trunk caliper. Palm Trees (15' hgt. x 3" caliper) can be substituted at a 3:1 ratio (except approved larger palm species at 1:1 @ 15' wood) at max. 25% of the required trees.

** Miami-Dade County Right-of-Way Code Sec. 18B / BHI Landscape Code Sec. 24-18(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




| 1145-1163 100TH STREET - LANDSCAPE MATERIALS LEGEND - 2022.09.23 | | | | | |
|---|---|---|---|---|---|
| SITE WORK MATERIALS | | | | | |
| QTY. | SYMBOL | TAG | NAME | SIZE | REMARKS |
| +/- 5,200 S.F. | | P.1 | - PRECAST CONCRETE PAVERS (SAND SET)<br>- COLOR: TBD<br>- FINISH: NON-SLIP | - SEE LS-101 FOR MORE INFORMATION | - NON-SLIP FINISH<br>- SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION<br>- CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL |
| +/- 483 S.F. | | P.2 | - PRECAST CONCRETE PAVERS (PERMEABLE)<br>- COLOR: TBD<br>- FINISH: NON-SLIP | - SEE LS-101 FOR MORE INFORMATION | - NON-SLIP FINISH<br>- SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION<br>- CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL |
| +/- 530 L.F. | | F.1 | - ALUMINUM PICKET FENCE | - COLOR: BLACK<br>- HEIGHT: 6' FEET | - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION<br>- CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL |

NORTH

01' 5' 10' 20'
SCALE: 3/32"=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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:
LANDSCAPE SITE PLAN

LS-100

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

**Multi-Family Residential – Townhouse Sites (RM-1, RM-2, RM-3)**

**Site Address** 1145-1163 100TH STREET, BAY HARBOR ISLANDS, FLORIDA 33154

**Net Lot Area** .77 **Acres /** 33,750 **SF**

| | Required | Provided |
|---|---|---|
| **A. Open Space Requirement** Net Lot Area = 33,750 SF x 20% = 6,750 SF | 20% / 6,750 SF | 20.7% / 7,000 SF |
| **B. Maximum Lawn Area Allowed****** Req. open space 33,750 SF x 60% = 20,250 SF | 60% Max / 20,250 SF | 6.23% / 2,088 SF |
| **C. Shade Trees Required*** | 25% PALM ALLOWANCE = 22 x .25% = 5.5 OR 6 PALMS REQ. | |
| 1. 28 trees/acre: 28 x .77 acres = 22 | 22 | 14 TREES + 6 PALMS |
| 2. Native Species Required - 50% # of Trees req. 22 x 50% = 11 | 11 | 16 TREES |
| 3. Drought Tolerant and Low Maintenance Species Require – 50% # of Trees req. 16 x 50% = 8 | 8 | 16 |
| **D. Street Trees Required**** | **Required** | **Provided** |
| Measured @ 1:35 lineal feet of frontage Width of lot 225 LF / 35' = 7 | 7 | 7 |
| **Note:** Street trees do not count toward required on-site lot trees. | | |
| **Note:** Street tree species determined by Town Street Tree Master Plan. | | |
| **E. Shrubs Required***** | | |
| 1. 10 shrubs / required trees | 160 | 2,024 |
| 2. Native Species Required - 30% | 48 | 347 |
| 3. Drought Tolerant and Low Maintenance Species Require – 50% | 80 | 347 |

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:**

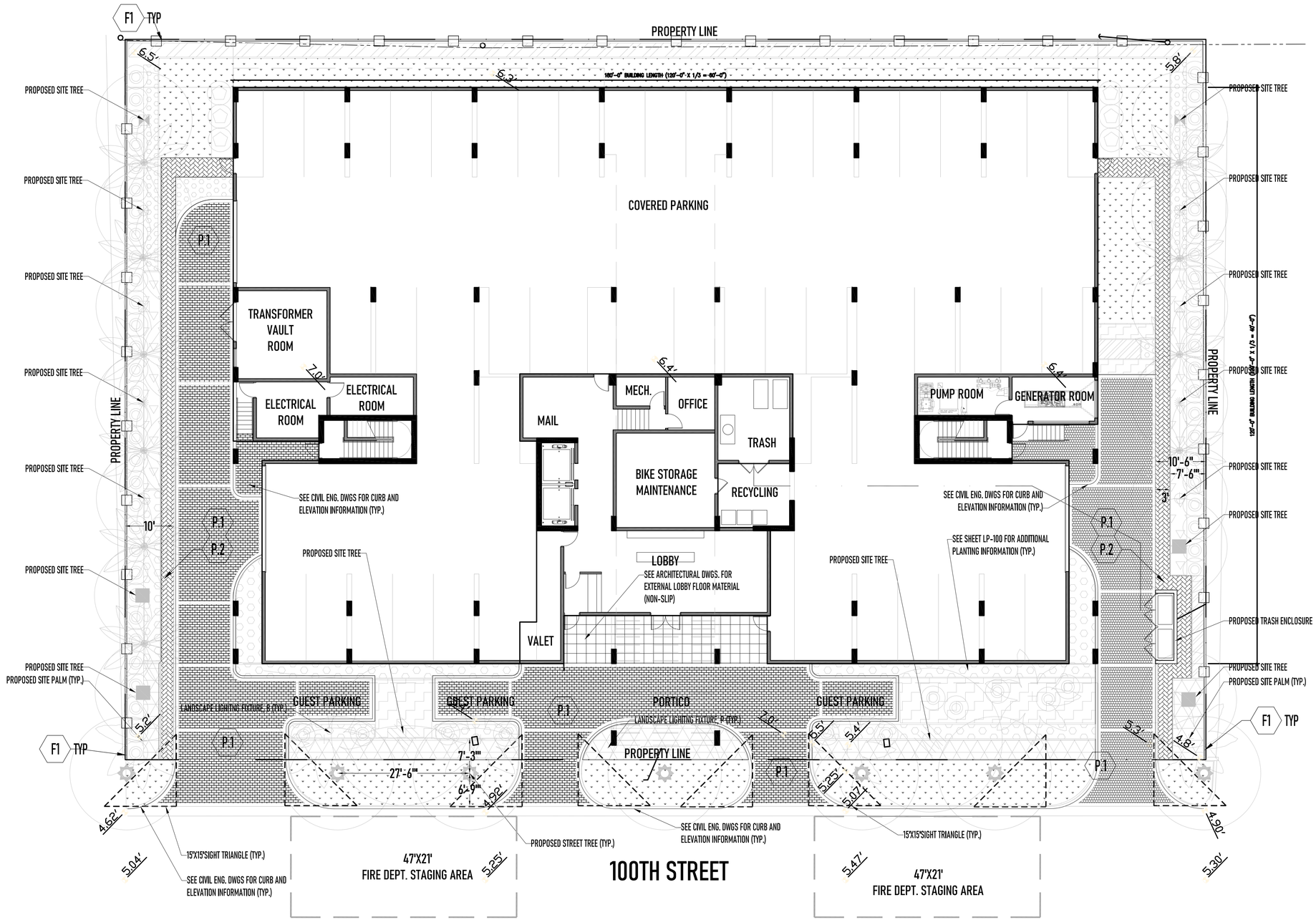
* Required Shade Trees at time of planting must be a min. of 12 ft. in overall height; min. 4 ft. of clear wood before branching; and have min. 2¼" trunk caliper. Palm Trees (15' hgt. x 3" caliper) can be substituted at a 3:1 ratio (except approved larger palm species at 1:1 @ 15' wood) at max. 25% of 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




| | | |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | DATE | DESCRIPTION |

SHEET ISSUE / REVISION LOG

**1145-1163 100TH STREET - LANDSCAPE MATERIALS LEGEND - 2022.07.22**

SITE WORK MATERIALS

| QTY. | SYMBOL | TAG | NAME | SIZE | REMARKS |
|---|---|---|---|---|---|
| +/- 5,350 S.F. | | P.1 | - PRECAST CONCRETE PAVERS (SAND SET)<br>- COLOR: TBD<br>- FINISH: NON-SLIP | - SEE LS-101 FOR MORE INFORMATION | - NON-SLIP FINISH<br>- SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION<br>- CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL |
| +/- 483 S.F. | | P.2 | - PRECAST CONCRETE PAVERS (PERMEABLE)<br>- COLOR: TBD<br>- FINISH: NON-SLIP | - SEE LS-101 FOR MORE INFORMATION | - NON-SLIP FINISH<br>- SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION<br>- CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL |
| +/- 530 L.F. | | F.1 | - ALUMINUM PICKET FENCE | - COLOR: BLACK<br>- HEIGHT: 6' FEET | - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION<br>- CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL |

PREVIOUS DRB SUBMITTAL
DATED 7-22-2022

NORTH

01' 5' 10' 20'
SCALE: 3/32"=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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

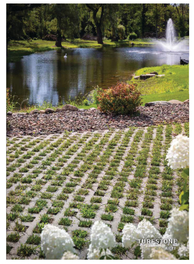
PROFESSIONAL SEAL(S):


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: JULY 22, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:
LANDSCAPE SITE PLAN

LS-100



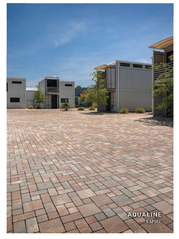


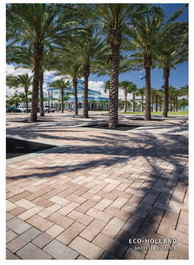








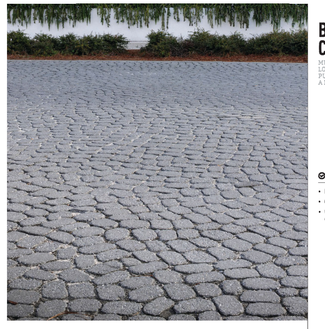



14 COMMERCIAL PRODUCT OFFERING

FLORIDA 15

4 LS-101 P.2 PERMEABLE PAVERS
LANDSCAPE SITE MATERIAL IMAGERY



# BELGIAN COBBLE®

MULTI-PIECE SYSTEM THAT LOOKS LIKE NATURAL STONE PULLED FROM THE BED OF A MOUNTAIN CREEK

## FEATURES & BENEFITS

- Installed as a standard system
- Cobble look with a random pattern
- Can also be used for accents or borders

## AVAILABLE COLORS


GRAY


SLATE

## SHAPES & SIZES

MULTI-PIECE 70MM




## ESTIMATING CHART

| | PLANT LOCATION | SQFT/ PALLET | SQFT/ LAYER | LAYER/ PALLET | UNITS/ LAYER | UNITS/ SQFT | WEIGHT/ PALLET |
|---|---|---|---|---|---|---|---|
| MULTI-PIECE 70MM | DEF | 98 | - | - | 504 per bag | - | 3003 |

BELGARD® PAVES THE WAY
For more info, visit Belgard.com

© 2020 Oldcastle APG, Inc. All Rights Reserved. BELGI-19F

2 LS-101 P.1 PAVER SAND SET ON AGGREGATE BASE _ ALTERNATIVE OPTION
LANDSCAPE SITE MATERIAL IMAGERY


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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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

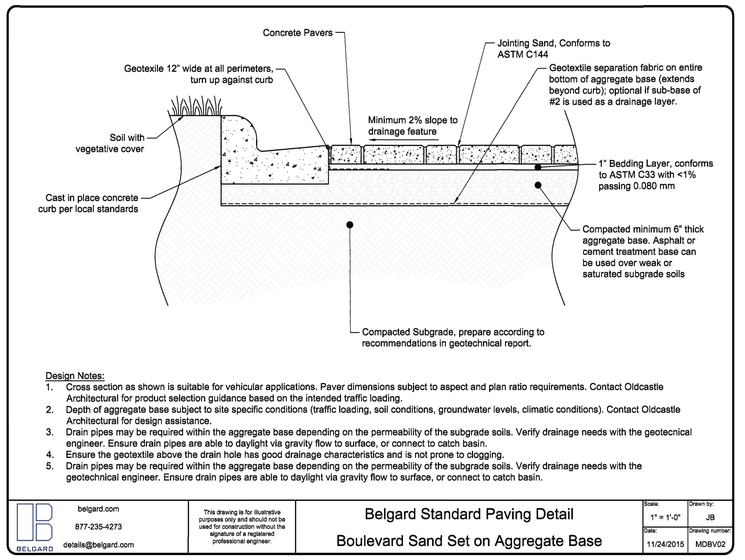
**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 100 BH

PROFESSIONAL SEAL(S):



5 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<br>belgard.com<br>877-235-4273<br>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<br>Boulevard Sand Set on Aggregate Base | Scale: 1" = 1'-0" | Drawn by: JB |
| | | | Date: 11/24/2015 | Drawing number: MDBV02 |

3 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

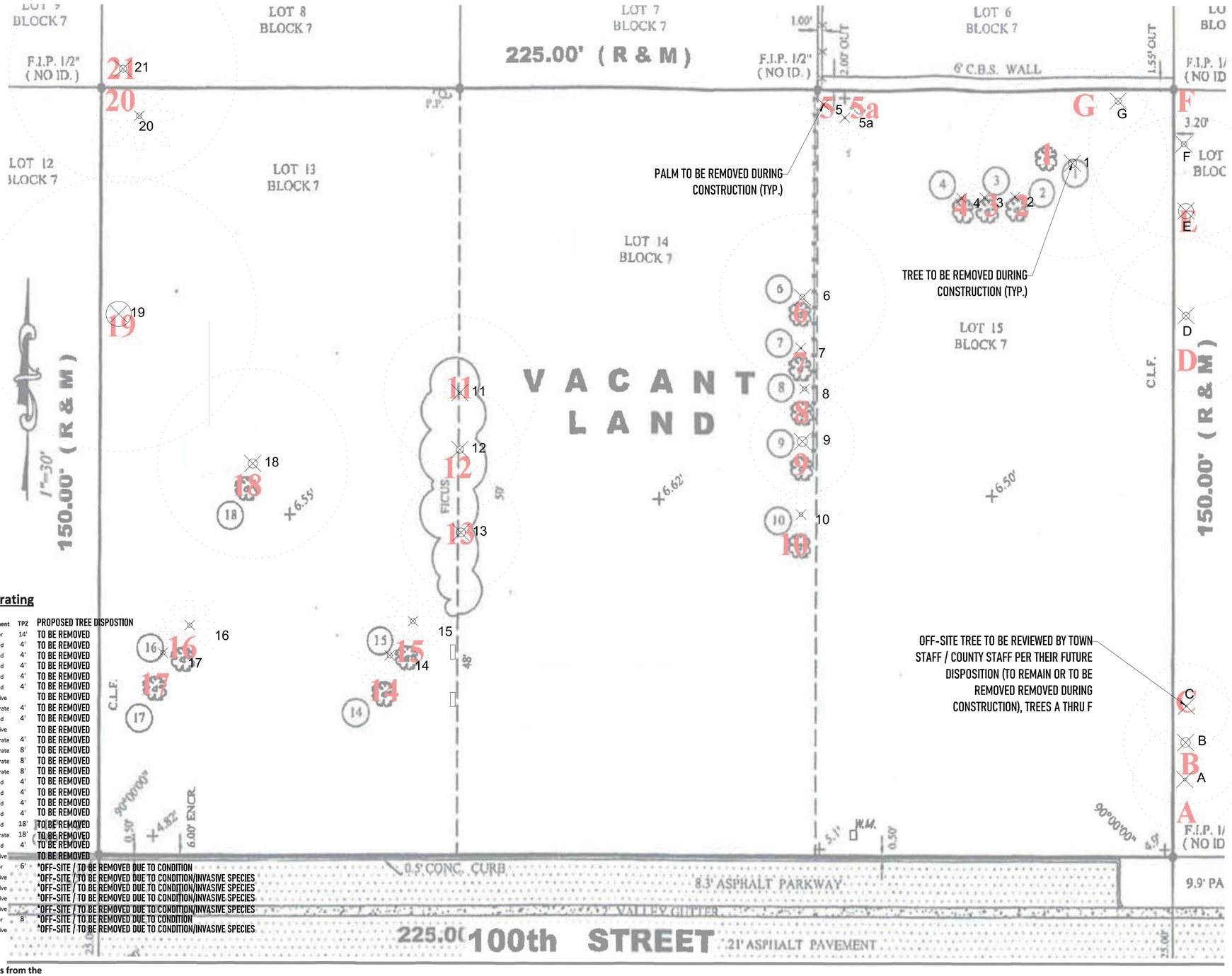

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE MATERIAL IMAGERY

LS-101




TREE MITIGATION CALCULATIONS PER TOWN OF BAY HARBOR AND MIAMI-DADE CHAPTER 18A,B LANDSCAPE REQUIREMENTS:

TOTAL # OF PALMS PROPOSED FOR REMOVAL: 13 (#2,3,4,5,5a,7,8,10,14,15,16,17,20) 13 PALMS PROPOSED FOR REMOVAL @ 2:1 = 26 NEW PALMS 6" DBH / 16' OVERALL HEIGHT.

TOTAL # OF TREES PROPOSED FOR REMOVAL: 6 (#1,11,12,13,18,19) THE TOTAL CANOPY SQUARE FOOTAGE EQUALS 17,623 SF WHICH IS EQUAL TO APPROXIMATELY 35 TREES @ 500 SF EACH.

#6,9, 21 ARE INVASIVE SPECIES AND NOT SUBJECT TO TREE REPLACEMENT REQUIREMENTS.

*ALL INVASIVE SPECIES AND POOR QUALITY TREES ARE NOT SUBJECT TO TREE REPLACEMENT REQUIREMENTS.

## Appendix – A – Measurements and condition rating

| | Scientific name | Common name | DBH | H/Ct | Canopy | Comment | TPZ | PROPOSED TREE DISPOSTION |
|---|---|---|---|---|---|---|---|---|
| 1 | Persea americana | Avocado | 21" | 30' | 40' | Poor | 14' | TO BE REMOVED |
| 2 | Adonidia merrillii | Christmas palm | 5" | 25' | 8' | Good | 4' | TO BE REMOVED |
| 3 | Adonidia merrillii | Christmas palm | 6" | 25' | 8' | Good | 4' | TO BE REMOVED |
| 4 | Adonidia merrillii | Christmas palm | 7" | 23' | 8' | Good | 4' | TO BE REMOVED |
| 5 | Adonidia merrillii | Christmas palm | 5" | 15' | 10' | Good | 4' | TO BE REMOVED |
| 5a | Adonidia merrillii | Christmas palm | 6" | 13' | 12' | Good | 4' | TO BE REMOVED |
| 6 | Schefflera actinophylla | Umbrella tree | 14" | 30' | 35' | Invasive | | TO BE REMOVED |
| 7 | Adonidia merrillii | Christmas palm | 5" | 14' | 10' | Moderate | 4' | TO BE REMOVED |
| 8 | Adonidia merrillii x 2 tks | Christmas palm | 11" | 21' | 16' | Good | 4' | TO BE REMOVED |
| 9 | Schefflera actinophylla | Umbrella tree | 25" | 24' | 22' | Invasive | | TO BE REMOVED |
| 10 | Livistona chinensis | Chinese fan palm | 10" | 9' | 16' | Moderate | 4' | TO BE REMOVED |
| 11 | Ficus benjamina | Weeping fig | 9" | 23' | 32' | Moderate | 8' | TO BE REMOVED |
| 12 | Ficus benjamina | Weeping fig | 19" | 23' | 25' | Moderate | 8' | TO BE REMOVED |
| 13 | Ficus benjamina | Weeping fig | 25" | 23' | 23' | Moderate | 8' | TO BE REMOVED |
| 14 | Sabal palmetto | Sabal palm | 13" | 12' | 16' | Good | 4' | TO BE REMOVED |
| 15 | Sabal palmetto | Sabal palm | 13" | 15' | 16' | Good | 4' | TO BE REMOVED |
| 16 | Sabal palmetto | Sabal palm | 12" | 14' | 14' | Good | 4' | TO BE REMOVED |
| 17 | Sabal palmetto | Sabal palm | 12" | 12' | 16' | Good | 4' | TO BE REMOVED |
| 18 | Ficus religiosa | Bo tree | 46" | 28' | 40' | Good | 18' | TO BE REMOVED |
| 19 | Ficus aurea | Strangler fig | 64" | 35' | 58' | Moderate | 18' | TO BE REMOVED |
| 20 | Sabal palmetto | Sabal palm | 14" | 14' | 18' | Good | 4' | TO BE REMOVED |
| 21 | Schefflera actinophylla | Umbrella tree | 18" | 28' | 48' | Invasive | | TO BE REMOVED |
| A | Ficus benjamina | Weeping fig | 8" | 20' | 22' | Poor | 6' | *OFF-SITE / TO BE REMOVED DUE TO CONDITION |
| B | Schinus terebinthifolius | Brazilian pepper | 24" | 22' | 26' | Invasive | | *OFF-SITE / TO BE REMOVED DUE TO CONDITION/INVASIVE SPECIES |
| C | Schinus terebinthifolius | Brazilian pepper | 5" | 14' | 18' | Invasive | | *OFF-SITE / TO BE REMOVED DUE TO CONDITION/INVASIVE SPECIES |
| D | Schefflera actinophylla | Umbrella tree | 18" | 26' | 32' | Invasive | | *OFF-SITE / TO BE REMOVED DUE TO CONDITION/INVASIVE SPECIES |
| E | Schefflera actinophylla | Umbrella tree | 38" | 30' | 40' | Invasive | | *OFF-SITE / TO BE REMOVED DUE TO CONDITION/INVASIVE SPECIES |
| F | Ficus aurea | Strangler fig | 14" | 30' | 40' | Poor | 8' | *OFF-SITE / TO BE REMOVED DUE TO CONDITION |
| G | Ardisia elliptica | Shoebutton ardisia | 16" | 18' | 12' | Invasive | | *OFF-SITE / TO BE REMOVED DUE TO CONDITION/INVASIVE SPECIES |

- TPZ is the radius of the tree protection. The measurement is from the outside of the trunk. The CRZ is equal to the TPZ.
- Note that the CRZ/root plate of these trees will be limited by adjacent hardscape, curbs, and adjacent structures.

*ALL OFF-SITE TREES TO BE REVIEWED FURTHER PER THEIR LOCATION, SPECIES, CONDITION, ETC. BY THE TOWN OF BAY HARBOR / MIAMI-DADE PER THEIR FUTURE DISPOSITION (REMAIN/REMOVAL)



1 TD-100 TREE RESOURCE EVALUATION FOR 100 STREET, BAY HARBOR ISLANDS, FLORIDA 33154
APPENDIX A: MEASUREMENTS AND CONDITIONS RATING + PROPOSED DISPOSITION

NORTH
SCALE: 3/32"=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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

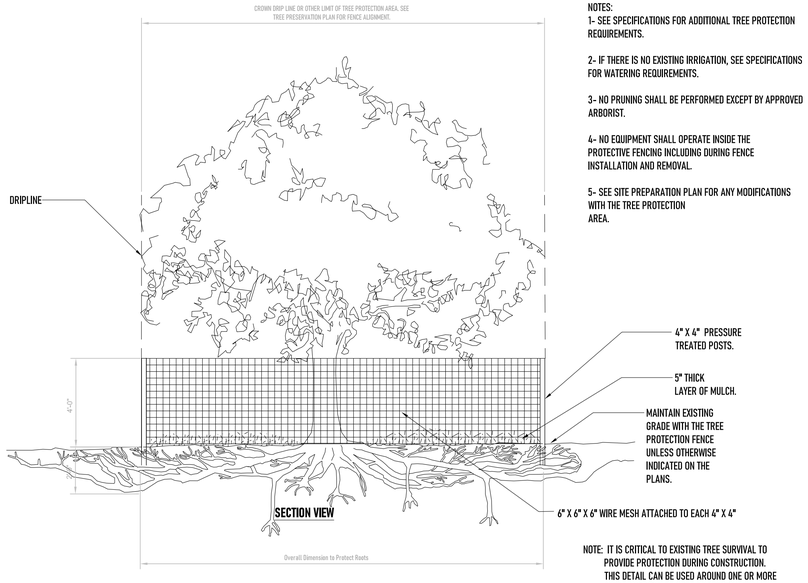
SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.

Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
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.

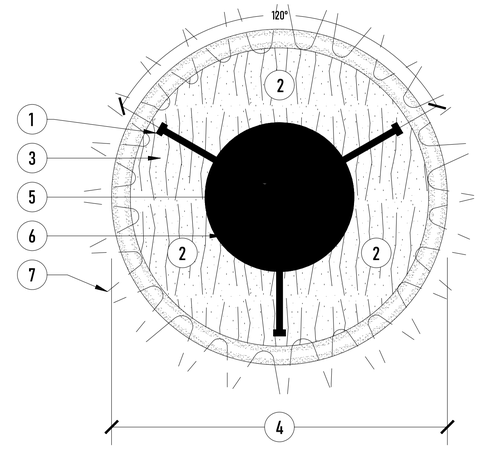
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

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.

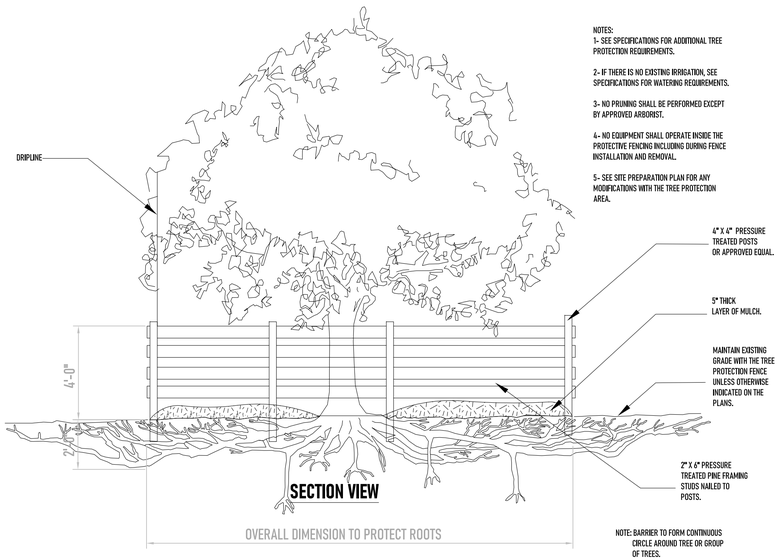
NOTE: IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.

4 / TD-101 — WIRE MESH BARRIER DETAIL
TREE / PALM PROTECTION — SCALE=N.T.S




1 - 2" X 4" WOOD BRACE AT WOJAL SPACING (3 PER TREE)
2 - 3" LAYER OF SPECIFIED MULCH: DO NOT INSTALL WITHIN 3" OF TREE TRUNK
3 - CONSTRUCT TEMPORARY 3" WATERING BASIN
4 - 2x DIAMETER OF ROOT BALL
5 - TREE TRUNK
6 - ROOT BALL
7 - TREE CANOPY

3 / TD-101 — WOOD BARRIER DETAIL (PLAN VIEW)
TREE / PALM PROTECTION — SCALE=N.T.S




NOTES:
1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.

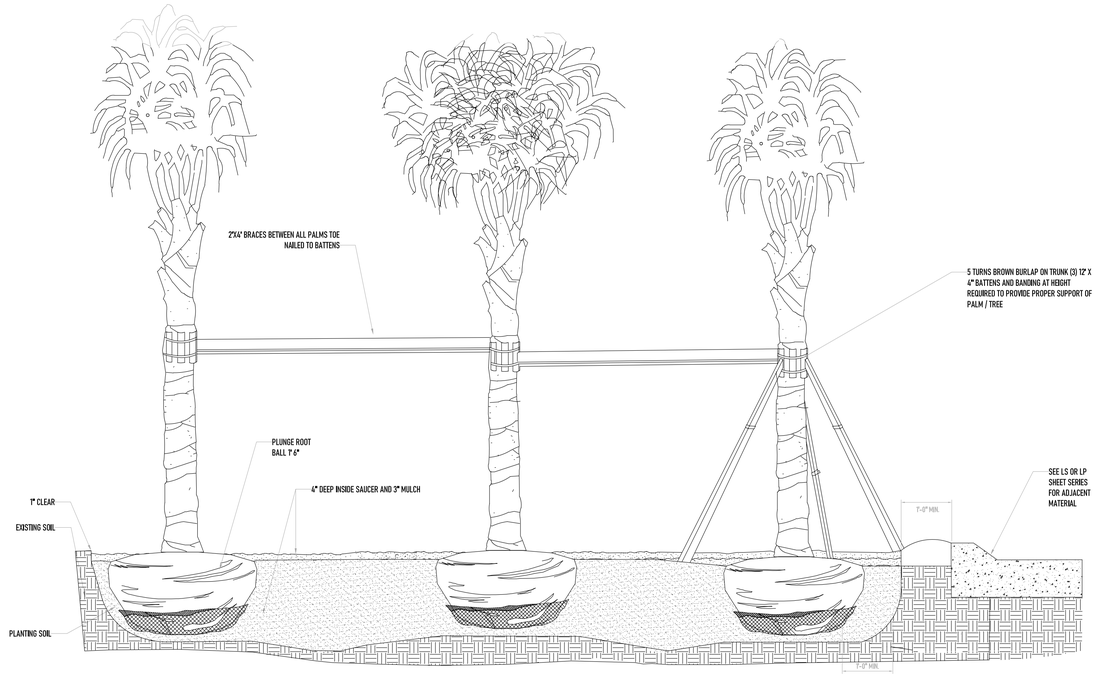
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

NOTE: BARRIER TO FORM CONTINUOUS CIRCLE AROUND TREE OR GROUP OF TREES.

2 / TD-101 — WOOD BARRIER DETAIL
TREE / PALM PROTECTION — SCALE=N.T.S




1 / TD-101 — PALM BRACING DETAIL
TREE / PALM PROTECTION — SCALE=N.T.S


**COASTAL OPERATIONS 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:
1145-1163
100 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 100TH STREET LLC
1145-1163 100 STREET
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 100 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-100BH
Print Date: SEPTEMBER 23, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

**TREE PROTECTION DETAILS**

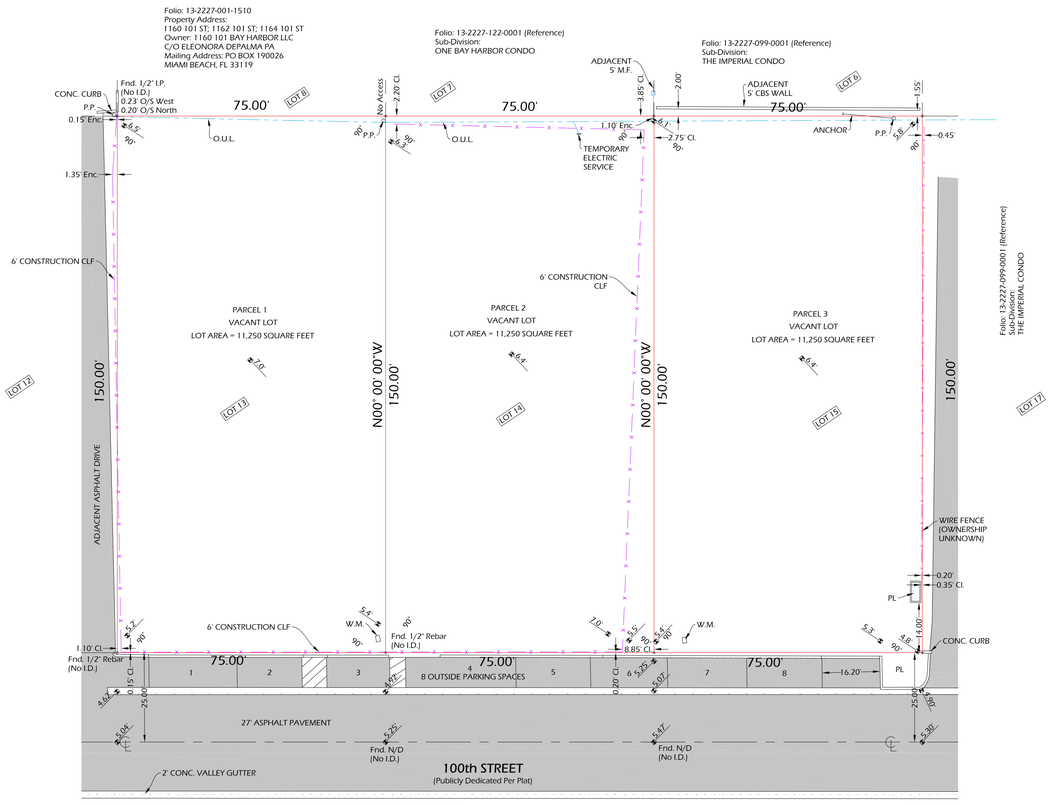
**TD-101**

# ALTA/NSPS LAND TITLE SURVEY

## GRAPHIC SCALE

10 0 10 20 30 40 50 60 70 80 90 100

Scale: 1"=20'

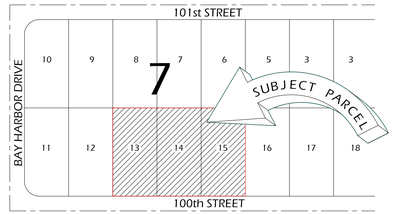






VICINITY MAP
NTS




LOCATION SKETCH
NTS

LEGAL DESCRIPTION:
PARCEL 1:
Lot 13, Block 7, 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.

PARCEL 2:
Lot 14, Block 7, 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.

PARCEL 3:
Lot 15, Block 7, 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.

SCHEDULE B – SECTION II Exceptions - Chicago Title Insurance Company, Order No 10184037; Effective Date January 11, 2022 at 11:00 AM

5. Restrictions, covenants, conditions and easements as shown in Deed Book 2848 Page 69, but deleting any such restrictions based on race, color, religion, sex, familial status or national origin, and Notices to Extend in Official Records Book 9632, Page 1157, Official Records Book 9649 Page 253, and in Official Records Book 26282 Page 717. (APPLIES - NOT A SURVEY MATTER)
6. Ordinance No. 97-118, recorded in Official Records Book 17721, Page 2454. (APPLIES - BLANKET IN NATURE)
7. Ordinance No. 81-19, recorded in Official Records Book 11114, Page 822. (APPLIES - BLANKET IN NATURE)
8. All matters contained on the Plat of BAY HARBOR ISLAND, as recorded in Plat Book 46, Page 5, Public Records of Miami-Dade County, Florida. (APPLIES)

PREPARED FOR: CHBH 100 TH STREET LLC, 1145-1163 100 Street, Bay Harbor Island, FL 33154

To CHBH 100 TH STREET LLC, a Florida limited liability company; Maxim Credit Group LLC, a New York limited liability company, its successors and/or assigns as their interest may appear; Beloff Law, PA; Chicago Title Insurance Company, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 7b[1], 8, 9, 11 (observed), 13, and 16 of Table A thereof. The fieldwork was completed on March 7, 2022.

Date of Plat or Map: March 11, 2022

NELSON MOJARENA
Registered Surveyor & Mapper No. 5504
State of Florida

NELSON MOJARENA LICENSE LS5504 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER
3/30/2022

Notes:
- All clearances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
- Encroachments
  Parcel 1:
  1. Portion of the 6 foot high construction chain link fence is encroaching over the West boundary line.
  Parcels 1 and 2:
  2. Overhead utility lines.
  Parcel 2:
  3. Portion of the adjacent 5 foot high metal fence is encroaching over the North boundary line.
  Parcel 3:
  4. Overhead utility line, anchor, and power pole.
- Underground structures, if any, not located.
- Legal description provided by client.
- This certification is only for land as described. It is not a certification of title, zoning, easements, or freedom from encumbrances.
- There may be additional restrictions not shown on this survey that may be found in the public records of this county.
- This ALTA SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- This survey was based on the monuments found on the field. No construction in any manner should be made without the prior written consent of the Surveyor.
- According to FEMA, Parcels 1 and 2 fall within Flood Zone AE, Base 8 and Parcel 3 falls within Flood Zone AE, Base 8 and Base 9, as shown in Flood Insurance Rate Map Panel No. 12086C0144L; Community No. 120637 ; Revised Date of September 11, 2009.
- Lot Area: 33,750 Square Feet, 0.7 ± Acres; Building Area at ground level = N/A.
- Marked Parking spaces: 0 Regular; 0 Handicap
- ✤ Denotes Spot Elevation
- Elevations shown are based on Miami-Dade County Benchmark No. R-243; Elevation = 6.61' National Geodetic Vertical Datum 1929.

LEGEND

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Δ | = Central Angle | ℄ | = Center Line | F.H. | = Fire Hydrant | M | = Measured | O/S | = Offset | PL | = Planter | R.L.S. | = Registered Land Surveyor | T | = Tangent |
| A | = Arc | CLF | = Chain Link Fence | FIP | = Found 1/2" Iron Pipe | MAINT. | = Maintenance | O.U.L. | = Overhead Utility Lines | P.L.S. | = Professional Land Surveyor | RNG | = Range | Trans. | = Transformer |
| A/C | = Air Conditioner | CL | = Clear | FIR | = Found 1/2" Iron Rebar | ME | = Maintenance Easement | P | = Plat | P.O.B. | = Point of Beginning | R/R | = Railroad | TWP | = Township |
| ASPH | = Asphalt | Conc. | = Concrete | FPL | = Florida Power & Light | MH | = Manhole | PB | = Plat Book | P.O.C. | = Point of Commencement | RSM | = Registered Surveyor & Mapper | Typ. | = Typical |
| C | = Calculated | D | = Deed | ID | = Identification | M | = Monument Line | PC | = Point of Curvature | P.P. | = Power Pole | R/W | = Right-of-Way | U.E. | = Utility Easement |
| C.B. | = Catch Basin | Ø | = Diameter | I.P. | = Iron Pipe | Mon. | = Monument | PCP | = Permanent Control Point | PRC | = Point of Reverse Curvature | Sdwk | = Sidewalk | UTIL. | = Utility |
| CBS | = Concrete Block Structure | DH | = Drill Hole | LB | = Licensed Business | N/A | = Not Applicable | PG | = Page | PRM | = Point of Reference Monument | Sec. | = Section | W.F. | = Wood Fence |
| CH | = Chord | DME | = Drainage & Maintenance Easm't | LME | = Lake Maintenance Easement | N/D | = Nail & Disc | P.I. | = Point of Intersection | PT | = Point of Tangency | SD | = Storm Drain | W.M. | = Water Meter |
| Chatta. | = Chattahoochee | Easm't | = Easement | LP | = Light Pole | N° | = Number | PKWY | = Parkway | R | = Radius | S.M.H. | = Sanitary Manhole | WME | = Wall Maintenance Easement |
| | | Enc. | = Encroachment | L.S. | = Land Surveyor | NTS | = Not to Scale | ℄ | = Property Line | Res. | = Residence | SSMH | = Sanitary Sewer Manhole | W.V. | = Water Valve |

SURVEYOR'S SEAL
This survey has been digitally signed and sealed by Nelson Mojarena, P.S.M. on the date adjacent to the seal. Printed copies are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISED: 03-22-22


MOJARENA & ASSOCIATES, INC.
Land Surveyors & Mappers
Certificate of Authorization No. 6698
P.O. Box 56-0126
Miami, Florida 33256-0126
Tel. (305) 278-2494


| FLOOD ZONE: AE | | BASE: 8 & 9 | |
|---|---|---|---|
| DATE: 03-07-22 | SCALE: 1" = 20' | DWN. BY N.M. | JOB NO. 22-0023 |

**AGENDA ITEM REPORT**
August 8, 2023

**ITEM NUMBER: 25.**

**ITEM: Consideration** and **Approval** of a TDR transaction request by CHBH 103rd Street LLC for the transfer of 36 TDR units from the Town-owned "pool" of TDR units to the future Multifamily Development project to be located at 10200-10290 East Bay Harbor Drive. Enclosed are copies of the Town Planner's Staff Report, TDR application, applicant's Letter of Intent, and Site Development Plans.

**DESCRIPTION:**
CHBH 103rd Street LLC, the owner of the lots located at 10200 - 10290 East Bay Harbor Drive, Bay Harbor Islands, FL 33154 is requesting to purchase 36 Transfer of Development Rights ("TDR") from the Town's bank for the Property.

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.

The proposed density of 77 units will require thirty-six (36) TDRs as permitted by the Town Code. The Applicant has been actively working to purchase private TDRs for over a year but has not been able to acquire any for this Project. Notably, the Applicant is also developing two (2) other projects in the Town and has been able to secure private TDRs for those projects. The Applicant seeks the Town Council approval to sell thirty-six (36) TDRs from the Town bank at $100,000 per TDR for a total of $3.6 Million.

All required information was submitted as required by Section 23-22 of the Town Code. Staff recommends the Town Attorney prepares a Resolution setting forth the Town Council's approval and recommendations if the TDR application is approved.

**RECOMMENDED ACTION:**
Council's Discretion

---

**FINANCIAL ANALYSIS:**

The transfer of 36 Developmental Rights (TDR) units from the Town-owned "pool" of TDR units to the future 10200-10290 East Bay Harbor Drive Multi-Family Development project will produce $3.6 Million (36@$100,000) of TDR revenues for the Town coffers. These revenues were not budgeted for FY 2022-2023, and the Budget Amendment might be necessary at the end of the fiscal year.

**BUDGET IMPACT:**

| Name | Impact Date | Fund(s) | Account(s) | Project #(s) | Amount Budgeted |
|---|---|---|---|---|---|
| TDR Sale Proceeds | 08/08/2023 | $3,600,000 | 001.9990.369002.222 | TDR Sale Proceeds | $0.00 |

---

Submitted By: Yvonne Hamilton, Town Clerk

**ATTACHMENTS**

| | |
|---|---|
| 1. | Staff Report - BHI 10270-90 EBHD TDR App (Town) Aug 2 2023 |
| 2. | Town TDR LOI 10200-10290 E Bay Harbor Drive |
| 3. | 103rd_Street_-_Town_TDR_Purchase_Application_7.27.2023 - Notarized |
| 4. | Summary of Private TDR efforts 103rd ST |
| 5. | Survey and Proposed Plans 103rd Street |

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

# TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

**To:** Yvonne Hamilton, CMC – Town Clerk
Ayanidys Martinez, CEP – Building & Zoning Supervisor
Town of Bay Harbor Islands

**CC:** Maria Lasday – Town Manager
Joseph S. Geller, Esq. – Town Attorney

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

**Date:** August 2nd, 2023

**Subject:** Transfer of Development Rights (TDR) Application
Proposed New Multifamily Re-Development – 77 Total DU
10270-90 East Bay Harbor Drive
TDR Donor – Town of Bay Harbor Islands (Public)
Bay Harbor Islands Acct. No.: TDR23-000009
MMPA Acct. No. 01-0702-1113

## ISSUE

**TDR Request – Thirty-Six (36) Public "Town" Dwelling Units (DU)**

**Donor: Town of Bay Harbor Islands**

**Receiving Site: 10270-90 E. Bay Harbor Drive / Lots 1 & 2 & 14 & 15 of Block 5 (Future MFR)**

In response to the Town's request for our firm's analysis of the lands proposed to be involved with the above referenced TDR application requesting approval of the transfer of thirty-six (36) public TDR units, following is our analysis.

Our records indicate the **RECEIVING** site (Proposed 10270-90 MFR) was DENIED a Site Development Plan approval by the Town's Design Review Board (DRB) on June 6th, 2023, for a total of 77 DU. The developer is appealing the DRB decision to the Town Council, which is scheduled for the August 8th, 2023 meeting. The survey submitted for the project shows that the 4-lot site comprises 55,873 sq. ft. / 1.28 acres. The allowable base zoning density of 34 DUA would allow for 44 DU on the receiving site (1.28 acres X 34 DUA = 43.52 or 44 DU); however, only 41 DU are available due to previous TDR sales (8) / acquisitions (5). Since the proposed project includes 77 total dwelling units

this requires the acquisition of 36 TDR units to construct the project. To date, the developer has not acquired any TDR units but is desirous of obtaining all of the necessary TDRs to proceed with the development. The Town now allows an applicant to acquire only up to 25% (effective 9/14/22 via Res. #2275) of their needed TDRs from the Town, as the remaining supply of public TDR units is getting depleted, and the Town Council's policy has been to preserve the Town (public) TDRs as long as possible. Based on the above limitation, a maximum of nine (9) TDRs can be requested from the Town. The applicant's request is to acquire 100% of the required TDRs from the Town (all public). There is a very large supply of available private TDRs (989 TDR DU at the end of 2022). Town Resolution #2275 allows an applicant to request more than 25% if they can demonstrate (provide examples) of their attempts to acquire private TDRs but have been unsuccessful. The application package states they have tried to acquire private TDRs but were unsuccessful. The applicant has recently submitted a list of private properties / people that have been contacted in their attempts to acquire private TDRs as yet – the Town administration / MMPA requested further evidence prior to the Town Council considering this request.

**DONOR** – Town of Bay Harbor Islands East Island Multifamily Residential TDR "Account".

Town TDR Price = $100,000 each DU / total = $3,600,000

**RECEIVING SITE** - The property owner, CHBH 103rd Street LLC, submitted a Site Development Plan application to the Town in September 2022 to allow for the construction of a seventy-seven (77) dwelling unit mid-rise residential development. The proposed dwelling units will range in size from about 1,070 to 2,275 square feet of A/C space plus balconies, etc. For informational purposes, on Feb. 1st, 2022, the DRB conditionally 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 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. 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 / 158 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.

Within the RM-2 Zoning District the building can only be 65' in height (above BFE + 1' FBC Freeboard). The building rooftop recreational facility includes a swimming pool, spa, pool cabanas, outside dining area, men's and women's restrooms.

If the Town Council approves this request for thirty-six (36) public TDR units no additional TDRs units will be necessary to build the project.

As related to public Town TDR applications no site inspections are necessary.

**OPTIONS / ACTIONS**

Review the contents of this staff report and, if the Town Council agrees to the request, favorably consider the applicant's request to acquire thirty-six (36) public TDR units from the Town. Conversely, if the Town Council does not like the project or does not want to sell its TDR units, deny the request.

**TDR BACKGROUND INFORMATION**

The Town established its Transfer of Development Rights (TDR) program in 2004-05 via the adoption of the Phase I EAR-Based Comprehensive Plan to the Future Land Use Element. This system was necessary and required by the State (DCA) to ensure a method was in place to regulate the equitable allocation of dwellings units to individual building sites in the Town. The Town's original 1988 Comprehensive Plan included major errors in calculating existing residential densities by utilizing an "average" block-by-block analysis (34 DUA overall average), even though individual project densities ranged from 7 DUA (duplex) to over 70 per acre (midrise).

Over 1/3 of the original existing developments had densities over 34 DUA in 2004-05. Conversely, many properties are "underdeveloped" with villas / duplexes / triplexes / etc., and while 8-9 DU could be built, the original developer chose not to build that many DU. However, those properties are entitled to build more DU if they desire to redevelop the sites. The Town's TDR system ensures that all property owners have the right to build to at least the base density (34 DUA). If a developer desires to build to a higher density than 34 DUA, and they can meet all the Town's land development criteria, the Design Review Board approves the site design, and the Town Council likes the design and approves TDR allocations (case-by-case basis) the project can be built to include additional DU. On November 12th, 2013, the Town Council amended the Zoning Code to establish maximum multifamily residential density limits per Zoning District. Lots zoned RM-1 Multiple Family Residential District (Waterfront lots) now allow for a maximum overall density (includes base density / TDR units) of 70 dwelling units per acre. Lots zoned RM-2 Multiple Family Residential District (non-waterfront lots) now allow for a maximum overall density (includes base density / TDR units) of 60 dwelling units per acre. Lots zoned RM-3 Multiple Family Residential District now allow for a maximum overall density (includes base density / TDR units) of 80 dwelling units per acre. If the Town approves a development in the RM-3 Zoning District with a height exceeding 75 feet in accordance with the Town Charter / Code provisions, the maximum density is determined at the time of Site Development Plan / TDR approval.

At the April 7th, 2014 Town Council meeting a Resolution was adopted setting a 50% "rule" (acquire 50% private TDRs first / 50% public TDR second) for TDR units assigned to projects (Res. No. 2006). This was meant to help preserve the remaining Town-owned TDR units over a longer period of time, since there is a much larger number of privately owned TDR units. At the September 14th, 2022 Town Council meeting a new Resolution (Res. No. 2275) related to this matter was adopted setting a 25% "rule" (acquire 75% private TDRs first / 25% public TDR second) for TDR units assigned to

projects. Again, this was meant to help preserve the remaining Town-owned TDR units over a longer period of time. Res. No. 2275 continued to include a provision, as did the original Town-owned TDR Resolution for smaller development projects seeking 5 or fewer TDR units, that allows an applicant to request up to 100% of the required TDR units from the Town. Also, based on a demonstrated hardship, an applicant can request to acquire more than 25% of the necessary TDRs exceeding the 5 DU limit. While this is not encouraged due to the limited supply the option exists. In this case, the developer is seeking to acquire a total of thirty-six (36) TDR units to build their 77 DU complex.

In the earlier years of the Town's TDR program (2004-06+/-) about 40% of the new redevelopment projects requested some TDR units. In more recent years many of the projects are being designed or redesigned as luxury developments with less DU. Mostly the larger multi-lot developments seek some additional density. The initial price of publically-owned TDR units was $75,000 for waterfront sites and $45,000 for non-waterfront sites, which was based on actual real estate sales at that time. However, due to the real estate market collapse (2006-11) only two (2) TDR allocations were consummated from that time-period (total of 13 TDR units). Both TDR transactions were done via private sales for values just below $70,000 per DU. Both were for waterfront locations and only one was built (Millennium West / Riva). Due to limited development inactivity and the cost of appraisal updates the Town did not update the TDR values for several years. In April 2011 due to a perceived increase in development activity the Town requested the original Appraiser firm (Quinlivan) to update the TDR values of publically-owned TDR units. Several price adjustments have been made since April 2011. **The current Town-owned TDR values set by Resolution No. 2276 on September 14th, 2022 are $125,000 for waterfront sites and $100,000 for non-waterfront sites.**

In the last few years there have been numerous Town-owned TDR allocations approved by the Town Council. As of August 1st, 2023, our records note the Town has now committed to sell 232 of the 330 available Town-owned TDR units (East Island multi-family area). Due to voluntary density reductions by some developers the Town is poised to / has regained control over a number of the previously "sold" public TDR units. There have also been several "sales" of TDR units approved by the Town from private property owners. Our records reflect these private "sales" total 197 TDR units from private parties to date. Some have been approved by the Town but not closed as yet.

**SUMMARY**

On June 6th, 2023 the Design Review Board (DRB), at the applicant's request, voted to DENY a Site Development Plan application on this site for a total of 77 DU. The developer is appealing the DRB decision to the Town Council, which is scheduled for the August 8th, 2023 meeting. The allowable base zoning density of 34 DUA would allow 44 DU on the receiving site (1.28 acres X 34 DUA = 43.52 or 44 DU); however, only 41 DU are available due to previous TDR sales (8) / acquisitions (5). Since the proposed project includes 77 total dwelling units this requires the acquisition of 36 TDR units to construct the project. To date, the developer has not acquired any TDR units. The Town has recently received an application to acquire all 36 TDRs from the Town (public). If the Town Council approves the TDR applications, the developer will have enough DU to build the project as designed.

MMPA recommends the Town not approve the applicant's TDR request. There is an abundance of private TDRs available. Others have been successful in acquiring their required TDRs from private landowners. If the Town approves this request the remaining number of Town TDRs will be 62 DU.

However, if both of the applicant's TDR applications are approved (36 @ 10270-90 EBHD) / (15 @ 1145-67 100th Street) the remaining number of Town TDRs will be 47 DU.

**Suggested Condition** - TDR allocations are meant for site specific allocations and the intention is the development will move forward in a timely manner. TDR units cannot be "banked" by a party. Once a Site Development Plan is approved by the Town a building permit must be requested by a time certain (1 year) but extensions may be granted. MMPA suggests the Town Resolution include a "reverter" clause that provides that if the project does not proceed within a specified time period, or the TDR sale does not close prior to the issuance of building permits, which is necessary to finalize for a building permit for 77 DU, the Town's approval is null and void.

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

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

**www.brzoninglaw.com**

305.377.6225 office
305.377.6222 fax
mharo@brzoninglaw.com

**VIA ELECTRONIC MAIL AND HAND DELIVERY**

July 27, 2023

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

Re: Request to Purchase TDRs from Town for 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"). See Exhibit A, Property Appraiser Summaries. Please accept this letter as the Applicant's request to purchase thirty six (36) Transfer of Development Rights ("TDRs") from the Town bank for a proposed 77-unit multifamily development at the Property.




**Figure 1**

Property. The Property, shown in Figure 1 and further identified by Miami-Dade County Property Appraiser Folio Nos. 13-2227-001-1230 and 13-2227-001-1110, consists of four (4) dry lots

platted as Lots 1 and 2 of Block 5 and Lots 14 and 15 of Block 5 of the Bay Harbor Island Plat. The Property is approximately 55,873 square feet in size (1.28 acres) and it is zoned RM-2, Multiple Family Residential District (non-waterfront).

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.

Transfer of Development Rights. The proposed density of 77 units will require thirty six (36) TDRs as permitted by the Town Code. The Applicant has been actively working to purchase private TDRs for over a year but has not been able to acquire any for this Project. Notably, the Applicant is also developing two (2) other projects in the Town and has been able to secure private TDRs for those projects. The Applicant seeks the Town Council approval to sell thirty six (36) TDRs from the Town bank at $100,000 per TDR for a total of $3.6 million.

Conclusion. The Applicant's proposal will be beneficial for the Town in that it will provide the Town with immediately available funds for Town projects. We respectfully request your review and prompt scheduling for hearing. Should you have any questions, comments, or require additional information, please contact me at (305) 377-6225.

Very truly yours,

Maritza Haro Salgado

cc: Mike Mesa
Michael Miller
James Curnin
Matthew Amster, Esq.

# 103rd Street - Town TDR Purchase Application 7.27.2023.pdf

| | |
|---|---|
| DocVerify ID: | 1E46F253-FCBB-430F-8D4D-0A4404C0B06F |
| Created: | July 27, 2023 13:10:08 -8:00 |
| Pages: | 4 |
| Electronic Notary: | Yes / State: FL |

This document is a DocVerify VeriVaulted protected version of the document named above. It was created by a notary or on the behalf of a notary, and it is also a DocVerify E-Sign document, which means this document was created for the purposes of Electronic Signatures and/or Electronic Notary. Tampered or altered documents can be easily verified and validated with the DocVerify veriCheck system.

Go to www.docverify.com at any time to verify or validate the authenticity and integrity of this or any other DocVerify VeriVaulted document.

**E-Signature Summary**

**E-Signature Notary: Yeidy Montesino (ymp)**
July 27, 2023 13:11:15 -8:00 [B49D0B367ED7] [74.220.90.117]
ymontesino@brzoninglaw.com

DocVerify documents cannot be altered or tampered with in any way once they are protected by the DocVerify VeriVault System. Best viewed with Adobe Reader or Adobe Acrobat.
All visible electronic signatures contained in this document are symbolic representations of the persons signature, and not intended to be an accurate depiction of the persons actual signature as defined by various Acts and/or Laws.

DocuSign Envelope ID: F14592B1-F9A4-4852-B731-EFC786BDDAB2

***Application Fee: $1,000 Private Transaction - $500 Town Owned Units***

**(For official use only)**

**DATE RECEIVED:** _____ **TDR UNIT COST: $**_____
**TDR UNITS REQUESTED**_____ **PROJECT TOTAL UNITS** _____
**APPROVAL DATE :**_____ **APPROVED BY:**_____ _____

# TOWN OF BAY HARBOR ISLANDS
# APPLICATION FORM
# TRANSFER OF DEVELOPMENT RIGHTS

## APPLICANT INFORMATION

| | | |
|---|---|---|
| Name CHBH 103RD STREET LLC | | |
| Phone (305 )377-6225 | e-mail c/o mharo@brzoninglaw.com | Fax ( ) |
| Address c/o 200 S Biscayne Blvd. Suite 300 | | |
| City and State Miami, Florida | | Zip Code 33131 |
| Relationship to Property: owner | | |

## RECEIVER SITE INFORMATION

| | | |
|---|---|---|
| Owner's Name CHBH 103RD STREET LLC | | |
| Phone (305) 377-6225 | e-mail c/o mharo@brzoninglaw.com | Fax ( ) |
| Address c/o 200 S Biscayne Blvd. Suite 300 | | |
| City and State Miami, Florida | | Zip Code 33131 |
| Property Address/Location 10200-10290 East Bay Harbor Drive | | |
| Legal Description: LOT(S) 1, 2, 14 & 15 BLOCK 5 | | |
| Folio Number 13-2227-001-1230 & 13-2227-001-1110 | Current Zoning | |
| Property size | Purchase date 4/29/22 | |
| Existing use of the property multifamily residential | | |
| Describe Existing Structure on Property residential | | |
| | | |
| Dwelling units to be received 36 at $100,000 each | | |
| Total Dwelling units including TDR 77 | | |

**HAS SITE PLAN FOR RECEIVING PROPERTY BEEN APPROVED?**
☐ **Yes** ☒ **No**

**If Yes, then provide date of approval** to be heard at August 8th, 2023 Council hearing.
**If Not, then attach preliminary site plan.**



1E46F253-FCBB-430F-8D4D-0A4404C0B06F --- 2023/07/27 13:10:08 -8:00

DocVerify ID: 1E46F253-FCBB-430F-8D4D-0A4404C0B06F

Page 1 of 4 | 10A4404C0B06F

DocuSign Envelope ID: F14592B1-F9A4-4852-B731-EFC786BDDAB2

**ARE TDRs BEING REQUESTED FROM THE TOWN? Yes ☒ No ☐**

**If Yes, skip the donor site portion**
**If Not, then fill in the donor site portion.**

**DONOR SITE INFORMATION, IF APPLICABLE**

| | | |
|---|---|---|
| Owner's Name | | |
| Phone ( ) | e-mail | Fax ( ) |
| Address | | |
| City and State | | Zip Code |
| Property Address/Location | | |
| Legal Description: LOT(S) BLOCK | | |
| Folio Number | Current Zoning | Year built |
| Property size | Purchase date | |
| Existing use of the property | | |
| Describe Existing Structure on Property | | |
| | | |
| Dwelling units to be transferred to TDR Bank | | |
| Units permitted | | |

**APPRAISAL INFORMATION - IF APPLICABLE**
**(Appraiser must be approved by the Town)**
(Only fill this portion out if purchasing TDRs from the Town and if the amount set by the Town is not accepted by you.)

| | | |
|---|---|---|
| Name: | | |
| Phone ( ) | e-mail | Fax ( ) |
| Address | | |
| City and State | | Zip Code |
| Date of Appraisal / / | Appraisal Value of TDR unit $ | |
| Proposed TDR Unit Value $ | | |



1E46F253-FCBB-430F-8D4D-0A4404C0B06F --- 2023/07/27 13:10:08 -8:00

DocVerify ID: 1E46F253-FCBB-430F-8D4D-0A4404C0B06F
www.docverify.com
Page 2 of 4 20A4404C0B06F

DocuSign Envelope ID: F14592B1-F9A4-4852-B731-EFC786BDDAB2

**SURVEY COMPANY INFORMATION** - (provide survey's for both receiver and donor sites)
Survey must be current (no more than 6 months old)

| | | |
|---|---|---|
| Name of Surveyor B,A & K Group, Inc. L.B #7887 | | |
| Address 120000 SW 92 Street Miami FL 33186 | | |
| Phone (786 ) 488-1000 | e-mail engineercontractor@gmail.com | Fax ( ) |

| | | |
|---|---|---|
| Name of Surveyor | | |
| Address | | |
| Phone ( ) | e-mail | Fax ( ) |

**PROPERTY CODE INSPECTION RESULTS - (Donor Site)**

*The Town requires, as a condition of permitting any transfer or development rights, that the donor parcel and/or receiving parcel improve the site to meet as many current day code requirements as possible, as determined by the Town. This may include the Town's land development code such as zoning, landscaping, signage and property maintenance. It may also include Building Code and Life Safety Code improvements.*

□ **Building must have obtained 40 or 50 Year Certification - If Applicable**
□ **Outstanding Liens or Code Violations must be cured and/or paid - If Applicable**

Other inspections to be performed may include, but are not limited to, the following items:

| | | | |
|---|---|---|---|
| □ Exterior paint | □Windows | □ Doors | □ Elevators |
| □ Steps | □ Railings | □ Landscaping | □ Parking area |
| □ Pool/Recreation facilities | | □ Fences/Walls | □ Plumbing |
| □ Electrical System | □ A/C equipment | □ Roof mounted equipment/screening | |
| □ Roofing | | | |

**I hereby certify that:**

1) The information furnished on this application and the attachments is true.

2) I am the owner(s) of record of the property described in this application.

3) If the application, as modified or amended during the review and approval process, is granted, I agree, in consideration therefore, to indemnify and hold harmless, and promise not to sue, the Town of Bay Harbor Islands, include its officers and employees, in connection with any claims or other actions arising out of said review and approval.

***A Contract for Sale and Purchase of Development Rights and Deed of Transfer of Development Rights shall be required as part of the approval of a TDR transfer. The deed transferring the development rights shall be recorded in the public records prior to the issuance of a development permit.***



1E46F253-FCBB-430F-8D4D-0A4404C0B06F --- 2023/07/27 13:10:08 -8:00

DocVerify ID: 1E46F253-FCBB-430F-8D4D-0A4404C0B06F
www.docverify.com
Page 3 of 4 | 30A4404C0B06F

DocuSign Envelope ID: F14592B1-F9A4-4852-B731-EFC786BDDAB2

**RECEIVER SITE**

DocuSigned by:
James Curnin
Signature of Owner (Applicant) — 7.27.23 — Date

Signature of Owner (Co-Applicant) — Date

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 27 day of July, 2023, by James Curnin on behalf of CHBH 103RD STREET LLC, a Florida (corporation) (partnership) (Other: _____.) He/She is personally known to me or has produced _____ (type of identification produced) as identification and did take an oath.

My Commission Expires: 1-24-2025

Yeidy Montesino Perez
Commission # HH 084273
Notary Public - State of Florida
My Commission Expires Jan 24, 2025

Notary Stamp 2023/07/27 13:11:15 PST B49D0B367ED7

Notary Public, State of Florida

Signed on 2023/07/27 13:11:15 -8:00

Print Name: Yeidy Montesino Perez

**DONOR SITE**

Signature of Owner (Applicant) — Date

Signature of Owner (Co-Applicant) — Date

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ on behalf of _____, a Florida (corporation) (partnership) (Other: _____.) He/She is personally known to me or has produced _____ (type of identification produced) as identification and did take an oath.

My Commission Expires:

Notary Public, State of Florida

Print Name: _____

1E46F253-FCBB-430F-8D4D-0A4404C0B06F --- 2023/07/27 13:10:08 -8:00



DocVerify ID: 1E46F253-FCBB-430F-8D4D-0A4404C0B06F
www.docverify.com
Page 4 of 4 | 40A4404C0B06F

**CHBH 103RD Street LLC**
**Summary of Efforts to Secure Private Transfer of Development Rights**

Since at least May of 2022, ownership has made significant efforts to purchase private TDRs but has not been able to locate the required number for the three (3) projects (10281 West Bay Harbor Drive[1], 1145 100 Street, and 10200-10290 East Bay Harbor Drive) proposed in the Town of Bay Harbor. Ownership has reached out to brokers and numerous property owners in search of private TDRs but its been nearly impossible to secure more than what has already been acquired. Ownership has reached out via email, phone call or connected with, directly or through a broker, with the following individuals and entities who may have TDRs for sale:

1. Sam Sami
2. Roberto Didonato
3. Markus Frankel
4. Brian Rokaw
5. Kelly Etheridge
6. Robert H. Yaffe
7. Arias Condominium Association Inc
8. Rachel Rindner Trs
9. Kreutzer LLC
10. Horizon at Casa Verde LLC
11. Bay Harbour Investment Inc
12. Ibrahim Alfaisal
13. CBS Realty Holding LLC
14. 1177 Bay Harbor Islands LLC
15. Concourse Plaza Inc (Leasee)
16. Hippo Land Inc
17. Bay Harbor Executive Offices Inc
18. Bay Harbour Development LLC
19. B H Investment LLC
20. 9955 BAY HARBOR DEVELOPMENT LLC
21. Le Jardin House - DE Entity
22. BHI THE CLUB 2 LLC
23. BAY HARBOR LOFT, LLC
24. BIJOU BAY HARBOR, LLC
25. "TROSS ONE LLC
26. 9291 EBH LTD
27. "TROSS ONE LLC
28. 9291 EBH LTD

[1] All required TDRs have been secured for the 10281 West Bay Harbor Drive project.

# BAY HARBOR 103RD STREET
## NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

## ( PROPOSED REVISION DRAWINGS )
## JULY 25, 2023

## DRAWING LIST


| | |
|---|---|
| | COVER SHEET / INDEX OF DRAWINGS |
| | SURVEY |
| A-1 | PROJECT INFO/DATA |
| A-2 | CONTEXT AND SITE PHOTOS |
| A-3 | AERIAL VIEW RENDERING |
| A-4 | RENDERING (NORTH-EAST - E. BAY HARBOR DR. VIEW) |
| A-5 | RENDERING (SOUTH-EAST - E. BAY HARBOR DR. VIEW) |
| A-6 | RENDERING (SOUTH-EAST BREEZEWAY PEDESTRIAN VIEW) |
| A-7 | RENDERING (BREEZEWAY AERIAL VIEW) |
| A-8 | SITE PLAN - LEVEL 1 FLOOR PLAN |
| A-9 | LEVEL 2 OVERALL FLOOR PLAN |
| A-10 | LEVEL 3 OVERALL FLOOR PLAN |
| A-11 | LEVEL 4 OVERALL FLOOR PLAN |
| A-12 | LEVELS 5-6 OVERALL FLOOR PLAN |
| A-13 | MAIN ROOF LEVEL FLOOR PLAN |
| A-14 | OVERALL ROOF LEVEL FLOOR PLAN |
| A-15 | BUILDING ELEVATIONS |
| A-16 | BUILDING SECTION 1 |
| C-003 | DEVELOPMENT IMPACT ANALYSIS REPORT |
| C-300 | SITE PLAN |
| C-301 | PAVING PLAN |
| C-400 | GRADING AND DRAINAGE PLAN |
| C-500 | UTILITY PLAN |
| C-800 | DETAILS |
| LC-001 | LANDSCAPE GENERAL NOTES/ABBREVIATIONS |
| TD-100 | TREE DISPOSITION PLAN |
| TD-101 | TREE PROTECTION DETAILS |
| LS-100 | LANDSCAPE SITE PLAN |
| LS-101 | LANDSCAPE MATERIALS IMAGERY |
| LP-100 | LANDSCAPE PLANTING PLAN (GROUND FLOOR) |
| LP-101 | LANDSCAPE PLANTING PLAN (BREEZEWAY) |
| LP-102 | LANDSCAPE PLANTING PLAN (ROOF) |
| LP-103 | LANDSCAPE PLANTING SCHEDULE/ SPECIFICATIONS/DETAILS |
| LP-104 | LANDSCAPE PLANTING IMAGERY |
| LL-100 | GROUND FLOOR LANDSCAPE LIGHTING & PHOTOMETRIC ANALYSIS |
| LL-101 | ROOF LANDSCAPE LIGHTING PLAN & PHOTOMETRIC ANALYSIS |
| LL-102 | LIGHTING SPECIFICATIONS |
| LI-100 | LANDSCAPE IRRIGATION PLAN (GROUND FLOOR) |
| LI-101 | LANDSCAPE IRRIGATION PLAN (ROOF) |
| LI-102 | LANDSCAPE IRRIGATION DETAILS |



### OWNER/DEVELOPER
CHBH 103rd STREET LLC
2665 Bayshore Drive, Suite 410
Miami, Florida 33133
(305) 972-8568

### ARCHITECT
S & E ARCHITECTS, INC.
2000 South Dixie Highway, Suite 203
Miami, Florida 33133
(305) 441-2226

### CIVIL ENGINEER
LANGAN
15150 NW 79th Court, Suite 200
Miami Lakes, Florida 33016
(786) 264-7228

### LANDSCAPE ARCHITECT
COASTAL OPERATIONS
614 South Federal Highway, Suite 2
Ft. Lauderdale, Florida 33301
(954) 266-8932





| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

BAY HARBOR 103RD STREET
NEW RENTAL APARTMENT BUILDING
10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
COVER SHEET

DATE 07-25-23
SCALE -
JOB NO. 2022-02
SHEET
OF SHEETS

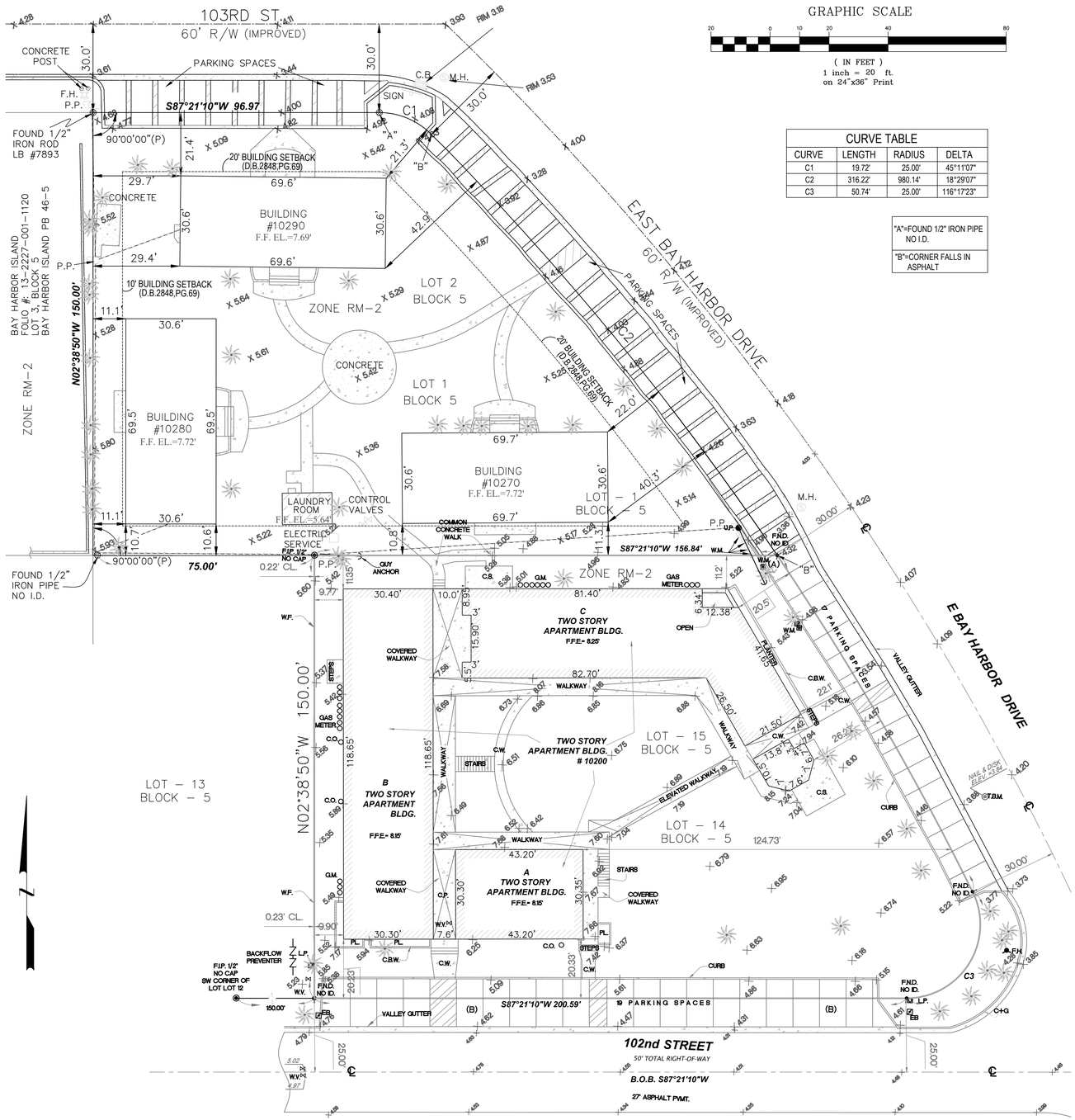

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

# 10200, 10270, 10280 & 10290 E. BAY HARBOR DR., BAY HARBOR ISLANDS
# BOUNDARY SURVEY




GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.
on 24"x36" Print

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA |
| C1 | 19.72' | 25.00' | 45°11'07" |
| C2 | 316.22' | 980.14' | 18°29'07" |
| C3 | 50.74' | 25.00' | 116°17'23" |

"A"=FOUND 1/2" IRON PIPE NO I.D.

"B"=CORNER FALLS IN ASPHALT

**SURVEYOR'S NOTES:**

#1 Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any, affecting this property.
#2 Please See Abbreviations and Legend
#3 Scale of Drawing " As Shown"
#4 Ownership is subject to OPINION OF TITLE.
#5 Type of survey: BOUNDARY SURVEY.
#6 All Right of Way shown are Public unless otherwise noted.
#7 Legal Description Furnished by client.
#8 No underground installations on improvements have been located except as noted.
#9 Ownership of fences is not determine.
#10 Record and measurement calls are in substantial agreement unless otherwise shown.
#11 Benchmark: Miami-Dade County ( N.G.V.D 1929) Elevations are expressed in feet derived from a direct, closed level circuit from Benchmark R-243
#12 Bearing base is indicated elsewhere on this Survey
#13 Easement shown on the recorded subdivision plat are shown hereon.
#14 Subsurface and enviromental conditions were not examined nor considered as part of this survey
#15 Parcel is in Flood Zone,
Map Number: 12086C0144L
Community Name: TOWN OF BAY HARBOR ISLANDS
Number :120637
Panel : 0144
Firm Zone: AE
Date of Firm: 09-11-2009
Base Elev.: 9
Suffix: "L"
Elev. Reference to NGVD 1929
#16 Completed Field Survey: 05-25-2022
#17 The parcel contains an area of 55,873 square feet (1.28 Acres)

NOTES:
ACCURACY:
THE EXPECTED USE OF THE LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17), IS COMMERCIAL/HIGH RISK, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET, THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSE TRAVERSE GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

UNLESS INDICATED TO THE CONTRARY, THE MEASURED DISTANCES AND DIRECTIONS SHOWN ON THIS BOUNDARY SURVEY ARE THE SAME AS THE RECORDED PLAT AND ATTACHED LEGAL DESCRIPTION.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" SHOWN HEREIN WAS PERFORMED UNDER THE SUPERVISION OF JOSEPH C. CHAN, P.S.M. #6821. THIS SURVEY REFLECTS THE EXISTING PROPERTY FEATURES AND/OR CONDITIONS ON THE DAY OF THE FIELD SURVEY IN COMPLIANCE WITH THE 2021
MINIMUM TECHNICAL STANDARDS AND CERTIFICATION FOR LAND TITLE SURVEYS. THIS SURVEY WAS PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 THROUGH 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 OF THE FLORIDA STATUTES.

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE COUNTY, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOT 1, LOT 2, LOT 14 AND 15, BLOCK 5, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

# VICINITY MAP
NOT TO SCALE
SEC 27 -TWP 52S - RGE 42E




## SYMBOL LEGEND

- PROPERTY LINE
- CENTER LINE
- POWER POLE
- LIGHT POLE
- STOP SIGN
- FIRE HYDRANT
- WATER VALVE
- SIGN
- BELLSOUTH BOX
- WATER METER
- COCONUT
- MAIL BOX
- TREE
- SANITARY SEWER
- MANHOLE
- GAS VALVE
- CLEANOUT
- CB

## *ABBREVIATIONS*

AVE = AVENUE
ASPH = ASPHALT
A/W = ANCHORD WIRE
A/C = AIR CONDITIONER
BLDG = BUILDING
B. COR = BLOCK CORNER
CAL. = CALCULATED
**C.B. = CATCH BASIN**
CH. = CHORD
CLF = CHAIN LINK FENCE
CONC. = CONCRETE
COL. = COLUMN
COMP. = COMPUTED
C.U.P. = CONCRETE UTILITY POLE
C.L.P. = CONCRETE LIGHT POLE
CBS = CONCRETE BLOCK STRUCTURE
C.M.E. = CANAL MAINTENANCE EASEMENT
D = DELTA
D.W = DRIVEWAY
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
EAS. = EASEMENT
ENC. = ENCROACHMENT
E.T.P. = ELECTRIC TRANSFORMER PAD
F.P.L. = FLORIDA POWER AND LIGHT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.F. = FINISH FLOOR
F.D.H. = FOUND DRILL HOLE
F.R. = FOUND REBAR
F/D = FOUND DISC
F/N = FOUND NAIL
I/F = IRON FENCE
L = LENGHT
L.F.E. = LOWEST FLOOR ELEVATION
L.P. = LIGHT POLE
MEAS. = MEASURED
M.H. = MAN HOLE
M.L. = MONUMENT LINE
N.G.V.D.= NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
O.E. = OVERHEAD ELECTRIC LINE
O/L = ON LINE
O.H = OVERHANGING ROOF
O/S = OFF SET
P= PLAT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TERMINATION
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PL. = PLANTER
P.M. = PARKING METER
P.R.M. = PERMANENT REFERENCE MONUMENT
P/W = PARKWAY
R = RADIUS
RES = RESIDENCE
R/W = RIGHT OF WAY
S.D.H. = SET DRILL HOLE
S.I.P. = SET IRON PIPE
S/N = SET NAIL
SDWLK = SIDEWALK
T = TANGENT
U.E. = UTILITY EASEMENT
W = WIDTH
**W/F = WOOD FENCE**
W/S = WOOD SHED
W.V. = WATER VALVE
W.U.P. = WOOD UTILITY POLE

=IRON FENCE
=CHAIN LINK FENCE
=WOOD FENCE
=CHICKEN FENCE
=CBS WALL
=OVERHEAD ELEC.
=CENTER LINE
=EASEMENT
=DENOTES ELEVATIONS
=BUILDING
=DISTANCE
=CATCH BASIN
=WATER METER
=W.U.P.
=STATE ROAD
=US HIGHWAY
=INTERSTATE
=COLUMNS

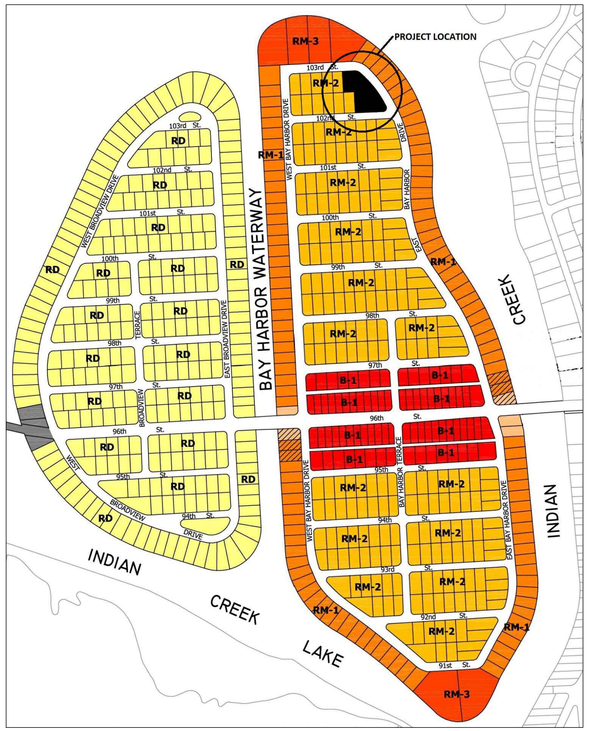
I hereby certify that this boundary survey is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17 Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

**BY JOSEPH CHOPIU CHAN**
**Professional Surveyor & Mapper**
**Certificate No. 6821**
**STATE OF FLORIDA**

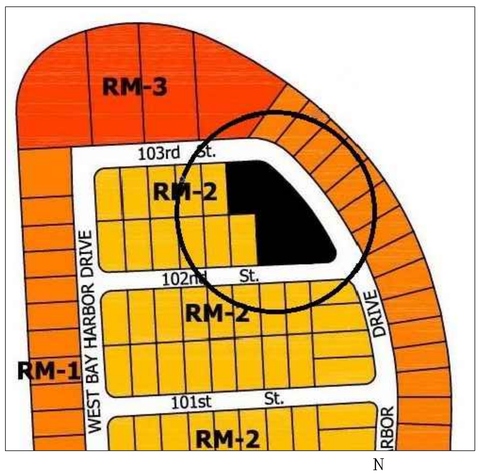

B,A & K GROUP, INC. L.B #7887
Architects-Engineers-Land Surveyors
12000 S.W. 92 Street
Miami, Florida 33186-2018
Email: engineercontractor@gmail.com
Phone: 786-488-1000


PROJECT:
BOUNDARY SURVEY
FOLIO NO. 13-2227-001-1110, 13-2227-001-1230
10200, 10270, 10280 & 10290 E. BAY HARBOR DR., BAY HARBOR ISLANDS,
FLORIDA 33154
SECTION 27-52S-42E
MIAMI-DADE COUNTY, FLORIDA

JOB No. 22036
FIELD BOOK:
CAD FILE. 036
DATE: 05-30-22
SCALE: 1"=20'
DRAWN: IP
REV.: JC
REVISIONS
SHEET No. 1-OF-1




BAY HARBOR ISLANDS ZONING MAP N




LOCATION MAP N

NOTE:
FUTURE LAND USE MAP FOR PROPERTIES WITHIN 300' RADIUS OF SITE ARE MEDIUM-HIGH DENSITY RESIDENTIAL (CIRCLE INDICATES 300' RADIUS)

## BAY HARBOR ISLANDS ZONING SUMMARY

| | |
|---|---|
| LEGAL DESCRIPTION | LOTS 1, 2. 14 AND 15 BLOCK 5 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA |
| LOT AREA | 55,873 S.F. (1.28 ACRES) |
| FLOOD ZONE | AE (FLOOD ELEVATION 9.0 NGVD)<br>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<br>55,873 x 0.20 = 11,175 S.F | 16,165 S.F. = 28.9% |
| 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<br>1.283 ACRES x 60 DUA = 77 UNITS | 77 UNITS<br>1.283 ACRES x 60 DUA = 77 UNITS |
| SETBACKS | | |
| FRONT | UP TO 30'-0" HIGH = 20' MIN.<br>UP TO 45'-0" HIGH = 25' MIN.<br>UP TO 65'-0" HIGH = 30' MIN. | UP TO 30'-0" HIGH = 20'<br>UP TO 65'-0" HIGH = 30' |
| REAR | UP TO 30'-0" HIGH = 10' MIN.<br>1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0" | VARIES<br>MIN. 10'-0" / MAX. 22'-0" |
| SIDE<br>(MULTIPLE LOTS) | UP TO 30'-0" HIGH<br>10% OF LOT WIDTH<br>1'-0" ADDITIONAL FOR EA. 3'-0" OF HEIGHT ABOVE 30'-0" (MAX. 22'-6") | VARIES<br>MIN. 10'-0" / MAX. 22'-6" |
| FLEX SETBACKS | MAX. 1/3 OF ALLOWABLE BUILDING LENGTH<br>@NORTH (0.33 x89'-0" = 29'-8")<br>@SOUTH (0.33 x 178'-6" = 59'-6")<br>@EAST (0.33 x 311'-0" = 103'-6"<br>@WEST (0.33 x 120'-0" = 40'-0") | NORTH = 29'-8"<br>SOUTH = 59'-6"<br>EAST = 100'-0"<br>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<br>20,500 SF x 15% = 3,075 SF MIN. | 4,960 S.F. = 24.2% |
| PARKING REQUIREMENTS | 2 SPACES MIN. PER UNIT<br>INCLUDING 4 GUEST SPACES (1 PER LOT)<br>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) | 132,405 SQ. FT. | = 70.3% |
| NON-SALEABLE AREA | | = 29.7% |
| GARAGE/MEP | 31,010 SQ. FT. | |
| AMENITY/CORE | 24,835 SQ. FT. | |
| TOTAL ENCLOSED AREA | 188,250 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 | 1,110 SF | 25 SF | | | 2 BEDROOM / 2 BATH |
| UNIT F | 5 | 1,865 SF | 25 SF | | | 3 BEDROOM / 2.5 BATH |
| UNIT G | 2 | 1,540 SF | 25 SF | | | 1 BEDROOM / 1 BATH + DEN |
| UNIT G1 | 3 | 1,225 SF | 25 SF | | | 1 BEDROOM / 1 BATH |
| 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 | 1,510 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 | 1,925 SF | 25 SF | | | 3 BEDROOM / 3 BATH + DEN |
| UNIT P | 3 | 1,070 SF | 25 SF | | | 1 BEDROOM / 1 BATH |
| UNIT Q | 3 | 1,145 SF | 25 SF | | | 1 BEDROOM / 1 BATH |
| TOTAL | 77 | 124,900 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 07-25-23
SCALE -
JOB NO. 2022-02
SHEET
A-1
OF SHEETS

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



1



2



3

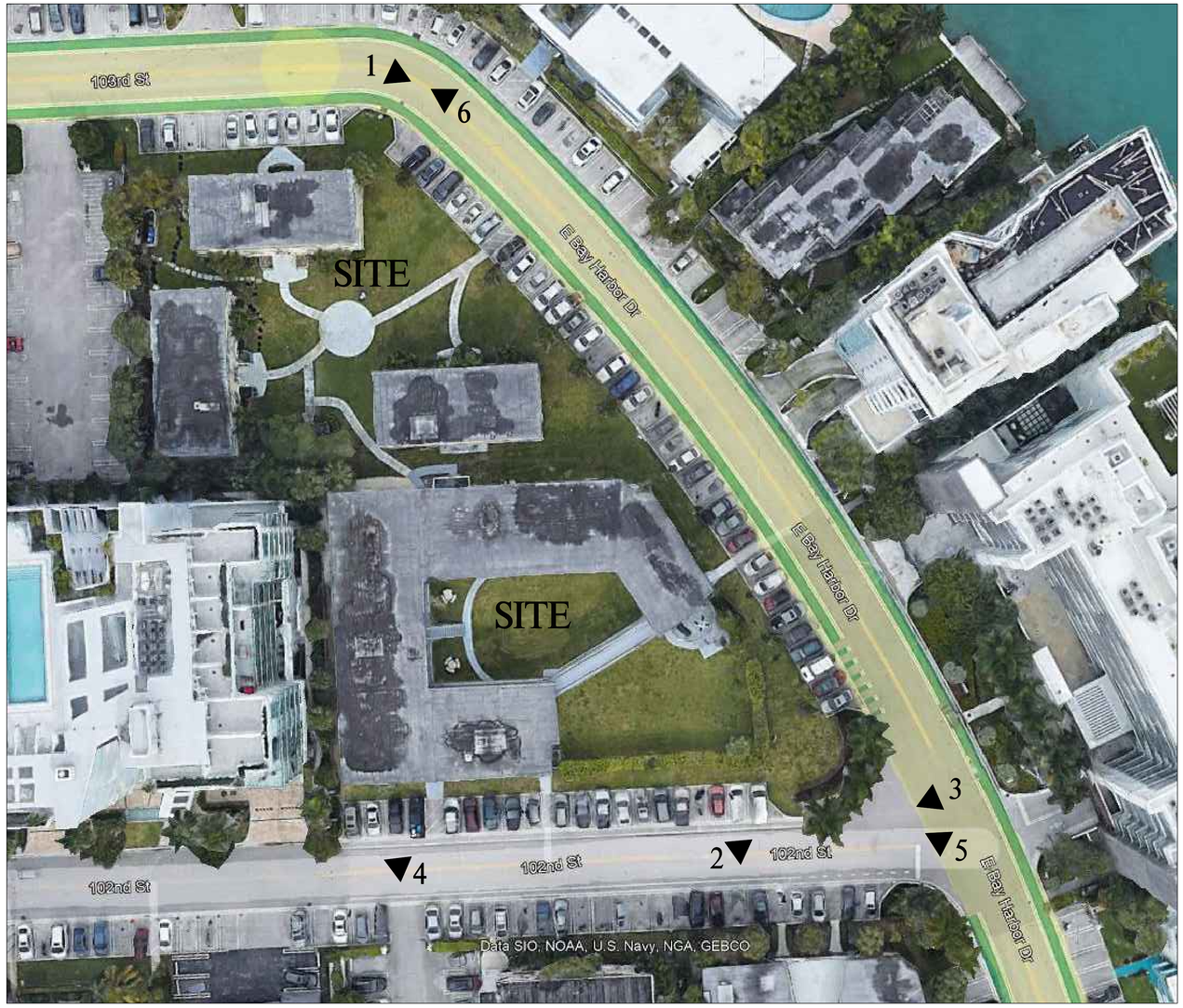



PHOTO
SITE LEGEND

N



4



5




6

S & E ARCHITECTS, INC.
© ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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
SITE AND CONTEXT PHOTOS

DATE 07-25-23
SCALE –
JOB NO. 2022-02
SHEET A-2
OF SHEETS




## AERIAL VIEW

N

S & E ARCHITECTS, INC.
© ALL RIGHTS RESERVED

THIS ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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
AERIAL VIEW

DATE 07-25-23
SCALE –
JOB NO. 2022-02
SHEET
A-3
OF SHEETS




## RENDERING
## (NORTH-EAST - E. BAY HARBOR DR. VIEW)

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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
RENDERING
NORTH-EAST
E. BAY HARBOR DR.

DATE 07-25-23
SCALE –
JOB NO. 2022-02
SHEET
A-4
OF SHEETS




## RENDERING
## (SOUTH-EAST - E. BAY HARBOR DR. 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
SOUTH-EAST
E. BAY HARBOR DR.

DATE 07-25-23
SCALE -
JOB NO. 2022-02
SHEET
A-5
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



## RENDERING
## (SOUTH-EAST BREEZEWAY PEDESTRIAN 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
SOUTH-EAST BREEZEWAY
PEDESTRIAN VIEW

DATE 07-25-23
SCALE –
JOB NO. 2022-02
SHEET
A-6
OF SHEETS


S & E ARCHITECTS, INC.
© ALL RIGHTS RESERVED

THIS ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



## RENDERING
## (BREEZEWAY AERIAL VIEW)

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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
RENDERING
BREEZEWAY AERIAL

DATE 07-25-23
SCALE -
JOB NO. 2022-02
SHEET
A-7
OF SHEETS

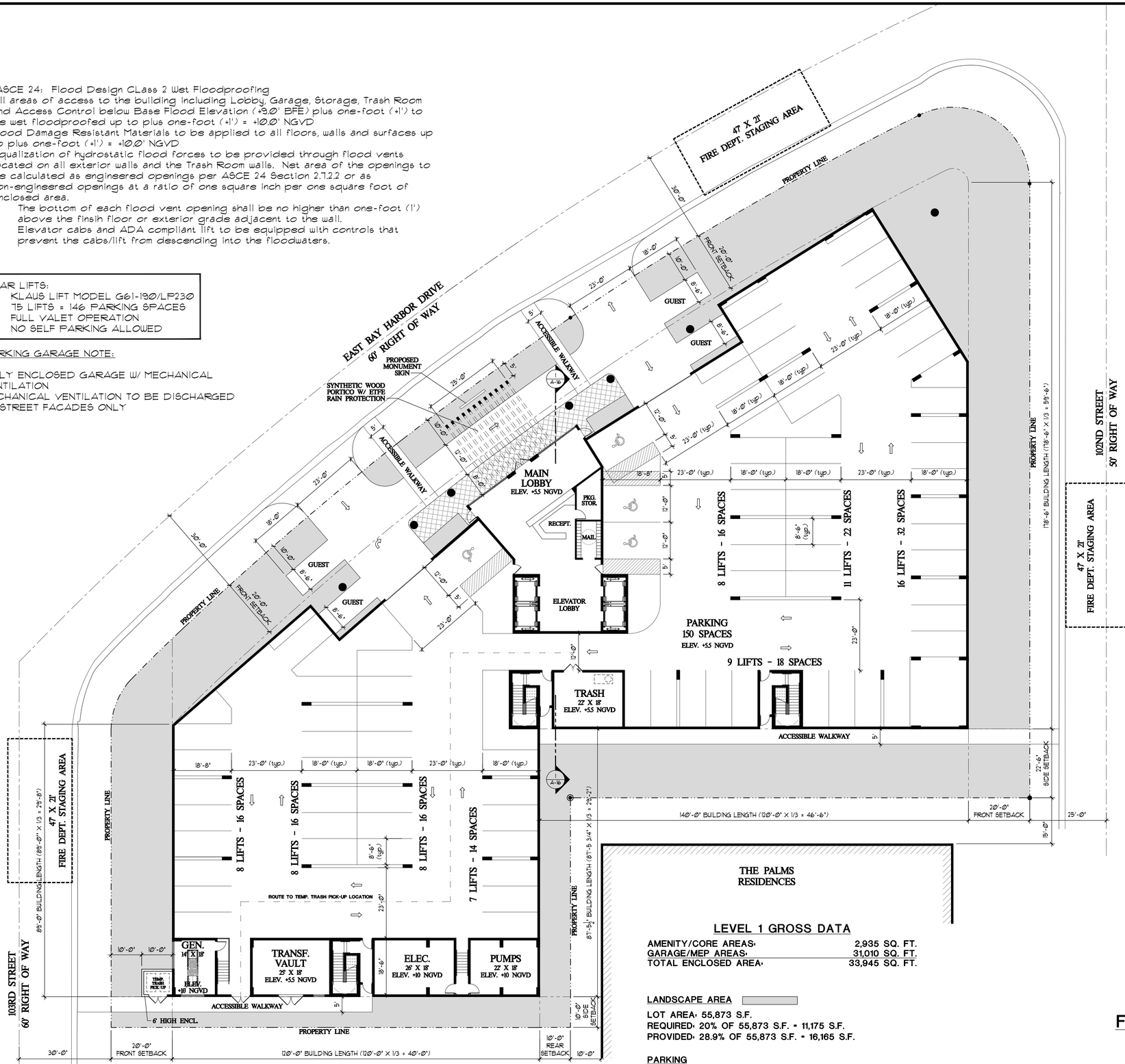
Per ASCE 24: Flood Design Class 2 Wet Floodproofing

- 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 Tift 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

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

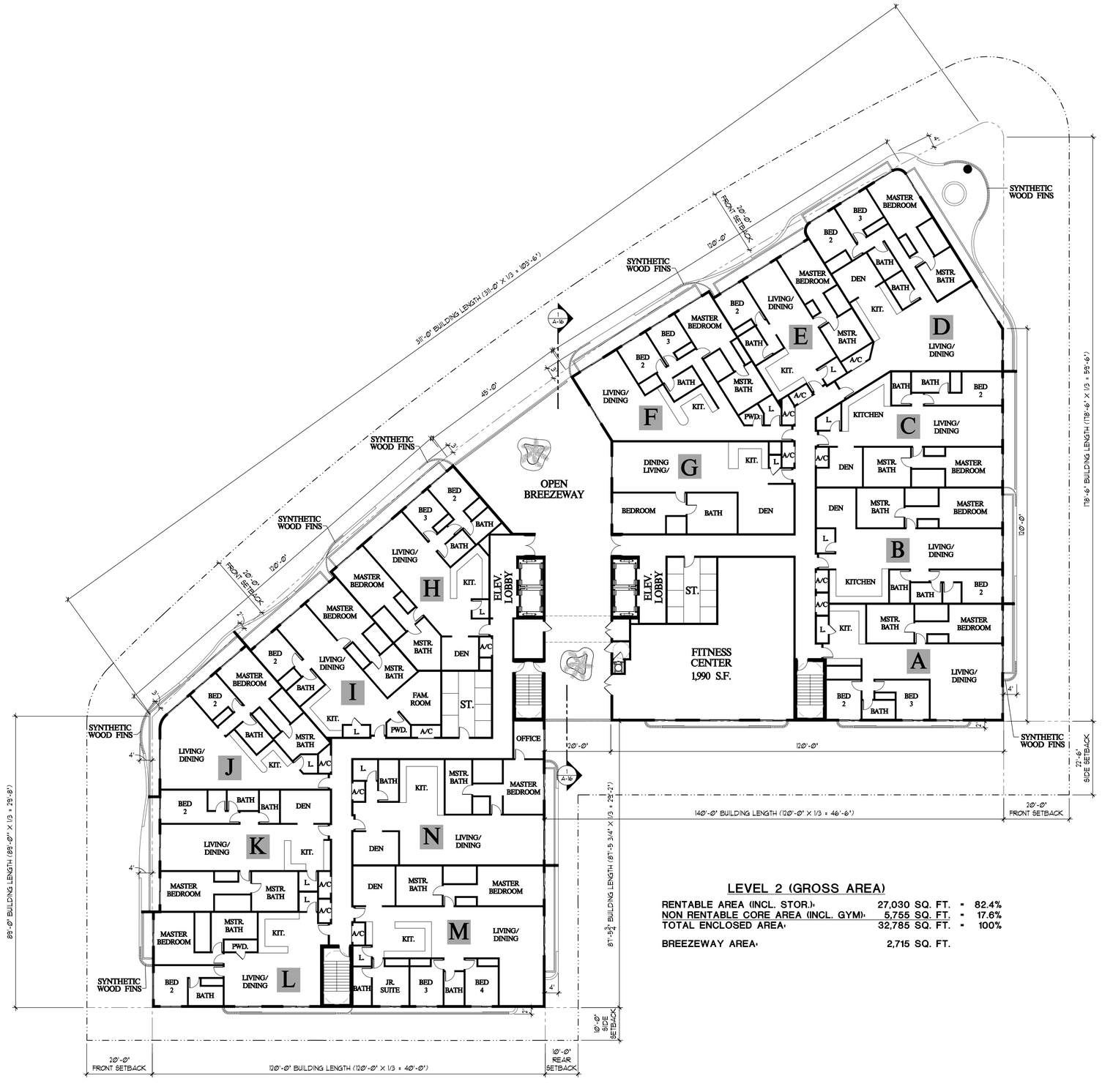
# BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING
10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
LEVEL 1 FLOOR PLAN

DATE 07-25-23
SCALE
JOB NO. 2022-02
SHEET
A-8
OF SHEETS




## LEVEL 2 (GROSS AREA)

| | | |
|---|---|---|
| RENTABLE AREA (INCL. STOR.): | 27,030 SQ. FT. | = 82.4% |
| NON RENTABLE CORE AREA (INCL. GYM): | 5,755 SQ. FT. | = 17.6% |
| TOTAL ENCLOSED AREA: | 32,785 SQ. FT. | = 100% |
| BREEZEWAY AREA: | 2,715 SQ. FT. | |

## 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 | 1,865 SF | 25 SF | 3 BEDROOM / 2 1/2 BATH |
| UNIT G | 1,540 SF | 25 SF | 1 BEDROOM / 1 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 | 1,510 SF | 25 SF | 2 BEDROOM / 2 BATH |
| UNIT M | 2,460 SF | 25 SF | 4 BEDROOM / 3 BATH + DEN |
| UNIT N | 1,955 SF | 25 SF | 1 BEDROOM / 2 BATH + DEN |

## TENANT STORAGE NOTE:

MIN. 25 S.F. TENANT STORAGE LOCKER FOR EACH UNIT LOCATED WITHIN STORAGE ROOMS (MIN. 7' HT. CLEARANCE)

## LEVEL 2 FLOOR PLAN

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

N

| REVISIONS | DATE |
|---|---|
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE: LEVEL 2 FLOOR PLAN

DATE: 07-25-23

SCALE

JOB NO. 2022-02

SHEET A-9

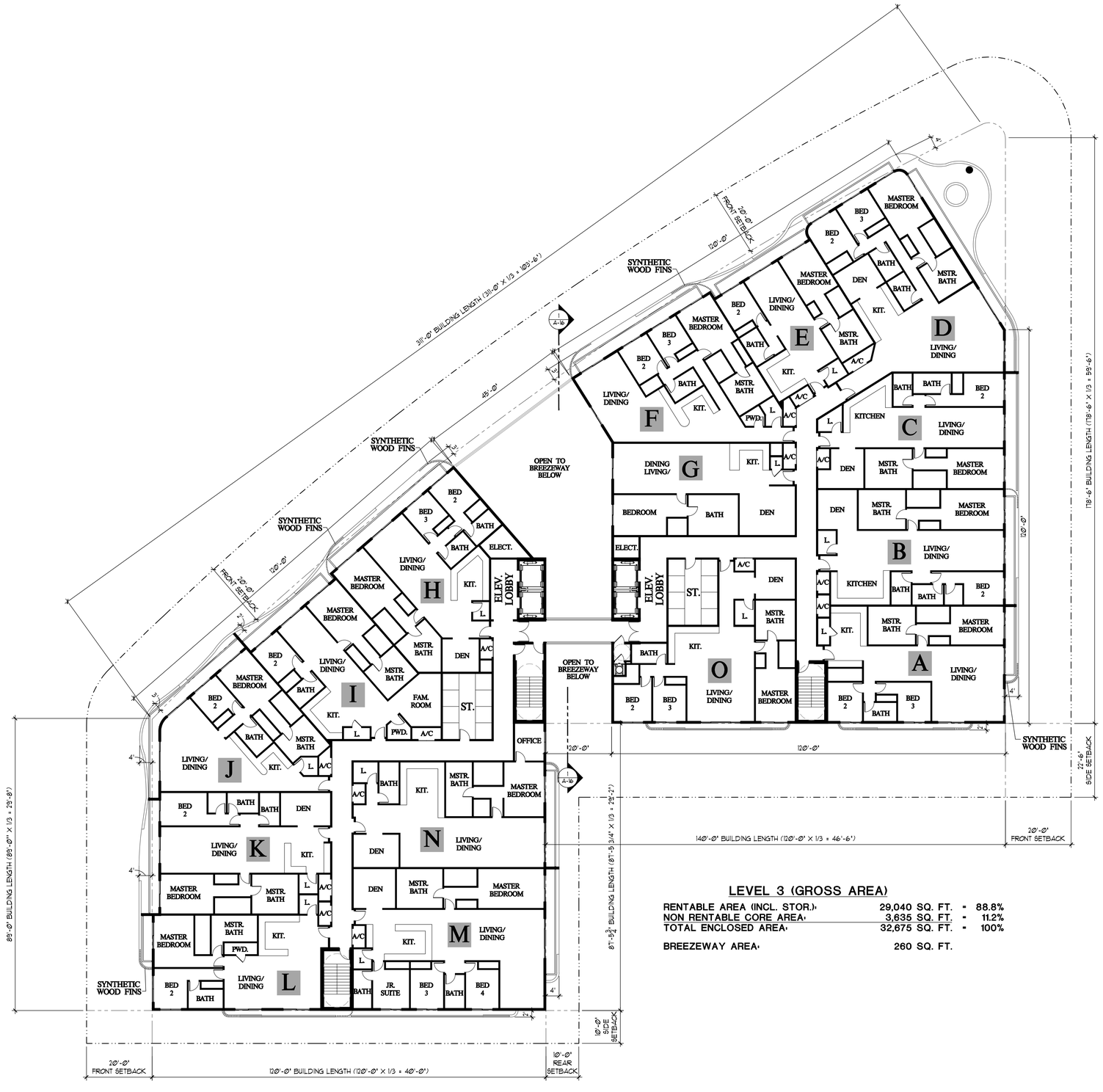
OF SHEETS


S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487



© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.




## 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 | 1,865 SF | 25 SF | 3 BEDROOM / 2 1/2 BATH |
| UNIT G | 1,540 SF | 25 SF | 1 BEDROOM / 1 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 | 1,510 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 | 1,925 SF | 25 SF | 3 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 3 (GROSS AREA)

| | | |
|---|---|---|
| RENTABLE AREA (INCL. STOR.): | 29,040 SQ. FT. | = 88.8% |
| NON RENTABLE CORE AREA: | 3,635 SQ. FT. | = 11.2% |
| TOTAL ENCLOSED AREA: | 32,675 SQ. FT. | = 100% |
| BREEZEWAY AREA: | 260 SQ. FT. | |

## LEVEL 3 FLOOR PLAN

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

N

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE -

BID SET -

CONSTRUCTION SET -

# BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE: LEVEL 3 FLOOR PLAN

DATE 07-25-23

SCALE

JOB NO. 2022-02

SHEET A-10

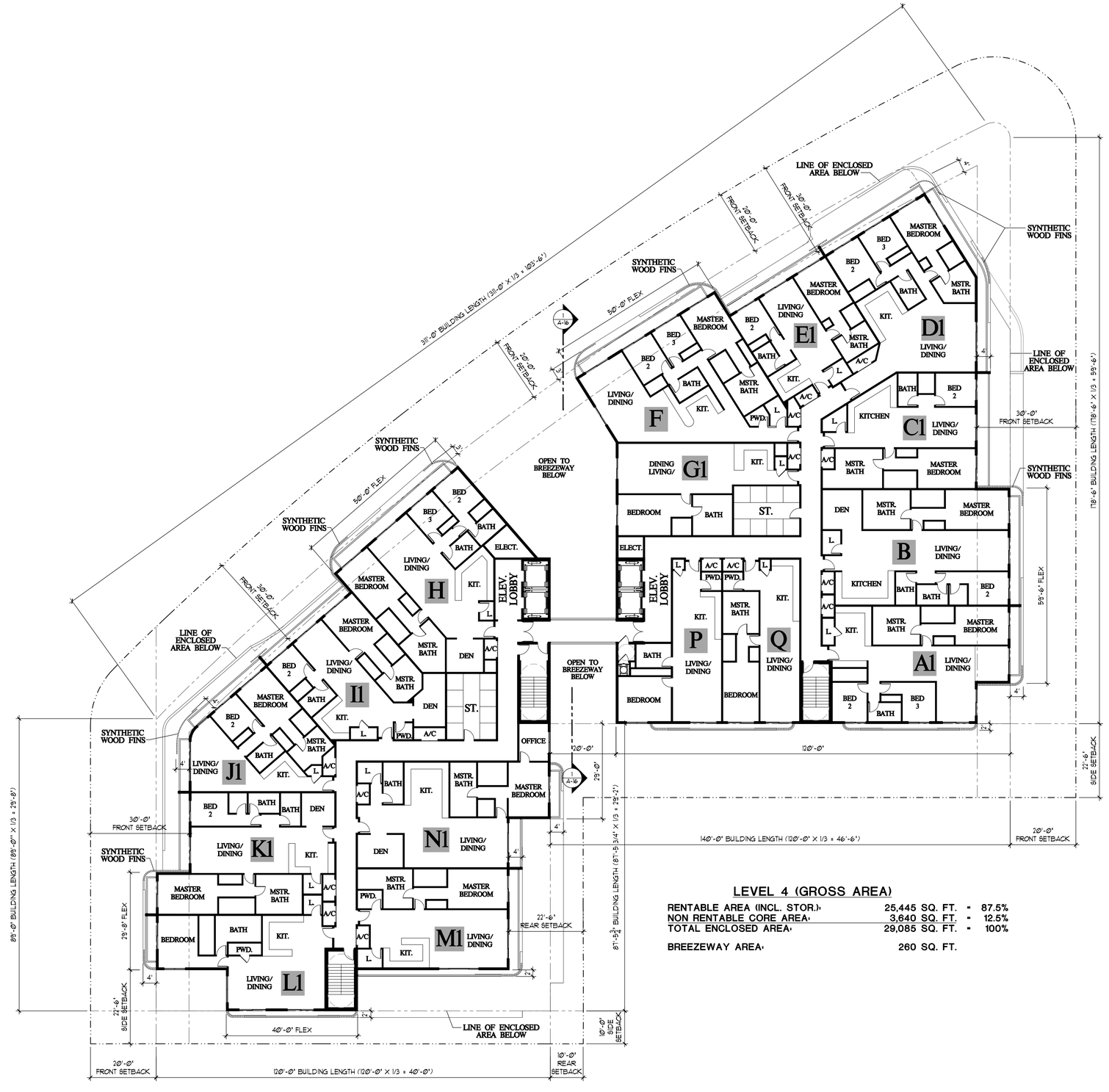
OF SHEETS


© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




## LEVEL 4 (GROSS AREA)

| | | |
|---|---|---|
| RENTABLE AREA (INCL. STOR.): | 25,445 SQ. FT. | = 87.5% |
| NON RENTABLE CORE AREA: | 3,640 SQ. FT. | = 12.5% |
| TOTAL ENCLOSED AREA: | 29,085 SQ. FT. | = 100% |
| BREEZEWAY AREA: | 260 SQ. FT. | |

## 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 | 1,110 SF | 25 SF | 2 BEDROOM / 2 BATH |
| UNIT F | 1,865 SF | 25 SF | 3 BEDROOM / 2.5 BATH |
| UNIT G1 | 1,225 SF | 25 SF | 1 BEDROOM / 1 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 | 1,070 SF | 25 SF | 1 BEDROOM / 1 BATH |
| UNIT Q | 1,145 SF | 25 SF | 1 BEDROOM / 1 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

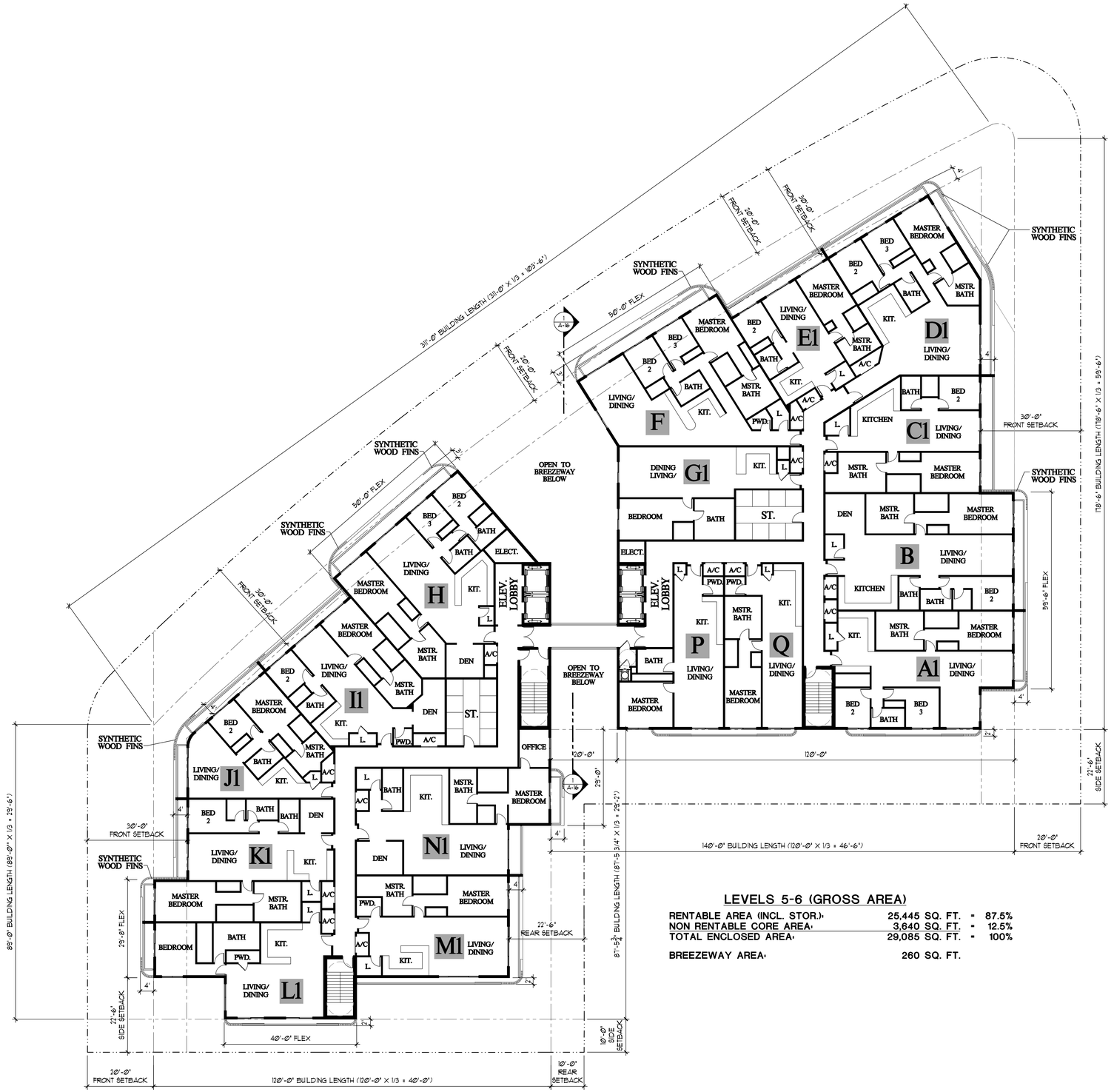
DATE 07-25-23
SCALE
JOB NO. 2022-02
SHEET A-11
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




## 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 | 1,110 SF | 25 SF | 2 BEDROOM / 2 BATH |
| UNIT F | 1,865 SF | 25 SF | 3 BEDROOM / 2.5 BATH |
| UNIT G1 | 1,225 SF | 25 SF | 1 BEDROOM / 1 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 | 1,070 SF | 25 SF | 1 BEDROOM / 1 BATH |
| UNIT Q | 1,145 SF | 25 SF | 1 BEDROOM / 1 BATH |

TENANT STORAGE NOTE:
MIN. 25 S.F. TENANT STORAGE LOCKER FOR EACH UNIT LOCATED WITHIN STORAGE ROOMS (MIN. 7' HT. CLEARANCE)

## LEVELS 5-6 (GROSS AREA)

| | | |
|---|---|---|
| RENTABLE AREA (INCL. STOR.): | 25,445 SQ. FT. | = 87.5% |
| NON RENTABLE CORE AREA: | 3,640 SQ. FT. | = 12.5% |
| TOTAL ENCLOSED AREA: | 29,085 SQ. FT. | = 100% |
| BREEZEWAY AREA: | 260 SQ. FT. | |

## LEVEL 5-6 FLOOR PLAN

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

N

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE -
BID SET -
CONSTRUCTION SET -

# BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING
10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

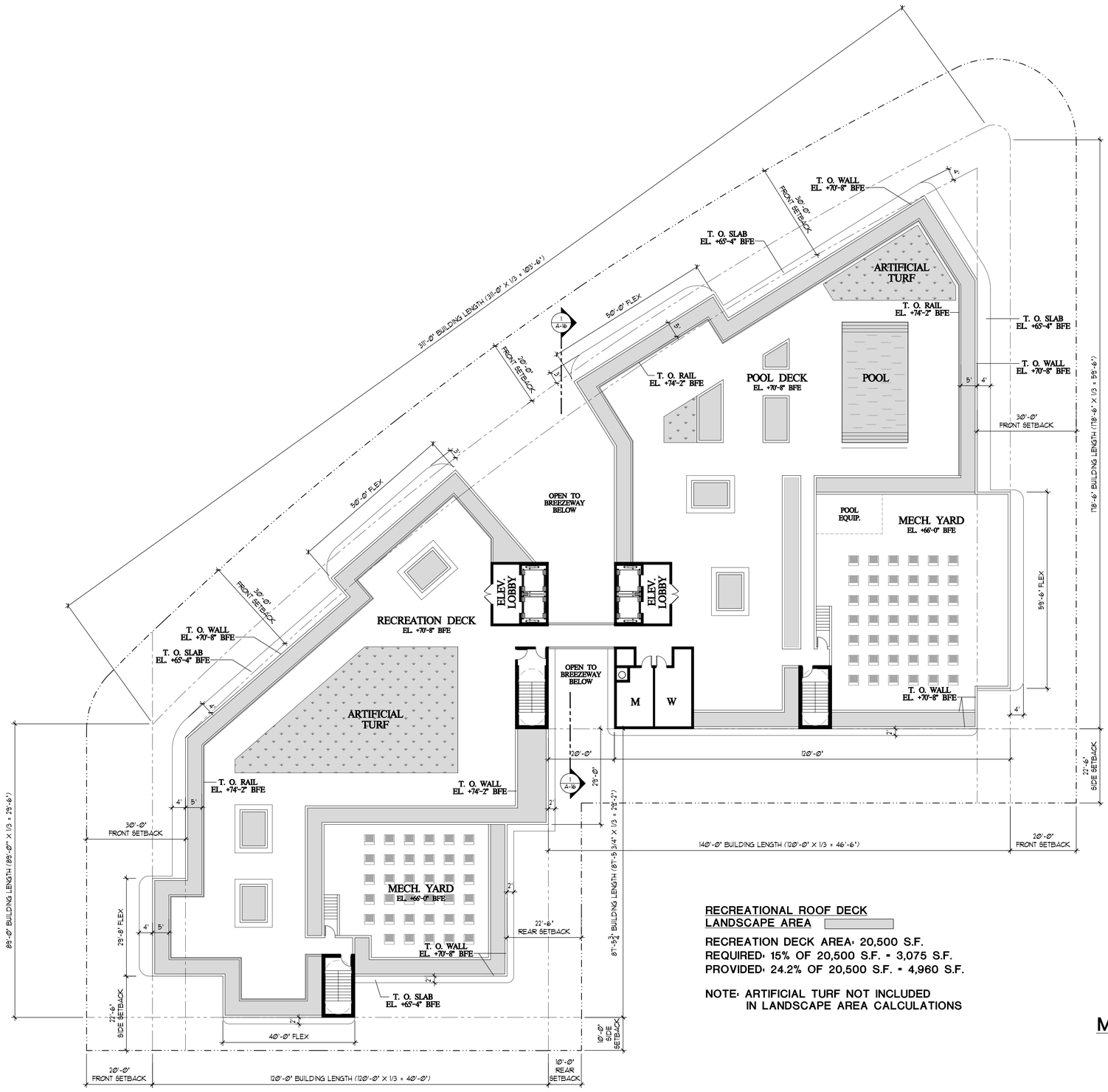

SHEET TITLE: LEVEL 5-6 FLOOR PLAN

DATE 07-25-23
SCALE
JOB NO. 2022-02
SHEET A-12
OF SHEETS


© S & E ARCHITECTS, INC. ALL RIGHTS RESERVED
THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




RECREATIONAL ROOF DECK
LANDSCAPE AREA

RECREATION DECK AREA: 20,500 S.F.
REQUIRED: 15% OF 20,500 S.F. = 3,075 S.F.
PROVIDED: 24.2% OF 20,500 S.F. = 4,960 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


ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
MAIN ROOF LEVEL FLOOR PLAN

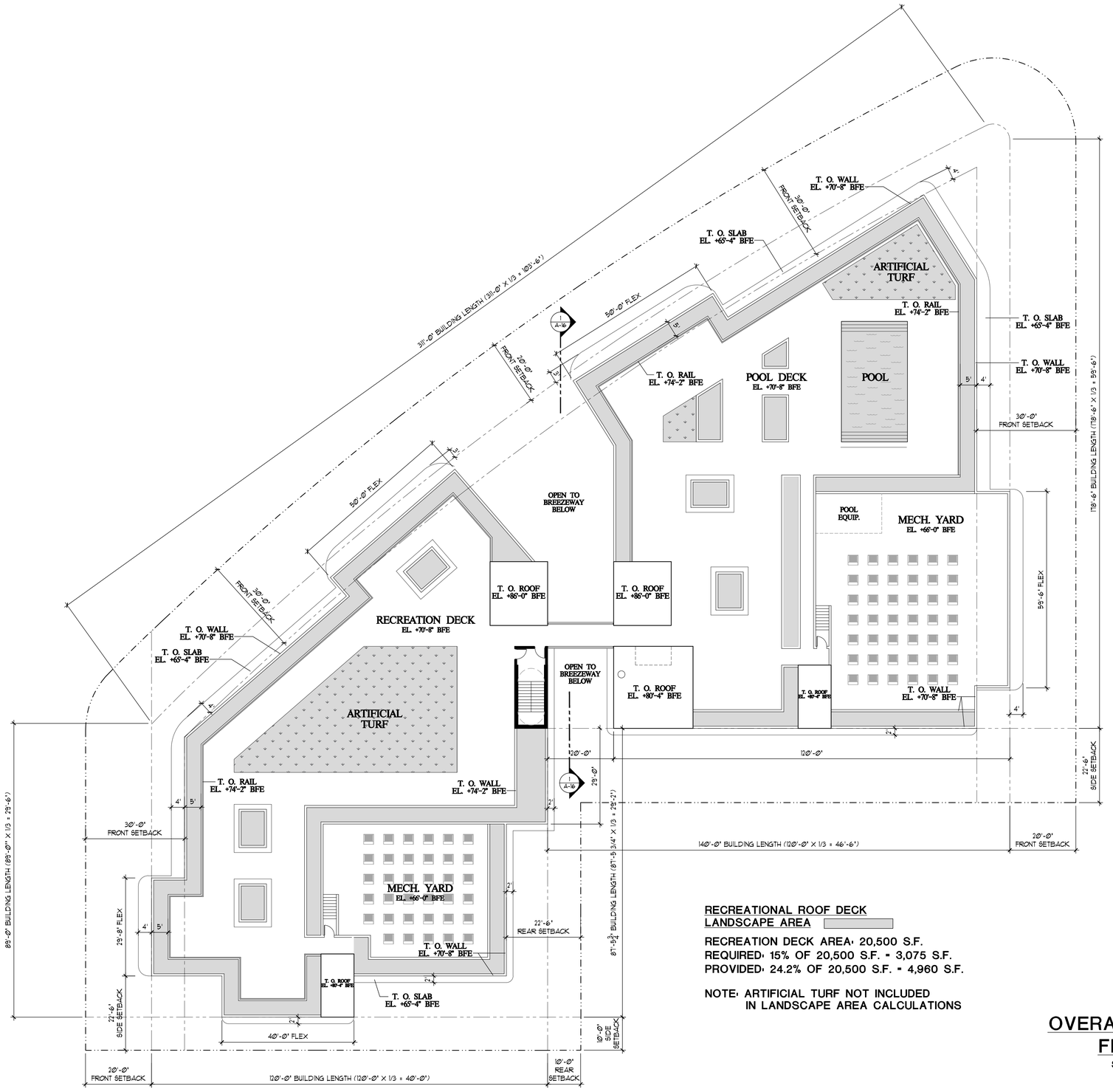
DATE 07-25-23
SCALE
JOB NO. 2022-02
SHEET
A-13
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487




RECREATIONAL ROOF DECK
LANDSCAPE AREA

RECREATION DECK AREA: 20,500 S.F.
REQUIRED: 15% OF 20,500 S.F. = 3,075 S.F.
PROVIDED: 24.2% OF 20,500 S.F. = 4,960 S.F.

NOTE: ARTIFICIAL TURF NOT INCLUDED IN LANDSCAPE AREA CALCULATIONS

## OVERALL ROOF LEVEL FLOOR PLAN

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

N

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

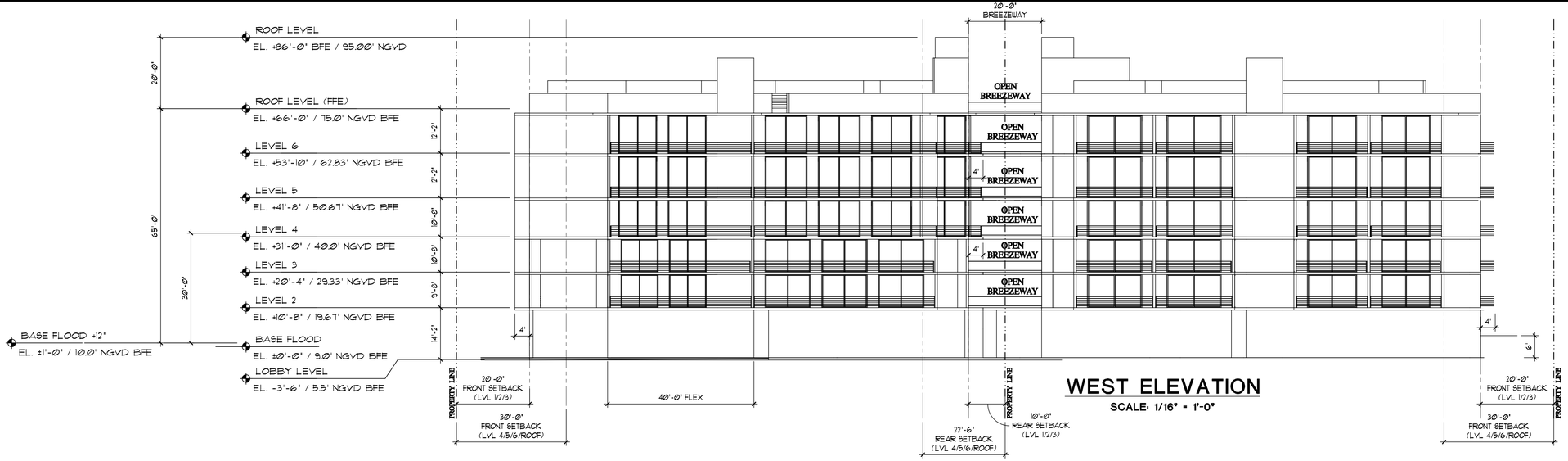
# BAY HARBOR 103RD STREET

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

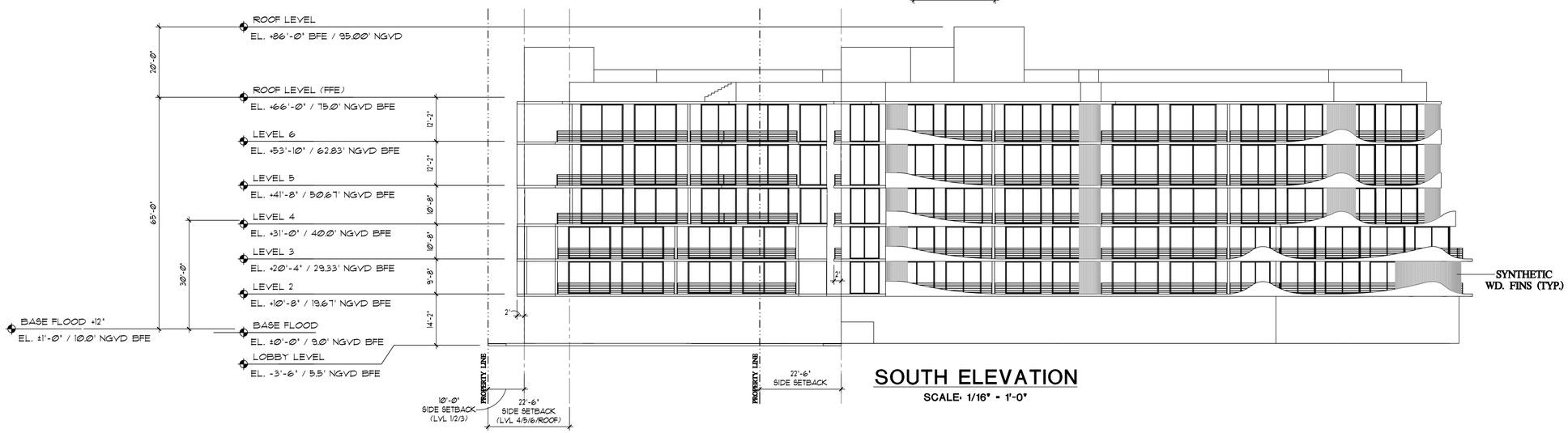
SHEET TITLE
OVERALL ROOF LEVEL FLOOR PLAN

DATE 07-25-23
SCALE
JOB NO. 2022-02
SHEET
A-14
OF SHEETS



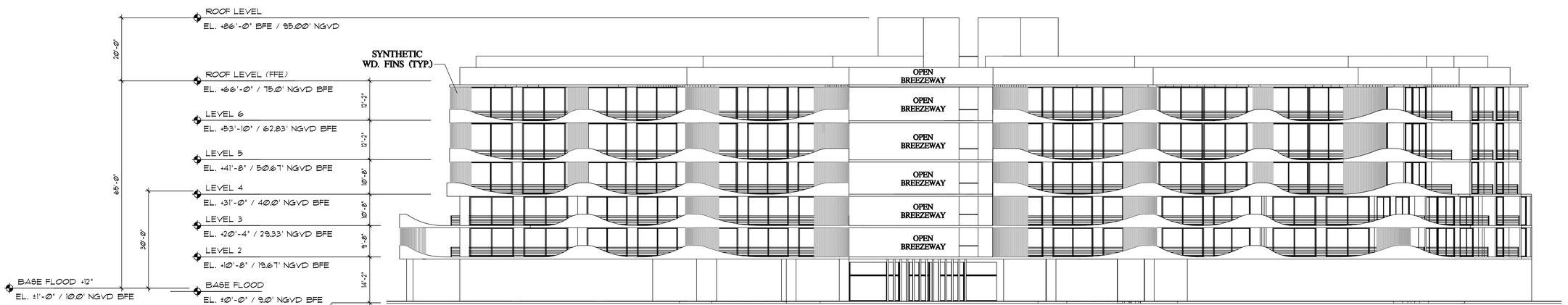

## WEST ELEVATION

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




## SOUTH ELEVATION

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




## NORTH/EAST ELEVATION

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

© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# BAY HARBOR 103RD STREET

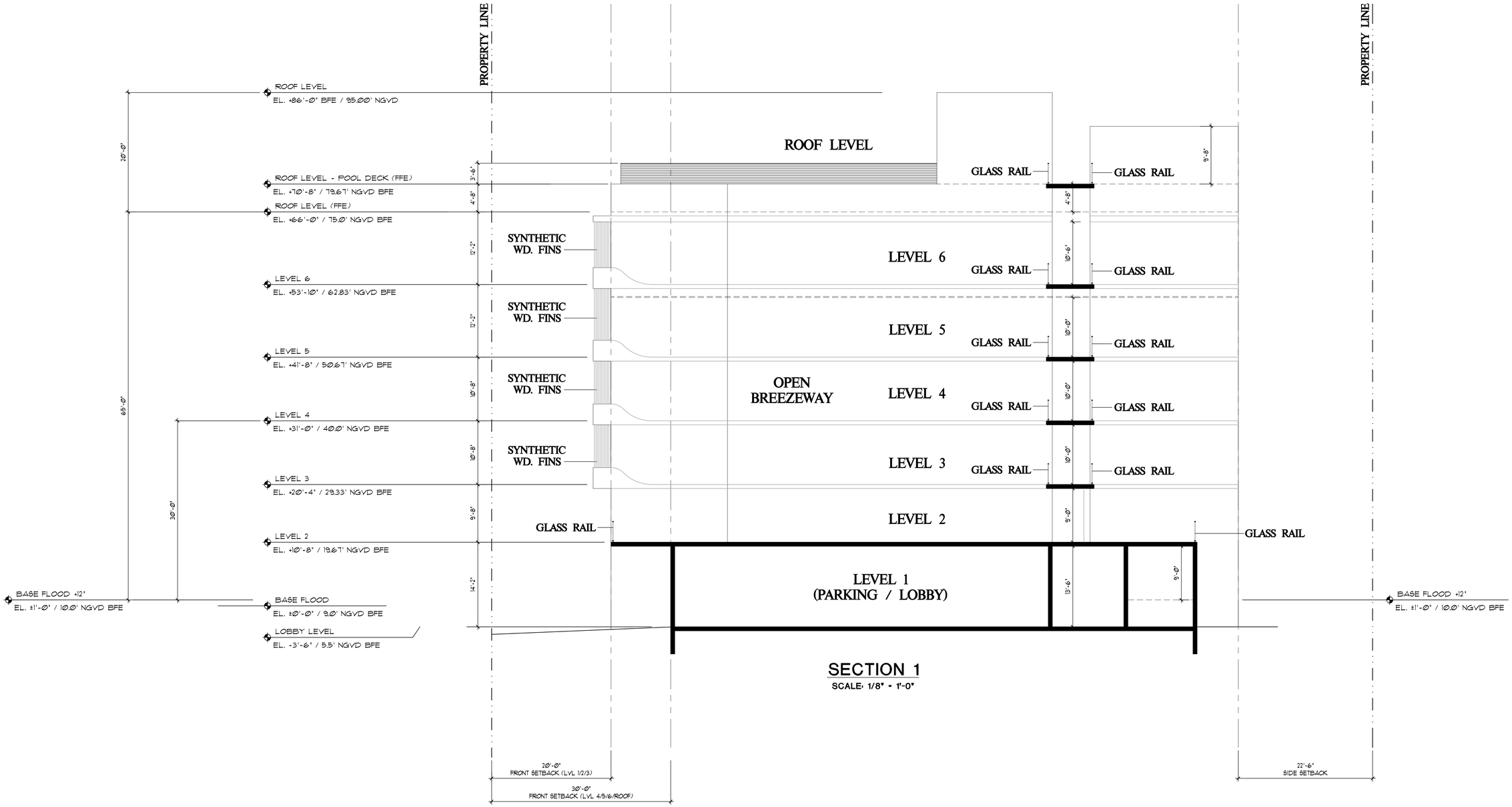
NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

S & E ARCHITECTS, INC.
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
BUILDING ELEVATIONS

DATE 04-04-23
SCALE
JOB NO. 2022-02
SHEET
A-15
OF SHEETS




## SECTION 1

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

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING

10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154


ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226


SHEET TITLE
BUILDING SECTION 1

DATE 04-04-23
SCALE
JOB NO. 2022-02
SHEET
A-16
OF SHEETS


© S & E ARCHITECTS, INC.
ALL RIGHTS RESERVED

THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS PROJECT ARE THE LEGAL PROPERTY OF S & E ARCHITECTS, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.



S & E ARCHITECTS, INC.
AA26002332
ROBERT J. SCHNECKENBERG
AR0015487

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

09 September 2022

**Re: Development Impact Analysis Report**
**Bay Harbor 103rd Street Apartments**
**10290 East Bay Harbor Drive**
**Bay Harbor Islands, Florida 33154**
**Langan Project No.: 300303601**

To Whom It May Concern:

The following information and analysis are intended to demonstrate compliance with the requirements of Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances to insure the Levels of Service (LOS) will be maintained for the residential development.

**POTABLE WATER**

The water use requirements for the project are calculated based on the units in Bay Harbor Islands Unit Data Summary table provided by S&E Architects, Inc. An increase in flow demand of **17,794 GPD** is expected from the project. Below is the calculation for the proposed water demands per Town of Bay Harbor LOS standards:

| PROPOSED POTABLE WATER CALCULATION TABLE | | | |
|---|---|---|---|
| Proposed Use | Unit (Avg. Capita per Household) | Loading (GPD Per Capita /Use) | Demand (GPD) |
| Residential Apartment | 77 Units (2.17 per DU) | 200 GPD per Capita/Unit | 33,418 |
| TOTAL DAILY GALLONAGE | | | 33,418 |

| EXISTING POTABLE WATER CALCULATION TABLE | | | |
|---|---|---|---|
| Existing Use | Unit (Avg. Capita per Household) | Loading (GPD Per Capita /Use) | Demand (GPD) |
| Residential Apartment | 36 Units (2.17 per DU) | 200 GPD per Capita/Unit | 15,624 |
| TOTAL DAILY GALLONAGE | | | 15,624 |

| | |
|---|---|
| **NET INCREASE** | **17,794 GPD** |





**SANIARY SEWER**

The sanitary sewer use requirements for the project are calculated based on the units in the Bay Harbor Islands Unit Data Summary table provided by S&E Architects, Inc. An increase in flow demand of **13,879 GPD** is expected from the project. Below is the calculation for the proposed water demands per Town of Bay Harbor LOS standards:

| PROPOSED SANITARY SEWER CALCULATION TABLE | | | |
|---|---|---|---|
| Proposed Use | Unit (Avg. Capita per Household) | Loading (GPD Per Capita /Use) | Demand (GPD) |
| Residential Apartment | 77 Units (2.17 per DU) | 156 GPD per Capita/Unit | 26,066 |
| TOTAL DAILY GALLONAGE | | | 26,066 |

| EXISTING SANITARY SEWER CALCULATION TABLE | | | |
|---|---|---|---|
| Existing Use | Unit (Avg. Capita per Household) | Loading (GPD Per Capita /Use) | Demand (GPD) |
| Residential Apartment | 36 Units (2.17 per DU) | 156 GPD per Capita/Unit | 12,187 |
| TOTAL DAILY GALLONAGE | | | 12,187 |

| | |
|---|---|
| **NET INCREASE** | **13,879 GPD** |

**SOLID WASTE**

The anticipated solid waste generated by the project was calculated using the number of units in the Bay Harbor Islands Unit Data Summary table provided by S&E Architects, Inc. An increase in solid waste generation of **56.23 TONS/Y** is expected from the project. Below is the calculation for the proposed water demands per Town of Bay Harbor LOS standards:

| PROPOSED SOLID WASTE CALCULATION TABLE | | | |
|---|---|---|---|
| Proposed Use | Unit (Avg. Capita per Household) | Loading (TPY Per Capita /Use) | Demand (TPY) |
| Residential Apartment | 77 Units (2.17 per DU) | 0.632 TPY per Capita/Unit | 105.60 |
| TOTAL DAILY GALLONAGE | | | 105.60 |

| EXISTING SOLID WASTE CALCULATION TABLE | | | |
|---|---|---|---|
| Existing Use | Unit (Avg. Capita per Household) | Loading (TPY Per Capita /Use) | Demand (TPY) |
| Residential Apartment | 36 Units (2.17 per DU) | 0.632 TPY per Capita/Unit | 49.37 |
| TOTAL DAILY GALLONAGE | | | 49.37 |

| | |
|---|---|
| **NET INCREASE** | **56.23 TPY** |

LANGAN



**STORM DRAINAGE**

The stormwater runoff from the site will be conveyed to a proposed system of exfiltration trenches and drainage wells. The drainage systems has been designed to meet the 10-Year 1-Hour storm and 10-Year 24-Hour storm requirements, and meets the requirements specified by the Miami-Dade County Public Works Manual Section D4-Water control. Refer to detailed calculations provided in Drainage Calculations report prepared by Langan Engineering and Environmental Services for the Bay Harbor 103rd Street Apartments project.

LANGAN

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

PERMIT ISSUE
-
BID SET
-
CONSTRUCTION SET
-

# BAY HARBOR 103RD STREET

NEW RENTAL APARTMENT BUILDING
10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
DEVELOPMENT IMPACT ANALYSIS REPORT

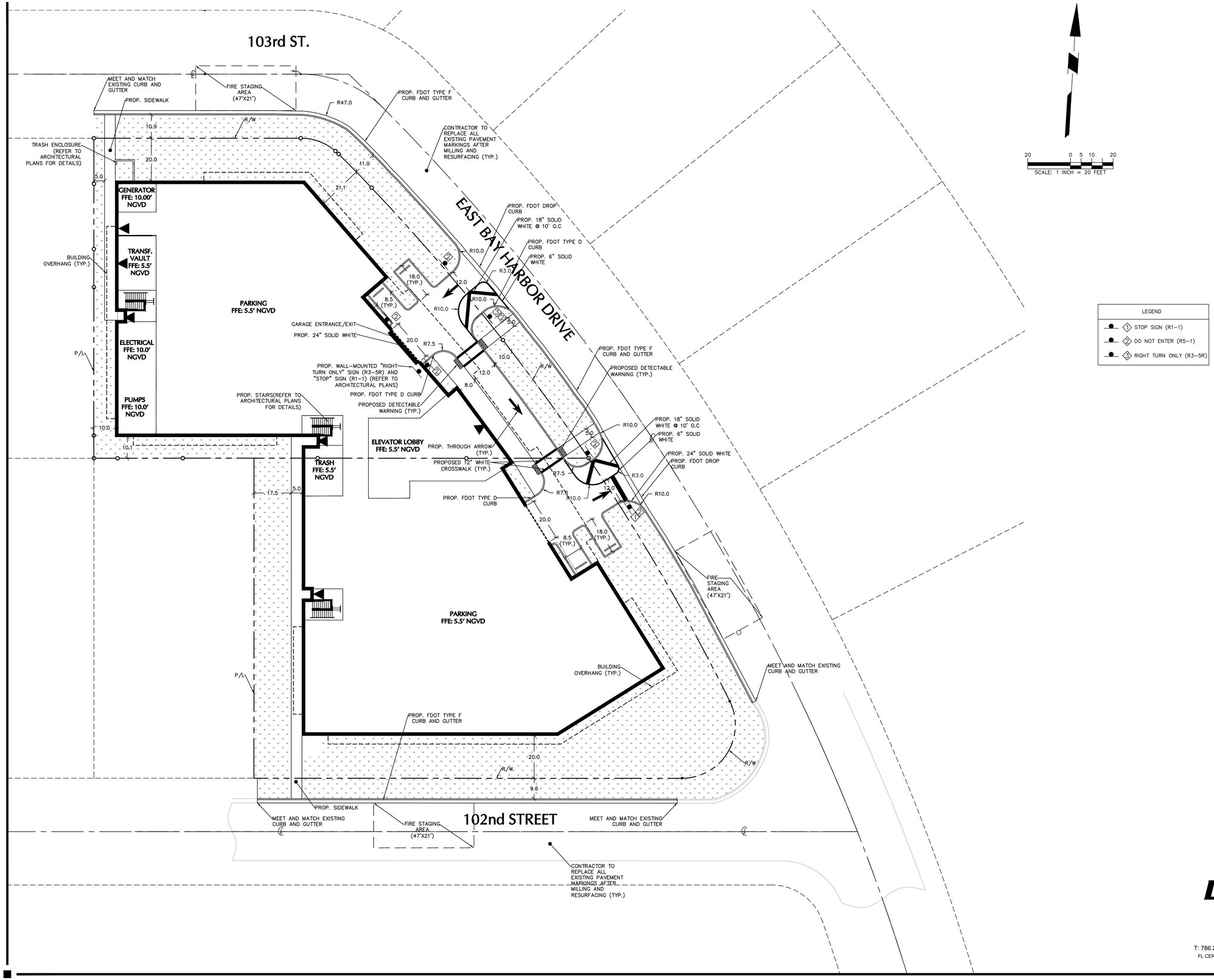
DATE 07-25-23
SCALE 1" = 20'
JOB NO. 300303601
SHEET C-003
OF SHEETS

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: 7/24/2023 Time: 13:40 User: metchart 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

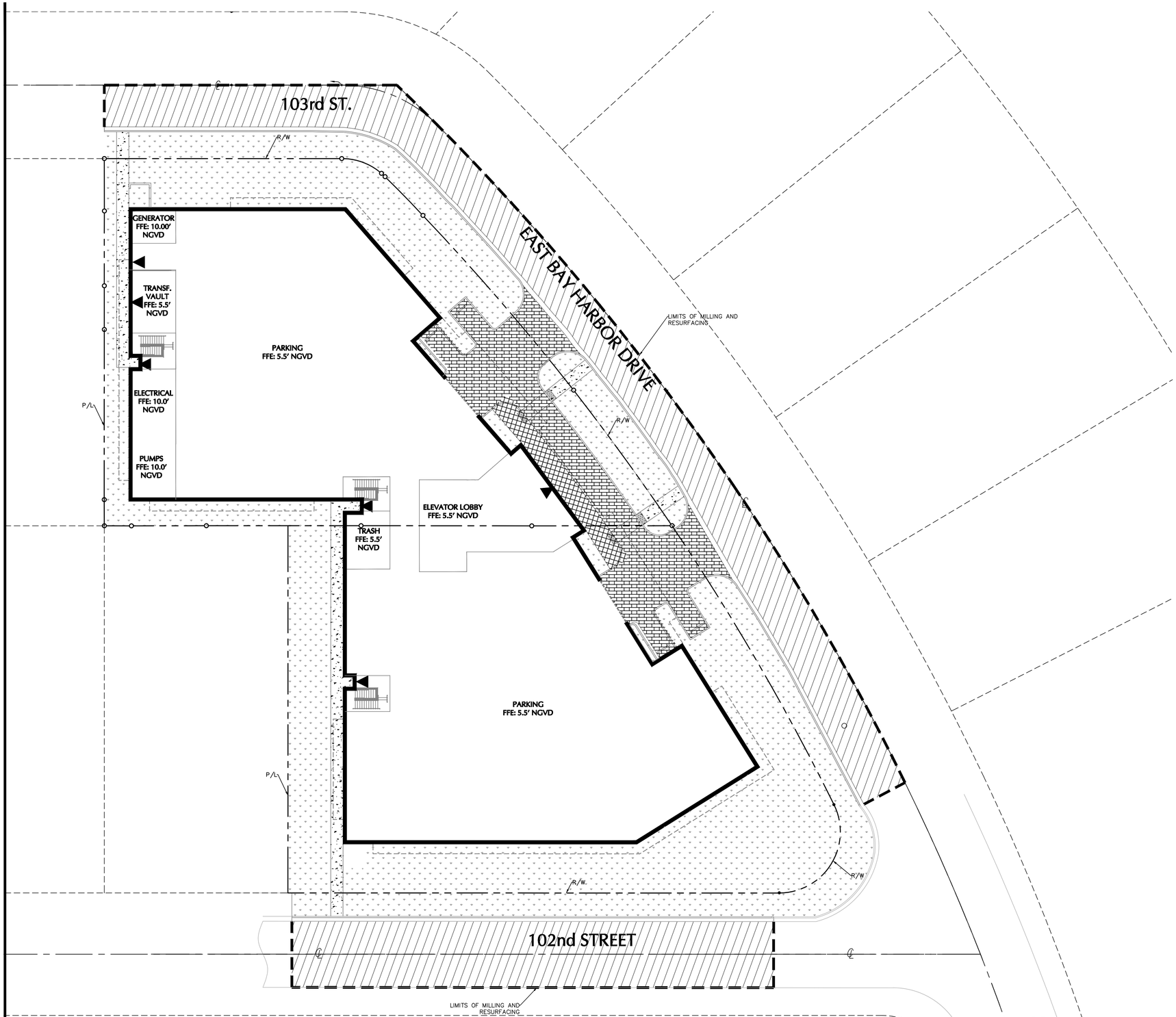
| | |
|---|---|
| DATE | 07-25-23 |
| SCALE | 1" = 20' |
| JOB NO. | 300303601 |
| SHEET | C-300 |

OF SHEETS

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858


LANGAN
Langan Engineering and Environmental Services, Inc.
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




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

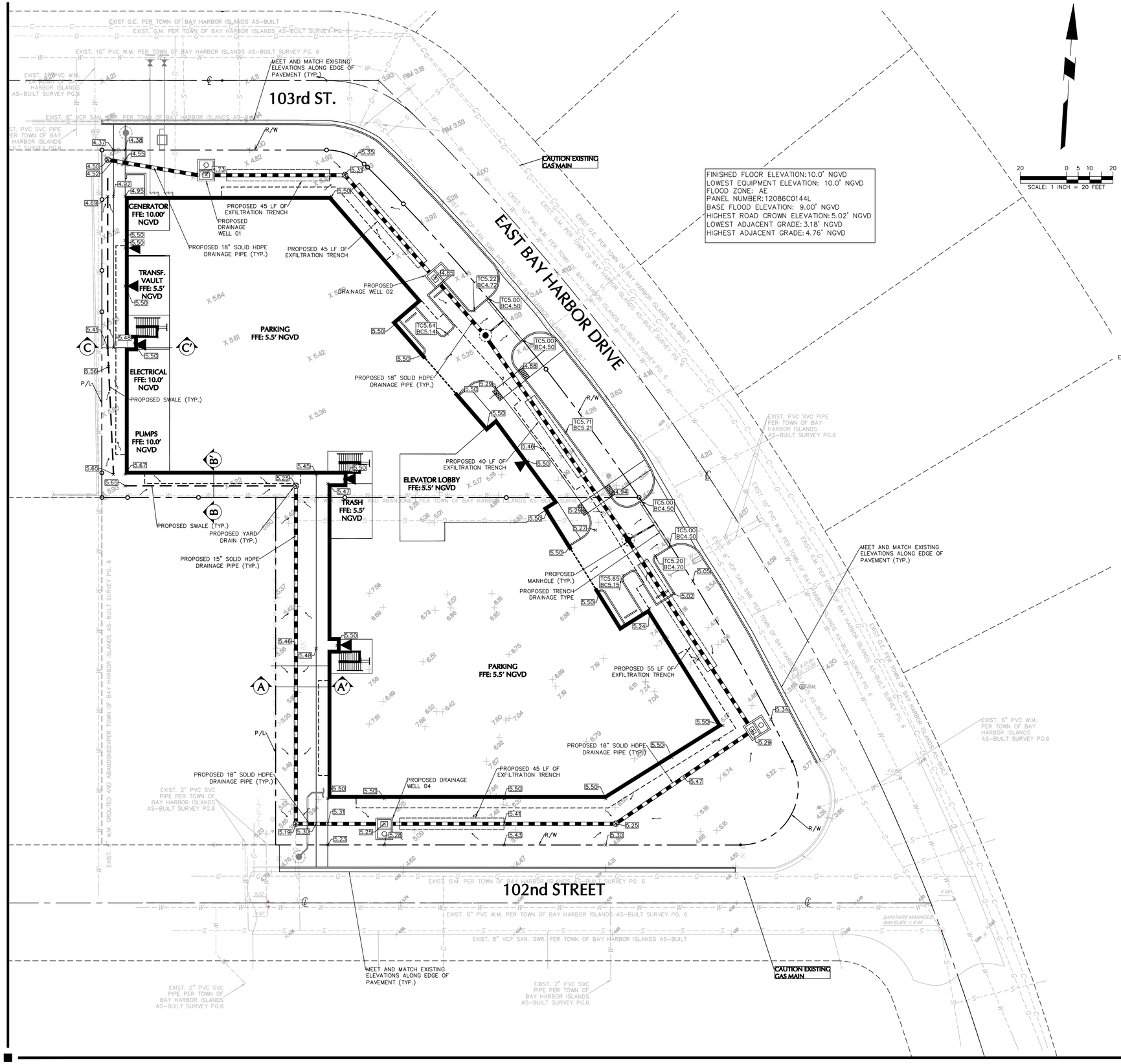
NEW RENTAL APARTMENT BUILDING
10290 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

ARCHITECTS, INC
2000 South Dixie Highway #203 | Miami, FL 33133
Office: 305-441-2226

SHEET TITLE
PAVING PLAN

| | |
|---|---|
| DATE | 07-25-23 |
| SCALE | 1" = 20' |
| JOB NO. | 300303601 |
| SHEET | C-301 |

OF SHEETS




| 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

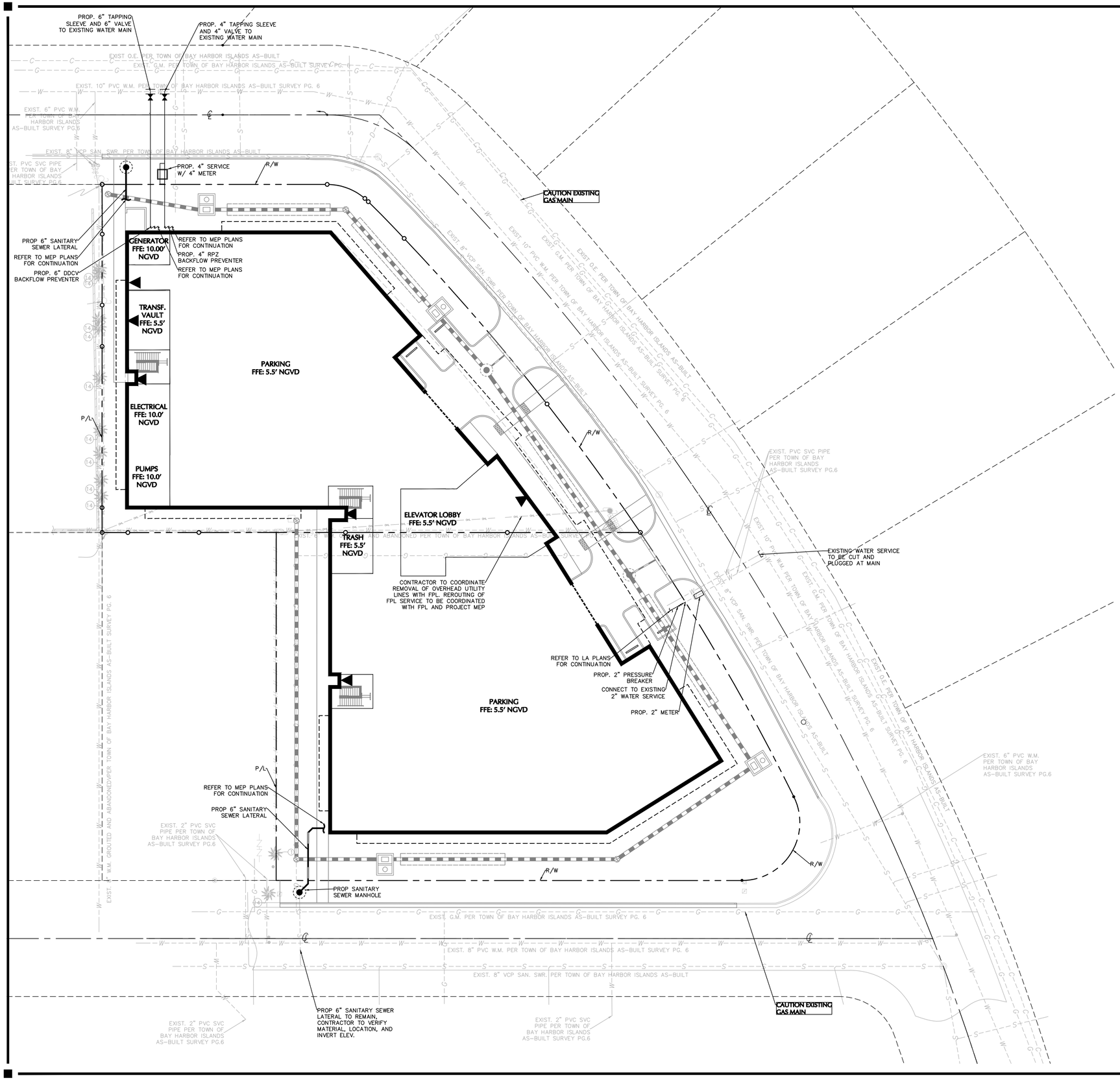

SHEET TITLE
GRADING AND DRAINAGE PLAN

DATE 07-25-23
SCALE 1" = 20'
JOB NO. 300303601
SHEET C-400
OF x SHEETS

SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858


LANGAN
Langan Engineering and Environmental Services, Inc.
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

## UTILITY PLAN

| | |
|---|---|
| DATE | 07-25-23 |
| SCALE | 1" = 20' |
| JOB NO. | 300303601 |
| SHEET | C-500 |

OF SHEETS

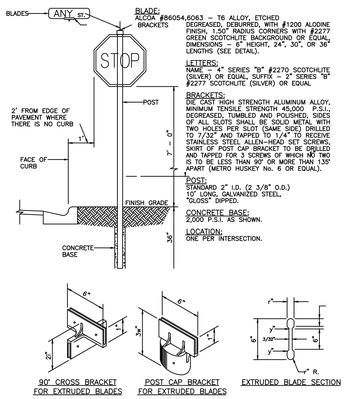
SIGNATURE DATE

LEONARDO RODRIGUEZ
PROFESSIONAL ENGINEER FL Lic. No. 54858

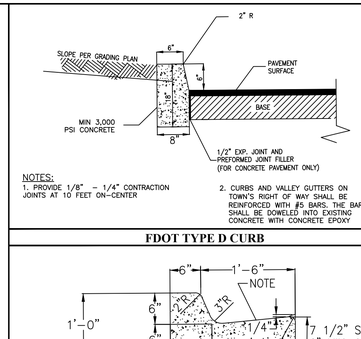

LANGAN
Langan Engineering and Environmental Services, Inc.
1221 Brickell Avenue, Suite 1800
Miami, FL 33131
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198



Date: 7/24/2023 Time: 13:41 User: metchart Style Table: Langan.stb Layout: C-500 Document Code: CP01-300303601-0501-CU101-0101




## STOP SIGN AND STREET BAR ASSEMBLY



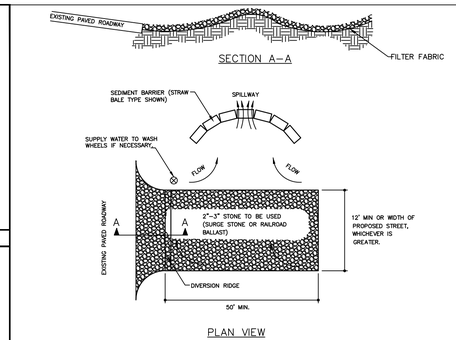

NOTES:
1. PROVIDE 1/8" – 1/4" CONTRACTION JOINTS AT 10 FEET ON-CENTER
2. CURBS AND VALLEY GUTTERS ON TOWN'S RIGHT OF WAY SHALL BE REINFORCED WITH #5 BARS. THE BARS SHALL BE DOWELED INTO EXISTING CONCRETE WITH CONCRETE EPOXY

## FDOT TYPE D CURB



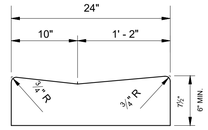

NOTES:
1. WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.
2. CURBS AND VALLEY GUTTERS ON TOWN'S RIGHT OF WAY SHALL BE REINFORCED WITH #5 BARS. THE BARS SHALL BE DOWELED INTO EXISTING CONCRETE WITH CONCRETE EPOXY.

## FDOT TYPE F CURB AND GUTTER



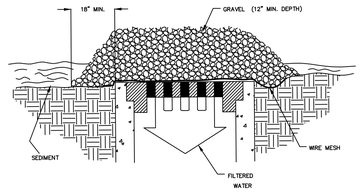

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC 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.

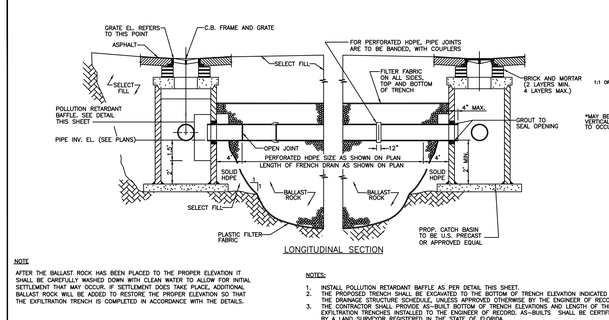
## FDOT STANDARD DROP CURB




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

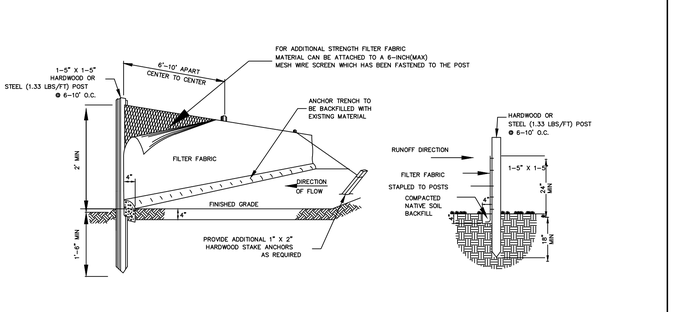
## INLET SEDIMENT FILTER




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.

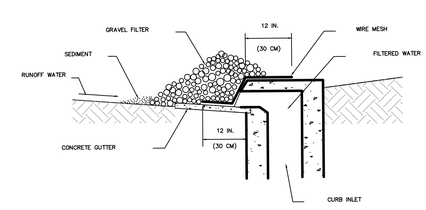
NOTES:
1. INSTALL POLLUTION RETARDANT BAFFLE AS PER DETAIL THIS SHEET.
2. THE PROPOSED TRENCH SHALL BE EXCAVATED TO THE BOTTOM OF TRENCH ELEVATION INDICATED IN THE DRAINAGE STRUCTURE SCHEDULE, UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD.
3. THE CONTRACTOR SHALL PROVIDE AS-BUILT BOTTOM OF TRENCH 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



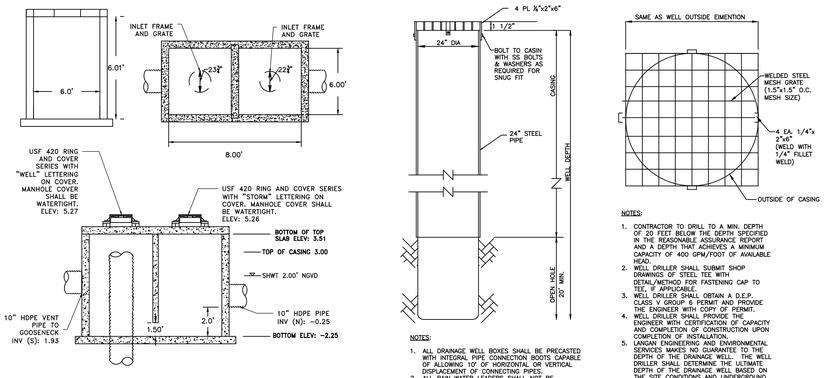

NOTE:
1. IN AREAS WHERE ANCHOR TRENCH CANNOT BE DUG, FABRIC WILL BE LAID ON SURFACE AND COVERED WITH MINIMUM 4" DEPTH OF SOIL.
2. WHEN ATTACHING 2 SILT FENCES TOGETHER, PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE 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 THESE 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 | 07–25–23 |
| SCALE | 1" = 20' |
| JOB NO. | 300303601 |
| SHEET | C-800 |
| 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: 7/24/2023 Time: 13:40 User: metchart Style Table: Langan.stb Layout: Layout1 Document Code: CP01-300303601-0501-CS001-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.

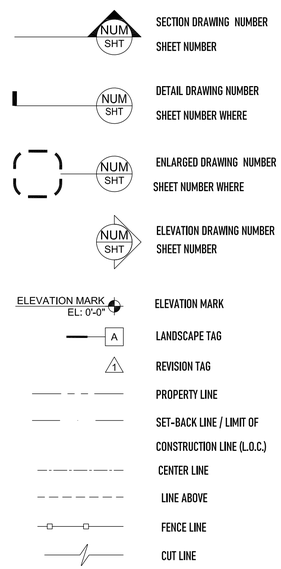
## SOIL EROSION CONTROL NOTES:

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
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | | |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | DATE | DESCRIPTION |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-103BH
Print Date: JULY 25, 2023
Scale: As Indicated
Drawn By: TH

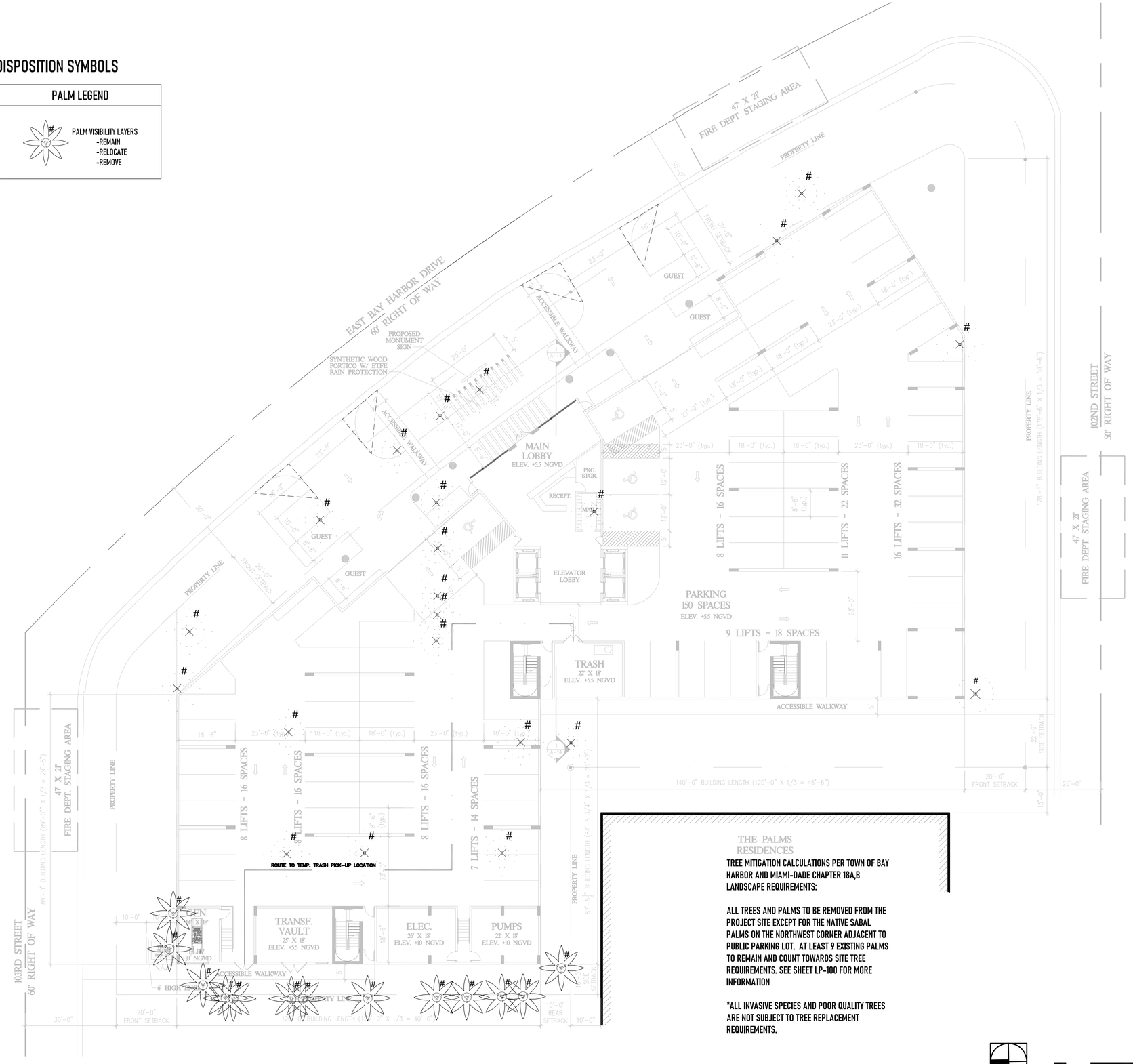
Sheet Title:

GENERAL NOTES AND ABBREVIATIONS

LC-001

## CANOPY VEGETATION DISPOSITION SYMBOLS

| TREE LEGEND | PALM LEGEND |
|---|---|
| TREE/PALM ID TAG<br>TREE / PALM TPZ<br>TREE / PALM TRUNK DIAMETER<br>TREE / PALM CRZ<br>TREE / PALM CANOPY DIAMETER<br>TREE VISIBILITY LAYERS<br>-REMAIN<br>-RELOCATE<br>-REMOVE | PALM VISIBILITY LAYERS<br>-REMAIN<br>-RELOCATE<br>-REMOVE |




**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"


**COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC**
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG

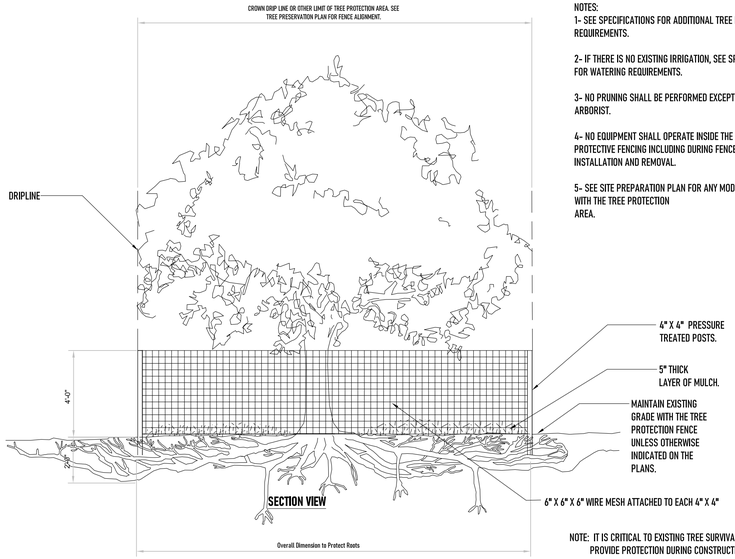

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-103BH
Print Date: JULY 25, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:

**TREE DISPOSITION PLAN**

# TD-100




NOTES:
1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.

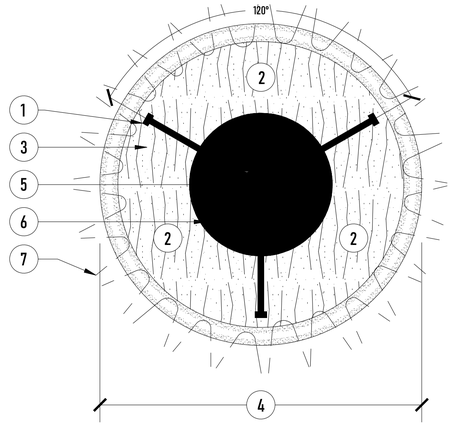
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

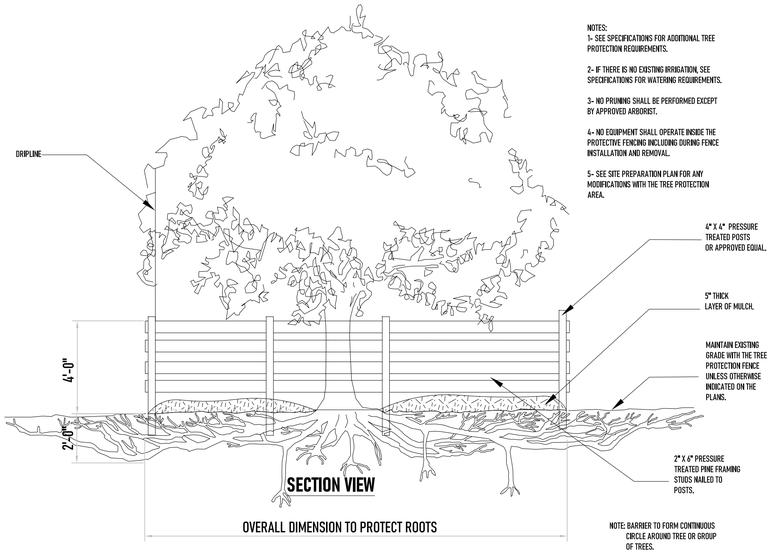
NOTE: IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.

4 TD-101 WIRE MESH BARRIER DETAIL
TREE / PALM PROTECTION SCALE=N.T.S




1 - 2" X 4" WOOD BRACE AT WQUAL SPACING (3 PER TREE)
2 - 3" LAYER OF SPECIFIED MULCH: DO NOT INSTALL WITHIN 3" OF TREE TRUNK
3 - CONSTRUCT TEMPORARY 3" WATERING BASIN
4 - 2x DIAMETER OF ROOT BALL
5 - TREE TRUNK
6 - ROOT BALL
7 - TREE CANOPY

3 TD-101 WOOD BARRIER DETAIL (PLAN VIEW)
TREE / PALM PROTECTION SCALE=N.T.S




NOTES:
1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.

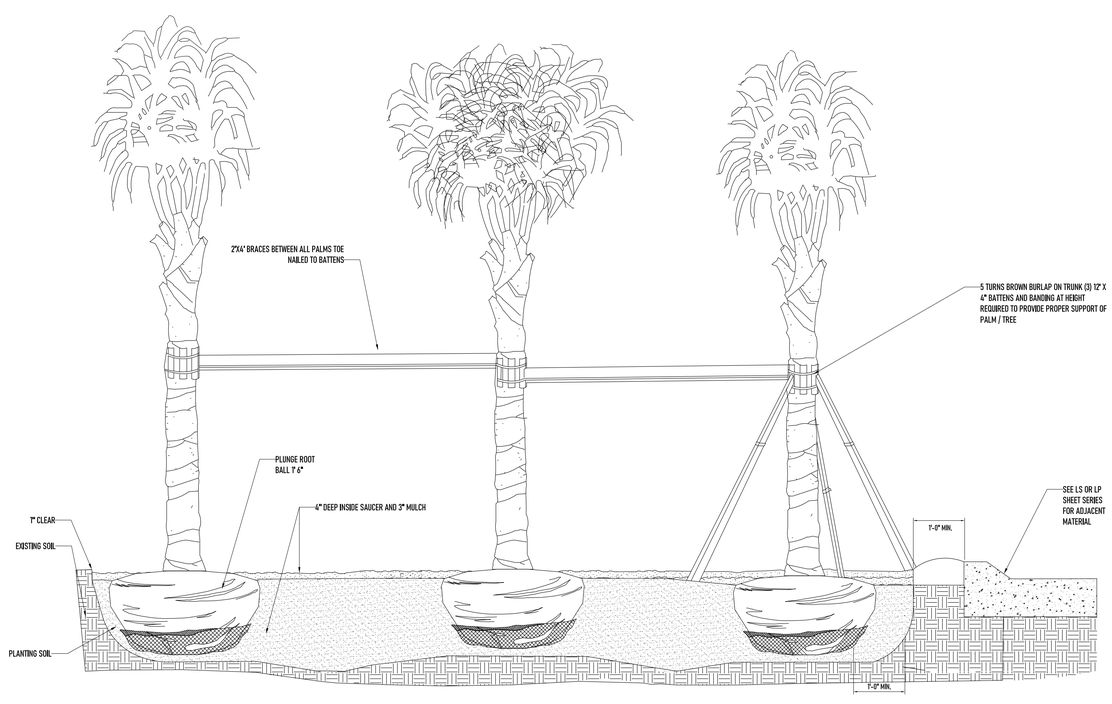
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

NOTE: BARRIER TO FORM CONTINUOUS CIRCLE AROUND TREE OR GROUP OF TREES.

2 TD-101 WOOD BARRIER DETAIL
TREE / PALM PROTECTION SCALE=N.T.S




1 TD-101 PALM BRACING DETAIL
TREE / PALM PROTECTION SCALE=N.T.S


COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-103BH
Print Date: JULY 25, 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<br>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%<br># of Trees req. 36 x 50% = 18 | 18 | 27 NATIVE TREES + 9 NATIVE PALMS |
| 3. Drought Tolerant and Low Maintenance Species Require – 50%<br># 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<br>Width of lot 638 L.F. / 35' = 19 TREES<br>**Note**: Street trees do not count toward required on-site lot trees.<br>**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.

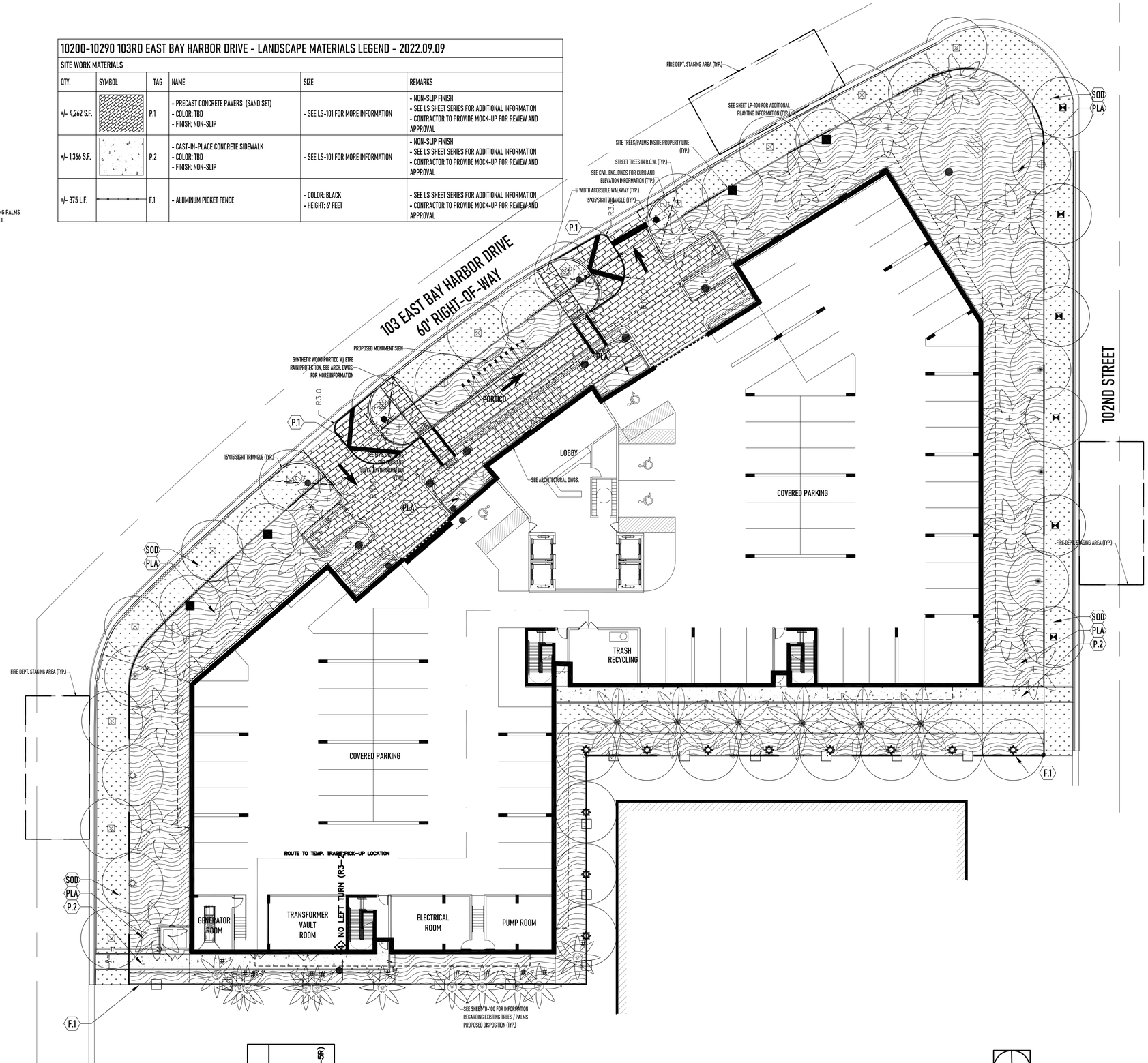
**** Miami-Dade County Landscape Code Sec. 18A-5(A)(5); 80% of plant material must be listed in either M-D Landscape Manual / M-D Street Tree Master Plan / UF Florida Low-Maintenance Landscape Plants for South Florida.

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)<br>- COLOR: TBD<br>- FINISH: NON-SLIP | - SEE LS-101 FOR MORE INFORMATION | - NON-SLIP FINISH<br>- SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION<br>- CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL |
| +/- 1,366 S.F. | | P.2 | - CAST-IN-PLACE CONCRETE SIDEWALK<br>- COLOR: TBD<br>- FINISH: NON-SLIP | - SEE LS-101 FOR MORE INFORMATION | - NON-SLIP FINISH<br>- SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION<br>- CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL |
| +/- 375 L.F. | | F.1 | - ALUMINUM PICKET FENCE | - COLOR: BLACK<br>- HEIGHT: 6' FEET | - SEE LS SHEET SERIES FOR ADDITIONAL INFORMATION<br>- CONTRACTOR TO PROVIDE MOCK-UP FOR REVIEW AND APPROVAL |




NORTH

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

**COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC**
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |

SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.

Project ID: 2022-103BH
Print Date: JULY 25, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:

**LANDSCAPE SITE PLAN**

**LS-100**

**COASTAL OPERATIONS**
**LANDSCAPE ARCHITECTURE LLC**
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

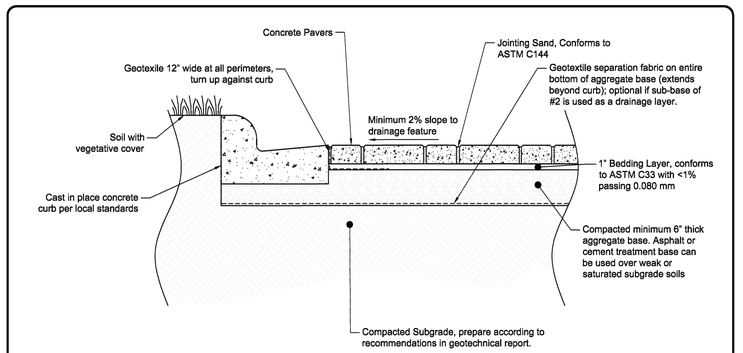
**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):



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<br>belgard.com<br>877-235-4273<br>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<br>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

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.

Project ID: 2022-103BH
Print Date: JULY 25, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:

**LANDSCAPE MATERIAL IMAGERY**

**LS-101**

## 10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2023.07.25

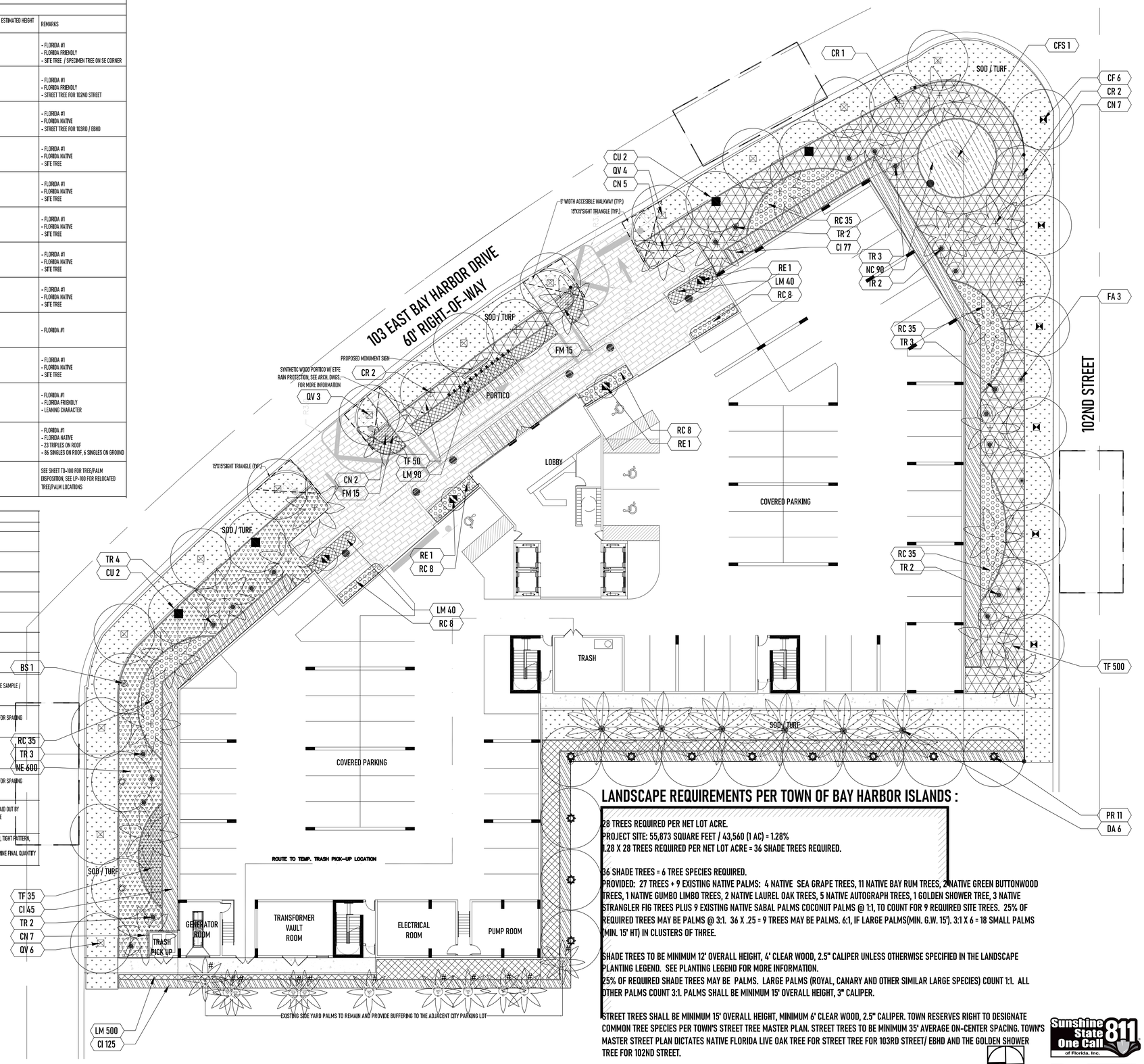
PLANTING MATERIALS - TREES AND PALMS

| 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<br>- FLORIDA-FRIENDLY<br>- 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<br>- FLORIDA FRIENDLY<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- SITE TREE |
| 6 | | PO | PLUMERIA OBTUSA | YELLOW FRANGIPANI | - 100 GAL.<br>- SEE PLAN FOR SPACING | N / A | - FLORIDA #1 |
| 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<br>- FLORIDA NATIVE<br>- SITE TREE |
| 21 | | CN | COCOS NUNCIFERA 'MAYPAN' | MAYPAN COCONUT | - MIN. 6" DBH<br>- MIN. OVERALL HEIGHTS: 22'-28'<br>- UPGRADED SIZE PER BUILDING HEIGHT | - 22'-28' / 50' | - FLORIDA #1<br>- FLORIDA-FRIENDLY<br>- LEANING CHARACTER |
| SEE REMARKS FOR QTY. | | DA | DICTYOSPERMA ALBUM | HURRICANE PALM | - MIN. 8' C.T. | - 15'/ 25' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- 23 TRIPLES ON ROOF<br>- 86 SINGLES ON ROOF, 6 SINGLES ON GROUND |
| N/A | | N / A | EXISTING TREE(S) AND / OR PALM(S) | EXISTING TREE(S) AND / OR PALM(S) | N / A | N / A | SEE SHEET T0-100 FOR TREE/PALM DISPOSITION; SEE LP-100 FOR RELOCATED TREE/PALM LOCATIONS |

## 10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2023.07.25

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

| QTY. | SYMBOL | TAG | SCIENTIFIC NAME | COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|---|---|
| 921 | | TF | TRIPSACUM FLORIDANA | DWARF FAKAHATCHEE GRASS | - 3 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 30" O.C.<br>- FLORIDA NATIVE |
| 247 | | CI | CHRYSOBALANUS ICACO 'RED TIP' | RED TIP COCOPLUM | - 15 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 36" O.C.<br>- FLORIDA NATIVE |
| 600 | | NE | NEPHROLEPIS EXALTATA 'BOSTONIENSIS' | BOSTON FERN | - 3 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 24" O.C.<br>- FLORIDA NATIVE |
| 112 | | FM | FICUS MICROCARPA | GREEN ISLAND FICUS | - 7 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 24" O.C.<br>- FLORIDA FRIENDLY |
| 172 | | RC | PHILODENDRON 'GREEN CONGO' | GREEN CONGO PHILODENDRON | - 7 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 36" O.C.<br>- FLORIDA FRIENDLY |
| 200 | | NC | NEOMARICA CAERULEA 'REGINA' | GIANT APOSTLES IRIS | - 3 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 30" O.C.<br>- FLORIDA FRIENDLY |
| 670 | | LM | LIRIOPE MUSCARI 'SUPER BLUE' | SUPER BLUE LIRIOPE | - 3 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 15" O.C.<br>- FLORIDA FRIENDLY |
| +/-1,905 SF | | ST | SMART TURF 'AUGUSTA' | SMART TURF 'AUGUSTA' | - 475 SF | - CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP |
| 121 | | TR | THRINAX RADIATA | FLORIDA THATCH PALM | - 15 GAL.<br>- TRIPLE<br>- MIN. 24" HT. | - FLORIDA #1 ; SEE PLAN FOR SPACING<br>- FLORIDA NATIVE |
| 66 | | DP | PLUMERIA OBTUSA | FRANGIPANI "DWARF SINGAPORE PINK" | - 15 GAL.<br>- SEE PLAN FOR SPACING | - FLORIDA #1 |
| 4 | | RE | RHAPIS EXCELSA | LADY PALM | - 25 GAL.<br>- SEE PLAN FOR SPACING | - FLORIDA #1 ; SEE PLAN FOR SPACING<br>- FLORIDA FRIENDLY |
| 49 | | AP | T.B.D. | POTTED ACCENT PLANT | - N / A | - ACCENT PLANTS TO BE LAID OUT BY LANDSCAPE ARCHITECTURE<br>- ACCENT PLANTS T.B.D. |
| +/-6,602 SF | | SOD | ST. AUGUSTINE | ST. AUGUSTINE | - N / A | - RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS<br>- CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED. |




## LANDSCAPE REQUIREMENTS PER TOWN OF BAY HARBOR ISLANDS :

28 TREES REQUIRED PER NET LOT ACRE.
PROJECT SITE: 55,873 SQUARE FEET / 43,560 (1 AC) = 1.28%
1.28 X 28 TREES REQUIRED PER NET LOT ACRE = 36 SHADE TREES REQUIRED.

36 SHADE TREES = 6 TREE SPECIES REQUIRED.
PROVIDED: 27 TREES + 9 EXISTING NATIVE PALMS: 4 NATIVE SEA GRAPE TREES, 11 NATIVE BAY RUM TREES, 2 NATIVE GREEN BUTTONWOOD TREES, 1 NATIVE GUMBO LIMBO TREES, 2 NATIVE LAUREL OAK TREES, 5 NATIVE AUTOGRAPH TREES, 1 GOLDEN SHOWER TREE, 3 NATIVE STRANGLER FIG TREES PLUS 9 EXISTING NATIVE SABAL PALMS COCONUT PALMS @ 1:1, TO COUNT FOR 9 REQUIRED SITE TREES. 25% OF REQUIRED TREES MAY BE PALMS @ 3:1. 36 X .25 = 9 TREES MAY BE PALMS. 6:1, IF LARGE PALMS(MIN. G.W. 15'). 3:1 X 6 = 18 SMALL PALMS (MIN. 15' HT) IN CLUSTERS OF THREE.

SHADE TREES TO BE MINIMUM 12' OVERALL HEIGHT, 4' CLEAR WOOD, 2.5" CALIPER UNLESS OTHERWISE SPECIFIED IN THE LANDSCAPE PLANTING LEGEND. SEE PLANTING LEGEND FOR MORE INFORMATION.
25% OF REQUIRED SHADE TREES MAY BE PALMS. LARGE PALMS (ROYAL, CANARY AND OTHER SIMILAR LARGE SPECIES) COUNT 1:1. ALL OTHER PALMS COUNT 3:1. PALMS SHALL BE MINIMUM 15' OVERALL HEIGHT, 3" CALIPER.

STREET TREES SHALL BE MINIMUM 15' OVERALL HEIGHT, MINIMUM 6' CLEAR WOOD, 2.5" CALIPER. TOWN RESERVES RIGHT TO DESIGNATE COMMON TREE SPECIES PER TOWN'S STREET TREE MASTER PLAN. STREET TREES TO BE MINIMUM 35' AVERAGE ON-CENTER SPACING. TOWN'S MASTER STREET PLAN DICTATES NATIVE FLORIDA LIVE OAK TREE FOR STREET TREE FOR 103RD STREET/ EBHD AND THE GOLDEN SHOWER TREE FOR 102ND STREET.

SHRUBS SHALL BE MINIMUM 24" HEIGHT AND MAXIMUM 24" ON-CENTER SPACING.

ALL TREE SPECIES AND OTHER LANDSCAPE MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.

NORTH

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

Sunshine State 811 One Call of Florida, Inc.


**COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC**
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-103BH
Print Date: JULY 25, 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 - 2023.07.25

PLANTING MATERIALS - TREES AND PALMS

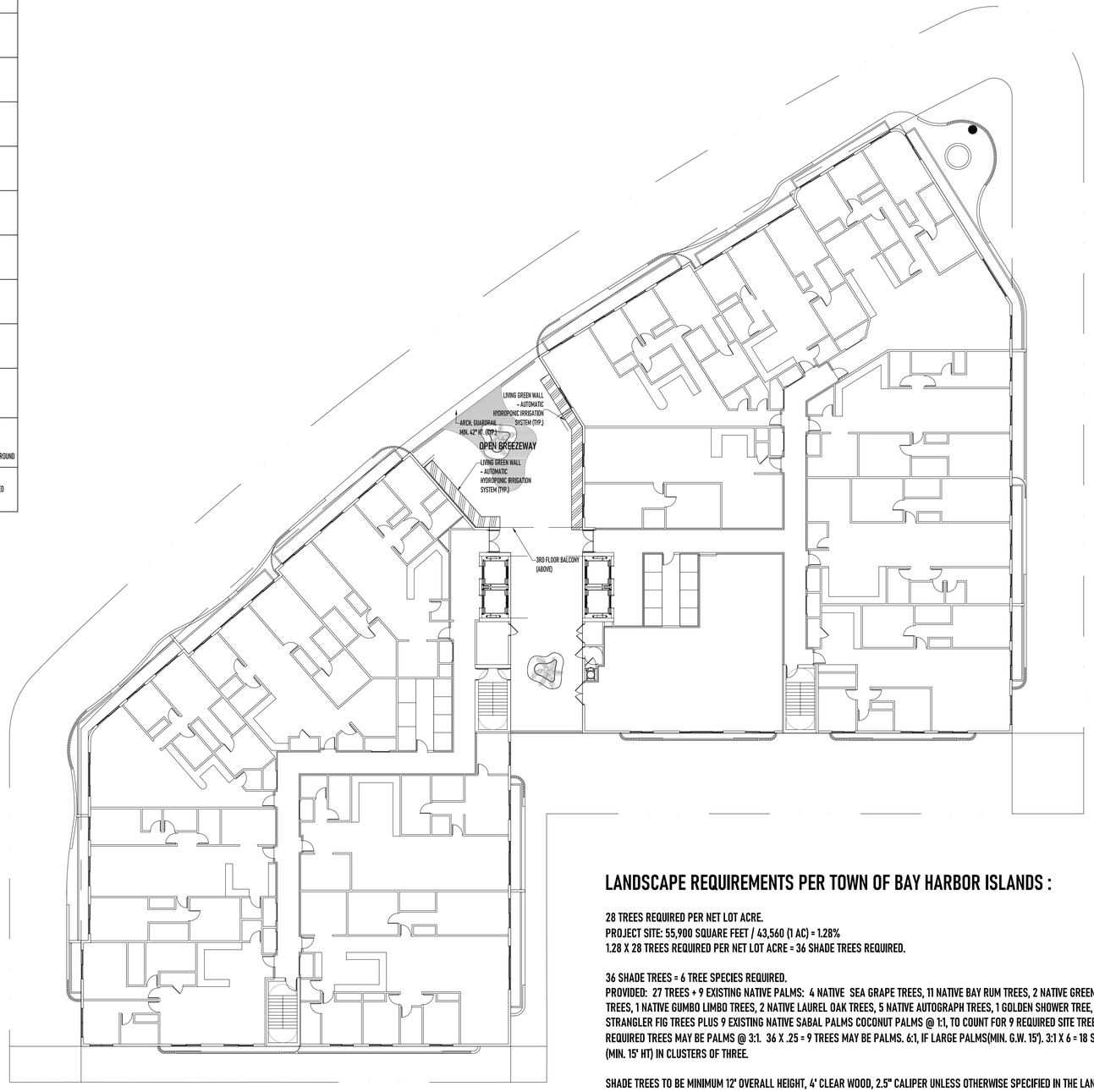
| QTY. | SYMBOL | TAG | SCIENTIFIC NAME | COMMON NAME | SIZE | HEIGHT AT INSTALLATION / ESTIMATED HEIGHT AT MATURITY | REMARKS |
|---|---|---|---|---|---|---|---|
| 1 | | CFS | CASSIA FISTULA | GOLDEN SHOWER TREE | - MIN. 10" CAL., 6' C.T., 15' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 25' / 40' | - FLORIDA #1<br>- FLORIDA FRIENDLY<br>- 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<br>- FLORIDA FRIENDLY<br>- 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<br>- FLORIDA NATIVE<br>- STREET TREE FOR 103RD / EBHD |
| 4 | | CU | COCCOLOBA UVIFERA | SEA GRAPE | - MIN. 2.5" CAL., 6' C.T., 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 18'-20' / 40' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- SITE TREE |
| 5 | | CR | CLUSIA ROSEA | AUTOGRAPH TREE | - MIN. 2.5" CAL., 6' C.T., 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 18'-20' / 30' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- SITE TREE |
| 3 | | FA | FICUS AUREA | STRANGLER FIG | - MIN. 2.5" CAL., 6' C.T., 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 18'-20' / 30' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- SITE TREE |
| 1 | | BS | BUSERA SIMARUBA | GUMBO LIMBO | - MIN. 2.5" CAL., 6' C.T., 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 18'-20' / 60' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- SITE TREE |
| 11 | | PR | PIMENTA RACEMOSA | BAY RUM | - MIN. 2.5" CAL., 6' C.T., 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 18'-20' / 40' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- SITE TREE |
| 6 | | PO | PLUMERIA OBTUSA | YELLOW FRANGIPANI | - 100 GAL.<br>- SEE PLAN FOR SPACING | N / A | - FLORIDA #1 |
| 2 | | QL | QUERCUS LAURIFOLIA | LAUREL OAK | - MIN. 2.5" CAL., 6' C.T., 10'-20' HT. - UPGRADED SIZE PER BUILDING HEIGHT | - 18'-20' / 40' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- SITE TREE |
| 21 | | CN | COCOS NUNCIFERA "MAYPAN" | MAYPAN COCONUT | - MIN. 6" DBH<br>- MIN. OVERALL HEIGHT: 22'-28'<br>- UPGRADED SIZE PER BUILDING HEIGHT | - 22'-28' / 50' | - FLORIDA #1<br>- FLORIDA FRIENDLY<br>- LEANING CHARACTER |
| SEE REMARKS FOR QTY. | | DA | DICTYOSPERMA ALBUM | HURRICANE PALM | - MIN. 8' C.T. | - 15'/ 25' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- 23 TRIPLES ON ROOF<br>- 86 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 - 2023.07.25

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

| QTY. | SYMBOL | TAG | SCIENTIFIC NAME | COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|---|---|
| 921 | | TF | TRIPSACUM FLORIDANA | DWARF FAKAHATCHEE GRASS | - 3 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 30" O.C.<br>- FLORIDA NATIVE |
| 247 | | CI | CHRYSOBALANUS ICACO 'RED TIP' | RED TIP COCOPLUM | - 15 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 36" O.C.<br>- FLORIDA NATIVE |
| 600 | | NE | NEPHROLEPIS EXALTATA 'BOSTONIENSIS' | BOSTON FERN | - 3 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 24" O.C.<br>- FLORIDA NATIVE |
| 112 | | FM | FICUS MICROCARPA | GREEN ISLAND FICUS | - 7 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 24" O.C.<br>- FLORIDA FRIENDLY |
| 172 | | RC | PHILODENDRON 'GREEN CONGO' | GREEN CONGO PHILODENDRON | - 7 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 36" O.C.<br>- FLORIDA FRIENDLY |
| 200 | | NC | NEOMARCA CAERULEA 'REGINA' | GIANT APOSTLES IRIS | - 3 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 30" O.C.<br>- FLORIDA FRIENDLY |
| 670 | | LM | LIRIOPE MUSCARI 'SUPER BLUE' | SUPER BLUE LIRIOPE | - 3 GAL.<br>- MIN. 24" HT. | - FLORIDA #1 ; 15" O.C.<br>- FLORIDA FRIENDLY |
| +/-1,905 SF | | ST | SMART TURF 'AUGUSTA' | SMART TURF 'AUGUSTA' | - 475 SF | - CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP |
| 121 | | TR | THRINAX RADIATA | FLORIDA THATCH PALM | - 15 GAL.<br>- TRIPLE<br>- MIN. 24" HT. | - FLORIDA #1 ; SEE PLAN FOR SPACING<br>- FLORIDA NATIVE |
| 66 | | DP | PLUMERIA OBTUSA | FRANGIPANI "DWARF SINGAPORE PINK" | - 15 GAL.<br>- SEE PLAN FOR SPACING | - FLORIDA #1 |
| 4 | | RE | RHAPIS EXCELSA | LADY PALM | - 25 GAL.<br>- SEE PLAN FOR SPACING | - FLORIDA #1 ; SEE PLAN FOR SPACING<br>- FLORIDA FRIENDLY |
| 49 | | AP | T.B.D. | POTTED ACCENT PLANT | - N / A | - ACCENT PLANTS TO BE LAID OUT BY LANDSCAPE ARCHITECTURE<br>- ACCENT PLANTS T.B.D. |
| +/-6,602 SF | | SOD | ST. AUGUSTINE | ST. AUGUSTINE | - N / A | - RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS<br>- 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

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

Sunshine State 811 One Call of Florida, Inc.


**COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC**
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-103BH
Print Date: JULY 25, 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 - 2023.07.25

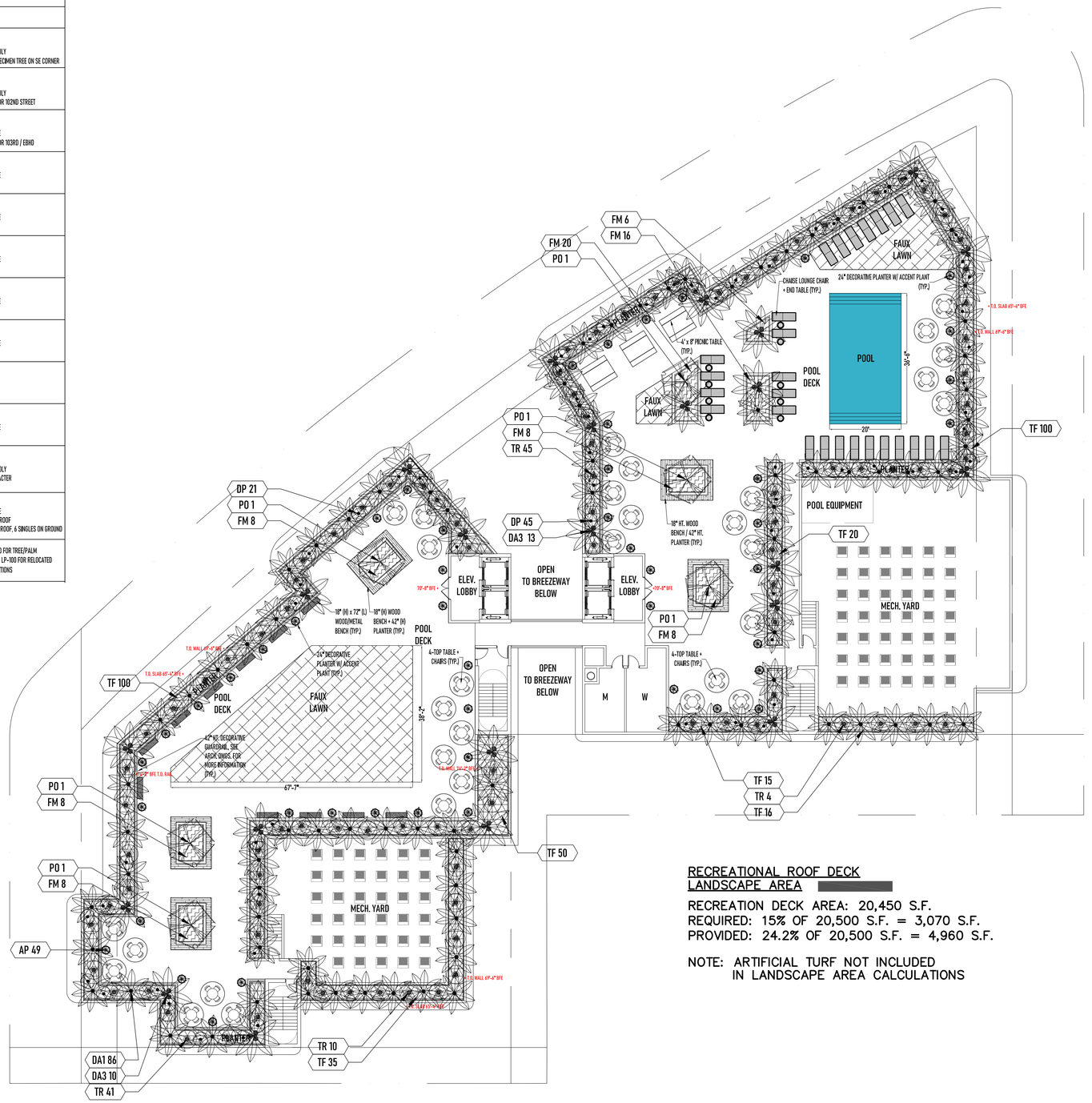
PLANTING MATERIALS - TREES AND PALMS

| 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<br>- FLORIDA FRIENDLY<br>- 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<br>- FLORIDA FRIENDLY<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- SITE TREE |
| 6 | | PO | PLUMERIA OBTUSA | YELLOW FRANGIPANI | - 100 GAL. - SEE PLAN FOR SPACING | N / A | - FLORIDA #1 |
| 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<br>- FLORIDA NATIVE<br>- SITE TREE |
| 21 | | CN | COCOS NUCIFERA 'MAYPAN' | MAYPAN COCONUT | - MIN. 6" DBH - MIN. OVERALL HEIGHT: 22'-28' - UPGRADED SIZE PER BUILDING HEIGHT | - 22'-28' / 50' | - FLORIDA #1<br>- FLORIDA FRIENDLY<br>- LEANING CHARACTER |
| SEE REMARKS FOR QTY. | | DA | DICTYOSPERMA ALBUM | HURRICANE PALM | - MIN. 8' C.T. | - 15'/ 25' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- 23 TRIPLES ON ROOF<br>- 86 SINGLES ON ROOF, 6 SINGLES ON GROUND |
| N/A | | N / A | EXISTING TREE(S) AND / OR PALM(S) | EXISTING TREE(S) AND / OR PALM(S) | N / A | N / A | SEE SHEET T0-100 FOR TREE/PALM DISPOSITION, SEE LP-100 FOR RELOCATED TREE/PALM LOCATIONS |

## 10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2023.07.25

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

| QTY. | SYMBOL | TAG | SCIENTIFIC NAME | COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|---|---|
| 921 | | TF | TRIPSACUM FLORIDANA | DWARF FAKAHATCHEE GRASS | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 30" O.C.<br>- FLORIDA NATIVE |
| 247 | | CI | CHRYSOBALANUS ICACO 'RED TIP' | RED TIP COCOPLUM | - 15 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 36" O.C.<br>- FLORIDA NATIVE |
| 600 | | NE | NEPHROLEPIS EXALTATA 'BOSTONIENSIS' | BOSTON FERN | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 24" O.C.<br>- FLORIDA NATIVE |
| 112 | | FM | FICUS MICROCARPA | GREEN ISLAND FICUS | - 7 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 24" O.C.<br>- FLORIDA FRIENDLY |
| 172 | | RC | PHILODENDRON 'GREEN CONGO' | GREEN CONGO PHILODENDRON | - 7 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 36" O.C.<br>- FLORIDA FRIENDLY |
| 200 | | NC | NEOMARCA CAERULEA 'REGINA' | GIANT APOSTLES IRIS | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 30" O.C.<br>- FLORIDA FRIENDLY |
| 670 | | LM | LIRIOPE MUSCARI 'SUPER BLUE' | SUPER BLUE LIRIOPE | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 15" O.C.<br>- FLORIDA FRIENDLY |
| +/-1,905 SF | | ST | SMART TURF 'AUGUSTA' | SMART TURF 'AUGUSTA' | - 475 SF | - CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP |
| 121 | | TR | THRINAX RADIATA | FLORIDA THATCH PALM | - 15 GAL. - TRIPLE - MIN. 24" HT. | - FLORIDA #1 ; SEE PLAN FOR SPACING<br>- FLORIDA NATIVE |
| 66 | | DP | PLUMERIA OBTUSA | FRANGIPANI "DWARF SINGAPORE PINK" | - 15 GAL. - SEE PLAN FOR SPACING | - FLORIDA #1 |
| 4 | | RE | RHAPIS EXCELSA | LADY PALM | - 25 GAL. - SEE PLAN FOR SPACING | - FLORIDA #1 ; SEE PLAN FOR SPACING<br>- FLORIDA FRIENDLY |
| 49 | | AP | T.B.D. | POTTED ACCENT PLANT | - N / A | - ACCENT PLANTS TO BE LAID OUT BY LANDSCAPE ARCHITECTURE<br>- ACCENT PLANTS T.B.D. |
| +/-6,602 SF | | SOD | ST. AUGUSTINE | ST. AUGUSTINE | - N / A | - RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS<br>- CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED. |




RECREATIONAL ROOF DECK LANDSCAPE AREA

RECREATION DECK AREA: 20,450 S.F.
REQUIRED: 15% OF 20,500 S.F. = 3,070 S.F.
PROVIDED: 24.2% OF 20,500 S.F. = 4,960 S.F.

NOTE: ARTIFICIAL TURF NOT INCLUDED IN LANDSCAPE AREA CALCULATIONS

NORTH

Sunshine State One Call of Florida, Inc. 811

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"


**COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC**
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-103BH
Print Date: JULY 25, 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 PREVIOUSLY 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 - 2023.07.25**

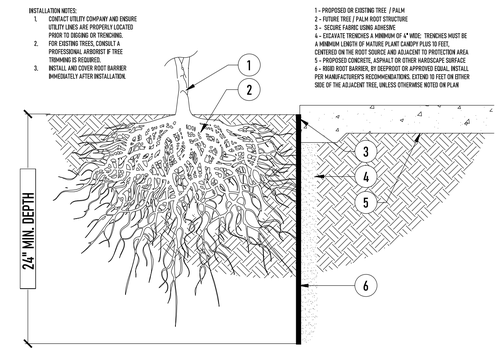
PLANTING MATERIALS - TREES AND PALMS

| 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<br>- FLORIDA FRIENDLY<br>- 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<br>- FLORIDA FRIENDLY<br>- STREET TREE FOR 103RD STREET |
| 13 | | QV | QUERCUS VIRGINIANA | LIVE OAK TREE | - MIN. 2.5" CAL., 6' C.M., 15' HT. | - 18'-20' / 50' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA NATIVE<br>- SITE TREE |
| 6 | | PO | PLUMERIA OBTUSA | YELLOW FRANGIPANI | - 100 GAL. - SEE PLAN FOR SPACING | N / A | - FLORIDA #1 |
| 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<br>- FLORIDA NATIVE<br>- 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<br>- FLORIDA FRIENDLY<br>- LEANING CHARACTER |
| SEE REMARKS FOR QTY. | | DA | DICTYOSPERMA ALBRM | HURRICANE PALM | - MIN. 8' C.T. | - 15'/ 25' | - FLORIDA #1<br>- FLORIDA NATIVE<br>- 23 TRIPLES ON ROOF<br>- 86 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 |

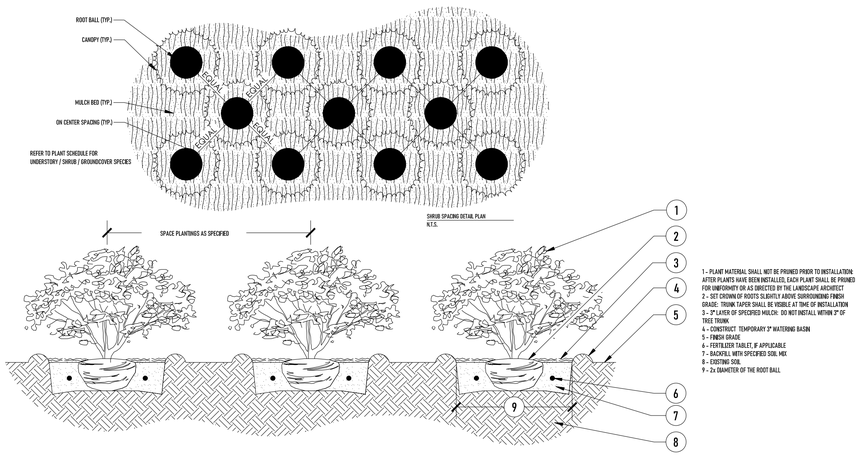
**10200-10290 103RD EAST BAY HARBOR DRIVE - LANDSCAPE PLANTING LEGEND - 2023.07.25**

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

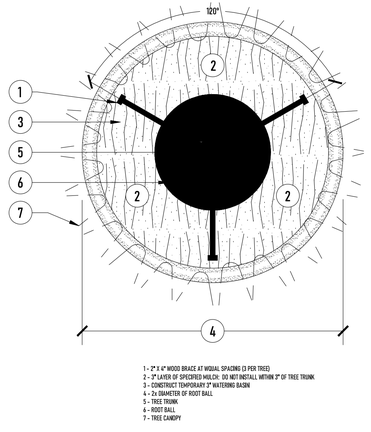
| QTY. | SYMBOL | TAG | SCIENTIFIC NAME | COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|---|---|
| 921 | | TF | TRIPSACUM FLORIDANA | DWARF FAKAHATCHEE GRASS | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 30" O.C.<br>- FLORIDA NATIVE |
| 247 | | CI | CHRYSOBALANUS ICACO 'RED TIP' | RED TIP COCOPLUM | - 15 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 24" O.C.<br>- FLORIDA NATIVE |
| 600 | | NE | NEPHROLEPIS EXALTATA 'BOSTONIENSIS' | BOSTON FERN | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 24" O.C.<br>- FLORIDA NATIVE |
| 112 | | FM | FICUS MICROCARPA | GREEN ISLAND FICUS | - 7 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 24" O.C.<br>- FLORIDA FRIENDLY |
| 172 | | PC | PHILODENDRON 'GREEN CONGO' | GREEN CONGO PHILODENDRON | - 7 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 36" O.C.<br>- FLORIDA FRIENDLY |
| 200 | | NC | NEOMARCA CAERULEA 'REGINA' | GIANT APOSTLES IRIS | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 30" O.C.<br>- FLORIDA FRIENDLY |
| 670 | | LM | LIRIOPE MUSCARI 'SUPER BLUE' | SUPER BLUE LIRIOPE | - 3 GAL. - MIN. 24" HT. | - FLORIDA #1 ; 15" O.C.<br>- FLORIDA FRIENDLY |
| +/-1,905 SF | | ST | SMART TURF 'AUGUSTA' | SMART TURF 'AUGUSTA' | - 475 SF | - CONTRACTOR TO PROVIDE SAMPLE / MOCK-UP |
| 121 | | TR | THRINAX RADIATA | FLORIDA THATCH PALM | - 15 GAL. - TRIPLE - MIN. 24" HT. | - FLORIDA #1 ; SEE PLAN FOR SPACING<br>- FLORIDA NATIVE |
| 66 | | DP | PLUMERIA OBTUSA | FRANGIPAM "DWARF SINGAPORE PINK" | - 15 GAL. - SEE PLAN FOR SPACING | - FLORIDA #1 |
| 4 | | RE | RHAPIS EXCELSA | LADY PALM | - 25 GAL. - SEE PLAN FOR SPACING | - FLORIDA #1 ; SEE PLAN FOR SPACING<br>- FLORIDA FRIENDLY |
| 49 | | AP | T.B.D. | POTTED ACCENT PLANT | - W / A | - ACCENT PLANTS TO BE LAID OUT BY LANDSCAPE ARCHITECTURE<br>- ACCENT PLANTS T.B.D. |
| +/-6,612 SF | | SOD | ST. AUGUSTINE | ST. AUGUSTINE | - W / A | - RUNNING BOND PATTERN, TIGHT PATTERN, BUTT JOINTS<br>- CONTRACTOR TO DETERMINE FINAL QUANTITY OF SOD REQUIRED. |



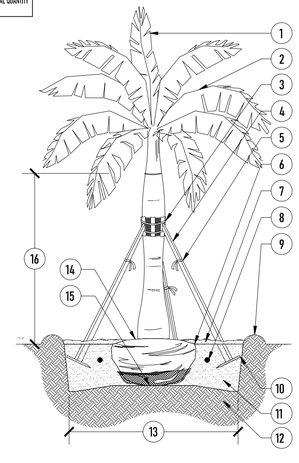

5 LP 102 — ROOT BARRIER — SCALE=N.T.S



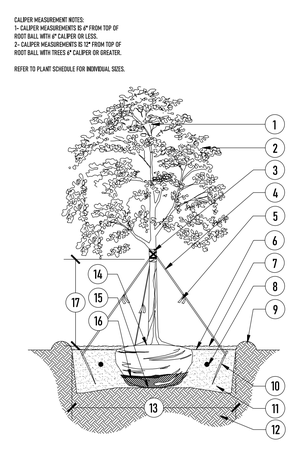

4 LP 102 — SHRUB / GROUNDCOVER PLANTING AND SPACING — SCALE=N.T.S




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


COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.

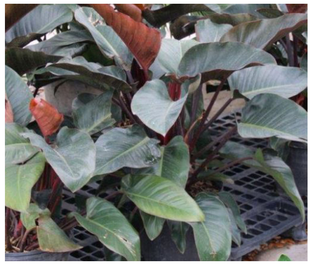

Project ID: 2022-103BH
Print Date: JULY 25, 2023
Scale: As Indicated
Drawn By: TH

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


**COASTAL OPERATIONS**
**LANDSCAPE ARCHITECTURE LLC**
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.

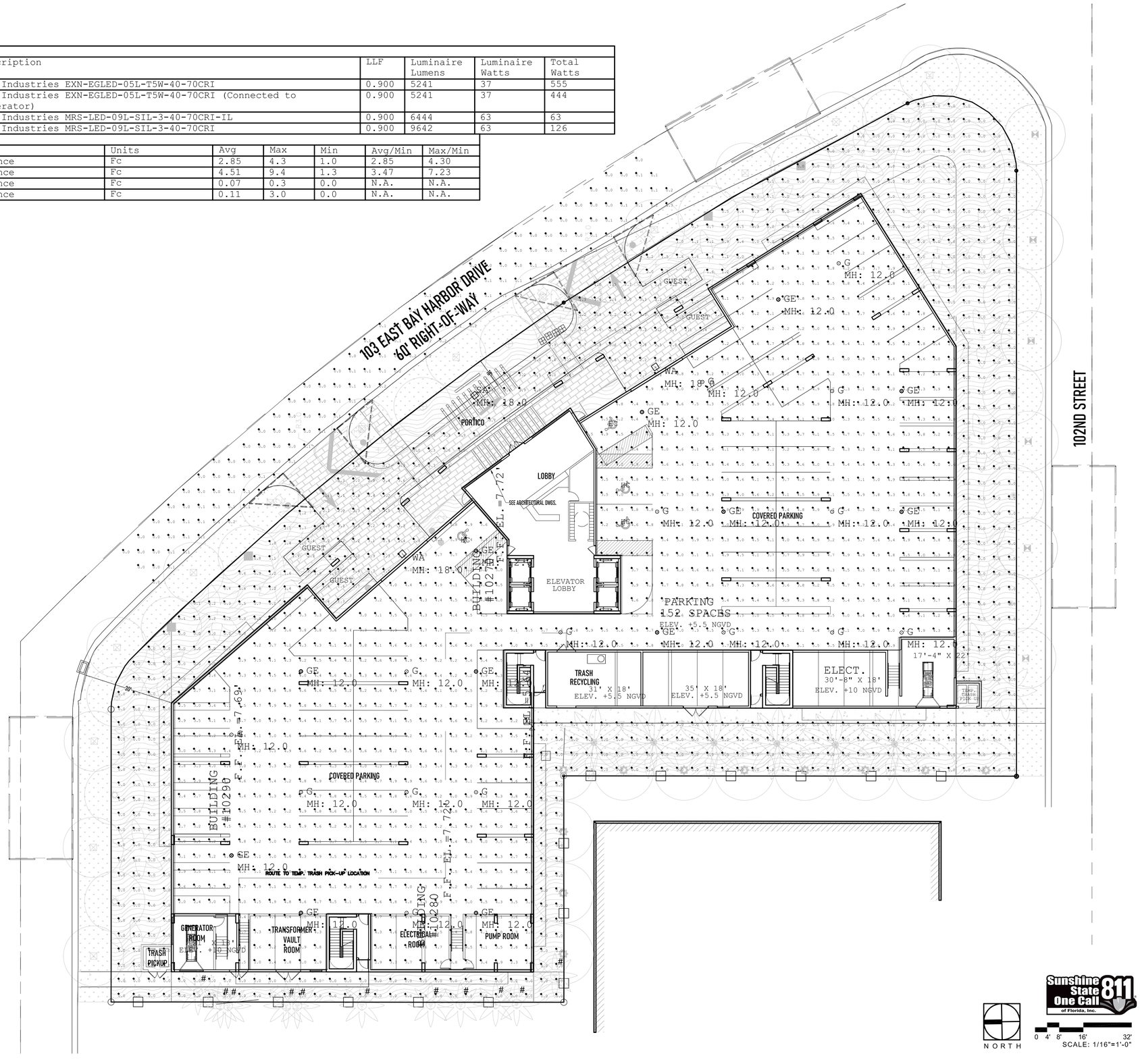

Project ID: 2022-103BH
Print Date: JULY 25, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:
**LANDSCAPE PLANTING IMAGERY**

# LP-104

| Luminaire Schedule | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Description | LLF | Luminaire Lumens | Luminaire Watts | Total Watts |
| ⊙ | 15 | G | Single | LSI Industries EXN-EGLED-05L-T5W-40-70CRI | 0.900 | 5241 | 37 | 555 |
| ⊙ | 12 | GE | Single | LSI Industries EXN-EGLED-05L-T5W-40-70CRI (Connected to Generator) | 0.900 | 5241 | 37 | 444 |
| → | 1 | SA | Single | LSI Industries MRS-LED-09L-SIL-3-40-70CRI-IL | 0.900 | 6444 | 63 | 63 |
| → | 2 | WA | Single | LSI Industries MRS-LED-09L-SIL-3-40-70CRI | 0.900 | 9642 | 63 | 126 |

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Entrance and Guest Parking | Illuminance | Fc | 2.85 | 4.3 | 1.0 | 2.85 | 4.30 |
| Parking Garage Floor | Illuminance | Fc | 4.51 | 9.4 | 1.3 | 3.47 | 7.23 |
| Spill | Illuminance | Fc | 0.07 | 0.3 | 0.0 | N.A. | N.A. |
| To Property Line | Illuminance | Fc | 0.11 | 3.0 | 0.0 | N.A. | N.A. |




NORTH

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


**COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC**
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| DATE | DESCRIPTION |
|---|---|
| | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.

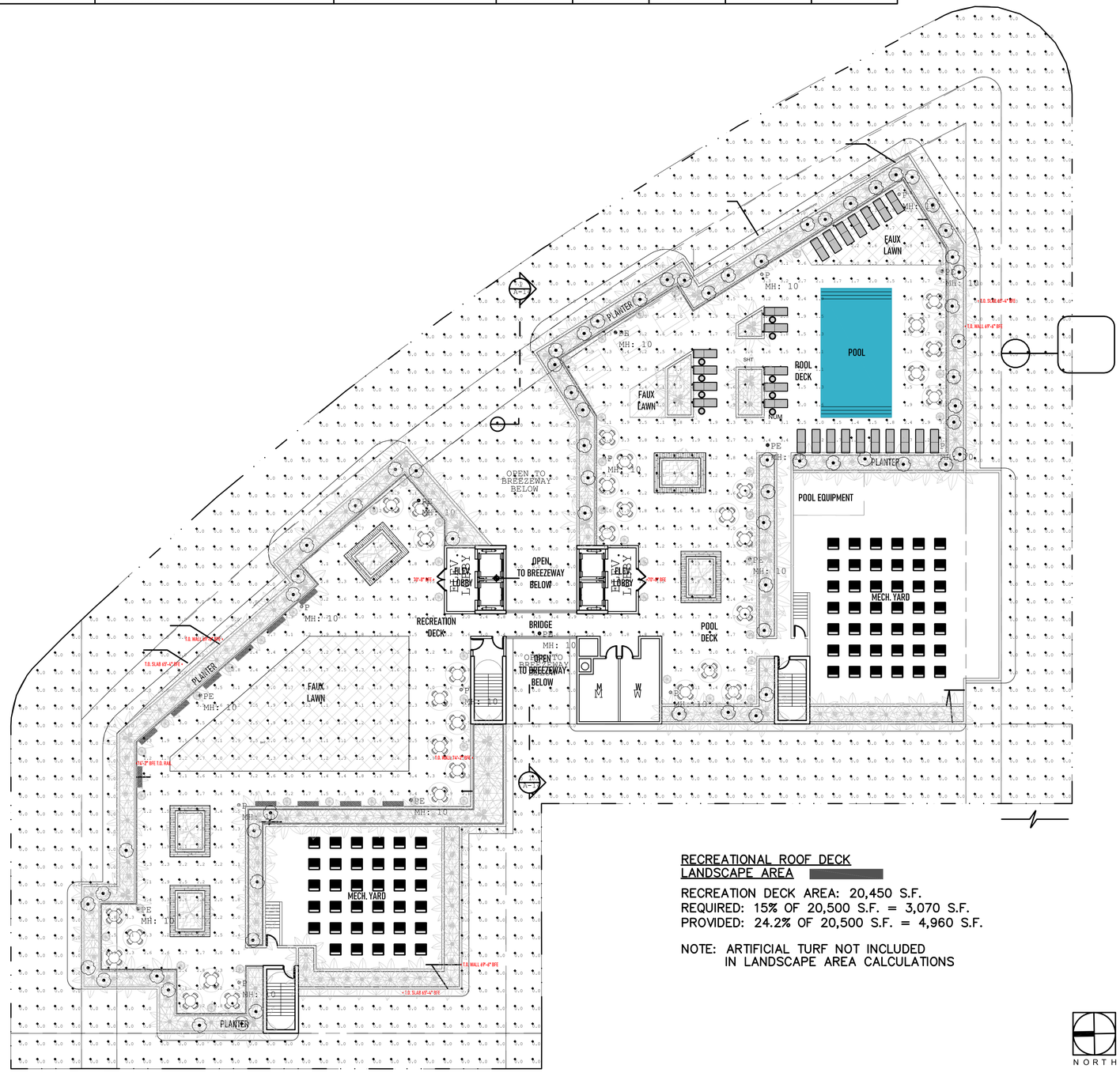

Project ID: 2022-103BH
Print Date: JULY 25, 2023
Scale: As Indicated
Drawn By: TH

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 | 2.30 | 4.2 | 1.0 | 2.30 | 4.20 |
| Spill | Illuminance | Fc | 0.00 | 0.0 | 0.0 | N.A. | N.A. |




RECREATIONAL ROOF DECK
LANDSCAPE AREA

RECREATION DECK AREA: 20,450 S.F.
REQUIRED: 15% OF 20,500 S.F. = 3,070 S.F.
PROVIDED: 24.2% OF 20,500 S.F. = 4,960 S.F.

NOTE: ARTIFICIAL TURF NOT INCLUDED IN LANDSCAPE AREA CALCULATIONS

NORTH

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"


**COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC**
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-103BH
Print Date: JULY 25, 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

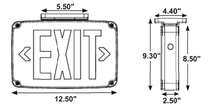
**ELECTRICAL**
- Dual voltage 120/277VAC
- Rated for use in wet locations
- Solid state charging and switching
- Brownout protection
- Battery low voltage disconnect (LVD)
- Overload and short circuit protection
- AC power indicator and test switch

**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 - Grey | 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).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

**Controls**
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

**Installation**
- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

**Warranty**
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

**Listings**
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium® Listings in progress.



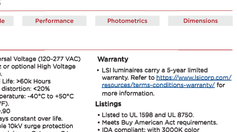
JOB: 103 BAY HARBOR TYPE: WA MRS-LED-9L-SIL-3-XX-DIM-40-70CRI-XX / WALL MT.

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

# Mirada Small Area (MRS)
## Outdoor LED Area Light

IP66 IK08



| OVERVIEW | |
|---|---|
| Lumen Package | 6,000 - 24,000 |
| Wattage Range | 41 - 196 |
| Efficacy Range (LPW) | 112 - 156 |
| Fixture Weight lbs (kg) | 20 (9.1) |

**QUICK LINKS**

Ordering Guide | Performance | Photometrics | Dimensions

**FEATURES & SPECIFICATIONS**

**Construction**
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

**Optical System**
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, SW, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70.
- Integral louver (IL) and house-side shield (HS) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

**Electrical**
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

**Controls**
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

**Installation**
- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

**Warranty**
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

**Listings**
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium® Listings in progress.





JOB: 103 BAY HARBOR TYPE: P
TIG-25-AS2-4-70-T5-XX-XX / TIGP-9F-S-XX

162

TIGEA LED
BOLLARD RANGE



technical characteristics (Customer requested sizes available with no upcharge)

| | Type 1000 | Type 2000 | Type 3000 | Type 4000 |
|---|---|---|---|---|
| Height (ft) | 11.9 | 13.1 | 14.8 | 16.4 |
| Weight (lbs) | 43.9 | 71.7 | 79.8 | 88.0 |
| Protection index | | | | |
| Optical unit | | IP 66 | | |
| Electrical compartment | | IP 54 | | |
| Shock resistance | | IK 10 | | |
| Materials | | | | |
| Body | | Aluminum | | |
| Protector | | Frosted PC with AntiUV Treatment | | |

electrical characteristics

- Power current up to 800 mA
- Electrical class: II
- Incorporated driver
- Electrical protection against high voltages
- Optional lighting management systems: automatic tree-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.regal-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. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.




COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | | |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | DATE | DESCRIPTION |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-103BH
Print Date: JULY 25, 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.

12 ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.

13 THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.

## IRRIGATION LEGEND

WM — NEW IRRIGATION WATER METER AS PER ALL APPLICABLE CODES AND SPECIFICATIONS CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR METER AND BACKFLOW PREVENTOR TO LANDSCAPE ARCHITECT FOR APPROVAL.

RPZ (REDUCED PRESSURE ZONE)
REFER TO CIVIL ENGINEERS PLANS

1" MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER. INSTALLATION AND MATERIALS TO MEET ALL APPLICABLE CODES AND ORDINANCES.

CZK — RAINBIRD CONTROL ZONE KIT. PGA VALVE AND PRESSURE REGULATING BASKET FILTER

C — RAINBIRD CONTROLLER MODEL ESP-LX, INSTALL IN BUILDING'S ELECTRICAL ROOM. REFER TO ELECTRICAL ENGINEER'S PLANS.

R — RAINBIRD "RSD" RAIN SENSOR TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

JB — JUNCTION BOX WITH WATERPROOF CONNECTORS. REFER TO ELECTRICAL ENGINEER'S PLANS

1" TO 1-1/2" ELECTRIC VALVES - RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX

SCHEDULE 40 PVC MAINLINE, SIZE TO BE 1" DIAMETER

SCHEDULE 200 PVC LATERAL LINES

PIPE IN PVC SLEEVES, SEE SIZING CHART

3/4" IRRIGATION DRIP TUBING (XF SERIES)

PIPE CONNECTION

PIPE CROSSING

ZONE INFORMATION BOX

ZONE NUMBER → 1
VALVE SIZE → 1" 29.4 ← ZONE G.P.M.

RAINBIRD 1800 PRS - U SERIES NOZZLE
5', 8', 10', 12', 15' POP-UP / QUARTER, HALF, FULL RADIUS DIAMETERS AS NOTED

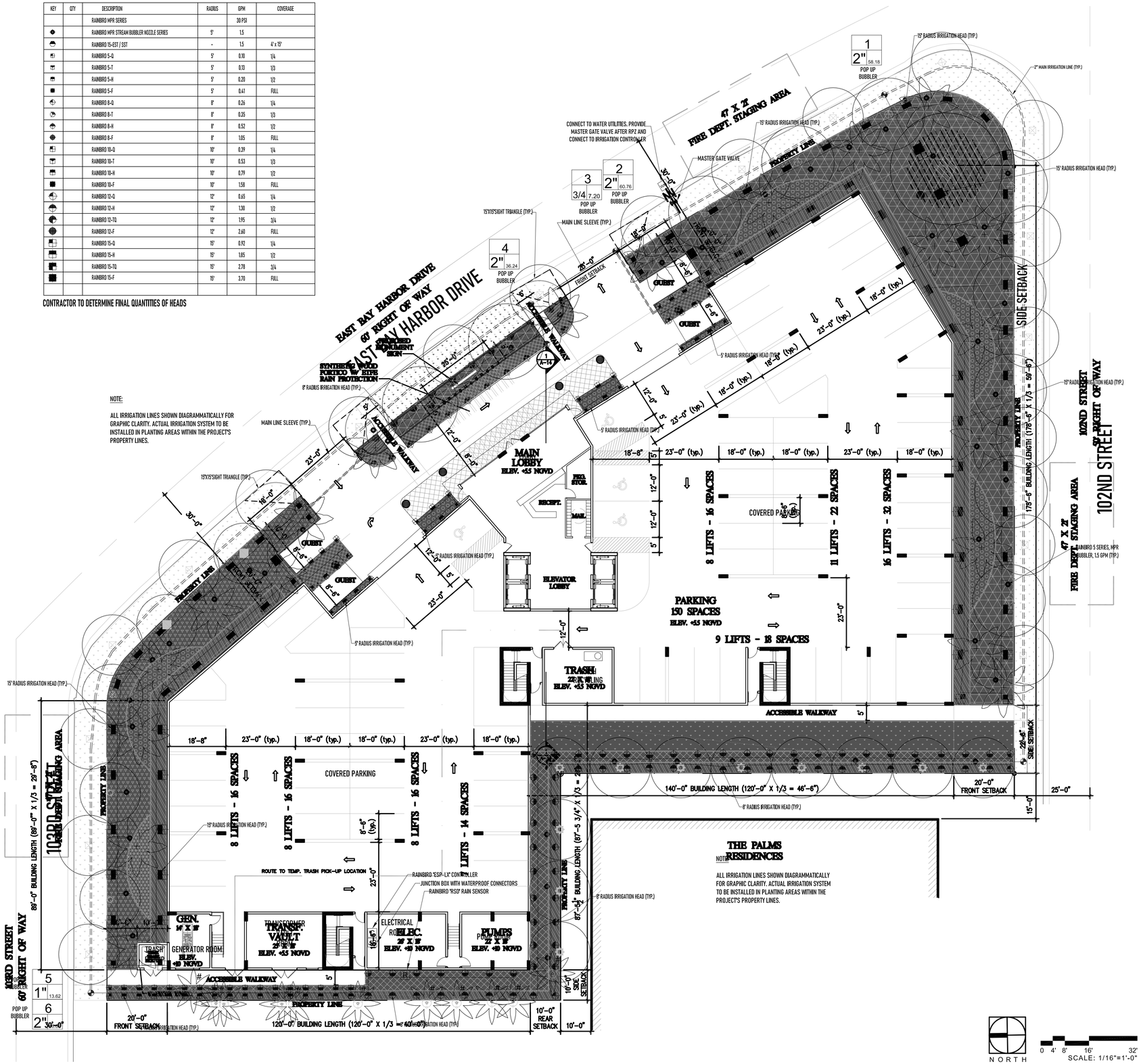
RAINBIRD 1800 SERIES STRIP-TYPE
15EST (END STRIP) + 15SCT (CENTER STRIP) 1.5 GPM

RAINBIRD 5-SERIES, MPR STREAM BUBBLER NOZZLES, 5' RADIUS, 1.5 GPM

## IRRIGATION LEGEND

| KEY | QTY | DESCRIPTION | RADIUS | GPM | COVERAGE |
|---|---|---|---|---|---|
| | | RAINBIRD MPR SERIES | | 30 PSI | |
| | | RAINBIRD MPR STREAM BUBBLER NOZZLE SERIES | 5' | 1.5 | |
| | | RAINBIRD 15-EST / SST | - | 1.5 | 4' x 15' |
| | | RAINBIRD 5-Q | 5' | 0.10 | 1/4 |
| | | RAINBIRD 5-T | 5' | 0.13 | 1/3 |
| | | RAINBIRD 5-H | 5' | 0.20 | 1/2 |
| | | RAINBIRD 5-F | 5' | 0.41 | FULL |
| | | RAINBIRD 8-Q | 8' | 0.26 | 1/4 |
| | | RAINBIRD 8-T | 8' | 0.35 | 1/3 |
| | | RAINBIRD 8-H | 8' | 0.52 | 1/2 |
| | | RAINBIRD 8-F | 8' | 1.05 | FULL |
| | | RAINBIRD 10-Q | 10' | 0.39 | 1/4 |
| | | RAINBIRD 10-T | 10' | 0.53 | 1/3 |
| | | RAINBIRD 10-H | 10' | 0.79 | 1/2 |
| | | RAINBIRD 10-F | 10' | 1.58 | FULL |
| | | RAINBIRD 12-Q | 12' | 0.65 | 1/4 |
| | | RAINBIRD 12-H | 12' | 1.30 | 1/2 |
| | | RAINBIRD 12-TQ | 12' | 1.95 | 3/4 |
| | | RAINBIRD 12-F | 12' | 2.60 | FULL |
| | | RAINBIRD 15-Q | 15' | 0.92 | 1/4 |
| | | RAINBIRD 15-H | 15' | 1.85 | 1/2 |
| | | RAINBIRD 15-TQ | 15' | 2.78 | 3/4 |
| | | RAINBIRD 15-F | 15' | 3.70 | FULL |
| | | | | | |

CONTRACTOR TO DETERMINE FINAL QUANTITIES OF HEADS




NORTH
0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"


COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| DATE | DESCRIPTION |
|---|---|
| | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-103BH
Print Date: JULY 25, 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.

10 ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.

11 ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.

12 ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.

13 THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.

## IRRIGATION LEGEND

WM — NEW IRRIGATION WATER METER AS PER ALL APPLICABLE CODES AND SPECIFICATIONS CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR METER AND BACKFLOW PREVENTOR TO LANDSCAPE ARCHITECT FOR APPROVAL.

RPZ (REDUCED PRESSURE ZONE)
REFER TO CIVIL ENGINEERS PLANS

1" MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER. INSTALLATION AND MATERIALS TO MEET ALL APPLICABLE CODES AND ORDINANCES.

CZK — RAINBIRD CONTROL ZONE KIT. PGA VALVE AND PRESSURE REGULATING BASKET FILTER

C — RAINBIRD CONTROLLER MODEL ESP-LX, INSTALL IN BUILDING'S ELECTRICAL ROOM. REFER TO ELECTRICAL ENGINEER'S PLANS.

R — RAINBIRD "RSD" RAIN SENSOR TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

JB — JUNCTION BOX WITH WATERPROOF CONNECTORS. REFER TO ELECTRICAL ENGINEER'S PLANS

1" TO 1-1/2" ELECTRIC VALVES - RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX

SCHEDULE 40 PVC MAINLINE, SIZE TO BE 1" DIAMETER

SCHEDULE 200 PVC LATERAL LINES

PIPE IN PVC SLEEVES, SEE SIZING CHART

3/4" IRRIGATION DRIP TUBING (XF SERIES)

PIPE CONNECTION

PIPE CROSSING

ZONE INFORMATION BOX

ZONE NUMBER → 1
VALVE SIZE → 1" 29.4 ← ZONE G.P.M.

RAINBIRD 1800 PRS - U SERIES NOZZLE
5', 8', 10', 12', 15' POP-UP / QUARTER, HALF, FULL RADIUS DIAMETERS AS NOTED

RAINBIRD 1800 SERIES STRIP-TYPE
15EST (END STRIP) + 15SCT (CENTER STRIP) 1.5 GPM

RAINBIRD 5-SERIES, MPR STREAM BUBBLER NOZZLES, 5' RADIUS, 1.5 GPM

## IRRIGATION LEGEND

| KEY | QTY | DESCRIPTION | RADIUS | GPM | COVERAGE |
|---|---|---|---|---|---|
| | | RAINBIRD MPR SERIES | | 30 PSI | |
| | | RAINBIRD MPR STREAM BUBBLER NOZZLE SERIES | 5' | 1.5 | |
| | | RAINBIRD 15-EST / SST | - | 1.5 | 4' x 15' |
| | | RAINBIRD 5-Q | 5' | 0.10 | 1/4 |
| | | RAINBIRD 5-T | 5' | 0.13 | 1/3 |
| | | RAINBIRD 5-H | 5' | 0.20 | 1/2 |
| | | RAINBIRD 5-F | 5' | 0.41 | FULL |
| | | RAINBIRD 8-Q | 8' | 0.26 | 1/4 |
| | | RAINBIRD 8-T | 8' | 0.35 | 1/3 |
| | | RAINBIRD 8-H | 8' | 0.52 | 1/2 |
| | | RAINBIRD 8-F | 8' | 1.05 | FULL |
| | | RAINBIRD 10-Q | 10' | 0.39 | 1/4 |
| | | RAINBIRD 10-T | 10' | 0.53 | 1/3 |
| | | RAINBIRD 10-H | 10' | 0.79 | 1/2 |
| | | RAINBIRD 10-F | 10' | 1.58 | FULL |
| | | RAINBIRD 12-Q | 12' | 0.65 | 1/4 |
| | | RAINBIRD 12-H | 12' | 1.30 | 1/2 |
| | | RAINBIRD 12-TQ | 12' | 1.95 | 3/4 |
| | | RAINBIRD 12-F | 12' | 2.60 | FULL |
| | | RAINBIRD 15-Q | 15' | 0.92 | 1/4 |
| | | RAINBIRD 15-H | 15' | 1.85 | 1/2 |
| | | RAINBIRD 15-TQ | 15' | 2.78 | 3/4 |
| | | RAINBIRD 15-F | 15' | 3.70 | FULL |
| | | | | | |

CONTRACTOR TO DETERMINE FINAL QUANTITIES OF HEADS




RECREATIONAL ROOF DECK LANDSCAPE AREA

RECREATION DECK AREA: 20,450 S.F.
REQUIRED: 15% OF 20,500 S.F. = 3,070 S.F.
PROVIDED: 24.2% OF 20,500 S.F. = 4,960 S.F.

NOTE: ARTIFICIAL TURF NOT INCLUDED IN LANDSCAPE AREA CALCULATIONS

NORTH

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"


**COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC**
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-103BH
Print Date: JULY 25, 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<br>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 - 2023.07.25

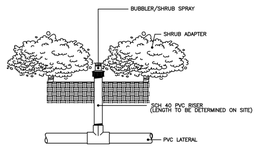
IRRIGATION ZONE SUMMARY SCHEDULE

| 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 |

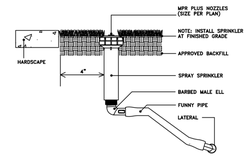
## 10200-10290 EBAY HARBOR DRIVE - ROOF IRRIGATION SCHEDULE - 2023.07.25

IRRIGATION ZONE SUMMARY SCHEDULE

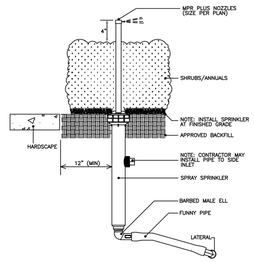
| ZONE | SPRINKLER TYPE | VALVE SIZE | WATER DEMAND (GALLONS PER MINUTE) | RUN TIME* (*TO APPLY 1.0 INCH / WEEK) | WEEKLY USAGE |
|---|---|---|---|---|---|
| 1 | POP UP/BUBBLER | 2" | XX.XX GPM | 40 MINUTES / WEEK | +/-XXX GALLONS / WEEK |
| 2 | POP UP/BUBBLER | 2" | XX.XX GPM | 40 MINUTES / WEEK | +/-XXX GALLONS / WEEK |
| 3 | POP UP/BUBBLER | 2" | XX.XX GPM | 40 MINUTES / WEEK | +/-XXX GALLONS / WEEK |
| 4 | POP UP/BUBBLER | 2" | XX.XX GPM | 40 MINUTES / WEEK | +/-XXX GALLONS / WEEK |
| | | | PRESSURE REQUIRED: TBD | 160 MINUTES / WEEK | +/-X,XXX GALLONS / WEEK |



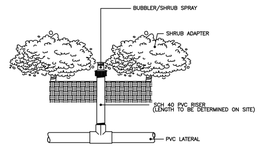

SPRINKLER DETAIL (NTS)
BUBBLER/SHRUB SPRAY INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING



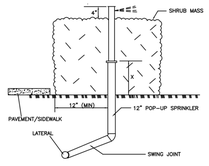

SPRINKLER DETAIL (NTS)
POP-UP SPRAY ON POLY PIPE SWING JOINT LOCATED IN SOD OR MULCH



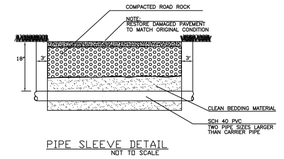

SPRINKLER DETAIL (NTS)
12" POP-UP SPRAY ON POLY PIPE SWING JOINT LOCATED IN PLANTS MAINTAINED TO A MAXIMUM HEIGHT OF 8".



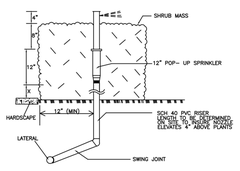

SPRINKLER DETAIL (NTS)
BUBBLER/SHRUB SPRAY INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING



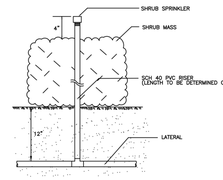

SPRINKLER DETAIL (NTS)
12" POP-UP INSTALLED ON PVC SWING JOINT LOCATED IN PLANT MASS MAINTAINED TO A MAXIMUM HEIGHT OF 18".



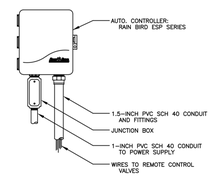

PIPE SLEEVE DETAIL
NOT TO SCALE



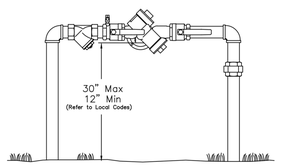

SPRINKLER DETAIL (NTS)
12" POP-UP ON PVC SWING JOINT WITH RISER LOCATED IN PLANT MASS MAINTAINED TO A MINIMUM HEIGHT OF 24".



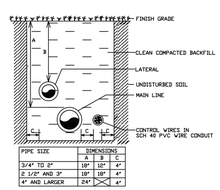

SPRINKLER DETAIL (NTS)
SHRUB SPRAY ON RISER AT INTERIOR LOCATION IN PLANT MASS.



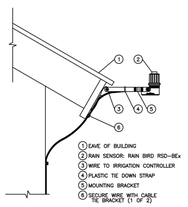

ESP AUTOMATIC CONTROLLER
NOT TO SCALE



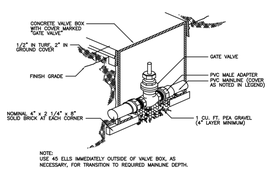

REDUCED PRESSURE ASSEMBLY
NOT TO SCALE



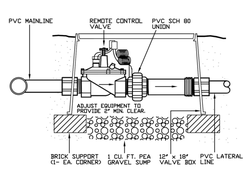

TRENCHING DETAIL (NTS)
NON-TRAFFIC AREAS




RAIN SENSOR RSD-BEx
NOT TO SCALE




GATE VALVE DETAIL
NOT TO SCALE




REMOTE CONTROL VALVE DETAIL
NOT TO SCALE


COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM


PROJECT LOCATION:
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

PROJECT CLIENT(S) | OWNER(S):
CHBH 103RD STREET LLC
10200-10290
E BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
PH: 305-972-8568

PROJECT ARCHITECT(S) | ENGINEER(S):

**ARCHITECTS**
S & E ARCHITECTS, INC.
2000 SOUTH DIXIE HIGHWAY, SUITE 203
MIAMI, FL 33133
PH: 305-441-2226

**CIVIL ENGINEERING**
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
PH: 786-264-7228

**LANDSCAPE ARCHITECT**
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
CLARA 103 BH

PROFESSIONAL SEAL(S):

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET ISSUE / REVISION LOG


CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.


Project ID: 2022-103BH
Print Date: JULY 25, 2023
Scale: As Indicated
Drawn By: TH

Sheet Title:

IRRIGATION DETAILS

LI-102

**AGENDA ITEM REPORT**
August 8, 2023

**ITEM NUMBER: 26.**

**ITEM: Consideration** and **Approval** of a Resolution accepting a Dedication of Easement from 9700 W Bay Harbor Drive LLC to the Town of Bay Harbor Islands to use, access, repair, and maintain the Stormwater Drainage Pipe at 9700 West Bay Harbor Drive, and entering into a Drainage Easement Agreement in substantial conformance. Enclosed is a copy of the draft Resolution with supporting documents, Sewer Drainage Agreement, and other supporting documents.

**DESCRIPTION:**
For many years, the Town has maintained a stormwater drainage pipe on property at 9700 West Bay Harbor Drive. The property owner, 9700 W Bay Harbor DR LLC, received approval from the Design Review Board on July 5, 2022 to develop a seven (7) story, eight (8) unit mid-rise building at said location. In connection with the development of the property, the property owner desires to dedicate the easement to the Town to use, access, repair as necessary, and maintain the stormwater drainage pipe in the area.

**RECOMMENDED ACTION:**
Council's Discretion

---

**FINANCIAL ANALYSIS:**
There is no fiscal impact at this time.

**BUDGET IMPACT:**

---

Submitted By: Yvonne Hamilton, Town Clerk

**ATTACHMENTS**

| | |
|---|---|
| 1. | Resolution - Easement Dedication - 9700 West Bay Harbor Drive |
| 2. | DRAFT_9700 W Bay Harbor - Drainage Easement Agreement |
| 3. | 9700 W Bay Harbor - Exhibit A - Legal Description |
| 4. | 9700 W Bay Harbor - Exhibit B - Drainage Easement Sketch |

**RESOLUTION NO. _____**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, PROVIDING FOR ACCEPTANCE OF DEDICATION OF AN EASEMENT FROM 9700 W BAY HARBOR DR LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO THE TOWN OF BAY HARBOR ISLANDS TO USE, ACCESS, REPAIR, AND MAINTAIN THE TOWN'S STORMWATER DRAINAGE PIPE AT 9700 WEST BAY HARBOR DRIVE; AUTHORIZING THE TOWN MANAGER TO EXECUTE INSTRUMENTS CONCERNING THE DEDICATION AND TO DO ALL THINGS NECESSARY TO CARRY OUT THE AIMS OF THIS RESOLUTION; PROVIDING FOR INCORPORATION OF RECITALS; AND SETTING AN EFFECTIVE DATE.**

**WHEREAS,** the Town of Bay Harbor Islands has for many years maintained a stormwater drainage pipe on property at 9700 West Bay Harbor Drive, as further identified on the attached Exhibit A; and

**WHEREAS,** the owner of said property, 9700 W BAY HARBOR DR LLC, a Florida Limited Liability Company, in connection with the development of the property, desires to give to the Town a drainage easement agreement, in the form set forth in the attached Exhibit B, and the Town desires to accept said drainage easement agreement.

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

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

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

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

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

**PASSED AND ADOPTED** this 8th day of August 2023.

By: _____
Elizabeth Tricoche - Mayor

**ATTEST:**

_____
Yvonne P. Hamilton
Town Clerk

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

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

**This instrument prepared by and after recording return to:**

*Marissa Amuial, Esq.*
*Akerman LLP*
*98 Southeast Seventh Street*
*Miami, FL 33131*

(Reserved for Clerk of Court)

# DRAINAGE EASEMENT AGREEMENT

THIS DRAINAGE EASEMENT (the "Easement") is made on this ___ day of ___, 2023, by 9700 W Bay Harbor Dr LLC, a Florida limited liability company ("Grantor"), in favor of the TOWN OF BAY HARBOR ISLANDS, a Florida municipal corporation ("Grantee").

## W I T N E S S E T H:

WHEREAS, Grantor is the fee simple owner of certain real property located in the Town of Bay Harbor Islands, Miami-Dade County, Florida, which is more particularly described in the attached **Exhibit A** ("Property"); and

WHEREAS, a pipe has existed to drain stormwater from Bay Harbor Drive within the eastern portion of the Property for many years.

WHEREAS, Grantor has agreed to grant a non-exclusive perpetual easement to Grantee with respect to the Easement Area (defined below) for the purpose of Grantee using, accessing, repairing and maintaining the Grantee-owned stormwater drainage pipe located within the Easement Area ("Stormwater Drainage Pipe").

NOW THEREFORE, Grantor, for and in consideration of the sum of One Dollar and other valuable considerations paid, the receipt and sufficiency of which are hereby acknowledged, hereby grants unto Grantee, its successors and assigns, a non-exclusive perpetual easement for the benefit of the Grantee, in, upon, and through the land in Miami-Dade County, Florida, more particularly described in **Exhibit B** attached hereto and made part hereof ("Easement Area"), for the express purpose of Grantee using, accessing, repairing and maintaining the Stormwater Drainage Pipe.

It is understood and agreed that Grantor's future development of the Property shall be done in a manner that permits the use, access, repair and maintenance of the Stormwater Drainage Pipe. Grantor's maintenance obligations in the Easement Area shall include maintenance and repair of improvements constructed under a duly issued permit from the Grantee, and ensuring that the same are maintained in a safe and well-kept manner, so as not to pose a safety hazard to the public.

Grantor shall maintain the right to construct and install features and improvements over, under, around, and within the Easement Area; provided, however, that it does not prohibit or obstruct in any way the Grantee's ability to use, access, repair or maintain the Stormwater Drainage Pipe.

Grantee, its successors and/or assigns, do hereby indemnify, defend and hold harmless, at Grantee's sole cost and expense, Grantor from and against any and all claims, actions, proceedings, damages, losses, liabilities, costs and expenses (including, without limitation, reasonable attorneys' fees and costs of suit incurred in connection with such claims), arising out of, or resulting from, the injury to or the death of any person, or damage or loss to the property of any person, caused by the negligent or wrongful act or omission of Grantee, its officials, authorized agents or employees, in performing (or failing to perform) its maintenance obligations with respect to the Easement Area and the Stormwater Drainage Pipe.

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns forever, and Grantor will defend the title to the lands within the Easement Area against all persons claiming by, through and under Grantor. Grantor hereby reserves the right to use the Easement Area for Grantor's own benefit and all other rights of ownership in and to the Easement Area, including without limitation the right to grant further easements therein, so long as the same are consistent with the use and rights granted to Grantee hereunder. The Easement is expressly limited to the upper and lower elevations set forth in **Exhibit B**, and shall not impair any rights of the Grantor outside of the Easement Area, including the rights to develop the Property.

The Easement is to be governed by and construed under the laws of the State of Florida. Any claims, actions or proceedings arising between the Grantor and Grantee under the Easement shall be instituted and maintained in Miami-Dade County, Florida. Each party shall bear their own attorney's fees.

This Easement may be executed in any number of counterparts, each of which shall be deemed to be an original, and such counterparts shall together constitute but one and the same Easement. The Parties shall be entitled to sign and transmit an electronic signature of this Easement (whether by facsimile, PDF, or other electronic transmission), which signature shall be binding on the party whose name is contained therein.

[REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

**9700 W Bay Harbor Dr LLC,**
a Florida limited liability company

_____
Print Name: _____

By: _____

_____
Print Name: _____

Name: _____

STATE OF FLORIDA )
)
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by _____, as Authorized Signatory of 9700 W Bay Harbor Dr LLC, a Florida limited liability company, on behalf of said company, who ( ) is personally known to me or ( ) has produced as identification his _____.

_____
Notary Public, State of Florida

Commission Expires:

_____
Printed Name of Notary Public

IN WITNESS WHEREOF, Grantee has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTEE:

**Town of Bay Harbor Islands,**
a Florida municipal corporation

_____
Print Name: _____

By: _____

_____
Print Name: _____

Name: _____

STATE OF FLORIDA )
)
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by Maria Lasday, as Town Manager of the Town of Bay Harbor Islands, a Florida municipal corporation, on behalf of said municipal corporation, who ( ) is personally known to me or ( ) has produced as identification his _____.

_____
Notary Public, State of Florida

Commission Expires:

_____
Printed Name of Notary Public

**Exhibit A**

Legal Description

Lot 28, Block 3, Bay Harbor Island, according to the map or plat thereof, as recorded in Plat Book 46, Page(s) 5, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 13-2227-001-0750

Exhibit B


# COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET


PROJECT NUMBER : 9742-22

CLIENT :
9700 W BAY HARBOR DR, LLC

## LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

A PORTION OF LOT 28, BLOCK 3 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 28;

THENCE SOUTH 87°21'10" WEST ALONG THE SOUTH LINE OF SAID LOT 28, A DISTANCE OF 150.00 FEET;

THENCE NORTH 02°38'50" WEST ALONG THE WEST LINE OF SAID LOT 28, A DISTANCE OF 6.41 FEET;

THENCE NORTH 88°08'38" EAST, A DISTANCE OF 150.01 FEET;

THENCE SOUTH 02°38'50" EAST ALONG THE EAST LINE OF SAID LOT 28, A DISTANCE OF 4.34 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MIAMI/DADE COUNTY, FLORIDA.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. DATA SHOWN HEREON DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF BAY HARBOR WATERWAY, OF "BAY HARBOR ISLAND", P.B. 46, PG. 5, M/D.C.R. SAID LINE BEARS N02°38'50"W.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN JULY, 2023. I FURTHER CERTIFY THAT THIS "LAND DESCRIPTION AND SKETCH" MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: Richard E. Cousins
RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

| REVISIONS | DATE | FB/PG | DWN | CKD |
|---|---|---|---|---|
| LAND DESCRIPTION & SKETCH | 07/31/23 | ---- | AM | REC |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

LAND DESCRIPTION & SKETCH FOR DRAINAGE EASEMENT

PROPERTY ADDRESS :
9700 W BAY HARBOR DR

SCALE: N/A

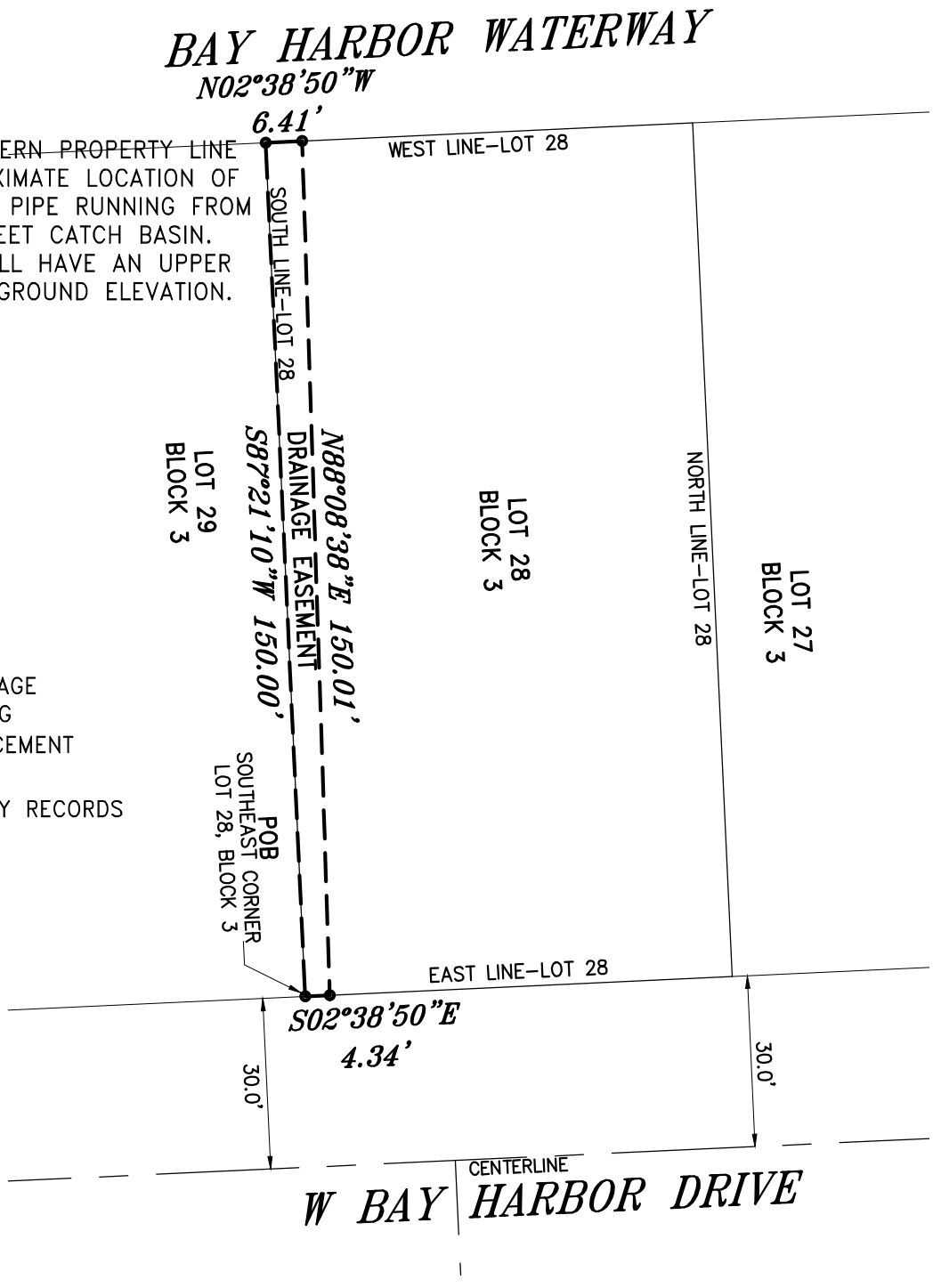
COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER : 9742-22

CLIENT :
9700 W BAY HARBOR DR, LLC

# LAND DESCRIPTION AND SKETCH

EASEMENT IS FROM THE SOUTHERN PROPERTY LINE TO 5' NORTH FROM THE APPROXIMATE LOCATION OF THE CENTER OF THE DRAINAGE PIPE RUNNING FROM A DRAINAGE OUTFALL AND STREET CATCH BASIN. DRAINAGE EASEMENT AREA SHALL HAVE AN UPPER LIMIT OF 15 FEET ABOVE THE GROUND ELEVATION.




LEGEND:

| | |
|---|---|
| CKD | CHECKED BY |
| DWN | DRAWN BY |
| FB/PG | FIELD BOOK AND PAGE |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| P.B. | PLAT BOOK |
| M/D.C.R. | MIAMI/DADE COUNTY RECORDS |

| REVISIONS | DATE | FB/PG | DWN | CKD |
|---|---|---|---|---|
| LAND DESCRIPTION & SKETCH | 07/31/23 | ---- | AM | REC |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

LAND DESCRIPTION & SKETCH FOR DRAINAGE EASEMENT

PROPERTY ADDRESS :
9700 W BAY HARBOR DR

SCALE: 1" = 30'

SHEET 2 OF 2

**AGENDA ITEM REPORT**
August 8, 2023

**ITEM NUMBER: 27.**

**ITEM:** Discussion regarding BHI-229-9600 West Bay Harbor Drive - Florida International University Concept Design for the Town Park and Kayak Launch Rendering. Based on the attached rendering provided by FIU.

**DESCRIPTION:**
The project RFP will be for a Design-Build of the park facilities. This park will allow the Town's residents access to the Bay Harbor Waterway for recreational purposes.

**RECOMMENDED ACTION:**

---

**FINANCIAL ANALYSIS:**
Five Hundred Thousand Dollars ($500,000) is available in the FY 2023 Budget for this project.

**BUDGET IMPACT:**

---

Submitted By: Yvonne Hamilton, Town Clerk

**ATTACHMENTS**

| | |
|---|---|
| 1. | 20230804_BH_KAYAKPARK_v2 |



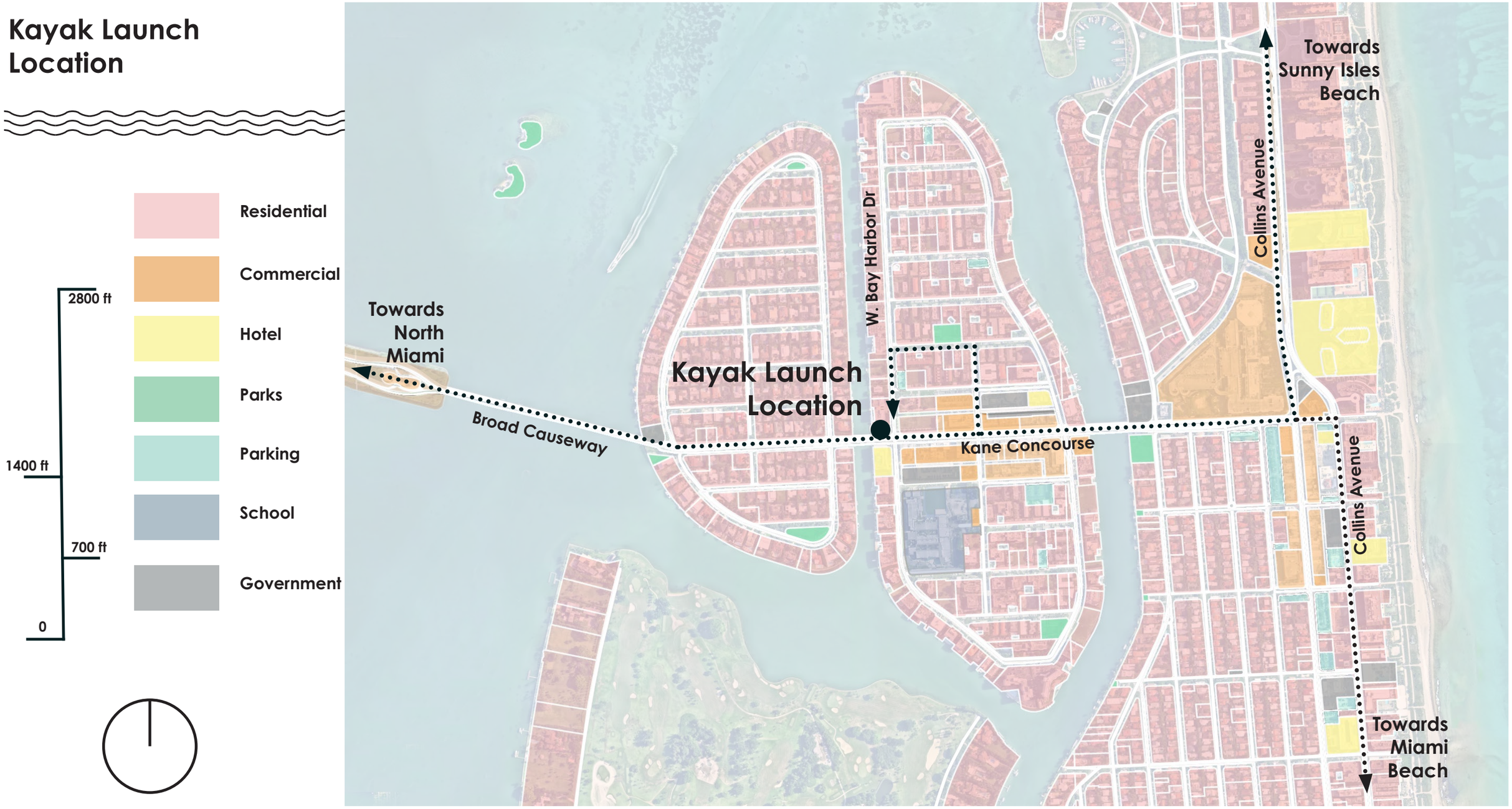
# Parking Lot Renovation:
# Kayak Pier
# 96th St

FIUxD | PROF. ROBERTO ROVIRA | BY RILEY JIMENEZ + KEVIN CHONG

FIU Landscape Architecture + Environmental and Urban Design
College of Communication, Architecture + The Arts

20230804

# Kayak Launch Location



# Kayak Destinations

2.5 mi

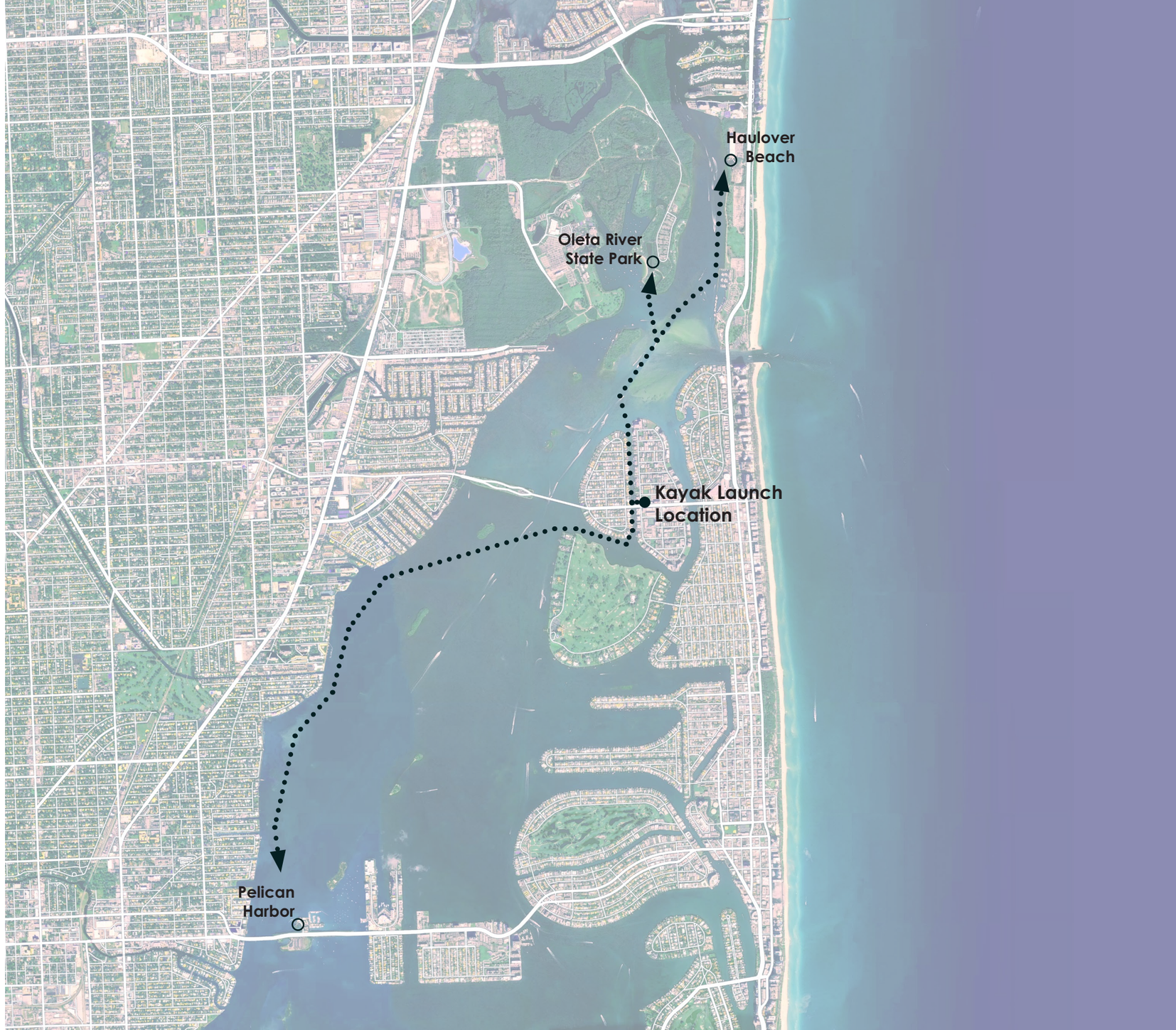
1.25 mi

0.5 mi

0

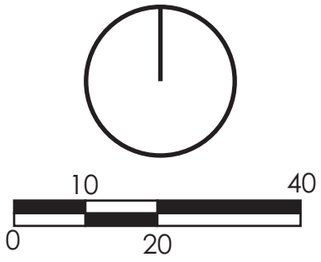
Existing Kayak Infrastructure (Non-ADA)

Proposed Kayak Launch (ADA Compliant)

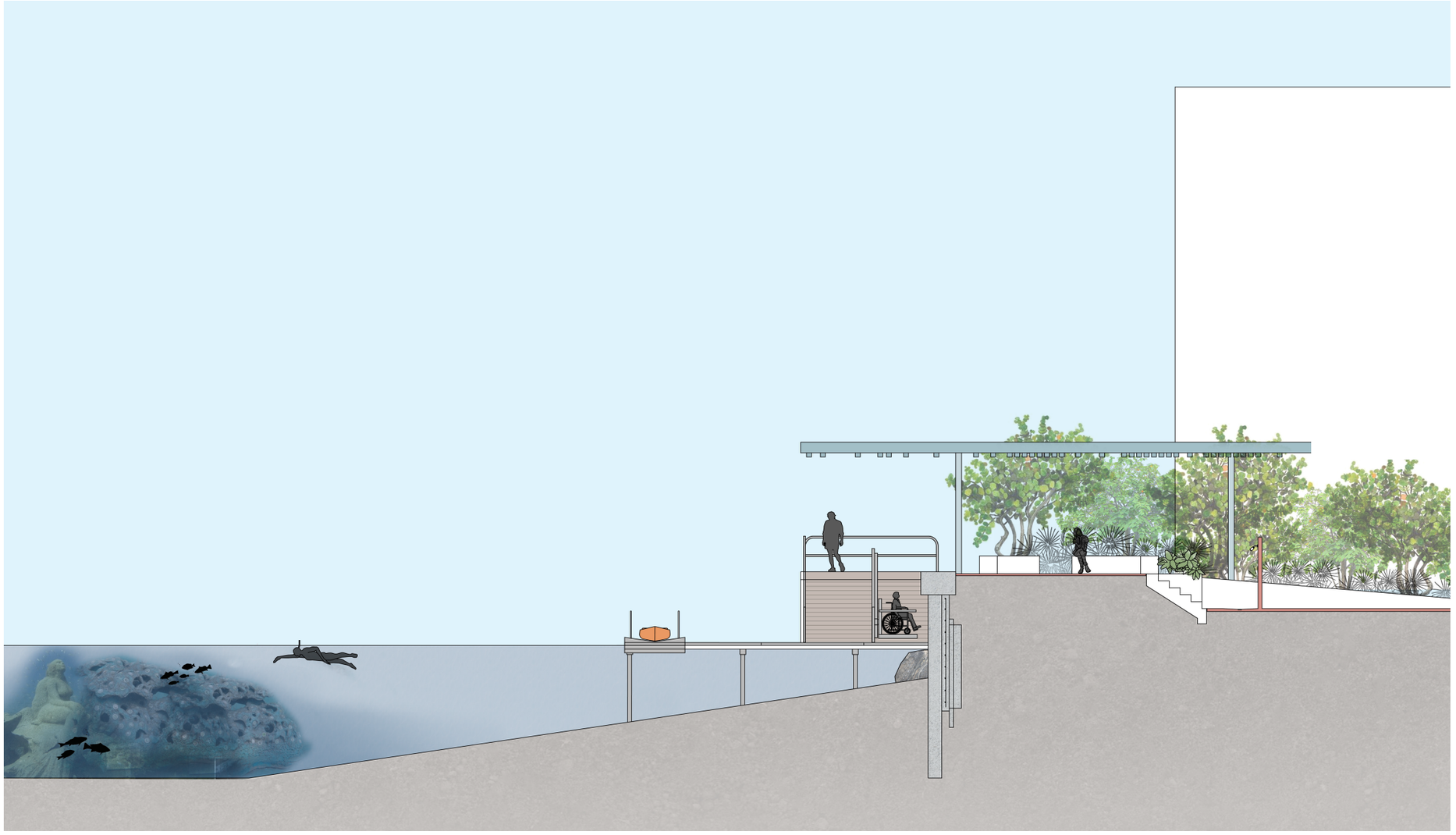


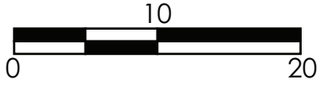
# 96th St Kayak Launch



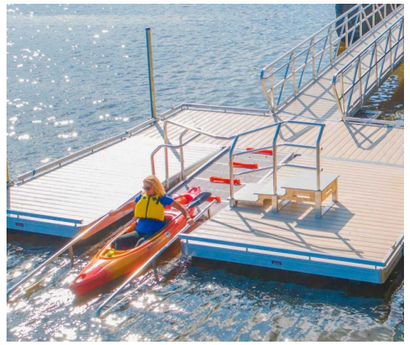
# 96th St Kayak Launch











## ADA KAYAK LAUNCH

https://thedockdoctors.com/halfmoon-kayak-launch










## SITE AMENITIES

https://www.mostdependable.com/product/590-smss/
https://www.landscapeforms.com/en-US/product/Pages/Flo-Bike-Rack.aspx



## ADA INCLINED PLATFORM LIFT

https://taihee.com/wheelchair-lift/