

TOWN OF BAY HARBOR ISLANDS
DEVELOPMENT & REVIEW COMMITTEE MEETING

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

THURSDAY, SEPTEMBER 20, 2023

TIME: 11:00AM

CALL TO ORDER: Set for 11:00 AM

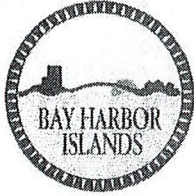
PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Review and discussion of Site Plan Application by 1125 97TH Bay Harbor Condo 2618 LLC, to construct a 9-unit Multi-Family Development to be located at 1125 97 Street. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

ADJOURNMENT:

APPLICATION FOR SITE PLAN REVIEW



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

SPR23-000028

Folio # 13-2227-001-3880

Town Council

Joshua D. Fuller
Mayor

Elizabeth Tricoche
Vice Mayor

Stephanie Bruder
Council Member

Molly Winters Diallo
Council Member

Isaac Salver
Council Member

Teri D'Amico
Council Member

Robert Yaffe
Council Member

Size of described property 11,250 sq ft

Project Description 6 Story Residential Building Units 9

Owner(s) Name 1125 97TH BAY HARBOR CONDO 2618 LLC

Mailing Address 3951 SW 41st Street

City West Park State FL Zip 33023

Phone Number 954-367-3322 Email realpropertiesny@gmail.com

Signature of Owner Zvi Yosifon

Name of Applicant (if different from owner) _____

Mailing Address _____

Town Officials

Maria Lasday
Town Manager

Yvonne Hamilton
Town Clerk

Joseph S. Geller
Town Attorney

City _____ State _____ Zip _____

Phone Number _____ Email _____

Signature of Applicant _____

Name of Representative _____

Mailing Address _____

City _____ State _____ Zip _____

Phone Number _____ Email _____

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received 8/31/2023 By AM

Process Number SPR23-000028 Fee Paid \$3,000 -

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

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

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: September 13th, 2023

Subject: Site Development Plan Application – Formal Submittal
1125 97th Street - Multi-Family Residential Complex (9 DU)
Bay Harbor Islands Acct. No. SPR23-000028
MMPA Acct. No. 01-0702-1169

RECOMMENDED ACTION

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

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-2 Multiple Family District
General Location: 1125 97th Street
Legal Description: Lot 15 of Block 22, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION

The project architect, Baena Architecture, as agent for the landowner, 1125 97th Bay Harbor Condo 2618 LLC), has now submitted a formal Site Development Plan application to allow for the construction of a nine (9) dwelling unit complex located at 1125 97th Street. The proposed dwelling units will range from 1,897 to 3,869 square feet of A/C space plus balconies, etc. The lot is currently developed as a 2-story / 4 DU apartment building. Therefore, there will be a net increase of five (5) DU for the site. A Pre-DRC review was held by the Town in July 2023.

**Town of Bay Harbor Islands
Development Review Committee Staff Report
Site Development Plan Application
Proposed New Multi-Family Residential Complex (9 DU)
1125 97th Street
September 13th, 2023
Page 2**

The proposed site design incorporates one rectangular-shaped building positioned north / south on the site. One (1) main driveway connection to 97th Street is proposed. The driveway is a two-way driveway that is 23-feet in width and provides access to a front yard guest parking space as well as the at grade level parking spaces below the building. A proposed Fire Department staging area is shown on the plans along 97th Street. The proposed new building is 7-stories in height; six (6) floors of residential use over one (1) floor of at grade level parking @ 65-feet above existing FEMA Base Flood Elevation (BFE) + 1' FBC Freeboard.

An updated survey was submitted as required - it shows a lot area of 11,200 sq. ft. / .26 acres. This may be a math error / typo as a 75.00' x 150.00' lot = 11,250 sq. ft. / .258 acres. The Miami-Dade County Property Appraiser's website notes the current lot area as 11,250 square feet / 0.258 acres in size which would allow for a maximum of nine (9) DU on the property at the maximum allowable base density (34 DUA). The proposed site plan proposed nine (9) DU as permitted. The Town's Historic Structure Survey lists the existing structure as a Masonry Vernacular design with some MiMo features that was built in 1951 (DA10173).

The adjoining / nearby development sites currently include the 2-story Dartmouth Apartment complex @ 4 DU / 15.4 DUA to the immediate east. The lot to the immediate north is developed as the 7-story Bay Breeze Condo project @ 17 DU / 65.4 DUA. To the immediate west is the 3-story Villas of Bay Harbor Townhouses complex @ 10 DU / 19.4 DUA. To the south across 97th Street is the surface parking lot for the 1111 Kane Concourse commercial building. This area of the Town is predominated by a mixture of older low-rise residential complexes (2-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area as being preferred for mid-rise residential complexes (up to 7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town of Bay Harbor Islands has completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 22+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while the interior (non-waterfront lots) are zoned RM-2. This interior lot is Zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions. The submittal package still has several design issues and some of the plans need to be corrected. The plans need to be revised to address / include all required plans and meet Town Code criteria prior to scheduling before the DRB.

PREVIOUS REDEVELOPMENT ACTIVITY

It is noted for reference purposes that in 2015-16 the Town received / reviewed / approved a 7-story / ten (10) DU Site Development Plan for this site. Subsequently a Building Permit application was made to the Town; however, no permits were ever issued to our knowledge,

and the project never moved forward. The original 2-story / 4 DU complex remains on the site. Due to the lack of activity the Town considers the 2015-16 project abandoned / null and void.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of “Medium-High Density Residential”. The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission. The developer is seeking to build 9 DU that are allowed via the base density (no TDRs needed / requested).

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

PLATTING

The site will not require re-platting, as the site is currently platted as described above (1 lot).

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

As stated above, the Site Development Plan depicts access to the site from one (1) main driveway connection to 97th Street. The driveway is shown as a two-way driveway that is 23-feet in width and provides access to the front yard guest parking space as well as the at grade parking spaces below the building.

Based on 9 DU the Code requires at least eighteen (18) parking spaces. Nineteen (19) parking spaces are shown on the plans; eighteen (18) standard parking spaces under the building including an ADA parking space and one (1) guest parking space in the front yard area. Therefore, the site design exceeds the current minimum Code requirements for on-site parking spaces.

A proposed Fire Department staging area is shown on the plans. The applicant should meet with the Miami-Dade Fire Department staff as soon as possible to identify a 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 resubmitted to the DRC / DRB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is modern and with an abundant use of glass. The design concept includes expansive curvilinear balconies on the upper floors.

The building does not exceed one hundred twenty (120) feet in length; therefore, a formal “breezeway” is not required.

SITE PLAN COMMENTS

Following are our comments based on the plans dated August 30th, 2023 submitted to the Town on August 31st, 2023 for consideration:

- 1) **Lot Area** - The lot area noted on Sheet G003 (11,250 square feet) does not match the lot area on the project survey 11,200 square feet. We feel this may be a survey typo / error. Please revise.
- 2) **DU Storage Rooms** - Sec. 23-9(4) requires one storage area per unit (9 required). The storage units have been labeled for each unit on the plans. Each storage area must have at least 25 sq. ft. of area and have at least 7' of clear headroom. Please add height information for each storage unit on the plans.
- 3) **Pedestrian Walkways** - The walkways in the east / west side yards may be no more than 5-feet in width (Sec. 23-12(15)(b)). The sidewalk on the west side is dimensioned 7' in some areas. Please revise to a max. of 5' width.
- 4) What is the color of the wood dumpster gate?
- 5) Please provide the building height information in Project Information Sheet G003. Please note that building height is measured from the current FEMA BFE + 1' FBC Freeboard (8.0' NGVD + 1' NGVD = 9.0' NGVD). It appears the height is being measured only from BFE.
- 6) The plans show that the under-building parking spaces on the east side of the site will extend out from under the building - which is allowed - but screening is required (fence / wall and supplemental landscaping). The existing multifamily complex adjoining this site to the east faces Bay Harbor Terrace and the bedrooms of those units face west at this site - the parking must be screened (noise / glare / visual). The plans show only landscaping - a physical solid buffer is required (fence / wall) as stated at the Pre-DRC meeting.
- 7) Sec. 23-24(d) requires that all above grade parking garages be completely enclosed to screen adjoining sites and the street. The plans show an "open garage" in some areas. The DRB can consider alternatives provided sufficient screening is provided. The plan does not comply unless the DRB approves the design / vehicle screening method.
- 8) The building design includes abundant exterior curvilinear balconies for the units on each floor. We believe the revised balconies now comply with the Zoning Code allowances. Per Sec. 23-12(15)(a) in the RM-2 District no balcony can extend more than 2' into a side setback and 4' into a front or rear setback - and a balcony cannot exceed 6' in depth unless the building is setback more than the minimum and the DRB approves the plans. The balcony extensions are measured from the setbacks based on the height of the building - so as a building gets taller the setbacks increase. For example, the Flex setback areas at the base 10' side setback can have a balcony extending 2' into the side setback, but for other building areas as the building steps back so too do the balconies. The same applies to the front / rear balcony setbacks.

- 9) For the rooftop design a minimum of 15% of the roof area "used for recreation" must be landscaped. Sheet G004 Roof Deck detail lists the landscape area as 3,335 square feet. However, Sheet G003 Landscape Area at Roof LVL lists the area as 3,780 square feet. Please review and revise as required,
- 10) On the Building Elevation sheets the building height is shown measured from only FEMA BFE (8.0' NGVD) when the Town Code allowance is from existing FEMA BFE + 1' FBC Freeboard. Please clearly show the building height measured properly per the above.
- 11) The Code requires that a minimum of 9.0' of clear height exist between the top of one floor slab and the bottom of the next floor slab. Some of the plans do not clearly show compliance – the cross-section plans appear to demonstrate compliance (not elevations).
- 12) On the rooftop the plans appear to show some shade structures. As stated previously the maximum main building height is 65' above FEMA BFE + 1' FBC Freeboard. A raised deck on top of the main roof is allowed (5' max.) for a swimming pool / pool deck, which can be railed. Only those structures listed in Sec. 23-12(25) can be built on top of the main roof and not exceed 20' (elevator shaft & vestibule / stair tower / bathrooms / mechanical room). Any other accessory roof structure is limited to no more than 10' above the "main" roof deck (not raised roof deck) and be setback at least 15' from the edge of the roofline. A roof covering can cantilever but any columns / walls must meet the 15' setback. It appears the main building rooftop elevation may be below the max. allowed height. It appears the revised design now meets the Town Code. Please clarify the plans.
- 13) FYI – again there has been a recent Zoning Code amendment (May 2023) that appears to affect (prohibit) decorative architectural features on the exterior of all structures. No final Ordinance is available, as yet. The Town is discussing this issue to get clarity.
- 14) FYI - Town local park impact fees / various M-D impact fees will be required prior to issuance of Building Permits.
- 15) Has an application been made to the Miami-Dade School District to determine public school impacts and impact fees? If not, the Town Bldg. Dept. staff does the actual filing. Verify status.
- 16) FYI - A proposed conceptual Fire Department staging area was submitted and it needs to be agreed to by the Miami-Dade Fire Department ASAP, as this could affect the design.



HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS

Holland Engineering, Inc
Civil Engineering Solutions
301 SW 7 Street, Ft. Lauderdale, FL 33315
(954) 367-0371 office
CA0007325

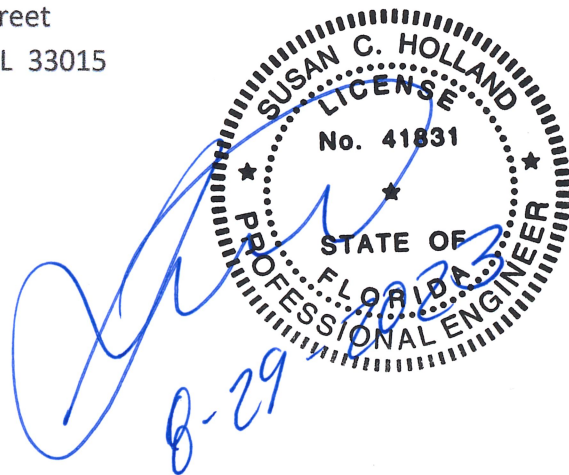
Bay Harbor 1125

1125 97th Street
Bay Harbor Islands, Florida 33154

DEVELOPMENT IMPACT ANALYSIS REPORT

August 29, 2023

Prepared by:
Susan C. Holland, P.E.
Holland Engineering, Inc.
301 SW 7 Street
Ft. Lauderdale, FL 33015





HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS

Holland Engineering, Inc
Civil Engineering Solutions
301 SW 7 Street, Ft. Lauderdale, FL 33315
(954) 367-0371 office
CA0007325 www.hei-heis.com

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 ensure that the Levels of Service (LOS) will be maintained as a result of this development.

1. POTABLE WATER

The water use requirements for this project are calculated based on the build-out information described on the attached Water Use Calculation Table. An increase in flow demand of **2,170 GPD** is expected from this project.

2. SANITARY SEWER:

The Sanitary Sewer flows generated by this project are calculated based on the build-out information described on the attached Sanitary Sewer Use Calculation Table. An increase in Sanitary Sewer flow of **1,693 GPD** is expected from this project.

3. SOLID WASTE:

The anticipated daily solid waste generation for this project are calculated based on the build-out information described on the attached Proposed Solid Waste Calculation Table. An increase in Solid Waste Generation of **6 TONS/YR** is expected from this project.

4. STORM DRAINAGE:

This project will require the installation of one drainage well and exfiltration trench. Roof drainage and condensate will be routed to the drainage well. All other surface drainage will be routed to the exfiltration trenches.

5. TRIP GENERATION ANALYSIS

The proposed development is expected to generate a net increase of 34 daily trips, 2 morning peak hour trips and 3 afternoon peak hour trips. The results of the trip comparison are detailed in the attached Trip Generation Analysis using the 11th Edition of the ITE Trip Generation Manual.

6. RECREATION FACILITIES:

The total population is estimated at 19.53 persons, based on a total of 9 dwelling units at 2.17 persons per unit.

- 1 tennis court for every 4,000 persons, 12-60 years old
- 1 lighted baseball field for every 6,000 persons, 10-40 years old
- 1 tot lot for every 5,000 persons, 3-12 years old

The proposed development is not anticipated to create significant impacts on the Town's current park system. Any recreation impacts that may occur will be mitigated by an impact fee paid by the developer to the Town.

PROPOSED POTABLE WATER USE CALCULATIONS

PROJECT : Bay Harbor 1125

DATE : August 29, 2023

TYPE OF BUILDING USE	ROOMS [EACH/SF](Avg. Household Size)	RATE [GPD/ROOM] [GPD/SF]	ADF [GPD]
<u>PROPOSED FLOWS:</u>			
Residential Condominiums	9(2.17per DU)	200	3,906
SUB-TOTAL			<u>3,906</u>
<u>PREVIOUS FLOWS:</u>			
	4(2.17 per DU)	200	1,736
SUB-TOTAL			<u>1,736</u>
NET INCREASE			2,170

PROPOSED SANITARY SEWER USE CALCULATIONS

PROJECT : Bay Harbor 1125

DATE : August 29, 2023

TYPE OF BUILDING USE	ROOMS [EACH/SF](Avg. Household Size)	RATE [GPD/ROOM] [GPD/SF]	ADF [GPD]
<u>PROPOSED FLOWS:</u>			
Residential Condominiums	9(2.17per DU)	156	3,047
SUB-TOTAL			<u>3,047</u>
<u>PREVIOUS FLOWS:</u>			
	4(2.17per DU)	156	1,354
SUB-TOTAL			<u>1,354</u>
NET INCREASE			1,693

PROPOSED SOLID WASTE CALCULATIONS

PROJECT : Bay Harbor 1125

DATE : August 29, 2023

TYPE OF BUILDING USE	AREA/UNITS [SF] [UNITS](Avg. Household Size)	RATE [LB/SF- DAY] [LB/UNIT- DAY]	SOLID WASTE GENERATED [TONS PER CAPITA/YR]	SOLOD WASTE GENERATED [TONS/YR]
<u>PROPOSED SOLID WASTE:</u>				
Residential Condominiums	9(2.17per DU)		0.632	12
SUB-TOTAL				<u>12</u>
<u>PREVIOUS SOLID WASTE:</u>				
	4(2.17per DU)		0.632	6
SUB-TOTAL				<u>6</u>
NET INCREASE				6

TRIP GENERATION ANALYSIS

PROJECT : Bay Harbor 1125

DATE : August 29, 2023

Daily

Land Use	ITE Code	Size	Trip Generation Rate	Total Trips				
				In	Out	In	Out	Total
Existing								
Multifamily housing (low rise)	220	4 DU	T=6.76(X)	50%	50%	13	14	27
Proposed								
Multifamily housing (low rise)	220	9 DU	T=6.76(X)	50%	50%	30	31	61
Difference						17	17	34

Morning Peak Hour

Land Use	ITE Code	Size	Trip Generation Rate	Total Trips				
				In	Out	In	Out	Total
Existing								
Multifamily housing (low rise)	220	4 DU	T=0.40(X)	24%	76%	1	1	2
Proposed								
Multifamily housing (low rise)	220	9 DU	T=0.40(X)	24%	76%	1	3	4
Difference						0	2	2

Afternoon Peak Hour

Land Use	ITE Code	Size	Trip Generation Rate	Total Trips				
				In	Out	In	Out	Total
Existing								
Multifamily housing (low rise)	220	4 DU	T=0.51(X)	63%	37%	1	1	2
Proposed								
Multifamily housing (low rise)	220	9 DU	T=0.51(X)	63%	37%	3	2	5
Difference						2	1	3

1127 97th Street, Bay Harbor Islands

Elevations are referenced to NGVD

Pre-Development Calculations

Prepared by Susan C Holland, P.E.

Lic. No. 41831

General Information

Total Project Area =	0.26 Acres	
Paved Area =	0.03 Acres	
Building Area =	0.05 Acres	
Lake Area =	0.00 Acres	
Recreation Area =	0.00 Acres	
Landscape Area =	0.18 Acres	
Total Impervious Area =	0.08 Acres	(30.8%)
Total Pervious Area (TPA) =	0.18 Acres	(69.2%)
Exist. Min. Floor Elevation =	7.90 '	
Exist. Min. Crown of Road =	NA	
Exist. Average Finished Grade =	5.00 '	
Lake Control Stage =	0.00 '	
Flood Criteria (Dade County only) =	0.00 '	
October Water Table =	2.00 '	
(Wet season water table)		
Credit (Dade County only) =	0.00 "	
Discharge Off-site =		

Storm Event Information

10 year - 1 day event = 7.00 "

10 year - 3 day event = 9.50 "

1127 97th Street, Bay Harbor Islands
Pre-Development

SCS Curve Number

$$\begin{array}{rcl} \text{Design Water Table Elevation} & = & \underline{2.00 \text{ '}} \\ \text{Average Finished Grade} & = & \underline{5.00 \text{ '}} \\ \text{Average Depth Water Table} & = & \underline{3.00 \text{ '}} \end{array}$$

$$\text{Compacted Water Storage - (CWS)} = 4.95 \text{ ''}$$

$$\begin{array}{l} \text{Ground Storage Under Pervious Area} \\ \text{(CWS/12 in/ft) x (TMPA)} = 0.07 \text{ AC-FT} \end{array}$$

$$\text{Soil Storage (S)} = 3.43 \text{ ''}$$

$$\text{SCS Curve Number (CN)} = 74.48$$

1127 97th Street, Bay Harbor Islands
Pre-Development

Stage / Storage

Area of Developed Site Grading = 0.21 Acres

(Linear from 5' - 6')

Stage	Site				Total
	Lake	Storage	Not Used	Not Used	
2.00'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
3.00'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
4.00'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
5.00'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
5.50'	0.00 AC-FT	0.05 AC-FT	0.00 AC-FT	0.00 AC-FT	0.05 AC-FT
6.00'	0.00 AC-FT	0.11 AC-FT	0.00 AC-FT	0.00 AC-FT	0.11 AC-FT
6.50'	0.00 AC-FT	0.22 AC-FT	0.00 AC-FT	0.00 AC-FT	0.22 AC-FT
7.00'	0.00 AC-FT	0.32 AC-FT	0.00 AC-FT	0.00 AC-FT	0.32 AC-FT

1127 97th Street, Bay Harbor Islands

Pre-Development

10 Year - 3 Day

$$10 \text{ year} - 3 \text{ Day Event} = 9.50 \text{ "}$$

$$Q = \frac{[9.50 \quad -- 0.20 \quad (3.43)]^2}{9.50 \quad + 0.80 \quad (3.43)} = 6.35 \text{ "}$$

$$6.35 \text{ "} \quad - 0.00 \text{ " (Dade Co. Credit)} = 6.35 \text{ "}$$

$$\text{Volume} = \frac{6.35 \text{ "}}{12 \text{ in/ft}} (0.26) = 0.14 \text{ AC-FT}$$

$$\text{Corresponding Stage} = 6.15 \text{ '}$$

1125 97th Street, Bay Harbor Islands
Elevations are referenced to NGVD
Post-Development Calculations

Prepared by Susan C Holland, P.E.
Lic. No. 41831

General Information

Total Project Area =	0.26 Acres	
Paved Area =	0.04 Acres	
Building Area =	0.16 Acres	
Lake Area =	0.00 Acres	
Recreation Area =	0.00 Acres	
Landscape Area =	0.06 Acres	
Total Impervious Area =	0.20 Acres	(76.9%)
Total Pervious Area (TPA) =	0.06 Acres	(23.1%)
Prop. Min. Floor Elevation =	9.00 '	
Prop. Min. Crown of Road =	NA	
Prop. Average Finished Grade =	5.00 '	
Lake Control Stage =	0.00 '	
Flood Criteria (Dade County only) =	0.00 '	
October Water Table =	2.00 '	
(Wet season water table)		
Credit (Dade County only) =	0.00 "	
Discharge Off-site =		

Storm Event Information

10 year - 1 day event =	7.00 "
10 year - 3 day event =	9.50 "

1125 97th Street, Bay Harbor Islands
Post-Development

SCS Curve Number

Design Water Table Elevation = 2.00 '

Average Finished Grade = 5.00 '

Average Depth Water Table = 3.00 '

Compacted Water Storage - (CWS) = 4.95 "

Ground Storage Under Pervious Area

(CWS/12 in/ft) x (TMPA) = 0.02 AC-FT

Soil Storage (S) = 1.14 "

SCS Curv Number (CN) = 89.75

Exfilt Trench Lenght

Bay Harbor 1125

8/28/2023

1125 97th Street, Bay Harbor Islands
Post-Development

Exfiltration Trench Length

C Pervious = 0.60

C Impervious = 0.90

Weighted C Factor = 0.83

Trench width = 4.00

H2 (depth to water table) = 3.00

Du (non-saturated trench depth) = 3.00

Ds (saturated trench depth) = 12.00

Capacity of existing system = 0.55 AC-IN (0.05 AC-FT)

$$L = \frac{0.55}{0.000142 \times [(3 \times 4) + (2 \times 3 \times 3) - (3)^2 + (2 \times 3 \times 12)] + [(0.000139 \times 4 \times 3]}$$

$$L = 36.98'$$

Length of exfiltration system provided = 37 feet

1125 97th Street, Bay Harbor Islands
Post-Development

Stage / Storage

Area of Developed Site Grading = 0.10 Acres

(Linear from 4.65' - 5.25')

Stage	Site		Exfil. Trench		Not Used		Total
	Lake	Storage	Storage	Storage	Not Used	Not Used	
2.00'	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
3.00'	0.00 AC-FT	0.00 AC-FT	0.05 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.05 AC-FT
4.00'	0.00 AC-FT	0.00 AC-FT	0.05 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.05 AC-FT
5.00'	0.00 AC-FT	0.02 AC-FT	0.05 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.07 AC-FT
5.50'	0.00 AC-FT	0.06 AC-FT	0.05 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.11 AC-FT
6.00'	0.00 AC-FT	0.11 AC-FT	0.05 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.16 AC-FT
6.50'	0.00 AC-FT	0.16 AC-FT	0.05 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.21 AC-FT
7.00'	0.00 AC-FT	0.21 AC-FT	0.05 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.26 AC-FT

1125 97th Street, Bay Harbor Islands

Post-Development

10 Year - 3 Day

10 year - 3 Day Event = 9.50 "

$$Q = \frac{[9.50 \quad -- 0.20 \quad (1.14)]^2}{9.50 \quad + 0.80 \quad (1.14)} = 8.25 "$$

$$8.25 " \quad - 0.00 " \text{ (Dade Co. Credit) } = 8.25 "$$

$$\text{Volume} = \frac{8.25 "}{12 \text{ in/ft}} (0.26) = 0.18 \text{ AC-FT}$$

Corresponding Stage = 4.49 '
refer to attached flood routing

Project Name: Bay harbor 1125

Reviewer: Susan Holland

Project Number: 23-06

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.16 hr, Iterations: 10

Basin 1: Bay Harbor 1125

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 10 year

1 Day Rainfall: 7 inches

Area: 0.26 acres

Ground Storage: 1.14 inches

Time of Concentration: 0.25 hours

Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.00	0.00
3.00	0.05
4.00	0.05
5.00	0.07
5.50	0.11
6.00	0.16
6.50	0.21
7.00	0.26

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	1.00
1000.00	1.00

Structure: 1

From Basin: Bay Harbor 1125

To Basin: Offsitel

Structure Type: Pump

On Elev = 4.5 ft NGVD, Off Elev = 2 ft NGVD, Capacity = 350 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.00	1.00
0.96	0.04	0.00	0.00	0.00	2.00	1.00
1.92	0.08	0.00	0.00	0.00	2.00	1.00
3.04	0.13	0.00	0.00	0.00	2.00	1.00
4.00	0.17	0.00	0.00	0.00	2.00	1.00
4.96	0.21	0.00	0.00	0.00	2.00	1.00
5.92	0.25	0.00	0.00	0.00	2.00	1.00
7.04	0.30	0.00	0.00	0.00	2.00	1.00
8.00	0.34	0.00	0.00	0.00	2.00	1.00
8.96	0.38	0.00	0.00	0.00	2.01	1.00
9.92	0.42	0.00	0.00	0.00	2.01	1.00
11.04	0.47	0.00	0.00	0.00	2.02	1.00
12.00	0.51	0.00	0.00	0.00	2.02	1.00
12.96	0.55	0.00	0.00	0.00	2.03	1.00
13.92	0.59	0.00	0.00	0.00	2.04	1.00
15.04	0.64	0.01	0.00	0.00	2.05	1.00
16.00	0.68	0.01	0.00	0.00	2.05	1.00
16.96	0.72	0.01	0.00	0.00	2.06	1.00
17.92	0.76	0.01	0.00	0.00	2.07	1.00
19.04	0.81	0.01	0.00	0.00	2.08	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
20.00	0.85	0.01	0.00	0.00	2.09	1.00
20.96	0.89	0.01	0.00	0.00	2.10	1.00
21.92	0.93	0.01	0.00	0.00	2.11	1.00
23.04	0.98	0.01	0.00	0.00	2.13	1.00
24.00	1.02	0.01	0.00	0.00	2.14	1.00
24.96	1.08	0.01	0.00	0.00	2.15	1.00
25.92	1.14	0.01	0.00	0.00	2.17	1.00
27.04	1.21	0.01	0.00	0.00	2.19	1.00
28.00	1.27	0.01	0.00	0.00	2.21	1.00
28.96	1.33	0.01	0.00	0.00	2.23	1.00
29.92	1.39	0.01	0.00	0.00	2.25	1.00
31.04	1.46	0.01	0.00	0.00	2.27	1.00
32.00	1.52	0.01	0.00	0.00	2.29	1.00
32.96	1.58	0.01	0.00	0.00	2.31	1.00
33.92	1.64	0.01	0.00	0.00	2.33	1.00
35.04	1.71	0.01	0.00	0.00	2.36	1.00
36.00	1.77	0.01	0.00	0.00	2.38	1.00
36.96	1.83	0.01	0.00	0.00	2.40	1.00
37.92	1.89	0.01	0.00	0.00	2.42	1.00
39.04	1.96	0.01	0.00	0.00	2.45	1.00
40.00	2.02	0.01	0.00	0.00	2.47	1.00
40.96	2.08	0.01	0.00	0.00	2.49	1.00
41.92	2.14	0.01	0.00	0.00	2.51	1.00
43.04	2.20	0.01	0.00	0.00	2.54	1.00
44.00	2.26	0.01	0.00	0.00	2.56	1.00
44.96	2.32	0.01	0.00	0.00	2.58	1.00
45.92	2.38	0.01	0.00	0.00	2.60	1.00
47.04	2.45	0.01	0.00	0.00	2.63	1.00
48.00	2.51	0.01	0.00	0.00	2.65	1.00
48.96	2.58	0.02	0.00	0.00	2.68	1.00
49.92	2.65	0.02	0.00	0.00	2.71	1.00
51.04	2.74	0.02	0.00	0.00	2.74	1.00
52.00	2.83	0.02	0.00	0.00	2.77	1.00
52.96	2.94	0.03	0.00	0.00	2.82	1.00
53.92	3.08	0.04	0.00	0.00	2.87	1.00
55.04	3.28	0.04	0.00	0.00	2.94	1.00
56.00	3.47	0.05	0.00	0.00	4.05	1.00
56.96	3.70	0.06	0.00	0.00	4.27	1.00
57.92	3.98	0.07	0.78	0.01	4.28	1.00
59.04	4.42	0.12	0.00	0.07	2.00	1.00
60.00	7.11	1.06	0.00	0.07	2.66	1.00
60.96	7.86	0.17	0.78	0.10	2.84	1.00
61.92	8.21	0.09	0.00	0.14	2.10	1.00
63.04	8.47	0.06	0.00	0.14	2.23	1.00
64.00	8.67	0.05	0.00	0.14	2.31	1.00
64.96	8.79	0.03	0.00	0.14	2.37	1.00
65.92	8.91	0.03	0.00	0.14	2.43	1.00
67.04	9.06	0.03	0.00	0.14	2.49	1.00
68.00	9.18	0.03	0.00	0.14	2.54	1.00
68.96	9.26	0.02	0.00	0.14	2.58	1.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.78	57.92	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Bay Harbor 112	4.49	57.76	2.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Bay Harbor 112	0.17	0.00	0.14	0.00	0.03	0.00



MIAMI LIGHTING DESIGN

BAY HARBOR 1125

Miami, FL

May 2023

SRT2 EDGE-LIT

CEILING/SURFACE/GARAGE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

FEATURES

- Edge-lit optical assembly delivers exceptional uniformity over the entire lens with indirect illumination that reduces glare and improves visual comfort
- Low profile housing intended for 8' - 20' mounting heights for surface, trunnion/yoke or pendant mounting
- Applications include parking garage, walkway or building canopies, corridors, tunnels, large stairwells and other interior applications
- Multiple optical distributions are available making the Beacon Edge-Lit luminaire both versatile and functional
- UL/cUL listed for wet locations, IP65



CONTROL TECHNOLOGY



SPECIFICATIONS

HOUSING

- Die-cast aluminum housing ensures long electrical component life and luminaire performance
- Corrosion resistant powder coat finish both protects and provides architectural appearance
- One piece molded silicone gasket ensures weather proof seal
- Thermally isolated driver mounted to dedicated bracket reduces operating temperatures and increases driver life and reliability

OPTICS

- Edge-lit acrylic light guide provides blended non-pixelated light for unprecedented visual comfort
- Choice of multiple light outputs with lumen range of 4,000–16,000
- Five distribution types: Type V Square, Type V Rectangular, Type V Concentrated, Type V Wide or Asymmetric (Type 3/4)
- Wide variety of CCT's and CRI's offered: 3000K (70CRI), 3000K (80CRI), 3500K (80CRI), 4000K (70CRI), 4000K (80CRI) or 5000K (70 CRI) CCT

ELECTRICAL

- 120V–277V 50/60Hz with 347V and 480V available
- 0-10V dimming drivers are RoHS compliant and IP66
- Surge protection – Standard 10kA with optional 20kA end of life LED indicator
- Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 24" standard

INSTALLATION

- Standard quick mount plate over standard 4" square junction box or octagonal box and allows for simplified fixture installation.
- Standard luminaire accepts a rigid or free-swinging 3/4" NPT stem for pendant mount via wet location j-box (by others)
- Optional bird deterrent shroud available for field installation
- Optional trunnion/yoke mount available for field installation

OPTIONS/CONTROLS

- Standalone occupancy sensor available for on/off or dimming operation
- NX Lighting Controls available with in fixture Zigbee wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor
- UL924 device available for standalone and wireless control override during power interruptions
- Uplight option provides approximately 800 lumens and consumes only 8 additional watts
- Integral battery backup option available with and without heater. Rated for 0°C (without heater) and -30°C (with heater) and uses 13 Watts of power
- Emergency lighting relay available for generator or central inverter supplied lighting
- Vandal resistant wire guard available as an option for factory installation or as an accessory for field installation



A



OPTIONS/CONTROLS (CONTINUED)

Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application

CERTIFICATIONS

- Listed to UL1598 for use in wet location, listed for -40°C to 40°C applications
- IDA approved with zero uplift for 3000K and warmer CCTs
- IP65
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020.
- DLC® (DesignLights Consortium Qualified). Not all product variations on this page are DLC Qualified. Refer to www.designlights.org for the most up-to-date list.

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	2800 to 14,700
Wattage Range	30–140
Efficacy Range (LPW)	110–135
Weight lbs. (kg)	15 (5.8)



SRT2 EDGE-LIT

CEILING/SURFACE/GARAGE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ORDERING GUIDE

Example: SRT2-30-3K7-5QW-UNV-BLT-WG

CATALOG #

SRT2	65	4K7	5C	UNV	LGS	
Series	Engine	CCT	Distribution	Voltage	Color/Finish	Options
SRT2 Edge-Lit Parking Garage Size 2	30 30W Nominal 3800 lm	3K7 3000K, 70 CRI	5QW Type Square Wide ¹⁰	UNV 120V-277V	BLT Black Matte Textured	WG Wire Guard
	50 50W Nominal 5700 lm	3K8 3000K, 80 CRI	5RW Type 5 Rect. Wide ¹⁰	120 120V	BLS Black Gloss Smooth	UD Uplight Module ⁷
	65 65W Nominal 7000 lm	35K8 3500K, 80 CRI	5C Type 5 Concentrated	208 208V	DBT Dark Bronze Matte Textured	F Single Fuse (120, 277, 347V)
	85 85W Nominal 9500 lm	4K7 4000K, 70 CRI	5W Type 5 Wide ⁴	240 240V	DBS Dark Bronze Gloss Smooth	F Double Fuse (208, 240, 480V)
	100 100W Nominal 11000 lm	4K8 4000K, 80 CRI	ASY Asymmetric (Type 4) ¹⁰	277 277V	GTT Graphite Matte Textured	E EM Battery Pack (0°C) ²
	120 120W Nominal 13000 lm	5K7 5000K, 70 CRI		347 347V	LGS Light Grey Gloss Smooth	EH EM Battery w/Heater (-30°C) ²
	140 140W Nominal 14700 lm			480 480V	PSS Platinum Silver Smooth	DTS Dimming Transfer Switch ¹
					WHT White Matte Textured	LD3 36" Lead Length ⁵
					WHS White Gloss Smooth	LD6 72" Lead Length ⁵
					VGT Verde Green Textured	LD9 108" Lead Length ⁵
					Color Option	SP20K 20kA Surge Protection with End of Life Indicator ³
					CC Custom Color	LMB Less Mounting Bracket

Control Options	Accessories (Order Separately)
<u>NX Networked – Wireless</u>	☐ SRT2-WG Wire Guard for SRT2 version
NXW ³¹⁰ NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	☐ SRT-MB Mounting bracket for pre-installation
NXWS12F NX Networked Wireless Enabled Integral NXSMP2-OMNI PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ³	☐ SRT2-BS-XXX Bird deterrent shroud for SRT2 version, not available with uplight or trunnion mount
<u>wiSCAPE® – Wireless</u>	☐ SRT2-TM Trunnion/Yoke accessory for SRT2 version
WIR Wireless Controls, wiSCAPE®	☐ CLEDSJK Whiteway stem and junction box
WIRSC wiSCAPE® + occupancy sensor	
<u>Sensor Controls</u>	
SCP-8F Remote control programmable line voltage sensor (8-12' recommended MH) ²	
SCP-20F Remote control programmable line voltage sensor (12-20' recommended MH) ²	
BTSO12F Bluetooth Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and ^{360°} Lens	

Notes:

- | | |
|--|---|
| 1 For applications that must comply with UL924. Can not be combined with E or EH options | 6 65W and 85W only |
| 2 Available for 120 to 277 volts | 7 Uplight Module (UD) will not be controlled by sensors |
| 3 Not available with uplight (UD) | 8 Consult Brand for 480 Volt |
| 4 100, 120 and 140W light engines only | 9 Not available in 30W and 50W |
| 5 Standard wire lead length 24" | 10 Up to 85W configurations only. |

SRT2 EDGE-LIT

CEILING/SURFACE/GARAGE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

PERFORMANCE DATA

# of LEDs	Engine	DRIVE CURRENT (mA)	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
					LUMENS	LPW*	B	U	G	LUMENS	LPW*	B	U	G	LUMENS	LPW*	B	U	G
280	30	35mA	31.0	5C	3789	122.23	2	0	2	3771	121.65	2	0	2	3626	116.97	2	0	2
				5QW	3686	118.89	2	0	1	3668	118.33	2	0	1	3527	113.77	2	0	1
				ASY	2991	96.48	1	0	2	2976	96.02	1	0	2	2862	92.32	1	0	2
				5RW	3604	116.26	2	0	2	3587	115.71	2	0	2	3449	111.26	2	0	2
	50	55mA	48.1	5C	5684	118.17	2	0	2	5657	117.60	2	0	2	5439	113.08	2	0	2
				5QW	5529	114.94	2	0	1	5502	114.39	2	0	1	5291	109.99	2	0	1
				ASY	4486	93.27	1	0	2	4465	92.82	1	0	2	4293	89.25	1	0	2
				5RW	5406	112.40	2	0	2	5380	111.86	2	0	2	5174	107.56	2	0	2
	65	75mA	65.1	5C	7105	109.14	2	0	2	7071	108.61	2	0	2	6799	104.44	2	0	2
				5QW	6911	106.16	2	0	1	6878	105.65	2	0	1	6613	101.58	2	0	1
				ASY	5608	86.14	1	0	2	5581	85.73	1	0	2	5366	82.43	1	0	2
				5RW	6758	103.81	2	0	2	6726	103.31	2	0	2	6467	99.34	2	0	2
	85	100mA	87.2	5C	9473	108.63	2	0	2	9428	108.11	2	0	2	9065	103.96	2	0	2
				5QW	9214	105.67	2	0	1	9170	105.16	2	0	1	8818	101.12	2	0	1
				ASY	7477	85.75	1	0	2	7441	85.33	1	0	2	7155	82.05	1	0	2
				5RW	9011	103.33	2	0	2	8967	102.84	2	0	2	8623	98.88	2	0	2
560	100	55mA	93.2	5C	11090	118.99	4	0	3	11037	118.42	4	0	3	10612	113.86	4	0	3
				5W	10788	115.75	4	0	3	10736	115.19	4	0	3	10323	110.76	4	0	3
	120	65mA	110.9	5C	13012	117.33	4	0	3	12950	116.77	4	0	3	12451	112.28	4	0	3
				5W	12657	114.13	4	0	3	12597	113.59	4	0	3	12112	109.22	4	0	3
	140	75mA	128.5	5C	14786	115.07	4	0	3	14715	114.52	4	0	3	14149	110.11	4	0	3
				5W	14383	111.93	4	0	3	14315	111.40	4	0	3	13764	107.11	4	0	3

Notes:

* Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment, application and inherent performance tolerances of the electrical components.

ELECTRICAL DATA

# OF LEDs	INPUT VOLTAGE (V)	CURRENT (Amps)	SYSTEM POWER (w)
30	120	0.26	31
	208	0.15	
	240	0.13	
	277	0.11	
	347	0.09	
	480	0.06	
50	120	0.40	48.1
	208	0.23	
	240	0.20	
	277	0.17	
	347	0.14	
	480	0.10	
65	120	0.40	65.1
	208	0.23	
	240	0.20	
	277	0.17	
	347	0.14	
	480	0.10	
85	120	0.73	87.2
	208	0.42	
	240	0.36	
	277	0.31	
	347	0.25	
	480	0.18	
100	120	0.78	93.2
	208	0.45	
	240	0.39	
	277	0.34	
	347	0.27	
	480	0.19	
120	120	0.92	110.9
	208	0.53	
	240	0.46	
	277	0.40	
	347	0.32	
	480	0.23	
140	120	1.07	128.5
	208	0.62	
	240	0.54	
	277	0.46	
	347	0.37	
	480	0.27	

PROJECTED LUMEN MAINTENANCE

AMBIENT TEMP.	0	25,000	TM-21-11 36,000	50,000	100,000	Reported L70 (HOURS)	Calculated L70 (HOURS)
25°C / 77°C	1.00	0.97	0.95	0.94	0.89	>60,000	>266,000
40°C / 104°C	0.99	0.96	0.94	0.93	0.85	>60,000	>211,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

AMBIENT TEMPERATURE		LUMEN MULTIPLIER
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Use these factors to determine relative lumen output for average ambient temperatures from 0–25°C (32–122°F)

SRT LUMEN MULTIPLIER CHART

SRT Lumen Multiplier		
CCT	70 CRI	80 CRI
3000K	0.957	0.85
3500K	X	0.91
4000K	0.995	0.95
5000K	1	0.95

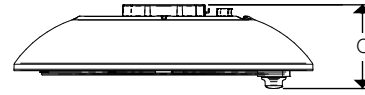
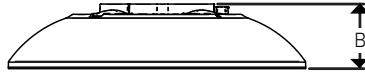
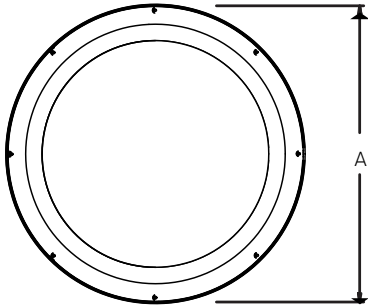
SRT2 EDGE-LIT

CEILING/SURFACE/GARAGE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

DIMENSIONS

SRT2

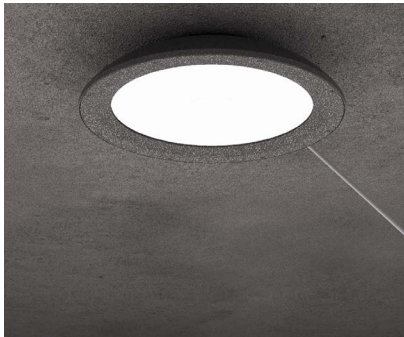


SRT2 with NX Lighting Controls

A	B	C	Weight
18.5" (469mm)	4.0" (1mm)	5.2" (132mm)	15bs (6.8kg)

ADDITIONAL INFORMATION

MOUNTING



Surface Mount

Mounting plate with “quick mount” hanger for one person simple installation.
(conduit not included)



Pendant Mount

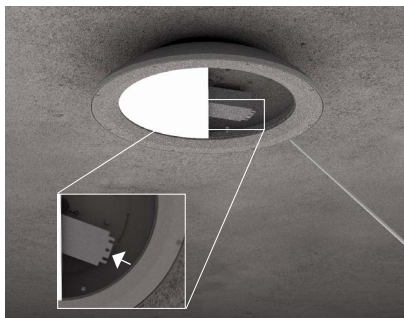
Standard 3/4" threaded entry for pendant applications. (Conduit and pendant not included).
Pendant available as an accessory.



Trunnion/Yoke Mount

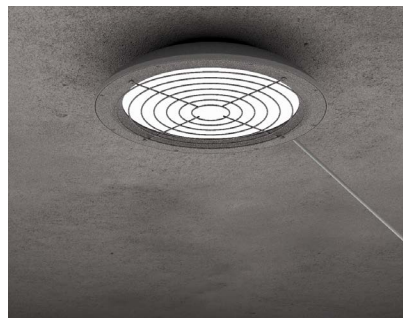
Multiple position trunnion mount adjusts 9" up and down for positioning in 1" increments.
(conduit not included)

ACCESSORIES AND SERVICES



Battery Backup

Integral battery backup option available on SRT2 version.
(conduit not included)



Wire Guard

An optional wire guard can be specified at the factory or as an accessory for field installation.
(conduit not included)



Bird Deterrent

An optional bird shroud deterrent can be specified at the factory or as an accessory for field installation.
(conduit not included)

SRT2 EDGE-LIT

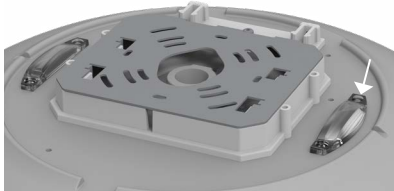
CEILING/SURFACE/GARAGE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ADDITIONAL INFORMATION CONTINUED

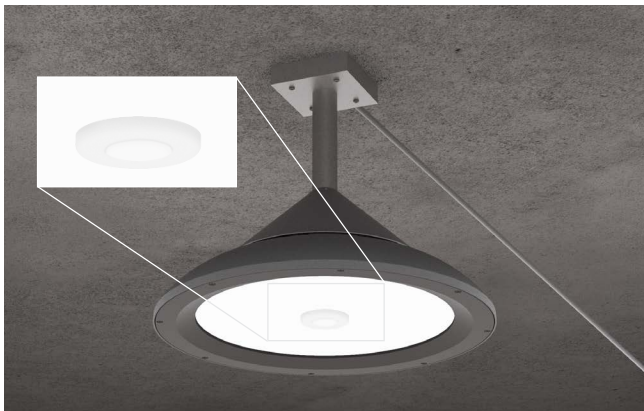
UPLIGHT

Optional uplight module provides 800 lumens of indirect illumination for improved visual quality while eliminating cave effect.

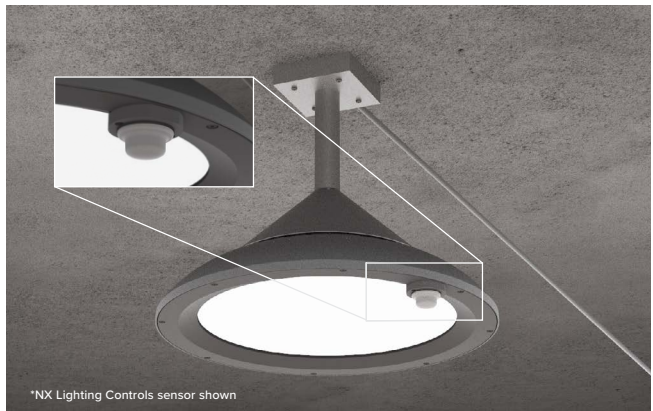


CLEDSJK - Whiteway stem and junction box

CONTROLS



Standalone Controls



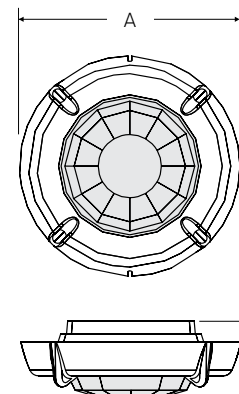
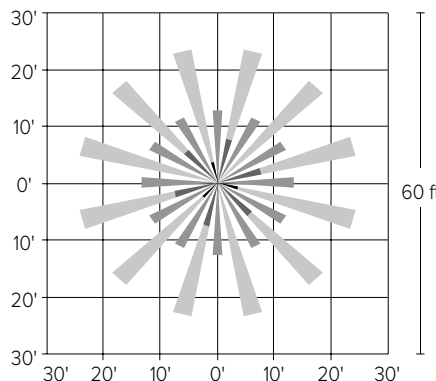
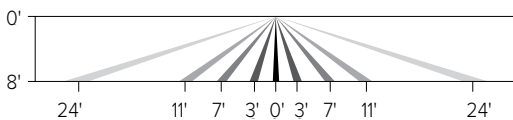
Wireless Controls

Optional passive infrared sensors are available for basic occupancy and daylight sensing. Programmable via remote or Bluetooth® phone app. (conduit not included)



Optional NX Lighting Controls and wiSCAPE® wireless controls are available for SRT2 versions (with or without occupancy sensing). (conduit not included)

SCP-8F



A	B
2.3" (59mm)	.8" (20mm)

SRT2 EDGE-LIT

CEILING/SURFACE/GARAGE

DATE: _____ LOCATION: _____

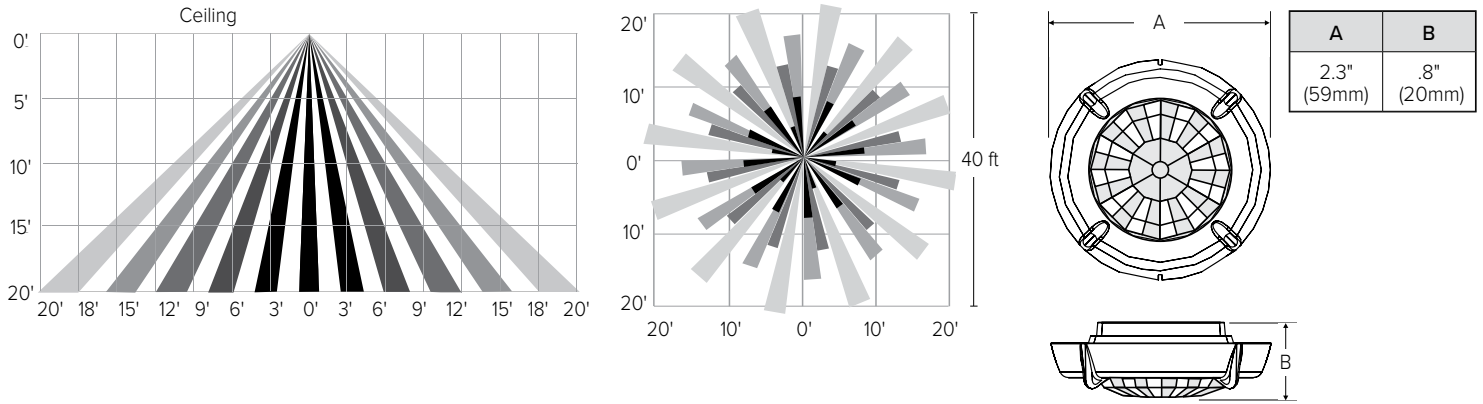
TYPE: _____ PROJECT: _____

CATALOG #: _____

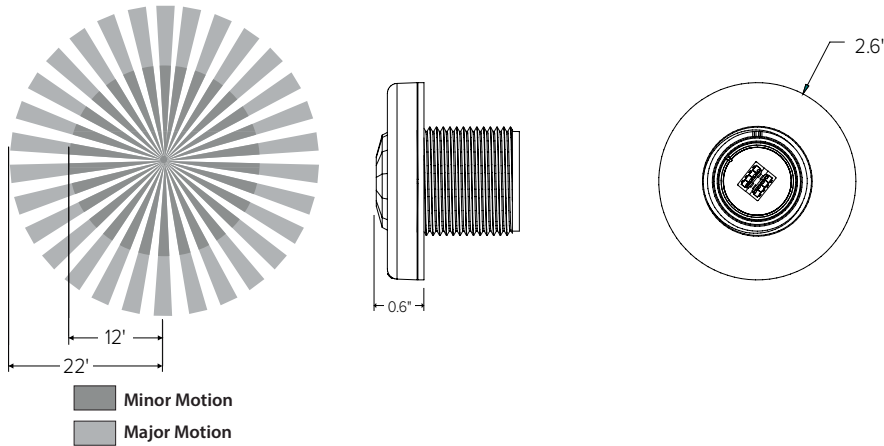
ADDITIONAL INFORMATION CONTINUED

CONTROLS (CONT'D)

SCP-20F



NXWS12F AND BTSO12F



NXSMP2-OMNI Range

SRT2 EDGE-LIT

CEILING/SURFACE/GARAGE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

FEATURES

- Edge-lit optical assembly delivers exceptional uniformity over the entire lens with indirect illumination that reduces glare and improves visual comfort
- Low profile housing intended for 8' - 20' mounting heights for surface, trunnion/yoke or pendant mounting
- Applications include parking garage, walkway or building canopies, corridors, tunnels, large stairwells and other interior applications
- Multiple optical distributions are available making the Beacon Edge-Lit luminaire both versatile and functional
- UL/cUL listed for wet locations, IP65



CONTROL TECHNOLOGY



SPECIFICATIONS

HOUSING

- Die-cast aluminum housing ensures long electrical component life and luminaire performance
- Corrosion resistant powder coat finish both protects and provides architectural appearance
- One piece molded silicone gasket ensures weather proof seal
- Thermally isolated driver mounted to dedicated bracket reduces operating temperatures and increases driver life and reliability

OPTICS

- Edge-lit acrylic light guide provides blended non-pixelated light for unprecedented visual comfort
- Choice of multiple light outputs with lumen range of 4,000–16,000
- Five distribution types: Type V Square, Type V Rectangular, Type V Concentrated, Type V Wide or Asymmetric (Type 3/4)
- Wide variety of CCT's and CRI's offered: 3000K (70CRI), 3000K (80CRI), 3500K (80CRI), 4000K (70CRI), 4000K (80CRI) or 5000K (70 CRI) CCT

ELECTRICAL

- 120V–277V 50/60Hz with 347V and 480V available
- 0-10V dimming drivers are RoHS compliant and IP66
- Surge protection – Standard 10kA with optional 20kA end of life LED indicator
- Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 24" standard

INSTALLATION

- Standard quick mount plate over standard 4" square junction box or octagonal box and allows for simplified fixture installation.
- Standard luminaire accepts a rigid or free-swinging 3/4" NPT stem for pendant mount via wet location j-box (by others)
- Optional bird deterrent shroud available for field installation
- Optional trunnion/yoke mount available for field installation

OPTIONS/CONTROLS

- Standalone occupancy sensor available for on/off or dimming operation
- NX Lighting Controls available with in fixture Zigbee wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor
- UL924 device available for standalone and wireless control override during power interruptions
- Uplight option provides approximately 800 lumens and consumes only 8 additional watts
- Integral battery backup option available with and without heater. Rated for 0°C (without heater) and -30°C (with heater) and uses 13 Watts of power
- Emergency lighting relay available for generator or central inverter supplied lighting
- Vandal resistant wire guard available as an option for factory installation or as an accessory for field installation



B



OPTIONS/CONTROLS (CONTINUED)

Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application

CERTIFICATIONS

- Listed to UL1598 for use in wet location, listed for -40°C to 40°C applications
- IDA approved with zero uplift for 3000K and warmer CCTs
- IP65
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020.
- DLC® (DesignLights Consortium Qualified). Not all product variations on this page are DLC Qualified. Refer to www.designlights.org for the most up-to-date list.

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	2800 to 14,700
Wattage Range	30–140
Efficacy Range (LPW)	110–135
Weight lbs. (kg)	15 (5.8)



SRT2 EDGE-LIT

CEILING/SURFACE/GARAGE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ORDERING GUIDE

Example: SRT2-30-3K7-5QW-UNV-BLT-WG

CATALOG #

SRT2	65	4K7	5C	UNV	LGS	
Series	Engine	CCT	Distribution	Voltage	Color/Finish	Options
SRT2 Edge-Lit Parking Garage Size 2	30 30W Nominal 3800 lm	3K7 3000K, 70 CRI	5QW Type Square Wide ¹⁰	UNV 120V-277V	BLT Black Matte Textured	WG Wire Guard
	50 50W Nominal 5700 lm	3K8 3000K, 80 CRI	5RW Type 5 Rect. Wide ¹⁰	120 120V	BLS Black Gloss Smooth	UD Uplight Module ⁷
	65 65W Nominal 7000 lm	35K8 3500K, 80 CRI	5C Type 5 Concentrated	208 208V	DBT Dark Bronze Matte Textured	F Single Fuse (120, 277, 347V)
	85 85W Nominal 9500 lm	4K7 4000K, 70 CRI	5W Type 5 Wide ⁴	240 240V	DBS Dark Bronze Gloss Smooth	F Double Fuse (208, 240, 480V)
	100 100W Nominal 11000 lm	4K8 4000K, 80 CRI	ASY Asymmetric (Type 4) ¹⁰	277 277V	GTT Graphite Matte Textured	E EM Battery Pack (0°C) ²
	120 120W Nominal 13000 lm	5K7 5000K, 70 CRI		347 347V	LGS Light Grey Gloss Smooth	EH EM Battery w/Heater (-30°C) ²
	140 140W Nominal 14700 lm			480 480V	PSS Platinum Silver Smooth	DTS Dimming Transfer Switch ¹
					WHT White Matte Textured	LD3 36" Lead Length ⁵
					WHS White Gloss Smooth	LD6 72" Lead Length ⁵
					VGT Verde Green Textured	LD9 108" Lead Length ⁵
					Color Option	SP20K 20kA Surge Protection with End of Life Indicator ³
					CC Custom Color	LMB Less Mounting Bracket

Control Options	Accessories (Order Separately)
<u>NX Networked – Wireless</u>	☐ SRT2-WG Wire Guard for SRT2 version
NXW ³¹⁰ NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	☐ SRT-MB Mounting bracket for pre-installation
NXWS12F NX Networked Wireless Enabled Integral NXSMP2-OMNI PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ³	☐ SRT2-BS-XXX Bird deterrent shroud for SRT2 version, not available with uplight or trunnion mount
<u>wiSCAPE® – Wireless</u>	☐ SRT2-TM Trunnion/Yoke accessory for SRT2 version
WIR Wireless Controls, wiSCAPE®	☐ CLEDSJK Whiteway stem and junction box
WIRSC wiSCAPE® + occupancy sensor	
<u>Sensor Controls</u>	
SCP-8F Remote control programmable line voltage sensor (8-12' recommended MH) ²	
SCP-20F Remote control programmable line voltage sensor (12-20' recommended MH) ²	
BTSO12F Bluetooth Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and ^{360°} Lens	

Notes:

- | | |
|--|---|
| 1 For applications that must comply with UL924. Can not be combined with E or EH options | 6 65W and 85W only |
| 2 Available for 120 to 277 volts | 7 Uplight Module (UD) will not be controlled by sensors |
| 3 Not available with uplight (UD) | 8 Consult Brand for 480 Volt |
| 4 100, 120 and 140W light engines only | 9 Not available in 30W and 50W |
| 5 Standard wire lead length 24" | 10 Up to 85W configurations only. |

SRT2 EDGE-LIT

CEILING/SURFACE/GARAGE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

PERFORMANCE DATA

# of LEDs	Engine	DRIVE CURRENT (mA)	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K nominal, 70 CRI)					4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)				
					LUMENS	LPW*	B	U	G	LUMENS	LPW*	B	U	G	LUMENS	LPW*	B	U	G
280	30	35mA	31.0	5C	3789	122.23	2	0	2	3771	121.65	2	0	2	3626	116.97	2	0	2
				5QW	3686	118.89	2	0	1	3668	118.33	2	0	1	3527	113.77	2	0	1
				ASY	2991	96.48	1	0	2	2976	96.02	1	0	2	2862	92.32	1	0	2
				5RW	3604	116.26	2	0	2	3587	115.71	2	0	2	3449	111.26	2	0	2
	50	55mA	48.1	5C	5684	118.17	2	0	2	5657	117.60	2	0	2	5439	113.08	2	0	2
				5QW	5529	114.94	2	0	1	5502	114.39	2	0	1	5291	109.99	2	0	1
				ASY	4486	93.27	1	0	2	4465	92.82	1	0	2	4293	89.25	1	0	2
				5RW	5406	112.40	2	0	2	5380	111.86	2	0	2	5174	107.56	2	0	2
	65	75mA	65.1	5C	7105	109.14	2	0	2	7071	108.61	2	0	2	6799	104.44	2	0	2
				5QW	6911	106.16	2	0	1	6878	105.65	2	0	1	6613	101.58	2	0	1
				ASY	5608	86.14	1	0	2	5581	85.73	1	0	2	5366	82.43	1	0	2
				5RW	6758	103.81	2	0	2	6726	103.31	2	0	2	6467	99.34	2	0	2
	85	100mA	87.2	5C	9473	108.63	2	0	2	9428	108.11	2	0	2	9065	103.96	2	0	2
				5QW	9214	105.67	2	0	1	9170	105.16	2	0	1	8818	101.12	2	0	1
				ASY	7477	85.75	1	0	2	7441	85.33	1	0	2	7155	82.05	1	0	2
				5RW	9011	103.33	2	0	2	8967	102.84	2	0	2	8623	98.88	2	0	2
560	100	55mA	93.2	5C	11090	118.99	4	0	3	11037	118.42	4	0	3	10612	113.86	4	0	3
				5W	10788	115.75	4	0	3	10736	115.19	4	0	3	10323	110.76	4	0	3
	120	65mA	110.9	5C	13012	117.33	4	0	3	12950	116.77	4	0	3	12451	112.28	4	0	3
				5W	12657	114.13	4	0	3	12597	113.59	4	0	3	12112	109.22	4	0	3
	140	75mA	128.5	5C	14786	115.07	4	0	3	14715	114.52	4	0	3	14149	110.11	4	0	3
				5W	14383	111.93	4	0	3	14315	111.40	4	0	3	13764	107.11	4	0	3

Notes:

* Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment, application and inherent performance tolerances of the electrical components.

ELECTRICAL DATA

# OF LEDs	INPUT VOLTAGE (V)	CURRENT (Amps)	SYSTEM POWER (w)
30	120	0.26	31
	208	0.15	
	240	0.13	
	277	0.11	
	347	0.09	
	480	0.06	
50	120	0.40	48.1
	208	0.23	
	240	0.20	
	277	0.17	
	347	0.14	
	480	0.10	
65	120	0.40	65.1
	208	0.23	
	240	0.20	
	277	0.17	
	347	0.14	
	480	0.10	
85	120	0.73	87.2
	208	0.42	
	240	0.36	
	277	0.31	
	347	0.25	
	480	0.18	
100	120	0.78	93.2
	208	0.45	
	240	0.39	
	277	0.34	
	347	0.27	
	480	0.19	
120	120	0.92	110.9
	208	0.53	
	240	0.46	
	277	0.40	
	347	0.32	
	480	0.23	
140	120	1.07	128.5
	208	0.62	
	240	0.54	
	277	0.46	
	347	0.37	
	480	0.27	

PROJECTED LUMEN MAINTENANCE

AMBIENT TEMP.	0	25,000	TM-21-11 36,000	50,000	100,000	Reported L70 (HOURS)	Calculated L70 (HOURS)
25°C / 77°C	1.00	0.97	0.95	0.94	0.89	>60,000	>266,000
40°C / 104°C	0.99	0.96	0.94	0.93	0.85	>60,000	>211,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

AMBIENT TEMPERATURE		LUMEN MULTIPLIER
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Use these factors to determine relative lumen output for average ambient temperatures from 0–25°C (32–122°F)

SRT LUMEN MULTIPLIER CHART

SRT Lumen Multiplier		
CCT	70 CRI	80 CRI
3000K	0.957	0.85
3500K	X	0.91
4000K	0.995	0.95
5000K	1	0.95

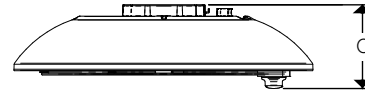
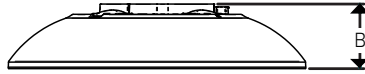
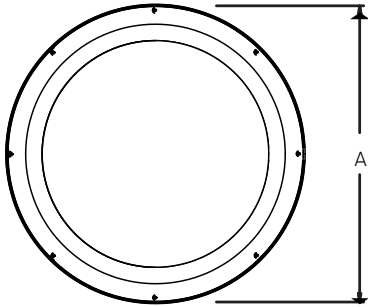
SRT2 EDGE-LIT

CEILING/SURFACE/GARAGE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

DIMENSIONS

SRT2

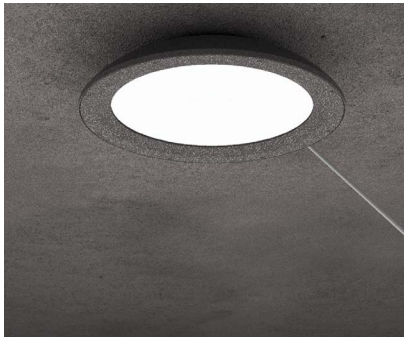


SRT2 with NX Lighting Controls

A	B	C	Weight
18.5" (469mm)	4.0" (1mm)	5.2" (132mm)	15bs (6.8kg)

ADDITIONAL INFORMATION

MOUNTING



Surface Mount

Mounting plate with “quick mount” hanger for one person simple installation.
(conduit not included)



Pendant Mount

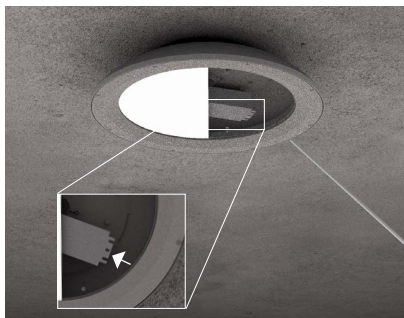
Standard 3/4" threaded entry for pendant applications. (Conduit and pendant not included).
Pendant available as an accessory.



Trunnion/Yoke Mount

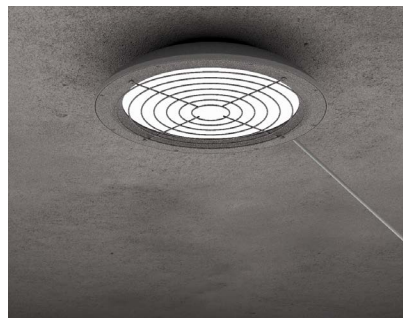
Multiple position trunnion mount adjusts 9" up and down for positioning in 1" increments.
(conduit not included)

ACCESSORIES AND SERVICES



Battery Backup

Integral battery backup option available on SRT2 version.
(conduit not included)



Wire Guard

An optional wire guard can be specified at the factory or as an accessory for field installation.
(conduit not included)



Bird Deterrent

An optional bird shroud deterrent can be specified at the factory or as an accessory for field installation.
(conduit not included)

SRT2 EDGE-LIT

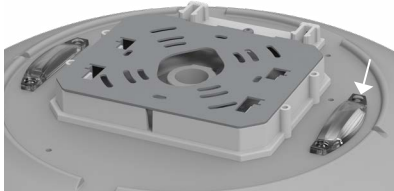
CEILING/SURFACE/GARAGE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ADDITIONAL INFORMATION CONTINUED

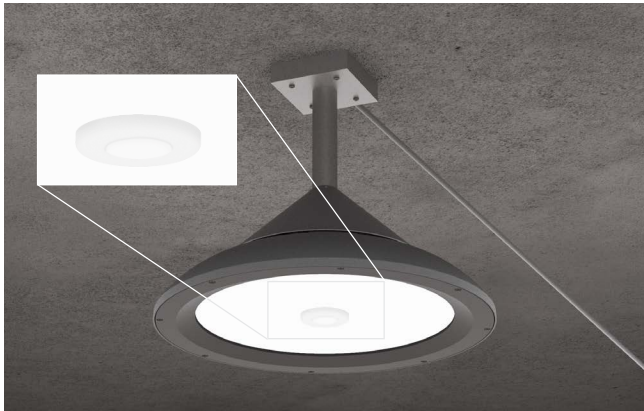
UPLIGHT

Optional uplight module provides 800 lumens of indirect illumination for improved visual quality while eliminating cave effect.

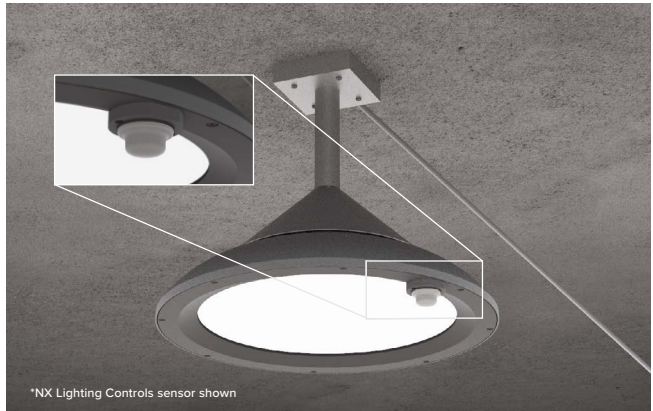


CLEDSJK - Whiteway stem and junction box

CONTROLS



Standalone Controls



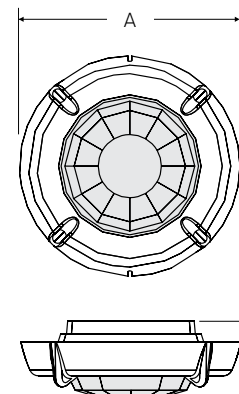
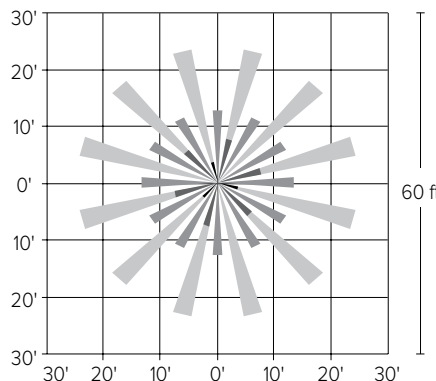
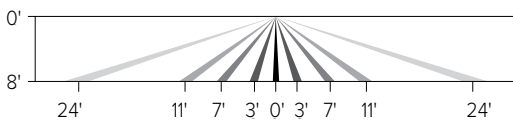
Wireless Controls

Optional passive infrared sensors are available for basic occupancy and daylight sensing. Programmable via remote or Bluetooth® phone app. (conduit not included)



Optional NX Lighting Controls and wiSCAPE® wireless controls are available for SRT2 versions (with or without occupancy sensing). (conduit not included)

SCP-8F



A	B
2.3" (59mm)	.8" (20mm)

SRT2 EDGE-LIT

CEILING/SURFACE/GARAGE

DATE: _____ LOCATION: _____

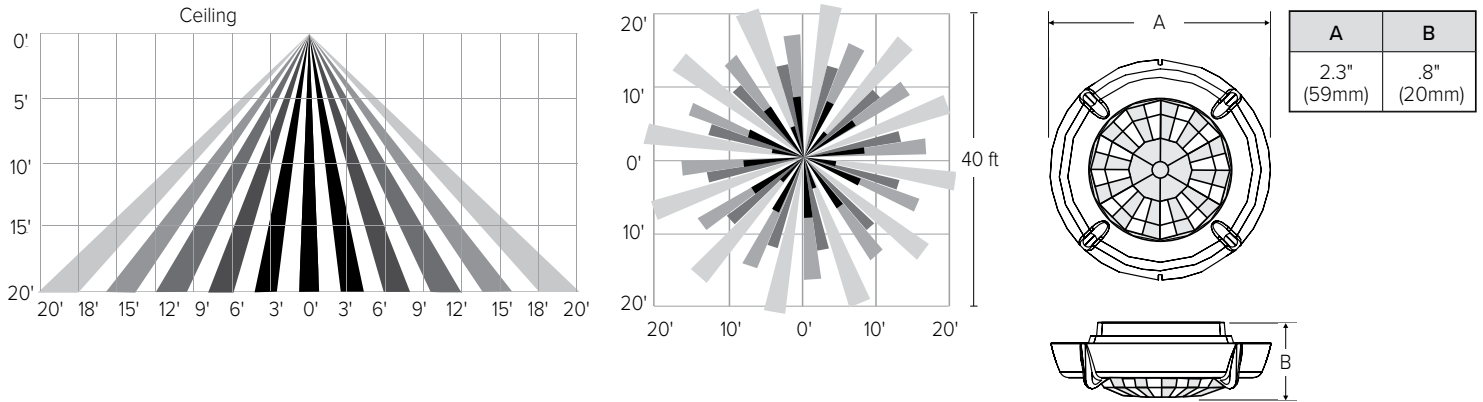
TYPE: _____ PROJECT: _____

CATALOG #: _____

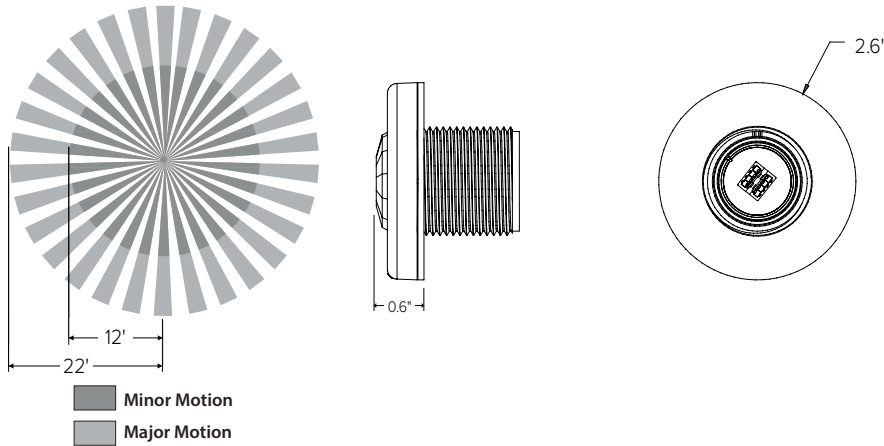
ADDITIONAL INFORMATION CONTINUED

CONTROLS (CONT'D)

SCP-20F



NXWS12F AND BTSO12F



NXSMP2-OMNI Range



Modern Cylinder System



Project:

Type:

C

Product Code:

Date:

V041523

- Customize your cylinder with over one million configurations
- Powered by DMF's advanced LED downlight technology
- Modular Twist & Lock trims and Plug & Play light engines for easy maintenance and on-site modifications
- Shadowless pendant upright allows for direct and indirect lighting from a single cylinder
- Die-cast aluminum with no visible hardware for a sleek, symmetrical design

Lumen Output 750 lm (10W), 1000 lm (12W), 1250 lm (14W), 1500 lm (20W), 2000 lm (28W), 2500 lm (37W), 3000 lm (40W)	Mount Surface, Cord, Stem, Wall
Color Quality 90+ CRI, 2-step SDCM	Size Diameter: 4" Length: Small (4"), Medium (8"), Large (12")
Color Temperature 2700K 3000K 3500K 4000K Warm Dim (3000K - 1800K)	Finish White, Black, Brushed Aluminum, Bronze, Custom Color
Lighting Type Downlight Up and downlight Adjustable	Stem/Cord Length Standard: 24" or 48", Custom: Up to 156" (Cord), 96" (Stem)
Input 120/277V	Optics Narrow Spot (15°) Spot (25°) Flood (40°) Wide Flood (60°) General Ambient (90°+)
Emergency Lighting Optional Remote Inverter or Emergency LED Driver for lighting up to 90 minutes in event of power failure	1% Dimming TRIAC/ELV, 0-10V, Lutron EcoSystem
Standards 	Trims and Shades Round Beveled Trim, Hyperbolic Trim, Snoot, Decorative Trim, Low-Profile Decorative Trim, Round Shade, Flat Shade
Ratings IP65 rated	Guarantee 50,000 hrs 5 years

PRODUCT BUILDER

CYLINDER	DC4	DC4 4" Cylinder			
MOUNT	SM	C2 Cord Mount, 24"	C4 Cord Mount, 48"	CC Cord Mount, Custom ¹	
		T2 Stem Mount, 24"	T4 Stem Mount, 48"	TC Stem Mount, Custom ¹	
		SM Surface Mount	WM Wall Mount ²		
MOISTURE RATING	W	S Standard (Damp Location)	W Wet Location ³		
LENGTH	M	S Small (4")	M Medium (8")	L Large (12")	
LIGHT OPTIONS	D	D Fixed	A Adjustable ⁴		
LUMENS DOWN ⁵	30	07 750 lm	10 1000 lm	12 1250 lm ⁶	15 1500 lm ^{6,7}
		20 2000 lm ^{6,7}	25 2500 lm ^{6,7}	30 3000 lm ^{6,7}	
OPTICS DOWN	SP	GA General Ambient (90°+) ^{6,8}	NS Narrow Spot (15°)	SP Spot (25°)	
		FL Flood (40°)	WF Wide Flood (60°) ⁶		
SPECIALTY LENS OPTIONS DOWN	0	0 None			
LUMENS UP ^{5,9}	00	00 None	07 750 lm	10 1000 lm	
		12 1250 lm ¹⁰	15 1500 lm ^{7,10}	20 2000 lm ^{7,10}	
OPTICS UP ⁹	00	00 None	GA General Ambient (90°+) ^{8,10}	NS Narrow Spot (15°)	
		SP Spot (25°)	FL Flood (40°)	WF Wide Flood (60°) ¹⁰	
CCT	40	27 2700K	30 3000K	35 3500K	
		40 4000K	3W Warm Dim ¹¹		
FINISH	BA	WH White	BK Black	BA Brushed Aluminum	
		BZ Bronze	CC Custom Color		
DRIVER		T TRIAC/ELV (1%)	O 0-10V (1%)	C Lutron EcoSystem LDE1 (1%) ¹²	
EMERGENCY LIGHT	00	00 None	EM EM, Remote Test Switch ¹³		
TRIM / SHADE DOWN	R	R Round Beveled Trim	H Hyperbolic Trim	S Snoot (black only)	D Decorative Trim ^{8,14}
		L Low Profile Decorative Trim ^{8,14}	RWC Round Shade: White, Clear ¹⁵	RWW Round Shade: White, Warm ¹⁵	RBC Round Shade: Black, Clear ¹⁵
		RBW Round Shade: Black, Warm ¹⁵	RAC Round Shade: Aluminum, Clear ¹⁵	RCC Round Shade: Custom Color ¹⁵	FWC Flat Shade: White, Clear ¹⁵
		FWW Flat Shade: White, Warm ¹⁵	FBC Flat Shade: Black, Clear ¹⁵	FBW Flat Shade: Black, Warm ¹⁵	FAC Flat Shade: Aluminum, Clear ¹⁵
		FCC Flat Shade: Custom Color ¹⁵			
TRIM UP ¹⁶		[Blank] N/A	R Round Beveled Trim	H Hyperbolic Trim	
		S Snoot (black only)	D Decorative Trim ^{8,14}	L Low Profile Decorative Trim ^{8,14}	

¹ Requires DCCX-CC/TC Custom Length Cord/Stem, minimum length 3", maximum length 156" (Cord), 96" (Stem)

² Only available in Medium or Large size

³ Only available in Surface, Downlight Stem, or Wall Mount; 750, 1000, 1250, 1500 or 2000 lm; with Round Beveled, Decorative, or Low Profile Trim

⁴ Only available in 750 or 1000 lm; Damp Location moisture rating; Round Beveled or Hyperbolic trim

⁵ Sum of Lumens cannot be greater than 1500 lm for Small size, 2000 lm for Medium size, 3000 lm for Large size

⁶ Not available in Adjustable

⁷ Only available in 0-10V or Lutron driver

⁸ Only available in 750 lm, 1000 lm, 1250 lm, or 1500 lm

⁹ Only applicable to Medium or Large size Cord or Stem mounts, Large size Wall mounts; Otherwise, select None; Uplight for Cord and Stem Mount cannot be Adjustable

¹⁰ Not available in Adjustable Wall Mount

¹¹ Only available in 1000 lm; not available in Narrow Spot optics

¹² Only available in Large size or Medium with 750 lm, 1000 lm, 1250 lm or 1500 lm

¹³ Not available in Uplight; TRIAC/ELV driver utilizes micro inverter; 0-10V or EcoSystem drivers utilize EM Kit mounted above ceiling with emergency LED driver & remote test switch

¹⁴ Only available in General Ambient beam spread

¹⁵ Not available in Wall Mount

¹⁶ Only applicable to Wall Mount Up and Downlight, Cord and Stem Mount Uplight utilize specialty trim



PRODUCT BUILDER

ACCESSORIES

DCCX-CC	Custom Length Cord Mount (up to 156")
DCCX-TC	Custom Length Stem Mount (up to 96")
DCCX-RW	Round Beveled Trim, White
DCCX-RB	Round Beveled Trim, Black
DCCX-RA	Round Beveled Trim, Brushed Aluminum
DCCX-RZ	Round Beveled Trim, Bronze
DCCX-RC	Round Beveled Trim, Custom
DCCX-HW	Hyperbolic Trim, White
DCCX-HB	Hyperbolic Trim, Black
DCCX-HA	Hyperbolic Trim, Brushed Aluminum
DCCX-HZ	Hyperbolic Trim, Bronze
DCCX-HC	Hyperbolic Trim, Custom
DCCX-S	Snoot (black only)
DCCX-RWC	Round Shade: White Outside, Clear Diffused Inside
DCCX-RWW	Round Shade: White Outside, Warm Diffused Inside
DCCX-RBC	Round Shade: Black Outside, Clear Diffused Inside
DCCX-RBW	Round Shade: Black Outside, Warm Diffused Inside
DCCX-RAC	Round Shade: Brushed Aluminum Outside, Clear Diffused Inside
DCCX-RCC	Round Shade: Custom Color
DCCX-FWC	Flat Shade: White Outside, Clear Diffused Inside
DCCX-FWW	Flat Shade: White Outside, Warm Diffused Inside
DCCX-FBC	Flat Shade: Black Outside, Clear Diffused Inside
DCCX-FBW	Flat Shade: Black Outside, Warm Diffused Inside
DCCX-FAC	Flat Shade: Brushed Aluminum Outside, Clear Diffused Inside
DCCX-FCC	Flat Shade: Custom Color
DCCX-JW	Junction Box Cover, White
DCCX-JB	Junction Box Cover, Black
DCCX-JA	Junction Box Cover, Brushed Aluminum
DCCX-JZ	Junction Box Cover, Bronze
DCCX-JC	Junction Box Cover, Custom Color

PRODUCT SUMMARY



Large, black, stem mount with
Junction Box Cover shown

SUMMARY

LED: Cree® LED

DELIVERED LUMENS: 750 lm (10.8W), 1000 lm (12.8W), 1500 lm (20W), 2000 lm (28W), 3000 lm (40W)

EFFICACY: 80 lm/W, 85 lm/W, 97 lm/W, 86 lm/W, 79 lm/W, 82 lm/W

COLOR QUALITY: 90+ CRI, 2-step SDCM

CCT: 2700K, 3000K, 3500K, 4000K, Warm Dim

DIMMING: Down to 1% for TRIAC/ELV at 120V, 1% for 0-10V or Lutron Hi-lume® 1% at 120/277V

INPUT VOLTAGE: 120/277V, 50/60Hz

MAX INPUT CURRENT (120V): 0.10 amps, 0.13 amps, 0.13 amps, 0.35 amps, 0.35 amps

MAX INPUT CURRENT (277V): 0.04 amps, 0.05 amps, 0.05 amps, 0.15 amps, 0.15 amps

POWER FACTOR: Greater than 0.9

TOTAL HARMONIC DISTORTION: Less than 20%

AMBIENT OPERATING TEMPERATURE: -20°C to 40°C

EMERGENCY LIGHTING: Optional installer mounted Remote Inverter or Emergency LED Driver for lighting up to 90 minutes in event of power failure

PHOTOMETRIC TESTING: Tested in accordance to IESNA LM-79-2008

LISTINGS: ENERGY STAR® qualified*, California Title 24 2019 JA8 compliant, UL Listed for Wet Location (option), IP65 rated (option), UL Certified US-CA, Declare

LIFETIME: 50,000 hours at 70% lumen maintenance

CYLINDER: Extruded aluminum; 4" (small), 8" (medium), 12" (large)

FINISH: White, Black, Bronze, Brushed Aluminum, Custom Color

PENDANT: 24" or 48" standard. Cord: Custom length up to 156". White, black or silver with round canopy. Stem: Custom length up to 96". Painted steel stem with round canopy and hanging straight endpoint with up to 30° tilt (meets CA IR 16-9).

MOUNT: Surface, Cord, Stem: Installs in most 3" octagonal, 4" octagonal, 3" round and 4" round boxes. Wall Mount: Installs in most one-gang switch boxes. Wet Location Wall Mount: Installs in most two-gang switch, 3" octagonal, 4" octagonal, 3" round, 4" round and 4" square boxes.

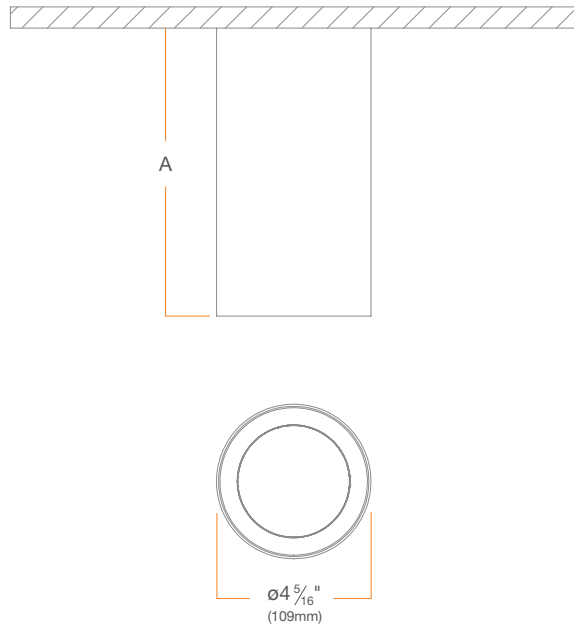
JUNCTION BOX COVERS: Allows up to 4 solid metal conduit branches. Compatible with 4" octagonal and 4" square boxes.

WARRANTY: 5 year limited warranty

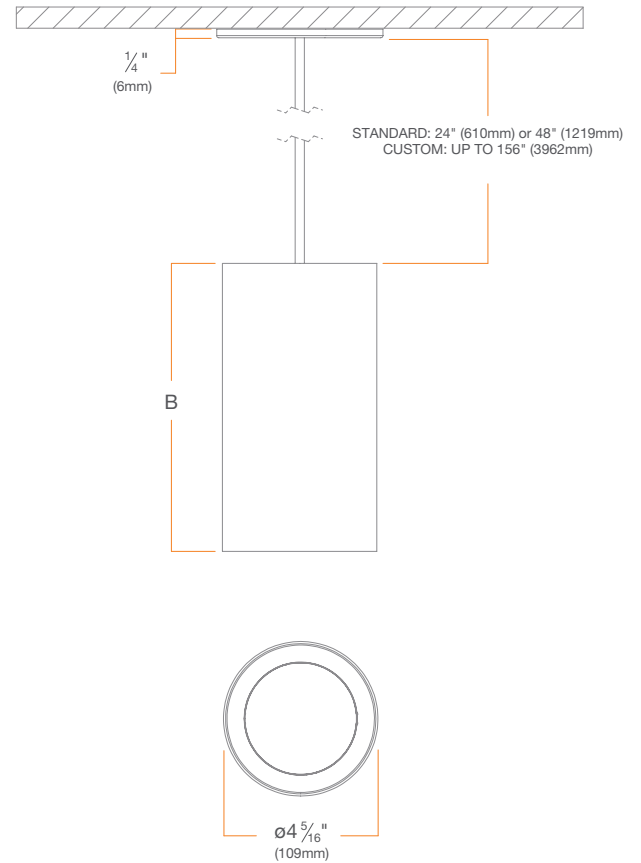
* Refer to ENERGY STAR Certified light fixtures database

CYLINDER DIMENSIONS

**Surface Mount
LED Cylinder**
DC4SM



**Cord Mount
LED Cylinder**
DC4C



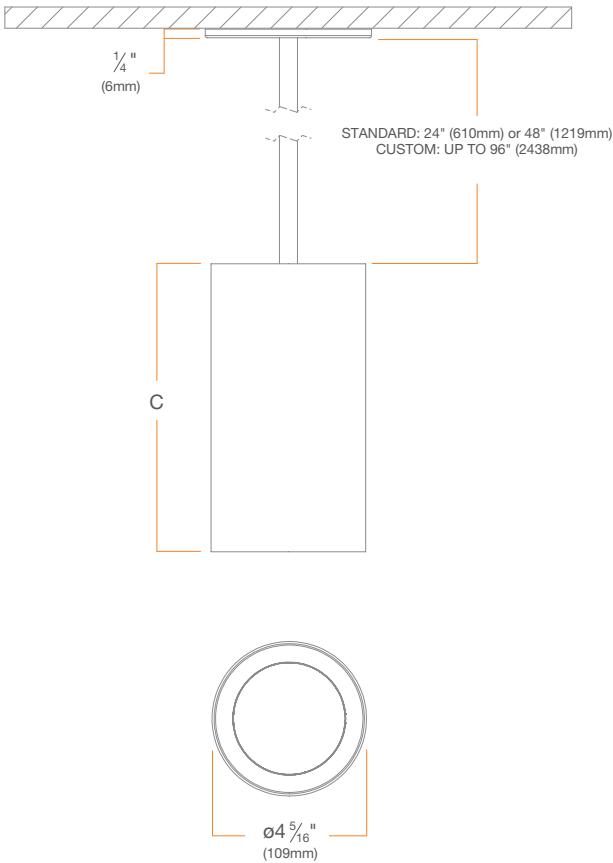
CYLINDER SIZE	A
Small	4" [102 mm]
Medium	8" [203 mm]
Large	12" [305 mm]

CYLINDER SIZE	B
Small	4" [102 mm]
Medium	8" [203 mm]
Large	12" [305 mm]

CYLINDER DIMENSIONS

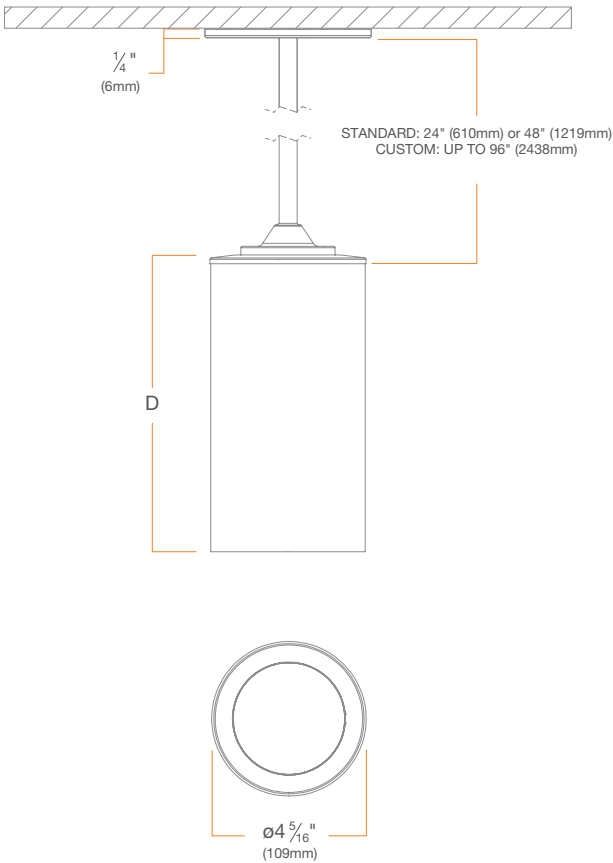
Stem Mount
LED Cylinder

DC4T



Stem Mount, Wet Location
LED Cylinder

DC4TxW



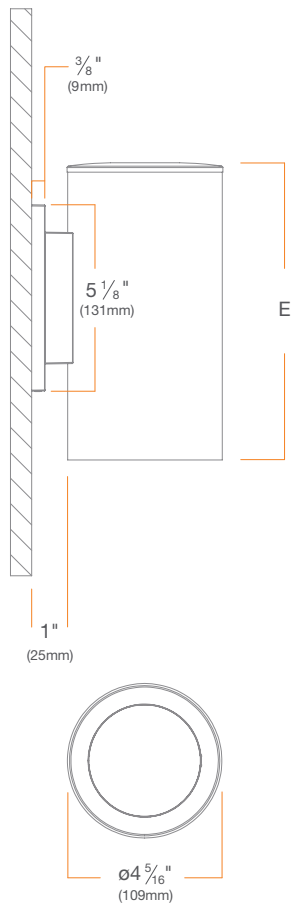
CYLINDER SIZE	C
Small	4" [102 mm]
Medium	8" [203 mm]
Large	12" [305 mm]

CYLINDER SIZE	D
Small	4 1/4" [108 mm]
Medium	8 1/4" [210 mm]
Large	12 1/4" [311 mm]

CYLINDER DIMENSIONS

Wall Mount Downlight LED Cylinder

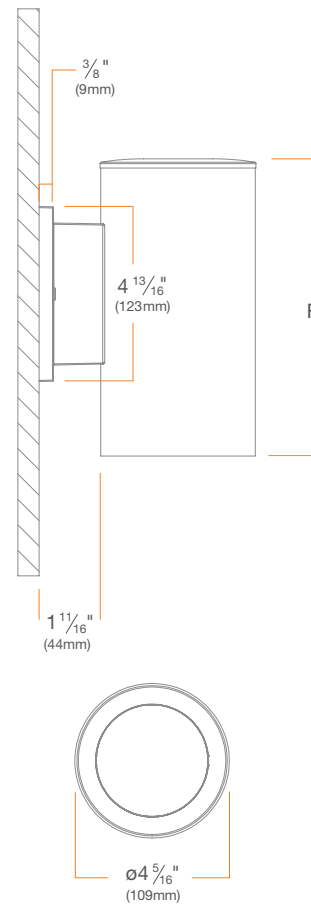
DC4WM



CYLINDER SIZE	E
Medium	8 1/4" [210 mm]
Large	12 1/4" [311 mm]

Wall Mount Downlight, Wet Location LED Cylinder

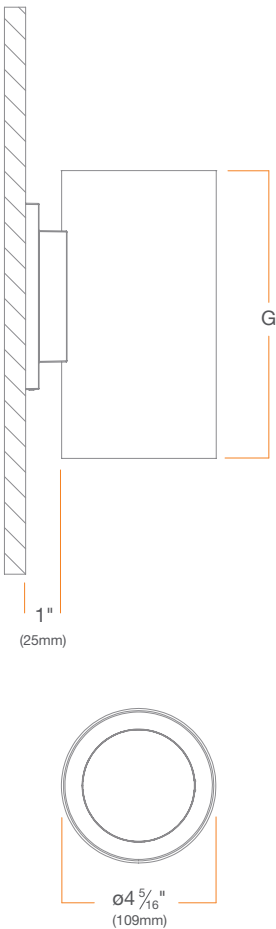
DC4WMW



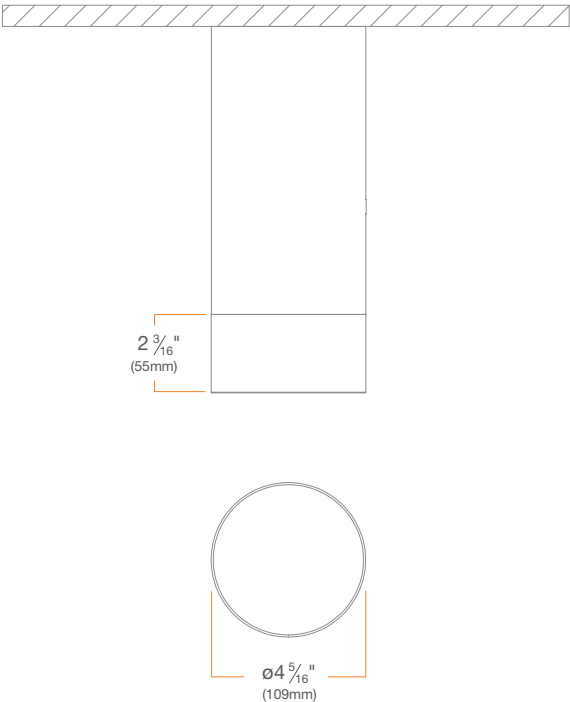
CYLINDER SIZE	F
Medium	8 1/4" [210 mm]
Large	12 1/4" [311 mm]

CYLINDER DIMENSIONS

Wall Mount Up and Downlight
LED Cylinder
DC4WM



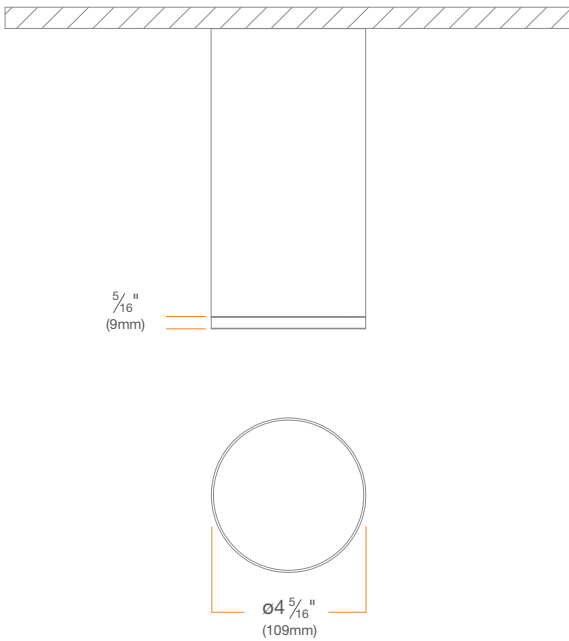
Decorative
Trim
DCCX-D



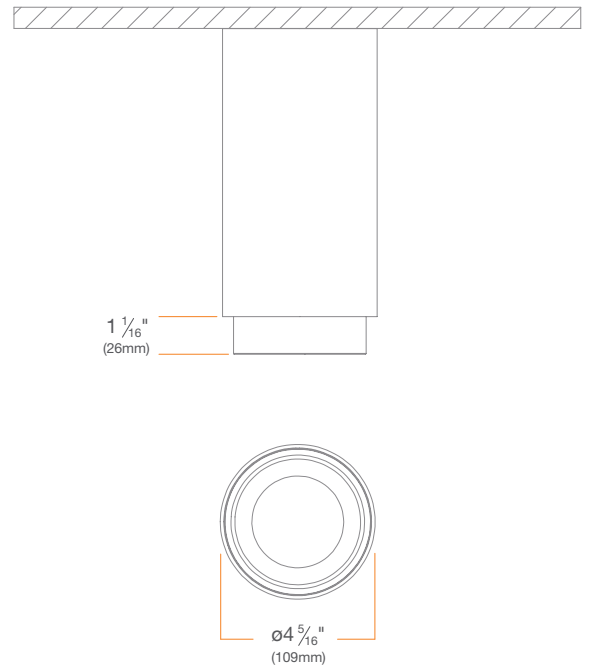
CYLINDER SIZE	G
Medium	8" [203 mm]
Large	12" [305 mm]

CYLINDER ACCESSORY DIMENSIONS

**Low-Profile
Decorative Trim**
DCCX-L



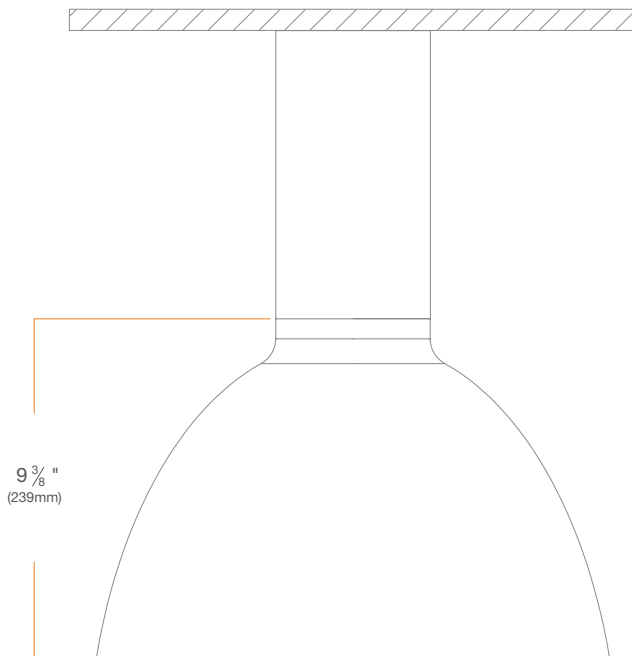
Snoot
DCCX-S



CYLINDER ACCESSORY DIMENSIONS

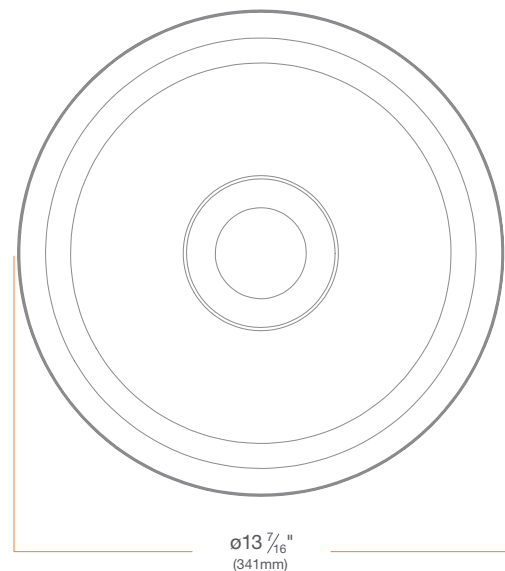
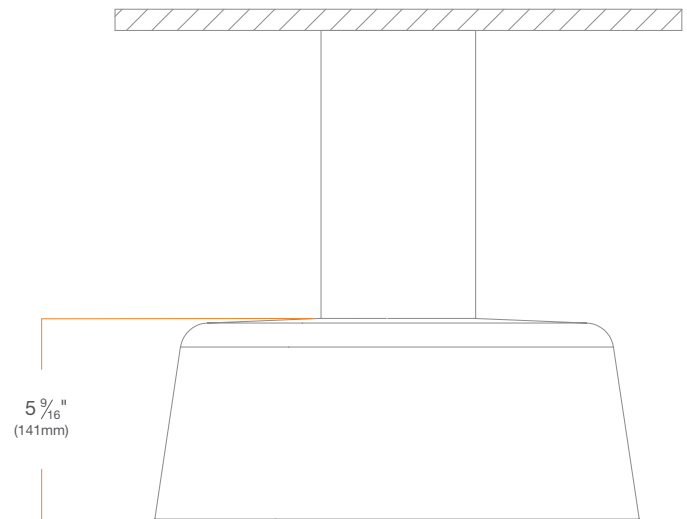
Round Shade

DCCX-R



Flat Shade

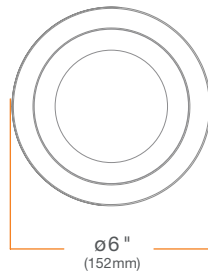
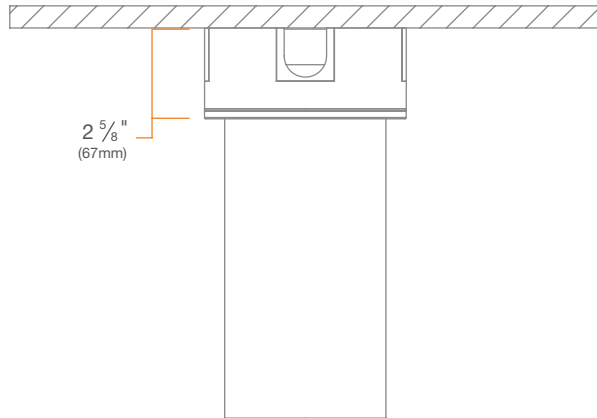
DCCX-F



CYLINDER ACCESSORY DIMENSIONS

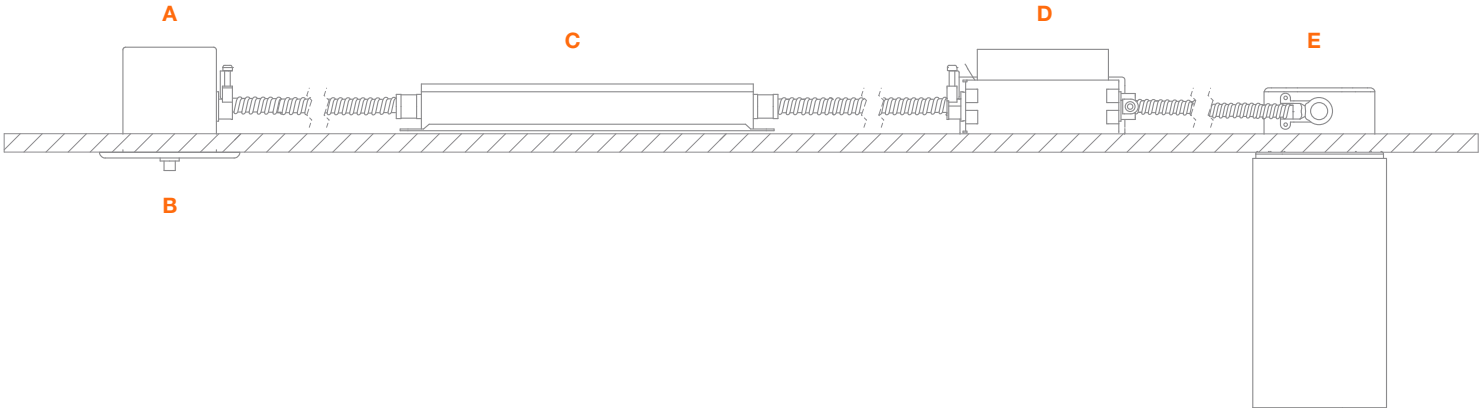
Junction Box Cover

DCCX-J



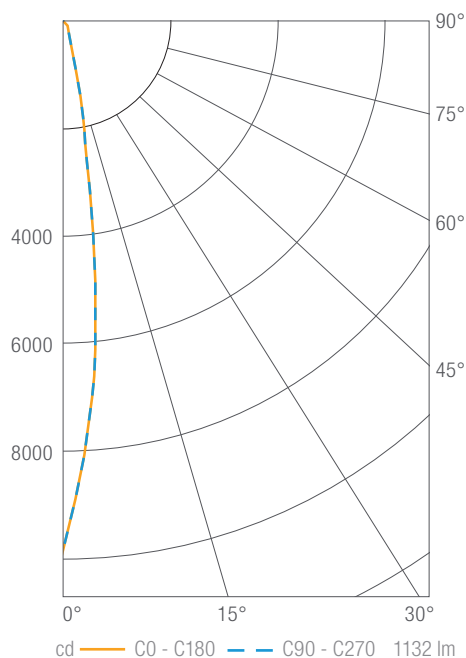
CYLINDER ACCESSORY DIMENSIONS

Emergency Lighting Kit



	ITEM	LENGTH	WIDTH	HEIGHT
A	Junction Box (not included)	N/A	N/A	N/A
B	Remote Test Switch	4 1/2" [114 mm]	2 3/4" [70 mm]	9/16" [15 mm]
C	Emergency LED Driver (Battery)	10 5/8" [271 mm]	2 5/16" [58 mm]	1 1/2" [38 mm]
D	Cylinder Driver	4 15/16" [126 mm]	3 3/8" [85 mm]	2 11/16" [68 mm]
E	Junction Box (not included)	N/A	N/A	N/A

PHOTOMETRY

DCC Fixed, 1000 lm, 3000K, Narrow Spot**DC4xxxxD10NSxxxxx30**

Luminous Intensity

Gamma	C 0°
0°	9823
5°	6600
10°	2335
15°	734
20°	357
25°	244
30°	195
35°	159
40°	116
45°	85
50°	61
55°	42
60°	28
65°	16
70°	7
75°	4
80°	2
85°	1
90°	0

Values in candela

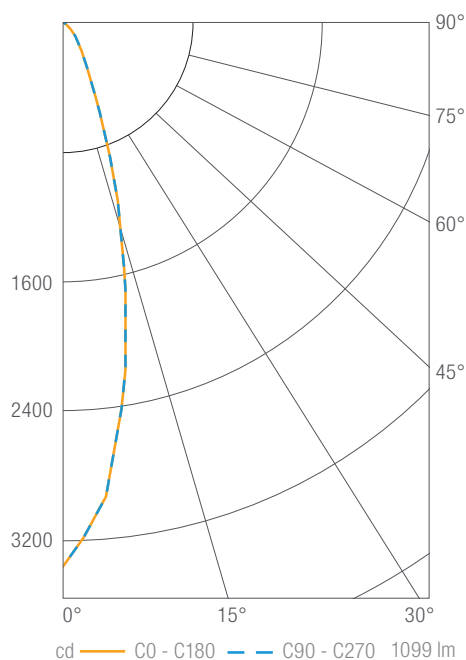
Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	906	80
0-40	1004	89
0-60	1110	98
0-90	1131	100
0-180	1132	100

Illuminance Chart

Distance from LED	Foot Candles	Diameter
3'	1091	0.7'
6'	273	1.5'
9'	121	2.2'
12'	68	2.9'

Beam Angle: 14°

DCC Fixed, 1000 lm, 3000K, Spot**DC4xxxxD10SPxxxxx30**

Luminous Intensity

Gamma	C 0°
0°	3366
5°	2967
10°	2203
15°	1391
20°	775
25°	419
30°	248
35°	167
40°	119
45°	87
50°	62
55°	43
60°	26
65°	15
70°	7
75°	4
80°	2
85°	1
90°	0

Values in candela

Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	862	78
0-40	971	88
0-60	1078	98
0-90	1098	100
0-180	1099	100

Illuminance Chart

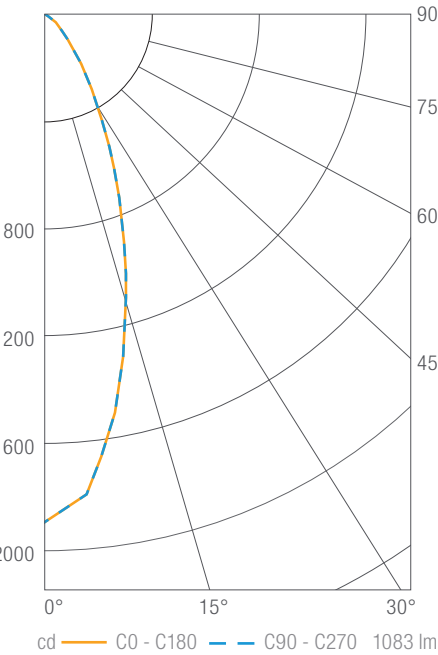
Distance from LED	Foot Candles	Diameter
3'	374	1.4'
6'	93	2.8'
9'	42	4.2'
12'	23	5.6'

Beam Angle: 26°

PHOTOMETRY

DCC Fixed, 1000 lm, 3000K, Flood

DC4xxxxD10FLxxxxx30



Luminous Intensity

Gamma	C 0°
0°	1890
5°	1792
10°	1503
15°	1161
20°	849
25°	589
30°	391
35°	256
40°	162
45°	107
50°	74
55°	51
60°	30
65°	18
70°	8
75°	5
80°	3
85°	1
90°	0

Values in candela

Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	760	70
0-40	925	85
0-60	1058	98
0-90	1081	100
0-180	1083	100

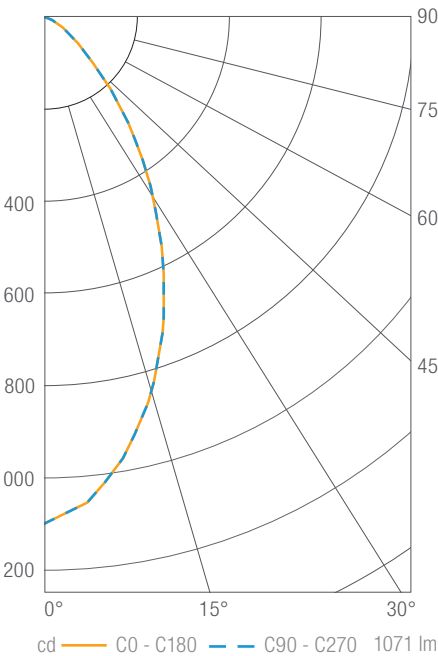
Illuminance Chart

Distance from LED	Foot Candles	Diameter
3'	210	2.0'
6'	52	4.0'
9'	23	6.0'
12'	13	8.0'

Beam Angle: 37°

DCC Fixed, 1000 lm, 3000K, Wide Flood

DC4xxxxD10WFxxxxx30



Luminous Intensity

Gamma	C 0°
0°	1100
5°	1058
10°	973
15°	866
20°	743
25°	609
30°	478
35°	361
40°	252
45°	161
50°	102
55°	68
60°	41
65°	24
70°	11
75°	6
80°	4
85°	2
90°	0

Values in candela

Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	620	58
0-40	845	79
0-60	1037	97
0-90	1069	100
0-180	1071	100

Illuminance Chart

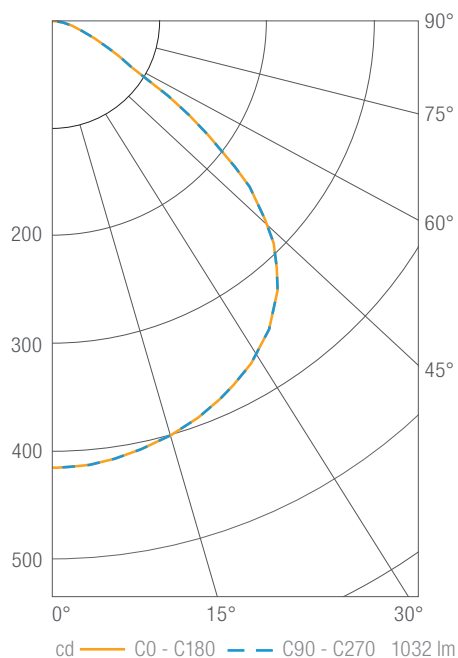
Distance from LED	Foot Candles	Diameter
3'	122	3.1'
6'	31	6.2'
9'	14	9.3'
12'	8	12.3'

Beam Angle: 55°

PHOTOMETRY

DCC Fixed, 1000 lm, 3000K, General Ambient

DC4xxxxD10GAxxxxx30



Luminous Intensity

Gamma	C 0°
0°	416
5°	415
10°	410
15°	403
20°	394
25°	382
30°	369
35°	351
40°	327
45°	291
50°	240
55°	162
60°	84
65°	54
70°	33
75°	21
80°	12
85°	6
90°	1

Values in candela

Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	333	32
0-40	557	54
0-60	942	91
0-90	1024	99
0-180	1032	100

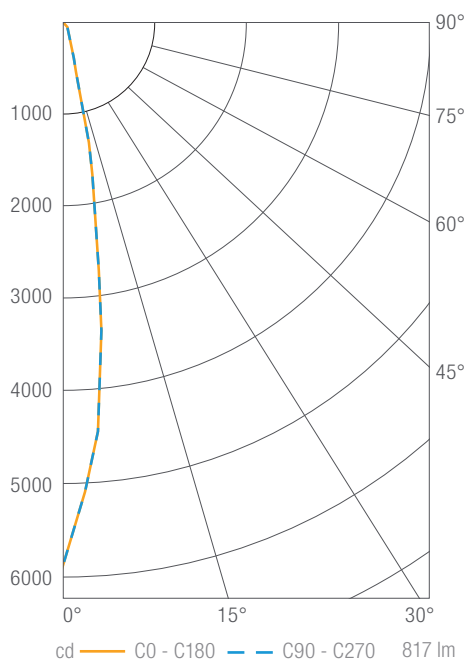
Illuminance Chart

Distance from LED	Foot Candles	Diameter
3'	46	7.8'
6'	12	15.5'
9'	5	23.3'
12'	3	31.1'

Beam Angle: 100°

DCC Adjustable, 750 lm, 3000K, Narrow Spot

DC4xxxxA07NSxxxxx30



Luminous Intensity

Gamma	C 0°
0°	5897
5°	4418
10°	1911
15°	561
20°	280
25°	165
30°	117
35°	87
40°	69
45°	57
50°	47
55°	38
60°	31
65°	23
70°	16
75°	10
80°	4
85°	1
90°	0

Values in candela

Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	645	79
0-40	701	86
0-60	781	96
0-90	817	100
0-180	817	100

Illuminance Chart

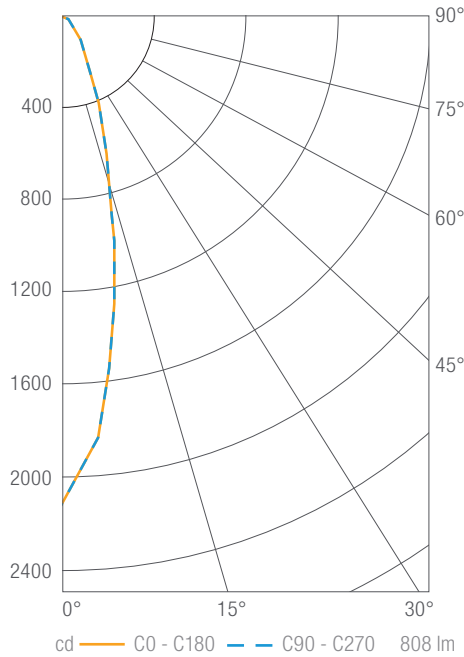
Distance from LED	Foot Candles	Diameter
3'	655	0.8'
6'	164	1.7'
9'	73	2.5'
12'	41	3.3'

Beam Angle: 16°

PHOTOMETRY

DCC Adjustable, 750 lm, 3000K, Spot

DC4xxxxA07SPxxxxx30



Luminous Intensity

Gamma	C 0°
0°	2105
5°	1826
10°	1282
15°	800
20°	497
25°	310
30°	201
35°	137
40°	98
45°	73
50°	57
55°	45
60°	35
65°	23
70°	12
75°	5
80°	3
85°	2
90°	0

Values in candela

Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	573	71
0-40	668	83
0-60	773	96
0-90	808	100
0-180	808	100

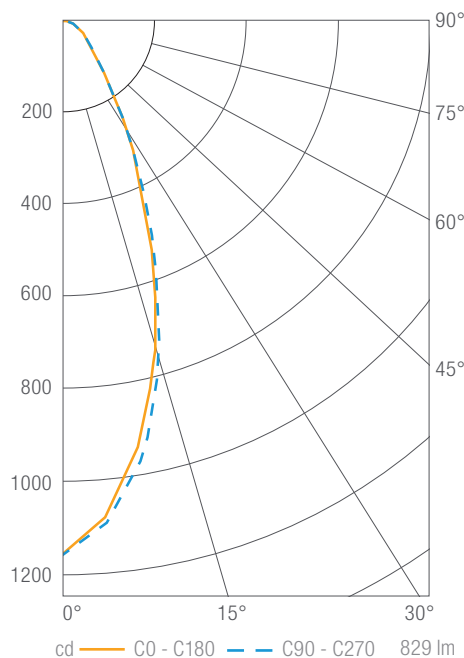
Illuminance Chart

Distance from LED	Foot Candles	Diameter
3'	234	1.3'
6'	58	2.6'
9'	26	3.9'
12'	15	5.2'

Beam Angle: 28°

DCC Adjustable, 750 lm, 3000K, Flood

DC4xxxxA07FLxxxxx30



Luminous Intensity

Gamma	C 0°
0°	1158
5°	1081
10°	941
15°	765
20°	576
25°	414
30°	288
35°	192
40°	130
45°	96
50°	76
55°	61
60°	49
65°	38
70°	28
75°	18
80°	10
85°	4
90°	0

Values in candela

Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	510	62
0-40	633	76
0-60	766	92
0-90	829	100
0-180	829	100

Illuminance Chart

Distance from LED	Foot Candles	Diameter
3'	129	2.2'
6'	32	4.5'
9'	14	6.7'
12'	8	9.0'

Beam Angle: 41°



Collection of outdoor bollards for commercial and institutional applications. Available in 2 mounting heights and elegantly proportioned for various applications, scales and designs. Robust aluminum alloy construction with stainless steel fasteners, factory sealed diffuser and lens, with corrosion resistant finish. The wide uniform distribution allows greater luminaire spacing while maintaining good visual comfort and eliminate light pollution.

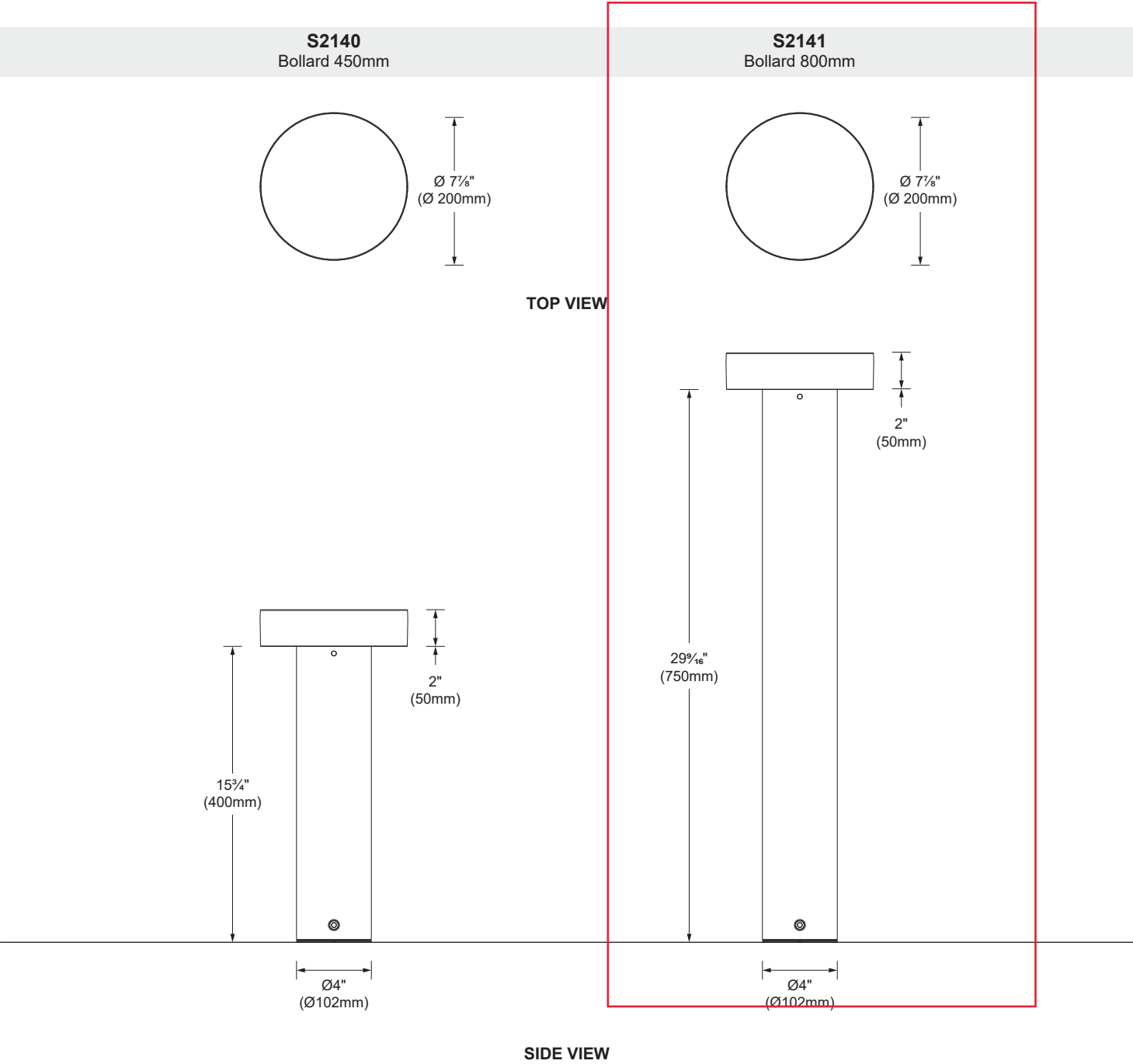
Luminaire characteristic:

Power input: 14.1W (system wattage)
Lumens: 1084lm (for 3000K, 90CRI)
Luminaire efficacy: 76lm/W

Source:	White LED (LM-80 tested), 2700K: 90CRI, 3000K: 90CRI, 4000K: 90CRI.
Lumen maintenance:	80% of initial lumens at 70 000 hours (L80)(LM-79)
Optic:	360° symmetrical diffuse light with zero uplight emission.
Material:	Body, head and base: Die cast aluminum. Diffuser: Micro etched prismatic glass.
Mounting:	Install with flange accessory or fasten to ground.
Electrical:	Integral high efficiency dimmable LED driver, rated at 50 000 hours, 120V-277V.
Dimming:	0-10V (120-277V), down to ±10%.
Finish:	Anthracite gray. Painted finish follows a double powder paint in 3 step process: surface treatment containing ceramic nano particles (Bonderite). Epoxy primer paint. Polyester powder paint with high resistance against UV rays and harsh weather conditions.
Weight:	S2140: 11.9lbs (5.4kg) S2141: 14.8lbs (6.7kg)
Warranty:	5 year limited warranty.
Ratings:	IP65, IK06
Certification:	cULus listed for wet location.



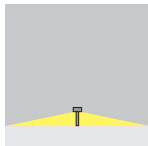
DIMENSIONS



PHOTOMETRIC DATA

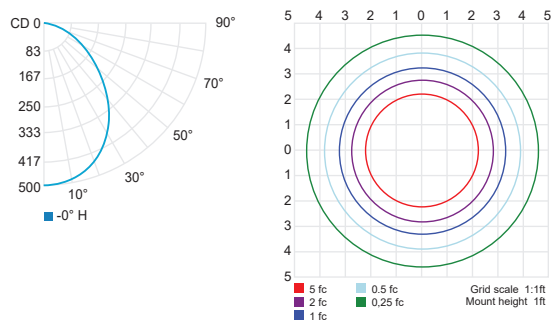
Photometric performance is measured in accordance with IESNA LM-79.
Visit sistimalux.com for complete photometric data.

S2140

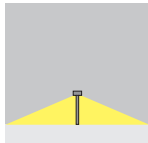


CCT (K)	CRI	LOAD (W)	LUMENS (lm)	EFFICACY (lm / W)	MAX CANDELA (cd)	B.U.G.	MODEL
3000K	90	14.1	1 084	76	498	B1 - U0 - G0	S2140W

3000K, 90CRI

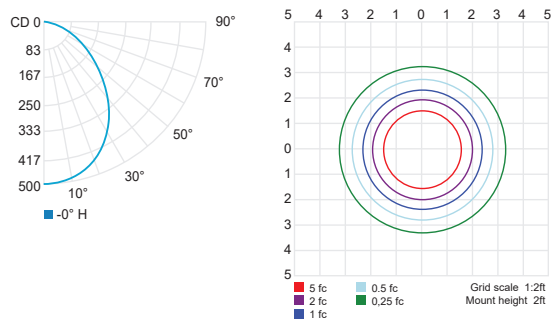


S2141



CCT (K)	CRI	LOAD (W)	LUMENS (lm)	EFFICACY (lm / W)	MAX CANDELA (cd)	B.U.G.	MODEL
3000K	90	14.1	1 084	76	498	B1 - U0 - G0	S2141W

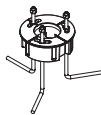
3000K, 90CRI



CCT options	2700K	3000K	4000K
CRI options	90CRI	90CRI	90CRI
Multiplier	0.99	1	1.11

MOUNTING ACCESSORIES
(TO BE ORDERED SEPARATELY)

☐ **S2149** - Ø4" (Ø102mm) flange with stainless steel rods
for concrete installation



CONNECTION ACCESSORY
(TO BE ORDERED SEPARATELY)

☒ **9011** - IP68 field connector
for 11/32"- 13/32" (8.5 - 10.5mm) cable,
5x 14-18AWG conductors



ORDERING INFO

S2141 W - **UNV** - **24** - **D10**
FIXTURE

RESET INFO

MODEL

☐ **S2140** - Bollard 450mm ☒ **S2141** - Bollard 800mm

LED

☐ **H** - 2700K, 90CRI ☒ **W** - 3000K, 90CRI ☐ **N** - 4000K, 90CRI

SURGE

☐ **SU** - Surge protection⁽¹⁾

VOLTAGE

☒ **UNV** - 120-277V

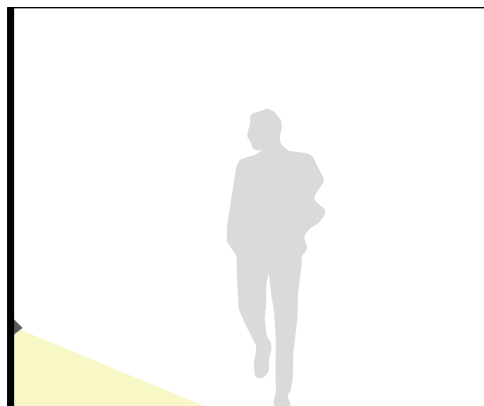
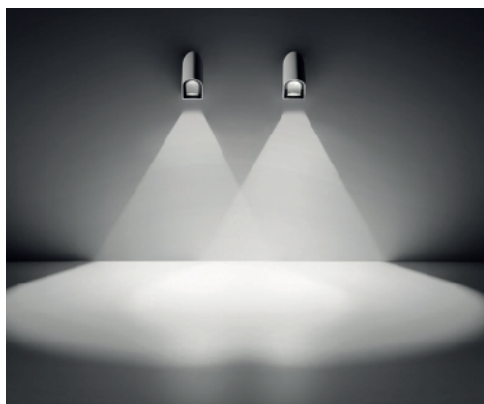
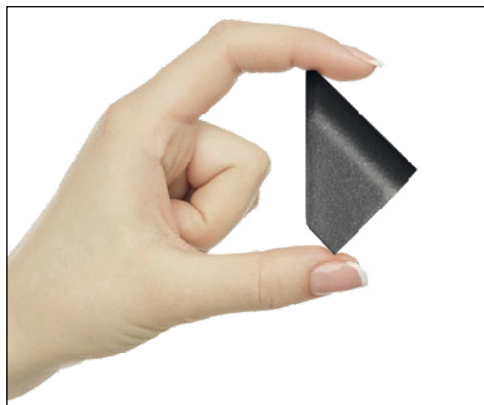
FINISH

☒ **24** - Anthracite gray

DIMMING

☒ **D10** - 0-10V (down to 10%)

⁽¹⁾ Optional 10kV class II surge protection.



Minipetit step light suggests a creative use of light. The optical system has been conceived to direct the light towards the walkway and enhances the space. Both Petit applique and Minipetit step light versions have reduced dimensions and maintain the same design language within the project. Petit is an IP rated outdoor luminaire that can be used also in humid indoor ambiances, as wellness and spa.

Luminaire characteristics:	Power input: 4.1W (source wattage) Lumens: 68lm (for 3000K, 90CRI) Luminaire efficacy: Up to 16lm/W
Source:	LED Module (LM-80 tested) 2700K: 90CRI, 3000K: 90CRI, 4000K: 80CRI.
Lumen maintenance:	80% of initial lumens at 70 000 hours(L80)(LM-79)
Optics:	Accent light.
Material:	Body: Die-cast aluminum. Diffuser: Toughened glass.
Mounting:	See mounting options on page 5
Electrical:	High efficiency dimmable remote LED driver, rated at 50 000 hours. 120V/277V. See remote options page 3.
Dimming:	Triac and ELV down to 15% or 0-10V down to 10%. See dimmable remote options page 3.
Finish:	White, aluminum gray or anthracite gray (RAL7022) painted finish, following a double powder paint in 3 step process: surface treatment containing ceramic nano particles (bonderite). Epoxy primer paint. Polyester powder paint with high resistance against UV rays and harsh weather conditions.
Weight:	0.51lb (0.23kg)
Warranty:	5 year limited warranty.
Ratings:	IP65, IK07.
Certification:	cULus listed for wet location.



ORDERING INFO

S1801W-FW-REM-14

PRODUCT CODE

S1801	W	FW	REM	14
-------	---	----	-----	----

MODEL	LED	MOUNTING	VOLTAGE	FINISH
-------	-----	----------	---------	--------

S1801 Minipetit	H 2700K, 90CRI	FW Surface mounted with fixture whip	REM Remote	01 White
	W 3000K, 90CRI	JB Surface mounted junction box		14 Aluminum gray
	N 4000K, 80CRI	J2 Surface mounted singlegang box		24 Anthracite gray

For mounting options see page 5
To select remote driver see page 3



REMOTE LED DRIVER OPTIONS (TO BE ORDERED SEPARATELY)

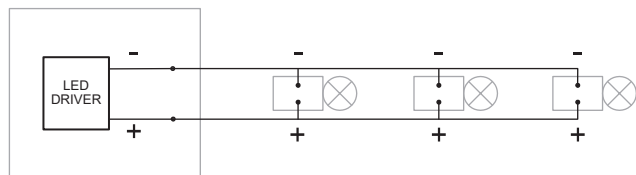
							Minipetit S1801 4.1W*
Watts	Voltage	Rated	Dimming protocol	Dimming range	Dimension	Max distance**	Min-max units
4444-0024-025-UNV-ND							2-5
25	120-277V	Indoor	None	None	6" x 4" x 3" (152 x 102 x 76mm)	30ft(9m)	
4548-0024-025-UNV-ND							2-5
25	120-277V	Outdoor	None	None	6" X 4.5" X 3" (152 X 116 X 76mm)	30ft(9m)	
4551-0024-080-120-LTE							7-18
80	120V	Outdoor	Leading and trailing edge (ELV and TRIAC)	Down to 15%	14.5" x 5" x 2" (368 x 127 x 50mm)	30ft(9m)	
4548-0024-060-UNV-ND							1-13
60	120-277V	Outdoor	None	None	10" x 8" x 4" (254 x 203 x 102mm)	30ft(9m)	
4548-0024-072-UNV-ND							1-16
72	120-277V	Outdoor	None	None	6" x 4.5" x 3" (152 x 116 x 76mm)	30ft(9m)	
4548-0024-072-UNV-D10							1-16
72	120-277V	Outdoor	0-10V	Down to ±10%	6" x 4.5" x 3" (152 x 116 x 76mm)	30ft(9m)	
4445-0024-072-UNV-D10							1-16
72	120-277V	Indoor	0-10V	Down to ±10%	6" x 6" x 3" (152 x 152 x 72mm)	30ft(9m)	

* Wattage requirement for one (1) fixture (Remote fixture only).

** Calculated for 16AWG cable. Contact factory for longer remote distance.

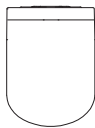
WIRING DIAGRAMS

Multiple luminaires must be connected in parallel.

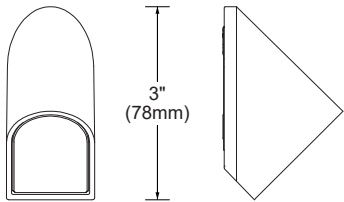


DIMENSIONS

FW-REM



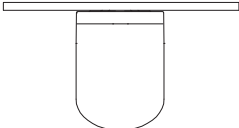
TOP VIEW



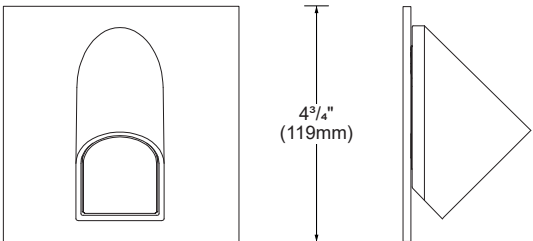
FRONT VIEW

SIDE VIEW

JB-REM



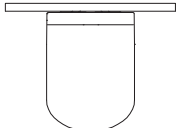
TOP VIEW



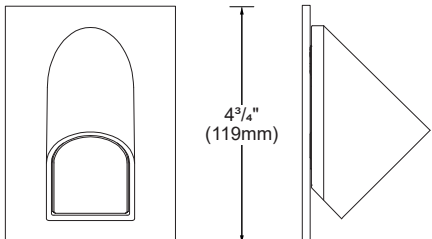
FRONT VIEW

SIDE VIEW

J2-REM



TOP VIEW

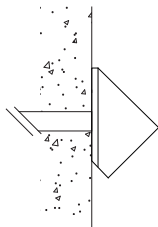


FRONT VIEW

SIDE VIEW

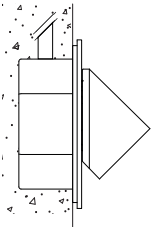
MOUNTING OPTIONS

24V



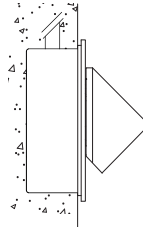
FW-REM - Fixture whip to remote power supply. Installed directly to surface with recessed pipe, exposed cable or electrical conduit.

24V



JB-REM - 4" junction box with remote power supply. Mounting adapter plate for junction box installation. Min 1½" (38mm) deep

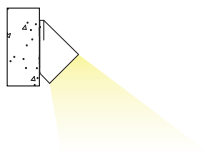
24V



J2-REM - 2" single gang box with remote power supply. Mounting adapter plate for vertical junction box installation. Min 1½" (48mm) deep

PHOTOMETRIC DATA

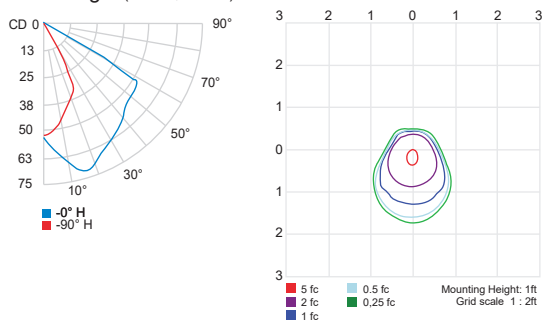
Visit sistimalux.com for complete photometric data.



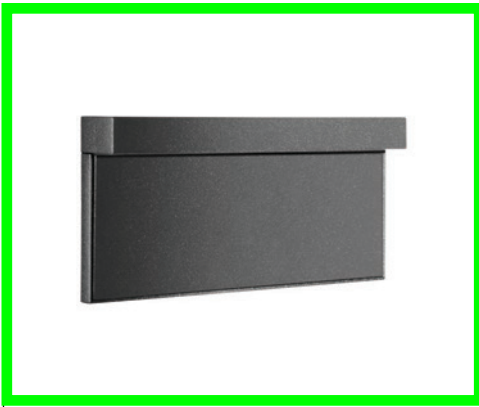
CCT (K)	CRI	LOAD (W)	OPTIC	LUMENS (lm)	EFFICACY (lm / W)	MAX CANDELA (cd)	MODEL
3000K	90	4.1W*	Accent light	68	16	72	S1801W

*For products that uses a remote led driver, total system wattage will varies according to the efficacy of the remote led driver selected. For this reason, the load and efficacy values given in the table above refers to the led source only and does not include the led driver consumption. Use multiplier table for other CCT and CRI output data. Efficacy based on IESNA LM-79 test reports.

Accent light (3000K, 90CRI)



CCT options	2700K	3000K	4000K
CRI options	90CRI	90CRI	80CRI
Multiplier	0.81	1	1.19



5cento is a versatile step light with slim design that can be easily installed onto a surface or any standard electrical junction box. With only 22mm of protrusion, 5cento has been developed without visible screws, concealed by a magnetic plate fixed on the luminaire body. Available in three versions, 5cento is particularly suitable for residential or hospitality applications.

Luminaire characteristics:	Power input: 2W to 5.7W (source wattage) Lumens: 81lm to 217lm (for 3000K, 90CRI) Luminaire efficacy: Up to 41lm/W
Source:	LED Module (LM-80 tested) 2700K: 90CRI, 3000K: 90CRI, 4000K: 80CRI.
Lumen maintenance:	80% of initial lumens at 70 000 hours(L80)(LM-79)
Optics:	Accent light.
Material:	Body: Die-cast aluminum. Diffuser: Toughened glass.
Mounting:	See mounting options on page 5.
Electrical:	See pages 3 for available remote supply options.
Finish:	White, aluminum gray or anthracite gray (RAL7022) painted finish, following a double powder paint in 3 step process: surface treatment containing ceramic nano particles (Bonderite). Epoxy primer paint. Polyester powder paint with high resistance against UV rays and harsh weather conditions.
Weight:	5cento square: 0.77lb (0.35kg) 5cento rectangular: 1.10lb (0.50kg) 5cento rectangular long: 1.37lb (0.62kg)
Warranty:	5 year limited warranty.
Ratings:	IP65, IK07
Certification:	 cULus listed for wet location.

ORDERING INFO

S1801W-FW-REM-14



PRODUCT CODE				
S1801	W	-FW	-REM	-14
MODEL	LED	MOUNTING	VOLTAGE	FINISH
S2200 Square	H 2700K, 90CRI	FW Surface mounted with fixture whip	REM 24V remote power supply	01 White
S2210 Rectangular	W 3000K, 90CRI	JB Surface mounted junction box		14 Aluminium gray
S2220 Rectangular long	N 4000K, 80CRI	J2 ¹ Surface mounted single gang box		24 Anthracite gray

1 Available for the rectangular (S2210) or rectangular long (S2220) models.

REMOTE LED DRIVER OPTIONS (TO BE ORDERED SEPARATELY)

S1801W-FW-REM-14

PRODUCT CODE

S2220 driver list

DRIVER CODE

Outdoor rated drivers

Driver box model	Min-max units		
	S2200 2W*	S2210 3.5W*	S2220 5.7W*
4548-0024-025-UNV-ND	3-12	2-6	2-4
4548-0024-072-UNV-ND	1-30	1-16	1-10
4548-0024-072-UNV-D10	1-30	1-16	1-10

Indoor rated drivers

Driver box model	Min-max units		
	S2200 2W*	S2210 3.5W*	S2220 5.7W*
4444-0024-025-UNV-ND	3-10	2-6	2-4
4448-0024-060-UNV-ND	1-26	1-14	1-9
4445-0024-072-UNV-D10	1-30	1-16	1-10

* Wattage requirement for one (1) fixture (Remote fixture only).

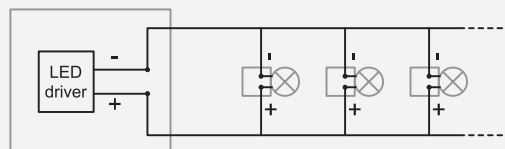
Driver code example

XXXX	-0024	-XXX	-UNV	-XXX
MODEL	CONSTANT VOLTAGE	WATTAGE	VOLTAGE	DIMMING PROTOCOL
4444 6" x 4" x 3" (152 x 102 x 76mm)	0024 24 volts	025 to 072 25W to 72W	UNV 120-277V	ND No dimming Max distance: 9m (30ft)*
4445 6" x 6" x 3" (152 x 152 x 76mm)				D10 0-10V Max distance: 9m (30ft)* (down to 10%)
4448 10" x 8" x 4" (254 x 203 x 102mm)				
4548 6" x 4.5" x 3" (152 x 116 x 76mm)				

*Max distance cable calculated for 16AWG cable at full load.
Contact customer service for longer remote distance.

WIRING DIAGRAMS

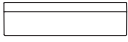
Parallel connection



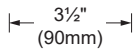
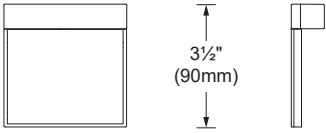
DIMENSIONS

Square S2200

FW-REM



TOP VIEW



FRONT VIEW

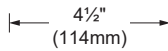
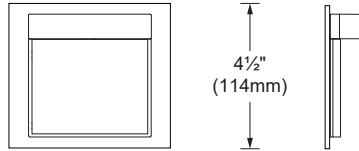


SIDE VIEW

JB-REM



TOP VIEW



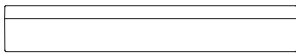
FRONT VIEW



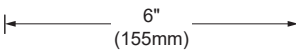
SIDE VIEW

Rectangular S2210

FW-REM / J2-UNV



TOP VIEW



FRONT VIEW

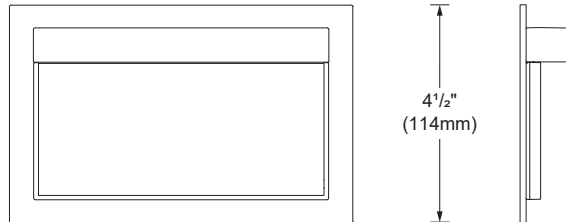


SIDE VIEW

JB-REM



TOP VIEW



FRONT VIEW



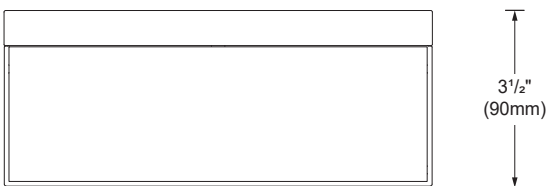
SIDE VIEW

Rectangular long S2220

FW-REM / J2-REM



TOP VIEW

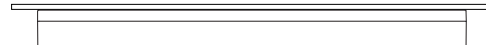


FRONT VIEW

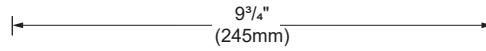
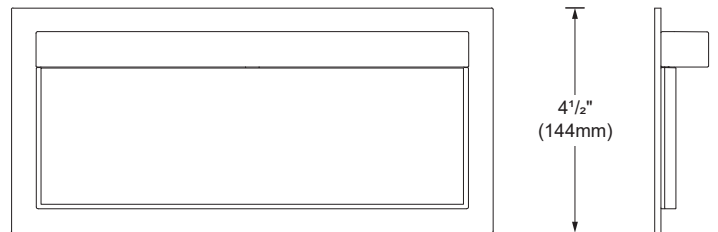


SIDE VIEW

JB-REM



TOP VIEW



FRONT VIEW

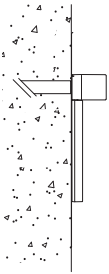


SIDE VIEW

MOUNTING OPTIONS

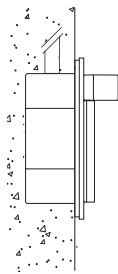
Square S2200

24V



FW-REM - Fixture whip to remote power supply. Installed directly to surface with recessed pipe, exposed cable or electrical conduit.

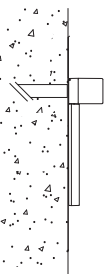
24V



JB-REM - 4" junction box with remote power supply. Mounting adapter plate for junction box installation. Min 1 1/2" (38mm) deep

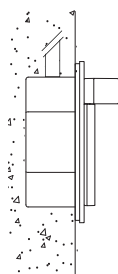
Rectangular S2210

24V



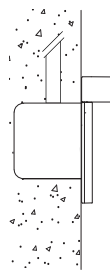
FW-REM - Fixture whip to remote power supply. Installed directly to surface with recessed pipe, exposed cable or electrical conduit.

24V



JB-REM - 4" junction box with remote power supply. Mounting adapter plate for junction box installation. Min 1 1/2" (38mm) deep

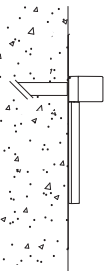
24V



J2-REM - 2" single gang box with remote power supply. Min 1 7/8" (48mm) deep

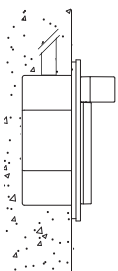
Rectangular long S2220

24V



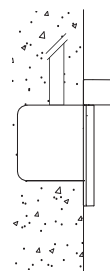
FW-REM - Fixture whip to remote power supply. Installed directly to surface with recessed pipe, exposed cable or electrical conduit.

24V



JB-REM - 4" junction box with remote power supply. Mounting adapter plate for junction box installation. Min 1 1/2" (38mm) deep

24V



J2-REM - 2" single gang box with remote power supply. Min 1 7/8" (48mm) deep

PHOTOMETRIC DATA

Visit sistimalux.com for complete photometric data.

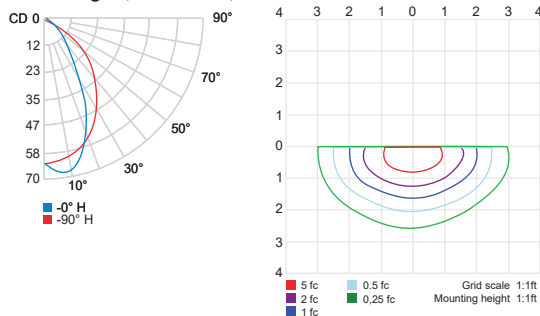
Square



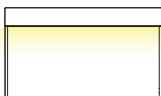
CCT (K)	CRI	LOAD (W)*	OPTIC	LUMENS (lm)	EFFICACY (lm / W)	MAX CANDELA (cd)	MODEL
3000K	90	2W	Accent light	81	41	69	S2200W

*For products that uses a remote led driver, total system wattage will varies according to the efficacy of the remote led driver selected. For this reason, the load and efficacy values given in the table above refers to the led source only and does not include the led driver consumption.
Use multiplier table for other CCT and CRI output data. Efficacy based on IESNA LM-79 test reports.

Accent light (3000K, 90CRI)



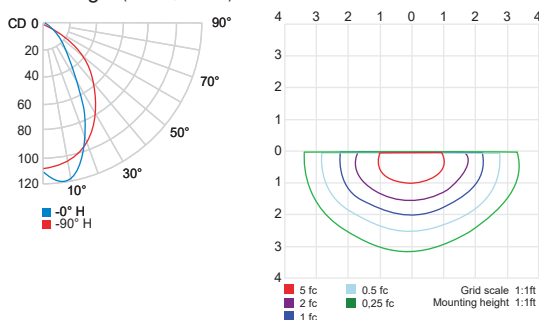
Rectangular



CCT (K)	CRI	LOAD (W)*	OPTIC	LUMENS (lm)	EFFICACY (lm / W)	MAX CANDELA (cd)	MODEL
3000K	90	3.5W	Accent light	127	36	114	S2210W

*For products that uses a remote led driver, total system wattage will varies according to the efficacy of the remote led driver selected. For this reason, the load and efficacy values given in the table above refers to the led source only and does not include the led driver consumption.
Use multiplier table for other CCT and CRI output data. Efficacy based on IESNA LM-79 test reports.

Accent light (3000K, 90CRI)



CCT options	2700K	3000K	4000K
CRI options	90CRI	90CRI	80CRI
Multiplier	0.95	1	1.07

PHOTOMETRIC DATA

Visit sistemalux.com for complete photometric data.

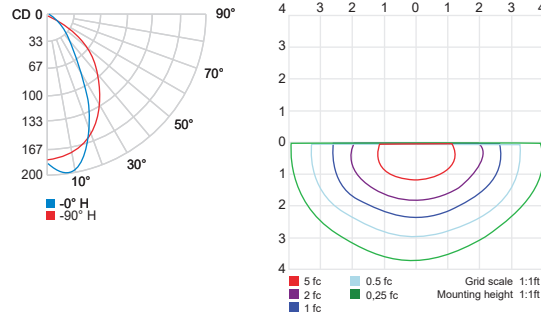
Rectangular long



CCT (K)	CRI	LOAD (W)*	OPTIC	LUMENS (lm)	EFFICACY (lm / W)	MAX CANDELA (cd)	MODEL
3000K	90	5.7W	Accent light	217	38	198	S2200W

*For products that uses a remote led driver, total system wattage will varies according to the efficacy of the remote led driver selected. For this reason, the load and efficacy values given in the table above refers to the led source only and does not include the led driver consumption. Use multiplier table for other CCT and CRI output data. Efficacy based on IESNA LM-79 test reports.

Accent light (3000K, 90CRI)



CCT options	2700K	3000K	4000K
CRI options	90CRI	90CRI	80CRI
Multiplier	0.95	1	1.07



BAY HARBOR 1125

1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

1125 97TH
BAY HARBOR
CONDO 2618,LLC

DESIGNER



STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatillit@gmail.com

ARCHITECT OF RECORD AA26003706

BAENA ARCHITECTURE

BAENA ARCHITECTURE, LLC
6780 SW 64 AVENUE
South Miami, FL 33143
Ph: +1 305 342 4789
Contact: office@bacandesign.com

SEAL / SIGNATURE

FLORIDA REGISTRATION AR 98686

CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd Ave - Fort Lauderdale, FL 33316
Phone: (+1) 354.367.0371
e-mail

LANDSCAPE ARCHITECT
EXOTISCAPE, INC.
161 Harbor Dr - Key Biscayne, FL 33149
Phone: (+1) 305.361.5782
e-mail: mporcani@exoscape.com

STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail

CONTRACTOR
Address
Address
Phone
e-mail

[illegible]

COVER SHEET

Project number	22-048
----------------	--------

Date	08/30/2023
------	------------

Drawn by	ME
----------	----

Checked by	JB
------------	----

G000

Scale

INDEX		
NUMBER	SHEET TITLE	2023-08-30_ZONING SET
G000	COVER SHEET	•
G001	SURVEY	•
G001.5	TREE SURVEY	•
G002	SITE CONTEXT	•
G003	ZONING DATA	•
G004	GROSS AREA CALCULATION	•
A100	SITE PLAN	•
A101	GROUND LEVEL - PARKING	•
A102	LEVEL 2	•
A103	LEVEL 3	•
A104	LEVEL 4	•
A105	LEVEL 5	•
A106	LEVEL 6	•
A107	ROOFTOP LEVEL	•
A200	SOUTH ELEVATION	•
A201	NORTH ELEVATION	•
A202	EAST ELEVATION	•
A203	WEST ELEVATION	•
A300	SECTION 1	•
A301	SECTION 2	•
A302	SECTION 3	•
A501	DETAILS	•
A502	MATERIAL BOARD	•
A900	SE VIEW	•
A901	SW VIEW	•
A902	NE VIEW	•
A903	NW VIEW	•
A904	STREET VIEW	•
A905	AERIAL VIEW	•
C-1	PAVING, GRADING & DRAINAGE PLAN	•
C-2	WATER & SEWER PLAN	•
C-3	PAVMT. MARKING & SIGNAGE PLAN	•
C-4	STORMWATER POLLUTION PREVENTION PLAN	•
C-5	DETAIL AND SECTIONS	•
C-6	DRAINAGE DETAILS	•
C-7	UTILITY DETAILS	•
C-8	CIVIL DETAILS	•
LA.00	TREE DISPOSITION PLAN	•
LA.01	GROUND FLOOR LANDSCAPE PLAN	•
LA.02	ROOFTOP AREA LANDSCAPE PLAN	•
LA.03	LANDSCAPE DETAILS	•
LA.04	LANDSCAPE ELEVATIONS	•
LA.05	LANDSCAPE ELEVATIONS 2	•
LD-101	GROUND LEVEL	•
LD-102	POOL DECK	•

1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

DESIGNER

baigorría studio

STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanabilili@gmail.com

BAENA ARCHITECTURE, LLC
6780 SW 64 AVENUE
South Miami, FL 33143
Ph: +1 305 342 4789
Contact: office@bacandesign.com

FLORIDA REGISTRATION AR 98686

CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
EXOTISCAPE, INC.
161 Harbor Dr - Key Biscayne, FL 33149
Phone: (+1) 305.361.5792
e-mail: mporcari@exoscape.com

STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail

CONTRACTOR
Address
Address
Phone
e-mail

[illegible]

Project number	22-048
Date	08/30/2023
Drawn by	ME
Checked by	JB

Scale

1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

DESIGNER

baigorria STUDIO

STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatilitt@gmail.com

SEAL / SIGNATURE

CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
EXOTISCAPES, INC.
181 Harbor Dr - Key Biscayne, FL 33149
Phone: (+1) 305.961.5782
e-mail: mporcan@exoscapes.com

STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

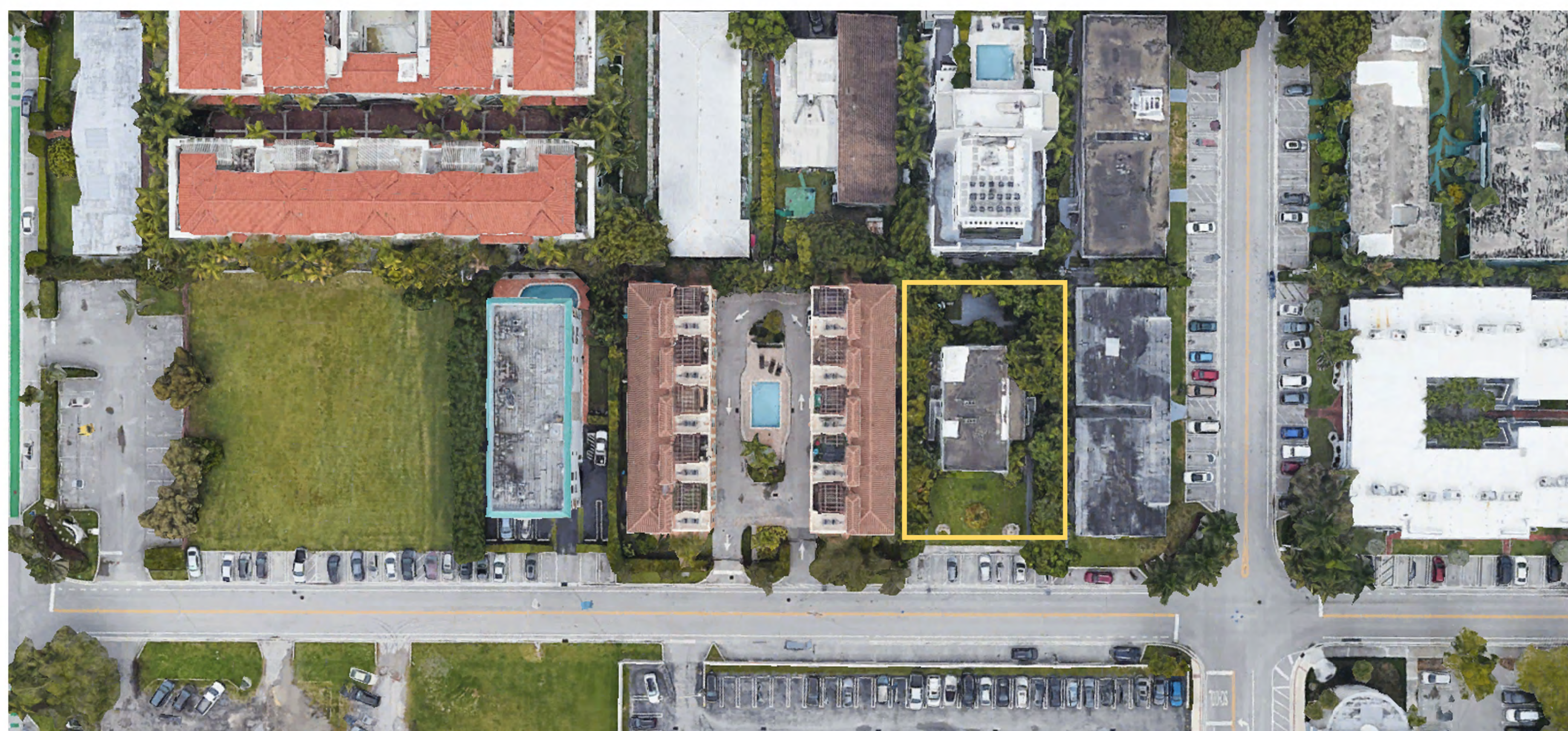
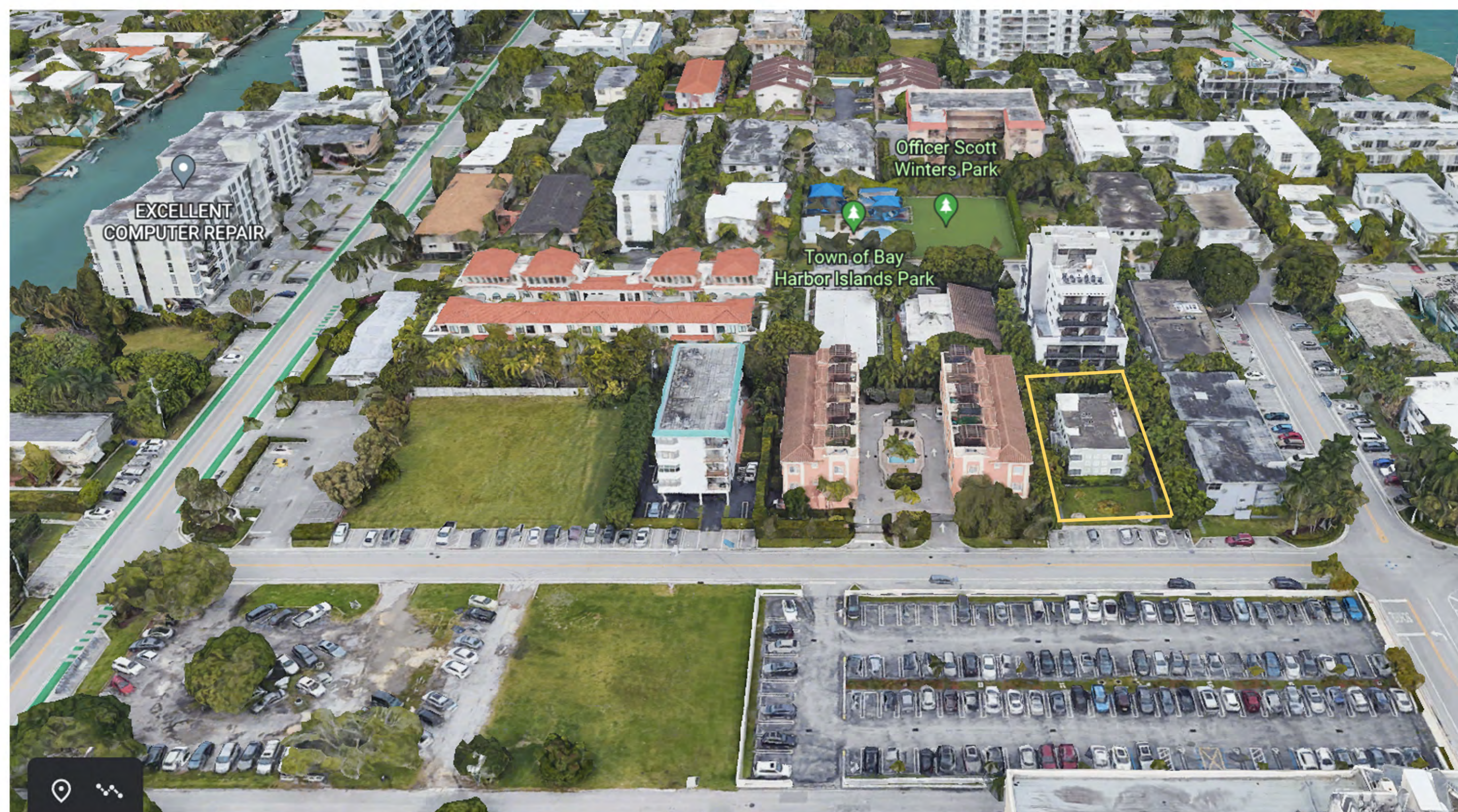
MEP ENGINEER
Address
Address
Phone
e-mail

CONTRACTOR
Address
Address
Phone
e-mail

[illegible]

Project number	22-048
Date	08/30/2023
Drawn by	ME
Checked by	JB

Scale



1125 97TH STREET, BAY HARBOR ISLAND, FL 33154

BAY HARBOR 1125

1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

1125 97TH
BAY HARBOR
CONDO 2618,LLC

DESIGNER



STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatillit@gmail.com

ARCHITECT OF RECORD AA26003706

BAENA ARCHITECTURE

BAENA ARCHITECTURE, LLC
6780 SW 64 AVENUE
South Miami, FL 33143
Ph: +1 305 342 4789
Contact: office@bacandesign.com

SEAL / SIGNATURE

FLORIDA REGISTRATION AR 98686

CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
EXOTISCAPE, INC.
181 Harbor Dr - Key Biscayne, FL 33149
Phone: (+1) 305.361.5782
e-mail: mporcari@exoscape.com

STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail

CONTRACTOR
Address
Address
Phone
e-mail

[illegible]

SITE CONTEXT

Project number	22-048
----------------	--------

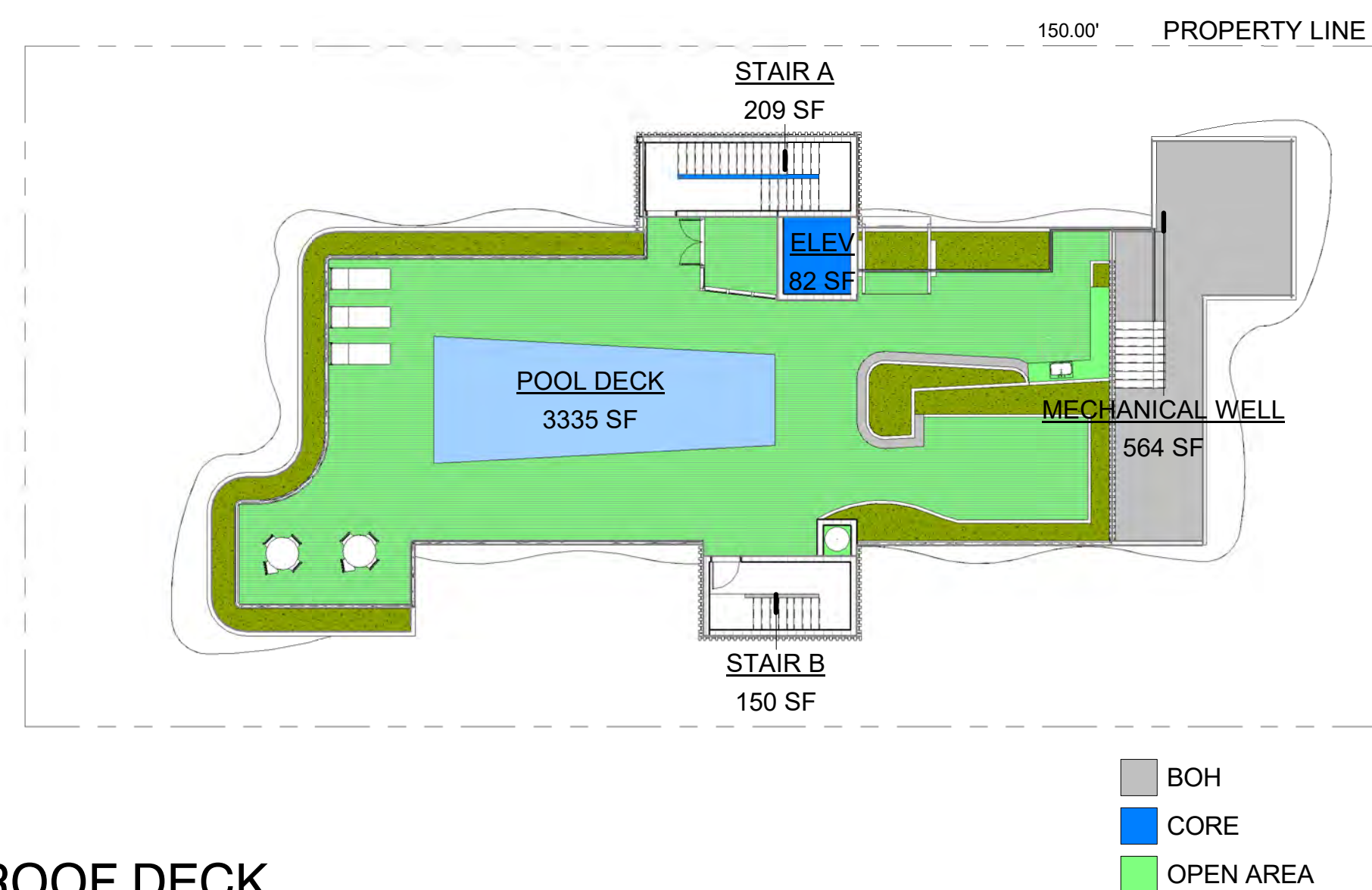
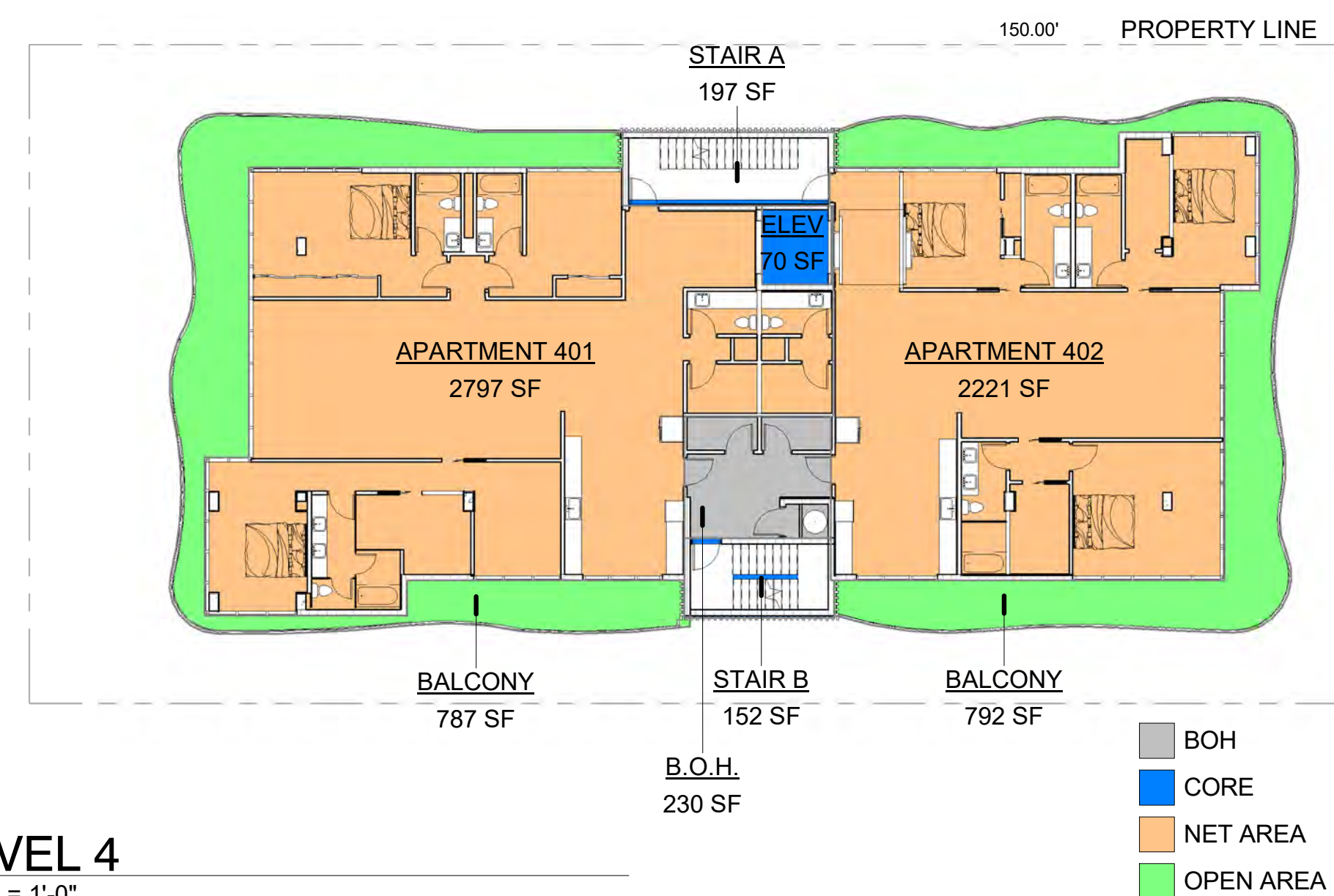
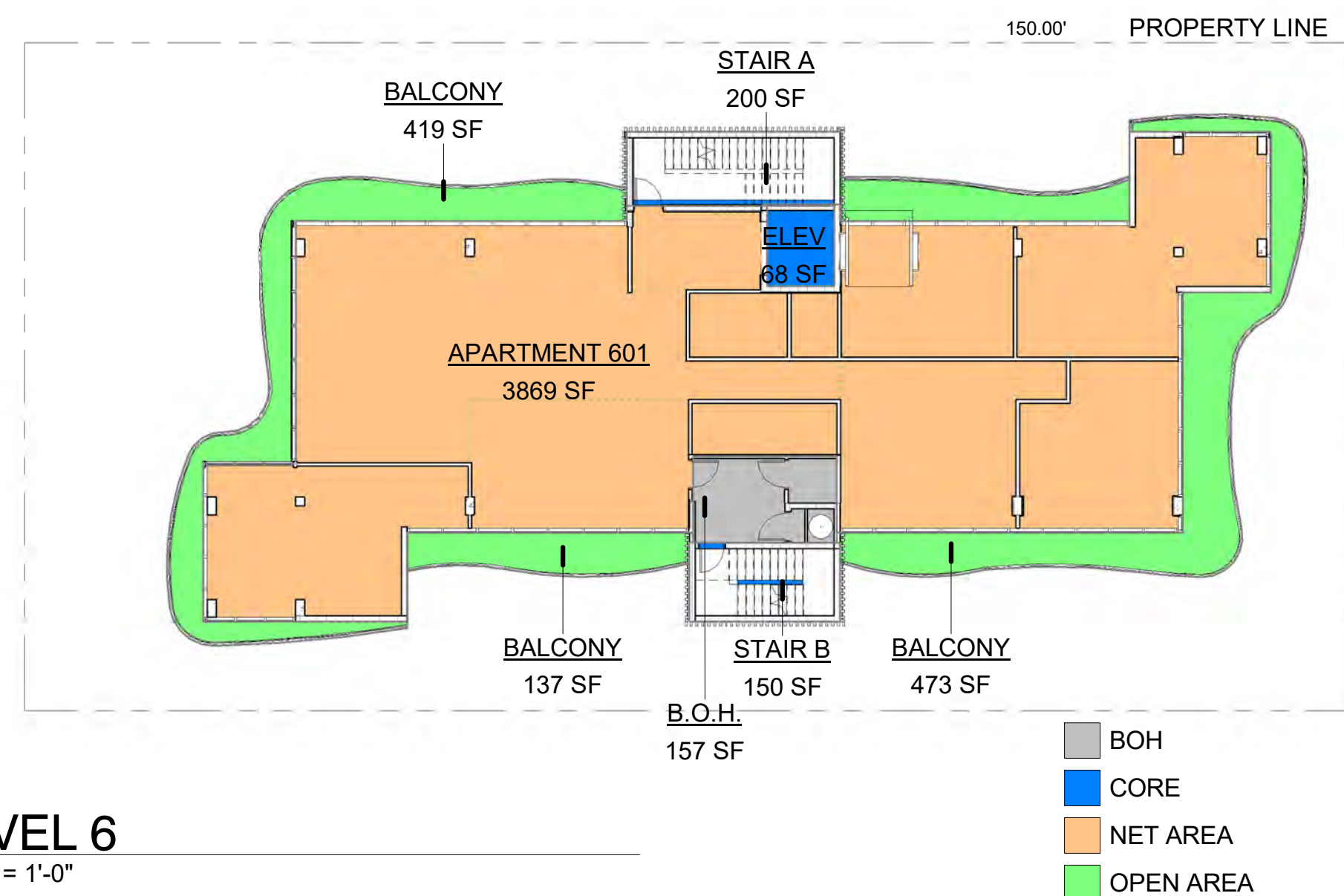
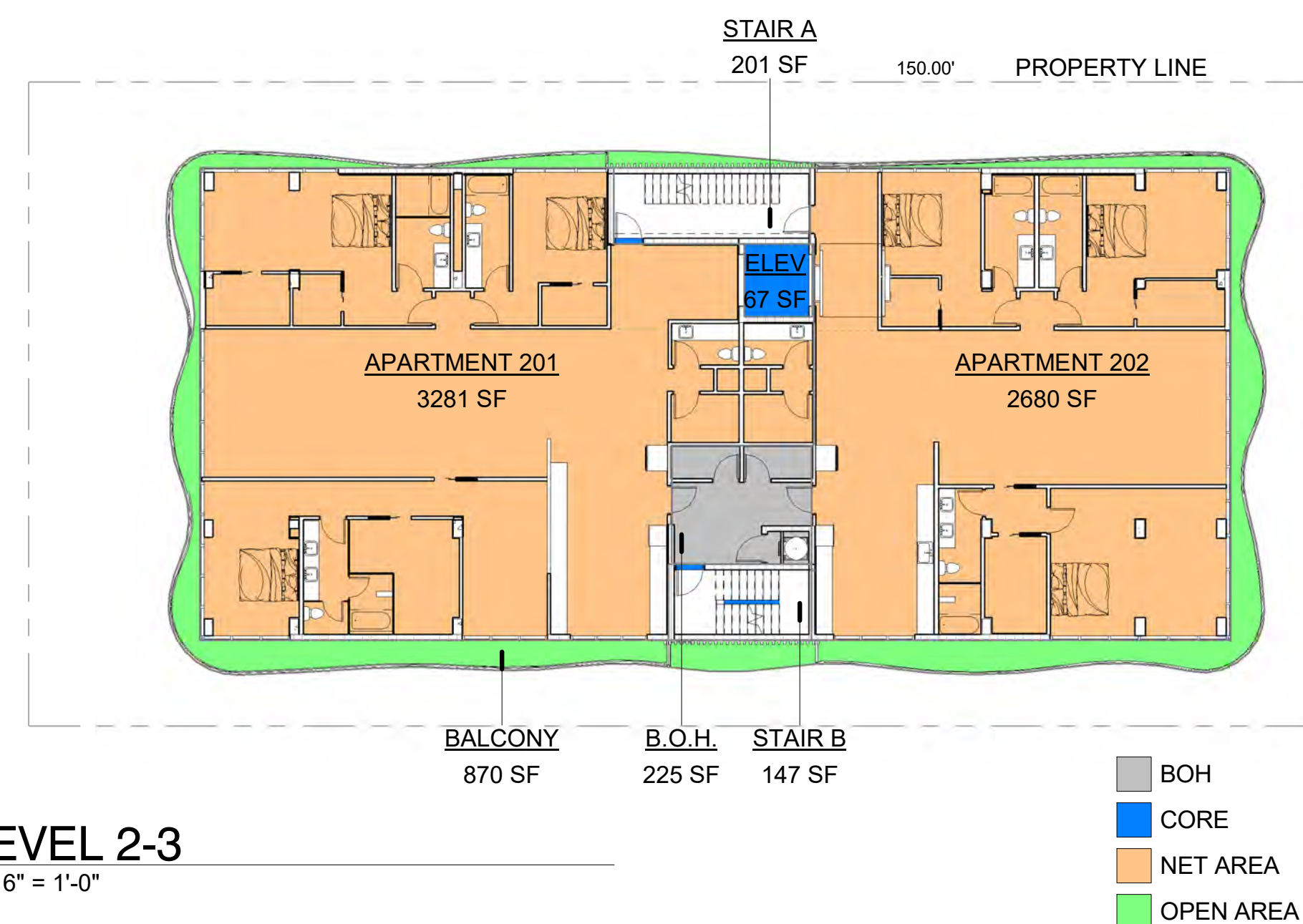
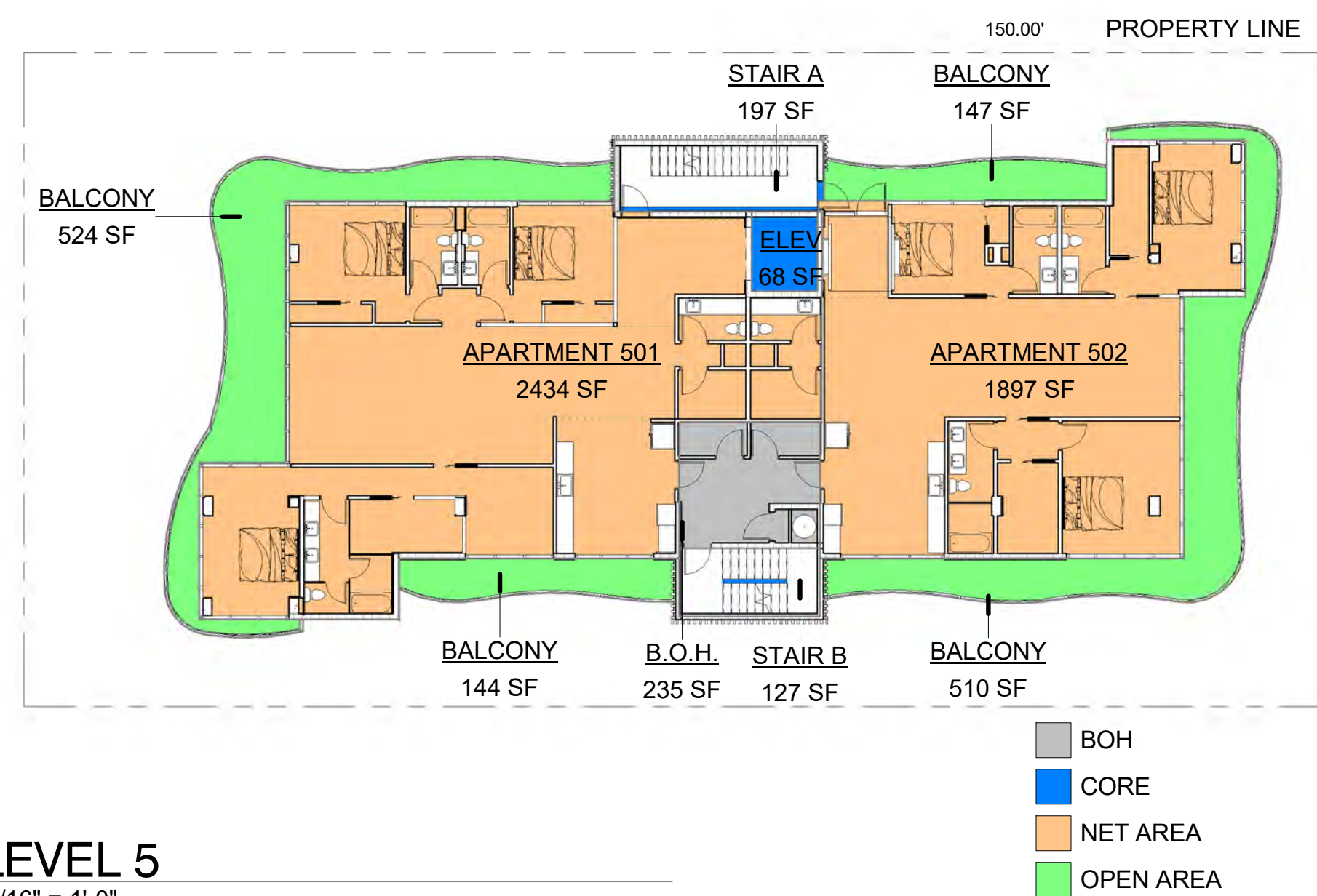
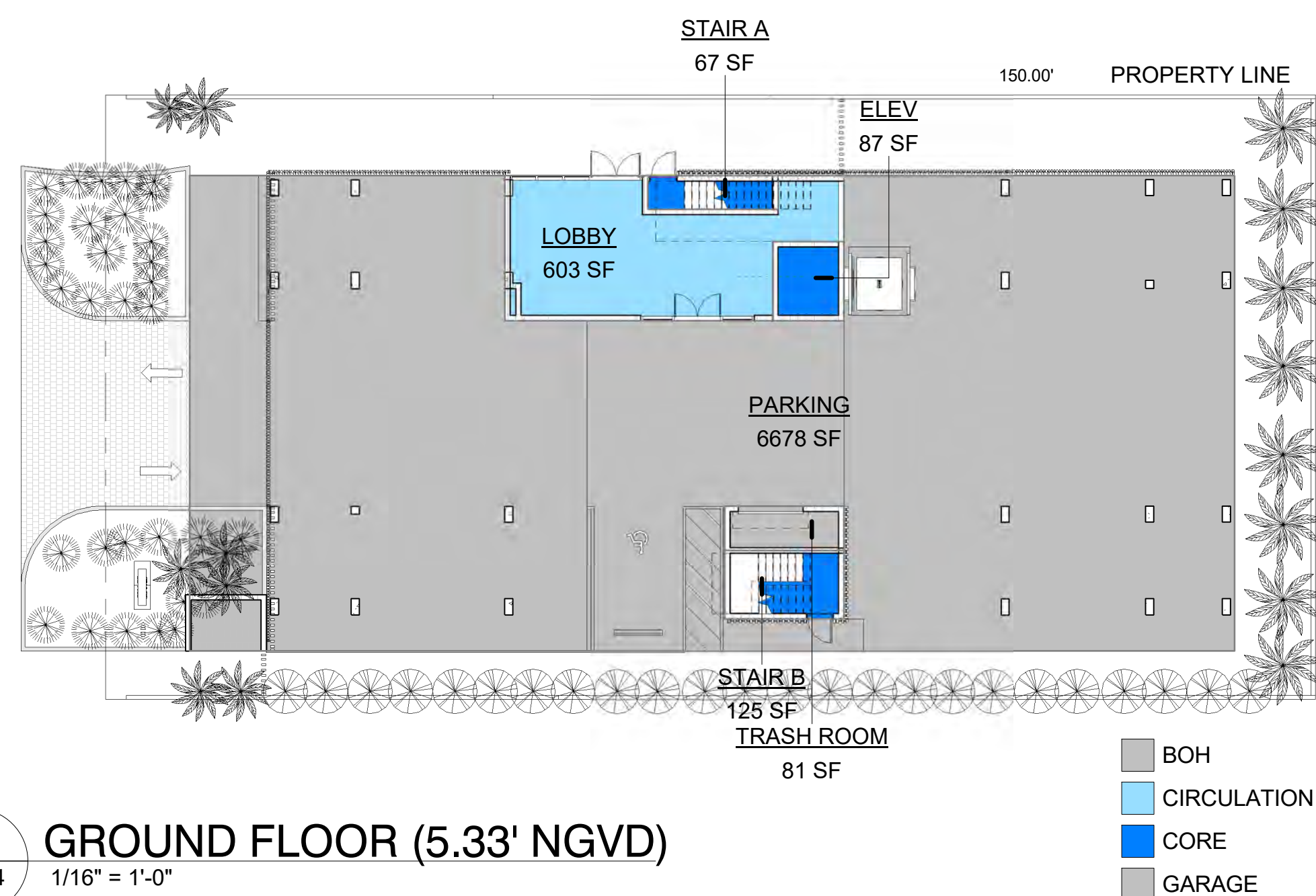
Project number	ZZ-040
Date	08/30/2023

Date	08/30/2023
Drawn by	ME

Checked by	JB
------------	----

G002

Scale



UNIT AREAS	
Name	AREA
APARTMENT 201	3281 SF
APARTMENT 202	2680 SF
APARTMENT 301	3280 SF
APARTMENT 302	2678 SF
APARTMENT 401	2797 SF
APARTMENT 402	2221 SF
APARTMENT 501	2434 SF
APARTMENT 502	1897 SF
APARTMENT 601	3869 SF
	25137 SF

NET AREA	
NAME	AREA
LEVEL 2	
NET AREA	5961 SF
LEVEL 3	
NET AREA	5958 SF
LEVEL 4	
NET AREA	5017 SF
LEVEL 5	
NET AREA	4332 SF
LEVEL 6	
NET AREA	3869 SF
9	25137 SF

GROSS AREA	
NAME	AREA
Not Placed	
OPEN AREA	0 SF
GROUND FLOOR (5.33' NGVD)	
BOH	81 SF
CIRCULATION	603 SF
CORE	279 SF
GARAGE	6678 SF
LEVEL 2	
BOH	225 SF
CORE	415 SF
NET AREA	5961 SF
OPEN AREA	870 SF
LEVEL 3	
BOH	225 SF
CORE	414 SF
NET AREA	5958 SF
OPEN AREA	644 SF
LEVEL 4	
BOH	230 SF
CORE	420 SF
NET AREA	5017 SF
OPEN AREA	1578 SF
LEVEL 5	
BOH	235 SF
CORE	392 SF
NET AREA	4332 SF
OPEN AREA	1325 SF
LEVEL 6	
BOH	157 SF
CORE	417 SF
NET AREA	3869 SF
OPEN AREA	1165 SF
ROOF	
BOH	714 SF
CORE	291 SF
OPEN AREA	3335 SF
	45830 SF

BAY HARBOR 1125

1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

1125 97TH
BAY HARBOR
CONDO 2618,LLC

DESIGNER



STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatillit@gmail.com

ARCHITECT OF RECORD AA26003706

BAENA ARCHITECTURE

BAENA ARCHITECTURE, LLC
6780 SW 64 AVENUE
South Miami, FL 33143
Ph: +1 305 342 4789
Contact: office@bacandesign.com

SEAL / SIGNATURE

FLORIDA REGISTRATION AR 98686

CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, FL 33116
Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
EXOTISCAPE, INC.
181 Harbor Dr - Key Biscayne, FL 33149
Phone: (+1) 305.361.5782
e-mail: mporcari@exoscape.com

STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail

CONTRACTOR
Address
Address
Phone
e-mail

[illegible]

GROSS AREA CALCULATION

Project number	22-048
	00100 / 0000

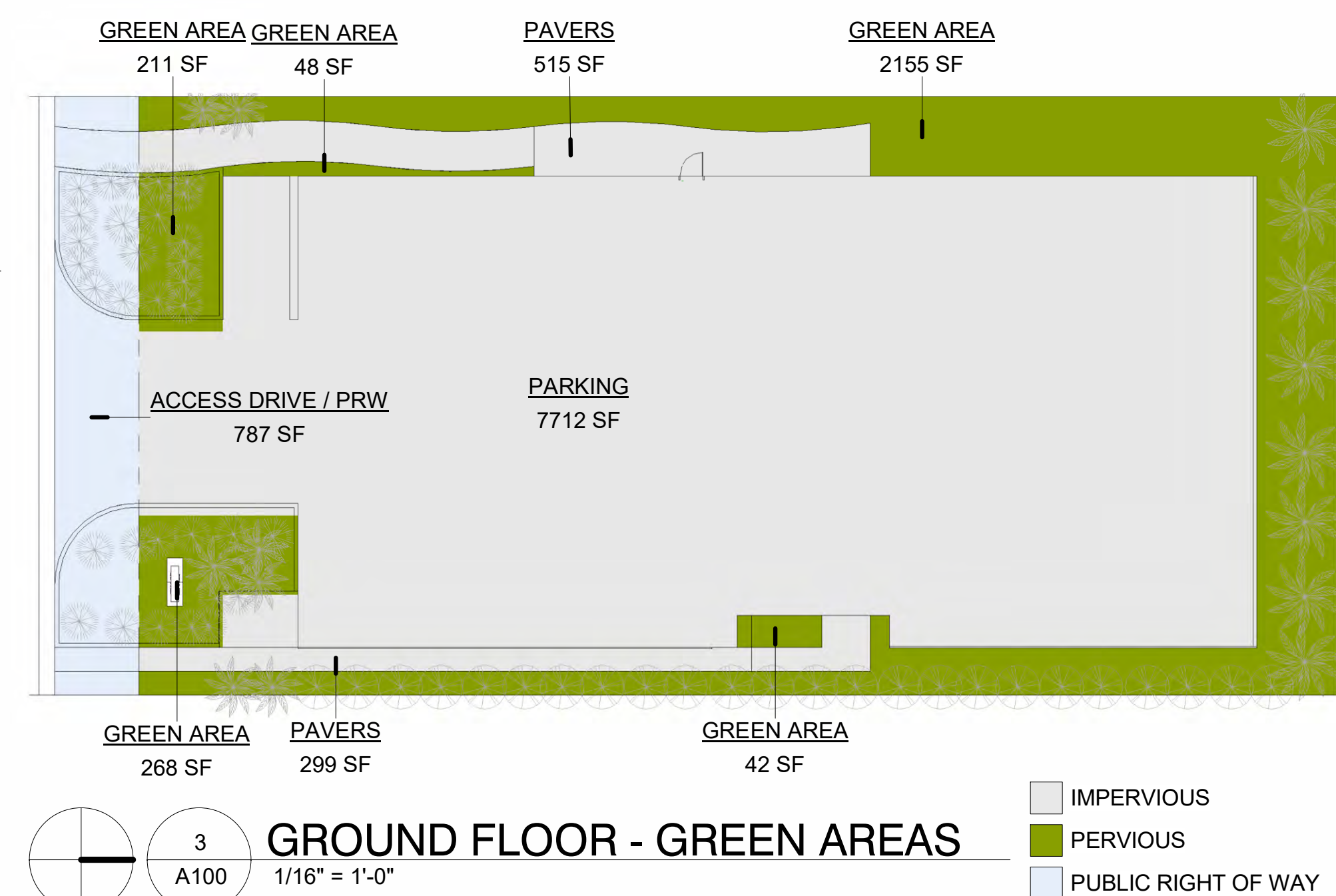
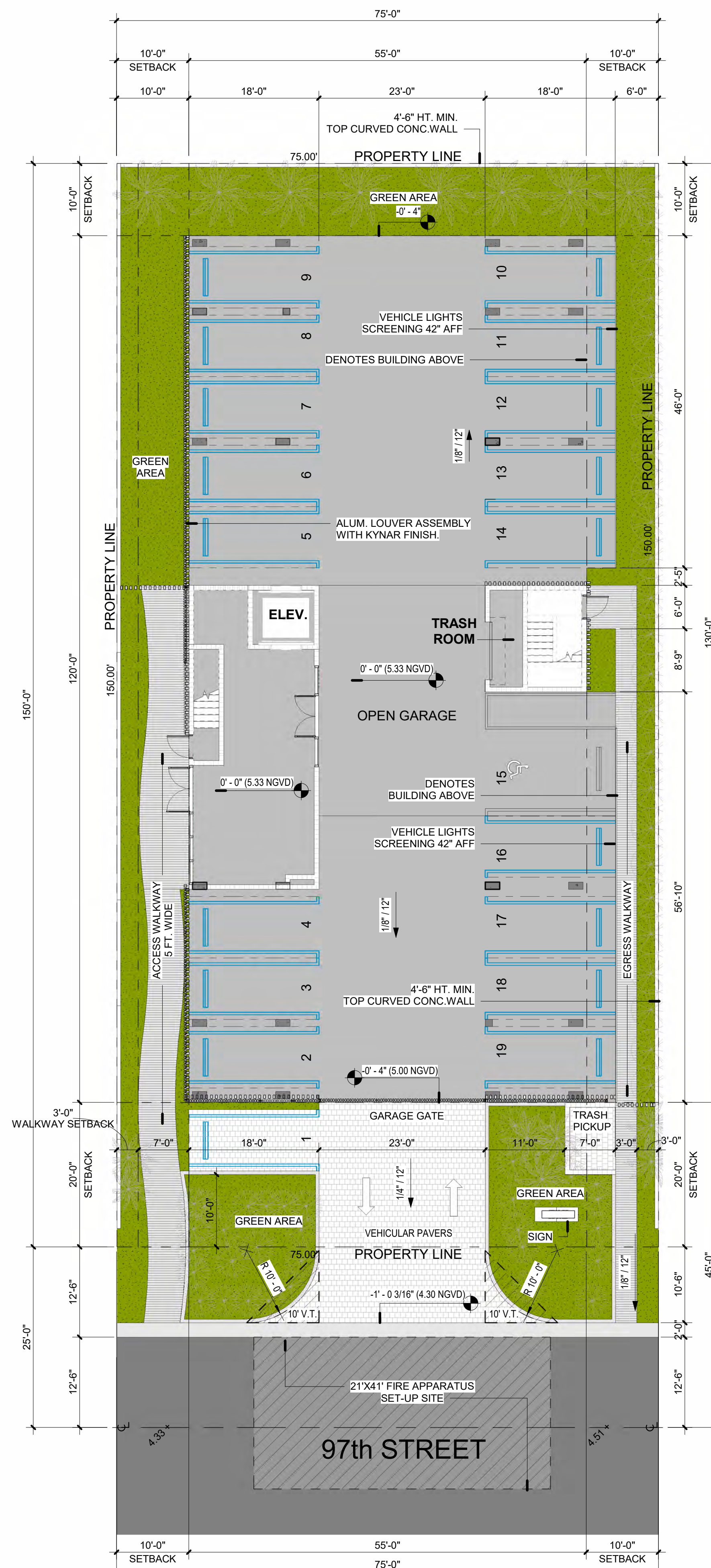
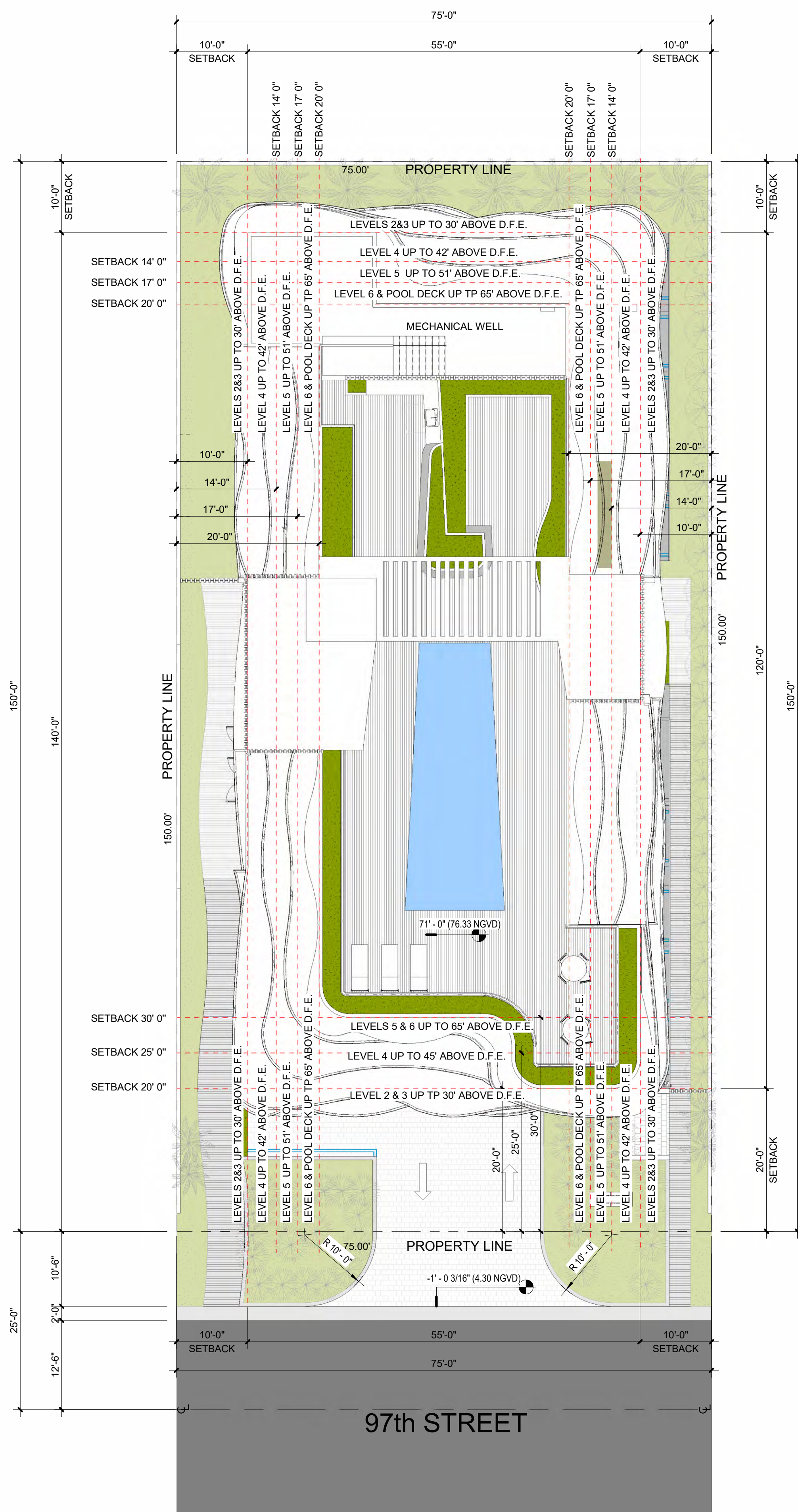
Date	08/30/2023
Drawn by	ME

Checked by	JB
------------	----

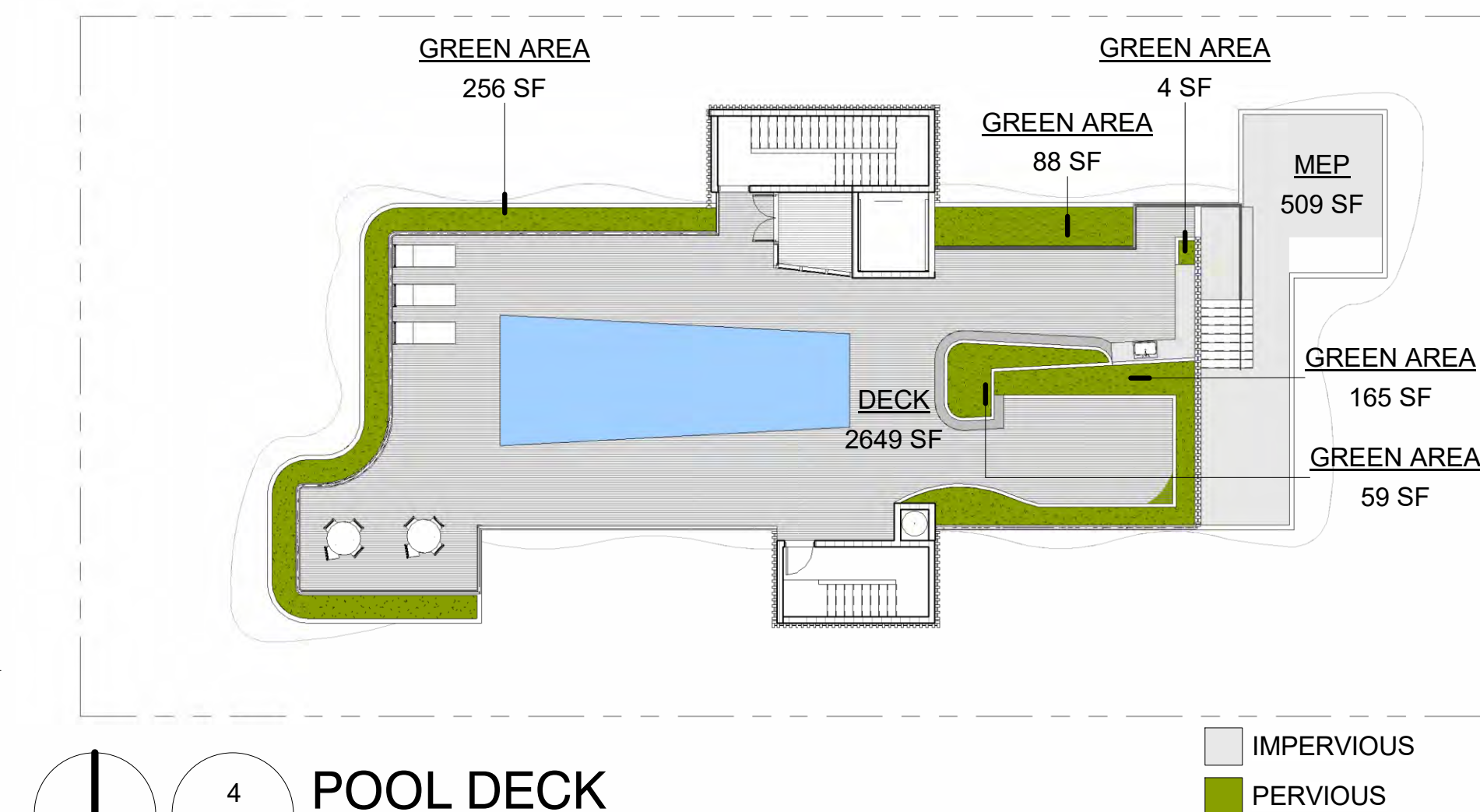
G004

G004

Scale	1/16" = 1'-0"
-------	---------------



PERVIOUS/IMPERVIOUS		
Name	Area	Classification
PARKING	7712 SF	IMPERVIOUS
PAVERS	813 SF	IMPERVIOUS
	8526 SF	
GREEN AREA	2725 SF	PERVIOUS
	2725 SF	
	11250 SF	



DECK GREEN AREA	
Name	Area
DECK	2649 SF
MEP	509 SF
	3158 SF
GREEN AREA	572 SF
	572 SF
	3730 SF

GENERAL FLOOD NOTES

- GENERAL FLOOD NOTES:
1. AS PER ASCE 24 FLOOD DESIGN CLASS 2 APPLICABLE WET FLOODPROFFING
 2. ALL AREAS OF ACCESS TO THE BUILDING: LOBBY, GARAGE AND STORAGE THAT ARE BELOW THE DESIGN FLOOD ELEVATION (DFE) +1'-0" TO BE WET FLOOD PROOFED UP TO DFE +1'-0" (NGVD+9).
 3. FLOOD DAMAGE RESISTANT MATERIALS TO BE APPLIED TO ALL FLOORS, WALLS & SURFACES UP TO DFE (NGVD+9):
 - A. LOBBY: 3'-8" ABOVE F.F.E.
 - B. STORAGE (TRASH ROOM): 3'-8" ABOVE F.F.E.
 4. EQUALIZATION OF HYDROSTATIC FLOOD FORCES PROVIDED THROUGH FLOOD VENTS LOCATED ON ALL EXTERIOR WALLS. NET AREA OF THE OPENINGS TO BE CALCULATED AS ENGINEERED OPENINGS DETERMINED IN CONSTRUCTION DOCUMENTS AS PER ASCE 24 SECTION 2.7.2.2, OR AS NON ENGINEERED OPENING AT THE RATIO OF 1 SQ IN / 1 SQ FT OF ENCLOSED AREA.
 5. THE BOTTOM OF EACH FLOOD OPENING SHALL NOT BE HIGHER THAN 1 FT. ABOVE F.F.E. OR EXTERIOR GRADE ADJACENT TO THE WALL.
 6. ELEVATOR CABS EQUIPPED WITH CONTROLS THAT PREVENT CABS FROM DESCENDING INTO FLOODWATERS.
 7. MAIL BOX: METAL MAILBOXES TO BE PLACED AT DFE +1'-0" (NGVD+9), 3'-8" ABOVE F.F.E.
 8. EQUIPMENT ROOM: ALL EQUIPMENT TO BE PLACED MINIMUM AT DFE +1'-0" (NGVD+9), 3'-8" ABOVE F.F.E.

BAY HARBOR 1125

1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

1125 97TH
BAY HARBOR
CONDO 2618,LLC

DESIGNER

STUDIO
baigorria

STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanallili@gmail.com

ARCHITECT OF RECORD AA26003706

BAENA ARCHITECTURE

BAENA ARCHITECTURE, LLC
6780 SW 64 AVENUE
South Miami, FL 33143
Ph: +1 305 342 4789
Contact: office@bacandesign.com

SEAL / SIGNATURE

FLORIDA REGISTRATION AR 98686

CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd Ave - Fort Lauderdale, FL 33316
Phone: (+1) 954.367.0371
e-mail:
LANDSCAPE ARCHITECT
EXOTISCAPE, INC.
181 Harbor Dr - Key Biscayne, FL 33149
Phone: (+1) 305.361.5782
e-mail: mporcari@exoscapes.com
STRUCTURAL ENGINEER
Address
Address
Phone
e-mail
MEP ENGINEER
Address
Address
Phone
e-mail
CONTRACTOR
Address
Address
Phone
e-mail

[illegible]

SITE PLAN

Project number	22-048
----------------	--------

Date	08/30/2023
------	------------

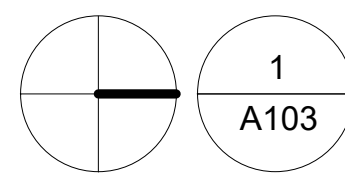
Date	05/05/2020
Drawn by	ME

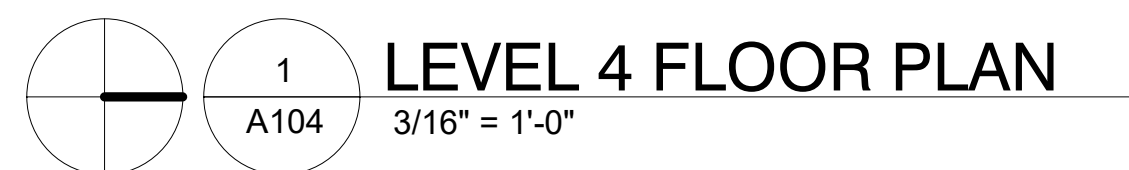
Drawn by	ME
Checked by	IB

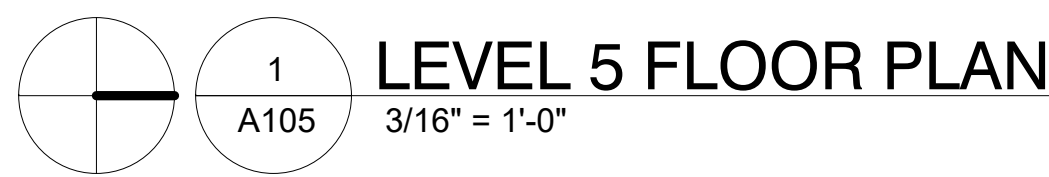
A100

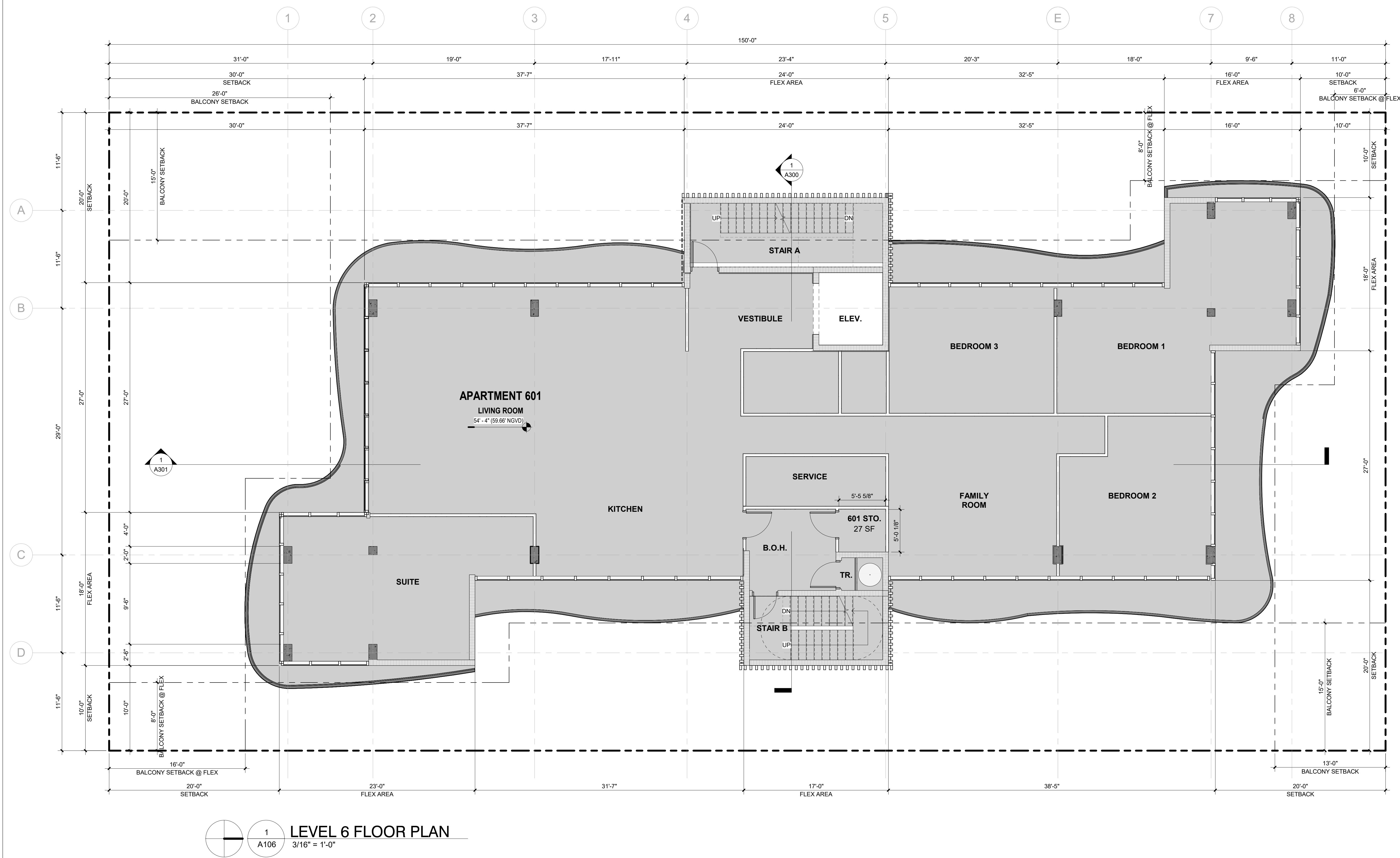
Scale	As indicated
-------	--------------




$$3/16'' = 1'-0''$$







BAY HARBOR 1125

1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

1125 97TH
BAY HARBOR
CONDO 2618,LLC

DESIGNER



STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatilitt@gmail.com

ARCHITECT OF RECORD AA26003706

BAENA ARCHITECTURE

BAENA ARCHITECTURE, LLC
6780 SW 64 AVENUE
South Miami, FL 33143
Ph: +1 305 342 4789
Contact: office@bacandesign.com

SEAL / SIGNATURE

FLORIDA REGISTRATION AR 98686

CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
EXOTISCAPE, INC.
181 Harbor Dr - Key Biscayne, FL 33149
Phone: (+1) 305.361.5782
e-mail: mporcari@exoscape.com

STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail

CONTRACTOR
Address
Address
Phone
e-mail

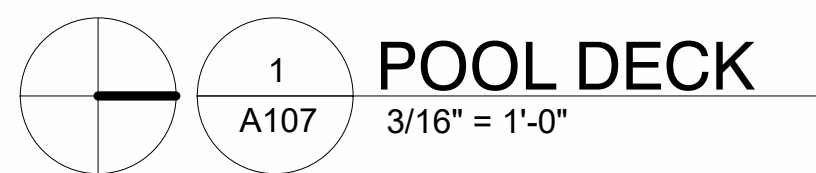
[illegible]

LEVEL 6

Project number	22-048
Date	08/30/2023
Drawn by	ME
Checked by	JB

A106

Scale	$3/16" = 1'-0"$
-------	-----------------



1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

DESIGNER **oai gorría studio**

STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatillit@gmail.com

ARCHITECT OF RECORD AA26003706

BACANA ARCHITECTURE, LLC
6780 SW 64 AVENUE
South Miami, FL 33143
Ph: +1 305 342 4789
Contact: office@bacandesign.com

SEAL / SIGNATURE

FLORIDA REGISTRATION AR 98686

CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
EXOTISCAPE, INC.
181 Harbor Dr - Key Biscayne, FL 33149
Phone: (+1) 305.361.5782
e-mail: mporcari@exoscape.com

STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail

CONTRACTOR
Address
Address
Phone
e-mail

SOUTH ELEVATION

Project number	22-048
----------------	--------

Date	08/30/2023
------	------------

Date	08/08/2020
Drawn by	ME

Drawn by	ME
Checked by	IB

A200

Scale $3/16" = 1'-0"$



#	DESCRIPTION
1	ALUMINUM STOREFRONT ASSEMBLY W/KYNAR FIN. W/LAMINATED TINTED GLASS W/ A HIGH PERFORMANCE COATING.
2	ARCHITECTURAL STONE FINISH TO BE SELECTED BY OWNER
4	ALUMINUM LOUVER ASSEMBLY IN EXTRUDED ALUM. FRAME, WITH KYNAR FINISH.

1 SOUTH ELEVATION
A200 3/16" = 1'-0"

1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

DESIGNER



STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatillit@gmail.com

ARCHITECT OF RECORD AA26003706

BAENA ARCHITECTURE, LLC

BACANA ARCHITECTURE, LLC
6780 SW 64 AVENUE
South Miami, FL 33143
Ph: +1 305 342 4789
Contact: office@bacandesign.com

SEAL / SIGNATURE

FLORIDA REGISTRATION AR 98686

CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
EXOTISCAPE, INC.
181 Harbor Dr - Key Biscayne, FL 33149
Phone: (+1) 305.361.5782
e-mail: mporcari@exoscape.com

STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail

CONTRACTOR
Address
Address
Phone
e-mail

NORTH ELEVATION

Project number	22-048
----------------	--------

Date	08/30/2023
------	------------

Drawn by ME

Checked by JB

A201

Scale $3/16" = 1'-0"$



62'-4"
ABOVE D.F.E.

KEYNOTE LEGEND	
#	DESCRIPTION
1	ALUMINUM STOREFRONT ASSEMBLY W/KYNAR FIN. W/LAMINATED TINTED GLASS W/ A HIGH PERFORMANCE COATING.
2	ARCHITECTURAL STONE FINISH TO BE SELECTED BY OWNER
3	SMOOTH FINISH WHITE STUCCO
5	SMOOTH FINISH GRAY STUCCO

A201 $3/16'' = 1'-0''$



BAY HARBOR 1125
1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

1125 97TH
BAY HARBOR
CONDO 2618,LLC

DESIGNER



STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatililit@gmail.com

ARCHITECT OF RECORD AA26003706

BAENA ARCHITECTURE

BAENA ARCHITECTURE, LLC
6780 SW 64 AVENUE
South Miami, FL 33143
Ph: +1 305 342 4789
Contact: office@bacandesign.com

SEAL / SIGNATURE

FLORIDA REGISTRATION AR 98686

CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
EXOTISCAPE, INC.
181 Harbor Dr - Key Biscayne, FL 33149
Phone: (+1) 305.361.5782
e-mail: mporcari@exoscape.com

STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail

CONTRACTOR
Address
Address
Phone
e-mail

[illegible]

EAST ELEVATION

Project number	22-048
----------------	--------

Date	08/30/2023
------	------------

Drawn by ME

Checked by JB

A202

Scale $3/16" = 1'-0"$

1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

DESIGNER



STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatillit@gmail.com

ARCHITECT OF RECORD AA26003706

BAENA ARCHITECTURE, LLC

6780 SW 64 AVENUE
South Miami, FL 33143
Ph: +1 305 342 4789
Contact: office@bacandesign.com

SEAL / SIGNATURE

FLORIDA REGISTRATION AR 98686

CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
EXOTISCAPE, INC.
181 Harbor Dr - Key Biscayne, FL 33149
Phone: (+1) 305.361.5782
e-mail: mporcari@exoscape.com

STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail

CONTRACTOR
Address
Address
Phone
e-mail

SECTION 1

Project number	22-048
----------------	--------

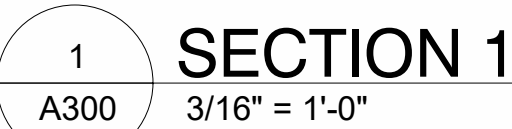
Date	08/30/2023
------	------------

Drawn by ME

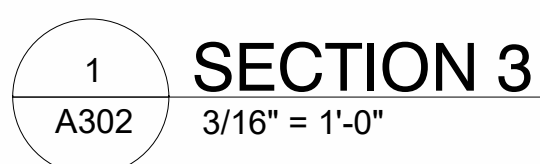
Checked by	IR
------------	----

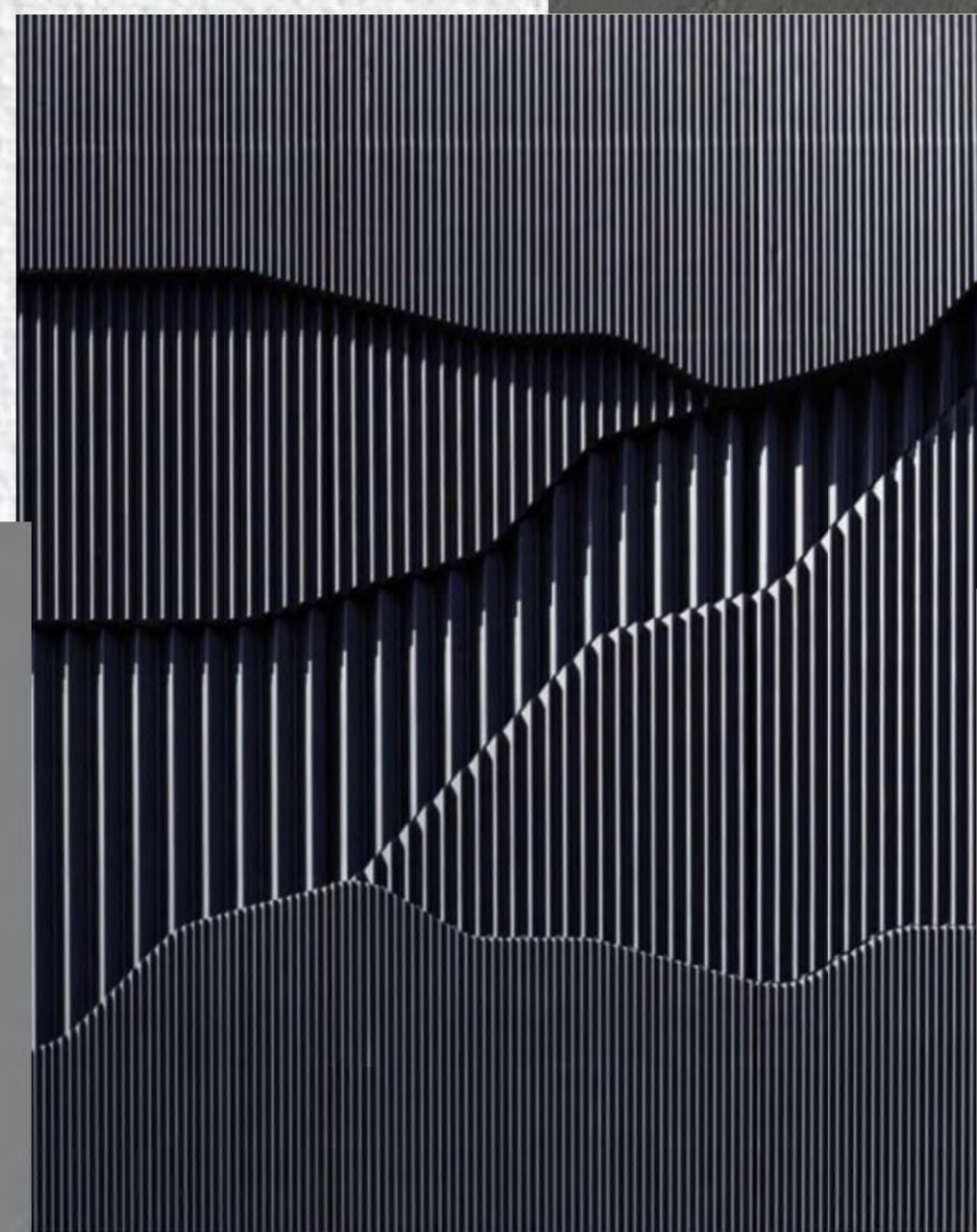
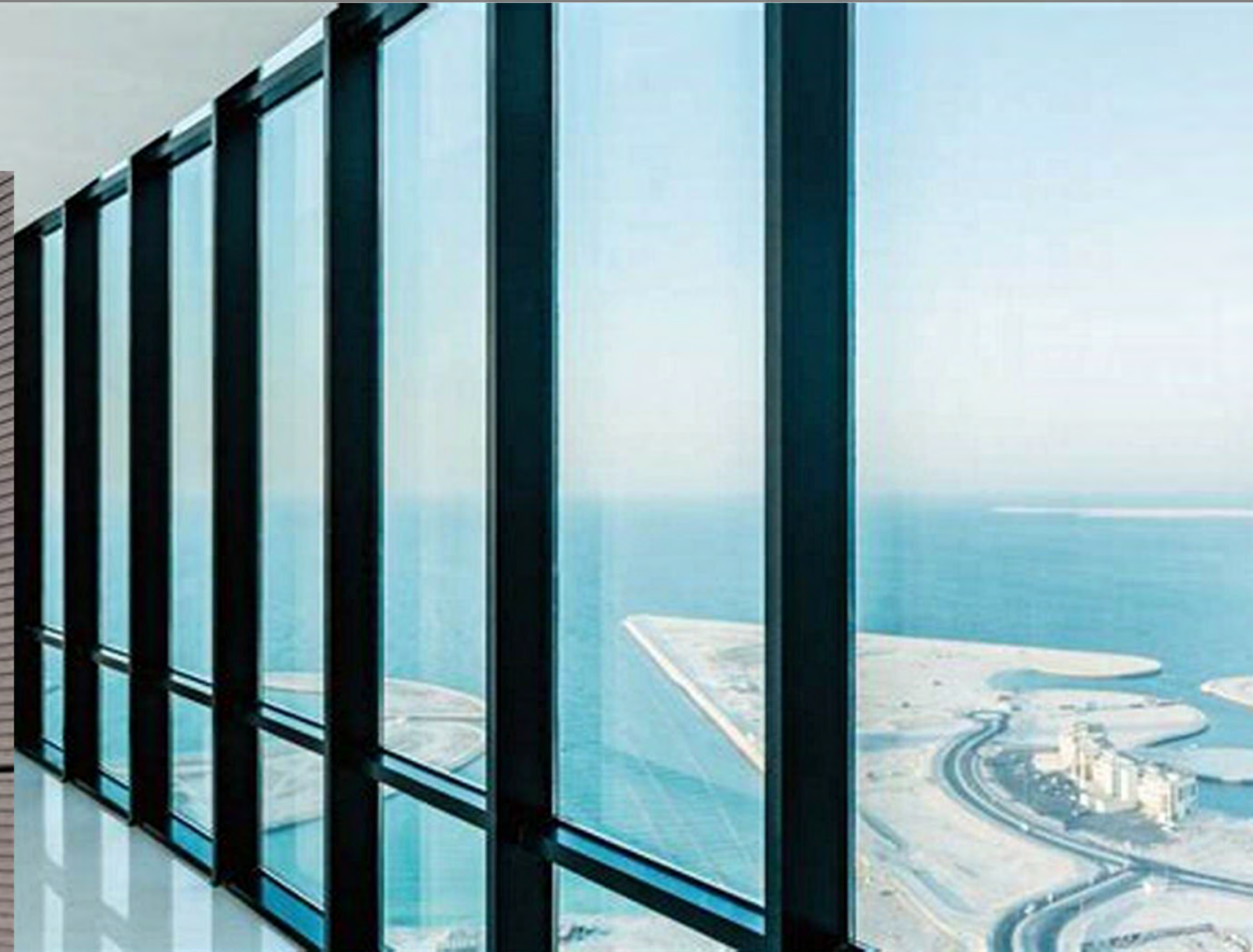
A300

Scale $3/16" = 1'-0"$









BAY HARBOR 1125

1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

1125 97TH
BAY HARBOR
CONDO 2618,LLC

DESIGNER



STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatillit@gmail.com

ARCHITECT OF RECORD

AA26003706

BAENA ARCHITECTURE

BAENA ARCHITECTURE, LLC
6780 SW 64 AVENUE
South Miami, FL 33143
Ph: +1 305 342 4789
Contact: office@bacandesign.com

SEAL / SIGNATURE

FLORIDA REGISTRATION

AR 98686

CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
EXOTISCAPE, INC.
181 Harbor Dr - Key Biscayne, FL 33149
Phone: (+1) 305.361.5782
e-mail: mporcari@exoscape.com

STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail

CONTRACTOR
Address
Address
Phone
e-mail

[illegible]

MATERIAL BOARD

Project number	22-048
Date	08/30/2023
Drawn by	ME
Checked by	JB
A502	
Scale	12" = 1'-0"



1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatililit@gmail.com

ARCHITECT OF RECORD AA26003706

BAENA ARCHITECTURE, LLC
6780 SW 64 AVENUE
South Miami, FL 33143
Ph: +1 305 342 4789
Contact: office@bacandesign.com

SEAL / SIGNATURE

FLORIDA REGISTRATION AR 98686

CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
EXOTISCAPE, INC.
181 Harbor Dr - Key Biscayne, FL 33149
Phone: (+1) 305.361.5782
e-mail: mporcari@exoscape.com

STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail

CONTRACTOR
Address
Address
Phone
e-mail

SE VIEW

Project number	22-048
----------------	--------

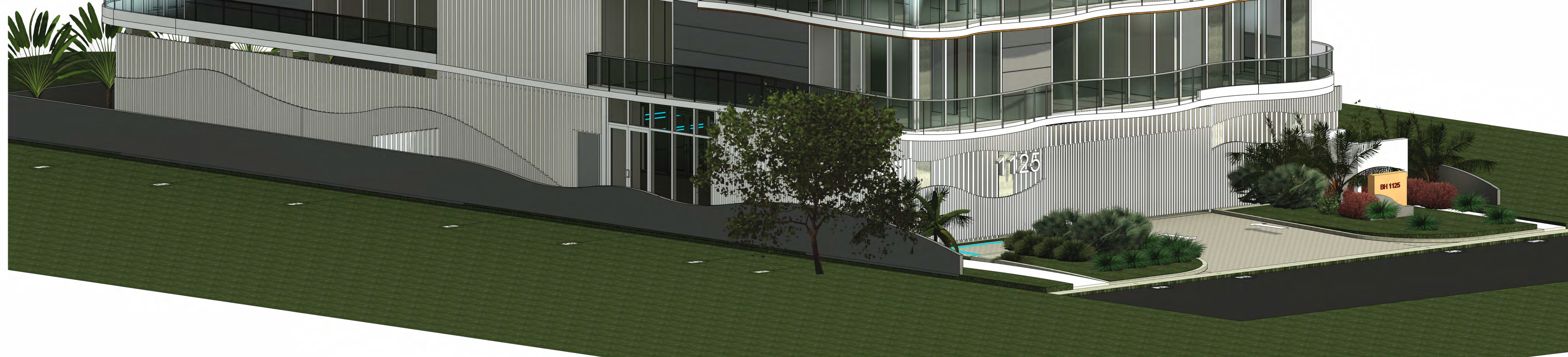
Date	08/30/2023
------	------------

Drawn by	ME
----------	----

Checked by	JB
------------	----

A900

Scale



1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatilitt@gmail.com

ARCHITECT OF RECORD AA26003706

BAENA ARCHITECTURE, LLC
6780 SW 64 AVENUE
South Miami, FL 33143
Ph: +1 305 342 4789
Contact: office@bacandesign.com

SEAL / SIGNATURE

FLORIDA REGISTRATION AR 98686

CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
EXOTISCAPE, INC.
181 Harbor Dr - Key Biscayne, FL 33149
Phone: (+1) 305.361.5782
e-mail: mporcari@exoscape.com

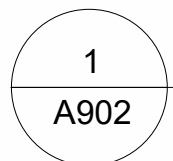
STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail

CONTRACTOR
Address
Address
Phone
e-mail

SW VIEW	
Project number	22-048
Date	08/30/2023
Drawn by	ME
Checked by	JE
A901	
Scale	

8/30/2023 9:12:31 AM



A902

Scale



BAY HARBOR 1125

1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

1125 97TH
BAY HARBOR
CONDO 2618,LLC

DESIGNER



STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatillit@gmail.com

ARCHITECT OF RECORD AA26003706

BAENA ARCHITECTURE

BAENA ARCHITECTURE, LLC
6780 SW 64 AVENUE
South Miami, FL 33143
Ph: +1 305 342 4789
Contact: office@bacandesign.com

SEAL / SIGNATURE

FLORIDA REGISTRATION AR 98686

CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd AVE - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail

LANDSCAPE ARCHITECT
EXOTISCAPE, INC.
181 Harbor Dr - Key Biscayne, FL 33149
Phone: (+1) 305.361.5782
e-mail: mporcari@exoscape.com

STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail

CONTRACTOR
Address
Address
Phone
e-mail

[illegible]

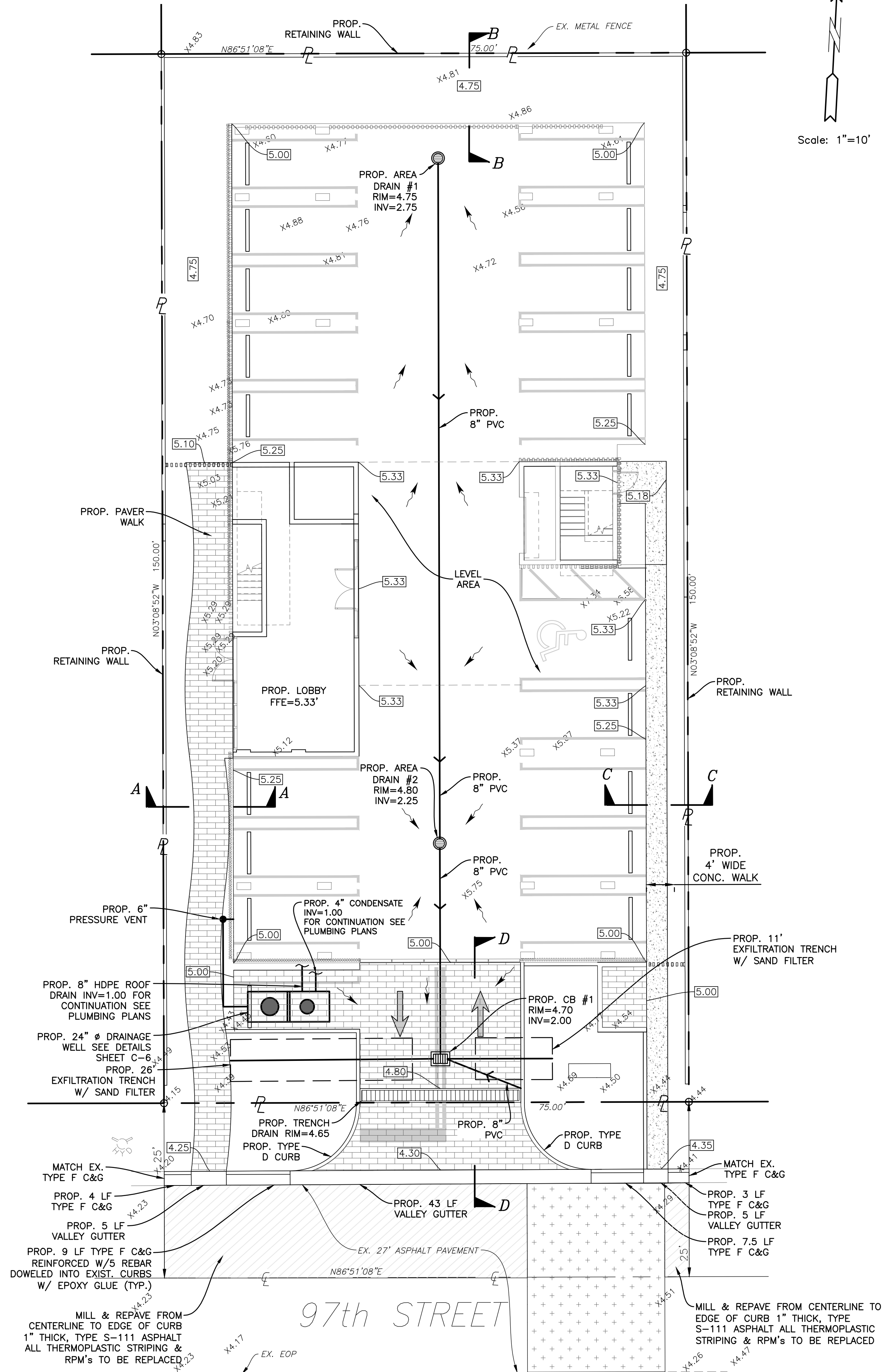
STREET VIEW

Project number	22-048
Date	08/30/2023
Drawn by	ME
Checked by	JB

A904

Scale

J:\CAD\23-06\CAD Files\23-06_PGD_Plan.dwg — 8/29/2023 10:11 AM



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



LOCATION MAP
N.T.S.
SEC 27, TWP 52S, RNG 42E

NOTE:
ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

LEGAL DESCRIPTION:
BAY HARBOR ISLAND PB 46-5
LOT 15 BLK 22
LOT SIZE 75.000 X 150
OR 20472-3392 06 2002 1

FLOOD INFORMATION:
Control panel number: 12086C0144L
Flood zone: "AE"
Effective on 09/11/2009
Base flood elevation: 9.00' NGVD

- GENERAL NOTES:**
1. ALL EXISTING VALLEY GUTTER SHALL BE REPLACED WITH F-CURB EXCEPT WHERE VEHICULAR & PEDESTRIAN ACCESS IS ALLOWED. EXISTING VALLEY GUTTER SHALL BE COMPLETELY DEMOLISHED & REPLACED; MODIFICATION OF THE EXISTING VALLEY GUTTER IS NOT ALLOWED.
 2. ALL WORK WITHIN THE BUILDING MUST BE PERFORMED BY A LICENSED CONTRACTOR PER THE FLORIDA BUILDING CODE. ALL MATERIALS MUST MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
 3. REFER TO SHEET C-2 FOR LOCATION OF FIRE DEPARTMENT STAGING AREA.
 4. DRAINAGE TO BE RETAINED ON-SITE AND NOT DISCHARGE ONTO ADJACENT PROPERTY.
 5. ONLY ROOF DRAINS AND CONDENSATE LINES CAN GO TO THE WELL. ALL OTHER DRAINS TO EXFILTRATION TRENCH.
 6. RESTORATION SHALL BE IN ACCORDANCE WITH FDOT STANDARDS. ALL DAMAGED VALLEY GUTTER AND F-CURB SHALL BE REMOVED WITHOUT DAMAGING ADJACENT ROADWAY. THE FINISH ON THE NEW VALLEY GUTTER AND F-CURB SECTIONS SHALL MATCH EXISTING.

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

- NOTES:**
1. EXISTING GUTTER TO BE REPLACED WHERE CRACKED OR DAMAGED.
 2. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
 3. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
 4. CONNECT ALL ROOF DRAINS TO DRAINAGE WELL.
 5. CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE AND IRRIGATION PIPES.
 6. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO NGVD 1929.
 8. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (1/8 INCH/FT) SLOPE.
 9. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS AND CONDENSATE LINES.

ALL STORMWATER IS TO BE RETAINED ONSITE

- LEGEND**
- PROPOSED CONCRETE
 - PAVEMENT RESTORATION
 - PROPOSED PAVERS
 - PROPOSED MILL & RESURFACE
 - PROPOSED ELEVATION
 - PROPOSED SURFACE FLOW
 - PROPOSED WATER METER
 - PROPOSED CATCH BASIN
 - PROPOSED SIGN (AS INDICATED)
 - PROPOSED CLEANOUT
 - PROPOSED RPZ BACKFLOW PREVENTER
 - PROPOSED PIPING
 - EXISTING CONCRETE
 - EXISTING PIPING AND APPURTENANCES
 - EXISTING CATCH BASIN
 - EXISTING ELEVATION
 - EXISTING POWER POLE
 - EXISTING MANHOLE (AS DESIGNATED)
 - EXISTING WATER METER
 - EXISTING FENCE

BAY HARBOR 1125

1125 97TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

DEVELOPER

1125 97TH
BAY HARBOR CONDO 2618, LLC

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatilili@gmail.com

ARCHITECT OF RECORD **AA26003706**
BAENA ARCHITECTURE

BAENA ARCHITECTURE, LLC
6780 SW 64 AVENUE
South Miami, FL 33143
Ph: +1 305 342 4789
Contact: office@bacandesign.com

SEAL / SIGNATURE

FLORIDA REGISTRATION **AR 98686**

CIVIL ENGINEER

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 9th Street
Fort Lauderdale, Florida 33315
Phone: 954.387.0571
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 41831

LANDSCAPE ARCHITECT
EXOTISCAPE, INC.
181 Harbor Dr - Key Biscayne, FL 33149
Phone: (+1) 305.361.5762
e-mail: mporcani@exoscape.com

STRUCTURAL ENGINEER

Address
Address
Phone
e-mail

MEP ENGINEER

Address
Address
Phone
e-mail

CONTRACTOR

Address
Address
Phone
e-mail

NO.	REVISION	DATE	BY

DRAWING TITLE:
PAVING, GRADING & DRAINAGE PLAN

Project Number: 23-06

Date: 05/11/23

Drawn by: HS

Checked by: SCH

Sheet Number:

C-1

Scale: 1"=10'

23-06

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

WATER AND SEWER TO MEET THE STANDARDS AND REQUIREMENTS OF MDWASD.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

NOTE:

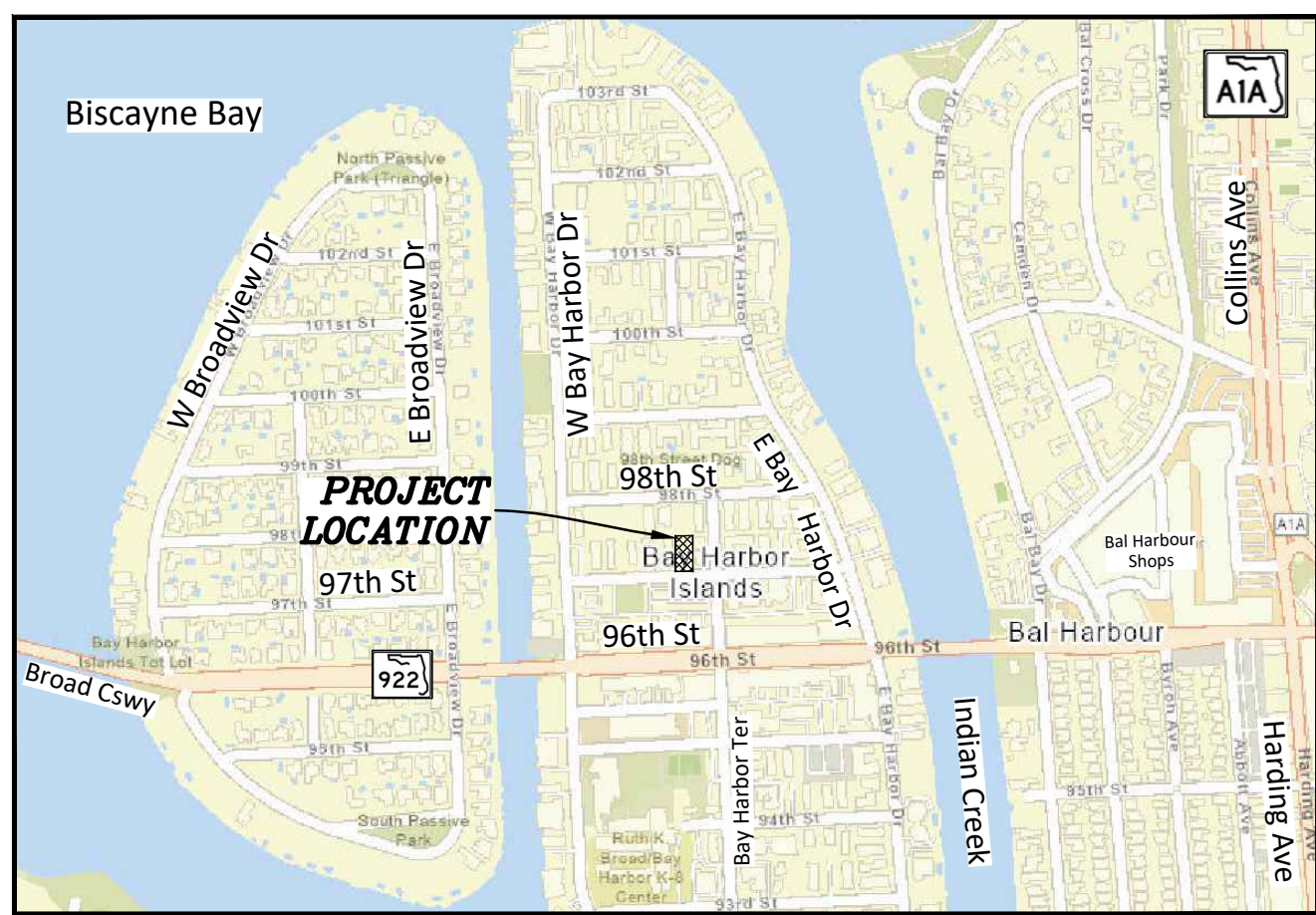
ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

LEGAL DESCRIPTION:

BAY HARBOR ISLAND PB 46-5
LOT 15 BLK 22
LOT SIZE 75,000 X 150
OR 20472-3392 06 2002 1

SEWAGE VOLUME

XX UNITS AT
300 GPD
PER UNIT= X,XXX GPD



LOCATION MAP
N.T.S.

SEC 27, TWSP 52S, RNG 42E

NOTES:

1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER SERVICES.
2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL AND CONFIRM DEPTH OF PIPE.
3. CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
4. INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS
5. ALL BACKFLOW PREVENTERS TO BE INSTALLED IN ACCORDANCE WITH COUNTY REGULATIONS

GENERAL NOTES:

1. TEMPORARY ASPHALT PATCH SHALL BE MADE IF ANY WATER SERVICE IS ABANDONED AT THE CORPORATION STOP.
2. ALL EXCAVATION IN THE ROW SHALL BE RESTORED WITH FLOWABLE FILL AND COMPACTED LIMESTONE IN ACCORDANCE WITH FDOT REQUIREMENTS.
3. ALL WORK IN THE ROW SHALL BE THE SUBJECT OF A SEPARATE ENGINEERING PERMIT ISSUED BY THE BUILDING DEPARTMENT IN COLLABORATION WITH THE DEPARTMENT OF PUBLIC WORKS.
4. CONTRACTOR TO EXPOSE BOTH SEWER LATERALS INSIDE OF THE PROPERTY LINE FOR INSPECTION BY THE TOWN OF BAY HARBOR ISLANDS TOWN ENGINEER.
5. PIPES 2" OR LARGER SHALL REQUIRE BACTERIA TESTING. SAMPLES SHALL BE COLLECTED BY A CERTIFIED TESTING LAB. ALL SAMPLES SHALL MEET HEALTH DEPARTMENT STANDARDS.
6. ANY EXISTING WATER SERVICES TO BE ABANDONED SHALL BE CAPPED AT THE CORPORATION STOP BY THE DEVELOPER. ANY SEWER SERVICES NOT NEEDED FOR THIS PROJECT SHALL BE ABANDONED AT THE COLLECTION MAIN AT THE DEVELOPER'S EXPENSE.
7. FOR SEWER CONNECTION, CONTRACTOR TO CONNECT TO CITY'S V.C.P. CLAY PIPE SYSTEM. NO CAST IRON FITTINGS TO BE BETWEEN THE CLAY AND THE NEW CONNECTION AS TO NOT COMPROMISE THE NEW CONNECTION.
8. CONNECT NEW PVC SEWER LATERAL TO CITY'S CLAY SEWER LATERAL PRIOR TO CLEANOUT.
9. INSTALL PLUG (OR CAP) ON THE PROPERTY SIDE OF THE PVC CLEANOUT. SEWER CAP & SEWER CLEANOUT SHALL BE INSTALLED PRIOR TO CONSTRUCTION START UP. PROVIDE 6" SEWER LATERAL CONNECTION.

WATER MAIN NOTES

1. ALL WATER MAINS SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI.
2. ALL PIPE TO BE USED ON THIS PROJECT SHALL BE C-900 PVC FOR THE WATER SERVICE AND FIRE SERVICE CONNECTIONS.
3. MINIMUM DEPTH OVER PVC WATER MAINS SHALL BE 36". MINIMUM DEPTH OVER DIP WATER MAINS SHALL BE 30".
4. THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED. THE PRESSURE TEST SHALL BE FOR TWO HOURS AT 150 PSI MINIMUM TEST PRESSURE IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION. THE PRESSURE TEST SHALL NOT VARY MORE THAN 5 PSI DURING THE TEST. LEAKAGE ALLOWANCES WILL NOT BE MADE FOR FITTINGS OR VALVES.
5. ALLOWABLE LEAKAGE SHALL NOT EXCEED THE FORMULA OF:

$$L \text{ (GALLONS PER HOUR)} = \frac{S \cdot D \cdot (P)^{0.5}}{148,000}$$

L = ALLOWABLE LEAKAGE IN GALS/HR (NO ALLOWABLE LEAKAGE FOR VALVES)
S = LENGTH OF PIPE TESTED IN FEET
D = NOMINAL DIAMETER OF PIPE
P = AVERAGE TEST PRESSURE DURING TEST IN LBS/SQ. IN.

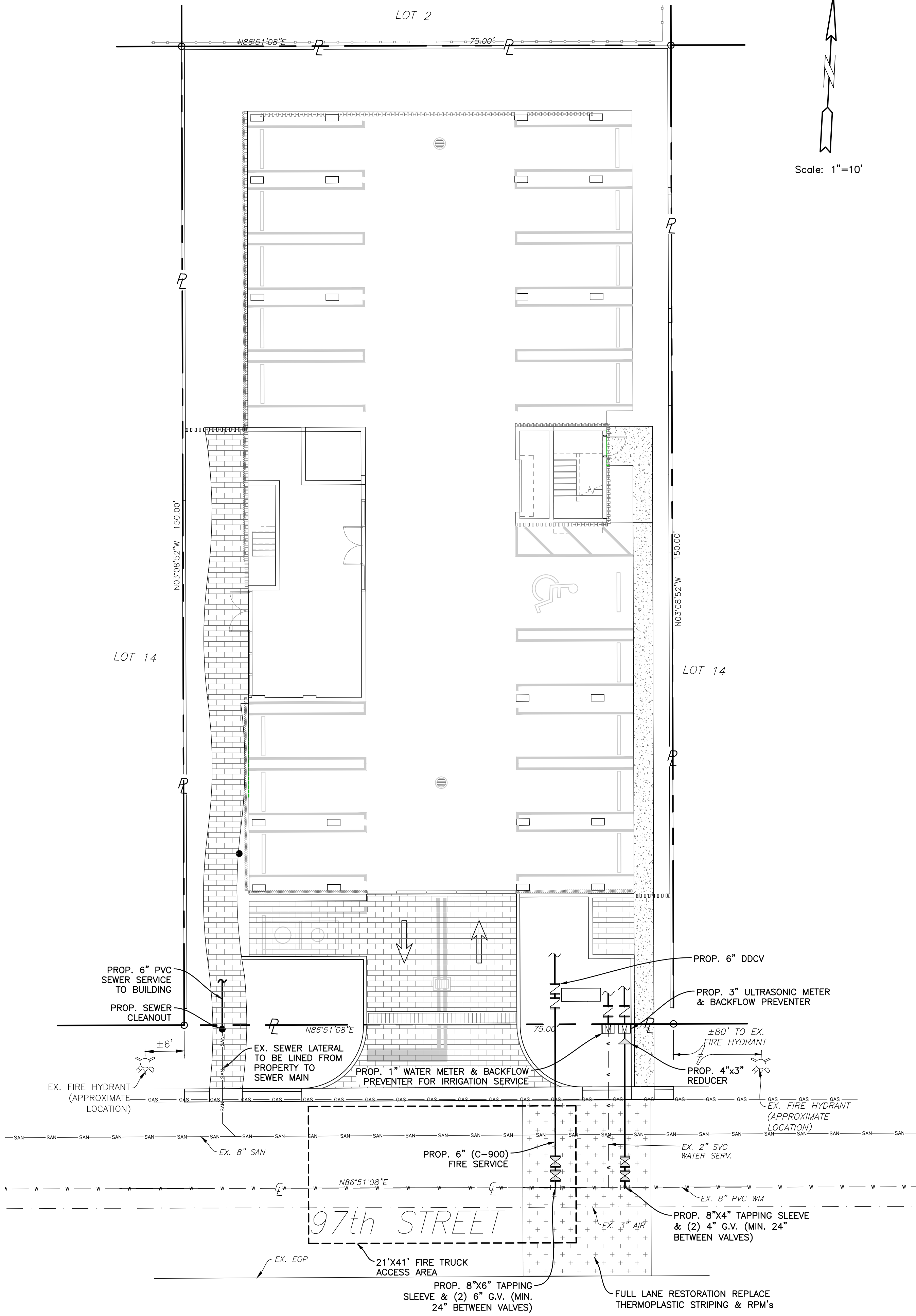
6. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE CITY & THE ENGINEER OF RECORD.
7. THE WATER SYSTEM SHALL BE CLEANED AND TESTED. ALL HYDROSTATIC TESTING AND DISINFECTION SHALL BE MADE IN ACCORDANCE WITH ANSI/AWWA C651-05, OR LATEST REVISIONS.
8. ALL PIPE & PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BULE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED INTO, THE PIPE WALL, AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90" INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE).
9. ALL PVC WATER PIPE ASSOCIATED WITH THIS PROJECT SHALL HAVE MAGNETIZED TAPE ON THE PIPE TO FACILITATE LOCATION USING A METAL DETECTOR. THE MAGNETIC TAPE WILL BE USED ON THE PVC PIPE IN THE TRENCH SO IT CAN BE LOCATED USING A MAGNETIC METAL DETECTOR IN THE FUTURE.

LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING POWER POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE



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!



BAY HARBOR 1125

1125 97TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

DEVELOPER

1125 97TH
BAY HARBOR CONDO 2618, LLC

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatilili@gmail.com

ARCHITECT OF RECORD AA26003706

BAENA ARCHITECTURE

BAENA ARCHITECTURE, LLC
6780 SW 64 AVENUE
South Miami, FL 33143
Ph: +1 305 342 4789
Contact: office@baendesign.com

SEAL / SIGNATURE

FLORIDA REGISTRATION

AR 98686

CIVIL ENGINEER

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 9th Street
Fort Lauderdale, Florida 33315
Phone: 954.387.0571
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

LANDSCAPE ARCHITECT
EXOTISCAPE, INC.

181 Harbor Dr - Key Biscayne, FL 33149
Phone: (+1) 305.361.5762
e-mail: rporcani@exoscape.com

STRUCTURAL ENGINEER

Address
Address
Phone
e-mail

MEP ENGINEER

Address
Address
Phone
e-mail

CONTRACTOR

Address
Address
Phone
e-mail

DRAWING TITLE:

WATER & SEWER PLAN

Project Number: 23-06

Date: 05/11/23

Drawn by: HS

Checked by: SCH

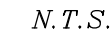
Sheet Number:

C-2

Scale: 1"=10'

23-06

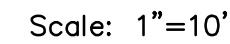
Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!



	PROPOSED CONCRETE
	PAVEMENT RESTORATION
	PROPOSED ELEVATION
	PROPOSED SURFACE FLOW
	PROPOSED WATER METER
	PROPOSED CATCH BASIN
	PROPOSED SIGN (AS INDICATED)
	PROPOSED CLEANOUT
	PROPOSED RPZ BACKFLOW PREVENTER
	PROPOSED PIPING
	EXISTING CONCRETE
	EXISTING PIPING AND APPURTENANCES
	EXISTING CATCH BASIN
	EXISTING ELEVATION
	EXISTING POWER POLE
	EXISTING MANHOLE (AS DESIGNATED)
	EXISTING WATER METER
	EXISTING FENCE

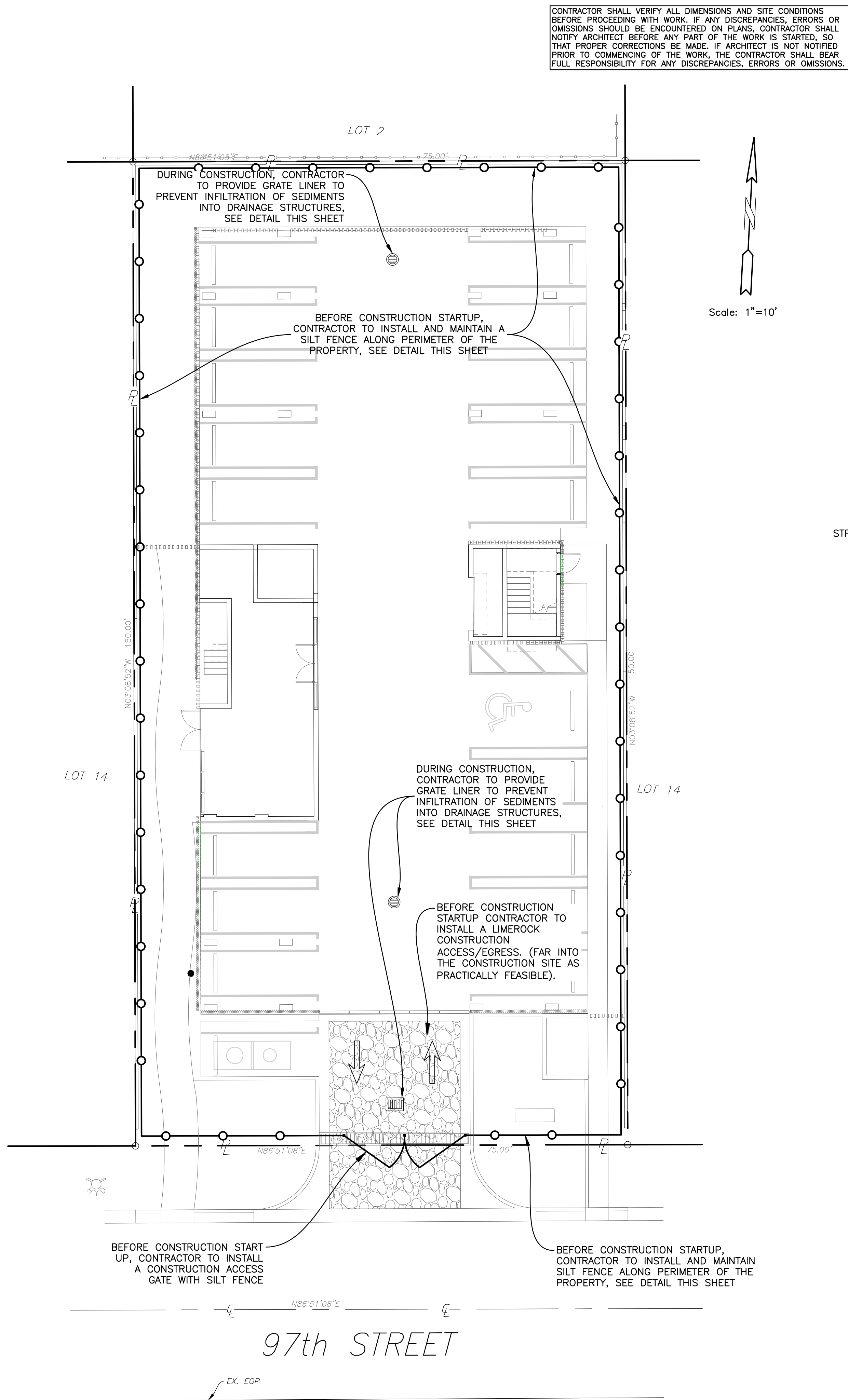


- NOTES:**
1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND.
 2. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 3. LOCATE SIGN AT CENTERLINE AND HEAD OF EACH HANDICAP PARKING STALL, WHERE APPLICABLE.



C-3

23-06



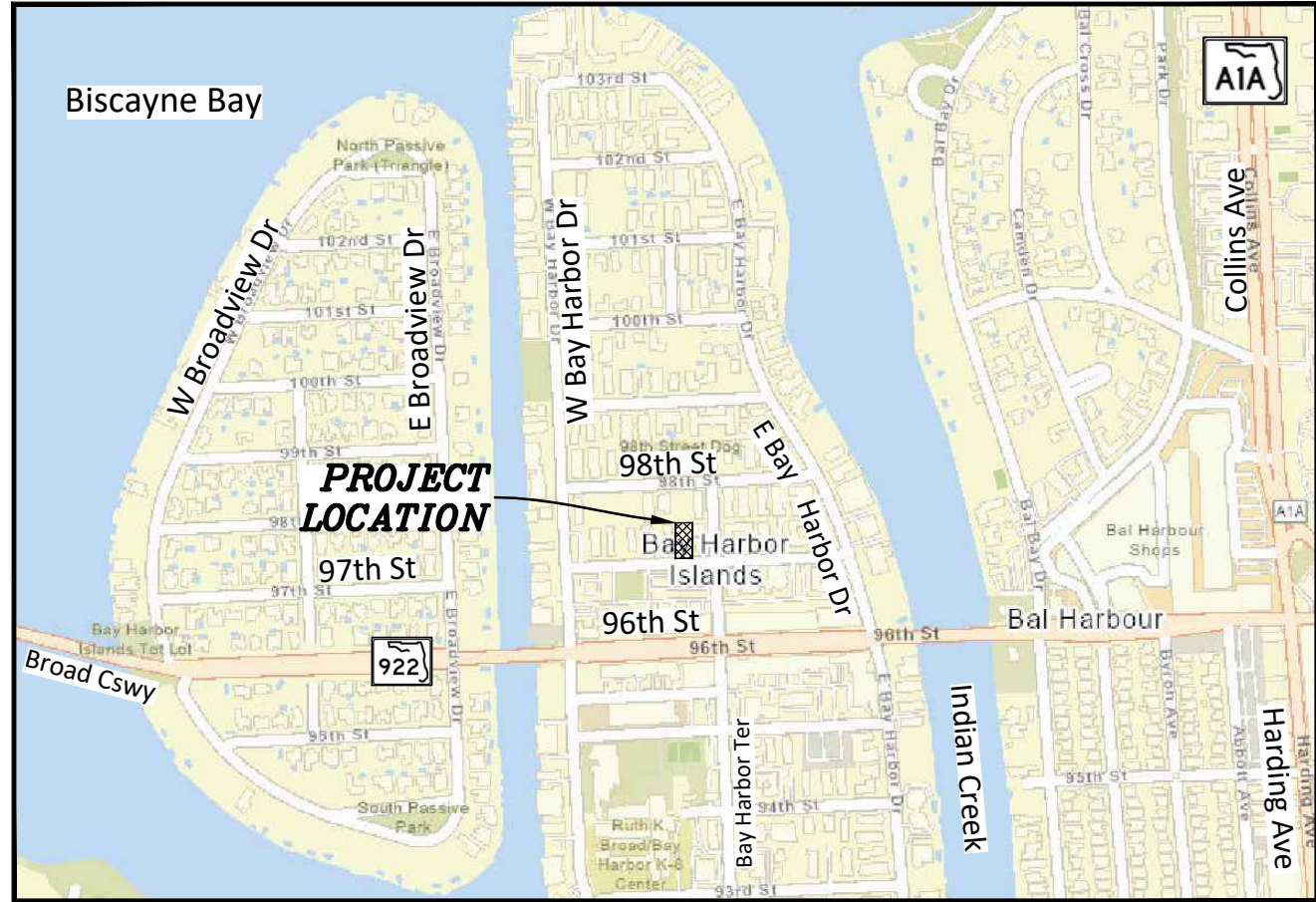
NOTE:
ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

LEGAL DESCRIPTION:
BAY HARBOR ISLAND PB 46-5
LOT 15 BLK 22
LOT SIZE 75.000 X 150
OR 20472-3392 06 2002 1

CONTRACTOR SHALL OBTAIN AN ERP AND CGP FROM FDEP. THIS WILL BE A REQUIREMENT FOR NTP.

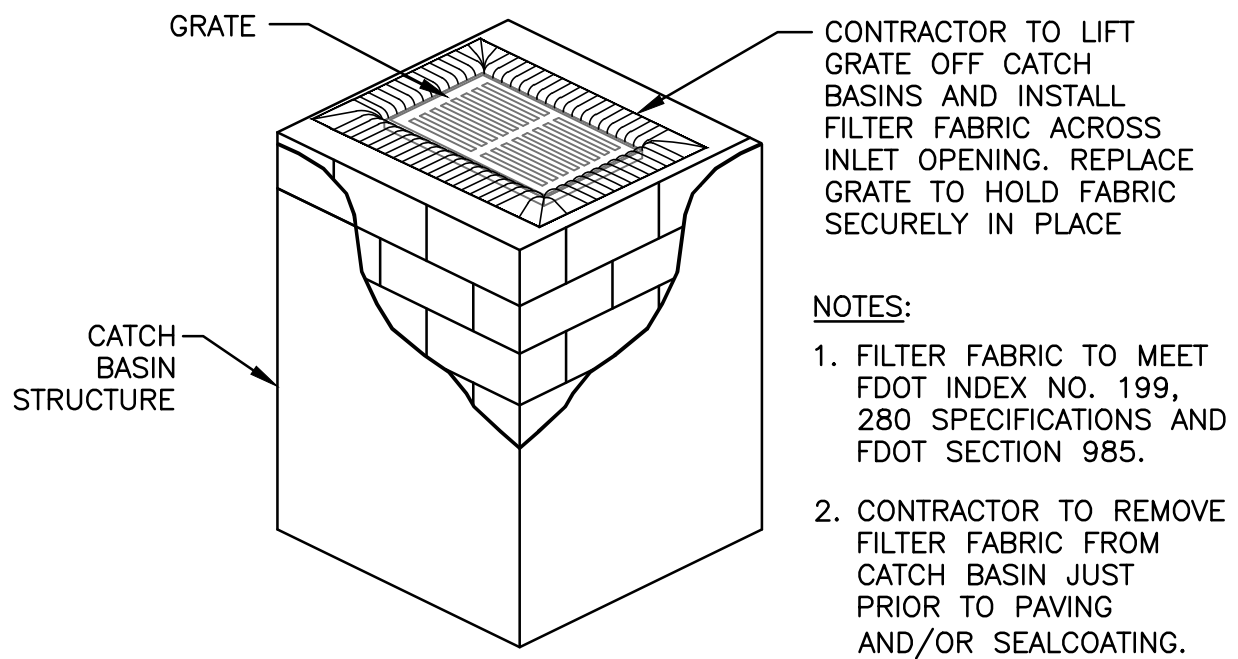
GUTTER BUDDIES SHALL BE PROVIDED IN DRAINAGE PATH LEADING TO THE STORM INLET. GUTTER BUDDIES SHALL NOT BE PLACED TO BLOCK THE STORM INLET.

- NOTE:**
1. CONTRACTOR TO COORDINATE THE CLEAN-UP OF LITTER AND DEBRIS DAILY.
 2. CONTRACTOR TO COORDINATE THE CLEANING OF VALLEY GUTTER DAILY.
 3. CONTRACTOR TO COORDINATE CLEANING OF THE ROADWAY DAILY.
 4. CONTRACTOR TO MINIMIZE DISTURBED AREAS FOR THE SITE.

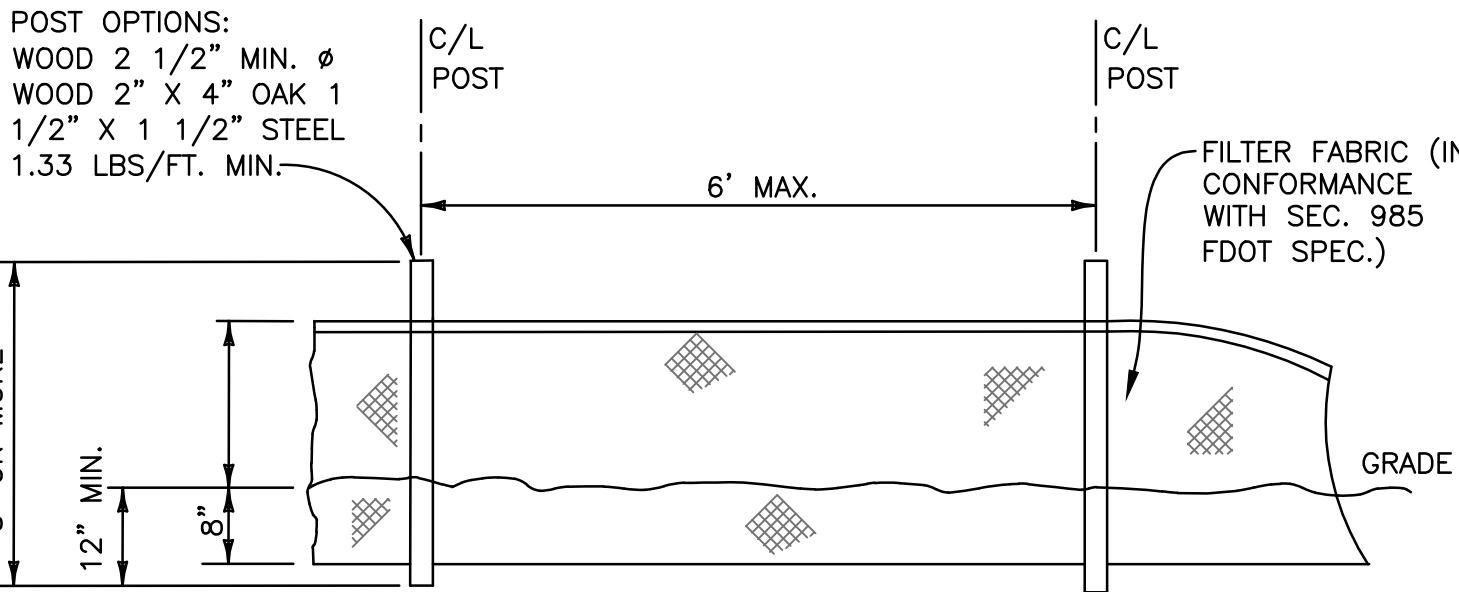


LOCATION MAP
N.T.S.

SEC 27, TWSP 52S, RNG 42E



POLLUTION PREVENTION FOR CATCH BASIN
N.T.S.



TYPE III SILT FENCE
N.T.S.

BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

BAY HARBOR 1125

1125 97TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

DEVELOPER

1125 97TH
BAY HARBOR CONDO 2618, LLC

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatlili@gmail.com

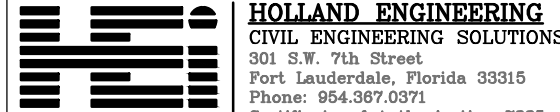
ARCHITECT OF RECORD AA26003706
BAENA ARCHITECTURE

BAENA ARCHITECTURE, LLC
6780 SW 64 AVENUE
South Miami, FL 33143
Ph: +1 305 342 4789
Contact: office@bacandesign.com

SEAL / SIGNATURE

FLORIDA REGISTRATION AR 98686

CIVIL ENGINEER



SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

LANDSCAPE ARCHITECT
EXOTISCAPE, INC.
181 Harbor Dr - Key Biscayne, FL 33149
Phone: (+1) 305.361.5762
e-mail: rmporcani@exotscape.com

STRUCTURAL ENGINEER

Address
Phone
e-mail

MEP ENGINEER

Address
Phone
e-mail

CONTRACTOR

Address
Phone
e-mail

DRAWING TITLE:

STORMWATER POLLUTION PREVENTION PLAN

Project Number: 23-06

Date: 05/11/23

Drawn by: HS

Checked by: SCH

Sheet Number:

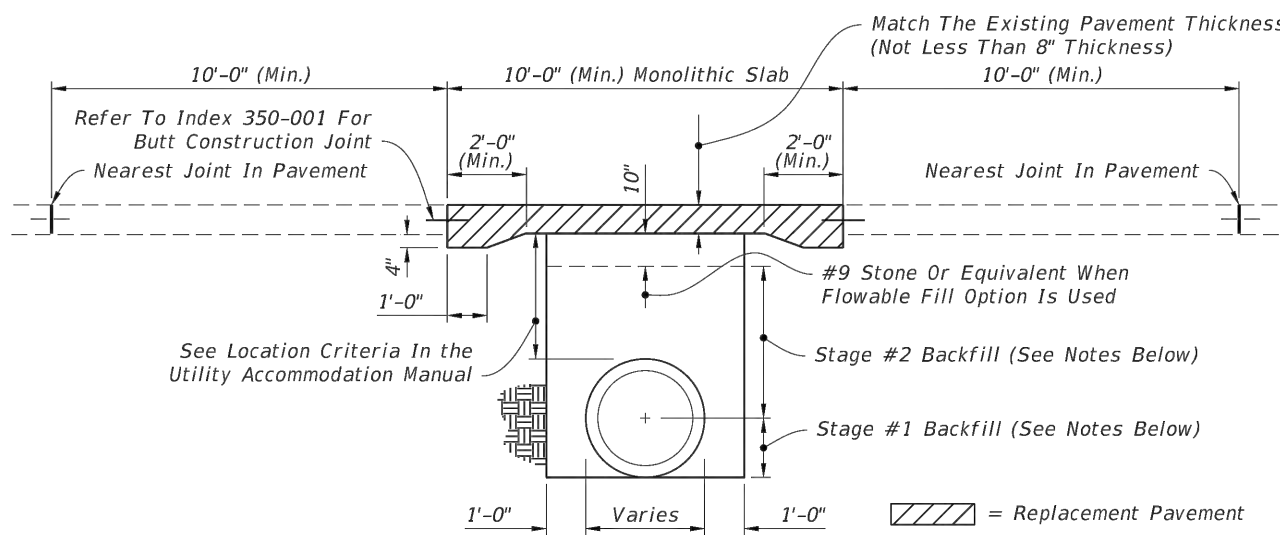
C-4

Scale: 1"=10'

23-06



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!

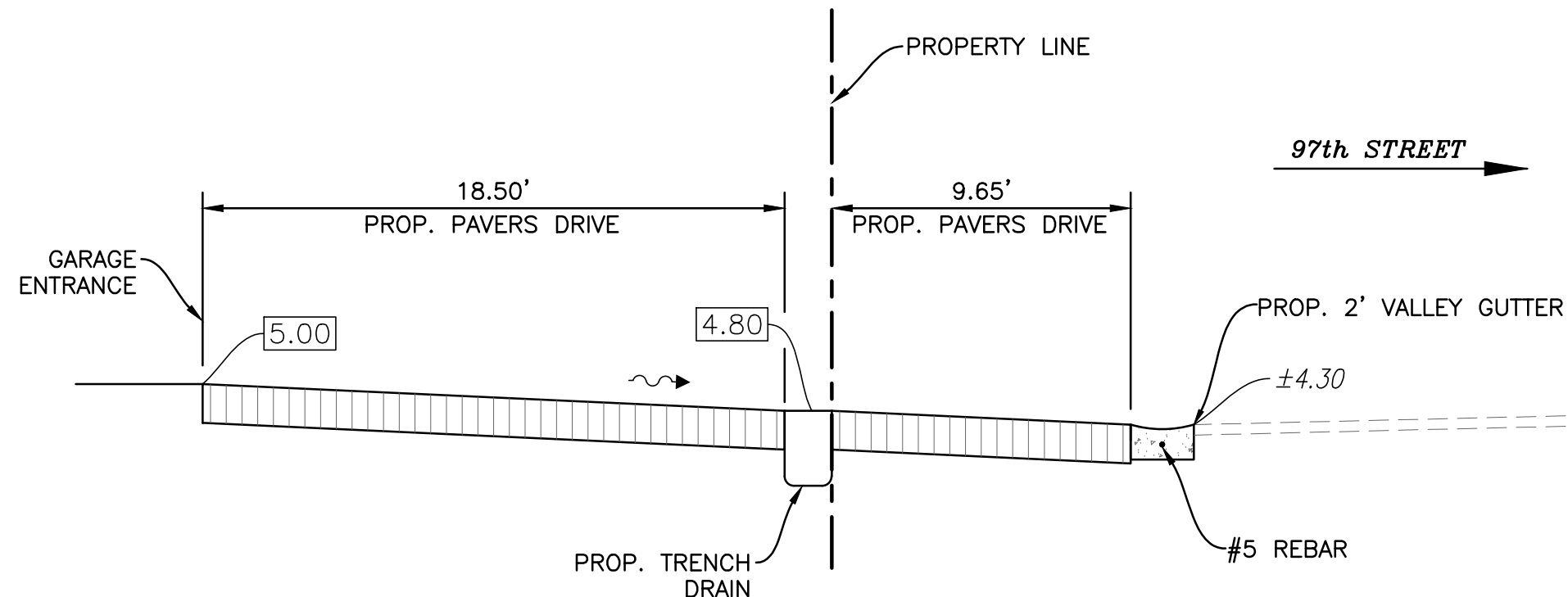
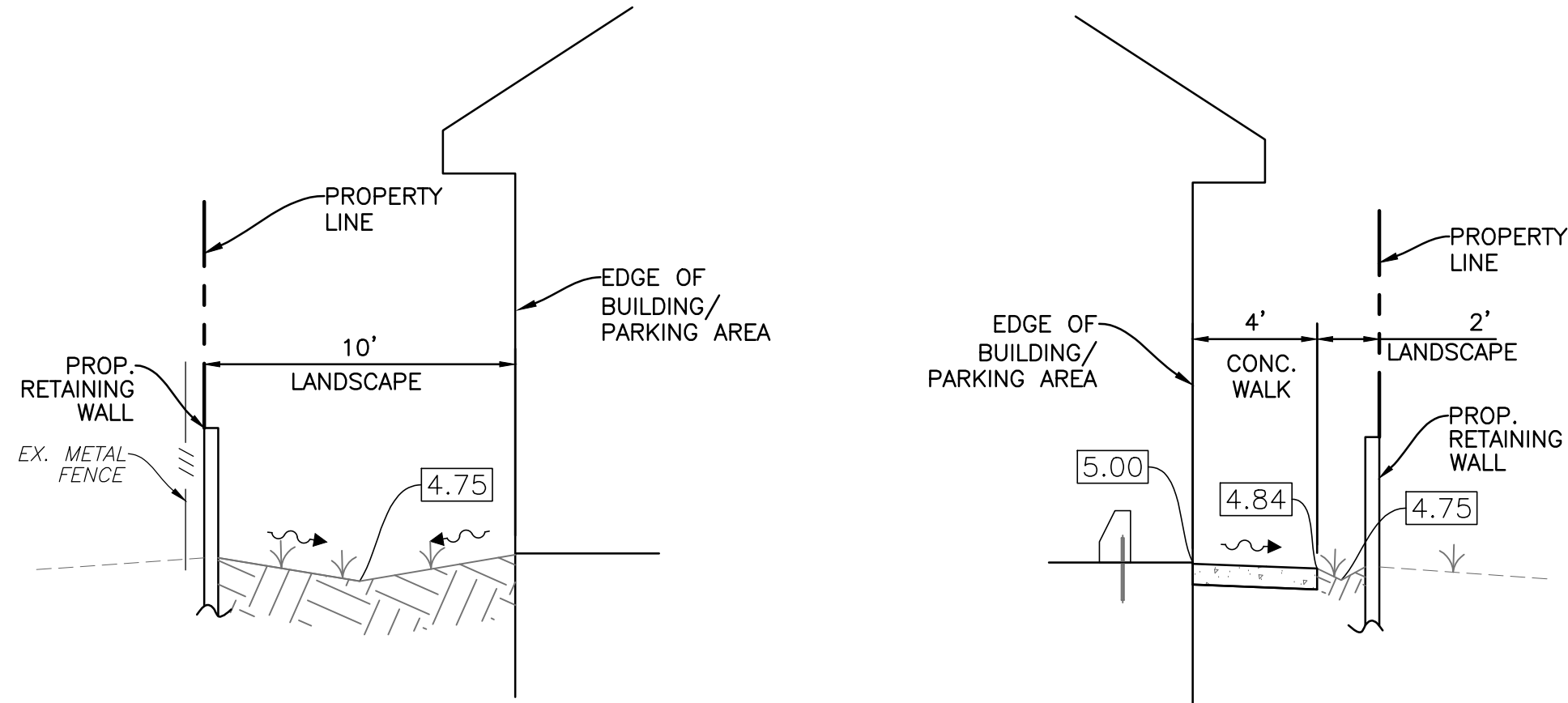


- 1. GRANULAR BACKFILL**
 - A. Any edgeline system that is removed shall be replaced with the same type materials. Any edgeline system that is damaged shall be repaired with methods approved by the Engineer.
 - B. Fill material shall be placed in accordance with the Standard Specifications. Fill material shall be special select soil in accordance with Section 350-001.
 - C. In Stage #1, construct compacted fill beneath the haunches of the pipe, using mechanical tamps suitable for this purpose. This compaction applies to the material placed beneath the haunches of the pipe and above any bedding.
 - D. In Stage #2, construct fill along the sides of the pipe and up to the bottom of replacement pavement.
- 2. FLOWABLE FILL**
 - A. If mechanical compaction can not be achieved through normal mechanical methods then flowable fill may be used.
 - B. Flowable fill is to be placed in accordance with Specification 121, as approved by the Engineer.
 - C. Do not allow the utility being installed to float. If a method is provided to prevent flotation from occurring, Stages #1 and #2 can be combined, if approved by the Engineer.
 - D. In Stage #1, place flowable fill midway up on both sides of the utility. Allow to harden before placing Stage #2.
 - E. In Stage #2, place flowable fill to the bottom of the stone layer.

RIGID PAVEMENT CUT

6. Where asphalt concrete overlays exist over full slab concrete pavement, the replacement pavement shall have an overlay constructed over the replacement slab. The overlay shall match the existing asphalt pavement thickness. The replacement friction course shall be constructed using the same material and thickness as the existing friction course. The use of dense granular friction course is not permitted.
7. All shoulder pavement, curb, curb and gutter, and their substructure disturbed by utility trench cut construction shall be restored in kind.
8. The use of Flowable fill to reduce the time traffic is taken off a facility is acceptable but must have prior approval by the Engineer. Flowable fill use is allowed only when properly engineered for pavement cross-slopes whether straight or diagonal, and shall not be installed for significant depths or lengths. The maximum length shall be fifty (50) feet and a maximum depth of six (6) feet unless subgrade is improved. The engineering document shall address the evaluation of local groundwater flow interruption and settlement potential.
9. Excavatable Flowable fill is to be used when the Flowable fill option is selected.

LAST REVISION 1/01/17	DESCRIPTION:	FY 2023-24 STANDARD PLANS	UTILITY ADJUSTMENTS THRU EXISTING PAVEMENT	INDEX 125-001	SHEET 1 of 2
-----------------------------	--------------	--	--	------------------	-----------------



SECTION D-D
N.T.S.

AR 98686

Address _____
Phone _____

Sheet Number

23-06

GENERAL CONDITION NOTES:

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:
- FLORIDA POWER & LIGHT CO., CONSTRUCTION
SOUTHERN BELL TELEPHONE & TEL. CO.
CABLE CONSTRUCTION BUREAU
LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
UNDERGROUND UTILITIES NOIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)

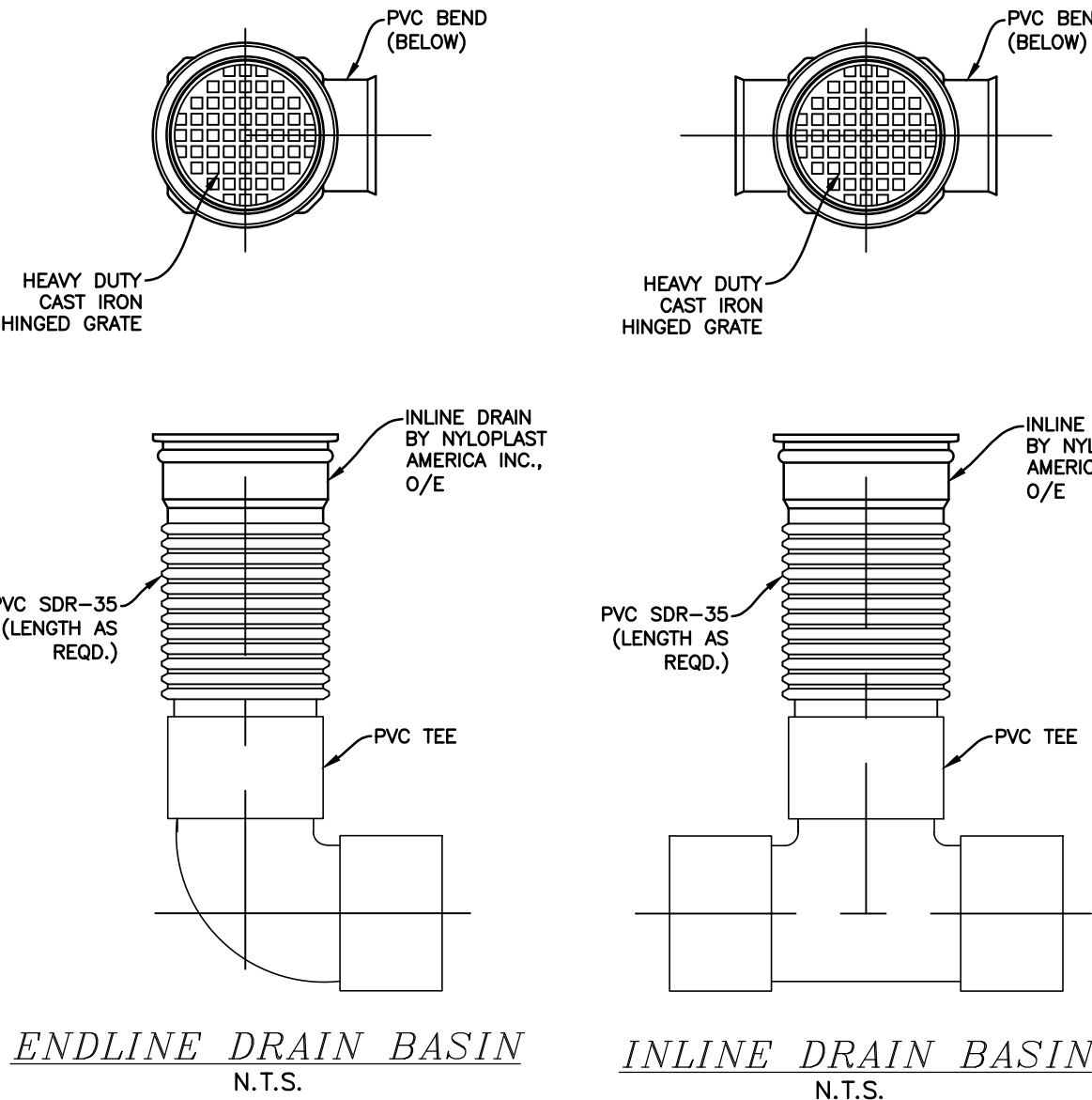
PAVING, GRADING & DRAINAGE NOTES:

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHOD USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CYLINDERS, ETC.
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
8. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180.
9. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
10. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS.
11. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
12. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
13. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -

RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
PVC = POLYVINYLCHLORIDE PIPE
PCMP = PERFORATED CMP, FDOT SECTION 945
DIP = DUCTILE IRON PIPE
HDPE = HIGH DENSITY POLYETHYLENE PIPE.

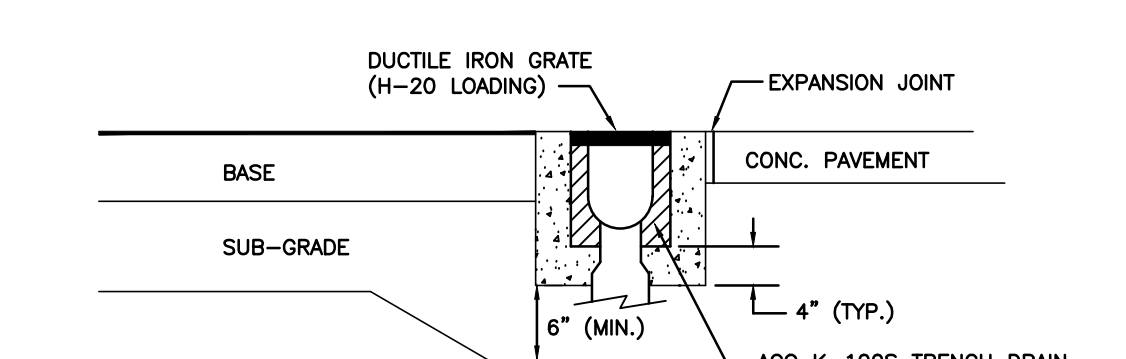
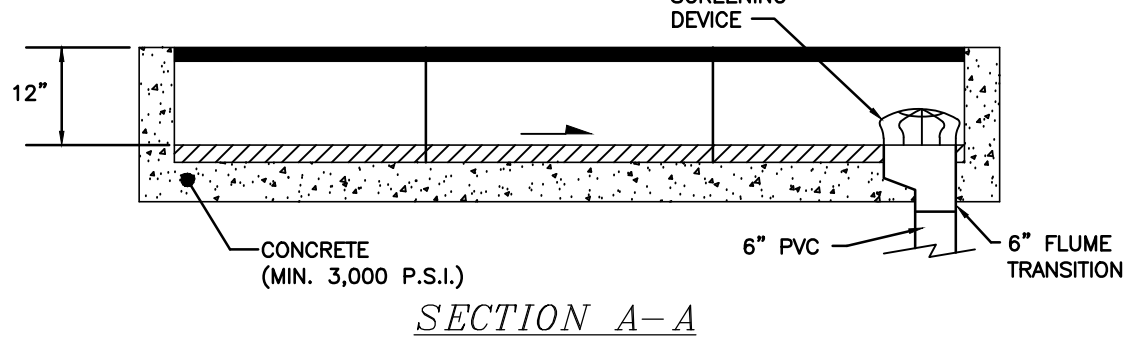
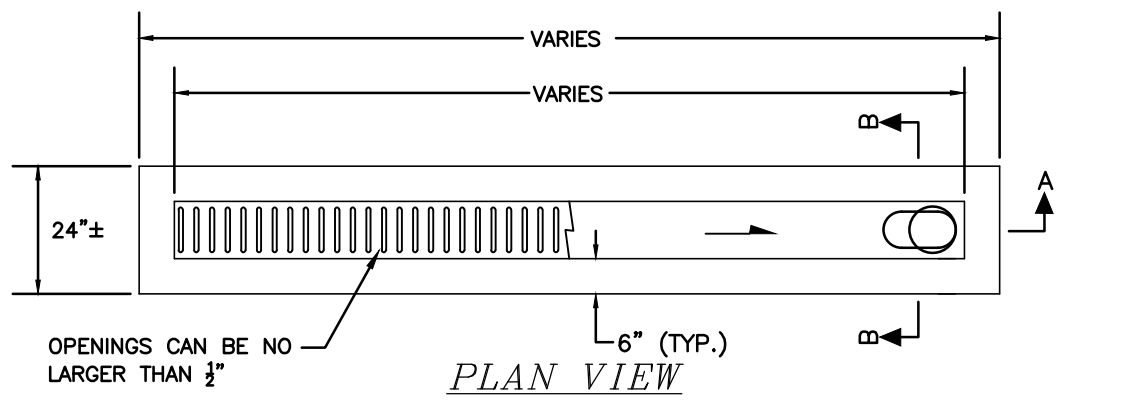
PAVEMENT MARKING & SIGNING STANDARD NOTES:

1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7', THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6" TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
3. STOP BARS SHALL BE 24" WHITE.
4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINT. (UNLESS INDICATED OTHERWISE)
5. ALL PAVEMENT MARKINGS IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO FDOT OR LOCAL CITY/COUNTY STANDARDS.

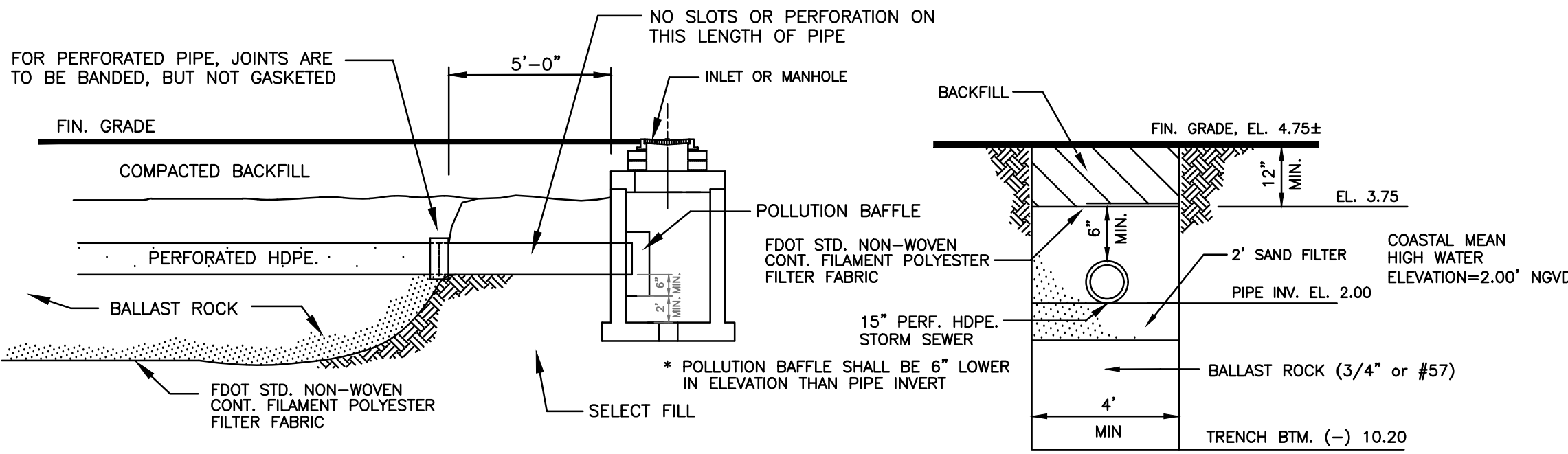


ENDLINE DRAIN BASIN
N.T.S.

INLINE DRAIN BASIN
N.T.S.



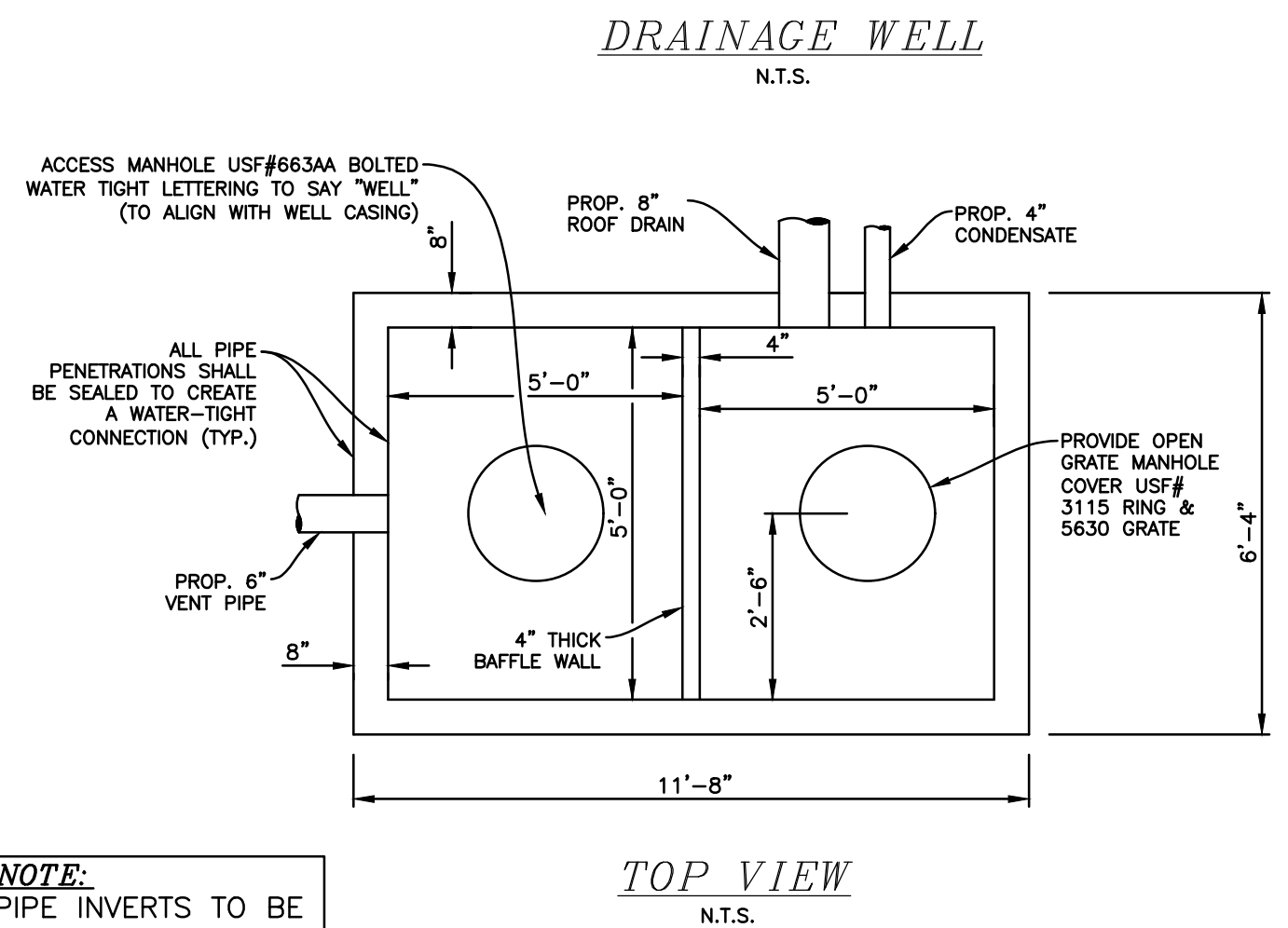
SECTION B-B
TRENCH DRAIN
N.T.S.



EXFILTRATION NOTES:

1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP & BOTT.) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR DIRECTED BY THE ENGINEER.
2. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. (BALLAST ROCK - 3/4" or #57)

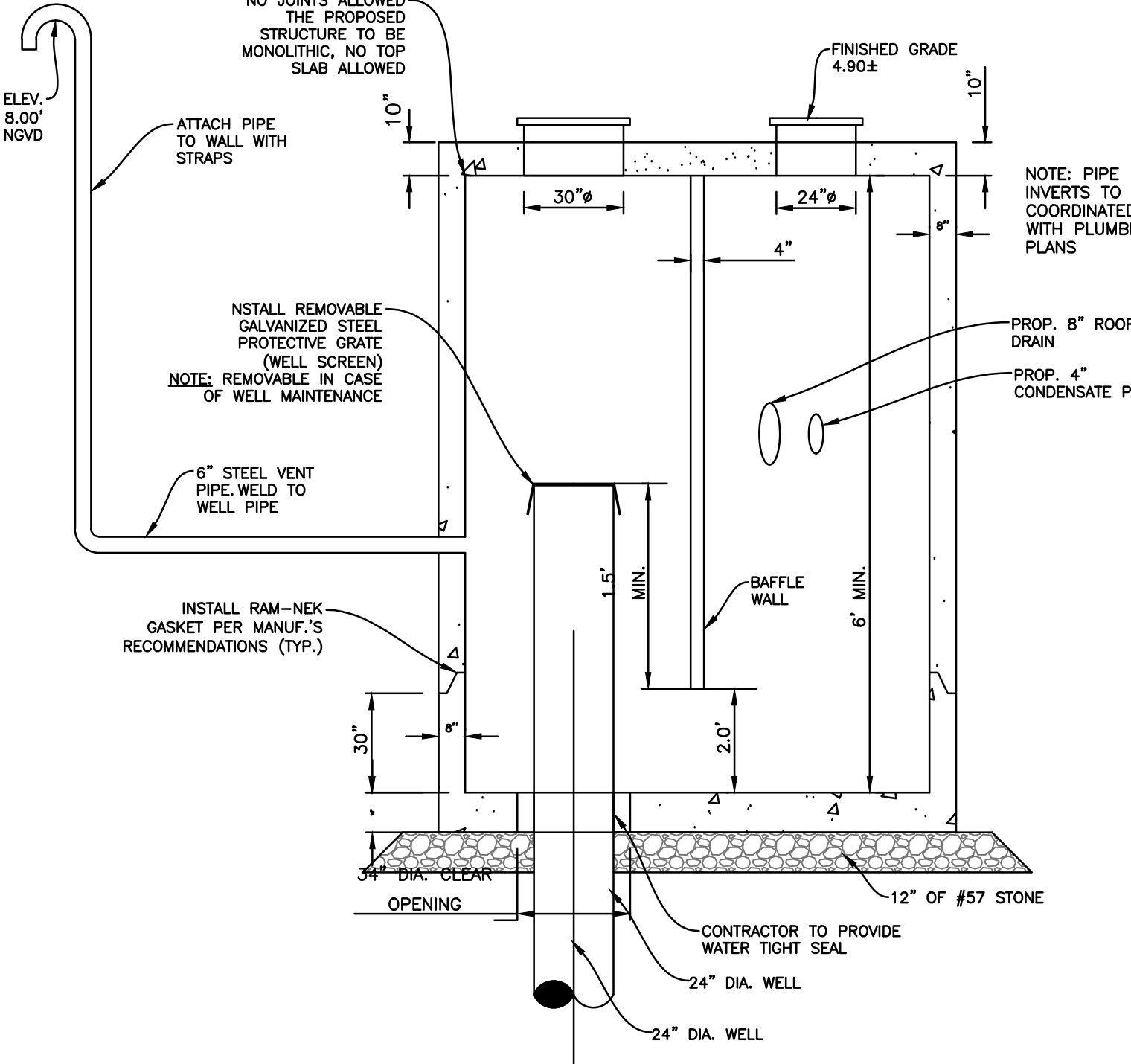
EXFILTRATION TRENCH WITH SAND FILTER
N.T.S.

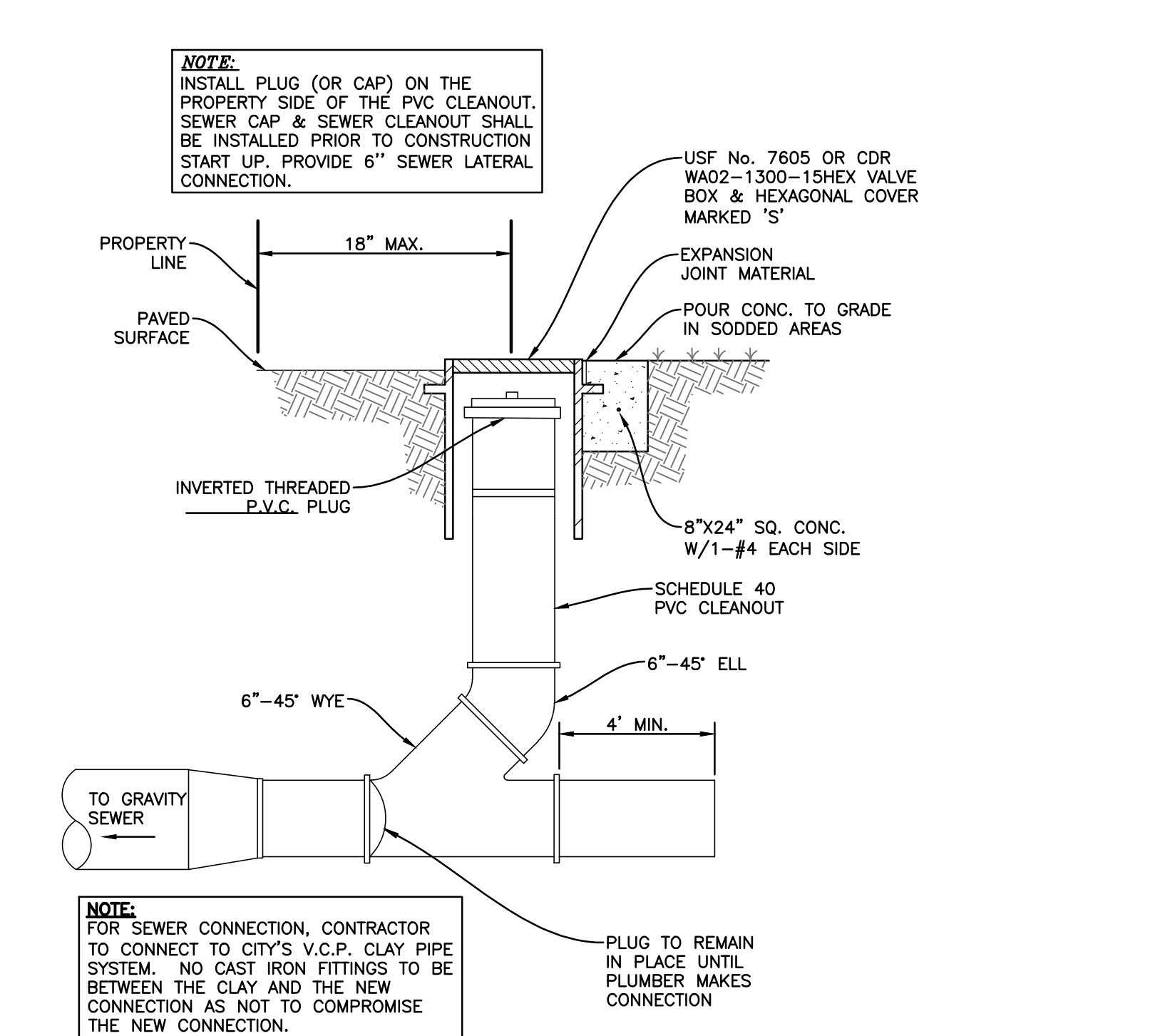
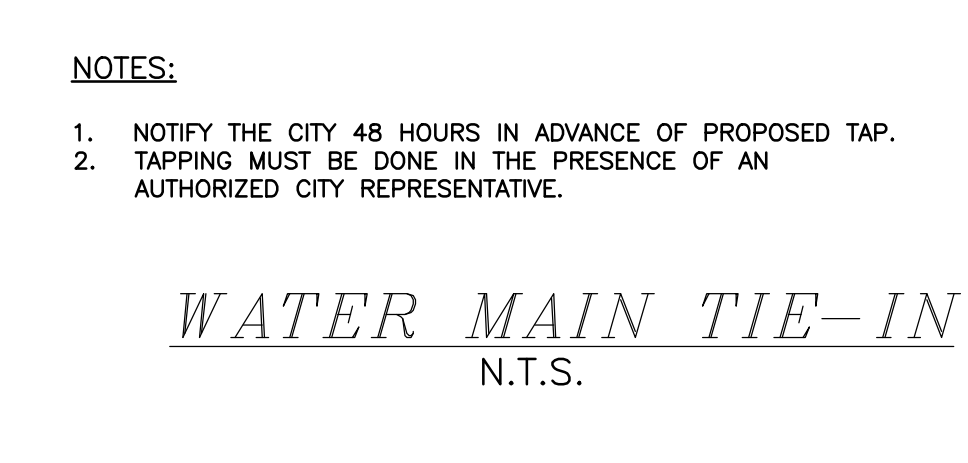
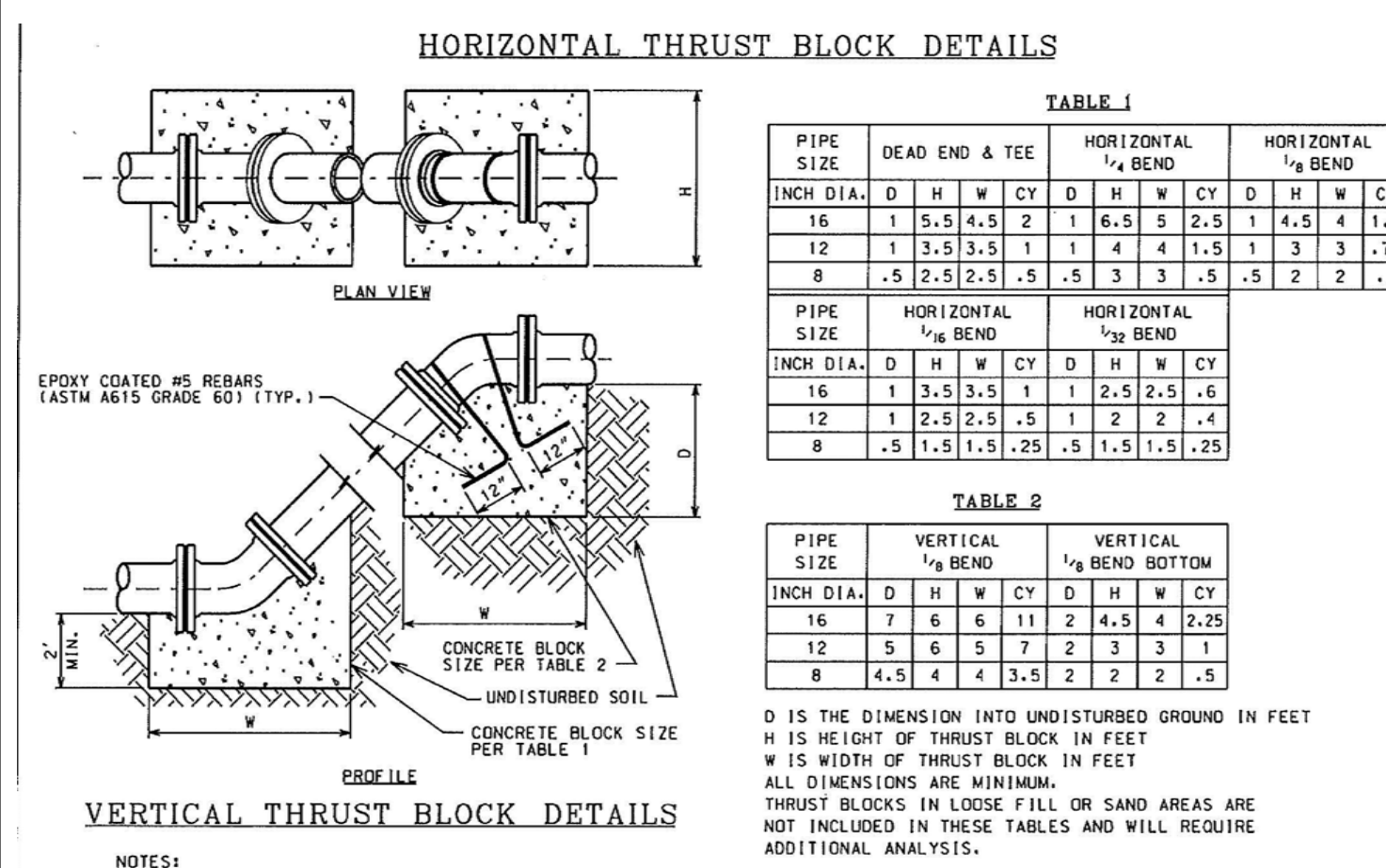
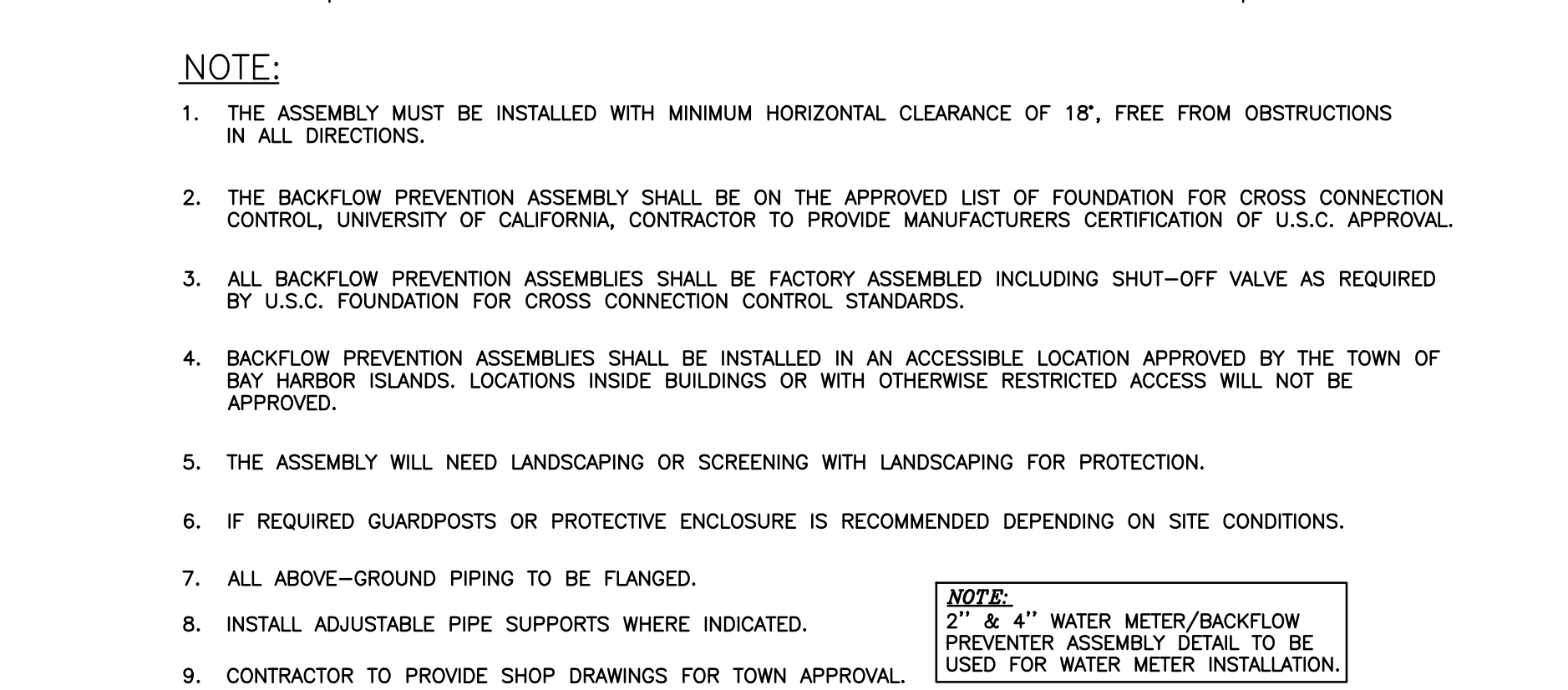
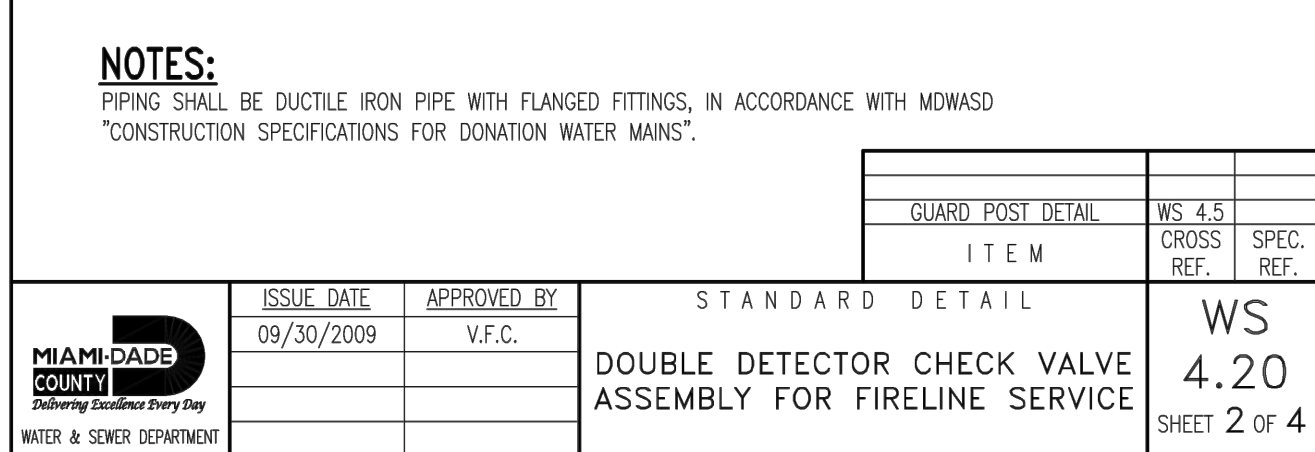
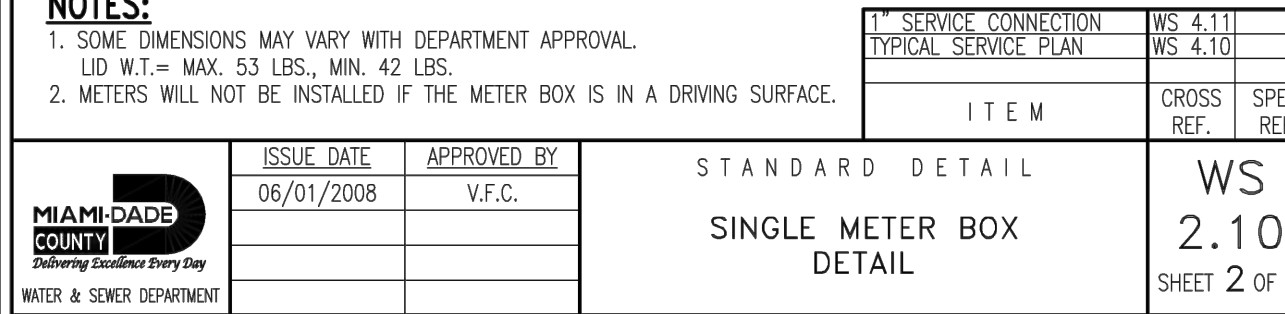


NOTE:
PIPE INVERTS TO BE COORDINATED WITH PLUMBING PLANS.

CONTRACTOR TO VERIFY PIPE INVERTS PRIOR TO WELL BOX CONSTRUCTION

WELL LOCATION
LATITUDE: 25°53'16.13"N
LONGITUDE: 80°07'54.60"W





CIVIL ENGINEER

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
 301 S.W. 7th Street
 Fort Lauderdale, Florida 33315
 Phone: 954.587.0371
 Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 41831

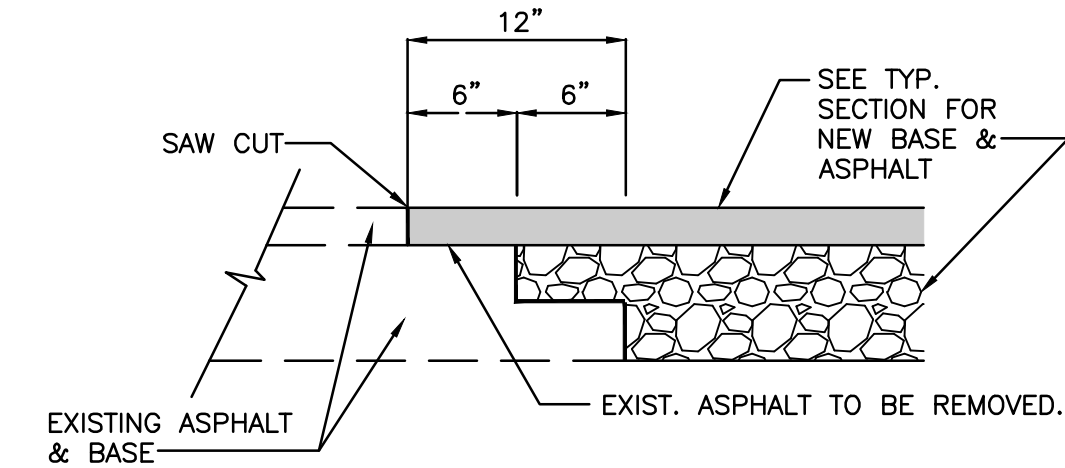
LANDSCAPE ARCHITECT
EXOTOSCAPE, INC.
 181 Harbor Dr - Key Biscayne, FL 33149
 Phone: (+1) 305.361.5782
 e-mail: mpocari@exotoscape.com

STRUCTURAL ENGINEER
 Address
 Address
 Phone
 e-mail

MEP ENGINEER
 Address
 Address
 Phone
 e-mail

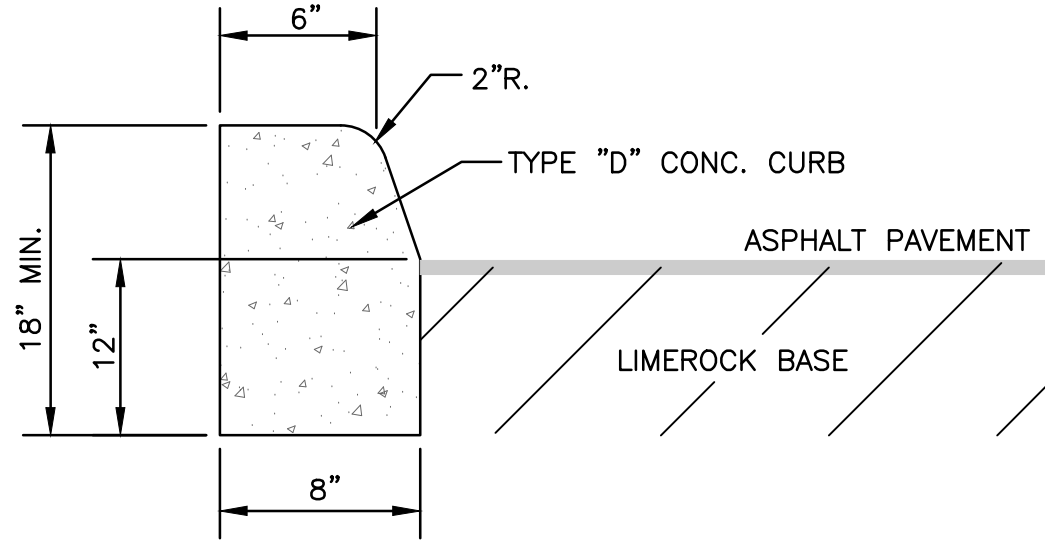
CONTRACTOR
 Address
 Address
 Phone
 e-mail

C-7



NOTE:
THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT AND BASE WILL BE CONNECTED TO EXISTING PAVEMENT AND BASE.

PAVEMENT JOINT DETAIL
N.T.S.



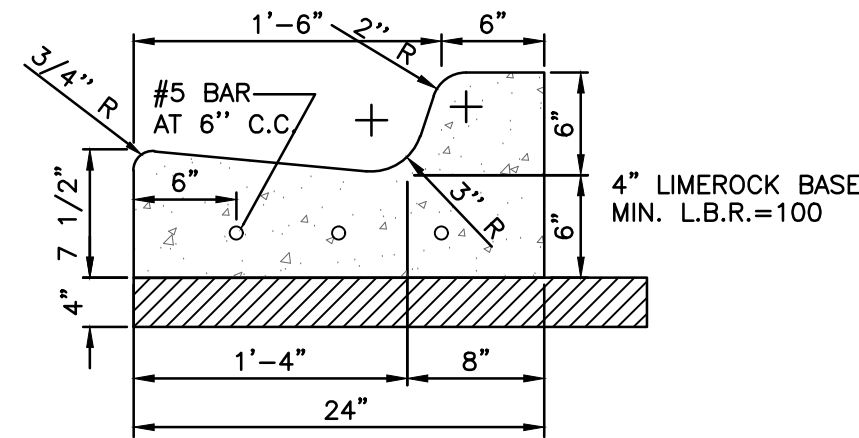
TYPE "D" CONCRETE CURB
N.T.S.

CURB NOTE:

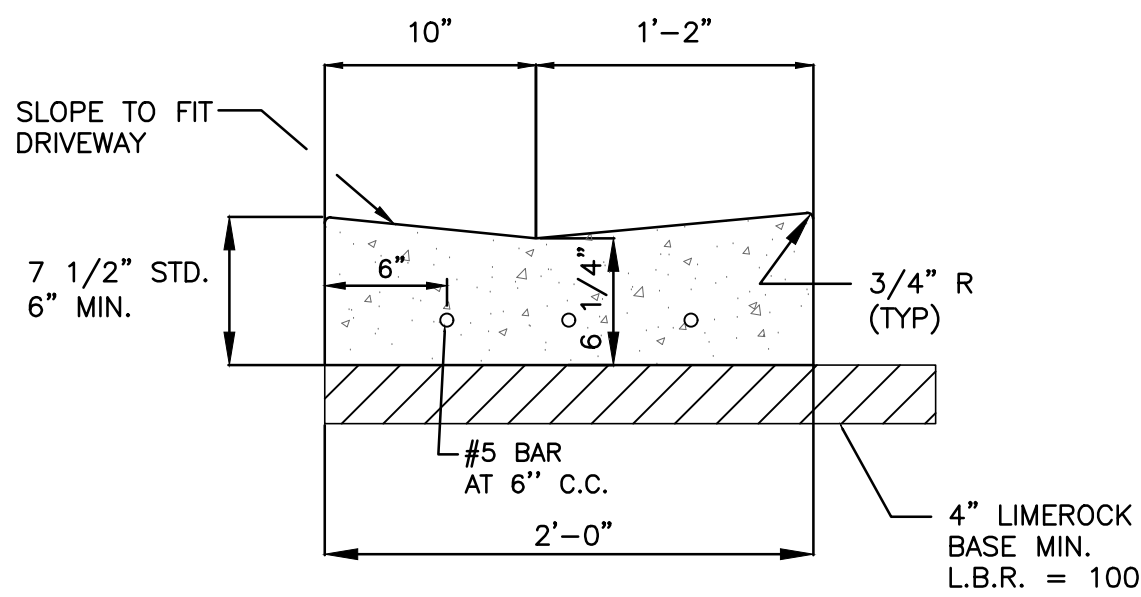
1. DOWELS SHALL BE DRILLED & EXPOIED INTO EXISTING VALLEY GUTTER & "F" CURB TO RESIST SHEAR FORCES BETWEEN THE OLD STRUCTURES & THE NEW STRUCTURES.
2. ALL DAMAGED VALLEY GUTTER AND F-CURB SHALL BE REMOVED WITHOUT DAMAGING ADJACENT ROADWAY.
3. THE FINISH ON THE NEW VALLEY GUTTER AND F-CURB SECTIONS SHALL MATCH EXISTING.

CURB NOTE:

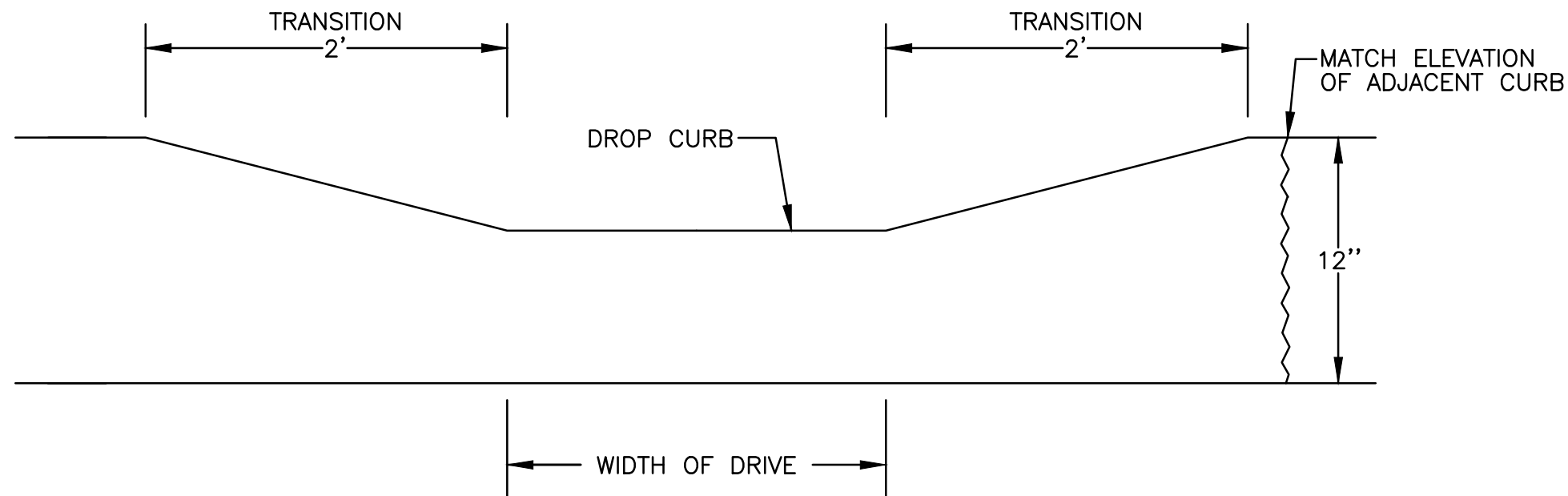
PROVIDE 1/2" X 18" SMOOTH DOWELS AT 12" C.C. TO CONNECT NEW CURB TO EXITING CURB.



TYPE "F" CONCRETE CURB AND GUTTER
PER FDOT STANDARD INDEX 300
DETAIL
N.T.S.



STANDARD DROP CURB (VALLEY GUTTER)
PER FDOT STANDARD INDEX 300
DETAIL
N.T.S.



TRANSITION FROM DROP CURB
TO TYPE "F" CURB DETAIL
N.T.S.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

BAY HARBOR 1125

1125 97TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

DEVELOPER

1125 97TH
BAY HARBOR CONDO 2618, LLC

DESIGNER

STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatililit@gmail.com

ARCHITECT OF RECORD

AA26003706

BAENA ARCHITECTURE

BAENA ARCHITECTURE, LLC
6780 SW 64 AVENUE
South Miami, FL 33143
Ph: +1 305 342 4789
Contact: office@bacandesign.com

SEAL / SIGNATURE

FLORIDA REGISTRATION

AR 98686

CIVIL ENGINEER



HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 9th Street
Fort Lauderdale, Florida 33315
Phone: 954.987.0571
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

LANDSCAPE ARCHITECT
EXOTISCAPE, INC.
181 Harbor Dr - Key Biscayne, FL 33149
Phone: (+1) 305.361.5762
e-mail: rporcani@exoscape.com

STRUCTURAL ENGINEER
Address
Phone
e-mail

MEP ENGINEER
Address
Phone
e-mail

CONTRACTOR
Address
Phone
e-mail

NO.	REVISION	DATE	BY

DRAWING TITLE:

CIVIL DETAILS

Project Number: 23-06

Date: 05/11/23

Drawn by: HS

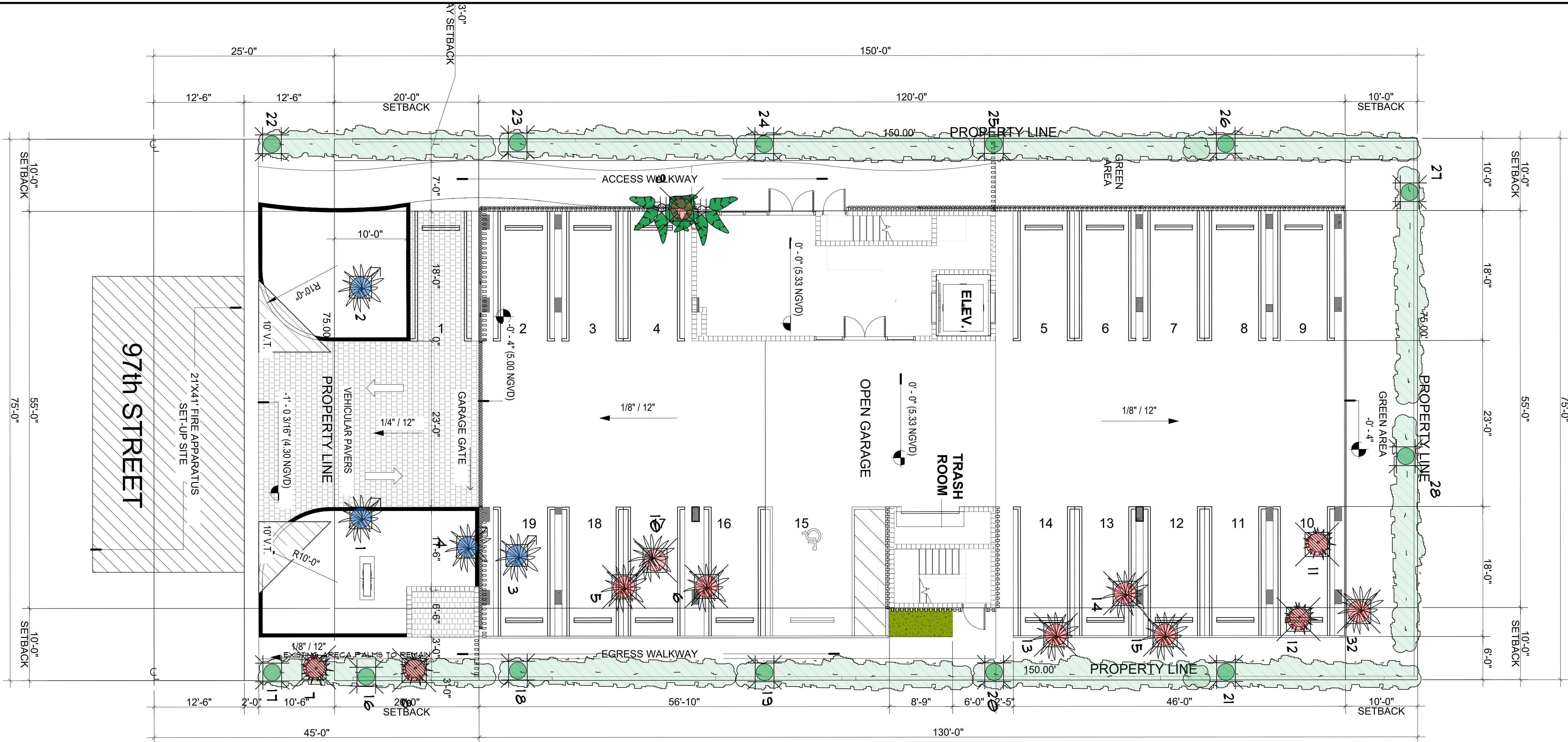
Checked by: SCH

Sheet Number:

C-8

Scale: N.T.S.

23-06



DIVISION 2. - TREE PRESERVATION AND PROTECTION
Sec. 46-56. - Definitions.
*Palm: Monocotyledonous plant of the Palmacea family, having a single trunk with a minimum trunk diameter at breast height of six inches and a minimum overall height of 16 feet.

LEGEND

EXISTING TO REMAIN

EXISTING TO RELOCATE

EXISTING TO REMOVE

RELOCATED LOCATION

EXISTING TREE TABLE							
#	COMMON NAME	SCIENTIFIC NAME	DBH"	HEIGHT	SPREAD	CONDITION	ACTION
1	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	4	20	8	GOOD	RELOCATE
2	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	4	20	8	GOOD	RELOCATE
3	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	4	25	6	GOOD	RELOCATE
4	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	4	25	6	GOOD	RELOCATE
5	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	4	20	10	GOOD	REMOVE
6	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	6	20	10	GOOD	REMOVE
7 **	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	10	22	14	GOOD	REMOVE
8 **	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	12	25	11	GOOD	REMOVE
9	TRAVELER PALM	RAVENALA MADAGASCARIENSIS	14	20	14	GOOD	REMOVE
10	PINE TREE	ARAUCARIA HETEROPHYLLA	10	20	10	GOOD	REMOVE
11 **	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	12	22	14	GOOD	REMOVE
12 **	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	12	25	11	GOOD	REMOVE
13	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	5	19	12	GOOD	REMOVE
14	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	4	20	10	GOOD	REMOVE
15	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	3	14	8	GOOD	REMOVE
16	SABAL PALM	SABAL PALMETTO	12	20	10	GOOD	REMOVE
17	ARECA PALM	DYPsis LUTESCENS	clump	22	10	GOOD	REMAIN
18	ARECA PALM	DYPsis LUTESCENS	clump	22	8	GOOD	REMAIN
19	ARECA PALM	DYPsis LUTESCENS	clump	20	10	GOOD	REMAIN
20	ARECA PALM	DYPsis LUTESCENS	clump	25	10	GOOD	REMAIN
21	ARECA PALM	DYPsis LUTESCENS	clump	21	8	GOOD	REMAIN
22	ARECA PALM	DYPsis LUTESCENS	clump	20	10	GOOD	REMAIN

**Invasive species.

MITIGATION SUMMARY

TOTAL TO MITIGATE: 15 "DBH trees + 8 palms + 1 specimen palm proposed for removal

PROPOSED MITIGATION:

+ for the 55 "DBH invasive trees 7 trees having 14'HT 4"DBH 8'SP (or more) + 10 trees having 14'HT 3"DBH 8'SP
+ for the 10 palms 8 trees having 12'HT 3"DBH 6'SP (or more) + 2 trees having 12'HT 3"DBH 6'SP (or more, located on rooftop area)

TOTAL MITIGATION: 7 trees having 14'HT 4"DBH 8'SP (or more) and 10 trees having 12'HT 3"DBH 6'SP (or more)

*More than 50% of the total proposed as replacement is met by native trees as required.

EXISTING TREE TABLE							
#	COMMON NAME	SCIENTIFIC NAME	DBH"	HEIGHT	SPREAD	CONDITION	ACTION
23	ARECA PALM	DYPsis LUTESCENS	clump	25	12	GOOD	REMAIN
24	ARECA PALM	DYPsis LUTESCENS	clump	25	10	GOOD	REMAIN
25	ARECA PALM	DYPsis LUTESCENS	clump	25	12	GOOD	REMAIN
26	ARECA PALM	DYPsis LUTESCENS	clump	25	12	GOOD	REMAIN
27	ARECA PALM	DYPsis LUTESCENS	clump	25	10	GOOD	REMAIN
28	ARECA PALM	DYPsis LUTESCENS	clump	25	11	GOOD	REMAIN
29	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	5	22	20	GOOD	REMOVE
30	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	4	25	20	GOOD	REMOVE
31	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	5	20	20	GOOD	REMOVE
32	SABAL PALM	SABAL PALMETTO	12	20	10	GOOD	REMAIN

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, Fl. 33149
(305)785-8256
LA Theresa Wymer LA6667363
Mercedes B. Porcari

BH 1125
1125 Bay Harbor,
Bay Harbor islands, FL 33154

SHEET TITLE
TREE DISPOSITION
PLAN

ISSUE DATE
04/22/2023

REVISION
08/29/2023

DESIGN
MERCEDES PORCARI

DRAWN
FELIPE
MOSQUERA

SCALE
1 / 8" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.00

MITIGATION LIST						
	TREES		QTY	DBH	HEIGHT	NATIVE
BS	Bursera simaruba	Gumbo limbo	1	4"	14'	YES
SBW	Conocarpus erectus	Silver buttonwood	6	4"	14'	YES
PP	Coccoloba diversifolia	Pigeon plum	6	3"	14'	YES
TAB	Tabebuia impetiginosa	Pink tabebuia	1	3"	14'	YES
YE	Tecoma stans	Yellow elder	4	3"	14'	YES
GEI	Cordia sebestena	Geiger tree	3	3"	12'	YES
PP	Coccoloba diversifolia	Pigeon plum	6	3"	14'	YES

*More than 50% of the total proposed as replacement is met by native trees as required.

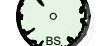
Comments

- #
- 19
- ④ ROW cleaned
- ⑤ Paradise Tree at ROW



PLANT LIST

TREES

SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
	BS	1	BURSERA SIMARUBA	GUMBO LIMBO TREE	14' HT 4"DBH – 10' SP	NATIVE
	GEI	3	CORDIA SEBESTENA	RED GEIGER TREE	12'HT x 6' SP 2.5"DBH SINGLE TRUNK	NATIVE
	MF	7	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	9'HT x 6' SP 2.5"DBH MULTITRUNK	NATIVE
	SBU	6	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	10'HT x 10' SP 3"DBH MULTITRUNK	NATIVE
	PP	6	COCOLOBA DIVERSIFOLIA	PIGEON PLUM	14'HT x 8'SP 4"DBH	NATIVE
	FR	1	PLUMERIA RUBRA	FRANGIPANI TREE	12'HT x 8'SP 2.5"DBH	
	SG	2	PARADISE TREE	SIMAROUBA GLAUCA	15'HT x 8' SP 2.6"DBH SINGLE TRUNK	
	YE	4	TECOMA STANS	YELLOW ELDER	14'HT x 8' SP 3"DBH SINGLE TRUNK	
	TAB	1	TABEBUIA IMPETIGINOSA	DWARF PINK TABEBUIA	14'HT x 10' SP 3"DBH SINGLE TRUNK	

⑤

STREET TREES

PLANT LIST

SHRUBS

SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
JC	JC	50	CAPPARIS CYNOPHALLOPHORA	JAMAICAN CAPER	7 GAL 3.5'HT	NATIVE
CG	CG	50	CLUSIA GUTIFERA	CLUSIA BUSH	7 GAL 3.5'HT	
SS	SS	61	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	7 GAL 4'HT	NATIVE
SSB	SSB	8	EUGENIA FOETIDA	SPANISH STOPPER TALL	15 GAL 8'HT 6'SP	NATIVE
RE	RE	8	RAPHIS EXCELSA	LADY PALM	15 GAL 5'HT 4'SP	

PLANT LIST

PALMS

SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
ALD	ALD	19	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	12'CT X 12'SP DOUBLE	
VV	VV	2	VEITCHIA MONTGOMERYANA	VEITCHIA PALM	16' HT X 14'SP DOUBLE	
MJ	MJ	2	PHOENIX MEDJOOL	MEDJOOL PALM	24'HT X 16'SP X 18"DBH	
CCT	CCT	6	THRINAX MORRISII	KEY THATCH PALM	10'HT x 8' SP SINGLE	NATIVE

PLANT LIST

GROUND COVER

SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
ALO	ALO	16	ALOCASIA CALIDORA	ALOCASIA ELEPHANT EAR	7 GAL 36"	
ST	ST	7	CRINUM AUGUSTUM	QUEEN EMMA LILY	15 GAL 30"	
MD	MD	50	MONSTERA DELICIOSA	MONSTERA	7 GAL 18"FULL	
PHR	PHR	30	PHILLODENDRON RED CONGO	RED CONGO	3 GAL 12"	
AGL	AGL	20	AGLAONEMA SILVER BAY	AGLAONEMA SILVER BAY	3 GAL 18"	
WFR	WFR	100	PHYMATOSOURUS SCOLOPENDRIA	WART FERN	3 GAL 12"	
WFG	WFG	50	PENNISETUM SETACEUM	WHITE FOUNTAIN GRASS	3 GAL FULL	
KFR	KFR	40	NEPHROLEPIS OBLITERATA	KIMBERLY FERN	3 GAL 12"	NATIVE
LIR	LIR	100	LIRIOPE MUSCARI	LIRIOPE	1 GAL FULL	
FKH	FKH	80	TRIPSACUM DACTYLOIDES	DWARF FAKAHATCHEE GRASS	3 GAL FULL	NATIVE
BCH	BCH	30	ERNODEA LITTORALIS	BEACH CREEPER	3 GAL FULL	NATIVE

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, Fl, 33149
(305)785-8256
LA Theresa Wymer LA6667363
Mercedes B. Porcari

BH 1125

1125 Bay Harbor,
Bay Harbor islands, FL 33154

SHEET TITLE

GROUND FLOOR
LANDSCAPE PLAN

ISSUE DATE

04/22/2023

REVISION

08/29/2023

DESIGN

MERCEDES PORCARI

DRAWN

FELIPE
MOSQUERA

SCALE

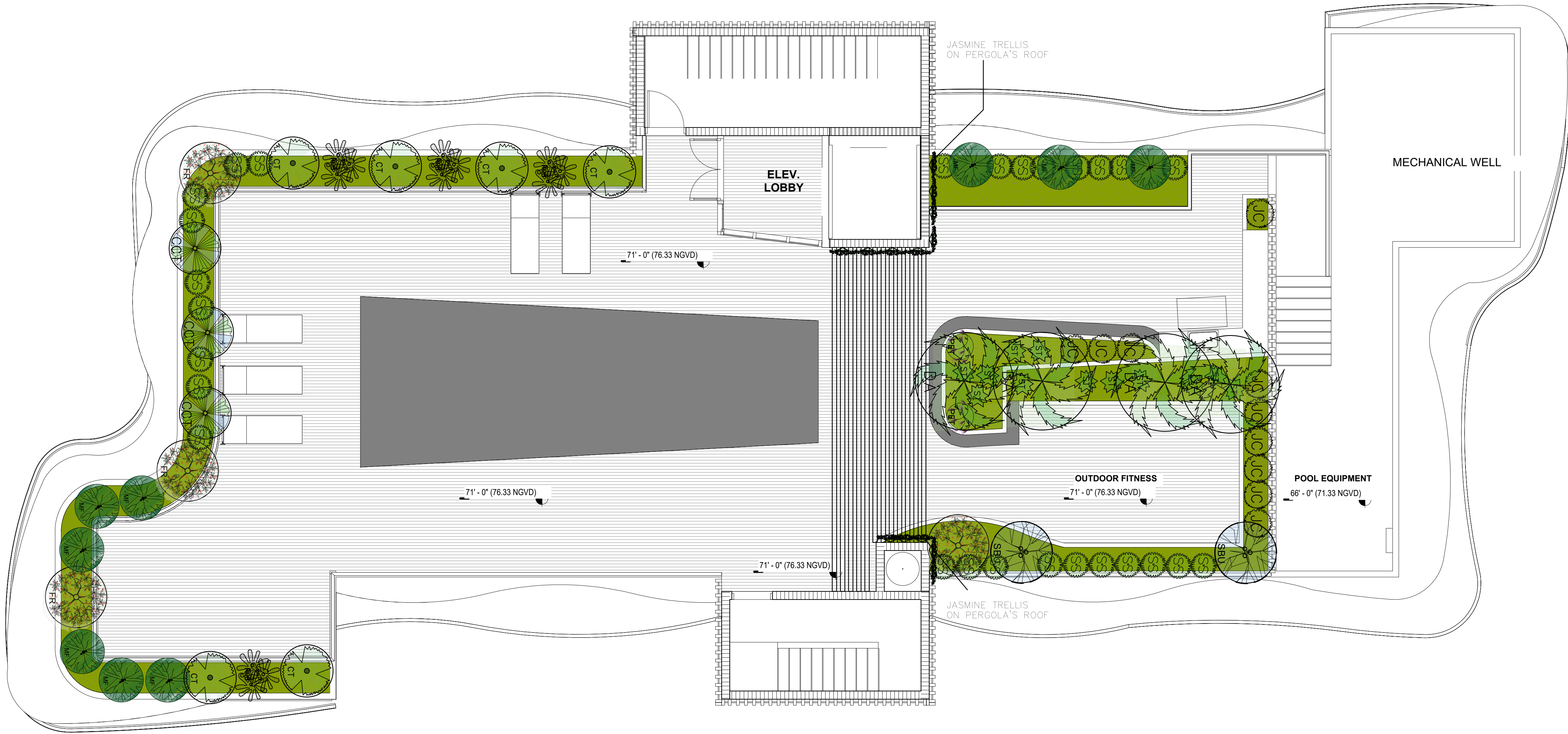
1 / 8" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.01



PLANT LIST					
TREES					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
	CAG	2	CAESALPINIA GRANADILLO	BRIDALVEIL TREE	14' HT 3"DBH — 10' SP
	SBU	2	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	10'HT x 10' SP 3"DBH MULTITRUNK TALL BUSH
	FR	3	PLUMERIA EMARGINATTA	FRANGIPANI TREE	10'HT x 6'SP 2"DBH

PLANT LIST					
SHRUBS					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
	JC	10	CAPPARIS CYNOPHALLOPHORA	JAMAICAN CAPER	7 GAL 3.5'HT
	SS	26	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	7 GAL 4'HT
	MF	9	MIRCYANTHES FRAGRANS	SIMPSON STOPPER TALL	7'HT x 5'SP multi
	PET	2	PETREA VOLUBIS	PURPLE PETREA VINE	15 GAL 5'HT
	JAS	13	TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE	7 GAL 24'HT FULL

PLANT LIST					
PALMS					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
	CCT	3	THRINAX MORRISII	KEY THATCH PALM	10'HT x 8' SP SINGLE
	ROB	4	PHOENIX ROEBELINI	PYGMY DATE PALM	9' HT X 6'SP DOUBLE
	DA	4	DYCTOSPERMA ALBUM	HURRICANE PALM	18'HT X 10'SP 10" DBH
	CT	6	COCOTHRINAX SSP	COCOTHRINAX PALM	10' HT 8'SP 4"DBH

PLANT LIST					
GROUND COVER					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
	ST	12	CRINUM AUGUSTUM	QUEEN EMMA LILY	15 GAL 30"
	WFG	80	PENNISETUM SETACEUM	WHITE FOUNTAIN GRASS	3 GAL FULL
	FKH	80	TRIPSACUM DACTYLOIDES	DWARF FAKAHATCHEE GRASS	3 GAL FULL
	BCH	80	ERNODEA LITTORALIS	BEACH CREEPER	3 GAL FULL

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, Fl, 33149
(305)785-8256
LA Theresa Wymer LA6667363
Mercedes B.Porcari

BH 1125
1125 Bay Harbor,
Bay Harbor islands, FL 33154

SHEET TITLE
ROOFTOP AREA
LANDSCAPE PLAN

ISSUE DATE
04/22/2023

REVISION
08/29/2023

DESIGN
MERCEDES PORCARI

DRAWN
FELIPE
MOSQUERA

SCALE
1 / 8" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.02

Comments

#

19

b Chart updated

§ 18A-11

Landscape maintenance.

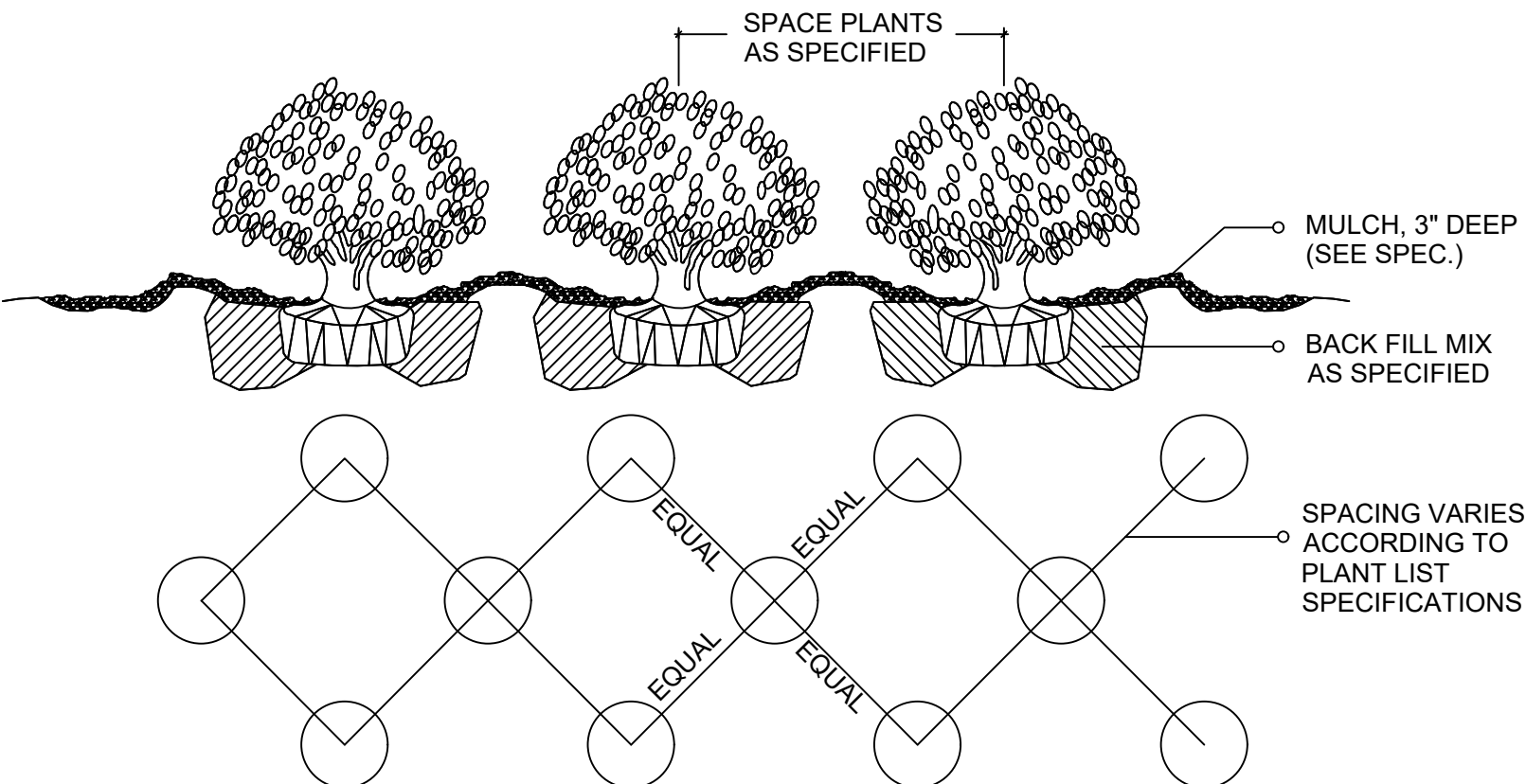
- (A) An owner is responsible to ensure that landscaping required to be planted pursuant to this chapter, or the ordinances which were in effect prior to the effective date of this chapter, is:
- (1) Installed in compliance with the Landscape requirements;
- (2) Maintained as to present a healthy, vigorous, and neat appearance free from refuse and debris; and
- (3) Sufficiently fertilized and watered to maintain the plant material in a healthy condition.
- (B) If any tree or plant dies which is being used to satisfy current landscape code requirements, such tree or plant shall be replaced with the same landscape material or an approved substitute.
- (C) Trees shall be pruned in the following manner:
- (1) All cuts shall be clean, flush and at junctions, laterals or crotches. All cuts shall be made as close as possible to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub.
- (2) Removal of dead wood, crossing branches, weak or insignificant branches, and sucker shall be accomplished simultaneously with any reduction in crown.
- (3) Cutting of lateral branches that results in the removal of more than one-third () of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning.
- (4) Lifting of branches or tree thinning shall be designed to distribute over half of the tree mass in the lower two-thirds () of the tree.
- (5) No more than one-third () of a tree's living canopy shall be removed within a one (1) year period.
- (6) Trees shall be pruned according to the current ANSI A300 Standards and the Landscape Manual.
- (7) All newly installen planting material will be maintained in a condition that meets or exceeds Florida Grade #01 and has (01) one year replacement guarantee

LANDSCAPE NOTES

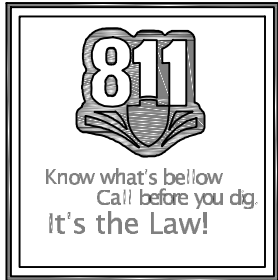
01. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3" depth.
02. All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
03. All shrubs to be planted a minimum of 24", and ground covers a minimum of 12" from the edge of walks, building walls, pond's edge, etc., Ixora Nora Grant and Raphiolepisii should be planted 30" form edge of walkways.
04. All trees and palms over 8" in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
05. All palms except for species such as Cocco, Acoelorrhaphis, Raphis, and other multi-trunk palms, shall have straight trunks, free of scars, decay or any damage caused by digging, transport or planting handling of the same.
06. All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
07. Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions, etc. Landscape Architect assumes no responsibility for the actual plant count necessary for the successful completion of the work.
08. Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, country, state or any toher governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
09. All work shall conform to Miami-Dade County's landscape ordinance Chapter 18-A, ordinance # 98-13, and any other municipal landscape ordinance in effect at the projects location, including streets-tres.
10. Landscape Contractor is required to procure and obtain any necessary permits applicable for the successful completion of this project, if applicable.
11. Landscape material shall not be allowed to grow in such a manner as to impede streetfront triangle of visibility to property owner or neighbors, so as to materially impede vision between a height of 3 feet and 6 feet.
12. Landscape Contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
13. Landscape Contractor is responsible for inspectinh the site and phisically observing all the site conditions prior to entering into Agreements or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor of Construction Manager in such a manner as to allowed for a speedy and orderly completion of all work on the site.
14. Any excess soil, landscape materials and debris from the landscape Contractor's work shall be removed from the site immediately upon completion of his work.
15. Landscape Contractor shall coordinate the proposed planting in the Planting Plan with the work required in recolating and removal of trees in sheet L-1 (Existing Trees).
16. One year guarantee on plan material

Sec. 30-242 - Artificial turf.

- (a)Definitions. The following words, terms and phrases when used in this section, shall have the meanings ascribed to them in this section:
- (1)Corner Lot. A lot located at the intersection of two streets and abutting such streets on two adjacent sides.
- (2)Artificial Turf. An artificial product manufactured from synthetic materials that simulates the appearance of natural turf, grass, sod or lawn.
- (b)Installation.
- (1)Single Family and Two-Family Districts. Within the VR, VE, IR and PS Districts, Artificial Turf shall not be permitted to be installed within a Front Yard of any Lot, or within a Street Side Yard of a Corner Lot.
- (2)Other Districts. Within all other zoning districts with the exception of the PROS Public Recreation and Open Space Use District and the GU Government Use District, Artificial Turf shall not be permitted to be installed within a Front Yard, or within a Side Yard facing a Street.
- (c)Installation, Maintenance and Repair.
- (1)No person shall install Artificial Turf without first obtaining a permit from the Village Planning, Building and Zoning Department.
- (2)All Artificial Turf shall, at a minimum, be installed according to the manufacturer's specifications.
- (3)All seams shall be nailed and glued, not sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.
- (4)If Artificial Turf is planned to be installed immediately adjacent to a seawall, the Artificial Turf shall be pinned or staked behind the seawall. No Artificial Turf or installation mechanism shall be attached directly to or placed on a seawall or seawall cap.
- (5)Artificial Turf shall be visually level, with the grain pointing in a single direction.
- (6)An appropriate solid barrier device (e.g., concrete mow strip, bender board) is required to separate Artificial Turf from soil and live vegetation.
- (7)Precutions for installation around existing trees, including a proper radius, shall be provided to ensure that tree roots are not damaged with the installation of the base material and that the overall health of the tree will not be compromised.
- (8)All Artificial Turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, animal waste, mud, stains, weeds, debris, tears, holes, and impressions. Maintenance shall include, but not be limited to cleaning, brushing, debris removal, repairing of depressions and ruts to maintain a visually-level surface; elimination of any odors, flat or matted areas, weeds, and evasive roots; and all edges of the Artificial Turf shall not be loose and must be maintained with appropriate edging or stakes.
- (9)Artificial Turf must be replaced if it falls into disrepair with fading or holes or loose areas. Replacement and repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing Artificial Turf, without any matting.
- (10)All Artificial Turf shall be installed on a permeable backing in order to ensure proper drainage.
- (11)All Artificial Turf shall be of the highest quality available from a list of Village-approved manufacturers, and shall be a natural green color selected from a palette of colors approved by the Village.

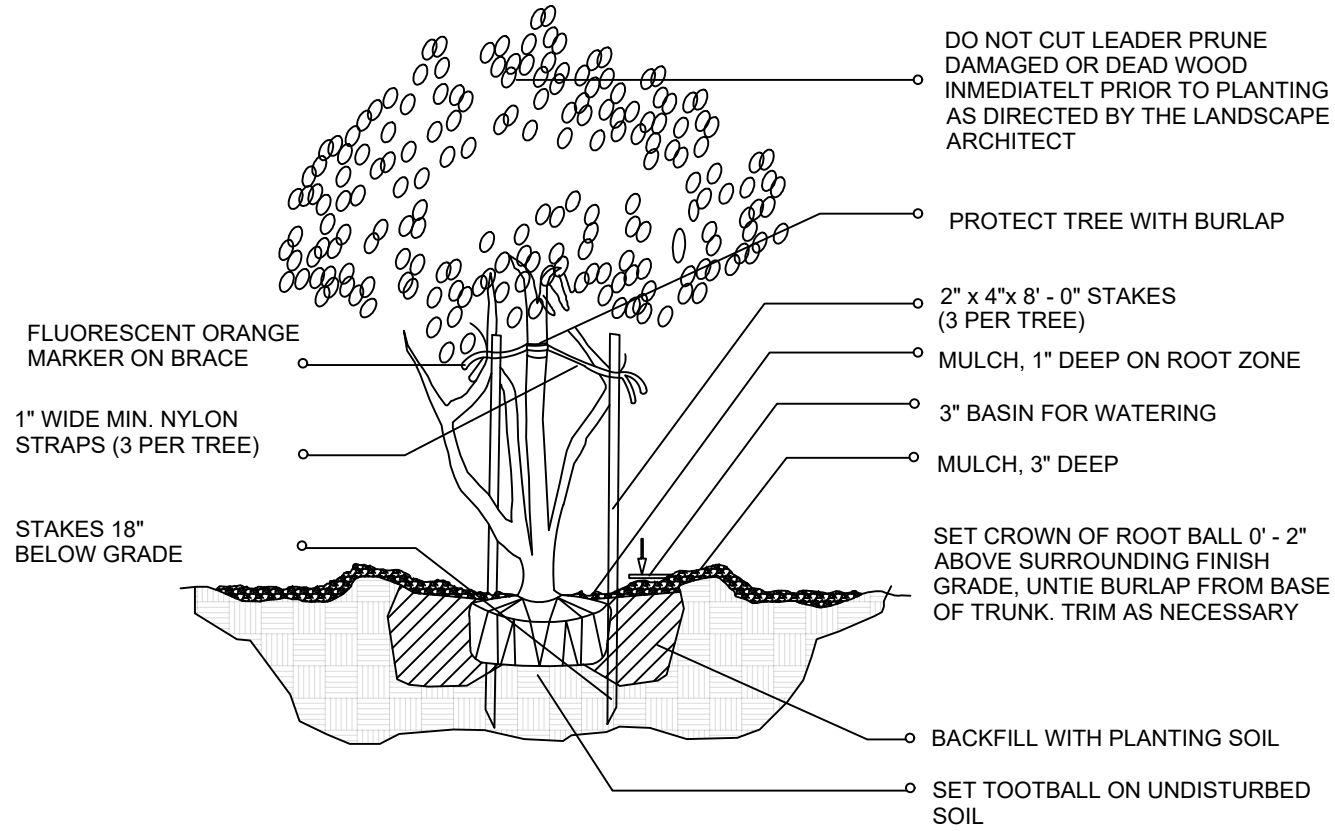


SHRUB / GROUNDCOVER
SPACING PLANTING DETAIL

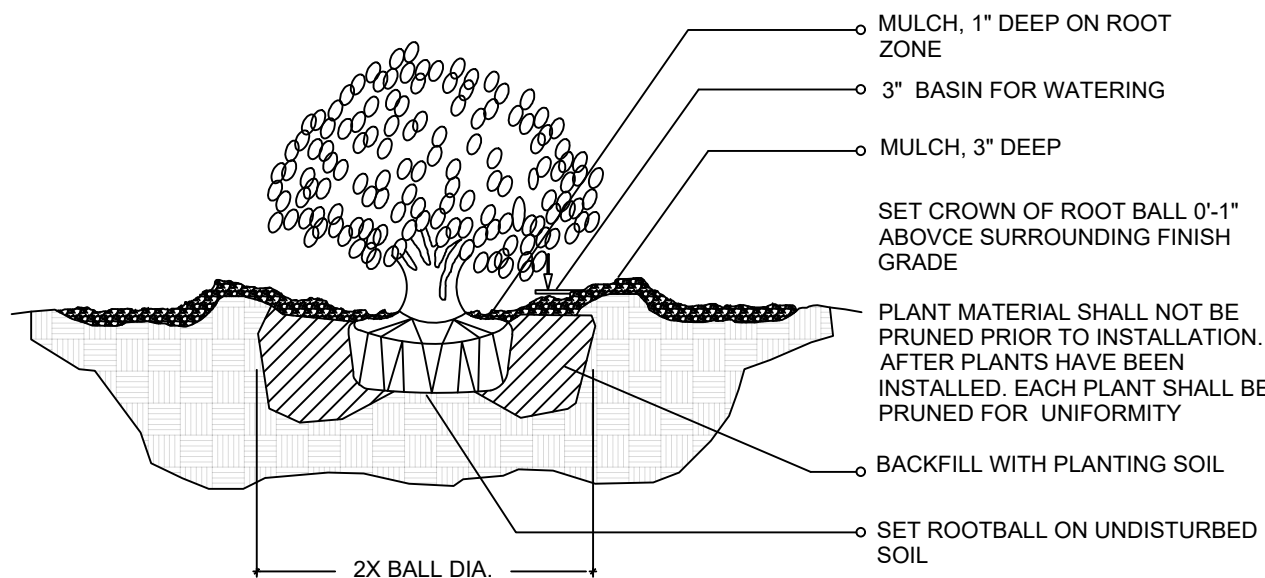


ABBREVIATIONS:
g.t.=Gray Trunk.
c.t.=Clear Trunk.
o.c.=On Center.
B&B=Balled and Burlaped.
o.a.=Overall Height.
SPD=Spread.
NAT.=Native specie.
g.w.=Gray Wood
min.=minimum

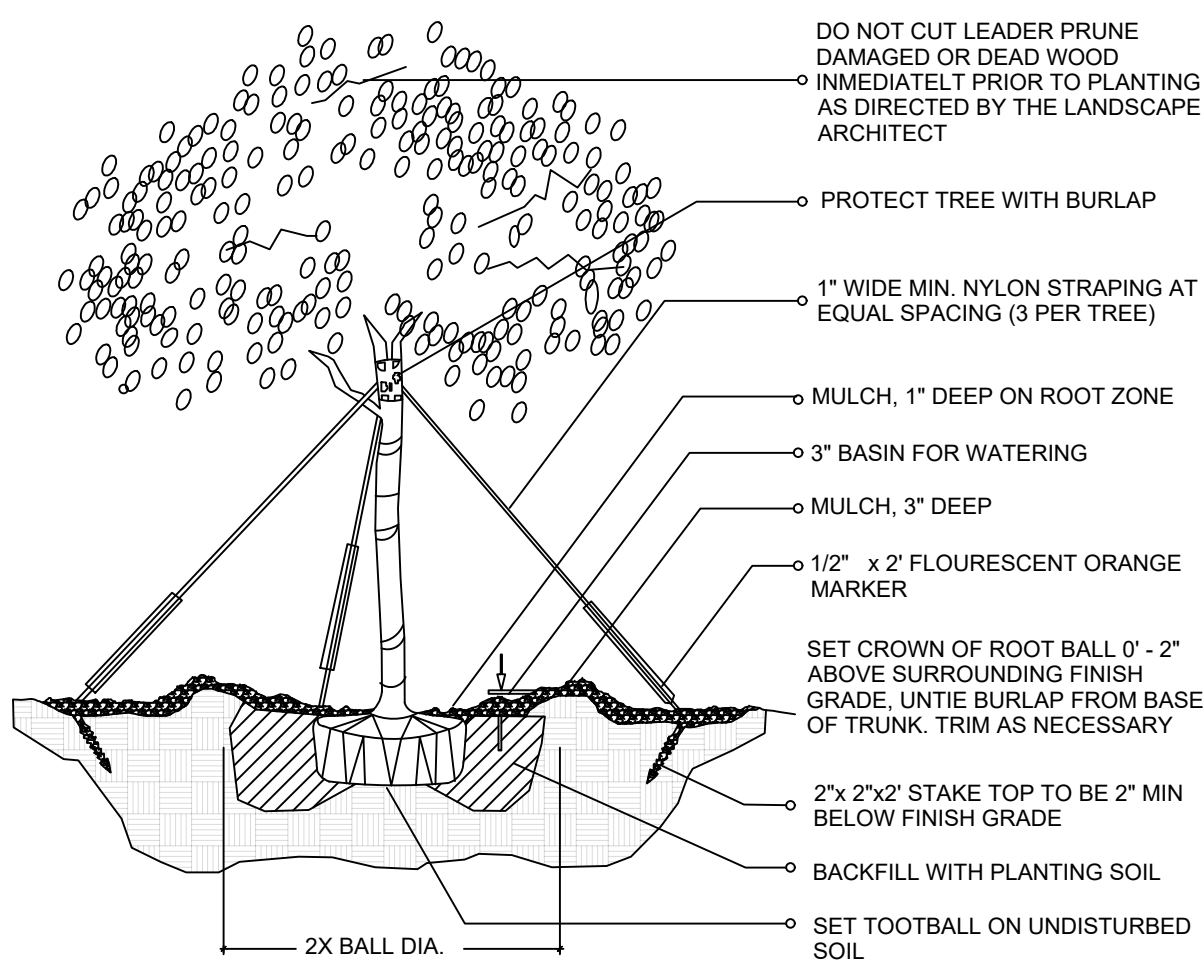
*SC= Shrubs counted toward shrubs requirement.
*TC= Tress/Palm counted toward Tree requirement.
EC= Energy Conservation Zone



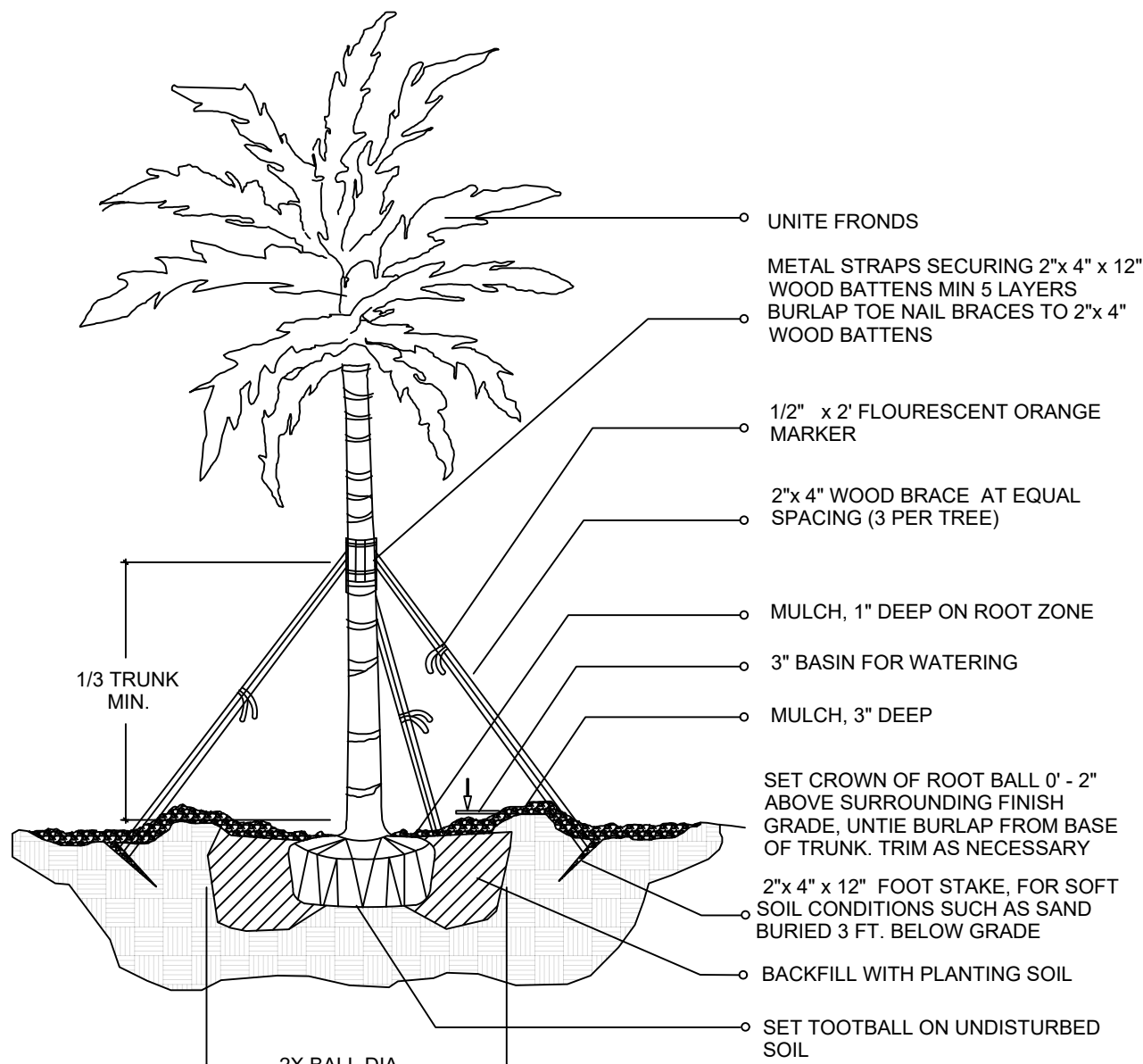
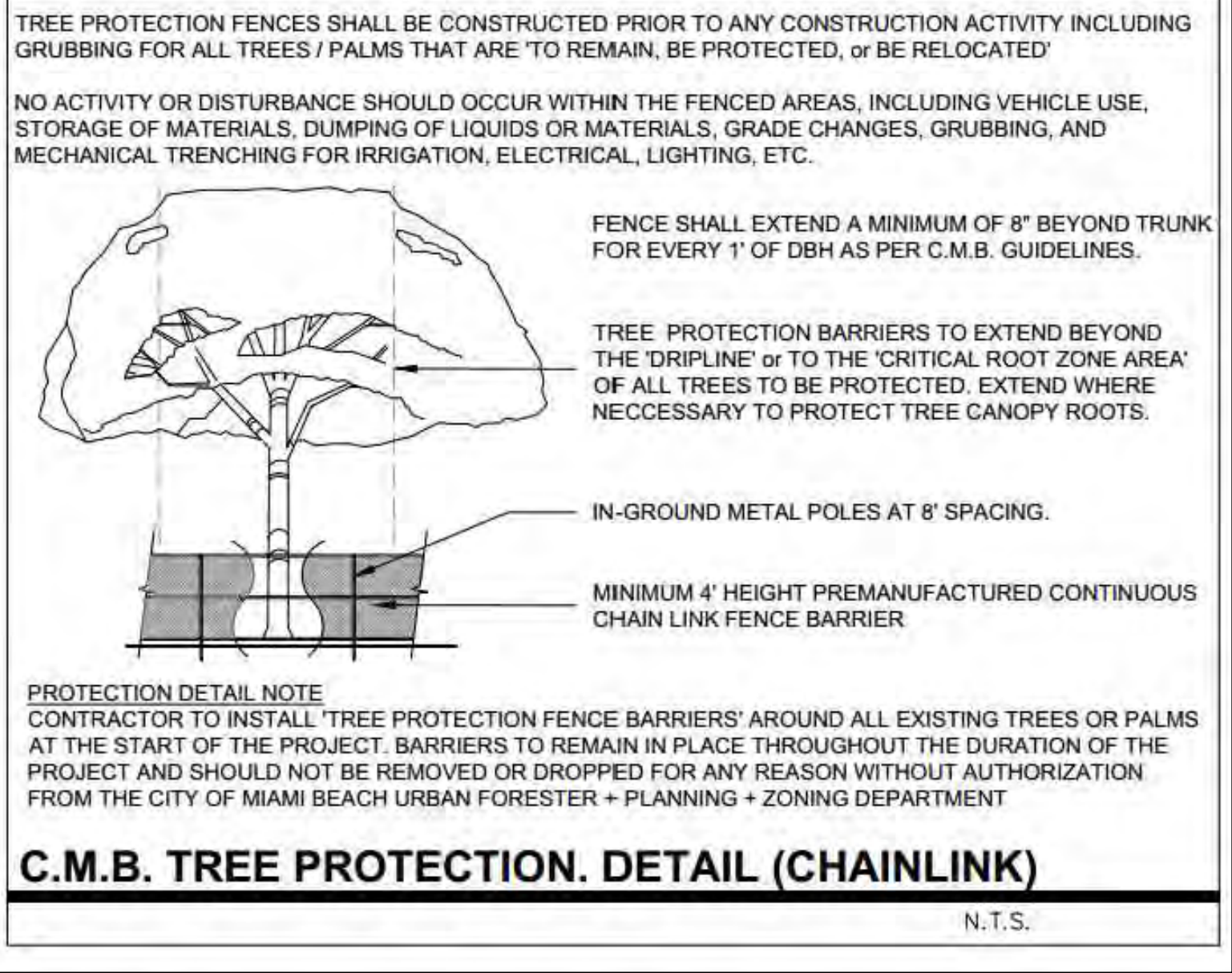
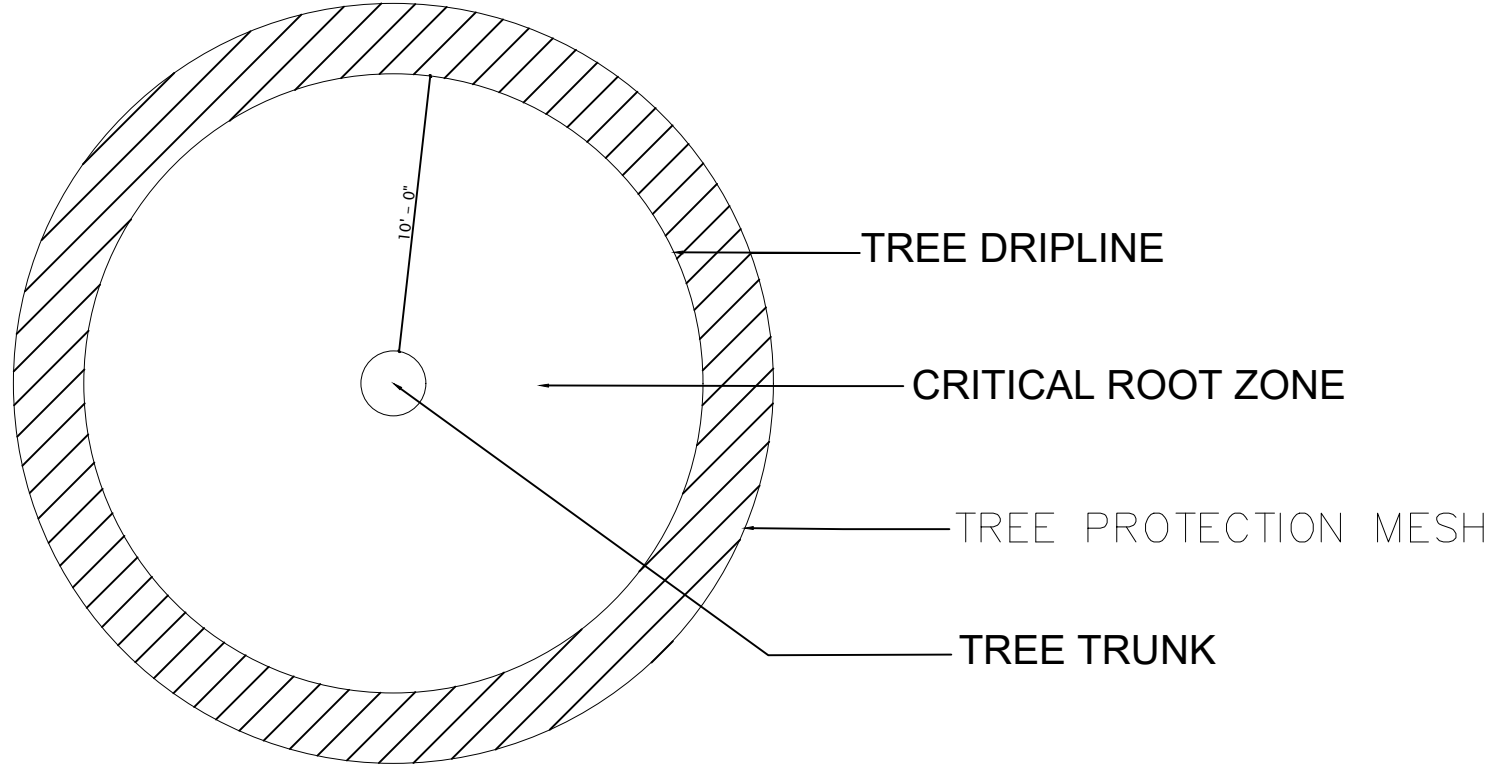
MULTI-TRUNK AND SMALL TREE (2' cal. and under) / PLANTING DETAIL



SHRUB / PLANTING DETAIL



(2" cal. and over)
LARGE TREE / PLANTING DETAIL



LARGE PALM / PLANTING DETAIL

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, Fl, 33149
(305)785-8256
LA Theresa Wymer LA6667363
Mercedes B.Porcari

BH 1125

1125 Bay Harbor islands, FL 33154
Bay Harbor islands, FL 33154

SHEET TITLE
LANDSCAPE
DETAILS

ISSUE DATE

04/22/2023

REVISION

08/29/2023

DESIGN

MERCEDES PORCARI

DRAWN

FELIPE MOSQUERA

SCALE

1 / 8" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.03



EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL 33149
(305)785-8256
LA Theresa Wymer LA6667363
Mercedes B. Porcari

BH 1125
1125 Bay Harbor,
Bay Harbor islands, FL 33154

SHEET TITLE
**LANDSCAPE
ELEVATIONS 1**

ISSUE DATE
04/22/2023

REVISION
08/29/2023

DESIGN
MERCEDES PORCARI

DRAWN
**FELIPE
MOSQUERA**

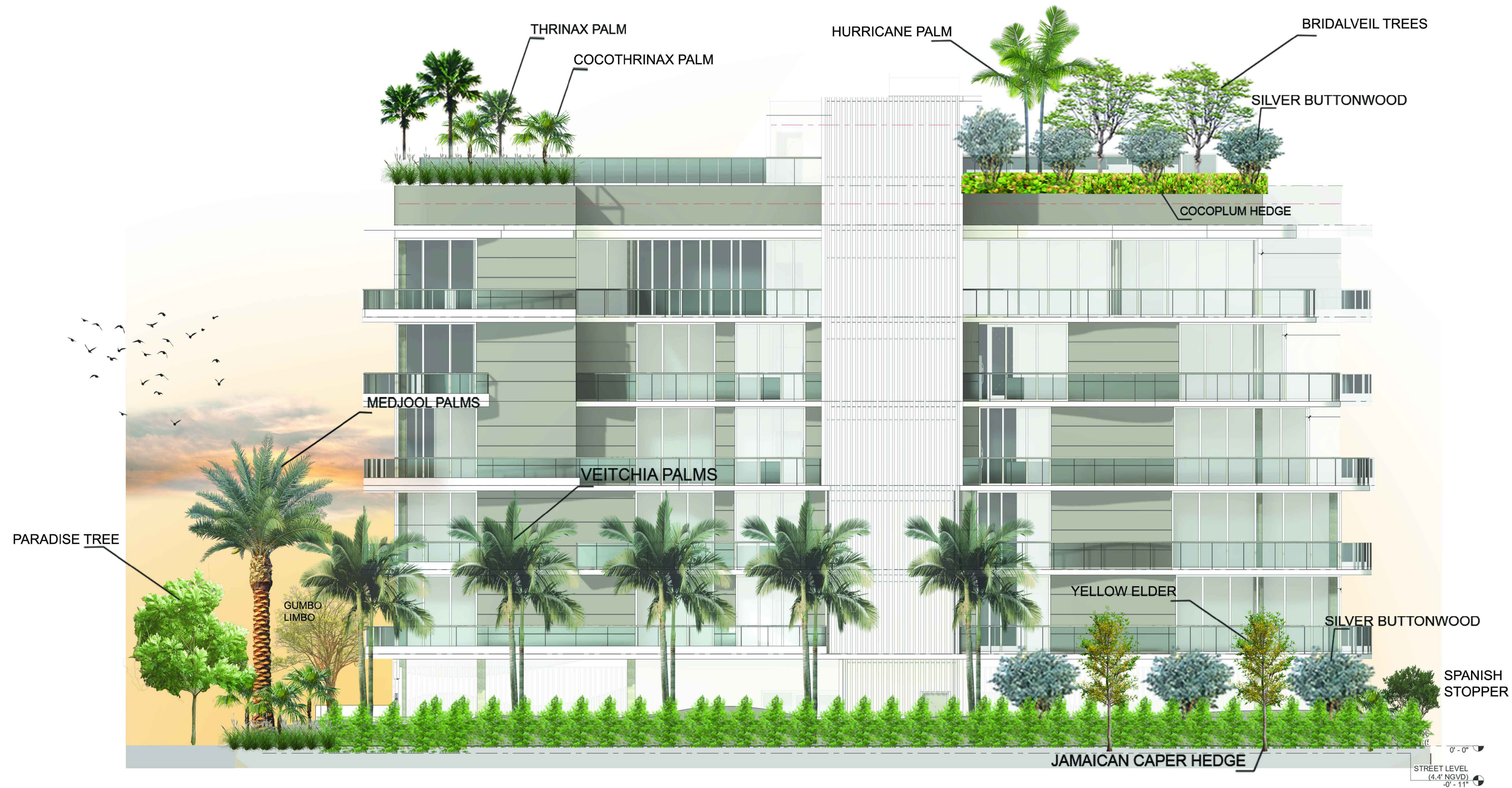
SCALE
1 / 8" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.04



EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL 33149
(305)785-8256
LA Theresa Wymer LA6667363
Mercedes B. Porcari

BH 1125

1125 Bay Harbor,
Bay Harbor islands, FL 33154

SHEET TITLE
LANDSCAPE
ELEVATIONS 2

ISSUE DATE
04/22/2023

REVISION
08/29/2023

DESIGN
MERCEDES PORCARI

DRAWN
FELIPE
MOSQUERA

SCALE
1 / 8" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.05

SITE ADDRESS:

Bay Harbor 1125
Miami, FL

OWNER:

ARCHITECT:

ENGINEER MEP:

ENGINEER
STRUCTURAL:

SURVEYOR:

LIGHTING
CONSULTANT:
MIAMI LIGHTING
DESIGN
2100 South Bay
Boulevard
MIAMI, FL 33133
P: 305-443-2004

DRAWING TITLE:

Garage
Photometric Calcs

ISSUE:

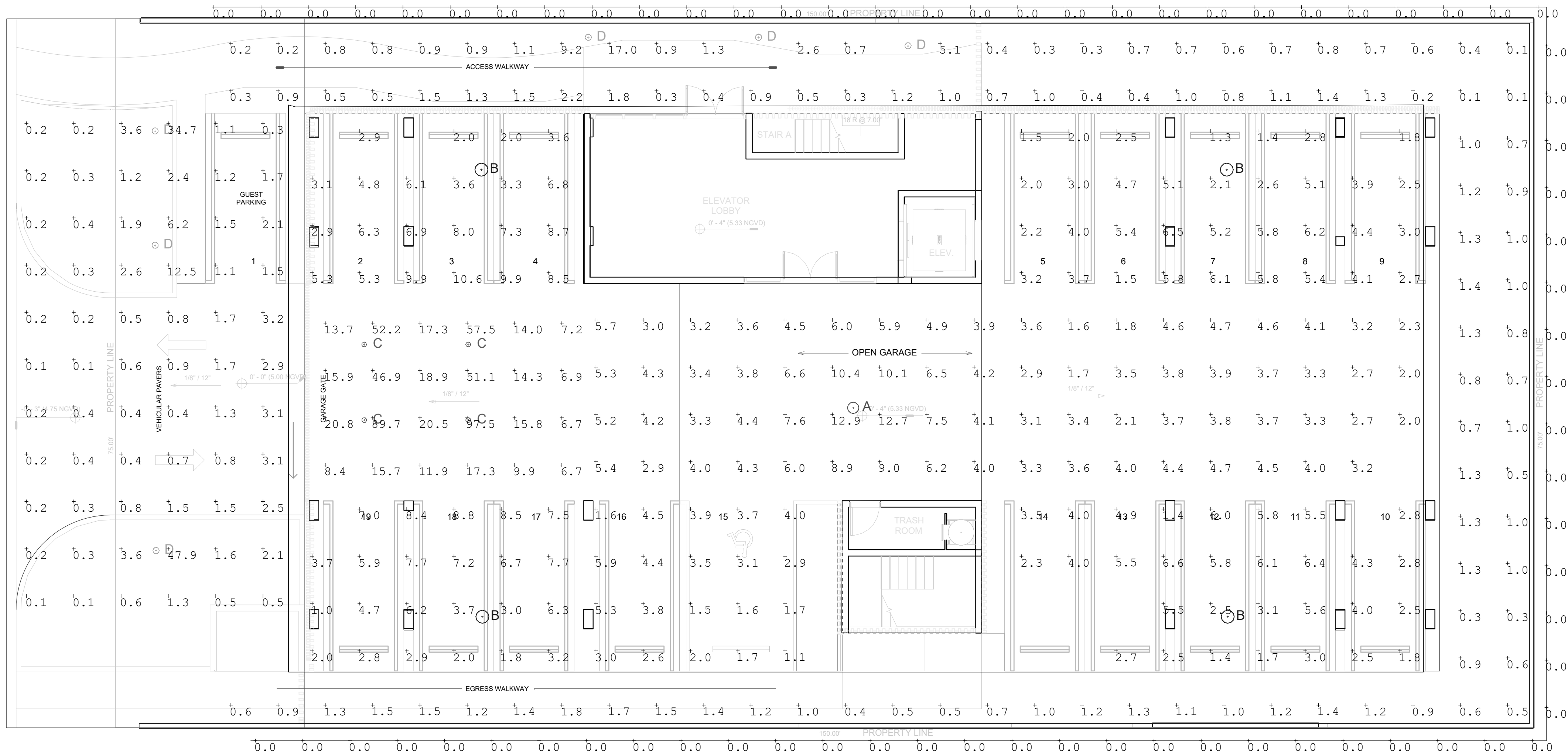
DATE:

SCALE:

PROJ NO:
SHEET NO:



LD-101



Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	
	6	D	Single	S_2141W_24		0.950	1085	14.1	84.6	
	4	C	Single	DMF_DCC_DC4-(X)-D30SP-00000- 40WH-(X)-R		0.950	3693	40	160	
	4	B	Single	SRT2-65-4K7-ASY		0.950	5581	65.1	260.4	
	1	A	Single	SRT2-65-4K7-5C		0.950	7070	65.1	65.1	

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Front Exterior Entry	Illuminance	Fc	2.54	47.9	0.1	25.40	479.00
Garage	Illuminance	Fc	4.38	12.9	1.0	4.38	12.90
Garage Entry	Illuminance	Fc	26.53	97.5	6.7	3.96	14.55
Perimeter	Illuminance	Fc	1.17	17.0	0.1	11.70	170.00
Property line 1' +	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

SITE ADDRESS:

Bay Harbor 1125
Miami, FL

OWNER:

ARCHITECT:

ENGINEER MEP:

ENGINEER STRUCTURAL:

SURVEYOR:

LIGHTING CONSULTANT:
MIAMI LIGHTING DESIGN
2550 South Bayshore Drive
Suite 205
MIAMI, FL 33133
P: 305-463-3894

DRAWING TITLE:

Pool Deck
EM Egress
Photometric Calcs

ISSUE:

DATE:

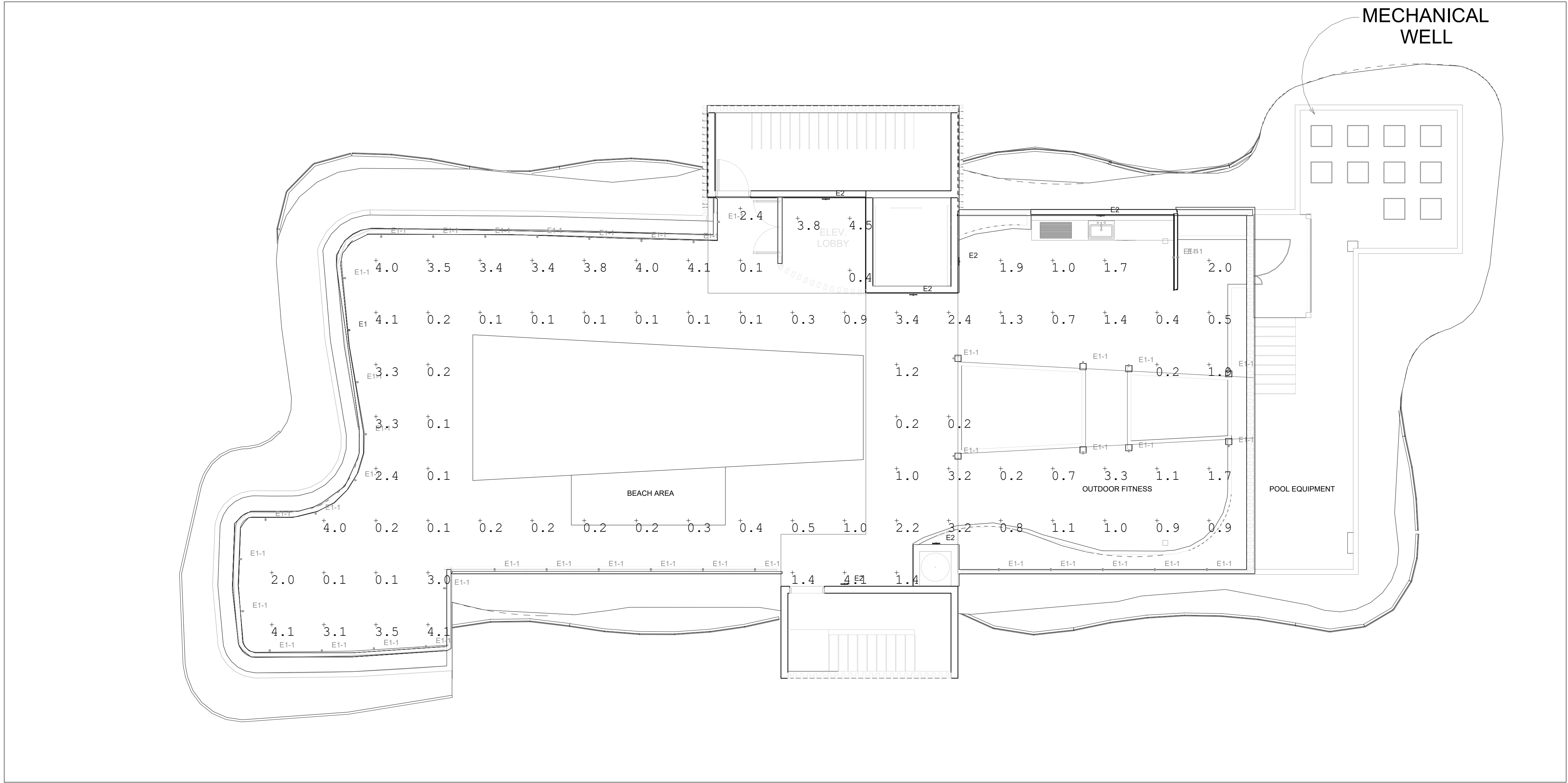
SCALE:

PROJ NO:

SHEET NO:



LD-102

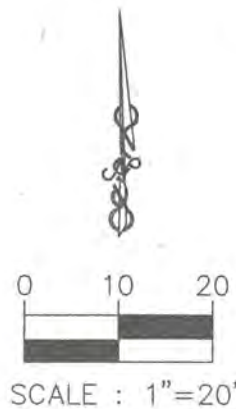


Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	42	E1-1	Single	S_1801W_24		0.980	68	4.16	174.72
	6	E2	Single	S_2220W_14		0.950	220	5.665	33.99
	1	E1	Single	S_1810W_24		0.980	569	14.63	14.63

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Deck	Illuminance	Fc	1.41	4.1	0.1	14.10	41.00
Elevator Lobby	Illuminance	Fc	2.90	4.5	0.4	7.25	11.25



SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

Last day of field work was performed on March 11, 2022.

SECTION 2) LEGAL DESCRIPTION:

Lot 15, Block 22, BAY HARBOR ISLAND, according to the map or plat thereof as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

Containing 11,200 Square Feet or 0.26 Acres, more or less,
by calculations.

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the "Standards of Practice for Land Surveying in the State of Florida", require for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

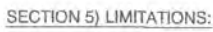
SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of 97th Street with an assumed bearing of N86°51'08"E, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "AE", Elev.=8 feet, as per Federal Emergency Management Agency (FEMA) Community Number 120637 (Town of Bay Harbor Islands), Map Panel No. 12086C144, Suffix L, Map Revised Date: September 11, 2009.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number R-243, Elevation 6.61 feet.



Since no other information was furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County. The Survey depicted here is not covered by a Professional Liability Insurance.

This Survey is for Real Estate purposes only, not for construction.
No excavation or determination was made as to how the Subject
Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

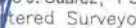
This Boundary Survey was prepared at the request of and certified to:

Ori Darmon, as Trustee of the 1125 97 Bay Harbor Land Trust
 Under Land Trust Agreement and Declaration of Trust dated
 March 7, 2022;
 Leopold Korn, P.A., and
 Old Republic National Title Insurance Company.

SECTION 7) SURVEYOR'S CERTIFICATE:

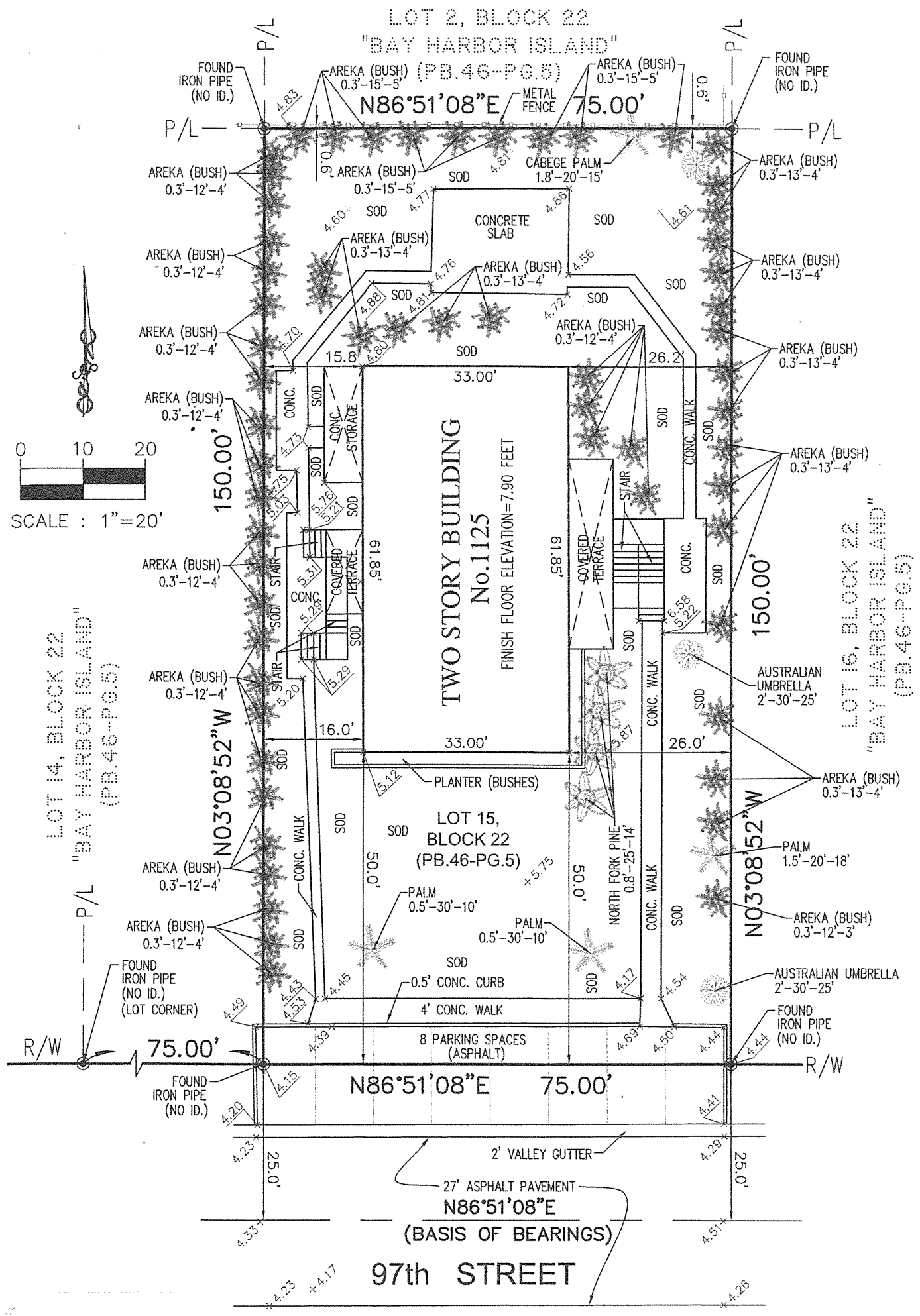
I hereby certify: that this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

BENNY SUAREZ SURVEYING INC., a Florida Corporation
Florida Certificate of Authorization Number LB8104

By:  Date: 8/30/23
Benjamin J. Suarez, PSM
Registered Surveyor and Mapper LS6583
State of Florida

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

BOUNDARY SURVEY 1125 97th STREET BAY HARBOR ISLAND, FL 33154		DATE: 03/14/2022	
SCALE: 1"=20'		SHEET 1	
OF 1 SHEETS			
No.	DATE	DESCRIPTION	
	6-14-23	UPDATE SURVEY	
BENNY SUAREZ SURVEYING INC. 4170 S.W. 152nd PATH, MIAMI, FLORIDA 33185 PH: (305)807-8319 Email: bennysuarez@msn.com			



ABBREVIATIONS & LEGEND

A/C	= AIR CONDITIONING PAD	△	= CENTRAL ANGLE
A	= ARC DISTANCE	---X---	= WOOD FENCE
BLDG.	= BUILDING	---X---	= WIRE FENCE
C.	= CANOPY	---X---	= C.B.S. WALL
C.B.	= CATCH BASIN	---X---	= DIAMETER
C.B.S.	= CONCRETE BLOCK W/ STUCCO	---X---	= IRON FENCE
C.G.	= CURB & GUTTER	---X---	= METAL LIGHT POLE
CH.	= CHORD DISTANCE	---X---	= GUY WIRE
CL.	= CLEAR	---X---	= UTILITY POWER POLE
H.	= HEIGHT	---X---	= FIRE HYDRANT
L.F.E.	= LOWEST FLOOR ELEVATION	---X---	= WATER METER
L.P.	= LIGHT POLE	---X---	= ELECTRIC BOX
M.D.E.	= MAINTENANCE & DRAINAGE EASEMENT	---X---	= TELEPHONE BOX
B.C.	= BLOCK CORNER	---X---	= CONCRETE
M.H.	= MANHOLE	---X---	= LIGHT POLE
M/L	= MONUMENT LINE	---X---	= GAS VALVE
M.S.	= METAL SHED ON CONCRETE	---X---	= WATER VALVE
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	---X---	= WATER MANHOLE
P.R.M.	= PERMANENT REFERENCE MONUMENT	---X---	= UNKNOWN MANHOLE
C	= CENTER LINE	---X---	= SPOT ELEVATION
CONC.	= CONCRETE	---X---	= SEWER MANHOLE
C.S.	= CONCRETE SLAB	---X---	= PLAT BOOK
ENC.	= ENCROACHMENT	---X---	= PERMANENT CONTROL POINT
F.H.	= FIRE HYDRANT	---X---	= PAGE
F.L.P.	= FOUND IRON PIPE	---X---	= POINT OF BEGINNING
F.N.D.	= FOUND NAIL & DISK	---X---	= POINT OF COMMENCEMENT
F.R.	= FOUND REBAR	---X---	= MEASURED
N.T.S.	= NOT TO SCALE	---X---	= RECORDED
O/H	= OVERHEAD	---X---	= PLANTER
O.R.B.	= OFFICIAL RECORDS BOOK	---X---	= PROPERTY LINE
P.B.	= PLAT BOOK	---X---	= RADIUS
P.C.P.	= PERMANENT CONTROL POINT	---X---	= RADIAL
P.C.	= PAGE	---X---	= RECORDED & MEASURED
P.O.B.	= POINT OF BEGINNING	---X---	= RIGHT-OF-WAY
P.O.C.	= POINT OF COMMENCEMENT	---X---	
(M)	= MEASURED	---X---	
(R)	= RECORDED	---X---	
PL	= PLANTER	---X---	
P/L	= PROPERTY LINE	---X---	
R.	= RADIUS	---X---	
RAD.	= RADIAL	---X---	
(R & M)	= RECORDED & MEASURED	---X---	
R/W	= RIGHT-OF-WAY	---X---	

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

Last day of field work was performed on March 11, 2022.

SECTION 2) LEGAL DESCRIPTION:

Lot 15, Block 22, BAY HARBOR ISLAND, according to the map or plat thereof as recorded in Plat Book 46, Page S, of the Public Records of Miami-Dade County, Florida.

Containing 11,200 Square Feet or 0.26 Acres, more or less, by calculations.

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the "Standards of Practice for Land Surveying in the State of Florida", require for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

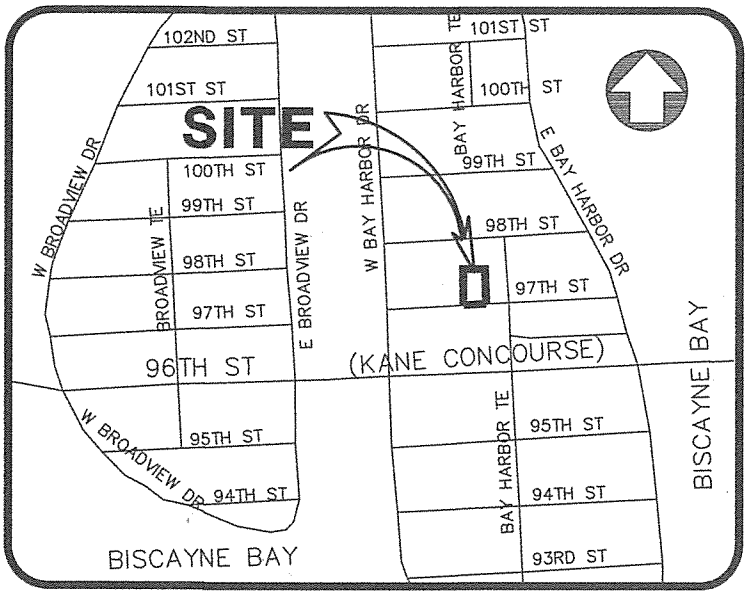
SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of 97th Street with an assumed bearing of N86°51'08"E, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "AE", Elev.=8 feet, as per Federal Emergency Management Agency (FEMA) Community Number 120637 (Town of Bay Harbor Islands), Map Panel No. 12086C144, Suffix L, Map Revised Date: September 11, 2009.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number R-243, Elevation 6.61 feet.



VICINITY MAP
NOT TO SCALE

SECTION 5) LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County. The Survey depicted here is not covered by a Professional Liability Insurance.

This Survey is for Real Estate purposes only, not for construction. No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

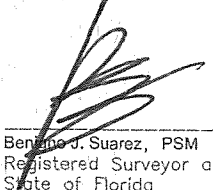
This Boundary Survey was prepared at the request of and certified to:

Ori Darmon, as Trustee of the 1125 97 Bay Harbor Land Trust Under Land Trust Agreement and Declaration of Trust dated March 7, 2022;
Leopold Korn, P.A., and
Old Republic National Title Insurance Company.

SECTION 7) SURVEYOR'S CERTIFICATE:

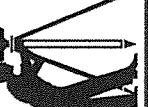
I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

BENNY SUAREZ SURVEYING INC., a Florida Corporation
Florida Certificate of Authorization Number LB8104

By:  Date: 8/20/23
Benny J. Suarez, PSM
Registered Surveyor and Mapper LS6583
State of Florida

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

BENNY SUAREZ
SURVEYING INC.
4170 S.W. 152nd PATH, MIAMI, FLORIDA 33185
PH: (305) 807-8319 Email: benysuarez@msn.com



No.	DATE	DESCRIPTION
	6-14-23	UPDATE SURVEY
	8-30-23	TREE SURVEY

TREE SURVEY
1125 97th STREET
BAY HARBOR ISLAND, FL 33154

DATE:
03/14/2022
SCALE:
1"=20'
SHEET
1
OF 1 SHEETS