

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

DEVELOPMENT & REVIEW COMMITTEE MEETING

THURSDAY, DECEMBER 14, 2023

11:00 A.M.

AGENDA

CALL TO ORDER: Set for 11:00 AM

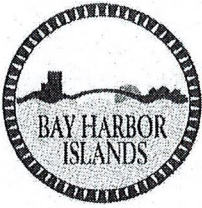
PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Review and discussion of Site Plan Application by 1160 101 ST BAY HARBOR CONDO 2618 LLC, to construct a 9-unit Multi-Family Development to be located at 1160 101 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.

Folio # 13-2227-001-1510

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 1160 101 ST 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 *Teri D'Amico*

Name of Applicant (if different from owner) _____

Mailing Address _____

City _____ State _____ Zip _____

Phone Number _____ Email _____

Signature of Applicant _____

Name of Representative _____

Mailing Address _____

City _____ State _____ Zip _____

Phone Number _____ Email _____

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received 11/30/2023 By am

Process Number SPR23-000036 Fee Paid \$3,000 -

CU# 0112

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

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

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

Date: December 11th, 2023

Subject: Site Development Plan Application
New Multi-Family Residential Development (9 DU)
Applicant - 1160 101 St. Bay Harbor Condo 2618, LLC
1160 101st Street
Bay Harbor Islands Acct. No. SPR2023-000036
MMPA Acct. No. 01-0702-1178

RECOMMENDED ACTION

MMPA recommends the Development Review Committee (DRC) **DEFER** 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: 1160 101st Street
Legal Description: Lots 8 of Block 7, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Studio Baigorria Design Office, LLC as agent for the owner, 1160 101 St. Bay Harbor Condo 2618, LLC, has submitted a Site Development Plan application to allow for the construction of a nine (9) unit mid-rise residential development located at 1160 101st Street.

**Site Development Plan Application
New Multi-Family Residential Development (9 DU)
1160 101st Street
Development Review Committee Report
December 11th, 2023
Page 2**

The proposed dwelling units range from 2,110 to 3,980 square feet of A/C space plus balconies, etc. This single lot development incorporates one (1) rectangular-shaped building positioned north / south on top of a one-story parking garage structure. The building floors above the garage form a single enclosed structure.

One (1) two-way driveway connection to 101st Street is proposed. The driveway provides access into a grade-level parking garage and one guest space in the front yard. There is one (1) ADA parking space shown in the middle of the parking garage near the lobby / elevator. There is one proposed Fire Department staging area shown on the plans in 101st Street. On the building rooftop is a recreational facility with a swimming pool, outdoor gym, pool & roof deck BBQ area, one handicap common bathroom, and landscaped planters.

The proposed new building is 6-stories in height (five (5) floors of residential / lobby over one (1) floor of garage @ max. 65-feet above BFE + 1' FBC Freeboard). The lot is currently developed with a duplex @ 2 DU. The lot area is 11,250 square feet / 0.26 acres in size. This would allow a maximum of nine (9) dwelling units on the property at the maximum allowable base density (34 DUA). The proposal is to build nine (9) residential units (34 DUA). The proposed project meets the base density allowance for the property. No TDR units are needed or requested.

The adjoining development sites include to the north across 101st Street the 101 Bay Harbor Townhouse complex @ 12 DU = 23.26 DUA / 3-story units. The site to the south (1145-55-67 100th St.) is a proposed new 3-lot multifamily development @ 45 DU = 58 DUA / 7-story complex that is currently vacant but being used as a temporary construction staging area for another complex owned by the same developer). To the immediate west is the recently built Pearl House multifamily residential complex @ 15 DU = 58 DUA / 7-story complex. To the immediate east is the recently built 1150 101st Street multifamily residential building @ 17 DU = 65 DUA / 7-story complex. The area is predominated by a mixture of older low-rise residential complexes (2-3 stories) and newer mid-rise residential complexes (5-10 stories). The Town's 2002 Community Vision Master Plan identifies this area as being preferred for mid-rise residential complexes. 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 completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 20+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions. The submittal package has several design / Code compliance issues, some of the plans are inadequate / missing and a few others require items need to be corrected. The plans and documents need to be revised to address / include all required plans and meet Town Code criteria.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of “M-H Medium-High Density (6-34 DUA)”. The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Council pursuant to the Transfer of Development Rights (TDR) program established by §23-22.2. The developer is not seeking any extra density for this development site. The proposed development will be consistent with the applicable FLUM designation of the property.

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

PLATTING

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

RIGHT-OF-WAY AND ACCESS DESCRIPTION

As stated above, the Site Development Plan depicts access to the site from one (1) driveway connection to 101st Street. The driveway is 23-foot wide and provides two-way access into a grade-level parking garage. The parking garage has one ADA parking space in the middle of the parking garage near the elevator / lobby area. There is one proposed Fire Department staging area shown on the plans on 101st Street. The Town requires at least 23 feet width pavement for 2-way driveways; therefore, the plan complies with the Town's minimum standards. A total of eighteen (18) parking spaces are required and nineteen (19) parking spaces are provided (2 per DU plus one ADA parking space). However, Sec. 23-24(5) requires every new multifamily complex to provide a vehicular drop-off area near the lobby entrance connected by a walkway. There does not appear to be a designated vehicular drop-off area near the lobby. The front yard guest space is remote, and no walkway connection is shown to the lobby – which is proposed on the west side of the complex not near the front of the building. Therefore, the current site design does meet the current minimum Code requirements. The applicant should also meet with the Miami-Dade Fire Department staff as soon as possible to determine if the proposed staging area is acceptable.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is modern with clean vertical and horizontal design elements and abundant use of glass. Extensive application of individual unit balconies is used. The building does not exceed one hundred twenty (120) feet in length; therefore, a formal “breezeway” is not required.

SITE PLAN COMMENTS

Following are comments based on the plans dated November 27th, 2023 submitted to the Town for consideration:

- 1) A tree survey of existing trees is a requirement for development approval. A tree survey was provided; however, the scale must be the same as the site plan and included an index of the tree species / sizes / conditions. There is a Tree Disposition Plan as part of the Landscape Plans, but it is unknown how the specific tree information was obtained.
- 2) On all plan sheets depicting the DU storage rooms please add a notation indicating the required min. size (25 sq. ft.) & room height (7' clear interior) of such storage units.
- 3) The rooftop bathroom does not show the sq. ft. as required. A maximum of 150 sq. ft. each is allowed. Revise the plans to add the sq. ft.
- 4) The type and location of mail receptacles is missing.
- 5) The plans do not show any future project sign locations (on the building / monument / other). No sign is required – only the address – which is required but appears to be oversized for general information purposes. If there is a desire for future project signage, please try to indicate a general location and conceptual design. Often as an afterthought it becomes problematic for sign companies and property owners to find a suitable legal location. Provide a dotted area for location.
- 6) Town park impact fees must be paid / satisfied at time of building permit.
- 7) Miami-Dade impact fees must be paid / satisfied at time of building permit.
- 8) School Concurrency – Coordinate with the Miami-Dade County School Board staff through the Town staff (Building Dept.) to address any deficiencies at public schools that serve the Town. If mitigation is required, an agreement / payment must be finalized prior to the issuance of building permit. Impact fees are required.
- 9) Dimension the width of all balconies (allowed yard encroachment 4' F&R / 2' Sides).
- 10) Dimension the height of balcony railing and material.
- 11) A Fire Department staging area needs to be agreed to by the Fire Department.
- 12) Sheet A100 Ground Level plan has the following issues:
 - a. Dimension the drive isle and parking spaces.
 - b. Dimension the width of the access & ingress walkways.
 - c. At the northeast corner of the property adjacent to the guest parking space dimension the width of the landscape buffer strip. The required width is 10' per Sec. 23-16. No dimension provided – but it appears to scales less than 10'.
 - d. Show pavement markings & signage on the plan.
 - e. Show the R/W for 101 Street and existing conditions based on the project survey.
 - f. Any proposed walls or fences must be shown on the site plan.
- 13) Sec. 23-24(5) requires every new multifamily complex to provide a vehicular drop-off area near the lobby entrance connected by a walkway. There does not appear to be a designated vehicular drop-off area near the lobby. The front yard guest space is remote, and no walkway connection is shown to the lobby – which is proposed on the west side of the complex not near the front of the building. As shown, this does not comply with code.

- 14) In the Development Impact Analysis Report the data for the proposed new mid-rise development is incorrect. ITE Code 220 (low-rise multifamily housing) is correct for the existing 1-story duplex; however, the proposed new development is not a low-rise project (under 3-stories) so the same trip generation rate is not applicable to the new project. The correct ITE Code is 221 for a mid-rise multifamily project (4-9 stories). The ITE trip generation data is lower for taller buildings. The correct trip generation rates are as follows: ADT = 4.54 per DU per day / AMPH = .37 trips in the AM Peak Hour / .39 trips in the PM Peak Hour. Please have the IAR Trip Generation Analysis updated with correct data.
- 15) It is not clear if some of the roof-mounted accessory structures (roof covered areas) meet the minimum Code setbacks. No portion of a wall / column supporting such structures can be placed within 15' of the edge of the main roof deck. Such structures can cantilever closer. If such structure are attached to other allowed accessory structures (elevator / stairs / etc. this may be allowed.
- 16) The Landscape Plan needs the following corrections:
 - a. Backflow preventer / FDC is required to be screened from view on three (3) sides to allow access but screen the facility.
 - b. Street Trees - The Town's required Street Tree species for 101st Street is a Green Buttonwood. The Landscape Table shows Green Buttonwood, but the plan shows Silver Buttonwoods. Also, the minimum Town Street Tree size is 15' hgt. x 6' spread x 2.5" trunk caliper at time of planting. The plan shows 14' hgt.



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 1160

1160 101 Street
Bay Harbor Islands, Florida 33154

DEVELOPMENT IMPACT ANALYSIS REPORT

November 21, 2023

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



H O L L A N D E N G I N E E R I N G
C I V I L E N G I N E E R I N G S O L U T I O N S

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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 **3,038 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 **2,370 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 **9 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 47 daily trips, 3 morning peak hour trips and 4 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 : November 21, 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>			
	2(2.17 per DU)	200	868
SUB-TOTAL			<u>868</u>
NET INCREASE			3,038

PROPOSED SANITARY SEWER USE CALCULATIONS

PROJECT : Bay Harbor 1125

DATE : November 21, 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>			
	2(2.17per DU)	156	677
SUB-TOTAL			<u>677</u>
NET INCREASE			2,370

PROPOSED SOLID WASTE CALCULATIONS

PROJECT : Bay Harbor 1125

DATE : November 21, 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>	2(2.17per DU)		0.632	3
SUB-TOTAL				<u>3</u>
NET INCREASE				9

TRIP GENERATION ANALYSIS

PROJECT : Bay Harbor 1125

DATE : November 21, 2023

Daily

					Total Trips			
Land Use	ITE Code	Size	Trip Generation Rate	In	Out	In	Out	Total
Existing								
Multifamily housing (low rise)	220	2 DU	T=6.76(X)	50%	50%	7	7	14
Proposed								
Multifamily housing (low rise)	220	9 DU	T=6.76(X)	50%	50%	30	31	61
Difference						23	24	47

Morning Peak Hour

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

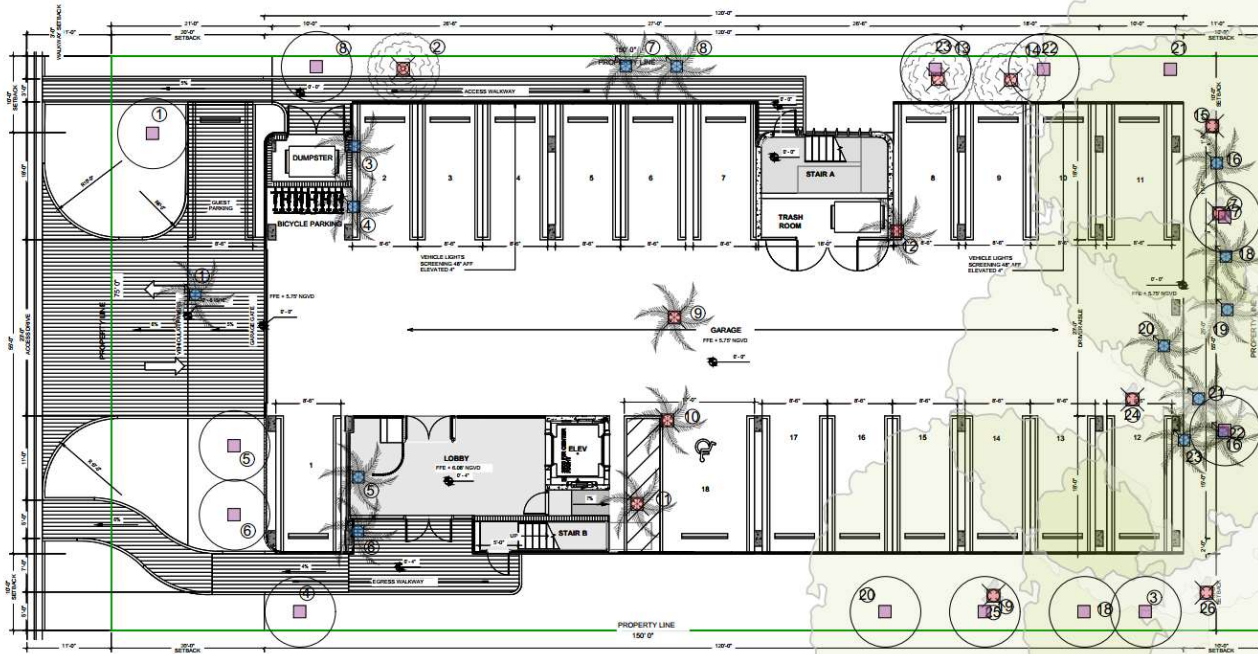
Afternoon Peak Hour

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

EXOTICSCAPE

Landscape Architecture

Tree Report at 1160 101st Bay Harbor



#	COMMON NAME	SCIENTIFIC NAME	DBH"	HEIGHT	SPREAD	CONDITION	ACTION
1	CANARY PALM	PHOENIX CANARIENSIS	4	28	15	GOOD	RELOCATE
2**	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFILIA	2	18	15	MODERATE	REMOVE
3	THATCH PALM	THRYNAX RADIATA	7	12	8	GOOD	RELOCATE
4	THATCH PALM	THRYNAX RADIATA	7	11	7	GOOD	RELOCATE
5	THATCH PALM	THRYNAX RADIATA	6	15	9	GOOD	RELOCATE
6	THATCH PALM	THRYNAX RADIATA	7	16	10	GOOD	RELOCATE
7	SABAL PALM	SABAL PALMETTO	7	12	8	GOOD	RELOCATE
8	ADONIDIA PALM	ADONIDIA MIRELLI	MULTI	15	10	GOOD	RELOCATE
9	ARECA PALM	DYPsis LUTESCENSES	4	12	6	GOOD	REMOVE
10	ARECA PALM	DYPsis LUTESCENSES	4	10	8	GOOD	REMOVE
11	ARECA PALM	DYPsis LUTESCENSES	4	12	8	GOOD	REMOVE
12	COCO PALM	COCOS NUCIFERA	2	12	8	GOOD	REMOVE
13**	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFILIA	3	15	15	GOOD	REMOVE
14**	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFILIA	3	15	15	GOOD	REMOVE
15**	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFILIA	14	22	30	GOOD	REMOVE
16	SABAL PALM	SABAL PALMETTO	8	20	15	GOOD	RELOCATE
17**	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFILIA	12	10	25	GOOD	REMOVE
18	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	3	30	10	GOOD	RELOCATE
19	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	3	30	10	GOOD	RELOCATE
20	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	3	32	12	GOOD	RELOCATE
21	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	3	30	10	GOOD	RELOCATE
22	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	3	34	12	GOOD	RELOCATE
23	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	3	30	10	GOOD	RELOCATE
24**	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFILIA	12	15	30	GOOD	REMOVE
25**	UMBRELLA TREE	SCHIEFFLERA ACTINOPHYLLA	8	15	10	GOOD	REMOVE
26**	UMBRELLA TREE	SCHIEFFLERA ACTINOPHYLLA	36	35	40	GOOD	REMOVE

**Invasive species.

	EXISTING TO REMAIN
	EXISTING TO RELOCATE
	EXISTING TO REMOVE
	RELOCATED LOCATION

Following a comprehensive site visit, our assessment revealed the presence of a moderate condition across the property. A notable feature is the rear section, encompassing a substantial and challenging area characterized by dense vegetation, constituting approximately 15 to 18% of the total lot coverage. This particular region is predominantly overrun by invasive species, with their roots and trunks intricately entwined and extending above the ground along the rear perimeter.

Attached herewith is the photographic report detailing our site visit. Each tree is meticulously documented, accompanied by relevant information, including but not limited to height, spread, and diameter at breast height (DBH). This comprehensive report aims to provide a thorough understanding of the existing tree inventory on the property.

November 29, 2023

General View:

Front



Back













Tree#1 = Canary Date Palm, *Phoenix Canariensis*, 4" DBH ,25' HT , 15' SP, good condition.

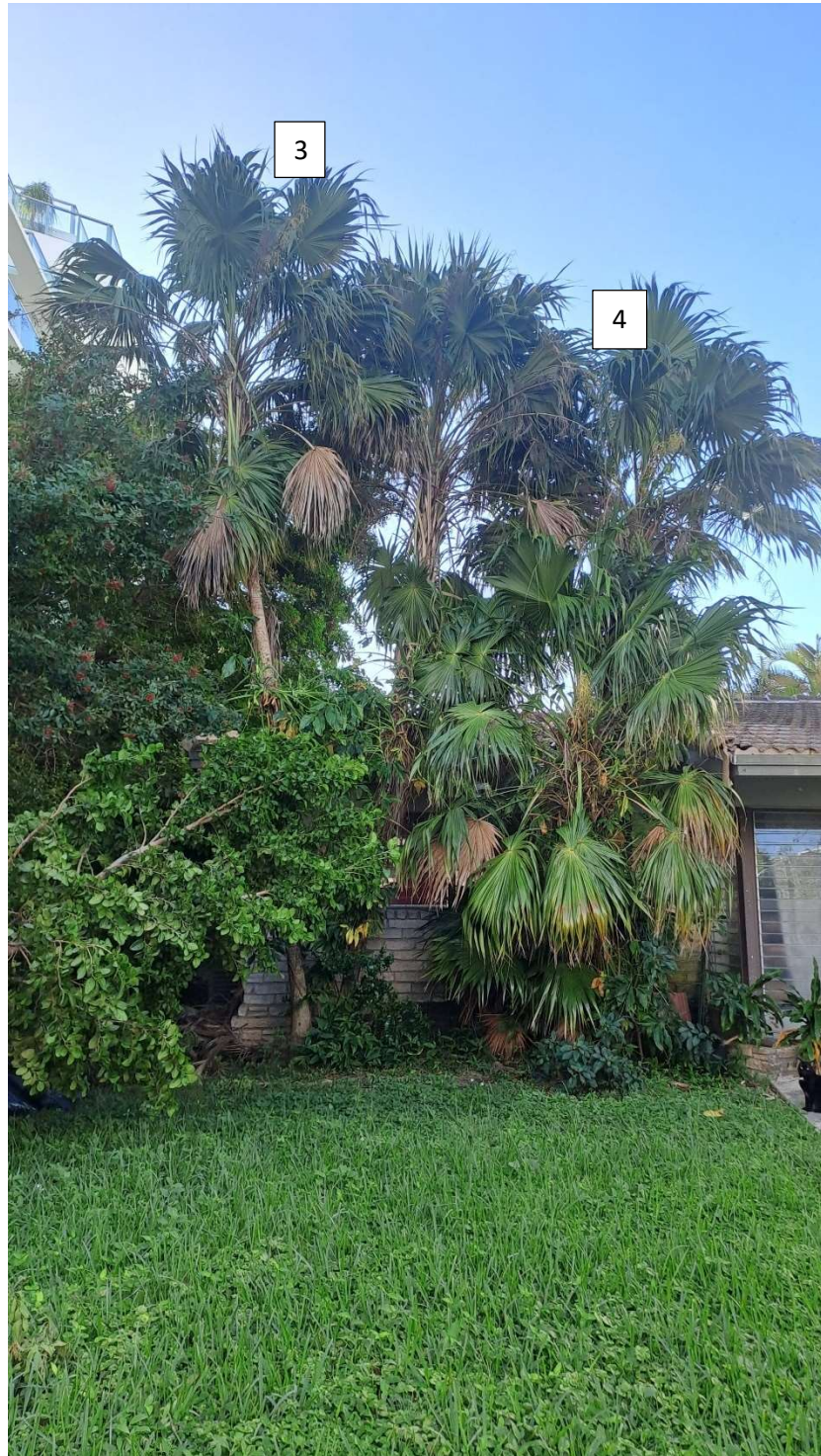


Tree#2 = Brazilian Pepper, *Schinus Terebinthifolia*, 2" DBH ,18' HT , 15' SP, moderate condition. INVASIVE SPECIE



Tree#3= Thatch Palm, *Thrynax Radiata*, 7" DBH ,12' HT , 8' SP, good condition.

Tree#4= Thatch Palm, *Thrynax Radiata*, 7" DBH ,11' HT , 7' SP, good condition.



Tree#5= Thatch Palm, *Thrynax Radiata*, 6" DBH ,15' HT , 9' SP, good condition.



Tree#6= Thatch Palm, *Thrynax Radiata*, 7" DBH ,16' HT , 10' SP, good condition.



Tree#7= Sabal Palm, Sabal Palmetto, 7" DBH ,12' HT , 8' SP, good condition.



Tree#8= Adonidia Palm, *Adonidia Mirelli*, MULTI ,15' HT , 10' SP, good condition.



Tree#9= Areca Palm, *Dypsis Lutescences*, 4" DBH ,12' HT , 6' SP, good condition.



Tree#10= Areca Palm, *Dypsis Lutescences*, 4" DBH ,10' HT , 8' SP, good condition.



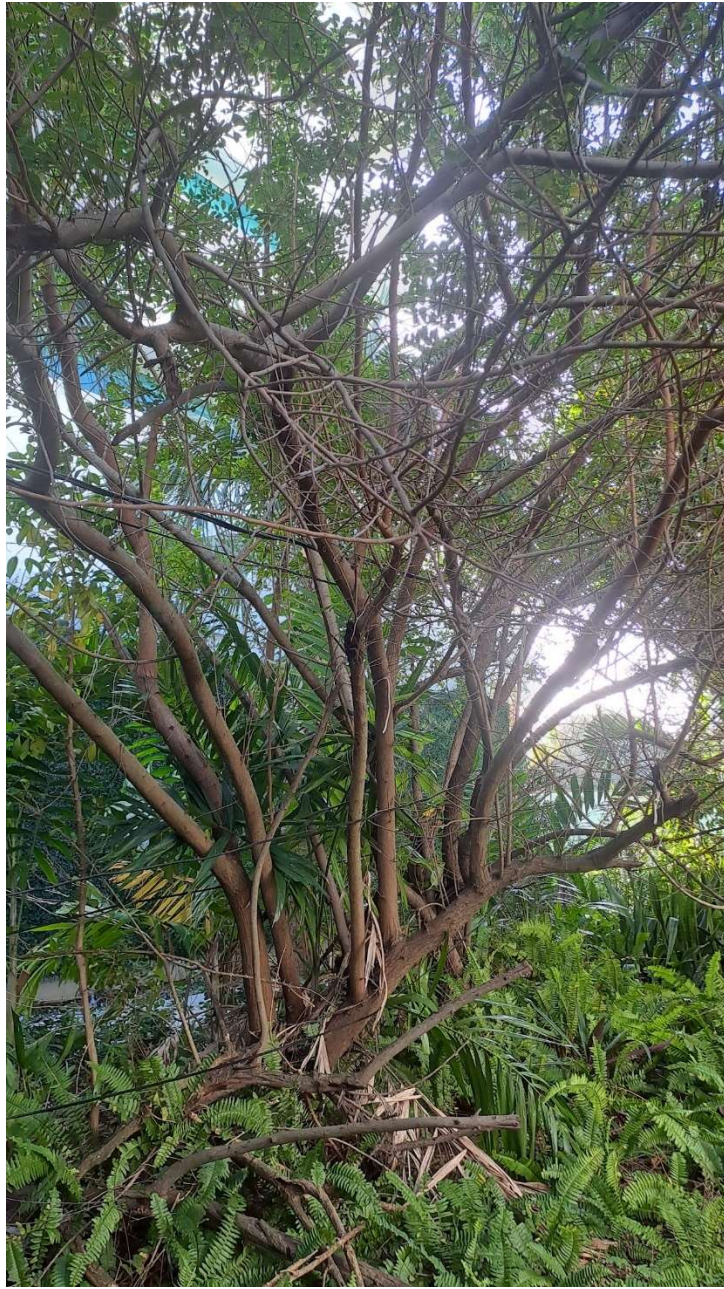
Tree#11= Areca Palm, *Dypsis Lutescences*, 4" DBH ,12' HT , 8' SP, good condition.



Tree#12= Coco Palm, *Cocos Nucifera*, 2" DBH ,12' HT , 8' SP, good condition.



Tree#13= Brazilian Pepper, *Schinus Terebinthifolia*, 3" DBH ,15' HT , 15' SP, moderate condition.INVASIVE SPECIE



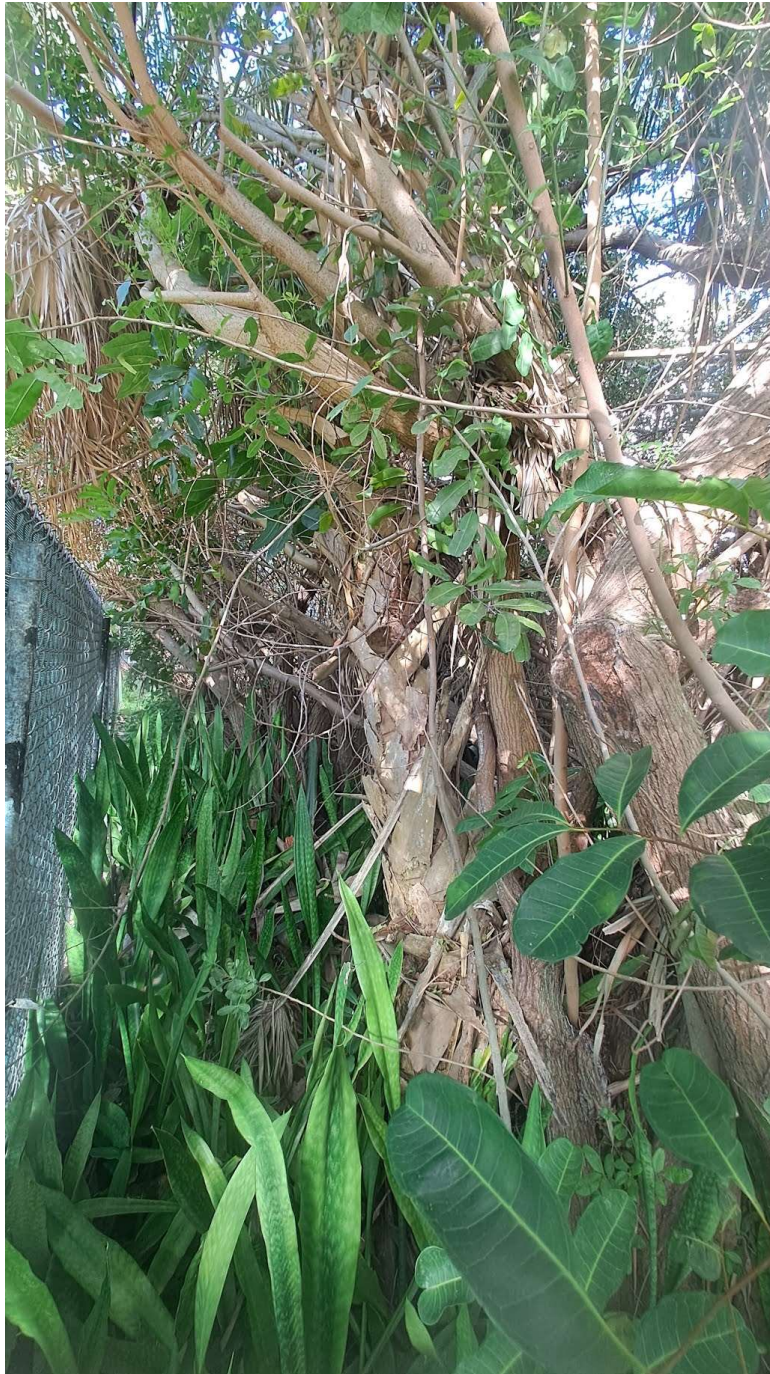
Tree#14= Brazilian Pepper, *Schinus Terebinthifolia*, 3" DBH ,15' HT , 15' SP, moderate condition INVASIVE SPECIE



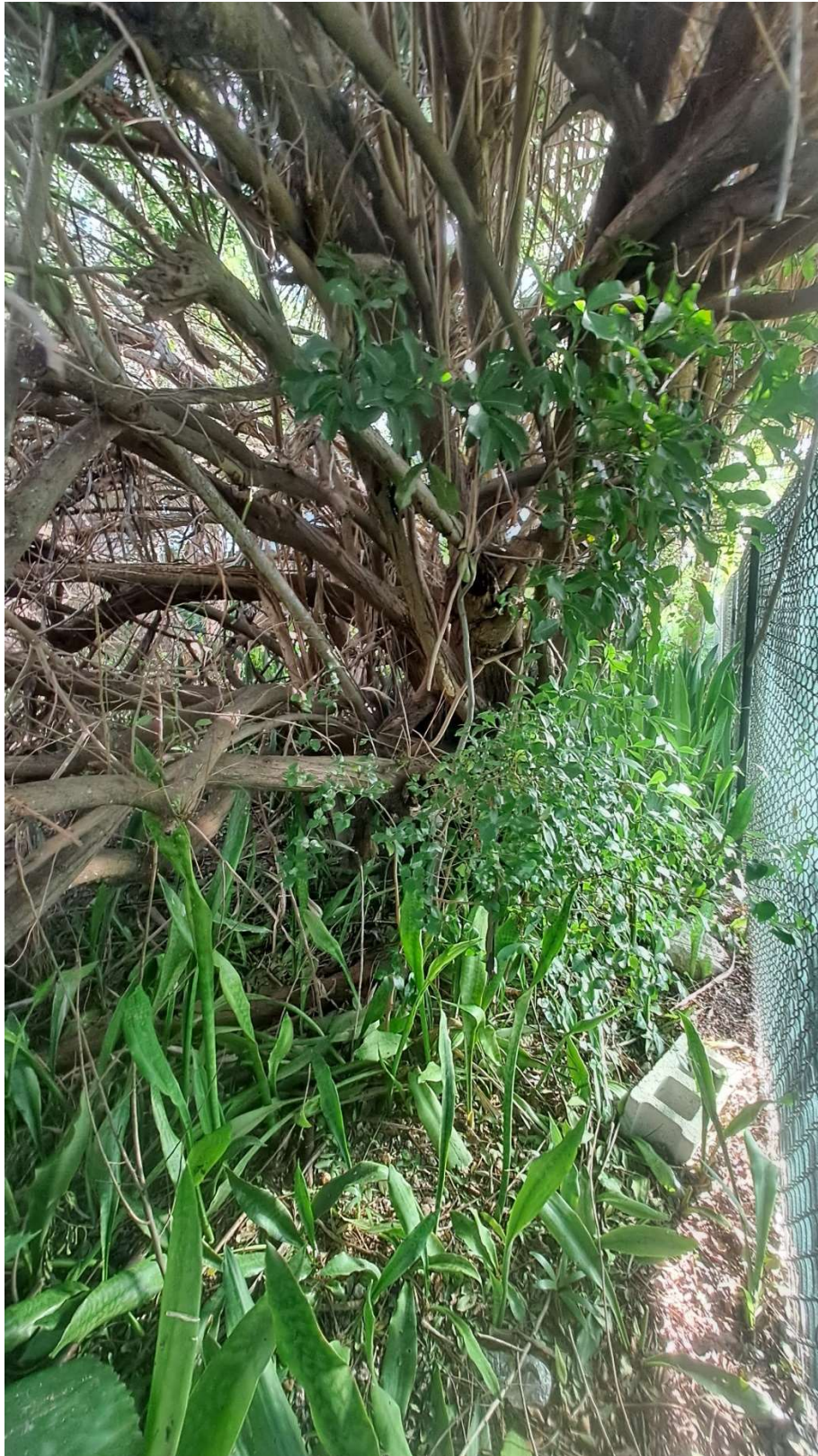
Tree#15= Brazilian Pepper, *Schinus Terebinthifolia*, 14" DBH ,22' HT , 30' SP, moderate condition.INVASIVE SPECIE



Tree#16= Sabal Palm, Sabal Palmetto, 8" DBH ,20' HT , 15' SP, good condition.



Tree#17= Brazilian Pepper, *Schinus Terebinthifolia*, 12" DBH ,10' HT , 25' SP, moderate condition.INVASIVE SPECIE



Tree#18= Alexander Palm, *Archontophoenix Alexandrae*, 3" DBH ,30' HT , 10' SP, good condition.



Tree#19= Alexander Palm, *Archontophoenix Alexandrae*, 3" DBH ,30' HT , 10' SP, good condition.

Tree#20= Alexander Palm, *Archontophoenix Alexandrae*, 3" DBH ,32' HT , 12' SP, good condition.

Tree#21= Alexander Palm, *Archontophoenix Alexandrae*, 3" DBH ,30' HT , 10' SP, good condition.



Tree#22= Alexander Palm, *Archontophoenix Alexandrae*, 3" DBH ,34' HT , 12' SP, good condition.

Tree#23= Alexander Palm, *Archontophoenix Alexandrae*, 3" DBH ,30' HT , 10' SP, good condition.



Tree#24= Brazilian Pepper, *Schinus Terebinthifolia*, 12" DBH ,15' HT , 30' SP, moderate condition.INVASIVE SPECIE





Tree#25= Umbrella Tree, *Schefflera Actinophylla*, 8" DBH ,15' HT , 10' SP, good condition. INVASIVE SPECIE





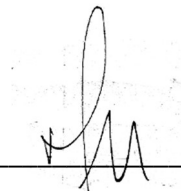
Tree#26= Umbrella Tree, *Schefflera Actinophylla*, 36" DBH ,35' HT , 40' SP, good condition. INVASIVE SPECIE





CERTIFICATE OF PERFORMANCE :

1. I have verified tree and environmental conditions located at the site referred to in this report on the dates indicated and have stated my findings accurately to the best of my knowledge. The extent of the evaluation is stated in the attached report and the Limits of the Assignment.
2. I have no current or prospective interest in the trees or the property that are the subject of this report and have no personal interest or bias with respect to the parties involved.
3. The analysis, opinions, and conclusions stated herein are my own and are based on current professional procedures and facts.
4. Analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.
5. My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.



Mercedes Porcari

305 785 8256

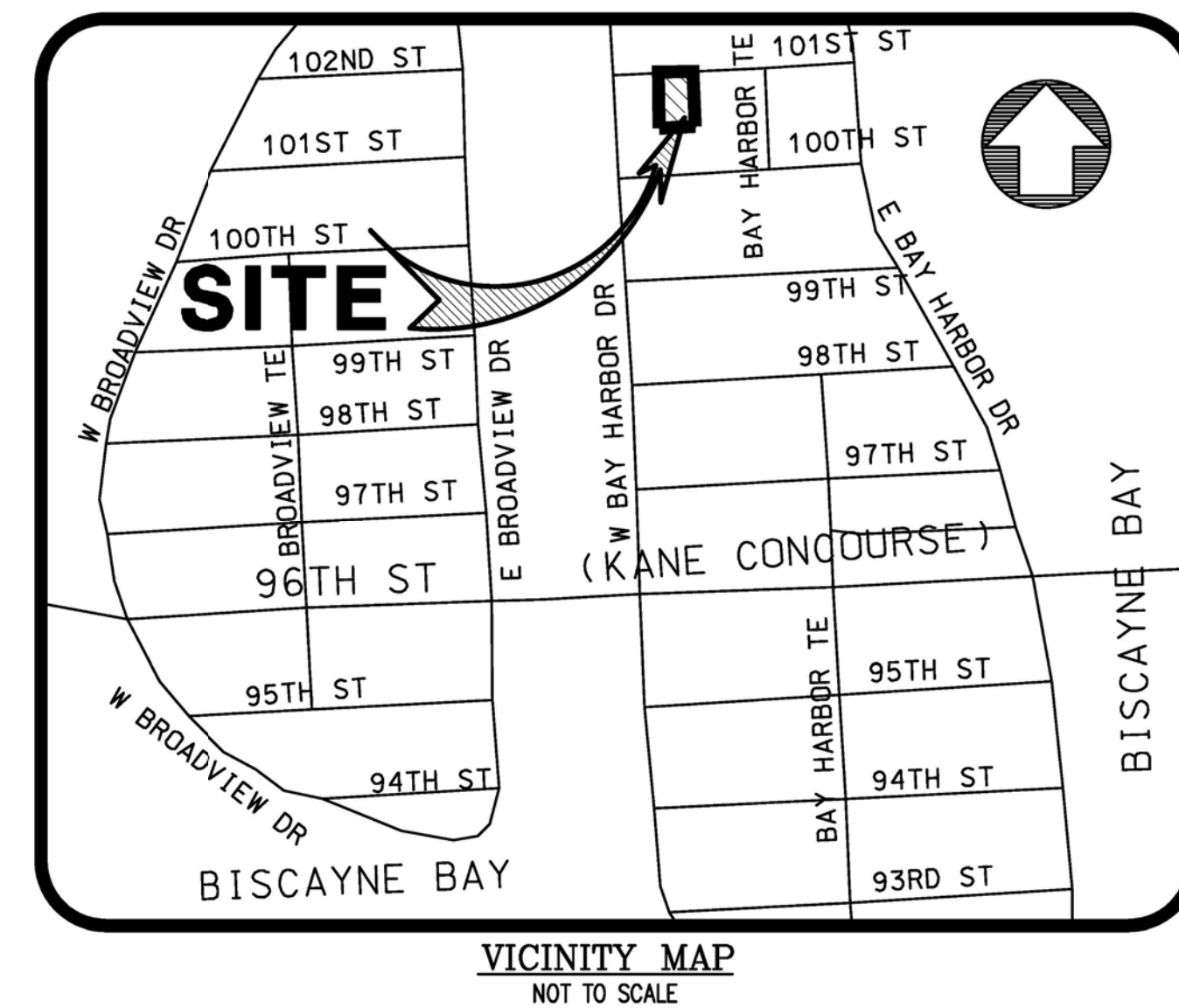
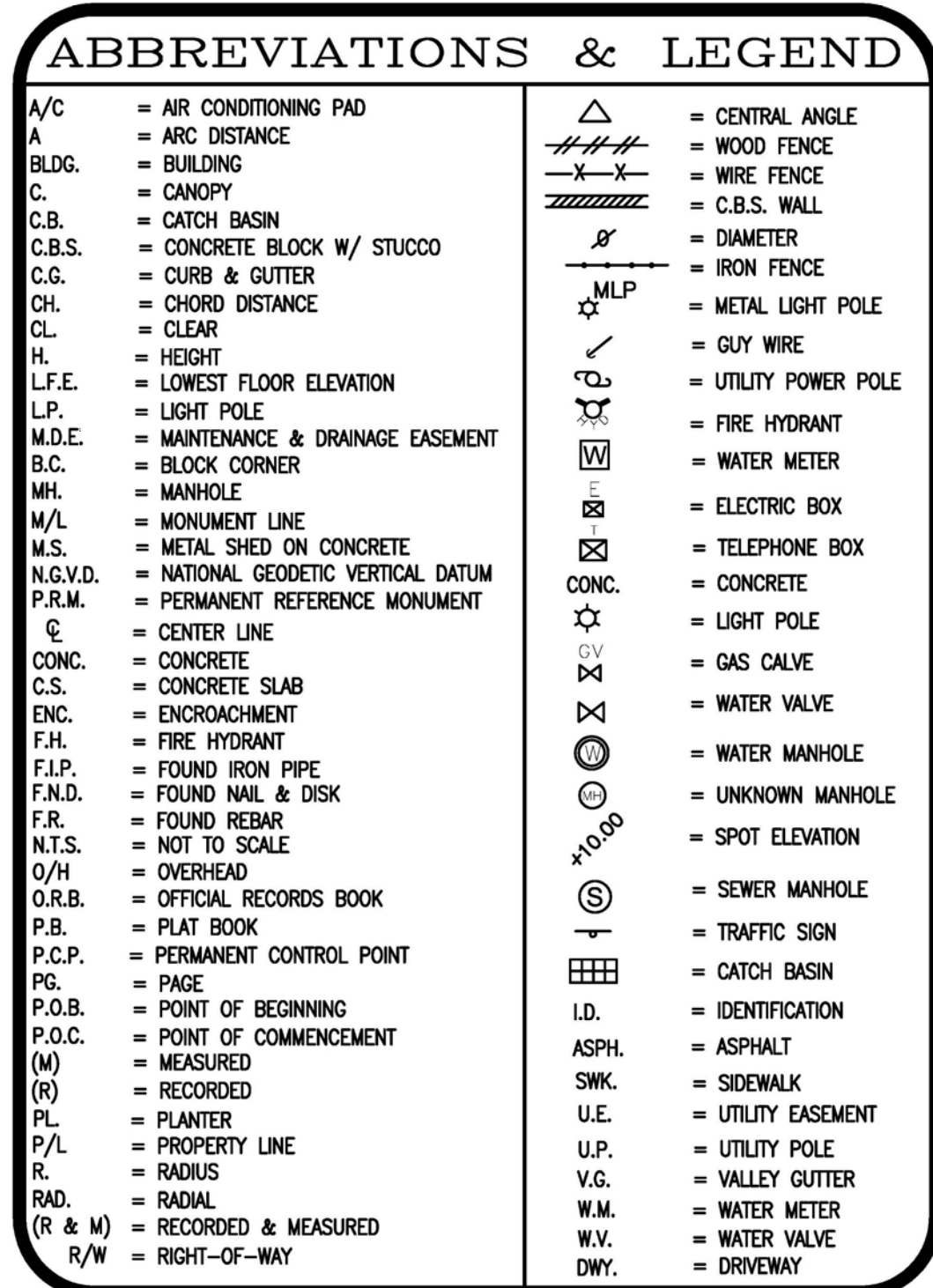
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11/29/2023



SHEET NUMBER	SHEET TITLE
G000	COVER SHEET
G001	SURVEY
G002	SITE CONTEXT
C-1	PAVING, GRADING, & DRAINAGE PLAN
C-2	WATER & SEWER PLAN
C-3	PAVEMENT MARKING & SIGNAGE PLAN
C-4	STORMWATER POLLUTION
C-5	DETAILS & SECTIONS
C-6	DRAINAGE DETAILS
C-7	UTILITY DETAILS
C-8	CIVIL DETAILS
A000	ZONING DATA
A001	GROSS AREA CALCULATION
A100	SITE
A101	GROUND LEVEL - PARKING
A102	LEVEL 2
A103	LEVEL 3
A104	LEVEL 4
A105	LEVEL 5
A106	LEVEL 6
A107	ROOFTOP LEVEL
A200	NORTH ELEVATION
A201	SOUTH ELEVATION
A202	WEST ELEVATION
A203	EAST ELEVATION
A300	SECTION 1
A301	SECTION 2
A302	SECTION 3
A303	SECTION 4
A501	DETAILS
A502	FAÇADE MATERIALS
A503	MATERIAL BOARD
A901	SE VIEW
A902	NE VIEW
A903	SW VIEW
A904	NW VIEW
A905	NW PEDESTRIAN VIEW
A906	NE PEDESTRIAN VIEW
A907	AERIAL VIEW
LA.00	TREE DISPOSITION PLAN
LA.01	LANDSCAPE PLAN
LA.02	LANDSCAPE ROOFTOP PLAN
LA.03	LANDSCAPE DETAILS
LA.04	ELEVATIONS
LD-100	FIXTURE SCHEDULE
LD-101	GROUND LEVEL
LD-102	POOL DECK

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:

1160 101 BAY HARBOR LLC

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

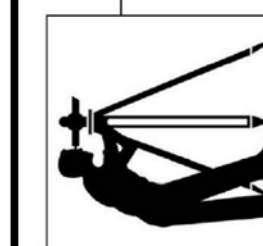


Digitally signed by
BENIGNO J SUAREZ
Date: 2022.04.07
12:17:17 -04'00'

By: Benigno J. Suarez, PSM Date: 12-17-17
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. 452nd PATH, MIAMI, FLORIDA 33185
PH: (305) 807-8319 Email: bennysuarez@msn.com.

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BOUNDARY SURVEY
1160 101st STREET
BAY HARBOR ISLAND, FL 331

DATE:
04/07/2022
SCALE:
1"=20'
SHEET
1
OF 1 SHEETS

BAY HARBOR 1160

1160 101ST STREET
BAY HARBOR ISLANDS, FL 33154

1160 101 St BAY
HARBOR CONDO
2618, LLC

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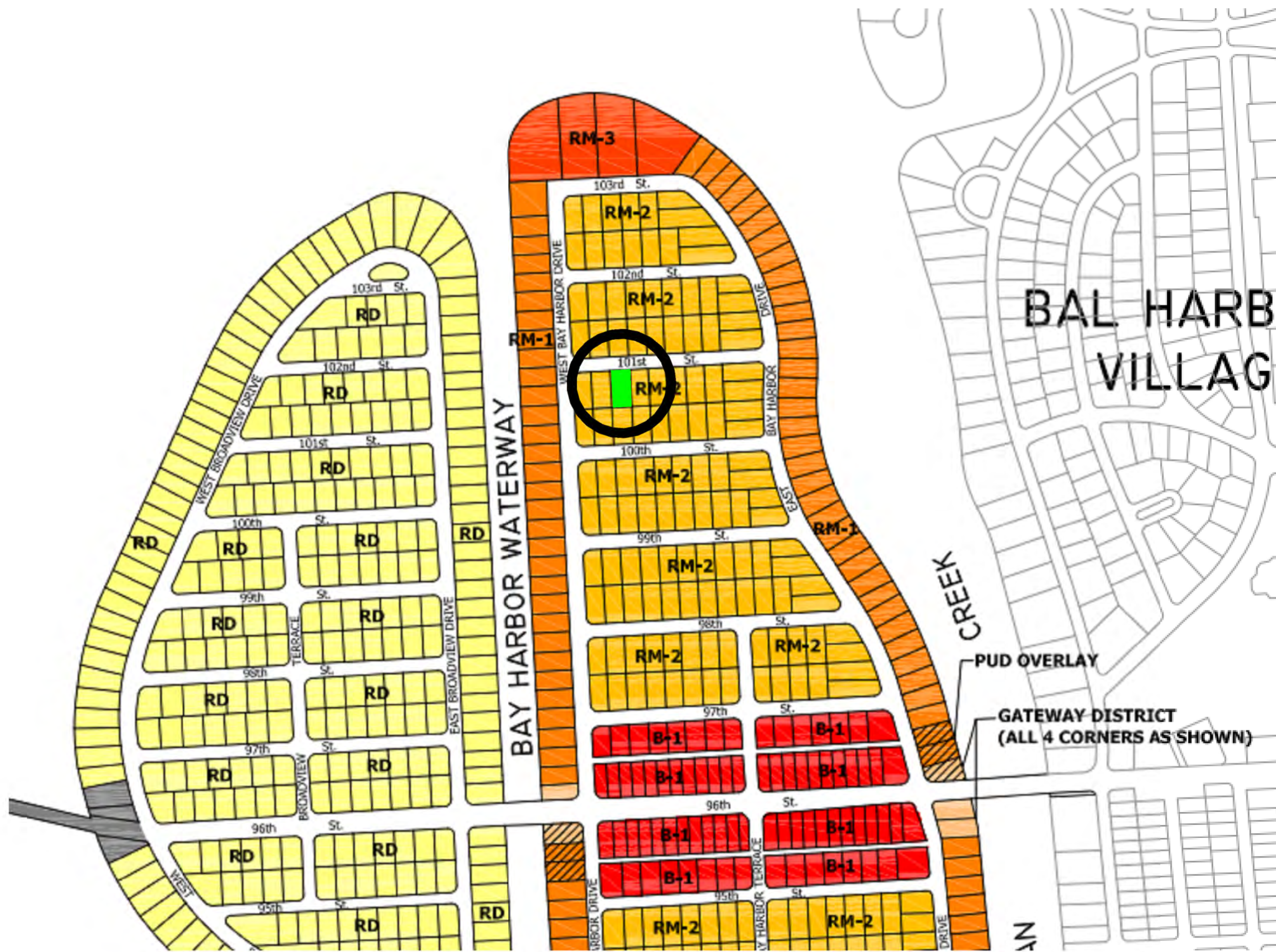
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SURVEY

Project number	22-048
Date	27/11/2023
Drawn by	Author
Checked by	Checker

G001

Scale



ZONING MAP



AERIAL VIEW

BUILDING INFORMATION AREAS					
LEVEL	COMMON AREA	NET AREA	OPEN AREA	TOTAL AREA	Comments
PARKING LEVEL +5.00 NGVD	671 SF	0 SF	6464 SF	7136 SF	
LEVEL 2	530 SF	5935 SF	854 SF	7319 SF	2 DU: 3 Bed - 3 1/2 Bth
LEVEL 3	530 SF	5935 SF	624 SF	7089 SF	2 DU: 3 Bed - 3 1/2 Bth
LEVEL 4	530 SF	5170 SF	1388 SF	7088 SF	2 DU: 3 Bed - 3 1/2 Bth
LEVEL 5	530 SF	4408 SF	1194 SF	6133 SF	2 DU: 3 Bed - 3 1/2 Bth
LEVEL 6	482 SF	3980 SF	993 SF	5455 SF	1 DU: 4 Bed - 4 1/2 Bth
ROOF AND POOL DECK	973 SF	0 SF	2942 SF	3915 SF	
	4247 SF	25429 SF	14460 SF	44135 SF	

REFER TO PG G004 FOR FULL AREA CALCULATION

PROJECT INFORMATION

ZONING INFORMATION		APPLICABLE CODES:		
CITY:	BAY HARBOR ISLANDS.	-FLORIDA BUILDING CODE (FBC) -2020 7th Edition-FLORIDA BUILDING CODE (FBC). ACCESSIBILITY -2020 7th Edition.- FLORIDA FIRE PREVENTION CODE (FFPC). 2020, 7th Edition Based on NFPA 1,2018 Edition & NFPA 101, 2018 Edition with modifications.- ASCE 24 (FLOOD DESIGN CLASS 2 AS PER ASCE 24-14 TABLE 1-1)-NFPA1 & 101 LIFE SAFETY 2018 EDITION.- AMERICAN WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN 2010-FAIR HOUSING ACT DESIGN MANUAL. LATEST EDITION.		
PROPERTY TAX FOLIO:	13-2227-001-1510			
PROPERTY ADDRESS:	1160 101st STREET, BAY HARBOR ISLANDS			
LEGAL DESCRIPTION:	BAY HARBOR ISLAND PB-46-5 LOTS 15 BLVK 22 OF MIAMI DADE COUNTY			
LAND USE DESIGNATION:	MH - MEDIUM HEIGHT DENSITY RESIDENTIAL			
ZONING DESIGNATION:	RM-2 MULTIPLE FAMILY DISTRICT			
LOT AREA:	11,250.00 SQFT. (0.2583 ACRES)			
	PRINCIPAL FRONT: 75.00 S SIDES: 150.00' E & 150.00' W REAR: 75.00' N			
RM-2 MULTIPLE FAMILY DISTRICT		REQUIRED	CALCULATION	PROVIDED
LOT AREA		.	75.00' X 150.00' = 11,250 SQFT	11,250 SQFT (.2582 ACRES)
GROUND FLOOR AREA: 7519 SF		.	BY LOT	11,250 SQFT
LANDSCAPE AREA: 3044 SF		>20%	11,250 X .20 = 2,250 SQFT.	2,725 SQFT. 24.22%
LANDSCAPE AREA AT ROOF LVL: 520 SF		>15% OF DECK AREA	3,780.5 X .15 =567.08 SQFT.	572 SQFT. 15.13%
DENSITY:		34 DU/ACRE	.2582 ACRES X 34 = 9	9.
BUILDING AREA:				
TOTAL AREA:			44,135 SQFT.	
COMMON AREA:			4,247 SF	
NET AREA:			25,429 SQFT.	
BUILDING SETBACKS		REQUIRED	PROVIDED	
PRINCIPAL FRONT		20' UP TO 30' HEIGHT 25' UP TO 45' HEIGHT 30' UP TO 65' HEIGHT	20' UP TO 30' HEIGHT 25' UP TO 45' HEIGHT 30' UP TO 65' HEIGHT	
SIDE SETBACK		10' UP TO 30' HEIGHT 1' / 3' IN HEIGHT AFTER 30' MAX = 20' (SINGLE LOT)	10' UP TO 30' HEIGHT 14' UP TO 43' HEIGHT 17' UP TO 53' HEIGHT 20' UP TO 65' HEIGHT	
REAR SETBACK		10' UP TO 30' HEIGHT 1' / 3' IN HEIGHT AFTER 30'	10' UP TO 30' HEIGHT 13' 6" UP TO 40' HEIGHT 17' UP TO 53' HEIGHT 20' UP TO 65' HEIGHT	
FLEX SETBACK		1/3 OF TOTAL DIMENSION OF BUILDING: ON SIDES (120'0"/3= 40' 0") FRONT AND BACK (55'0"/3= 18' 3")	WEST SIDE= 40' 0" EAST SIDE = 37' 6" FRONT = 18' 0" BACK = 18' 0"	
HEIGHT / FLOOD LEGEND		FLOOD ZONE: AE		
AVERAGE CROWN OF ROAD -0' 11".....(4.03' NGVD)				
BUILDING LOBBY (F.F.E.): 0' 4".....(6.08' NGVD)				
B.F.E. 3' 0".....(8.00' NGVD)				
D.F.E.* 4' 0".....(9.00' NGVD)				
1ST HABITABLE FLOOR: + 7.75' ABOVE DFE.....(16.75' NGVD)				
ROOF DECK: + 62.5' ABOVE DFE.....(66.5' NGVD)				
POOL DECK: + 67.5' ABOVE DFE.....(71.5' NGVD)				
ELEV. & STAIR HEIGHT: 78' 0" (15' 4" A.R.D.).....(87.00' NGVD)				
PARKING		REQUIRED	CALCULATION	PROVIDED
RESIDENTIAL		2 PER D/U	2X9= 18 SPACES	SINGLE SPACES = 18 HC SPACE = 1
GUEST PARKING				SINGLE OFF STREET = 1
TOTAL SPACES		18 SPACES		19 SPACES
*D.F.E. (DESIGN FLOOD ELEVATION) = FEMA B.F.E. + 1' FBC FREEBOARD (8.0' NGVD + 1.0' NGVD = 9.0' NGVD).				
PROJECT INFORMATION				
GENERAL FLOOD NOTES:				
1. AS PER ASCE 24 FLOOD DESIGN CLASS 2 APPLICABLE WET FLOODPROOFING				
2. ALL AREAS OF ACCESS TO THE BUILDING: LOBBY, GARAGE AND STORAGE THAT ARE BELOW THE DESIGN FLOOD ELEVATION (BFE +1'-0") TO BE WET FLOOD PROOFED UP TO BFE +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 BFE +1'-0" (NGVD+9), 3'-8" ABOVE F.F.E.				
8. EQUIPMENT ROOM: ALL EQUIPMENT TO BE PLACED MINIMUM AT BFE +1'-0" (NGVD+9), 3'-8" ABOVE F.F.E				

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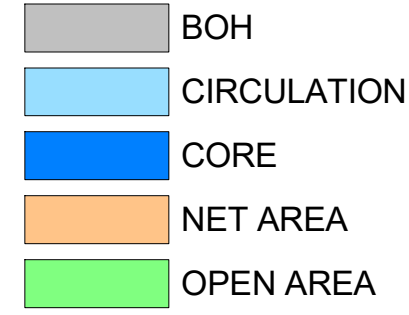
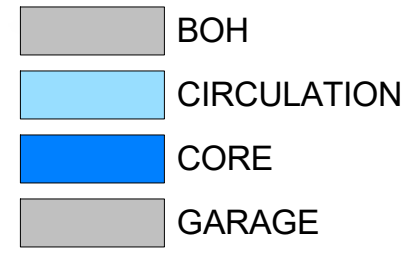
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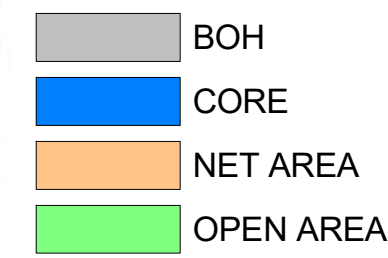
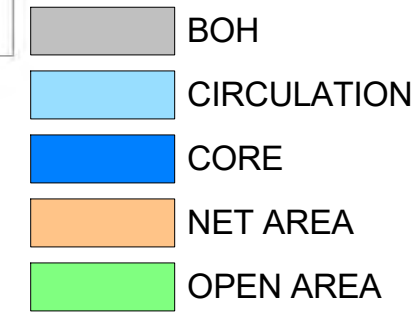
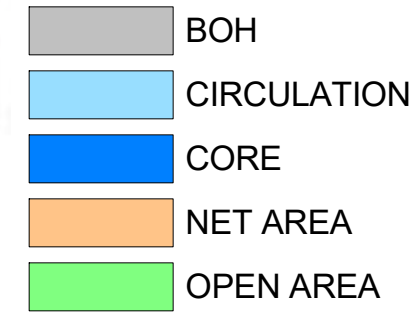
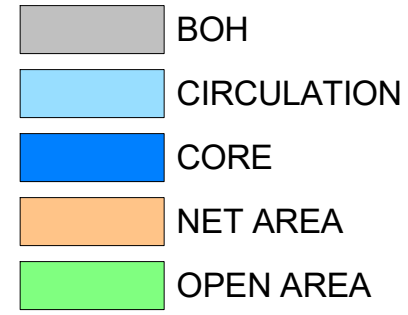
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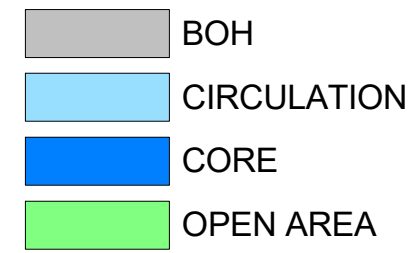
LEVEL 2	
BOH	52 SF
CIRCULATION	103 SF
CORE	375 SF
NET AREA	5935 SF
	6466 SF

LEVEL 4	
BOH	52 SF
CIRCULATION	103 SF
CORE	375 SF
NET AREA	5170 SF
	5700 SF

LEVEL 6	
BOH	107 SF
CORE	375 SF
NET AREA	3980 SF
	4462 SF



LEVEL 3	
NET AREA	5935 SF
LEVEL 4	
NET AREA	5170 SF
LEVEL 5	
NET AREA	4408 SF
LEVEL 6	
NET AREA	3980 SF
9	25429 SF



Scale	1 : 250
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ROOF
3/32" = 1'-0"

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GROU
3/32" = 1'-0"

- GUESS PARKING: 1
- REGULAR PARKING: 17
- ADA PARKING: 1

The site plan shows a large rectangular building footprint. To the left of the building is an 'ACCESS DRIVE / PRW' area. To the right is a large 'PARKING' area. The building footprint is divided into several sections, including a central 'PAVERS' area. The plan is color-coded: light green for 'IMPERVIOUS' surfaces, dark green for 'PERVIOUS' surfaces, and light blue for 'PUBLIC RIGHT OF WAY'. A legend in the bottom right corner defines these colors. Various areas are labeled with their square footages: 'ACCESS DRIVE / PRW' (650 SF), 'PARKING' (7519 SF), 'PAVERS' (353 SF), and three 'GREEN AREA' sections (313 SF, 2528 SF, and one unlabeled area). The plan also shows internal building details like stairs and elevators.

Legend:

- IMPERVIOUS
- PERVIOUS
- PUBLIC RIGHT OF WAY

Area Labels and Square Footages:

- ACCESS DRIVE / PRW: 650 SF
- PARKING: 7519 SF
- PAVERS: 353 SF
- GREEN AREA: 313 SF
- GREEN AREA: 2528 SF

3
A100

PARKI
1/16" = 1'-0"

PERVIOUS / IMPERVIOUS GROUND LEVEL		
Name	Area	Color Group
PARKING	7519 SF	IMPERVIOUS
PAVERS	685 SF	IMPERVIOUS
3	8205 SF	
GREEN AREA	3044 SF	PERVIOUS
3	3044 SF	GREEN AREAS EQUIVALENT TO: 37.08%

The site plan shows a central rectangular pool area labeled "POOL" with a surface area of 375 SF. To the left of the pool is a large rectangular area labeled "POOL DECK" with a surface area of 634 SF. To the right of the pool is a large rectangular area labeled "MECHANICAL" with a surface area of 388 SF. Surrounding these areas are several green spaces labeled "GREEN AREA" with surface areas of 91 SF, 56 SF, 18 SF, 321 SF, 157 SF, and 22 SF. The plan also shows various building footprints, including a large building at the top and a smaller building at the bottom. A legend at the bottom right indicates that light green represents "IMPERVIOUS" and dark green represents "PERVIOUS".

Area	Surface Area (SF)
POOL	375
POOL DECK	634
MECHANICAL	388
GREEN AREA (Top Left)	321
GREEN AREA (Top Right)	157
GREEN AREA (Bottom Left)	91
GREEN AREA (Bottom Center)	56
GREEN AREA (Bottom Right)	18
GREEN AREA (Far Right)	22

ROOF
1/16" = 1'-0"

PERVIOUS / IMPERVIOUS ROOFTOP		
Name	Area	Color Group
IMPERVIOUS		
MECHANICAL	388 SF	IMPERVIOUS
POOL	375 SF	IMPERVIOUS
POOL DECK	2073 SF	IMPERVIOUS
PERVIOUS	2449 SF	POOL+POOL DECK
GREEN AREA	520 SF	PERVIOUS GREEN AREAS EQUIVALENT TO: 21.23%

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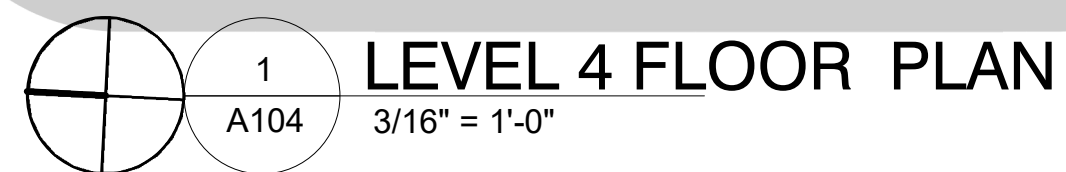
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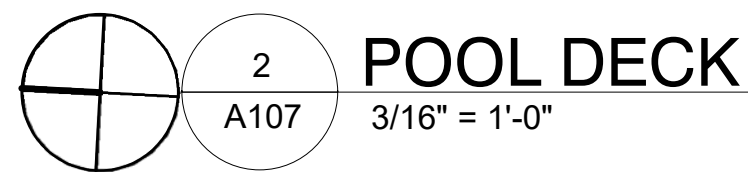
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Scale $3/16" = 1'-0"$





KEYNOTE LEGEND	
Key Value	Keynote Text
1	ALUMINIUM STOREFRONT ASSEMBLY. W/LAMINATED TINTED GLASS W/A HIGH PERFORMANCE COATING.
2	ARCHITECTURAL CONCRETE/VENEER FINISH TO BE SELECTED.
3	SMOOTH FINISH WHITE STUCCO
5	SMOOTH FINISH GRAY STUCCO
6	VERTICAL LOUVERS ALUMINIUM OR SIMILAR
7	CONCRETE FIN WITH MOLDED EDGE, SMOOTH FINISH, COLOR: WHITE
8	CONCRETE SLAB WITH MOLDED EDGE, SMOOTH FINISH, COLOR WHITE (TYP)
9	GLASS GUARDRAIL

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Project number	22-048
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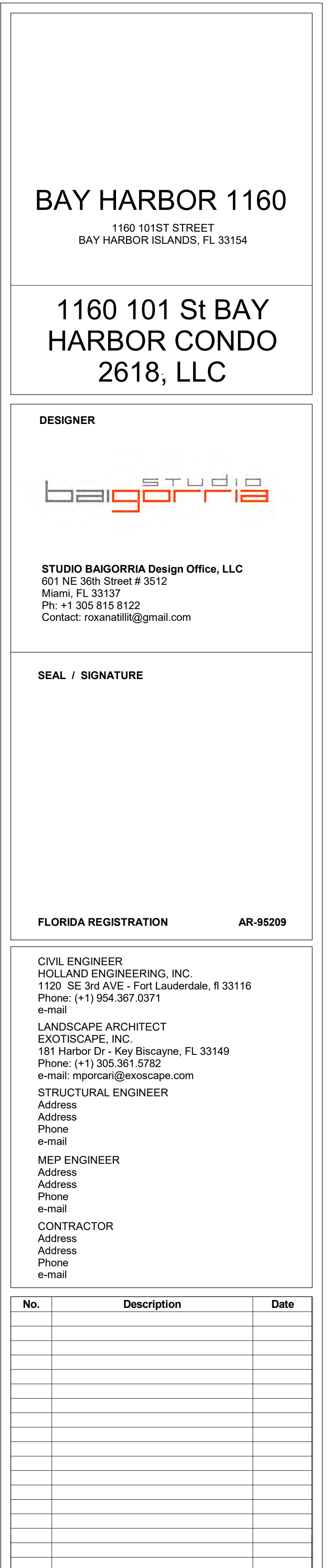
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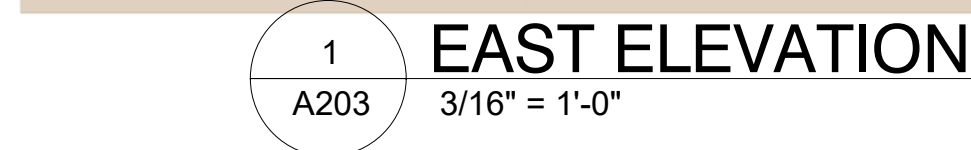
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Scale	3/16" = 1'-0"
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Key Value	Keynote Text
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5	SMOOTH FINISH GRAY STUCCO
6	VERTICAL LOUVERS ALUMINIUM OR SIMILAR
7	CONCRETE FIN WITH MOLDED EDGE, SMOOTH FINISH, COLOR: WHITE
8	CONCRETE SLAB WITH MOLDED EDGE, SMOOTH FINISH, COLOR WHITE (TYP)
9	GLASS GUARDRAIL



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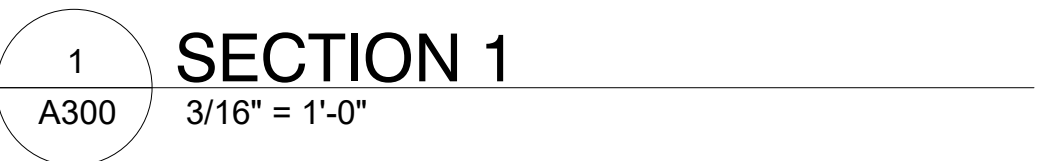
EAST ELEVATION

Project number	22-048
Date	27/11/2023
Drawn by	Author
Checked by	Checker

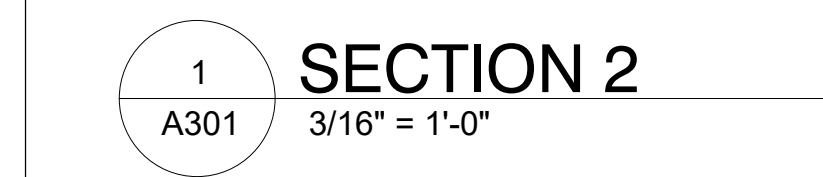
A203

Scale	3/16" = 1'-0"
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Scale	$\frac{3}{16}'' = 1'-0''$
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1160 101ST STREET
BAY HARBOR ISLANDS, FL 33154

DESIGNER



SEAL / SIGNATURE

FLORIDA REGISTRATION AR-95209

ENVIRONMENTAL ENGINEERING, INC.
 1220 SE 3rd AVE. • Fort Lauderdale, FL 33116
 Phone: (+1) 954.367.0371
 e-mail: info@enveng.com

LANDSCAPE ARCHITECT
EXOTOSCAPE, INC.
 181 Harbor Dr. - Key Biscayne, FL 33149
 Phone: (+1) 305.361.5792
 e-mail: mporcar@exotoscape.com

STRUCTURAL ENGINEER
Address
Phone
e-mail

MEP ENGINEER
Address
Phone
e-mail

CONTRACTOR
Address
Phone
e-mail

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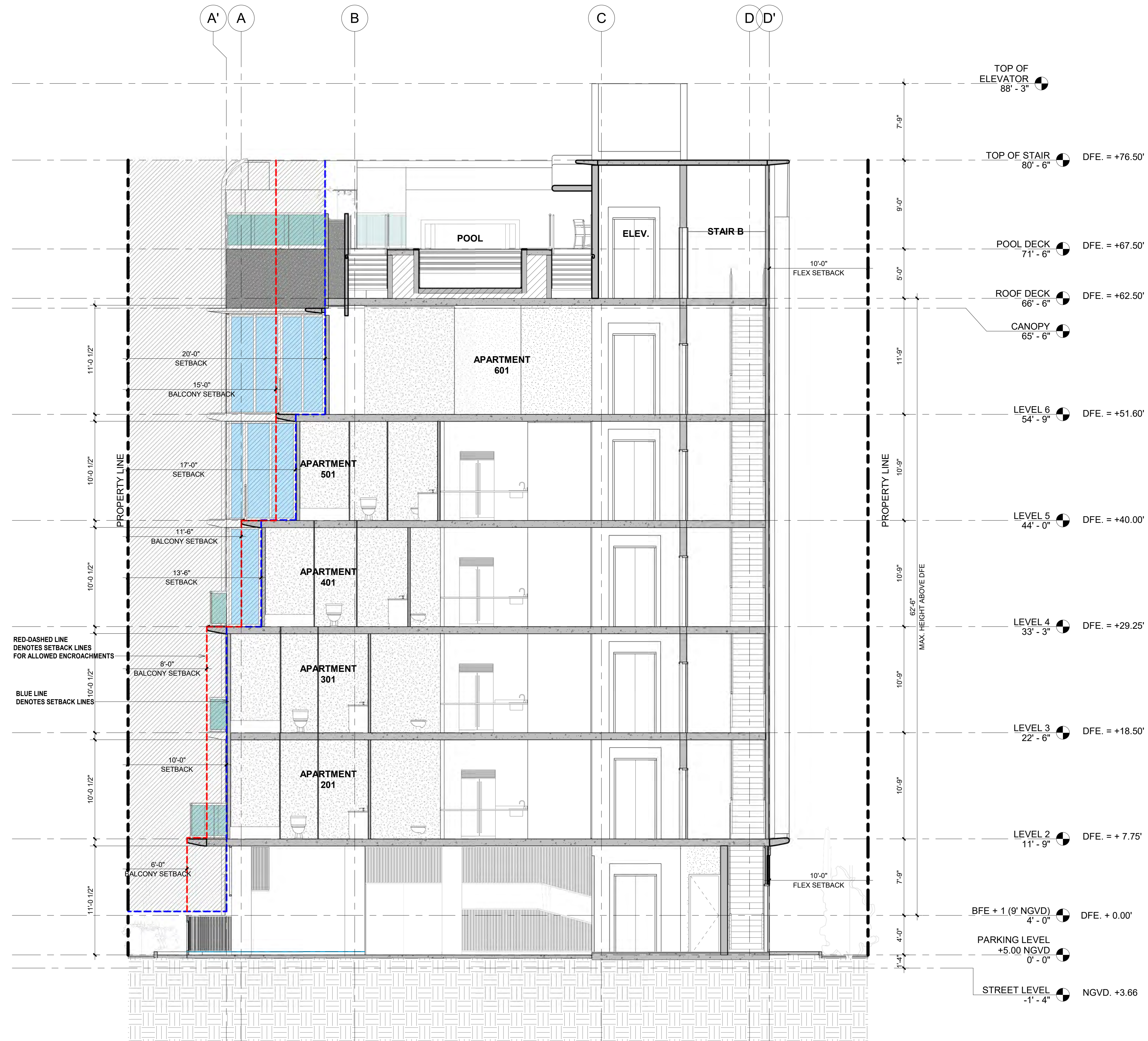
Project number	22-048
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Date	27/11/2023
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Drawn by	Author
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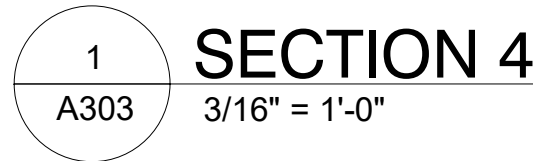
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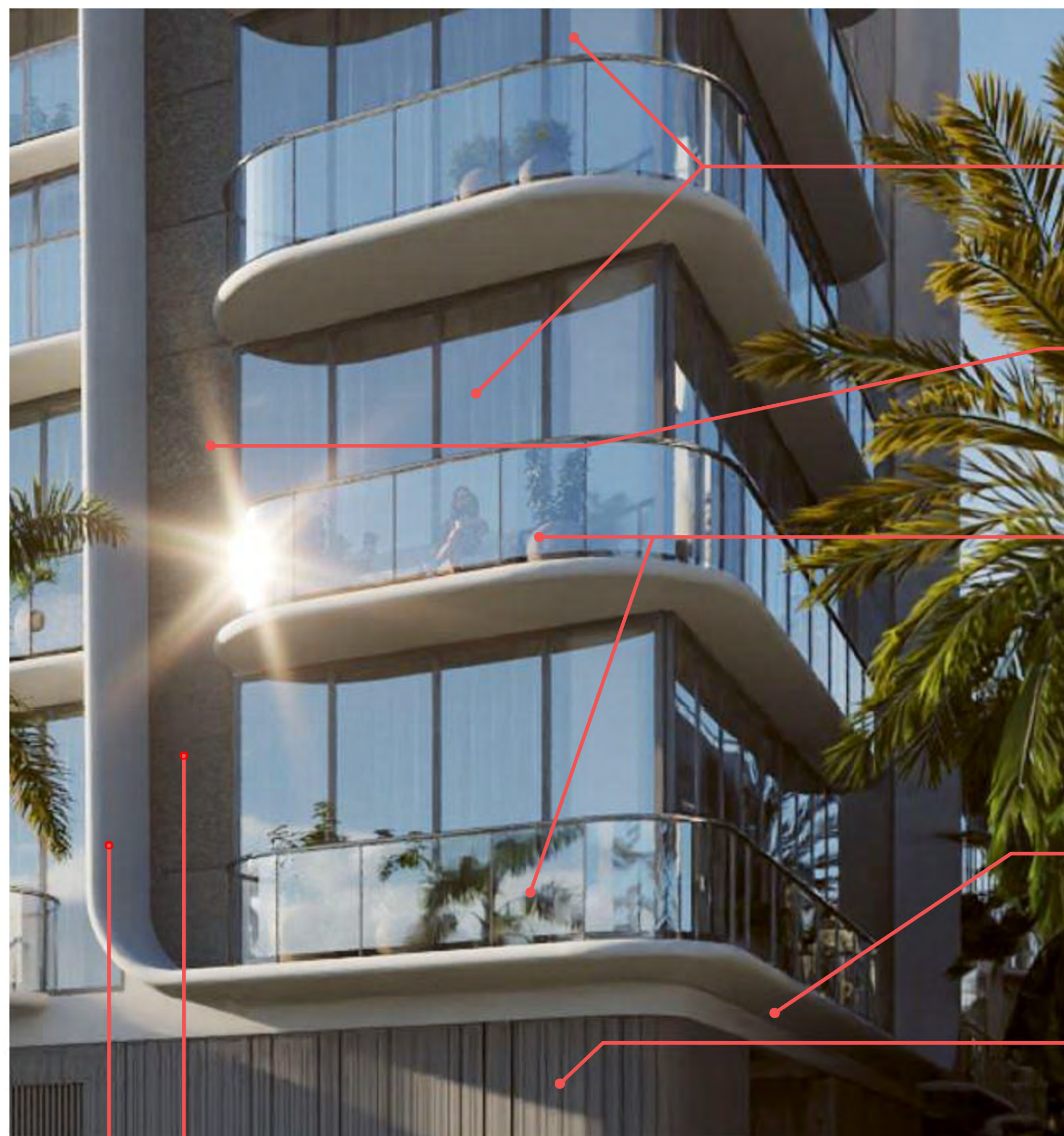


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A302

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





— TINTED GLASS

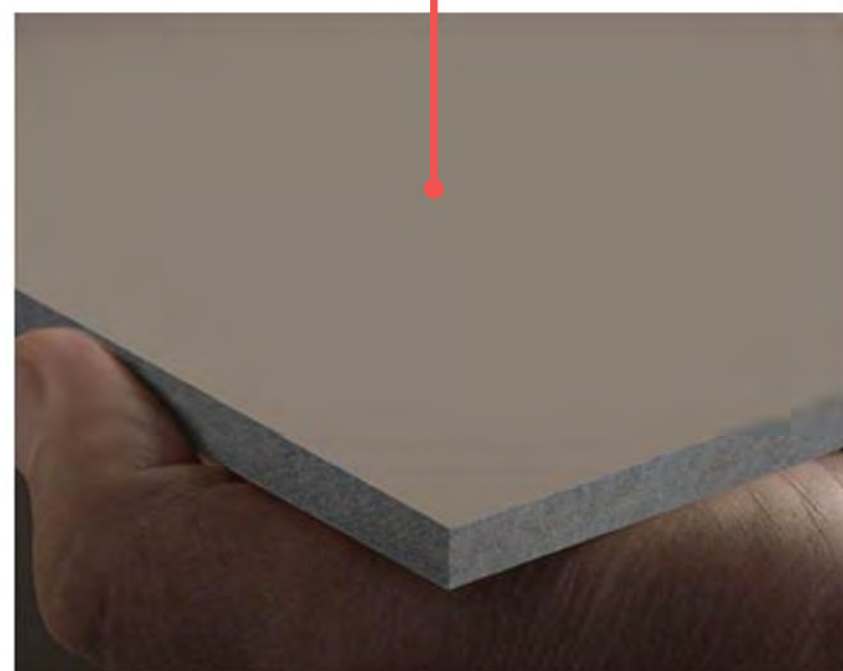
FIBER CEMENT FACADE
WITH MATTE FINISH

GLASS GUARDRAIL

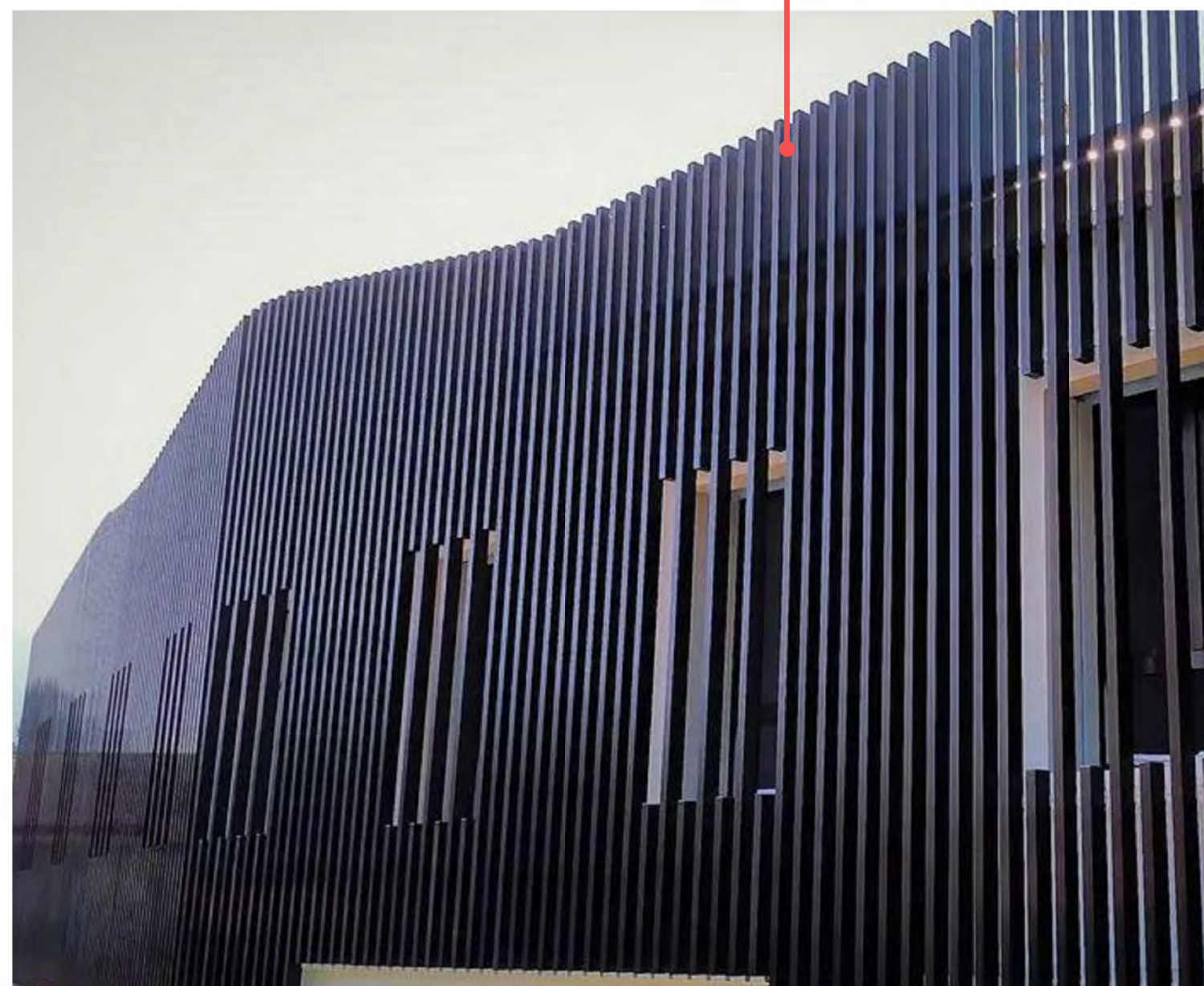
CONCRETE SLAB WITH MOLDED EDGE,
SMOOTH FINISH, COLOR WHITE (TYP)

VERTICAL LOUVERS
ALUMINIUM OR SIMILAR

CONCRETE FIN WITH MOLDED EDGE,
SMOOTH FINISH, COLOR: WHITE



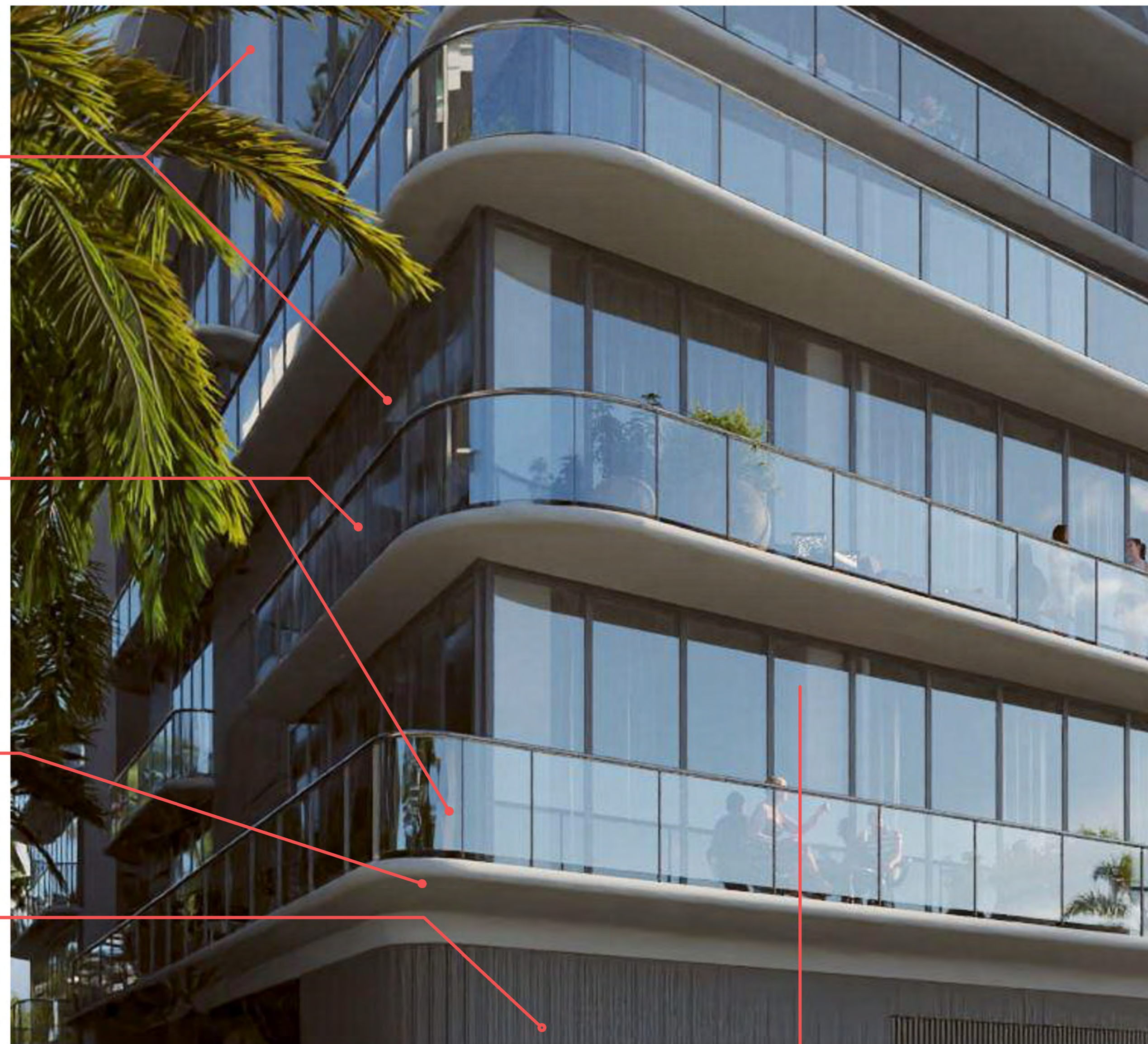
ARCHITECTURAL FINISH, EQUITONE OR
SIMILAR,
COLOR (similar to image) TO BE SELECTED BY
OWNER+ARCHITECT
Equitone: is a fiber cement façade
material with an ultra matte architectural finish.
At the customer's request, thousands of matte
colors can be supplied to play with in each project.



FINS

fins are formparts with a U-shaped cross-section in a 2-3/4"x 2-3/4" format. They are used as slender concrete slabs for facades to serve as permanent visual and sun protection for large window areas.

fins also create creative design accents on the building envelope. Due to the geometrical shape of the fins, the daylight creates special light effects in the interior.



BAY HARBOR 1160

1160 101ST STREET
BAY HARBOR ISLANDS, FL 33154

1160 101 St 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

SEAL / SIGNATURE

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CIVIL ENGINEER
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e-mail

MEP ENGINEER
Address
Address
Phone
e-mail

CONTRACTOR
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e-mail

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FACADE MATERIALS

Project number	22-048
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Date	27/11/2023
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Drawn by	Author
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Checked by	Checker
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A502

Scale

1160 101ST STREET
BAY HARBOR ISLANDS, FL 33154

SEAL / SIGNATURE

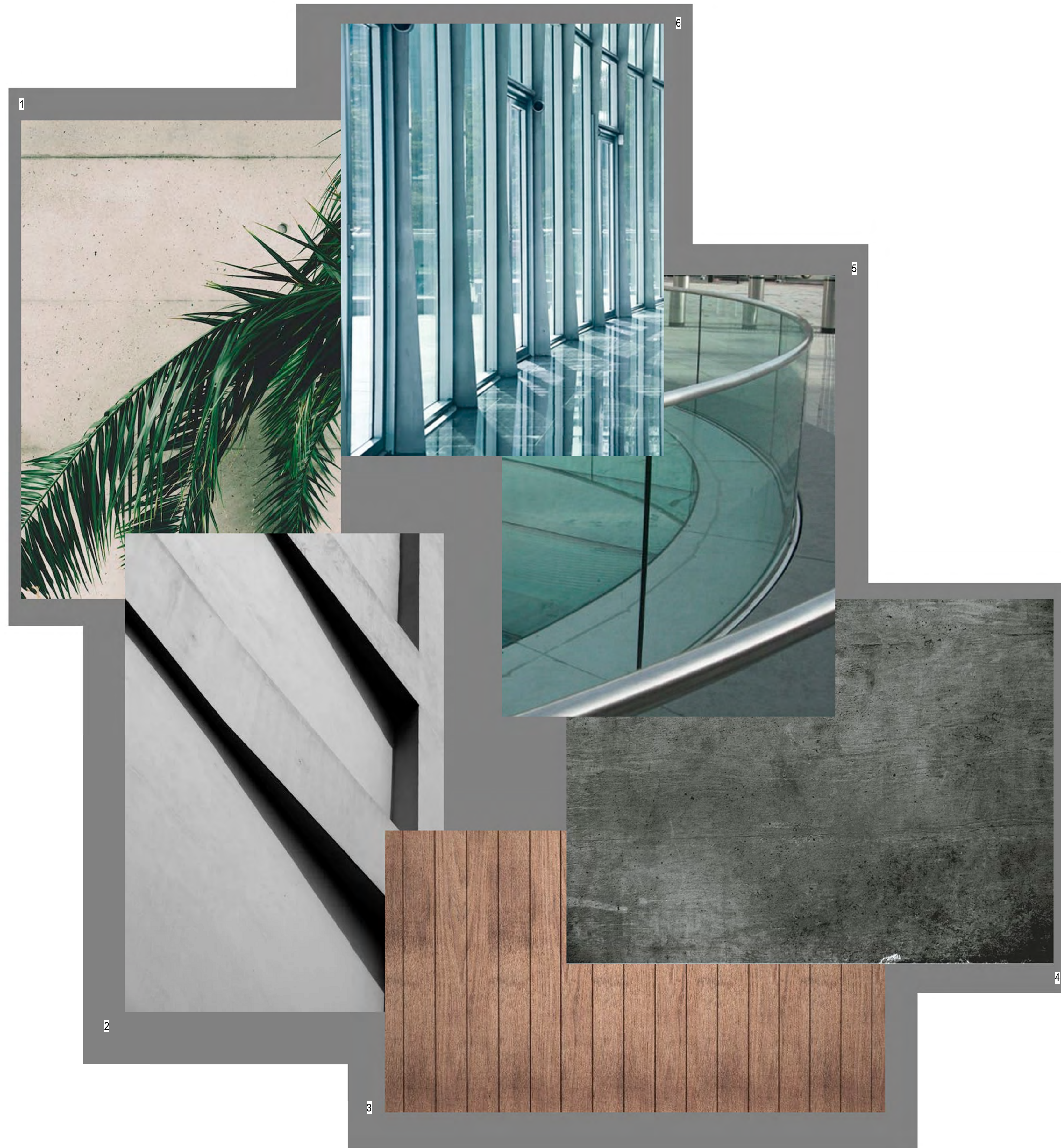
LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MEP ENGINEER

CONTRACTOR

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BAY HARBOR 1160

1160 101ST STREET
BAY HARBOR ISLANDS, FL 33154

1160 101 St BAY
HARBOR CONDO
2618, LLC

DESIGNER



bai gorrion studio

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e-mail

MEP ENGINEER
Address
Address
Phone
e-mail

CONTRACTOR
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NE VIEW

Project number	22-048
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Project number	ZZ-040
Date	27/11/2023

Date	27/11/2023
Drawn by	Author

Checked by	Checker
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A902

Scale



BAY HARBOR 1160

1160 101ST STREET
BAY HARBOR ISLANDS, FL 33154

1160 101 St BAY
HARBOR CONDO
2618, LLC

DESIGNER



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601 NE 36th Street # 3512
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Contact: roxanatilitt@gmail.com

SEAL / SIGNATURE

FLORIDA REGISTRATION AR-95209

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LANDSCAPE ARCHITECT
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STRUCTURAL ENGINEER
Address
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e-mail

MEP ENGINEER
Address
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Phone
e-mail

CONTRACTOR
Address
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Phone
e-mail

[illegible]

NW VIEW

Project number	22-048
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Project number	ZZ-040
Date	27/11/2023

Drawn by	Author
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Checked by	Checker
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A904

Scale

PROJECT:	BAY HARBOR 1160						MIAMI LIGHTING DESIGN	
TYPE	MANUFACTURER	DESCRIPTION	CATALOG NUMBER	VOLTS	LAMP	MOUNTING	FINISH	COMMENTS
E1	LANDSCAPE FORMS	BOLLARD	GL-T4-40F	UNV	7W LED 3000K	GROUND	GREY	
E2	BEACON	GARAGE LIGHT	SRT1-20-35K8-5C-UNV-GTT	UNV	20W LED 3500K	SURFACE	SILVER	
E3	LANDSCAPE FORMS	POLE LIGHT	GL-048L3-035F-30K	UNV	55W LED 3000K	GROUND	GREY	
E4	LINMORE LED	GARAGE LIGHT WRAP	LL-WR1-4-35K-15W	UNV	15W LED 3500K	SURFACE	SILVER	
E5	BEGA	STEP LIGHT FOR POOL DECK	24061-SLV-3K	UNV	18.5W LED 3000K	RECESSED WALL	SILVER	
E6	BEGA	WALL LIGHT AT BBQ AREA	22261-SLV-3K	UNV	4.2W LED 3000K	WALL	SILVER	
E7	LUMINII	RECESSED FLEXIBLE LINEAR LED FOR CONCRETE SOFFIT AT POOL DECK	KBL-F-V-DW-IEC-IEPF-XX' / MB-KBL-F-V-ST	UNV	4W.FT 3000K	RECESSED		USE REMOTE TRANSFORMER
E8	LUMINII	LED STRIP FOR RAILING LIGHT	LL42WET-T-SO-30K-SL65-NC-XX / KMC-F	UNV	1.4W /FT 3000K	SURFACE		USE REMOTE TRANSFORMER
E9	TARGETTI	LOW LEVEL BOLLARD GROUND LEVEL	ZPB-41-16-WD-L3-30-FE	UNV	15W LED 3500K	GROUND	DARK SILVER	
E10	WAC	SURFACE DOWNLIGHT FOR ROOF TOP	FM-W36607-3000K-AL	120	11W LED 3000K	SURFACE	BRUSHED ALUMINUM	

BAY HARBOR 1160

SITE ADDRESS:

BAY HARBOR,
MIAMI, FL

OWNER:

ARCHITECT:

ENGINEER MEP:

ENGINEER STRUCTURAL:

SURVEYOR:

LIGHTING CONSULTANT:
MIAMI LIGHTING DESIGN
8725 NW 18TH TERRACE
Suite 211
MIAMI, FL 33172
P: 305-443-2004

DRAWING TITLE:

FIXTURE SCHEDULE

ISSUE:

DATE:

REV.0

11.27.23

SCALE:

PROJ NO:

SHEET NO:

LD-100

SITE ADDRESS:

BAY HARBOR,
MIAMI, FL

OWNER:

ARCHITECT:

ENGINEER MEP:

ENGINEER
STRUCTURAL:

SURVEYOR:

LIGHTING
CONSULTANT:
MIAMI LIGHTING
DESIGN
8725 NW 18TH
Suite 211
DORAL, FL 33172
P: 305-443-2004

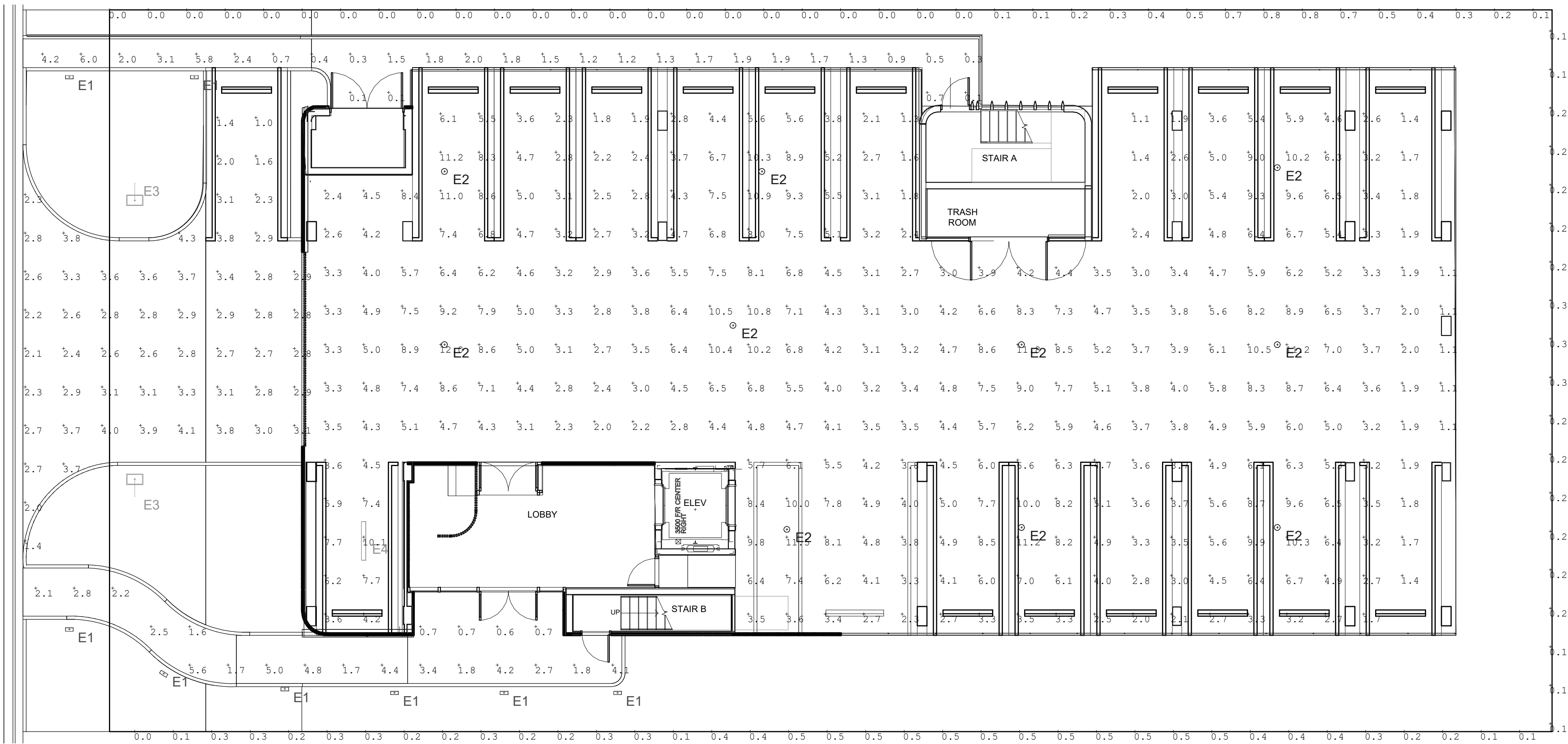
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GARAGE
GROUND LEVEL
PHOTOMETRIC
CALCULATIONS

ISSUE:	DATE:
REV.0	11.27.23

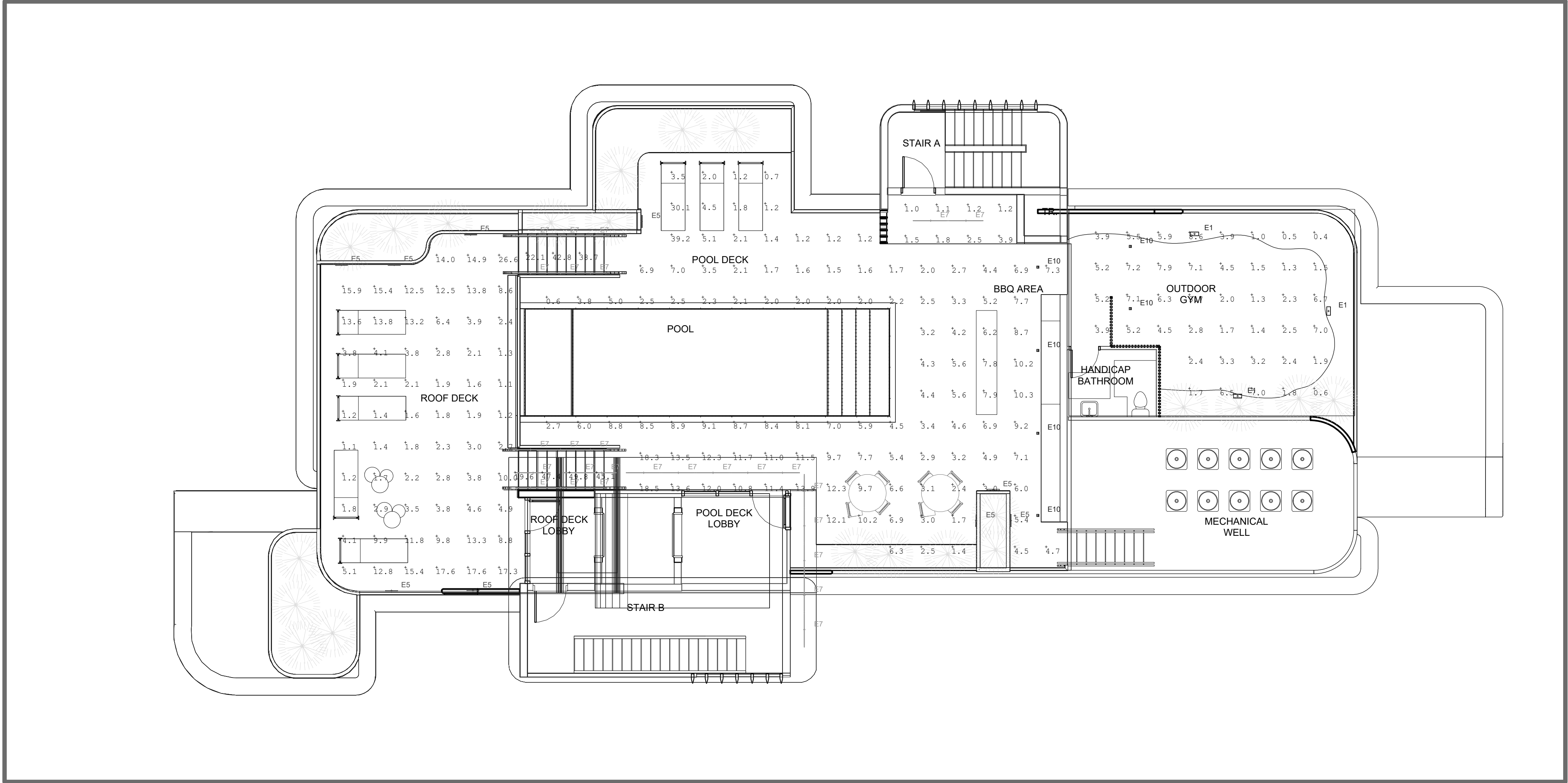
SCALE:	PROJ NO:
	SHEET NO:

LD-101



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	1	E4	Single	LL-WR1-4-35K-15W-xxx		0.900	2424	15.94	15.94
	2	E3	Single	GL-048L3-035F-30K		0.980	3069	57.76	115.52
	10	E2	Single	SRT1-20-3K7-5C-UNV		0.980	2956	22.6	226
	8	E1	Single	GL-006L4-035F-30K		0.980	309	7.862	62.896

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ACCESS WALKWAY	Illuminance	Fc	1.67	6.0	0.1	16.70	60.00
EGRESS WALKWAY	Illuminance	Fc	2.62	5.6	0.6	4.37	9.33
ENTRY BY GARAGE	Illuminance	Fc	2.88	4.3	1.0	2.88	4.30
PARKING GARAGE	Illuminance	Fc	5.04	12.0	1.1	4.58	10.91
PROPERTY LINE	Illuminance	Fc	0.23	0.8	0.0	N.A.	N.A.



BAY HARBOR 1160

SITE ADDRESS:

BAY HARBOR,
MIAMI, FL

OWNER:

ARCHITECT:

ENGINEER MEP:

ENGINEER
STRUCTURAL:

SURVEYOR:

LIGHTING
CONSULTANT:
MIAMI LIGHTING
DESIGN
4705 NW 36TH DRIVE
SUITE 211
MIAMI, FL 33172
P: 305-443-2004

DRAWING TITLE:

ROOF TOP
POOL DECK
PHOTOMETRIC
CALCULATIONS

ISSUE:	DATE:
REV.0	11.27.23

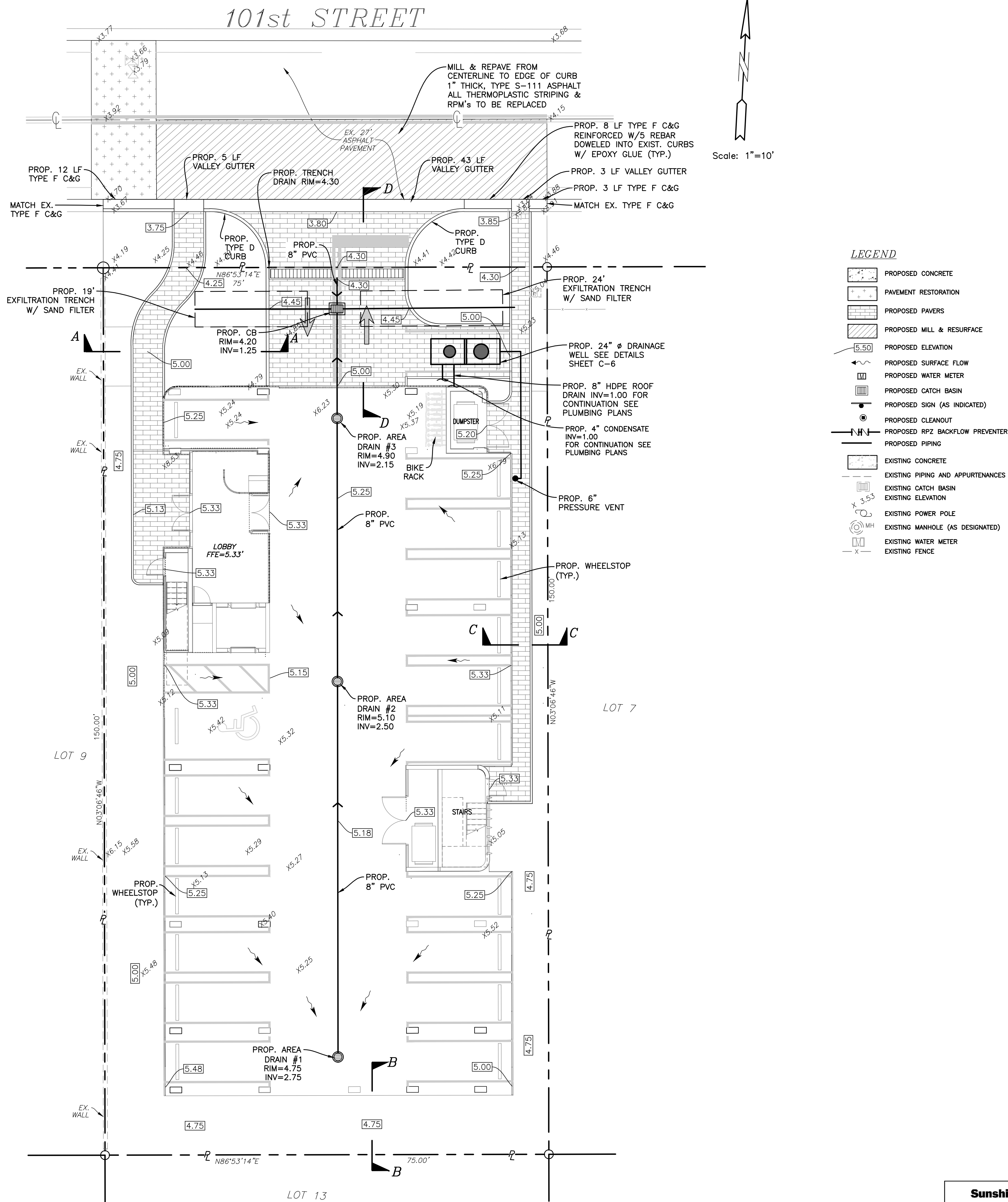
SCALE:	PROJ NO:
	SHEET NO:

LD-102

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire	Luminaire	Total
							Lumens	Watts	Watts
	3	E1	Single	GL-006L4-035F-30K		0.980	309	7.862	23.586
	6	E10	Single	PD-W36610_FM-W36607		0.980	545	11.1227	66.736
	9	E5	Single	33059_BEGA_IES		0.980	1485	20	180
	27	E7	Single	LCS_6-5W-36-D-30K-SA		0.980	647	14	378

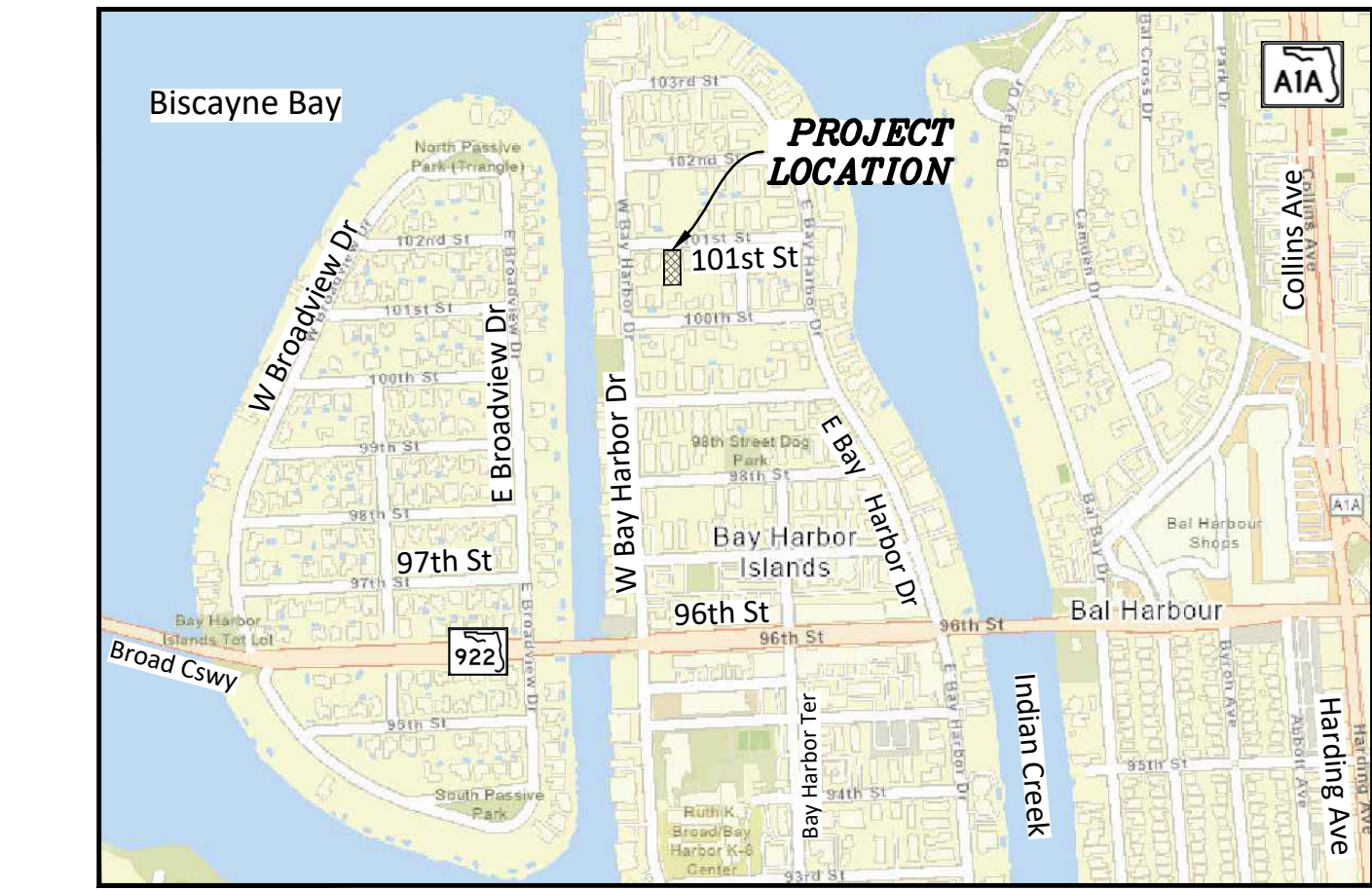
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East stair	Illuminance	Fc	34.53	42.8	22.1	1.56	1.94
Outdoor Gym	Illuminance	Fc	3.82	8.6	0.4	9.55	21.50
Pool deck	Illuminance	Fc	6.23	39.2	0.6	10.38	65.33
Roof deck	Illuminance	Fc	5.54	26.6	1.1	5.04	24.18
Stair	Illuminance	Fc	40.48	49.8	19.6	2.07	2.54
Stair Landing	Illuminance	Fc	1.78	3.9	1.0	1.78	3.90

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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



LOCATION MAP

N.T.S.
SEC 27, TWSP 52S, RNG 42E

NOTE:

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

LEGAL DESCRIPTION:

ONE BAY HARBOR CONDO
BAY HARBOR ISLAND PB 46-5
LOT 7 BLK 7
AS DESC IN DECL OR 31241-4229
LOT SIZE 11250 SQ FT
FAU 13 2227 001 1500

FLOOD INFORMATION:

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

GENERAL NOTES:

- 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.
- 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.
- REFER TO SHEET C-2 FOR LOCATION OF FIRE DEPARTMENT STAGING AREA.
- DRAINAGE TO BE RETAINED ON-SITE AND NOT DISCHARGE ONTO ADJACENT PROPERTY.
- ONLY ROOF DRAINS AND CONDENSATE LINES CAN GO TO THE WELL. ALL OTHER DRAINS TO EXFILTRATION TRENCH.
- 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:

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

ALL STORMWATER IS TO
BE RETAINED ONSITE



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 1160

2618, LLC
BAY HARBOR ISLANDS, FLORIDA 33154

DEVELOPER

1160 101ST STREET
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: roxanaitit@gmail.com

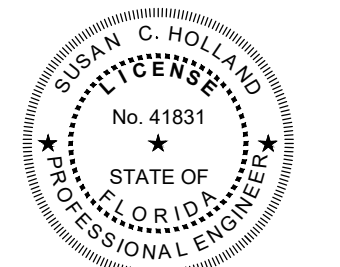
ARCHITECT OF RECORD

AA26003706

BAENA ARCHITECTURE

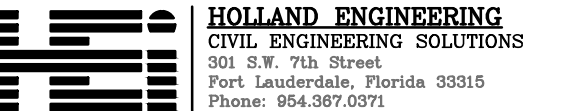
BAENA ARCHITECTURE, LLC
6780 SW 64 AVENUE
South Miami, FL 33143
Ph: +1 305 342 4789
Contact: office@baenaarchitecture.com

SEAL / SIGNATURE



This item has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CIVIL ENGINEER



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

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STRUCTURAL ENGINEER

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e-mail

MEP ENGINEER

Address
Phone
e-mail

CONTRACTOR

Address
Phone
e-mail

NO.	REVISION	DATE	BY

DRAWING TITLE:

PAVING, GRADING & DRAINAGE PLAN

Project Number: 23-26

Date: 11/15/23

Drawn by: HS

Checked by: SCH

Sheet Number:

C-1

Scale: 1"=10'

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:

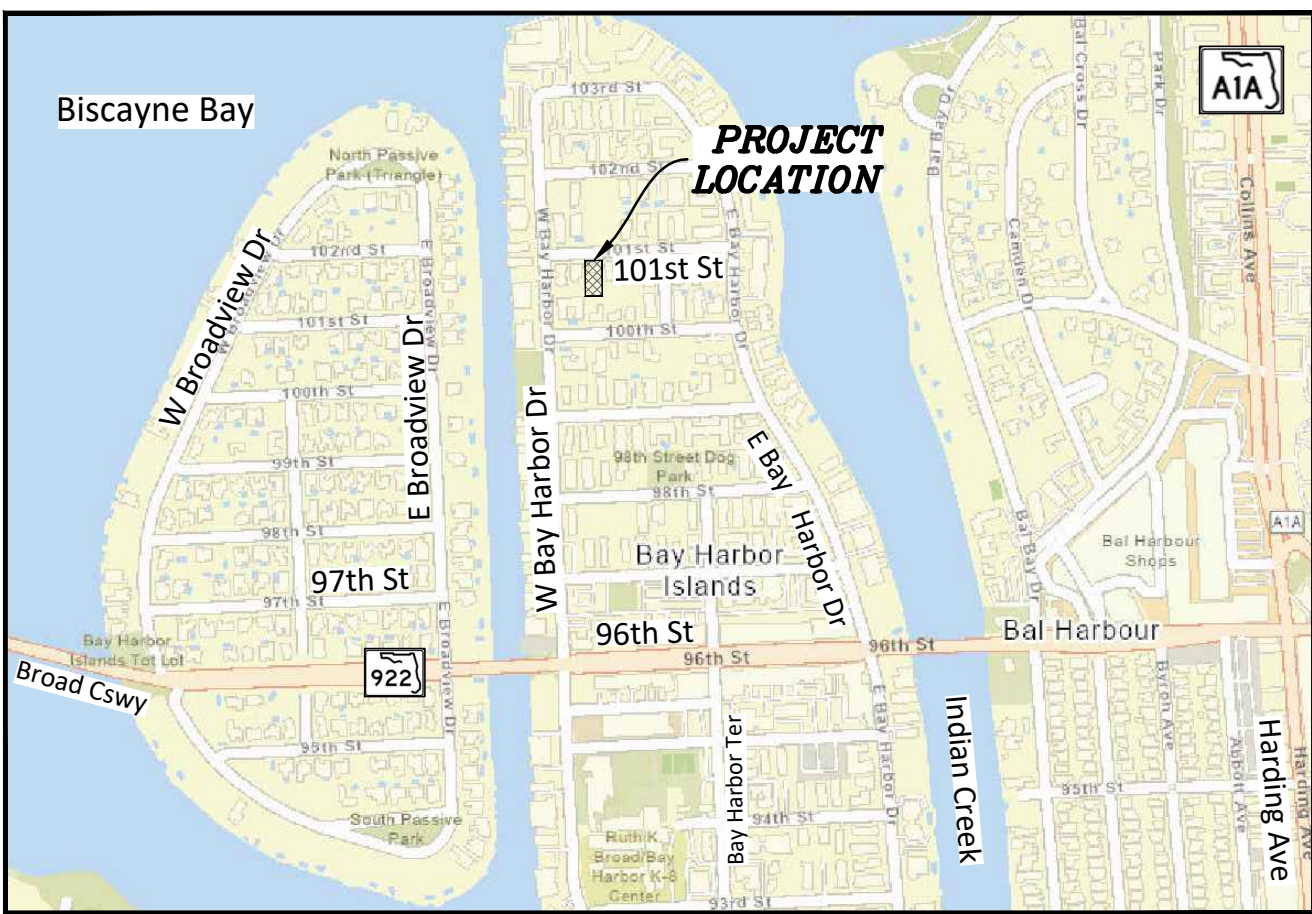
ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

LEGAL DESCRIPTION:

ONE BAY HARBOR CONDO
BAY HARBOR ISLAND PB 46-5
LOT 7 BLK 7
AS DESC IN DECL OR 31241-4229
LOT SIZE 11250 SQ FT
FAU 13 2227 001 1500

SEWAGE VOLUME

9 UNITS AT
300 GPD
PER UNIT= 2,700 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

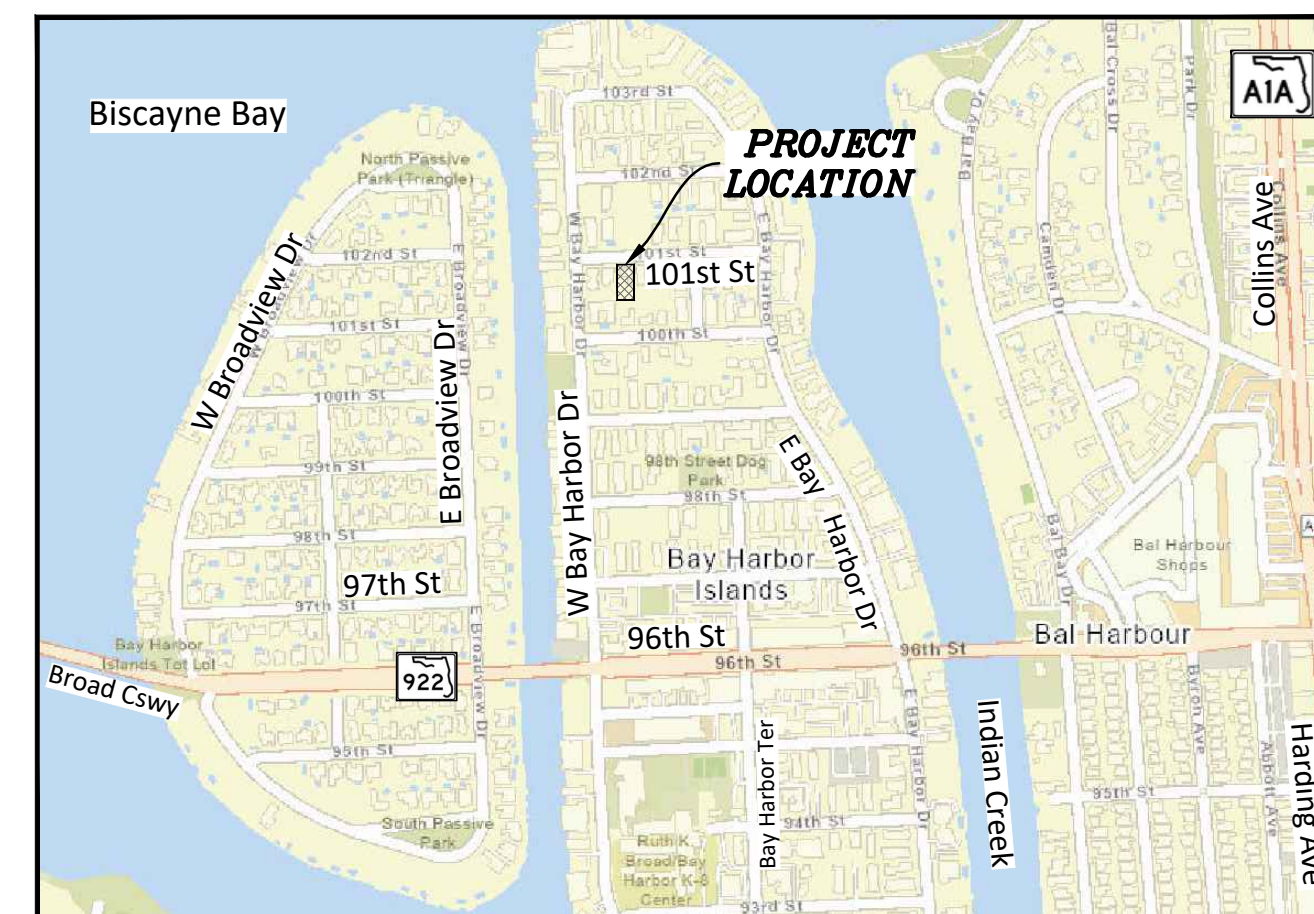
- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- 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!

Scale: 1"=10'

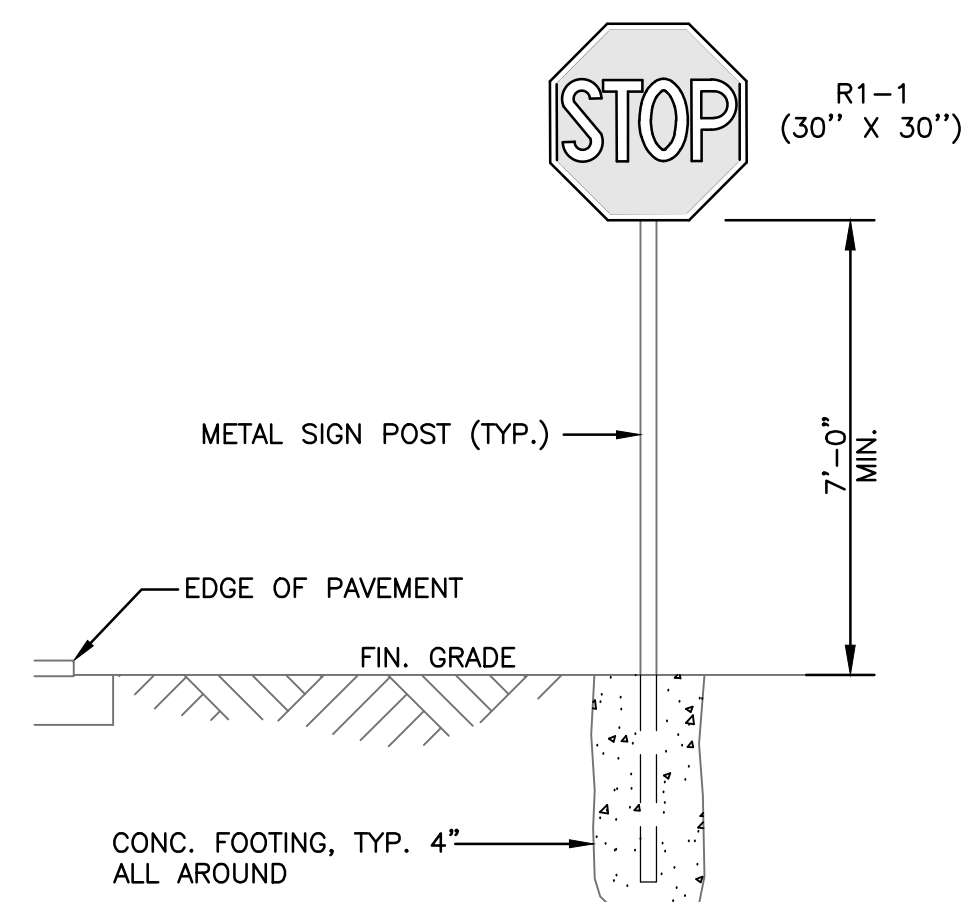
Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!



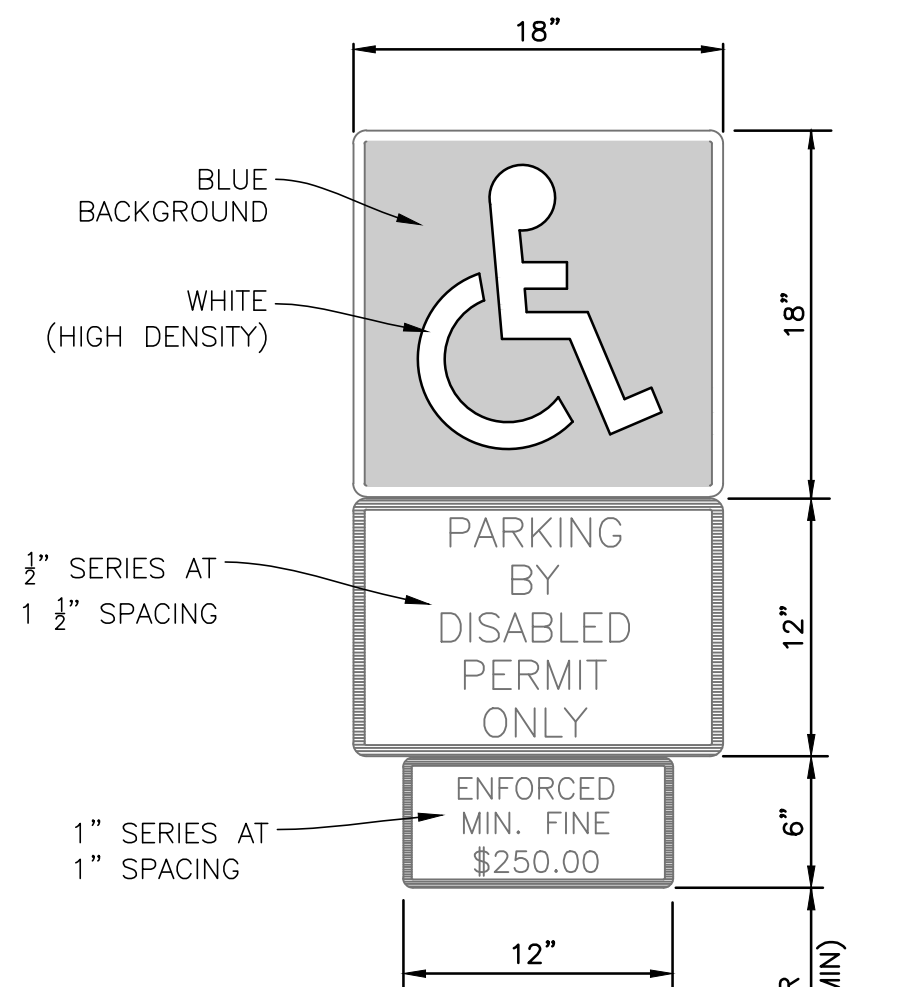
N.T.S.

LEGEND:

- | | |
|---|-----------------------------------|
|  | 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 |



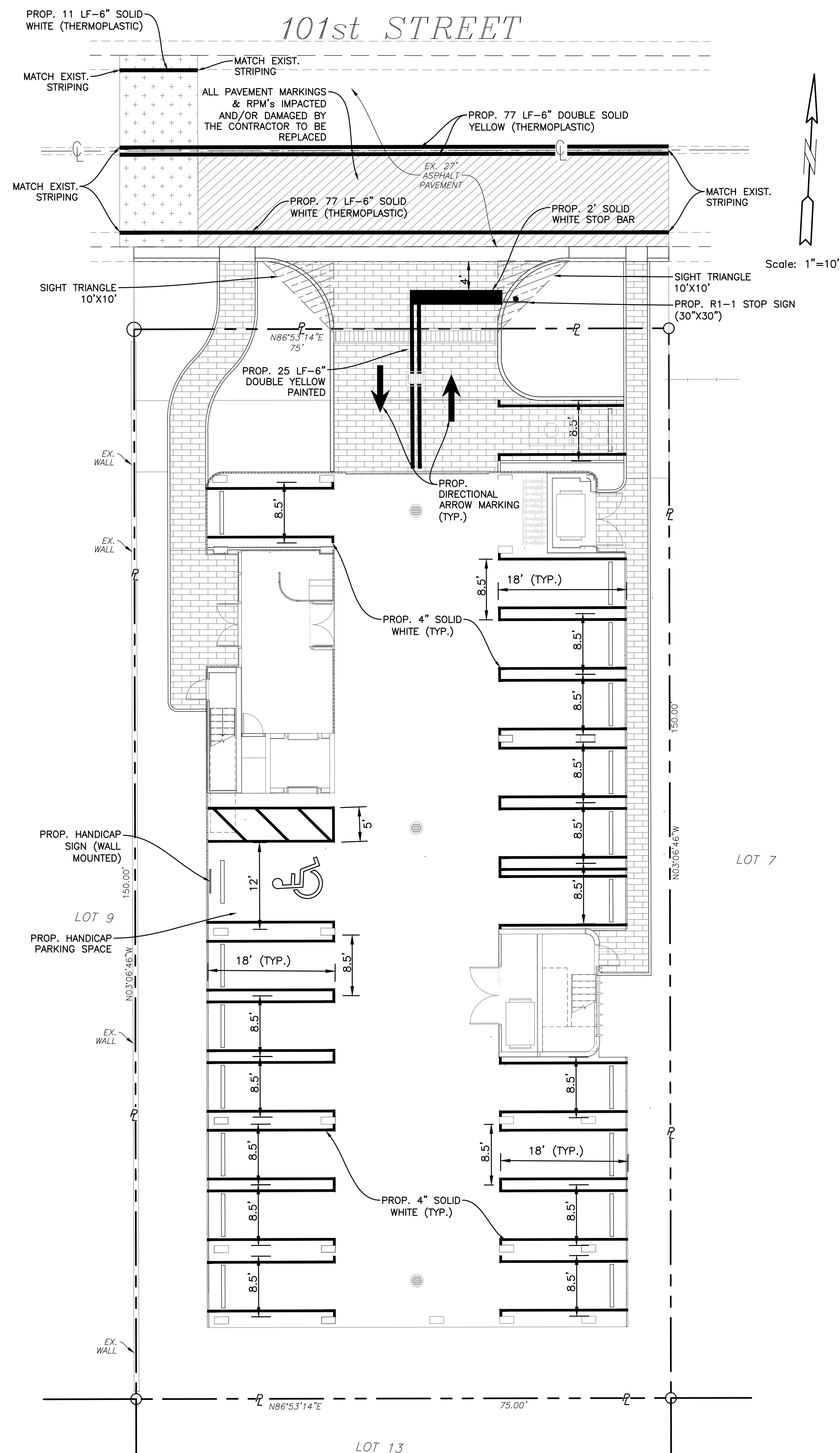
STOP SIGN DETAIL
N.T.S.



HANDICAP PARKING SIGN
(WALL MOUNTED)
N.T.S.

NOTES:

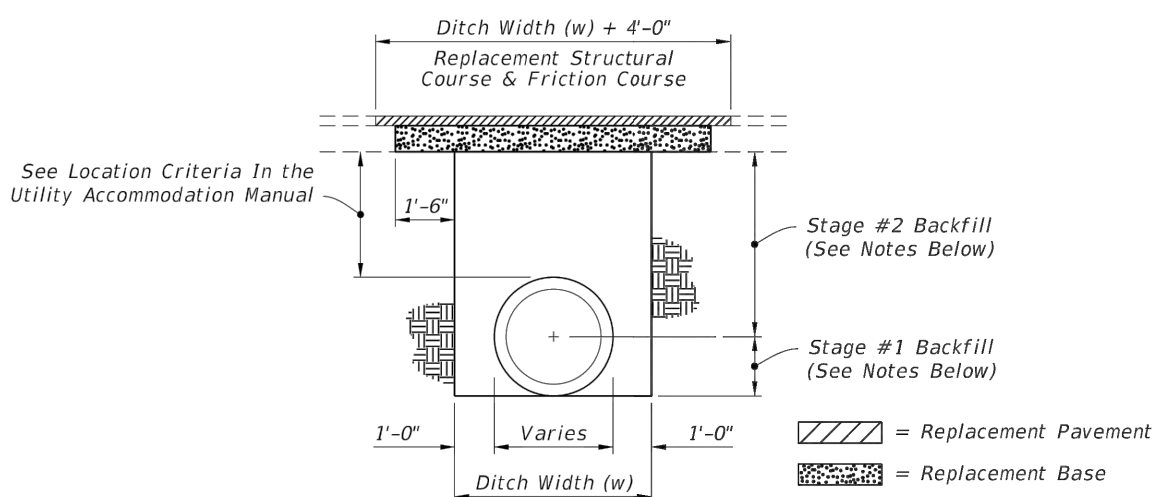
1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND.
2. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. LOCATE SIGN AT CENTERLINE AND HEAD OF EACH HANDICAP PARKING STALL, WHERE APPLICABLE.



J:\CAD\23-26\CAD Files\23-26_PMS Plan.dwg - 11/20/2023 10:41 AM

J:\CAD\23-26\CAD Files\23-26_DETAILS and SECTIONS.dwg -- 11/20/2023 10:15 AM

10/6/2022 12:11:17 PM



NOTES:

PAVEMENT REMOVAL AND REPLACEMENT

- Pavement shall be mechanically sawed.
- The replacement asphalt shall match the existing structural and friction courses for type and thickness in accordance with current FDOT asphalt mix specifications.
- The new base materials shall be either of the same type and composition as the materials removed or of equal or greater structural adequacy.

BACKFILL OPTION

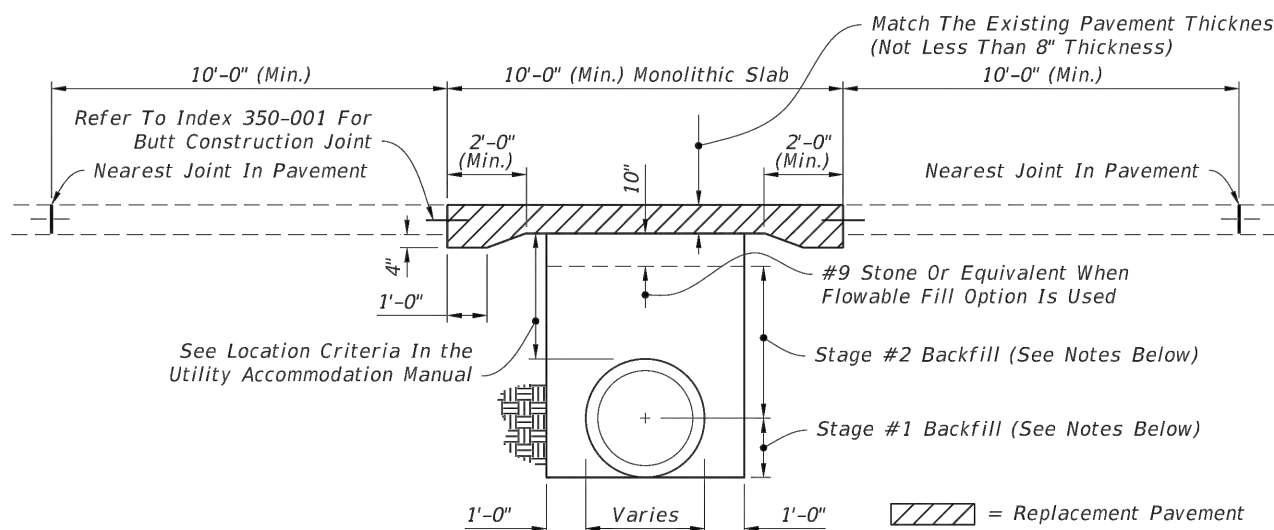
1. COMPACTED AND STABILIZED FILL

- Place backfill material in accordance with Specification 125.
- 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.
- In Stage #2, construct compacted fill along the sides of the pipe and up to the bottom of the base, with the upper 12" receiving Type B Stabilization. In lieu of Type B Stabilization, the Contractor may construct using Optional Base Group 3.

2. FLOWABLE FILL

- If compaction can not be achieved through normal mechanical methods then flowable fill may be used.
- Flowable fill is to be placed in accordance with Specification 121, as approved by the Engineer.
- 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.
- In Stage #1, place flowable fill midway up on both sides of the utility. Allow to harden before placing Stage #2.
- In Stage #2, place flowable fill to the bottom of the existing base course.

FLEXIBLE PAVEMENT CUT



NOTES:

PAVEMENT REMOVAL AND REPLACEMENT

- High early strength cement concrete (3000 psi) meeting the requirements of Specification 346 shall be used for rigid pavement replacement.
- Pavement shall be mechanically sawed and restored to conform with existing pavement joints within 12 hours. (See Index 350-001)

BACKFILL OPTION

1. GRANULAR BACKFILL

- Any edg drain system that is removed shall be replaced with the same type materials. Any edg drain system that is damaged shall be repaired with methods approved by the Engineer.
- Fill material shall be placed in accordance with the Standard Specifications. Fill material shall be special select soil in accordance with Index 350-001.
- 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.
- In Stage #2, construct fill along the sides of the pipe and up to the bottom of replacement pavement.

2. FLOWABLE FILL

- If mechanical compaction can not be achieved through normal mechanical methods then flowable fill may be used.
- Flowable fill is to be placed in accordance with Specification 121, as approved by the Engineer.
- 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.
- In Stage #1, place flowable fill midway up on both sides of the utility. Allow to harden before placing Stage #2.
- In Stage #2, place flowable fill to the bottom of the stone layer.

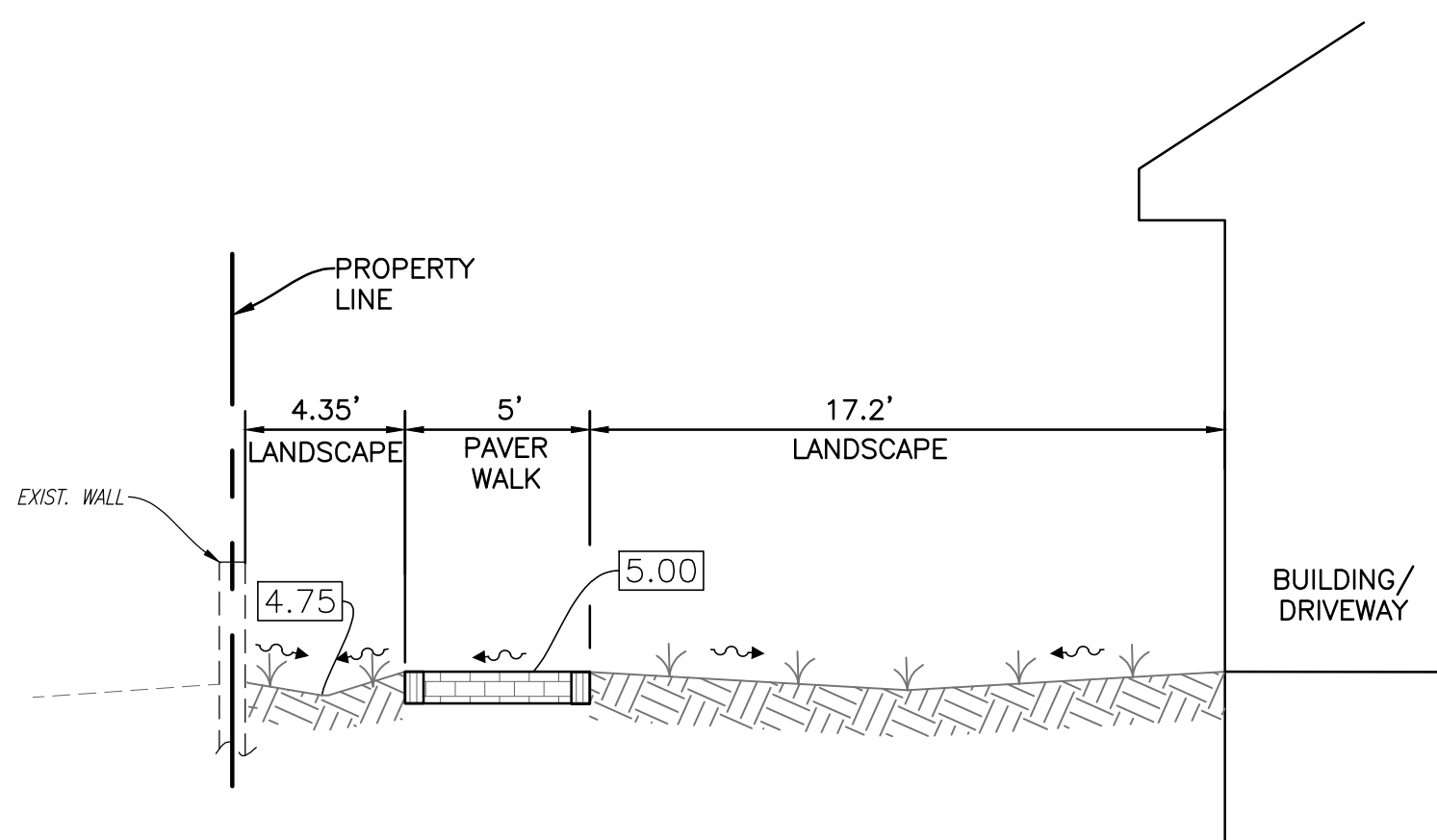
RIGID PAVEMENT CUT

GENERAL NOTES

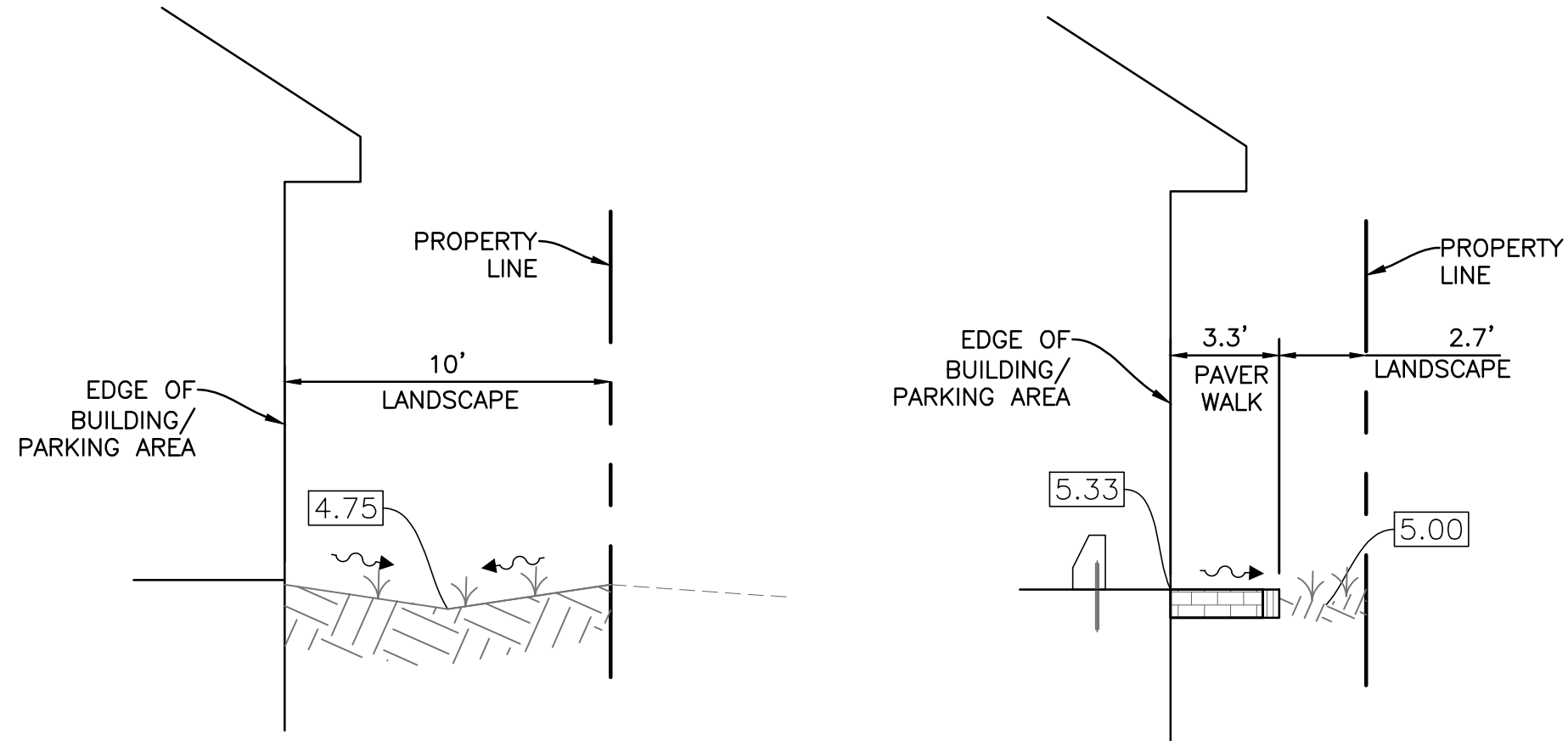
- The details provided in this Index apply to cases in which jack and bore or directional boring methods are not required by the Engineer.
- Flowable fill shall not be placed directly over loose, or high plastic, or muck material (see Index 120-001) which will cause settlement due to fill weight. Where highly compressible material exists, the amount, shape and depth of flowable fill must be engineered to prevent pavement settlement.
- These details do not apply to utility cuts longitudinal to the centerline of the roadway which may require the additional use of geotextiles, special bedding and backfill, or other special requirements.
- Method of construction must be approved by the Engineer.
- Some pipe may require special granular backfill up to 6" above top of pipe. Geotextiles may be required to encapsulate the special granular material.
- 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 match the existing friction course, except structural course may be used in lieu of dense graded friction course.
- All shoulder pavement, curb, curb and gutter, and their substructure disturbed by utility trench cut construction shall be restored in kind.
- 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 crossings, 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 supported by an engineering document prepared by a registered professional engineer that specializes in soils engineering. The engineering document shall address the evaluation of local groundwater flow interruption and settlement potential.
- Excavatable flowable fill is to be used when the flowable fill option is selected.

TRENCH CUTS AND RESTORATIONS ACROSS ROADWAYS

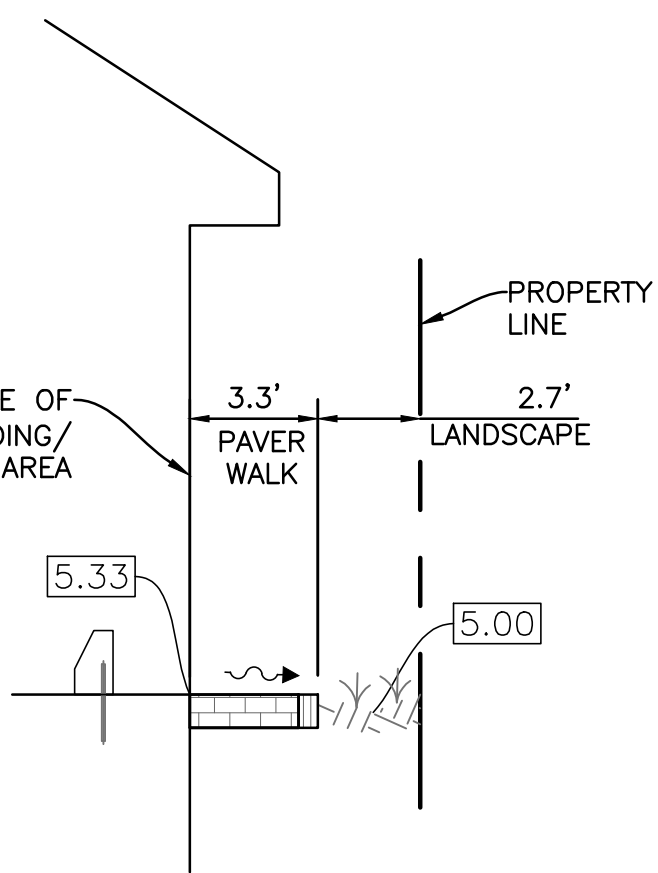
LAST REVISION	DESCRIPTION:	FY 2023-24 STANDARD PLANS	INDEX	SHEET
11/01/17			125-001	1 of 2



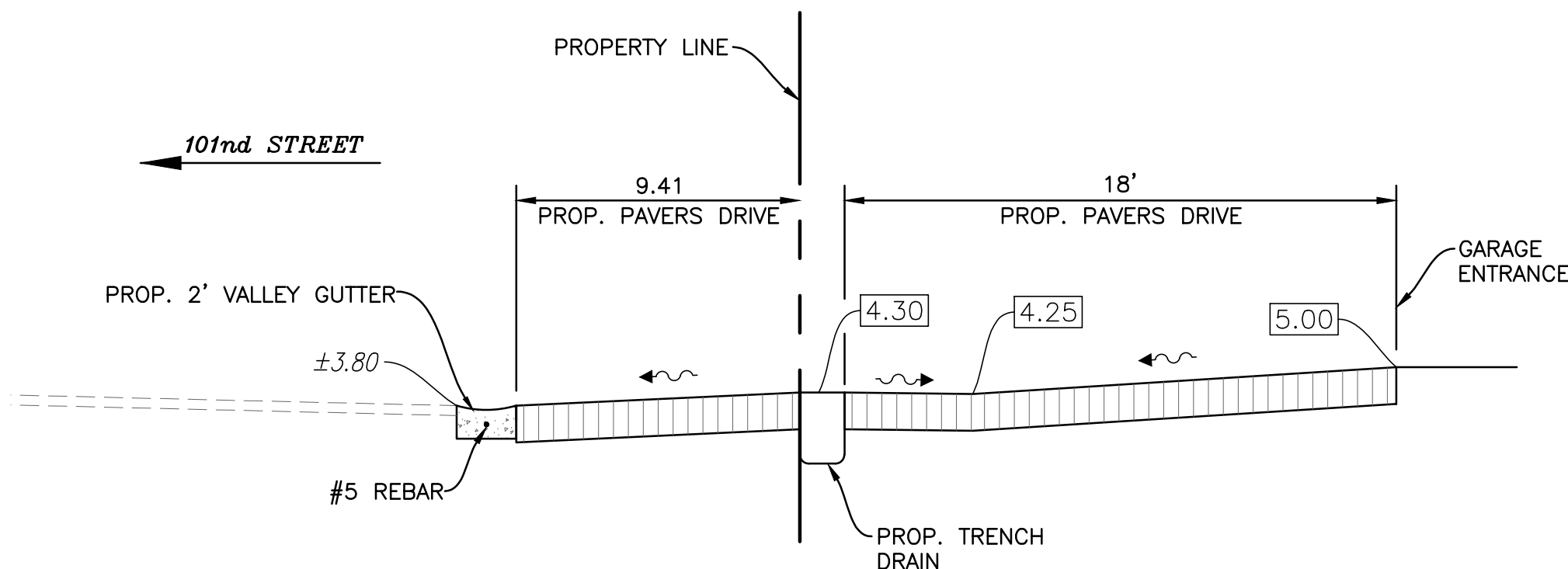
SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



SECTION C-C
N.T.S.



SECTION D-D
N.T.S.

BAY HARBOR 1160

2618, LLC
BAY HARBOR ISLANDS, FLORIDA 33154

DEVELOPER

1160 101ST STREET
BAY HARBOR CONDO
2618, LLC

DESIGNER

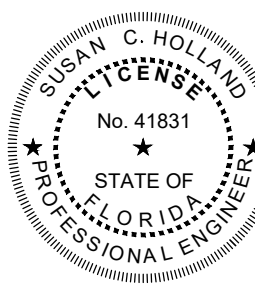
STUDIO BAIGORRIA Design Office, LLC
601 NE 36th Street # 3512
Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatilitt@gmail.com

ARCHITECT OF RECORD AA26003706

BAENA ARCHITECTURE

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

SEAL / SIGNATURE



This item has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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Certificate of Authorization 7328

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
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LANDSCAPE ARCHITECT
EXOTISCAPE, INC.

181 Harbor Dr - Key Biscayne, FL 33149
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STRUCTURAL ENGINEER

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Phone

e-mail

MEP ENGINEER

Address

Phone

e-mail

CONTRACTOR

Address

Phone

e-mail

NO.	REVISION	DATE	BY

DRAWING TITLE:

DETAILS & SECTIONS

Project Number: 23-26

Date: 11/15/23

Drawn by: HS

Checked by: SCH

Sheet Number:

C-5

Scale: N.T.S.

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 & METHODS 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 -

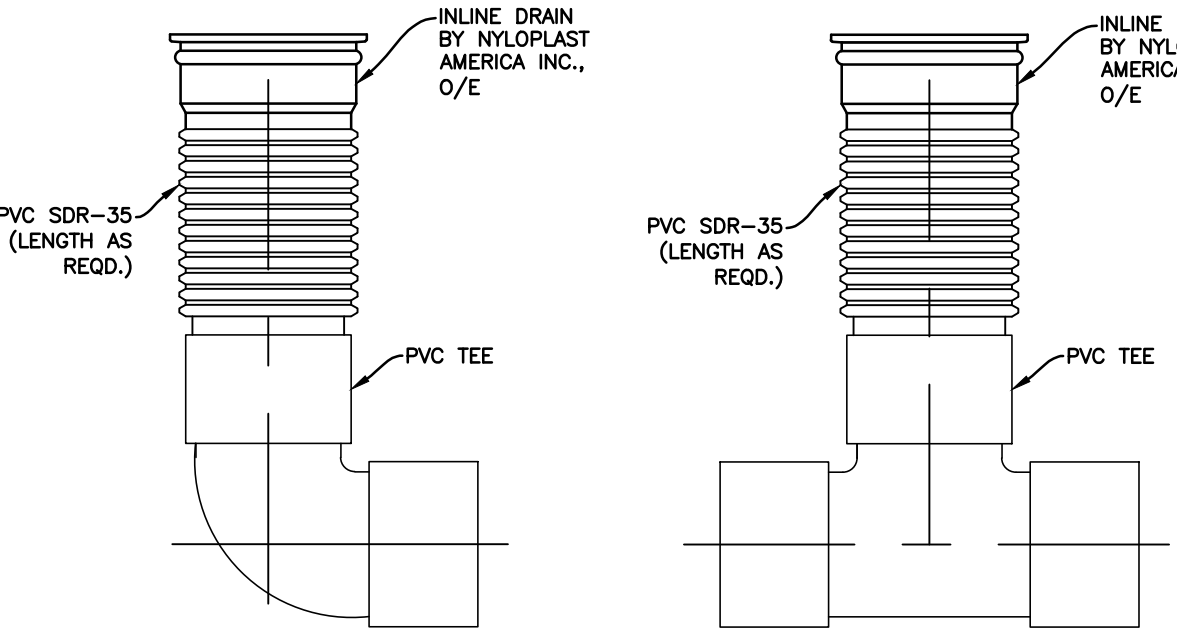
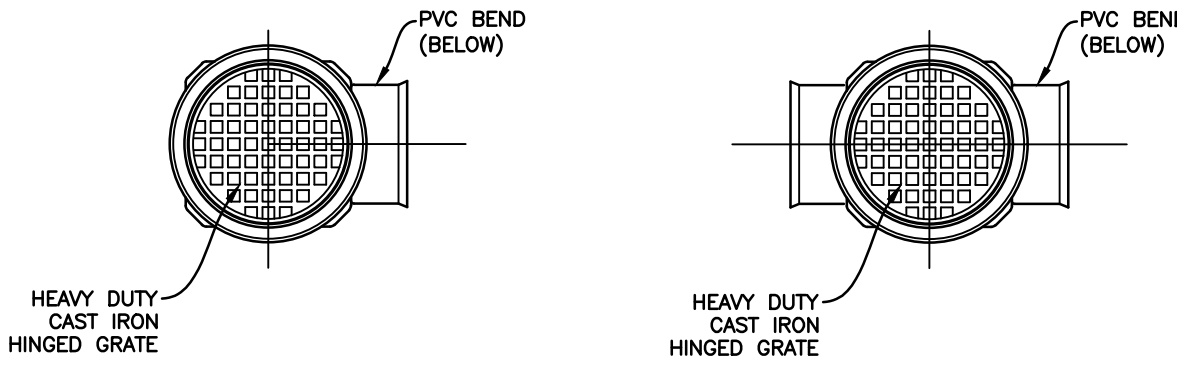
RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
PVC = POLYVINYLCHLORIDE PIPE
PCMP = PERFORATED CMP, FDOT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

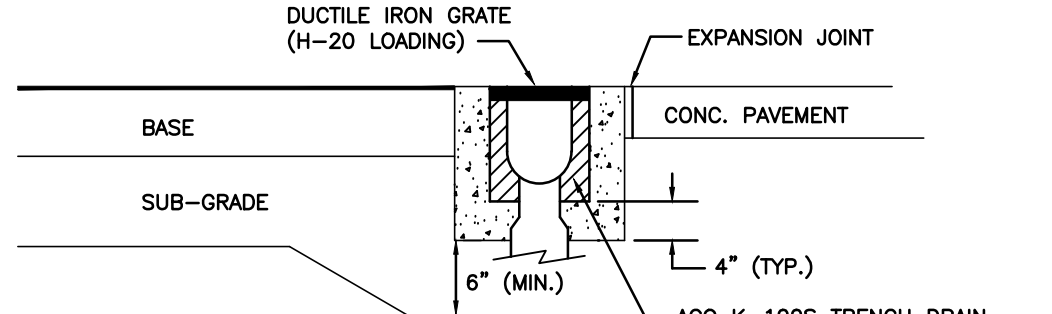
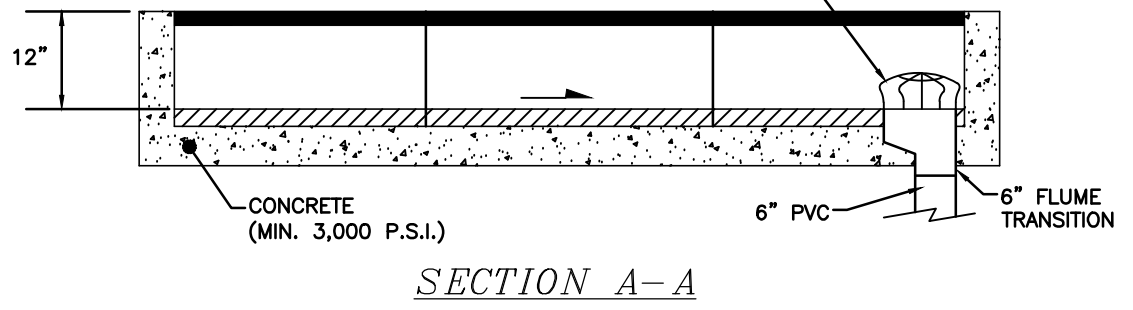
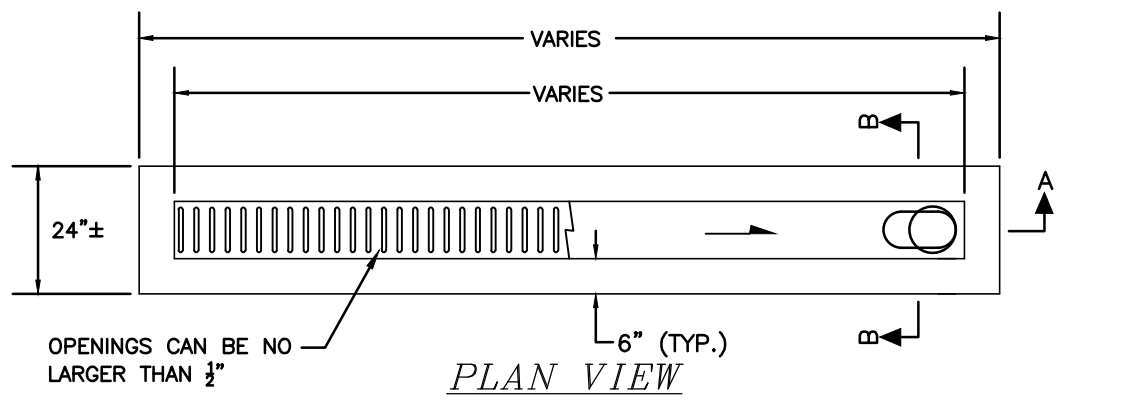
DRAINAGE STRUCTURE TABLE				
STRUCTURE	RIM	INVERT	INVERT	PIPE
CB	4.20	1.25 N.E	1.25 S.W	8" PVC 15" HDPE
AREA DRAIN #1	4.75	2.75 N		8" PVC
AREA DRAIN #2	5.10	2.50 N	2.50 S	8" PVC
AREA DRAIN #3	4.90	2.15 N	2.15 S	8" PVC
DRAINAGE WELL	4.90	TBD	TBD	8" HDPE 4" PVC

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.

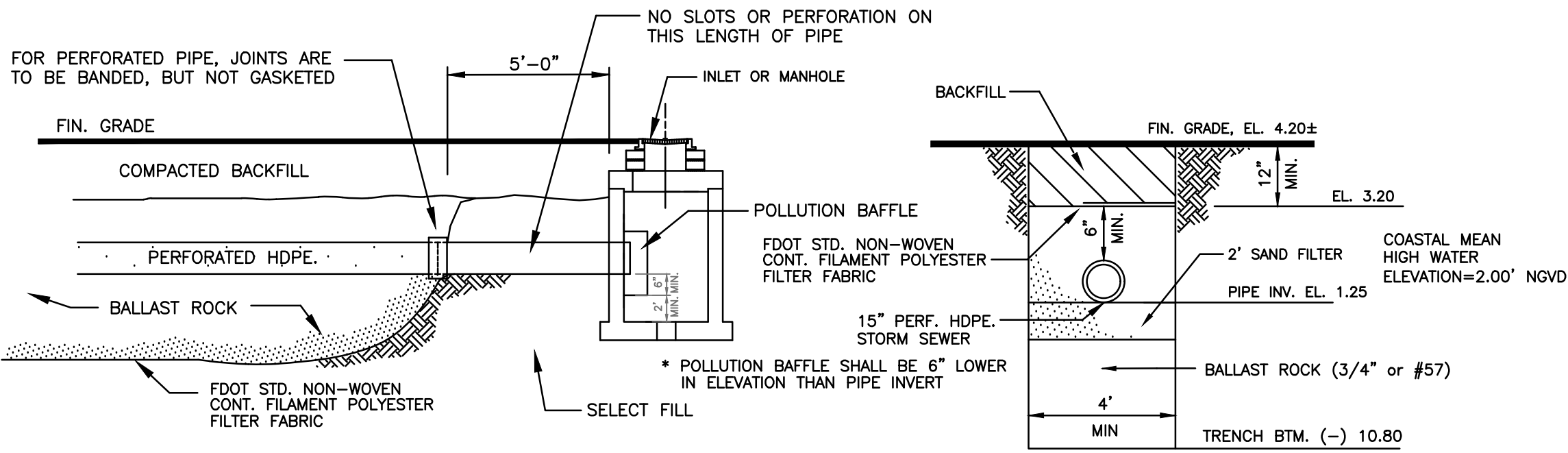


ENDLINE DRAIN BASIN N.T.S. INLINE DRAIN BASIN N.T.S.

AREA DRAIN N.T.S.



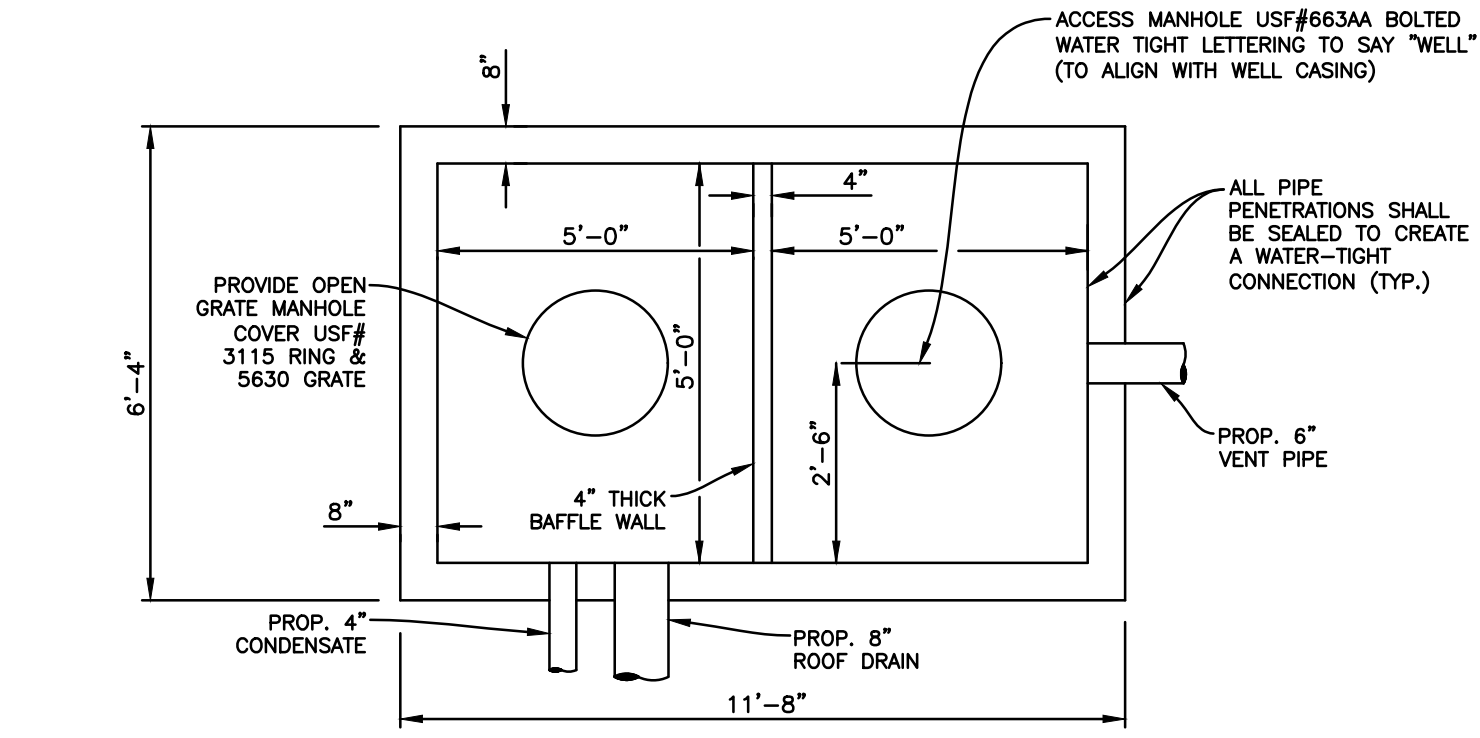
SECTION B-B TRENCH DRAIN N.T.S.



- 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.

DRAINAGE WELL N.T.S.

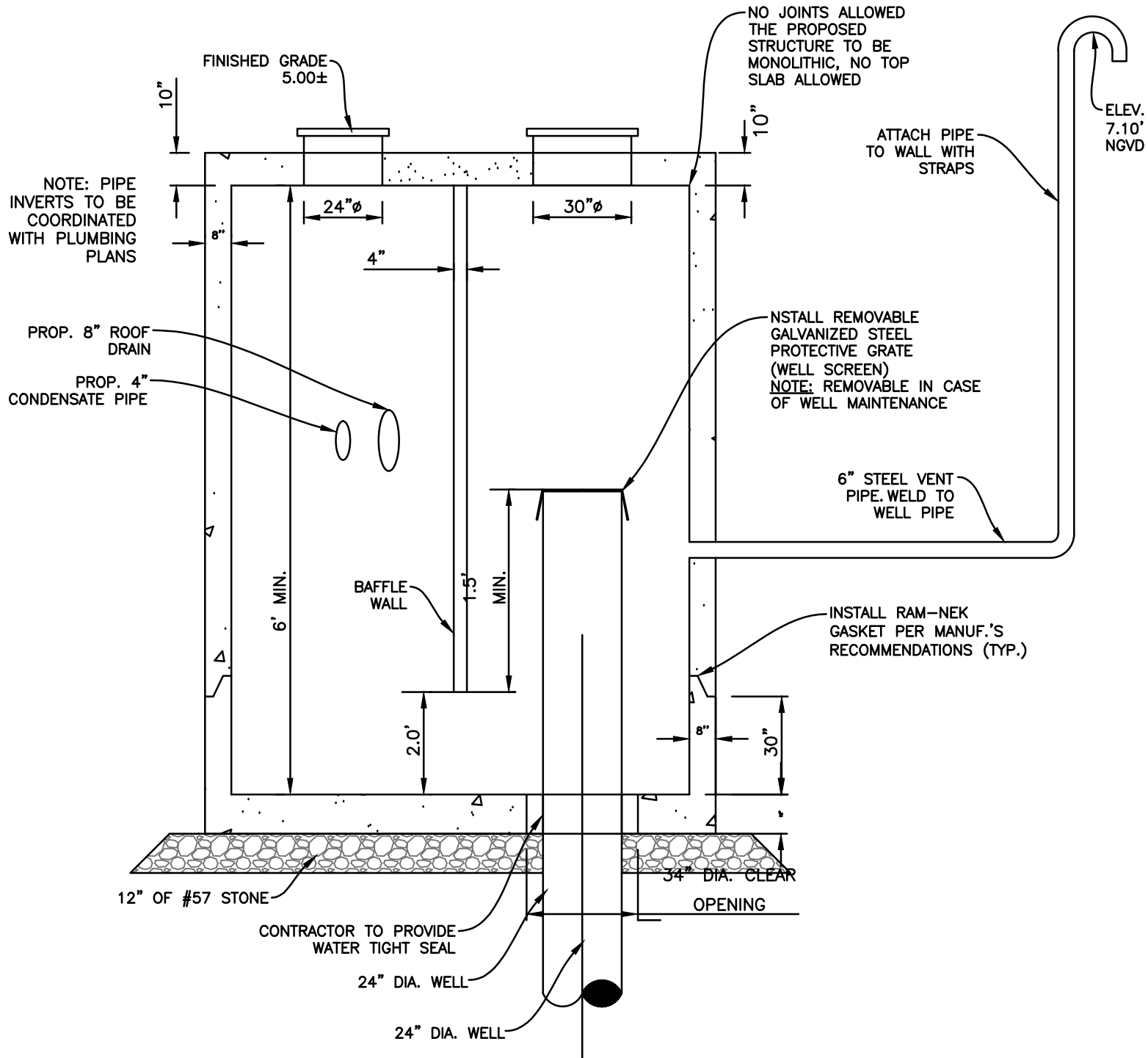


TOP VIEW N.T.S.

NOTE: PIPE INVERTS TO BE COORDINATED WITH PLUMBING PLANS.

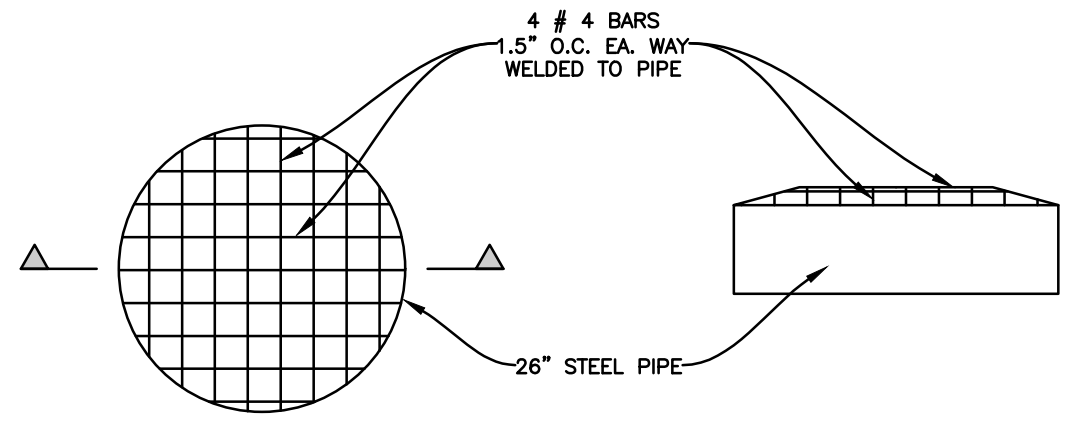
CONTRACTOR TO VERIFY PIPE INVERTS PRIOR TO WELL BOX CONSTRUCTION

WELL LOCATION
LATITUDE: 25°53'29.11"N
LONGITUDE: 80°07'57.86"W



SECTION VIEW NTS

- NOTES:
1. WELL DRILLER RESPONSIBLE FOR OBTAINING WELL CONSTRUCTION PERMIT.
2. NEOPRENE GASKETS TO BE INSTALLED UNDER LIDS AND AROUND PIPES.
3. VENT PIPES NOT TO BE INSTALLED DIRECTLY ACROSS FROM INLET PIPE.
4. WELL COVERS TO BE SECURELY ATTACHED TO STRUCTURE WITH NO MORTAR OR BRICKS.
5. CONTRACTOR SHALL GROUT BETWEEN 4" CONC. BAFFLE AND LID OF STRUCTURE TO ENSURE WATER PROOF SEAL.
6. WELL BOX REINFORCEMENT SHALL BE DESIGNED BY PRE-CASTER TO MEET F-DOT STANDARDS AND SPECIFICATIONS



WELL SCREEN DETAIL N.T.S.

BAY HARBOR 1160

2618, LLC
BAY HARBOR ISLANDS, FLORIDA 33154

DEVELOPER

1160 101ST STREET
BAY HARBOR CONDO
2618, LLC

DESIGNER

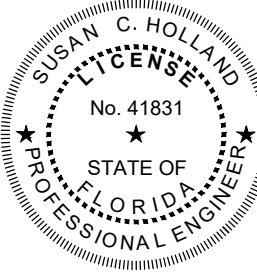
STUDIO BAIGORRIA Design Office, LLC
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Ph: +1 305 815 8122
Contact: roxanatilili@gmail.com

ARCHITECT OF RECORD AA26003706

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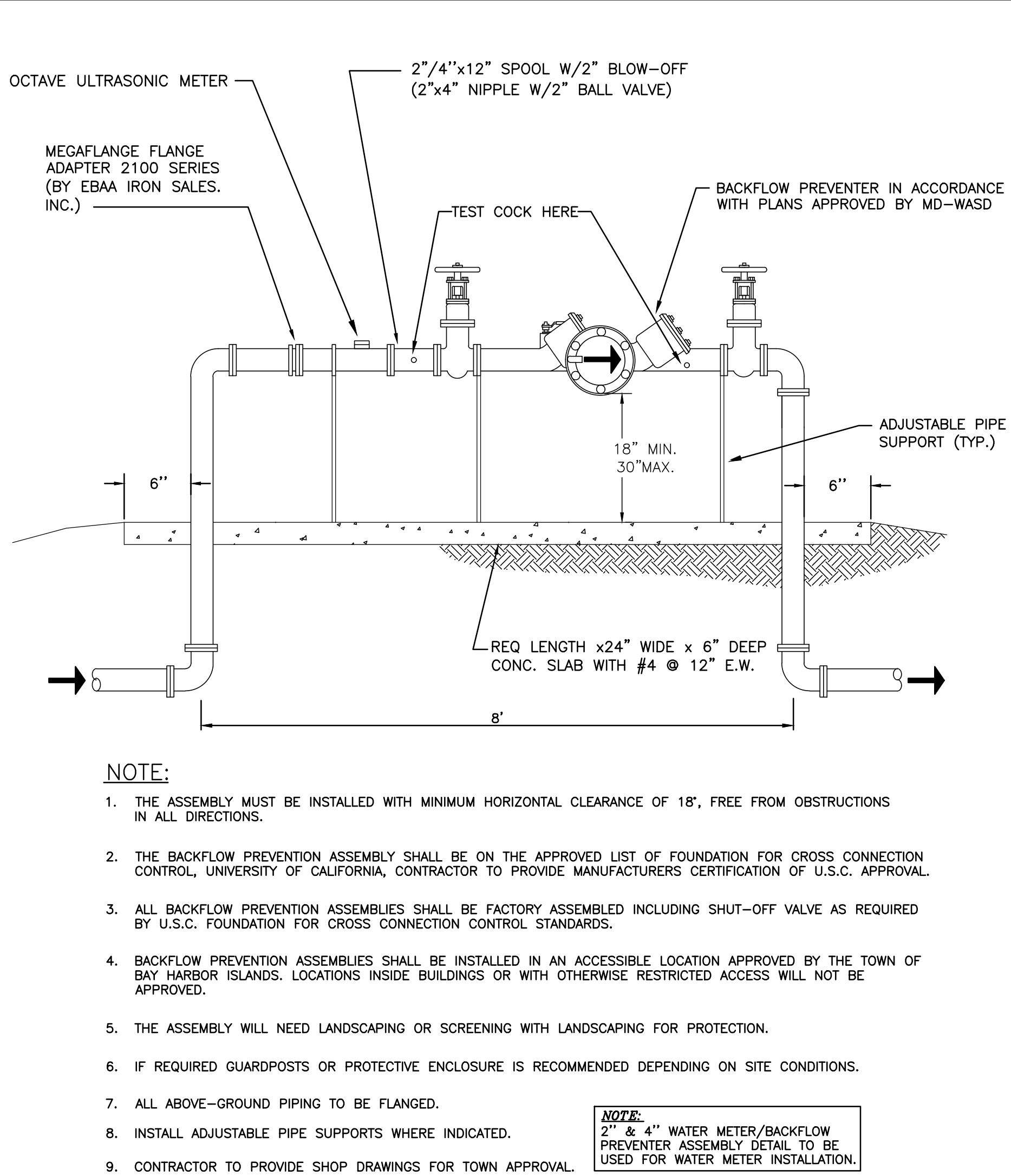
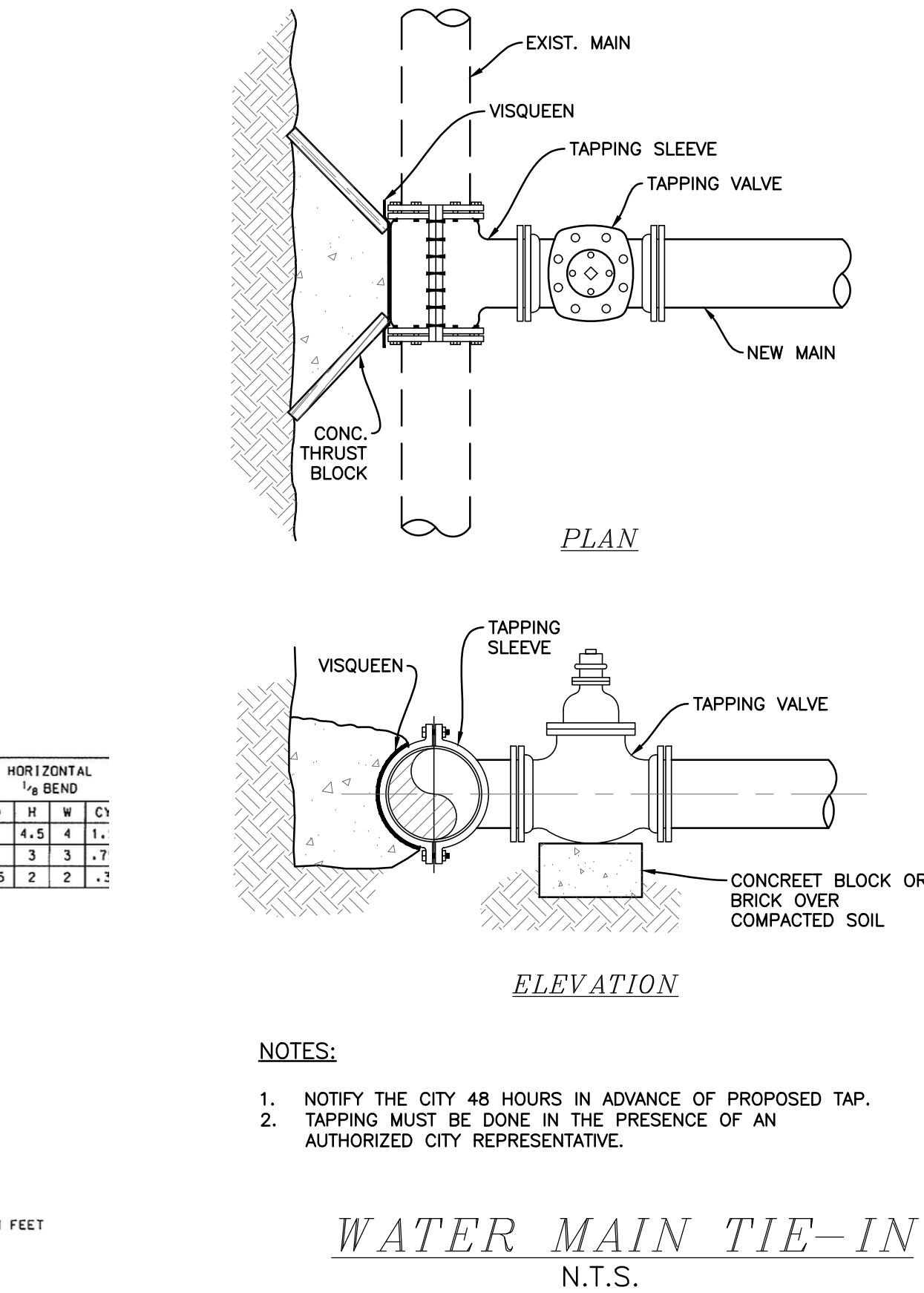
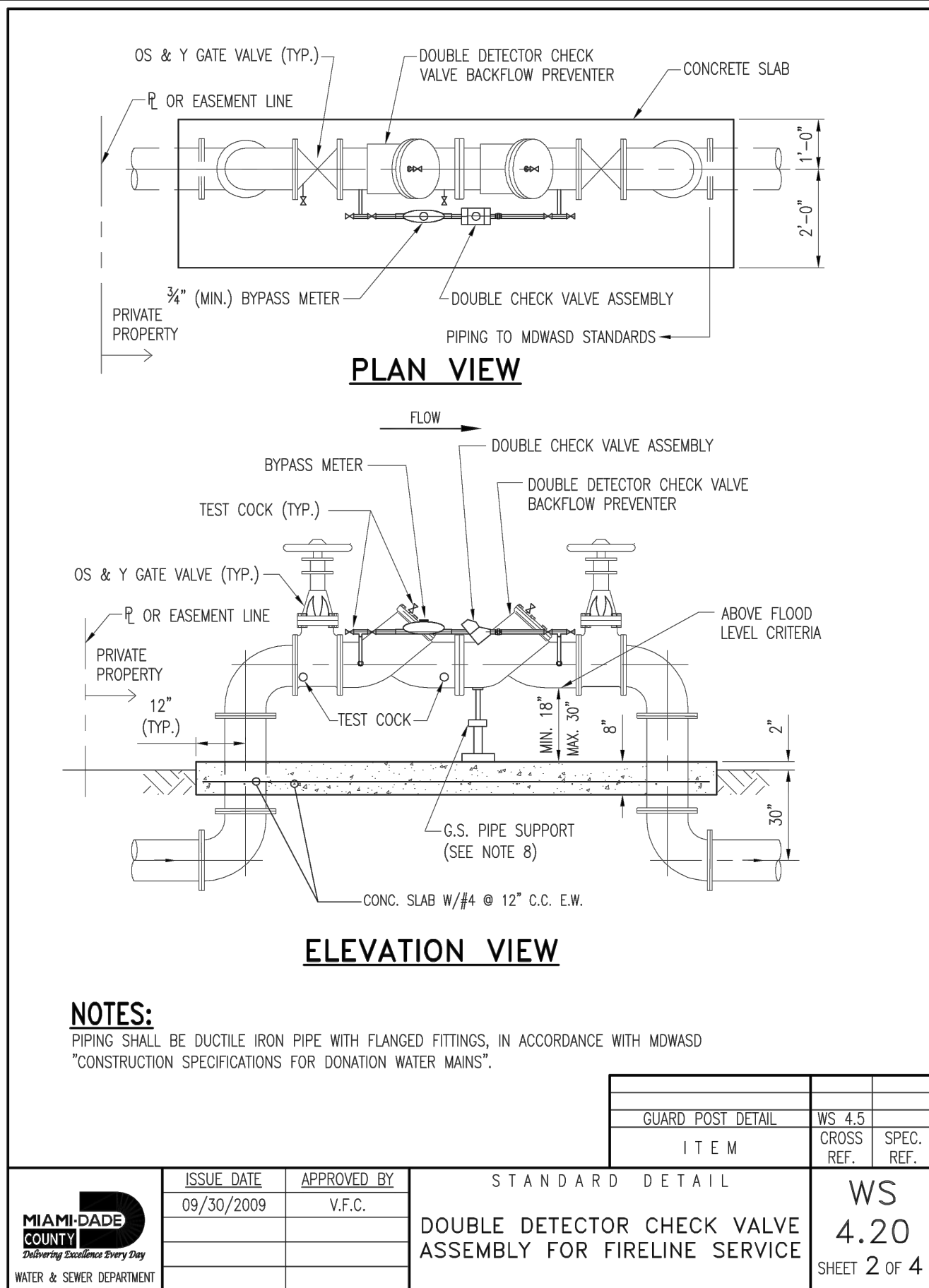
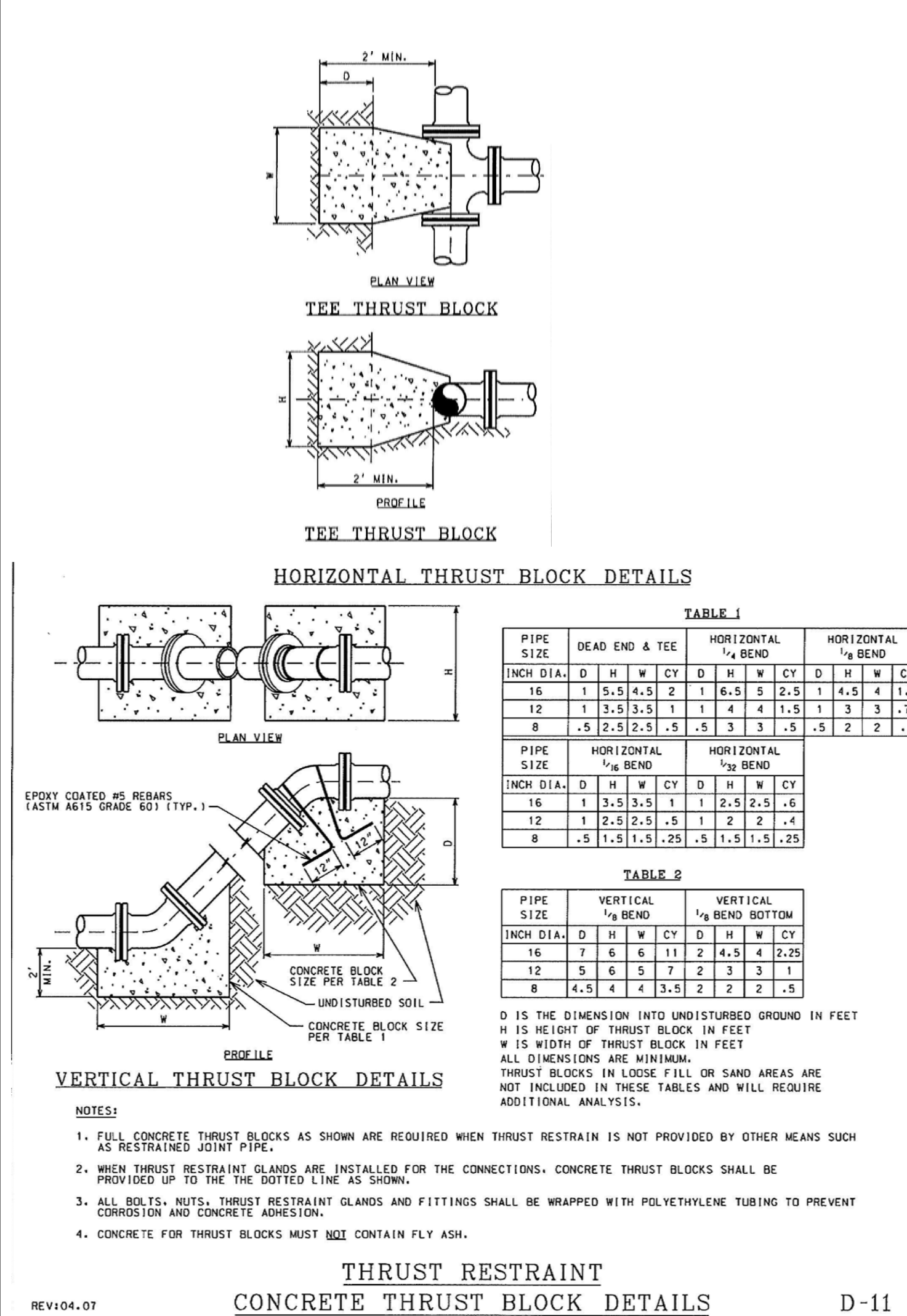
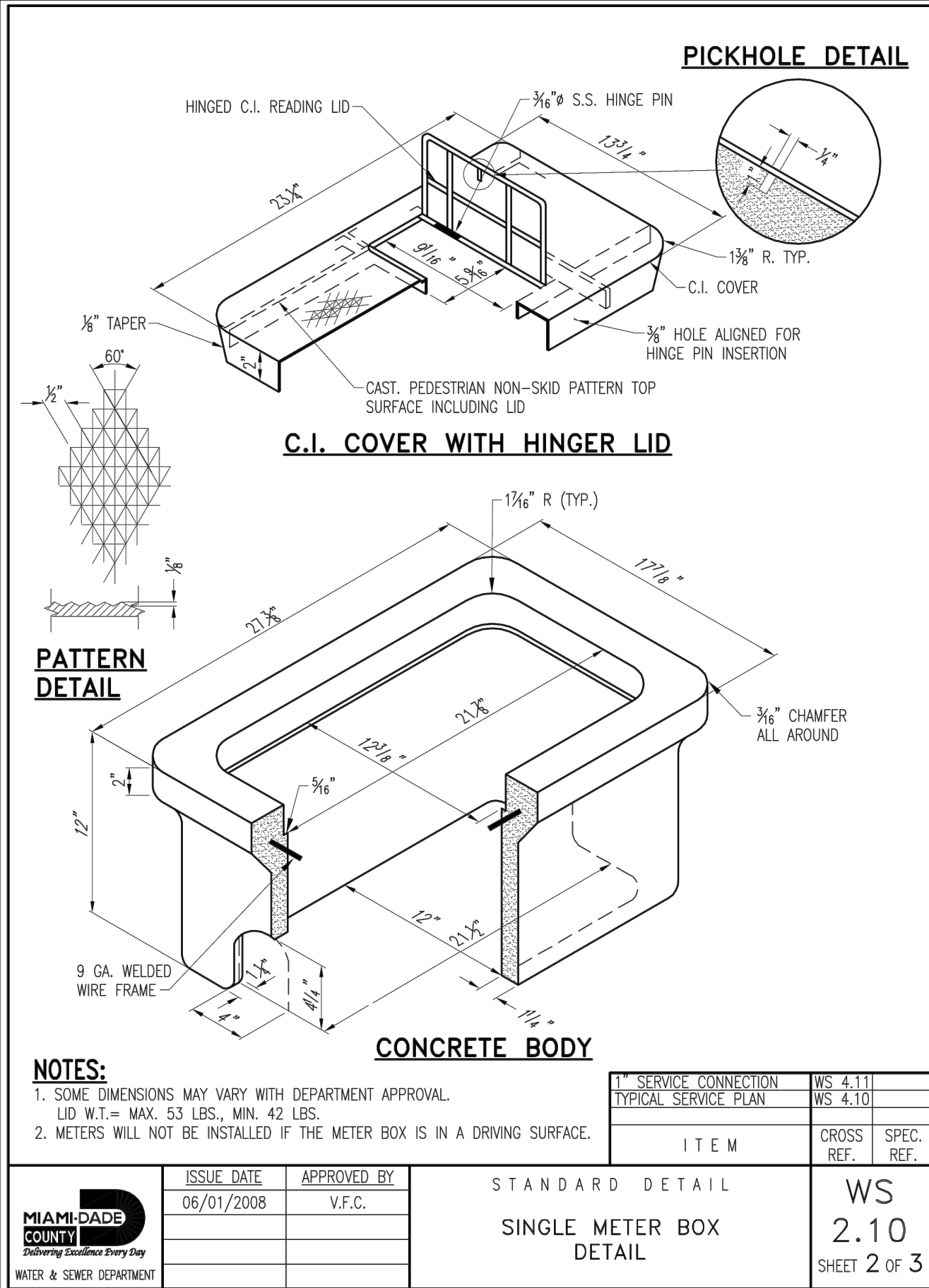
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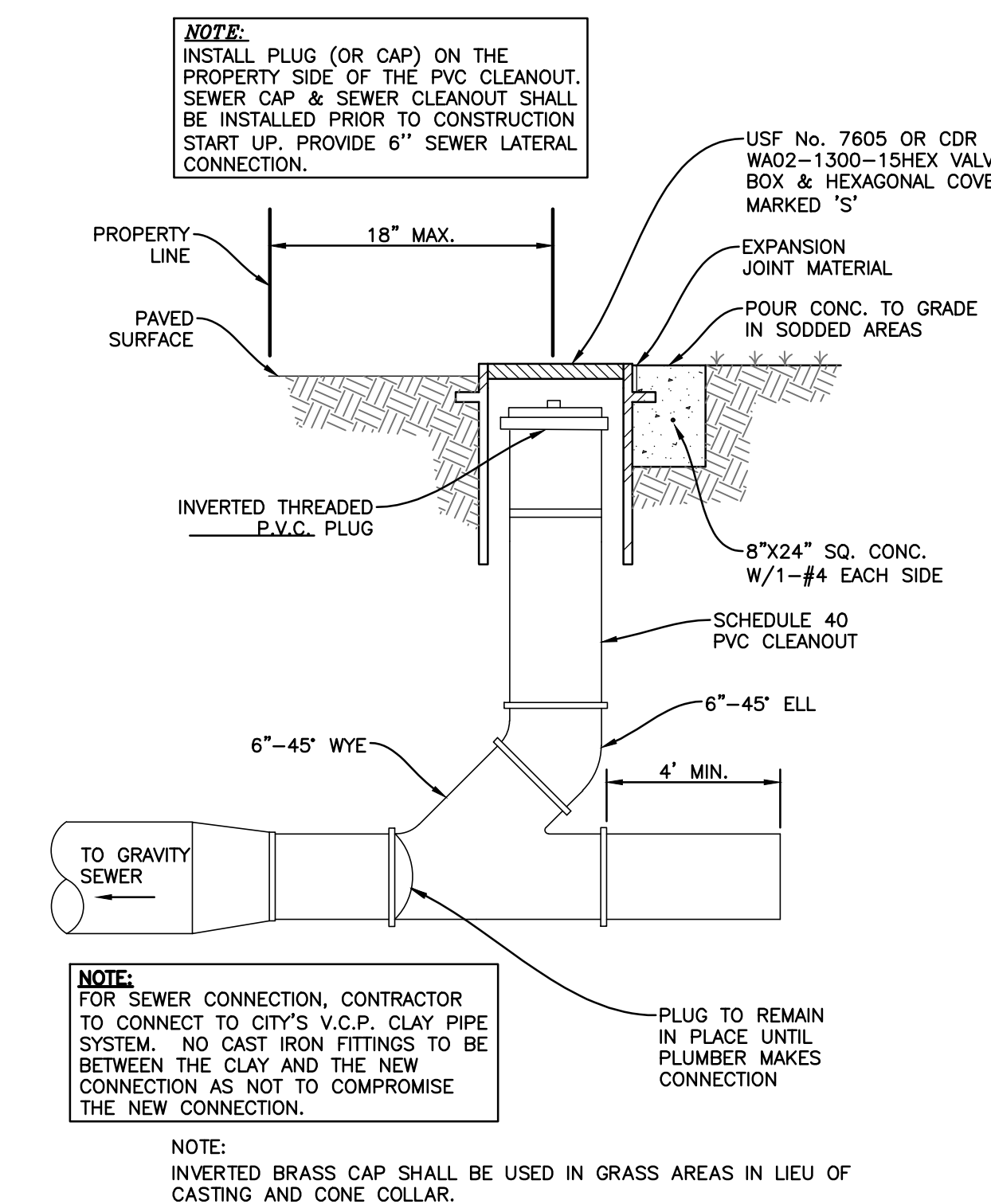
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J:\CAD\23-26\CAD Files\23-26_DETAILS and SECTIONS.dwg — 11/20/2023 10:14 AM



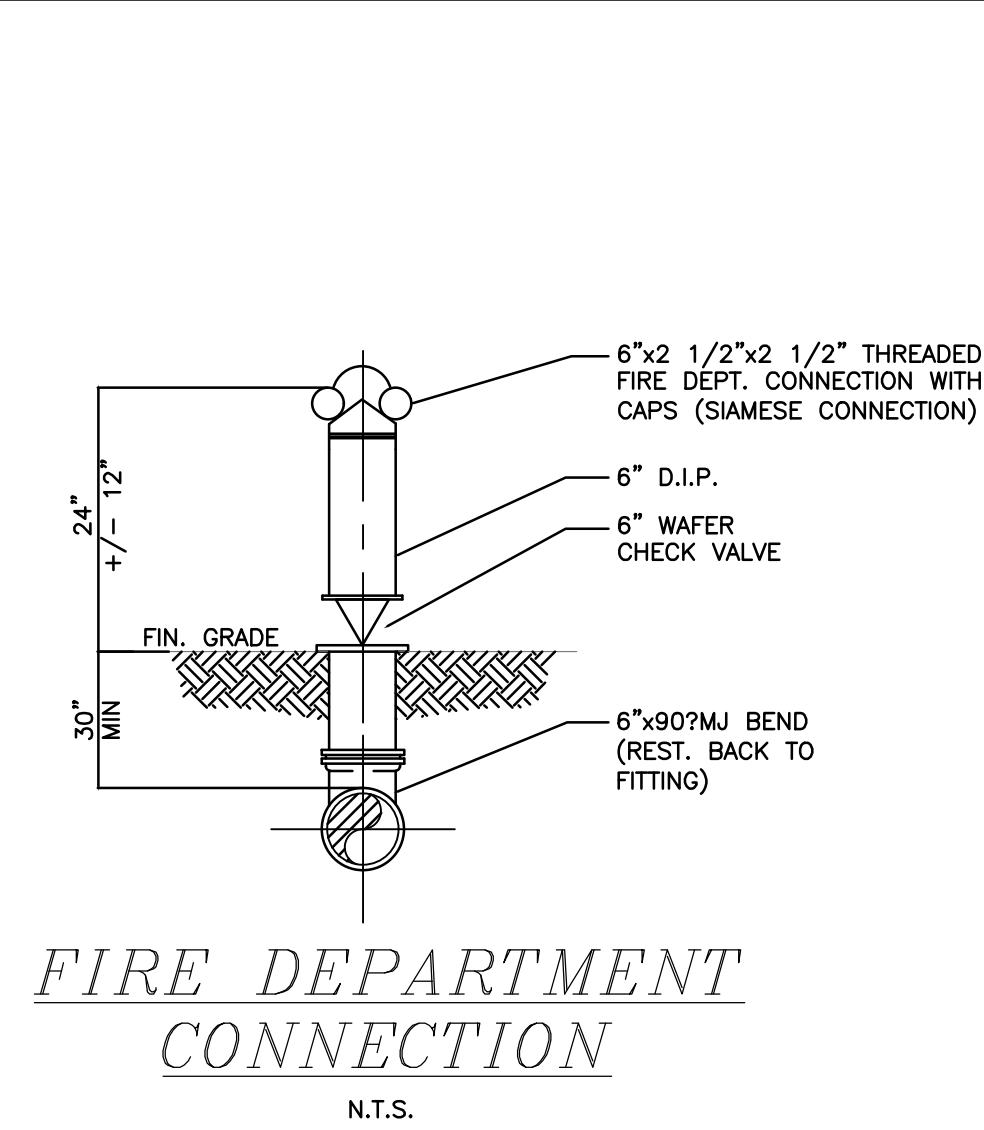
WATER METER/BACKFLOW PREVENTER ASSEMBLY DETAIL

N.T.S.



TYPICAL CLEANOUT DETAIL

N.T.S.



BAY HARBOR 1160

2618, LLC
BAY HARBOR ISLANDS, FLORIDA 33154

DEVELOPER

1160 101ST STREET
BAY HARBOR CONDO
2618, LLC

DESIGNER

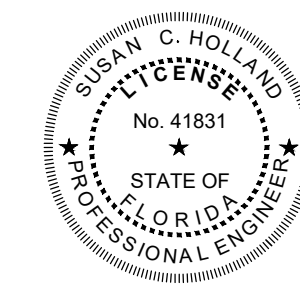
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MEP ENGINEER

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e-mail

CONTRACTOR

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Phone

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NO.	REVISION	DATE	BY

DRAWING TITLE:

UTILITY DETAILS

Project Number: 23-26

Date: 11/15/23

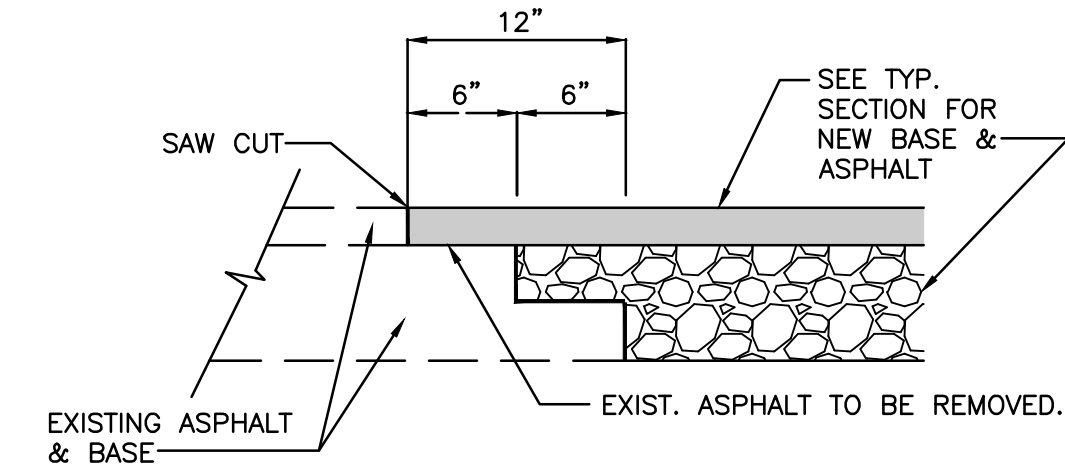
Drawn by: HS

Checked by: SCH

Sheet Number:

C-7

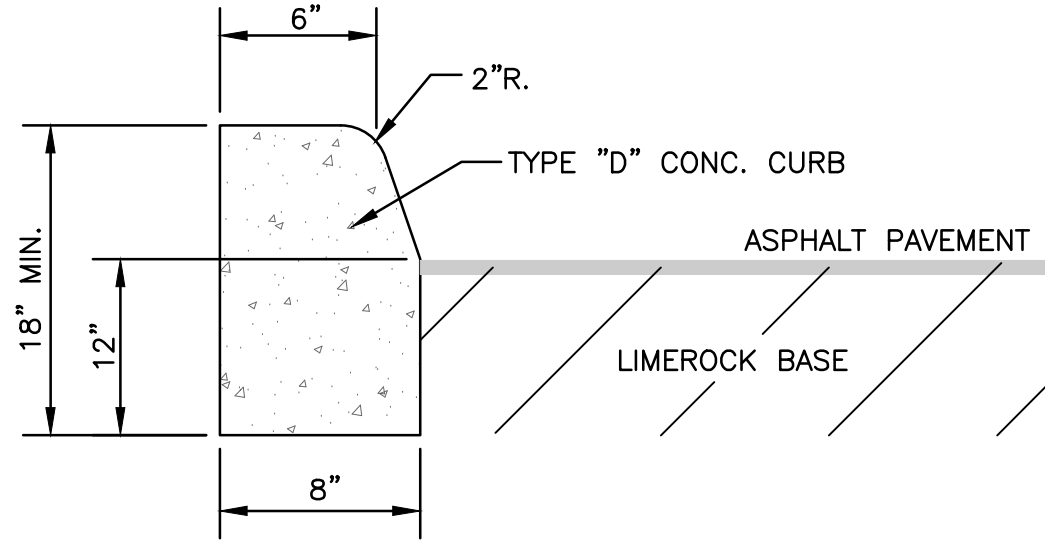
Scale: N.T.S.



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.



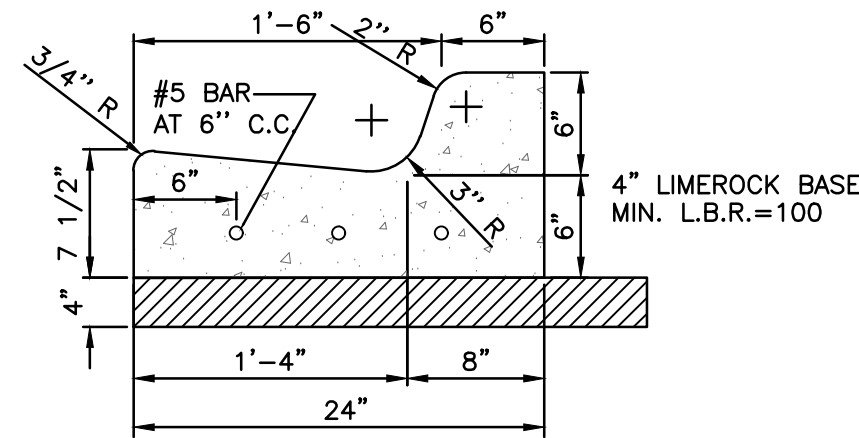
TYPE "D" CONCRETE CURB
N.T.S.

CURB NOTE:

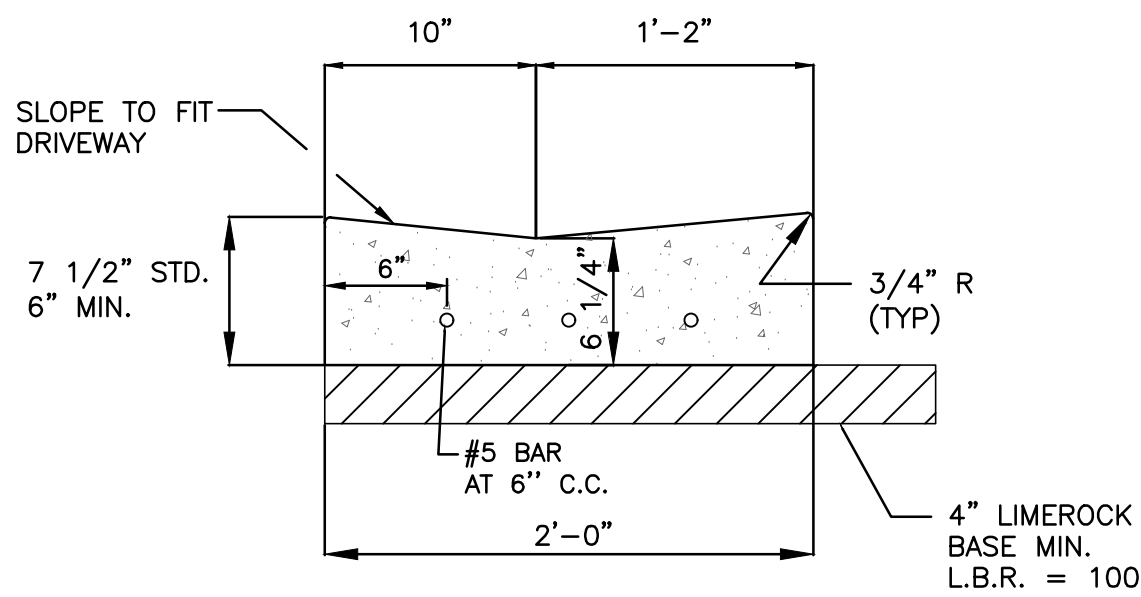
1. DOWELS SHALL BE DRILLED & EXPOIED INTO EXISTING VALLEY GUTTER & "F" CURB TO RESIST SHEAR FORCES BETWEEN THE OLD STRUCTURES & THE NEW STRUCTURES.
2. ALL DAMAGED VALLEY GUTTER AND F-CURB SHALL BE REMOVED WITHOUT DAMAGING ADJACENT ROADWAY.
3. THE FINISH ON THE NEW VALLEY GUTTER AND F-CURB SECTIONS SHALL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

CURB NOTE:

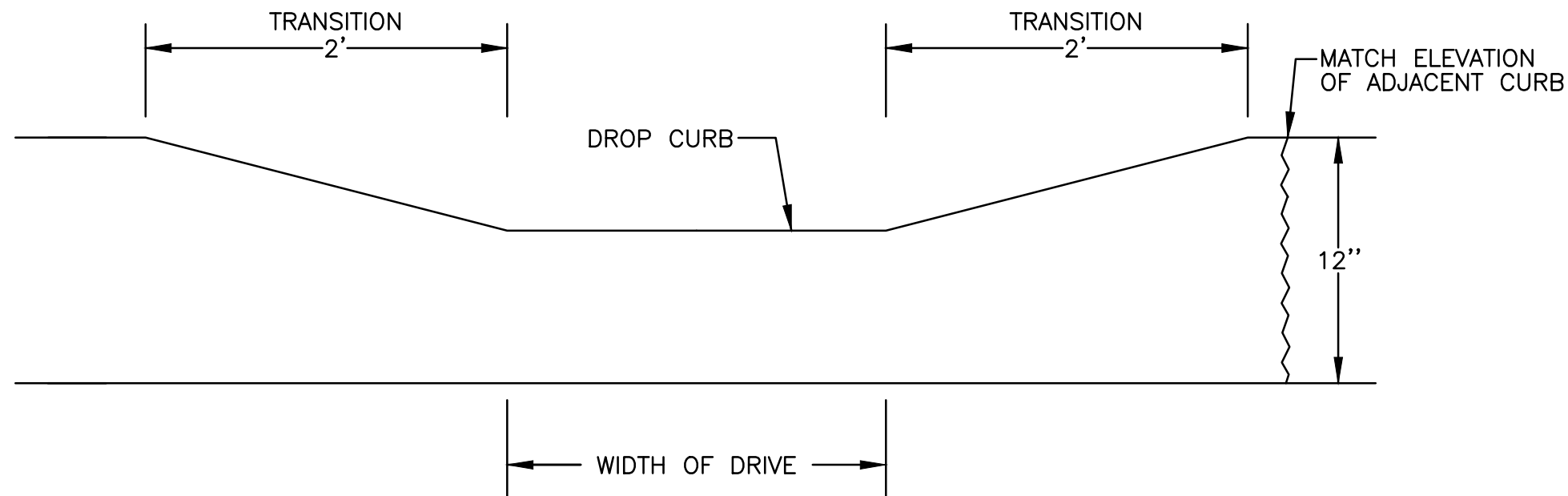
PROVIDE 1/2" X 18" SMOOTH DOWELS AT 12" C.C. TO CONNECT NEW CURB TO EXITING CURB.



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 1160

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BAY HARBOR ISLANDS, FLORIDA 33154

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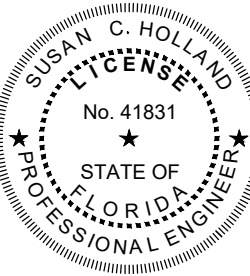
ARCHITECT OF RECORD

AA26003706

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CONTRACTOR
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NO.	REVISION	DATE	BY

DRAWING TITLE:

CIVIL DETAILS

Project Number: 23-26

Date: 11/15/23

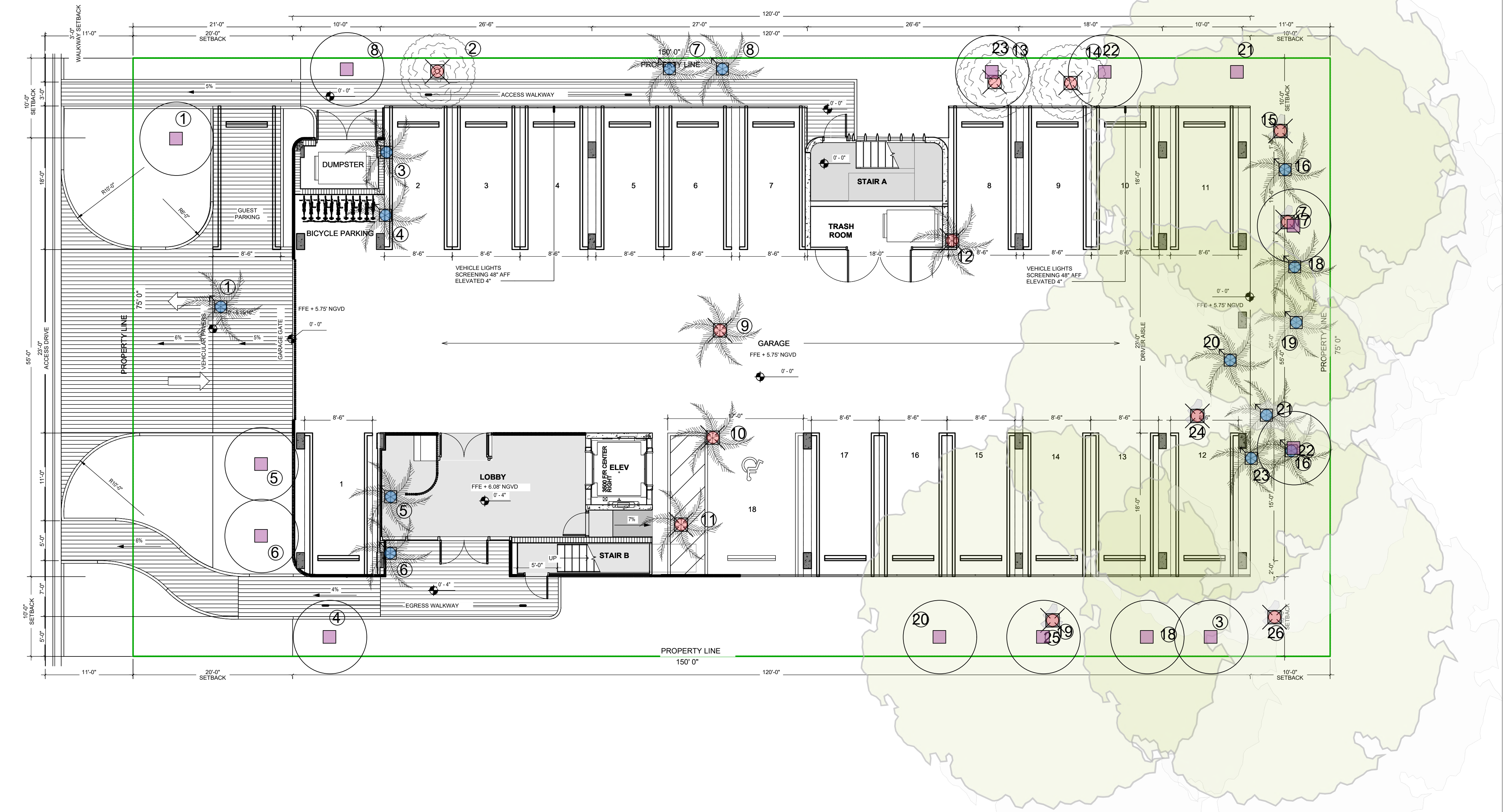
Drawn by: HS

Checked by: SCH

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C-8

Scale: N.T.S.



DIVISION 2. - TREE PRESERVATION AND PROTECTION
Sec. 46-56. - Definitions.

*Palm: Monocotyledonous plant of the Palmaeae 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	ACTION
1	CANARY PALM	PHOENIX CANARIENSIS	4	28	15	GOOD RELOCATE
2**	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFILIA	2	18	15	MODERATE REMOVE
3	THATCH PALM	THRYNAX RADIATA	7	12	8	GOOD RELOCATE
4	THATCH PALM	THRYNAX RADIATA	7	11	7	GOOD RELOCATE
5	THATCH PALM	THRYNAX RADIATA	6	15	9	GOOD RELOCATE
6	THATCH PALM	THRYNAX RADIATA	7	16	10	GOOD RELOCATE
7	SABAL PALM	SABAL PALMETTO	7	12	8	GOOD RELOCATE
8	ADONIDIA PALM	ADONIDIA MIRELLI	MULTI	15	10	GOOD RELOCATE
9	ARECA PALM	DYPSIS LUTESCENSES	4	12	6	GOOD REMOVE
10	ARECA PALM	DYPSIS LUTESCENSES	4	10	8	GOOD REMOVE
11	ARECA PALM	DYPSIS LUTESCENSES	4	12	8	GOOD REMOVE
12	COCO PALM	COCOS NUCIFERA	2	12	8	GOOD REMOVE
13**	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFILIA	3	15	15	GOOD REMOVE
14**	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFILIA	3	15	15	GOOD REMOVE
15**	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFILIA	14	22	30	GOOD REMOVE
16	SABAL PALM	SABAL PALMETTO	8	20	15	GOOD RELOCATE
17**	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFILIA	12	10	25	GOOD REMOVE
18	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	3	30	10	GOOD RELOCATE
19	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	3	30	10	GOOD RELOCATE
20	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	3	32	12	GOOD RELOCATE
21	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	3	30	10	GOOD RELOCATE
22	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	3	34	12	GOOD RELOCATE
23	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	3	30	10	GOOD RELOCATE
24**	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFILIA	12	15	30	GOOD REMOVE
25**	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	8	15	10	GOOD REMOVE
26**	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	36	35	40	GOOD REMOVE

**Invasive species.

MITIGATION SUMMARY	
TOTAL TO MITIGATE: 104" DBH	
PROPOSED MITIGATION:	
+ for a total of 104" DBH =	8 Bayrum trees having 14'HT 3"DBH 8'SP (or more) = 24" total DBH 7 Crape Myrtle 14'HT 3"DBH 8'SP (or more) = 21" total DBH 1 Gumbo Limbo 24'HT 10"DBH 16'SP (or more) = 10" total DBH NATIVE 12 Green Buttonwood 14'HT 3"DBH 8'SP (or more) = 36" total DBH NATIVE 10 Silver Buttonwood 14'HT 3"DBH 8'SP (or more) = 30" total DBH NATIVE TOTAL DBH = 121" total DBH
TOTAL MITIGATION: 121" DBH from 38 new trees to be proposed. 23 of them are native to Florida, representing more than 50% of proposed mitigation.	

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Mercedes B.Porcari

BH 1160

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SHEET TITLE
TREE DISPOSITION
PLAN

SCALE
1 / 8" = 1" - 0

ISSUE DATE
11/27/2023

REVISION

DESIGN
MERCEDES PORCARI

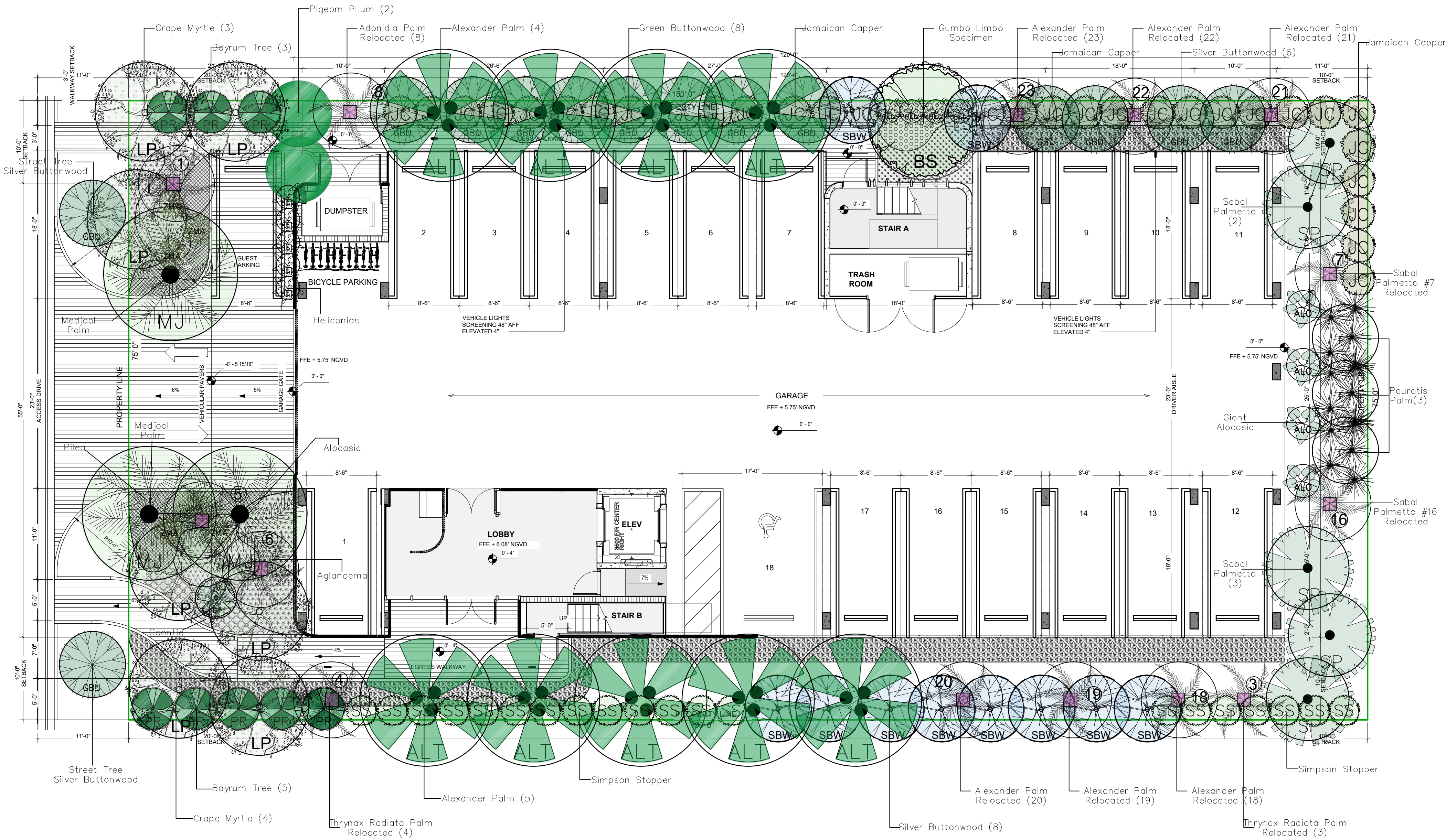
DRAWN
FELIPE MSQROA

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.00



PLANT LIST					
TREES					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
LP	7	LAGERSTROEMIA SPECIOSA	QUEEN CRAPE MYRTLE	14'HT x 8' SP 3'DBH	
PR	8	PIMENTA RACEMOSA	BAYRUM TREE	14'HT x 8' SP 3'DBH	
SBW	10	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	14'HT x 8' SP 3'DBH	NATIVE
GBW	12	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	14'HT x 8' SP 3'DBH	NATIVE
GBW	2	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	14'HT x 8' SP 3'DBH	NATIVE
BS	1	BURSERA SIMARUBA	GUMBO LIMBO TREE	24' HT 10'DBH - 16' SP	NATIVE
PP	2	COCOLOBA DIVERSIFOLIA	PIGEON PLUM	14'HT x 8' SP 2.5'DBH	NATIVE

PLANT LIST					
PALMS					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
MJ	3	PHOENIX DACTYLIFERA	MEDJOO PALM	14' CT 12'SP 12'DBH	
CT	3	COCOTHRINAX SSP	COCOTHRINAX PALM	10' HT 8'SP 4'DBH	NATIVE
ALT	9	PTYCHOSPERMA ALEXANDRAE	ALEXANDER PALM	16' HT TRIPLE	
SP	5	SABAL PALMETTO	SABAL PALM	12' CT 18'SP 12'DBH	NATIVE
PT	3	ACCOLORRHAPHE WRIGHTII	PAUROTIS PALM	12' HT 8'SP MULTI	NATIVE

PLANT LIST					
SHRUBS/GROUND COVER					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
HEL	9	HELICONIA CARIBAEA	HELICONIA	45 GAL 8'HT	
SS	20	MYRCIANTHES FRAGRANS	SIMPSON STOPPER	7 GAL 4'HT	NATIVE
AG	4	ALOCASIA ODORATA	GIANT ALOCASIA	7 GAL 4'HT	
ZMA	6	ZAMIA FURFURACEA	ZAMIA	3 GAL	
JC	31	CAPPARIS CYNOPHALLOPHORA	JAMAICAN CAPER	7 GAL 3.5'HT	NATIVE
AMC	40	ALOCASIA MACRORRHIZOS	ALOCASIA	7 GAL 3.5'HT	
NET	120	NEPHROLEPIS EXALTATA	BOSTON FERN	7 GAL 3.5'HT	
PPM	80	PILEA PEPEROMIODES	PILEA	1 GAL 2.0'HT	
AMT	40	AGLANOEMA MODESTUM	AGLANOEMA	7 GAL 3.5'HT	
ZIT	50	ZAMIA INTEGRIFOLIA	COONTIE	7 GAL 3.5'HT	
PSP	30	PHYMATOSORUS SCOLOPENDRIA	WART FERN	7 GAL 3.5'HT	
PTT	30	PHILODENDRON TATEI	RED CONGO	7 GAL 3.5'HT	

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SHEET TITLE

LANDSCAPE PLAN

SCALE

1 / 8" = 1" - 0

ISSUE DATE

11/27/2023

REVISION

DESIGN

MERCEDES PORCARI

DRAWN

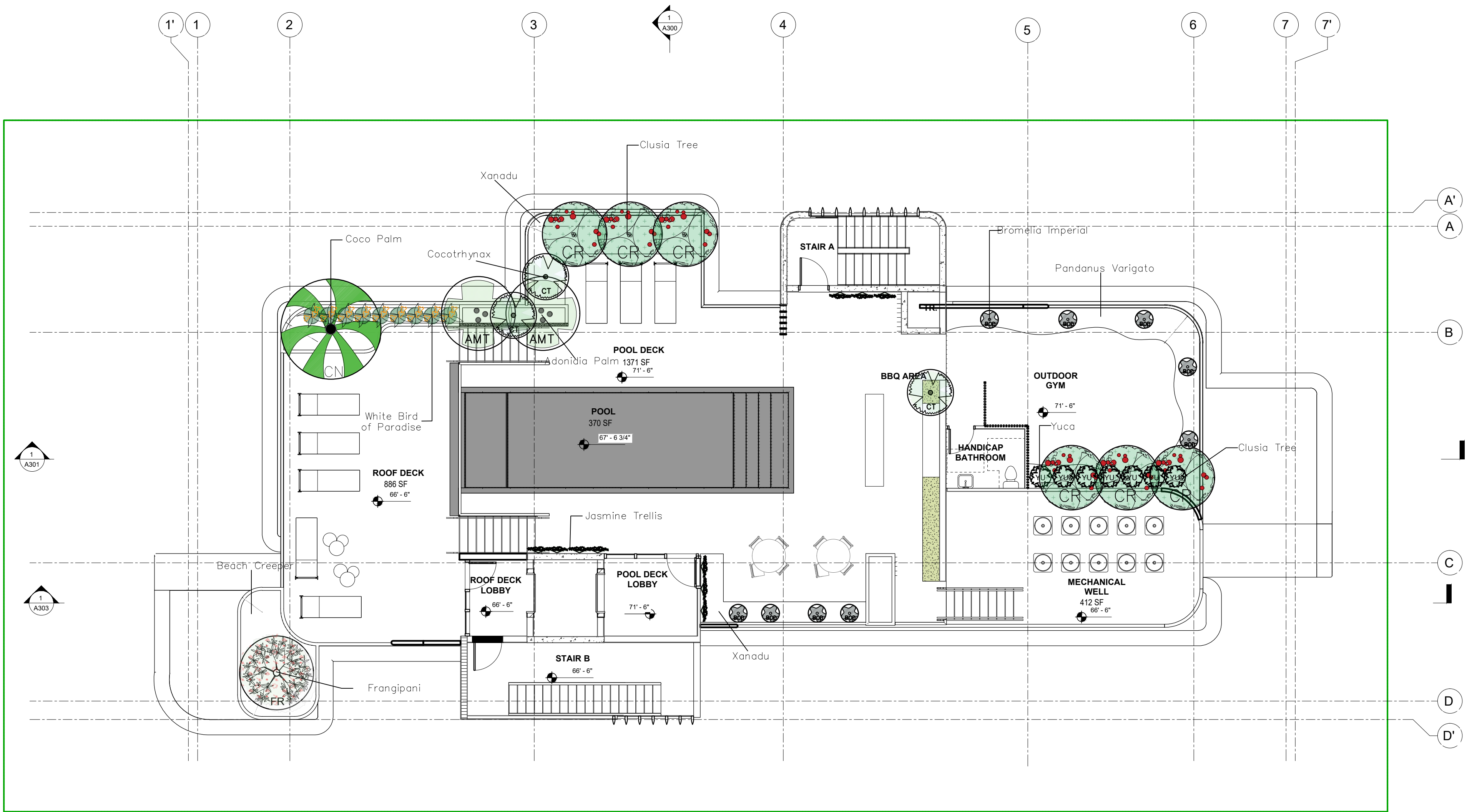
FELIPE MSQROA

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.01



PLANT LIST					
TREES/PALMS					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
	FR	1	PLUMERIA RUBRA	FRANGIPANI	14"HT x 8" SP 2.5"DBH SINGLE TRUNK
	CN	1	COCOS NUCIFERA	GREEN MALAYAN COCO	12"-19"CT X14"SPX10"DBH
	AMT	2	ADONIDIA MERILLI	ADONIDIA PALM	8' CT 12"SP 6"DBH TRIPLE
	CT	3	COCOTHRINAX SSP	COCOTHRINAX PALM	10' HT 8"SP 4"DBH NATIVE
	CR	6	CLUSIA ROSEA	CLUSIA TREE	14"HT x 8" SP 2.5"DBH SINGLE TRUNK NATIVE

PLANT LIST					
SHRUBS/GROUND COVER					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
	IMB	9	ALCANTAREA ODORATA	IMPERIAL BROMELIA	7 GAL 14"HT 2"SP
	PFW	9	STRELITZIA REGINAE	ORANGE BIRD OF PARADISE	7 GAL 14"HT 2"SP
	YU	7	YUCCA ALOIFOLIA	YUCCA	7 GAL 14"HT 2"SP
	JAS	10	JASMINE TRELLIS	JASMINE FENCE - WALL	7 GAL 14"HT 2"SP NATIVE
	PXD	30	PHILODENDRUM XANADU	XANADU	7 GAL
	ELT	30	ERNODEA LITTORALIS	BEACH CREEPER	NATIVE
	PDV	60	PANDANUS VARIEGATO	PANDANUS VARIEGATO	NATIVE

EXOTICSCAPE & ASSOCIATES
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SHEET TITLE
ROOFTOP
LANDSCAPE PLAN

SCALE
1 / 8" = 1" - 0

ISSUE DATE
11/27/2023

REVISION

DESIGN
MERCEDES PORCARI

DRAWN
FELIPE MSQROA

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.02

Landscape maintenance.

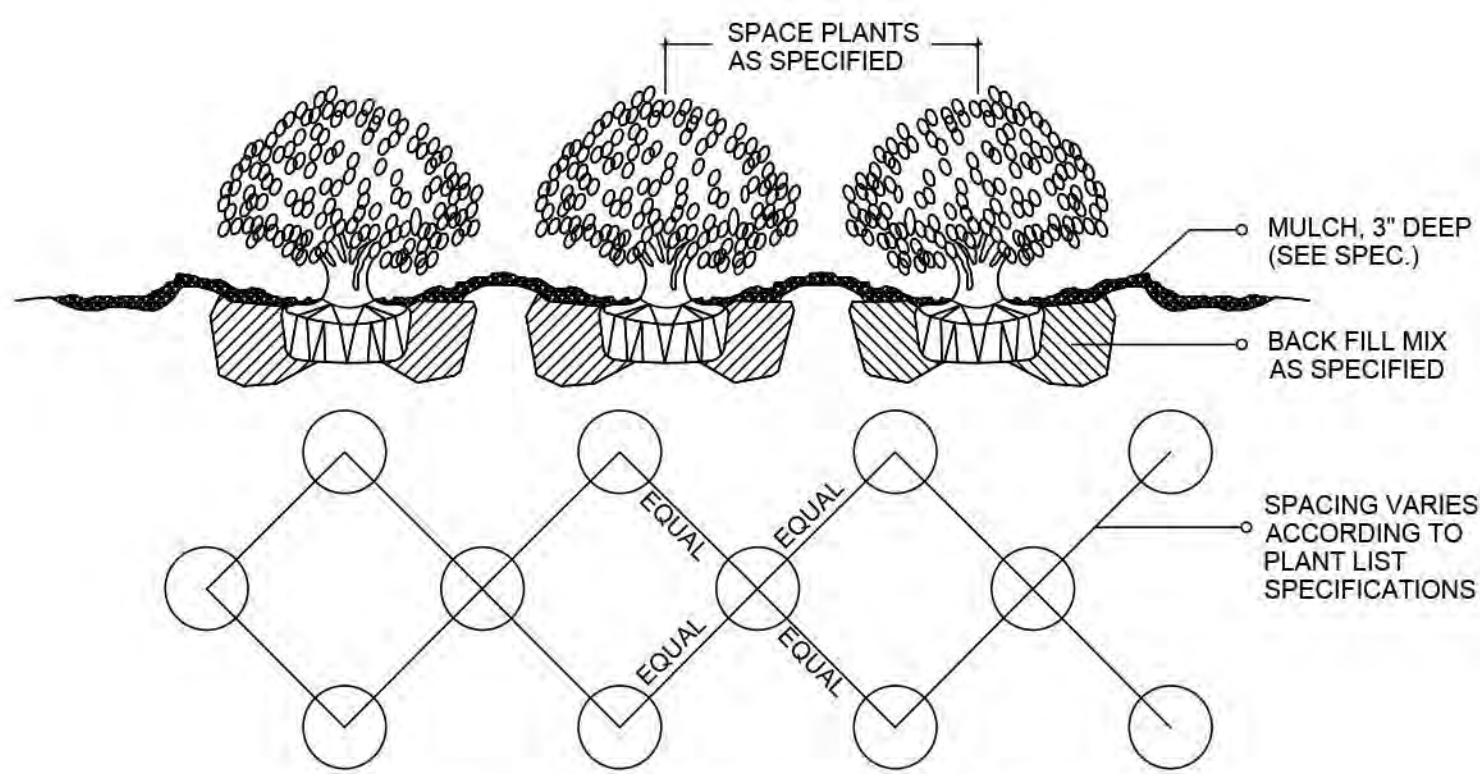
- (A) An owner is responsible to ensure that landscaping required to be planted pursuant to this chapter, or the ordinances which were in effect prior to the effective date of this chapter, is:
- (1) Installed in compliance with the Landscape requirements;
 - (2) Maintained as to present a healthy, vigorous, 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 (1) 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 (1) of the tree.
 - (5) No more than one-third (1) 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 installed planting material will be maintained in a condition that meets or exceeds Florida Grade #01 and has (01) one year replacement guarantee

LANDSCAPE NOTES

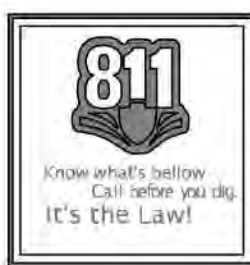
01. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3" depth.
02. All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
03. All shrubs to be planted a minimum of 24" 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.
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 Coccothrinax, Roystonea, and other multitrunk 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, county, state or any other 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-trees.
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 8 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 inspecting the site and physically 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 allow 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 regrading and removal of trees in sheet L-1 (Existing Trees).
16. One year guarantee on plant 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 curb strip, border board) is required to separate Artificial Turf from soil and live vegetation.
- (7)Precautions 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 invasive roots, and all edges of the Artificial Turf shall not be loose and must be maintained with appropriate edging or stakes.
- (9)All Artificial Turf must be replaced if it fails 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 mottling.
- (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

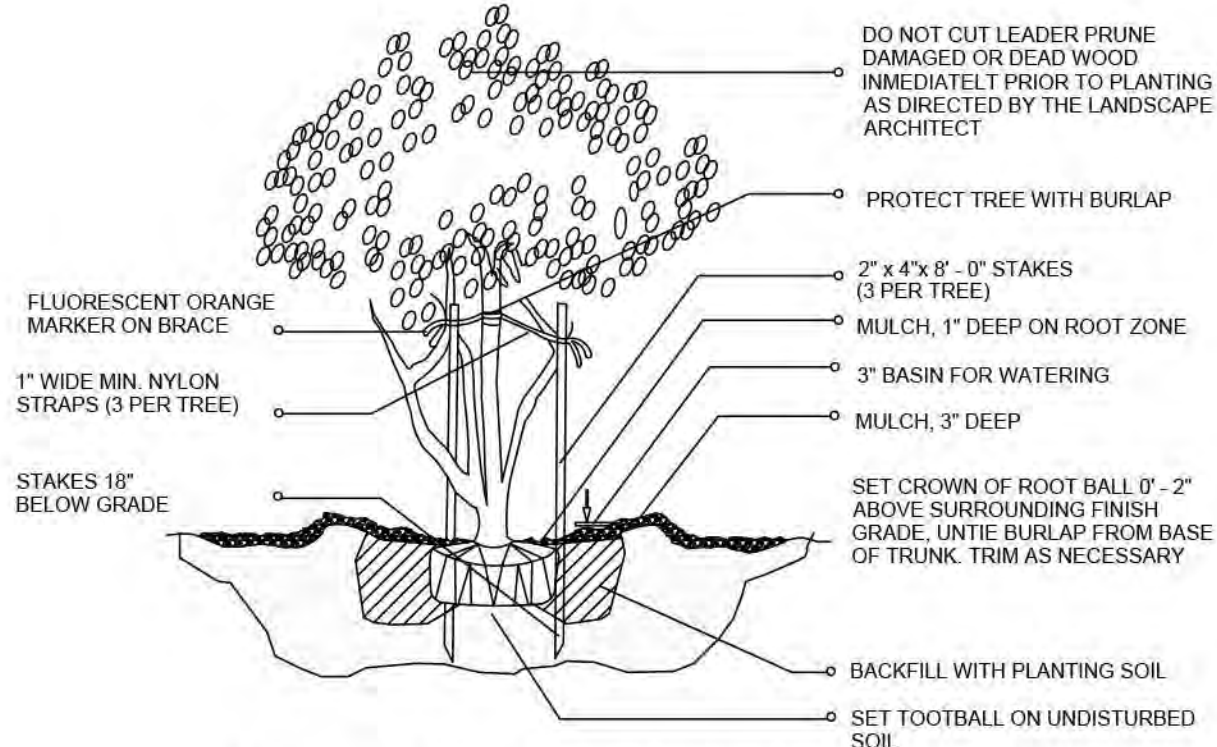


ABBREVIATIONS:

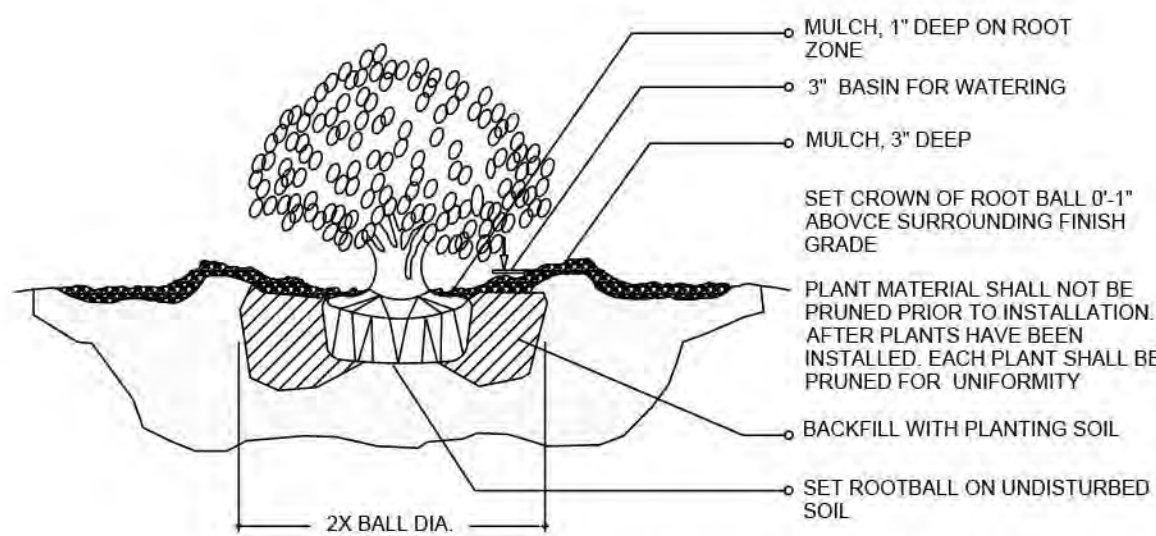
g.l.=Gray Trunk.
c.t.=Clear Trunk.
o.c.=On Center.
B&B=Ballied and Burlaped.
o.a.=Overall Height.

SPD=Spread.
NAT.=Native specie.
g.w.=Gray Wood
min.=minimum

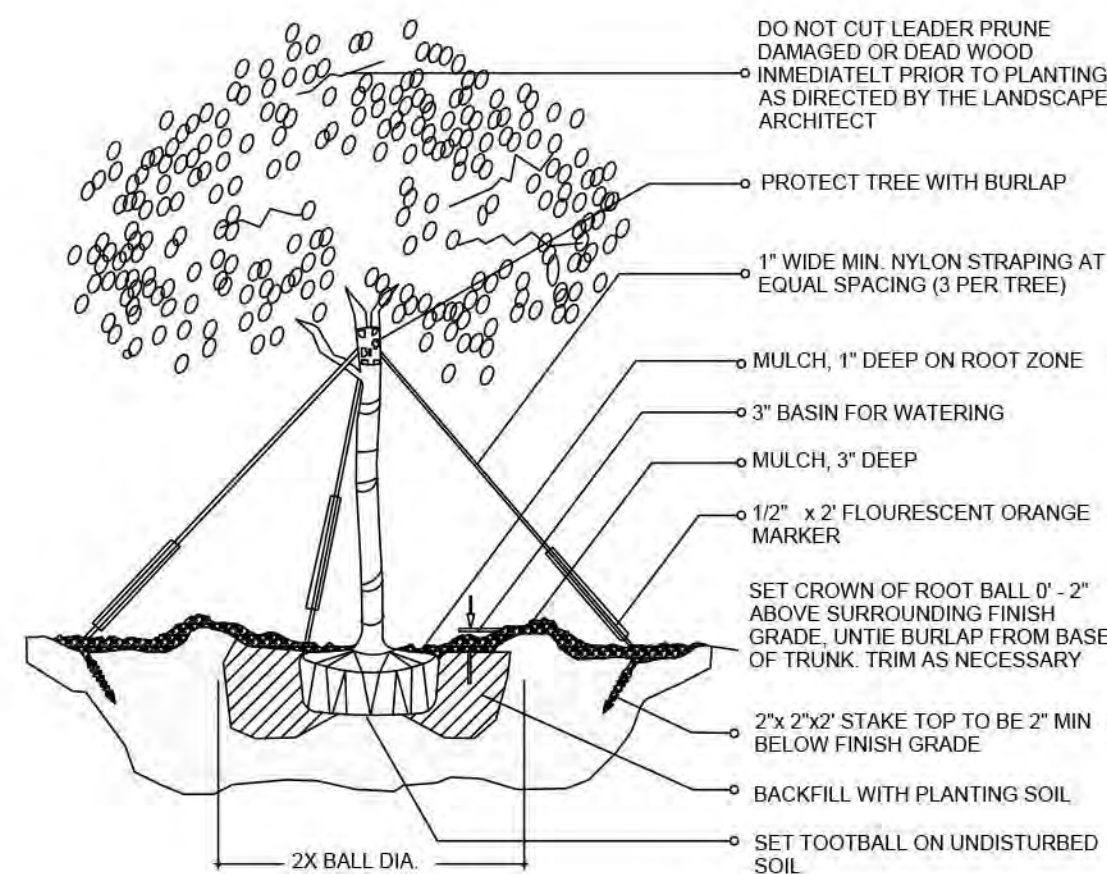
*SC= Shrubs counted toward shrubs requirement.
*TC= Tress/Palm counted toward Tree requirement.
EC= Energy Conservation Zone



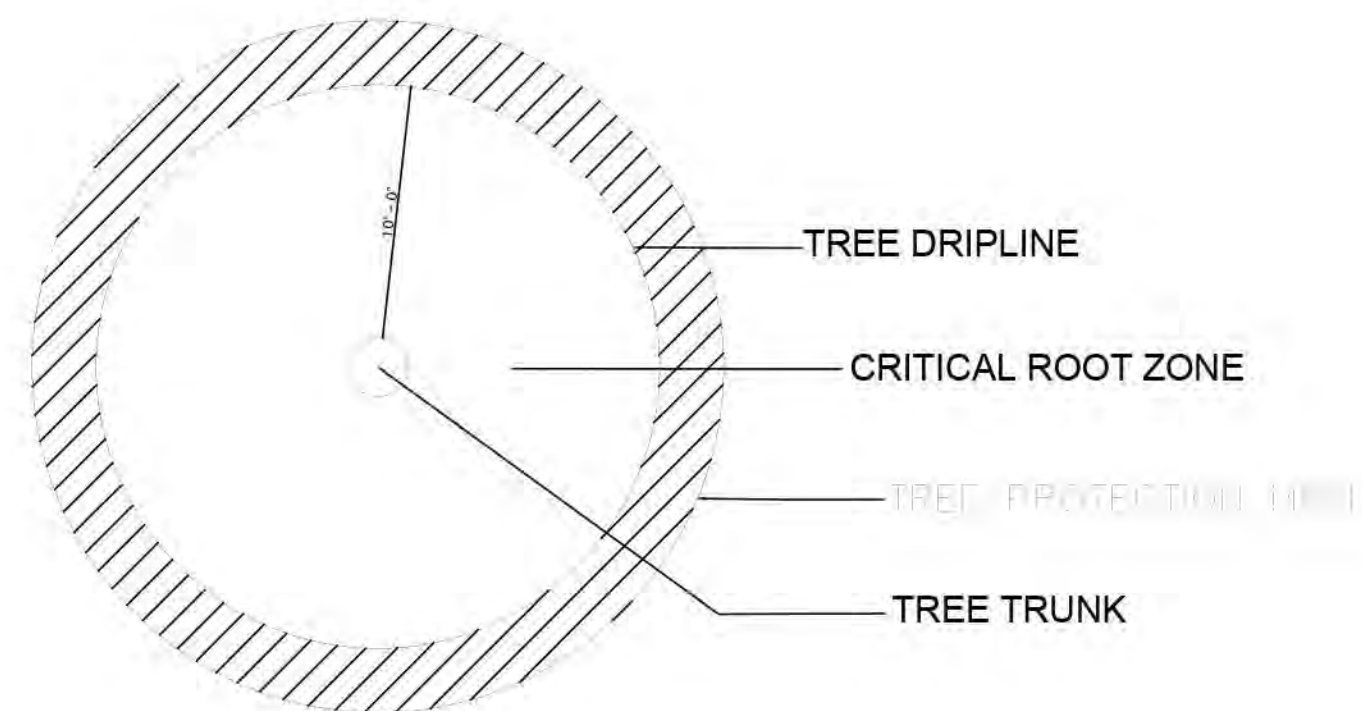
MULTI-TRUNK AND SMALL TREE (2' cal. and under) / PLANTING DETAIL



SHRUB / PLANTING DETAIL

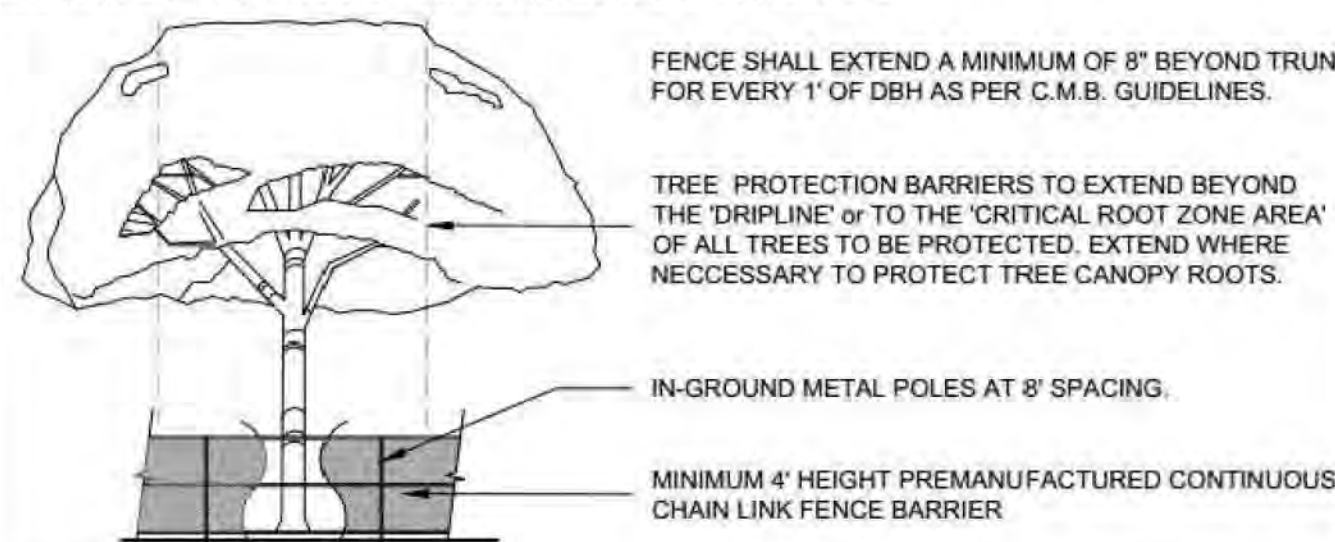


(2" cal. and over) LARGE TREE / PLANTING DETAIL



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

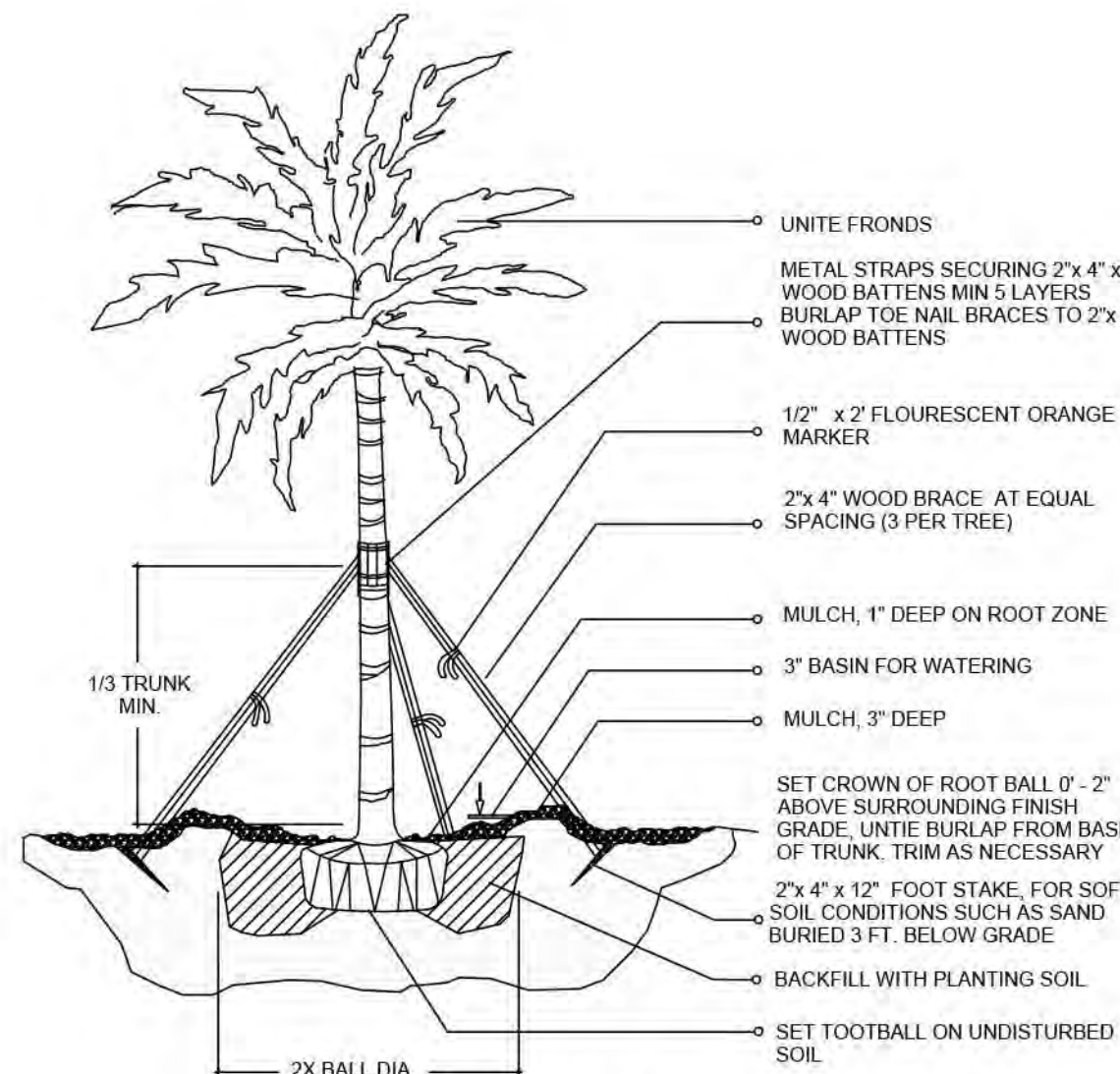
NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC.



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

C.M.B. TREE PROTECTION. DETAIL (CHAINLINK)

N.T.S.



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 1160
1160 101ST, BAY HARBOR ISLANDS, FL
33154

SHEET TITLE

ROOFTOP
LANDSCAPE PLAN

SCALE

1/8" = 1' - 0

ISSUE DATE

11/27/2023

REVISION

DESIGN

MERCEDES PORCARI

DRAWN

FELIPE MSQROA

SEAL

Theresa
Wymer

Digitally signed by
Theresa Wymer
Date: 2023.11.28
14:08:03 -05'00'

THERESA WYMER
LA6667363

SHEET NUMBER

LA.03

EAST

NORTH



EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

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

BH 1160
1160 101ST, BAY HARBOR ISLANDS, FL
33154

SHEET TITLE

ELEVATIONS

SCALE

1 / 8" = 1" - 0

ISSUE DATE

11/27/2023

REVISION

DESIGN

MERCEDES PORCARI

DRAWN

FELIPE MSQROA

SEAL

THERESA WYMER
LA6667363

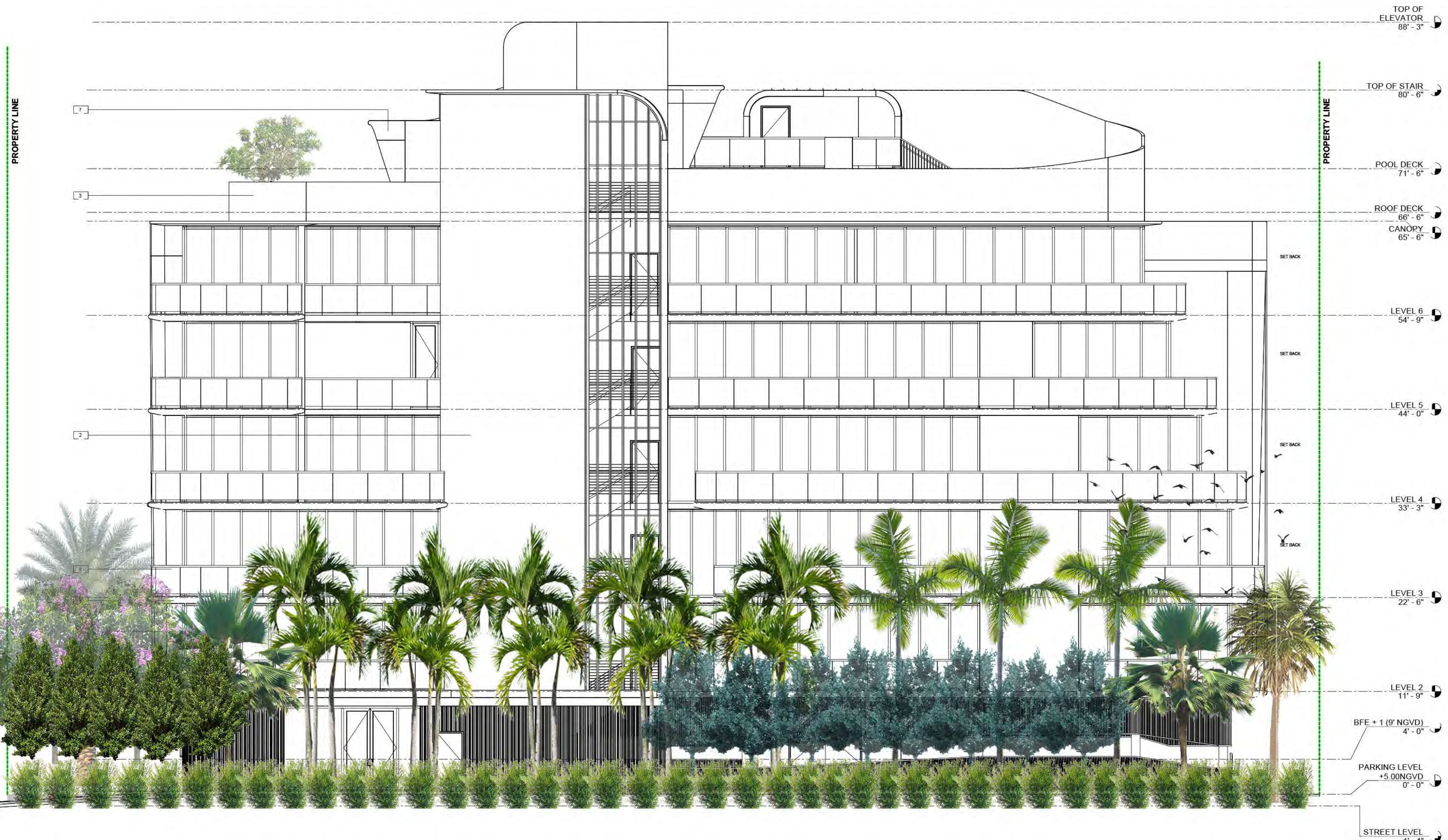
SHEET NUMBER

LA.04

SOUTH



WEST

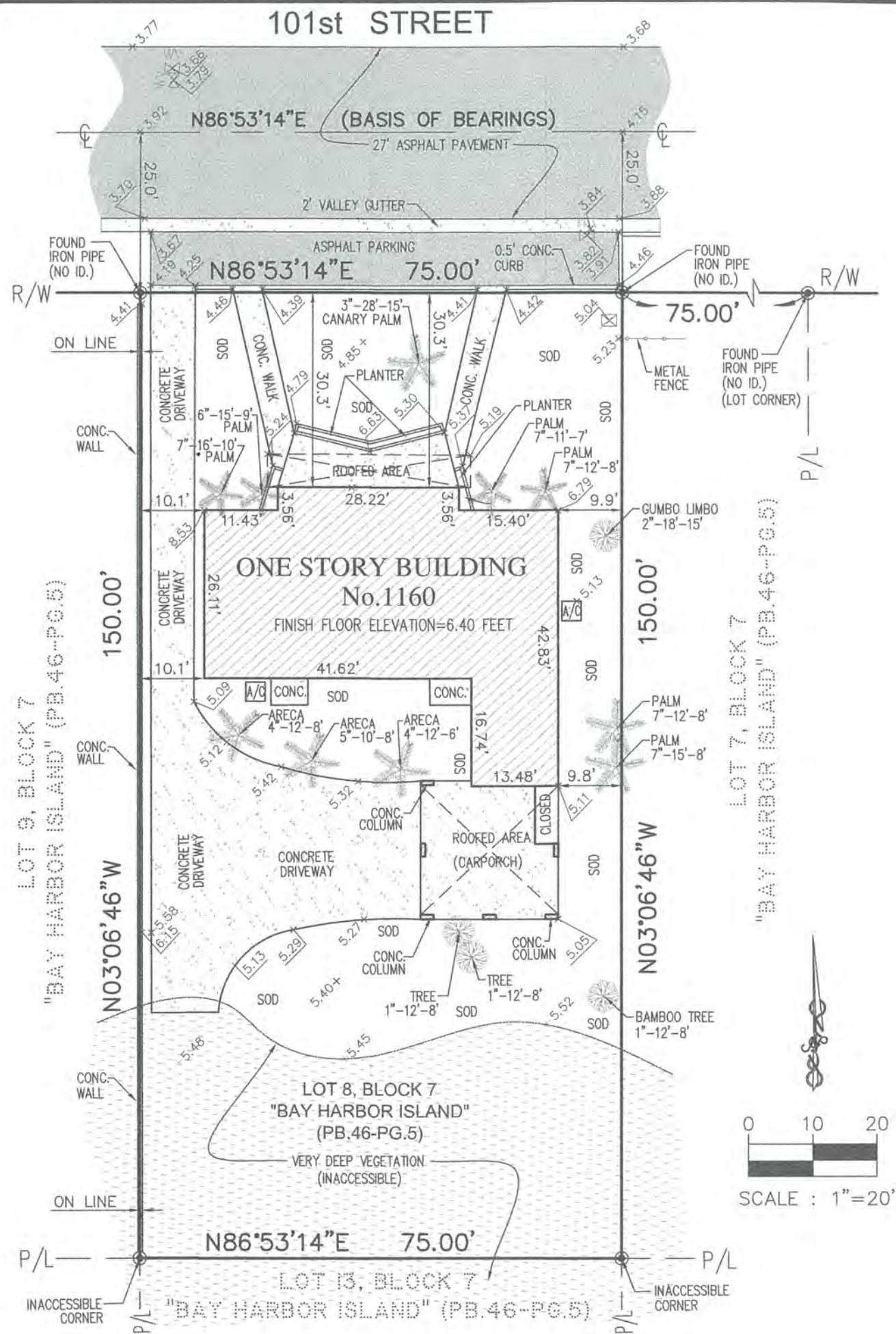


EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

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

BH 1160
1160 101ST, BAY HARBOR ISLANDS, FL
33154

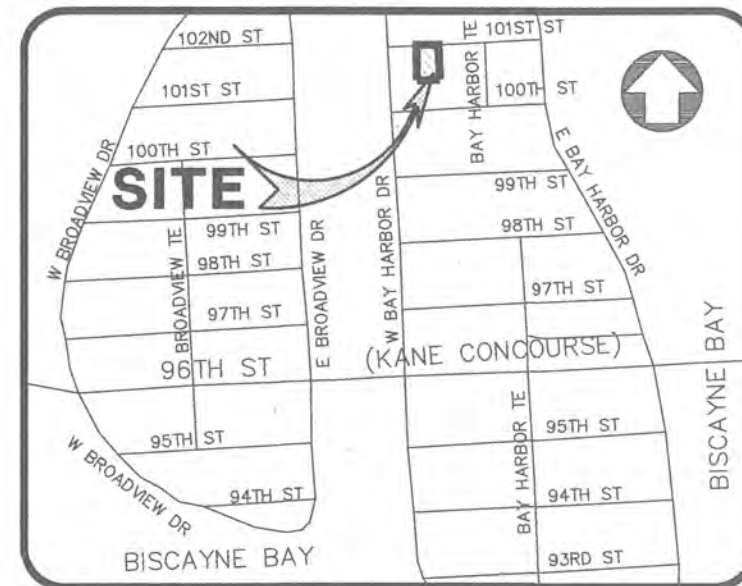
SHEET TITLE	ISSUE DATE	DESIGN	SEAL	SHEET NUMBER
ELEVATIONS	11/27/2023	MERCEDES PORCARI		
SCALE	REVISION	DRAWN	THERESA WYMER LA6667363	LA.05
1 / 8" = 1" - 0		FELIPE MSQROA		



TREE SURVEY

1160 101st STREET, BAY HARBOR ISLAND, FL 33154

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
CL	= CENTER LINE	---X---	= SPOT ELEVATION
CONC.	= CONCRETE	---X---	= SEWER MANHOLE
C.S.	= CONCRETE SLAB	---X---	= TRAFFIC SIGN
ENC.	= ENCROACHMENT	---X---	= CATCH BASIN
F.H.	= FIRE HYDRANT	---X---	= IDENTIFICATION
F.I.P.	= FOUND IRON PIPE	---X---	= ASPHALT
F.N.D.	= FOUND NAIL & DISK	---X---	= SIDEWALK
F.R.	= FOUND REBAR	---X---	= U.E.
N.T.S.	= NOT TO SCALE	---X---	= UTILITY EASEMENT
O/H.	= OVERHEAD	---X---	= UTILITY POLE
O.R.B.	= OFFICIAL RECORDS BOOK	---X---	= VALLEY GUTTER
P.B.	= PLAT BOOK	---X---	= WATER METER
P.C.P.	= PERMANENT CONTROL POINT	---X---	= WATER VALVE
PG.	= PAGE	---X---	= DRIVEWAY
P.O.B.	= POINT OF BEGINNING	---X---	
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---	



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:

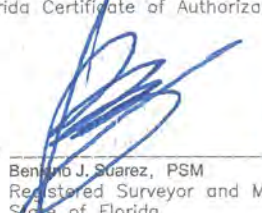
This Boundary Survey was prepared at the request of and certified to:

1160 101 BAY HARBOR LLC

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: 10/24/23
Registered Surveyor and Mapper LS6585
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.

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

Last day of field work was performed on March 6, 2022.

SECTION 2) LEGAL DESCRIPTION:

Lot 8, Block 7, 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.

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 101st Street with an assumed bearing of N86°53'39"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.

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



DESCRIPTION	DATE	No.
ADD TREES	10-3-23	

BOUNDARY SURVEY
1160 101st STREET
BAY HARBOR ISLAND, FL 33154

DATE:	04/07/2022
SCALE:	1"=20'
SHEET	1
OF 1 SHEETS	