

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

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

**DEVELOPMENT & REVIEW COMMITTEE MEETING
THURSDAY, JANUARY 11, 2024**

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:

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

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

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: January 5th, 2024

Subject: Site Development Plan Application (#2 Review)
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) **APPROVE** the proposed Site Development Plan application at this time, as our previous DRC comments have been addressed. MMPA notes one remaining item - the Landscape Plans were not updated to match the revised site plan / civil plans. This can be handled as a minor DRC check-set revision prior to DRB action.

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: Lot 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 / REVIEW HISTORY

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 (2nd Review)
New Multi-Family Residential Development (9 DU)
1160 101st Street
Development Review Committee Report
January 5th, 2024
Page 2**

Project Review History - The application was filed in late Nov. 2023. The Town's DRC staff reviewed the initial submittal documents at a DRC meeting held on Dec. 14th, 2023. Due to several DRC comments, the application was deferred to allow the applicant to make corrections. On Dec. 28th, 2023, a revised submittal package was filed. The proposed dwelling units now range from 2,531 to 4,579 sq. ft. of A/C space plus balconies, etc. - far exceeding the Town's minimum DU size requirements. 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 / lobby drop-off 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 ADA accessible common bathroom, and landscaped planters.

The latest revised building is 7-stories in height (six (6) floors of residential / lobby over one (1) floor of garage @ max. 65-feet above BFE + 1' FBC Freeboard). The revised plans indicate that the 5th & 6th Floors now include two (2) / 2-story townhouse units with internal staircases. The lot is currently developed with a duplex @ 2 DU. The lot area is 11,250 square feet / 0.26 acres in size which 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). Therefore, the net increase in DU would be seven (7) DU. 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. This area of the Town is predominated by a mixture of older low-rise residential complexes (2-3 stories) and newer mid-rise residential complexes (3-7 stories). The Town's 2002 Community Vision Master Plan identifies this area as being eventually being developed with a variety of multi-family residential complexes. Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 22+/- years and continues updates. 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.

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 and the plans were revised to meet the Town's LDRs.

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 provided including one (1) ADA parking space. The plans were revised to now provide a vehicle drop-off space / guest space near the lobby. Again, the applicant should 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 our latest comments based on the revised plans S&S dated December 27th, 2023 resubmitted to the Town for consideration.

- 1) The Landscape Plans needs the following corrections:

Sheets LA.00 & LA.01 were not revised to match the revised site plan & civil plan relocating the guest / drop-off parking space across the driveway near the lobby with a walkway.

**Site Development Plan Application
New Multi-Family Residential Development (9DU)
1160 101st Street
Development Review Committee Report
Site Plan Comment Responses**

Since the previous November submittal, in addition to addressing the comments below the following revisions have been made:

Following the requirements of the Bay Harbor Islands code that allows 9'-0" clear from top of floor slab to bottom of slab, the design has been revised to provide 9'-1/2" minimum from top of floor slab to bottom of slab within the typical units. The top of Roof elevation has been revised to measure 65'-0" above Design Flood Elevation (DFE). This allowed for the creation of two 2-story units on levels 5 and 6 and a penthouse unit on level 7. The total number of 9 units has not changed from the previous submittal.

- 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. **See revised Survey.**
- 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. **See revised plans and new sheet details on A502.**
- 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. **See revised rooftop level sheet A108.**
- 4) The type and location of mail receptacles is missing. **See revised sheet A101 and details on sheet A501.**
- 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. **See revised sheet A200.**
- 6) Town park impact fees must be paid / satisfied at time of building permit. **Will comply.**
- 7) Miami-Dade impact fees must be paid/ satisfied at time of building permit. **Will comply.**
- 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. **Will comply.**
- 9) Dimension the width of all balconies (allowed yard encroachment 4' F&R / 2' Sides). **See dimensions on revised Floor plans.**

- 10) Dimension the height of balcony railing and material. See dimensions on revised Section sheets and detail on sheet A502. Laminated Glass material to meet FBC 2407.1.4 requirements.
- 11) A Fire Department staging area needs to be agreed to by the Fire Department. Will comply.
- 12) Sheet A100 Ground Level plan has the following issues:
- Dimension the drive isle and parking spaces. See sheet A101.
 - Dimension the width of the access & ingress walkways. See sheet A101.
 - 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 scale less than 10'. Guest parking has been relocated to be Vehicular Drop-off. See revisions on sheet A101 and added Note 1.
 - Show pavement markings & signage on the plan. See revised sheet A101 Note 2 and sheet C-3.
 - Show the R/W for 101 Street and existing conditions based on the project survey. See sheet A101.
 - Any proposed walls or fences must be shown on the site plan. See revised sheet A101 and detail on sheet A502.
- 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. The design and location of the vehicular drop-off area has been revised as indicated on sheet A101.
- 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: ACT = 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. The Development Impact Analysis has been updated to identify the new building as mid-rise. All values have been updated.
- 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. See revised design, no wall or column supporting structure is placed within 15' of the edge of the main roof deck; refer to the A900 series views.
- 16) The Landscape Plan needs the following corrections:
- Backflow preventer / FCC is required to be screened from view on three (3) sides to allow access but screen the facility. See Response page from Exoticscape, Inc.

- 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. [See Response page from Exoticscape, Inc.](#)



Plan Review Report

Permit Number: SPR23-000036

Applicant:

Name: 1160 101 ST BAY HARBOR CONDO 2618
LLC Phone:

Project Description:

DRC Site Plan Review - 6 Story 9 Unit Residential Building - Meeting December 14, 2023@ 11AM

Parcel:

Parcel Number: 1322270011510 Zoning:
Address: 1160 101 Street
~~Lot(s): 8 Block: 7~~

Owner:

Name: 1160 101 ST BAY HARBOR CONDO 2618
LLC Phone:

Contractor:

Contractor Type:
Name: Phone:

Approvals:

Building Inspector Review: Mike Mesa, Status: Approved Start Date: 11/30/2023 Completed Date: 12/11/2023

Town Engineer Plan Review: Rodney Carrero-Santana, Status: Disapproved Start Date: 11/30/2023 Completed Date: 12/06/2023

1. The Drainage Report shall include a Geotechnical Report signed and sealed by a FL Licensed Professional Engineer to be included with the set of Civil drawings. Details to be included in the set of Civil drawings. (The POOL area must be included in the calculations as part of the impervious areas).
A geotechnical report is forthcoming and will be provided at a future date.
The pool is counted as impervious in the drainage calculations. I've added a note to the post development calculations stating that the pool is part of the impervious area.
 2. The Stormwater Pollution Prevention plan (SWPPP) shall include a Concrete Washout Area layout in addition to a Construction Entrance layout. Details showing the materials and maintenance to be used for each layout shall be provided.
A concrete washout area and corresponding detail has been added to sheet C-4.
The construction entrance and detail is also shown on C-4.
-

Town Planner Review: Michael Miller, Status: Disapproved Start Date: 11/30/2023 Completed Date: 12/12/2023

1. See DRC Staff Report Attached under Documents.
-

EXOTICSCAPE INC.

Landscape Design & Installation
179 HARBOR DRIVE, KEY BISCAYNE, FL. 33149
PH: (305) 448 4200

MEMORANDUM

PROJECT: 1160 101 ST BAY HARBOR CONDO 2618
FROM: EXOTICSCAPE INC
DATE: 12/19/2023
PROCESS NUMBER: SPR23-000036

MESSAGE

Comments from:

Town of Bay Harbor Islands

Development Review Committee (DRC) (Michael J. Miller, Consultant Town Planner):

The Landscape Plan needs the following corrections:

1. **Backflow preventer/FCC is required to be screened from view on three (3) sides to allow access but screen the facility.**
2. **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 2.5n trunk caliper at time of planting. The plan shows 14' hgt.**

Answers:

ZONING DEPARTMENT

1. *Please, see the attached **Rev. Cloud 01** on sheet **LA.01** for location of Backflow preventer, screened from view on three (3) sides by 3.5' tall Alocasia species of shrub/groundcover. This allows for access but screens the facility.*
2. *Please see the attached **Rev. Cloud 02** on sheet **LA.01**. They have been corrected on plan to show Green Buttonwood street tree with minimum Town Street Tree size: 15' hgt. x 6' spread x 2.5n trunk caliper at time of planting.*



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: roxanatililit@gmail.com

SEAL / SIGNATURE

FLORIDA REGISTRATION AR-95209

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

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

STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail

CONTRACTOR
Address
Address
Phone
e-mail

[illegible]

COVER SHEET

Project number	22-048
Date	23/12/2023
Drawn by	Author
Checked by	Checker

G000

Scale

BAY HARBOR 1160

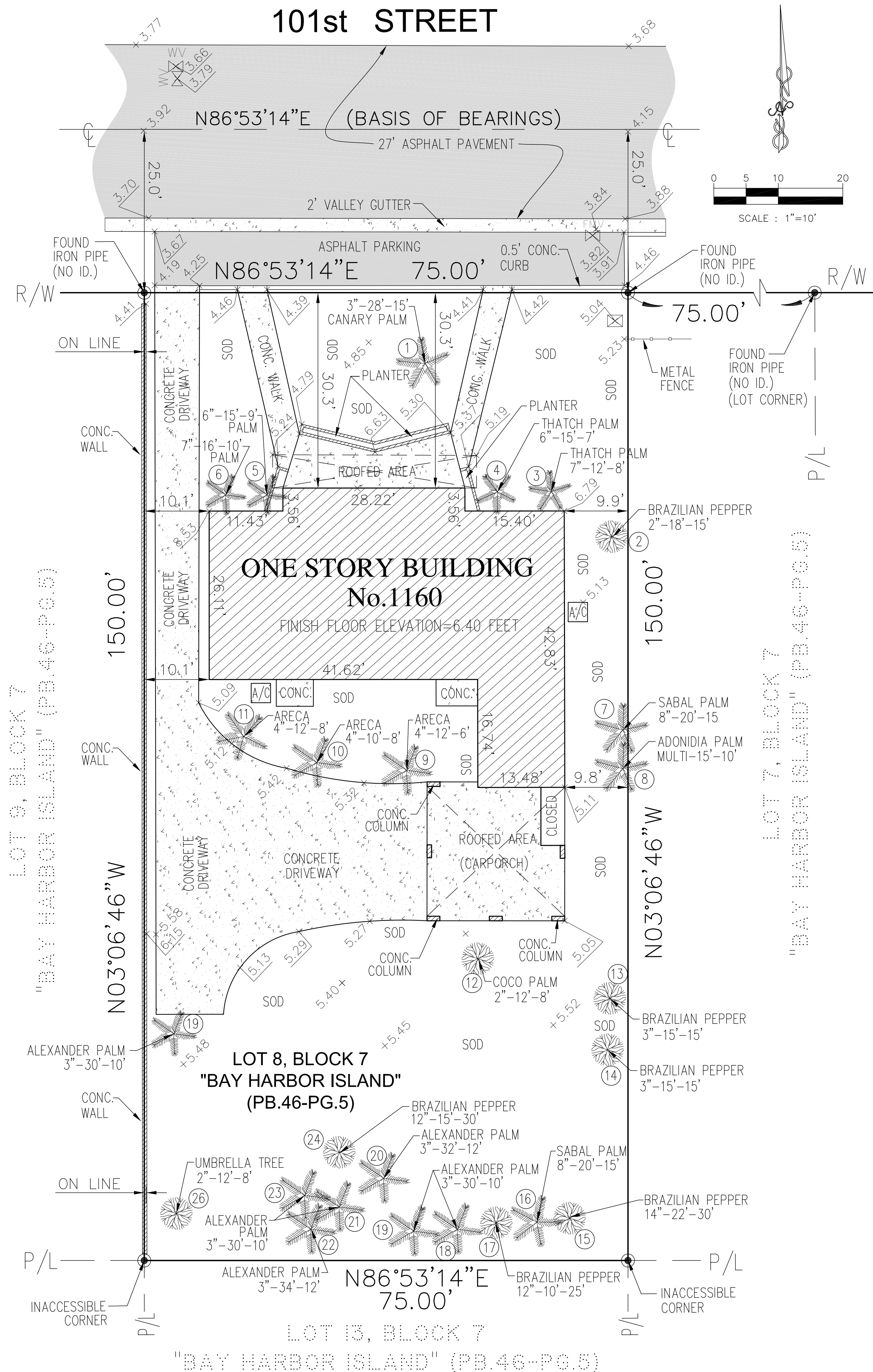
1160 101 ST - BAY HARBOR ISLANDS

DECEMBER 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	LEVEL 7
A108	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	DETAILS
A503	FAÇADE MATERIALS
A504	MATERIAL BOARD
A901	SE VIEW
A902	NE VIEW
A903	SW VIEW
A904	NW VIEW
A905	NW PEDESTRIAN VIEW
A906	NE PEDESTRIAN VIEW
A907	NW AERIAL VIEW
A908	NE 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

REPORTS

- DEVELOPMENT IMPACT ANALYSIS REPORT
- DRAINAGE CALCULATIONS
- EXISTING PLANTS ON SITE REPORT



BOUNDARY & TOPOGRAPHIC SURVEY

OF

1160 101ST STREET

BAY HARBOR ISLAND, FLORIDA 33154

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

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

Last day of field work was performed on October 3, 2023.

SECTION 2) LEGAL DESCRIPTION:

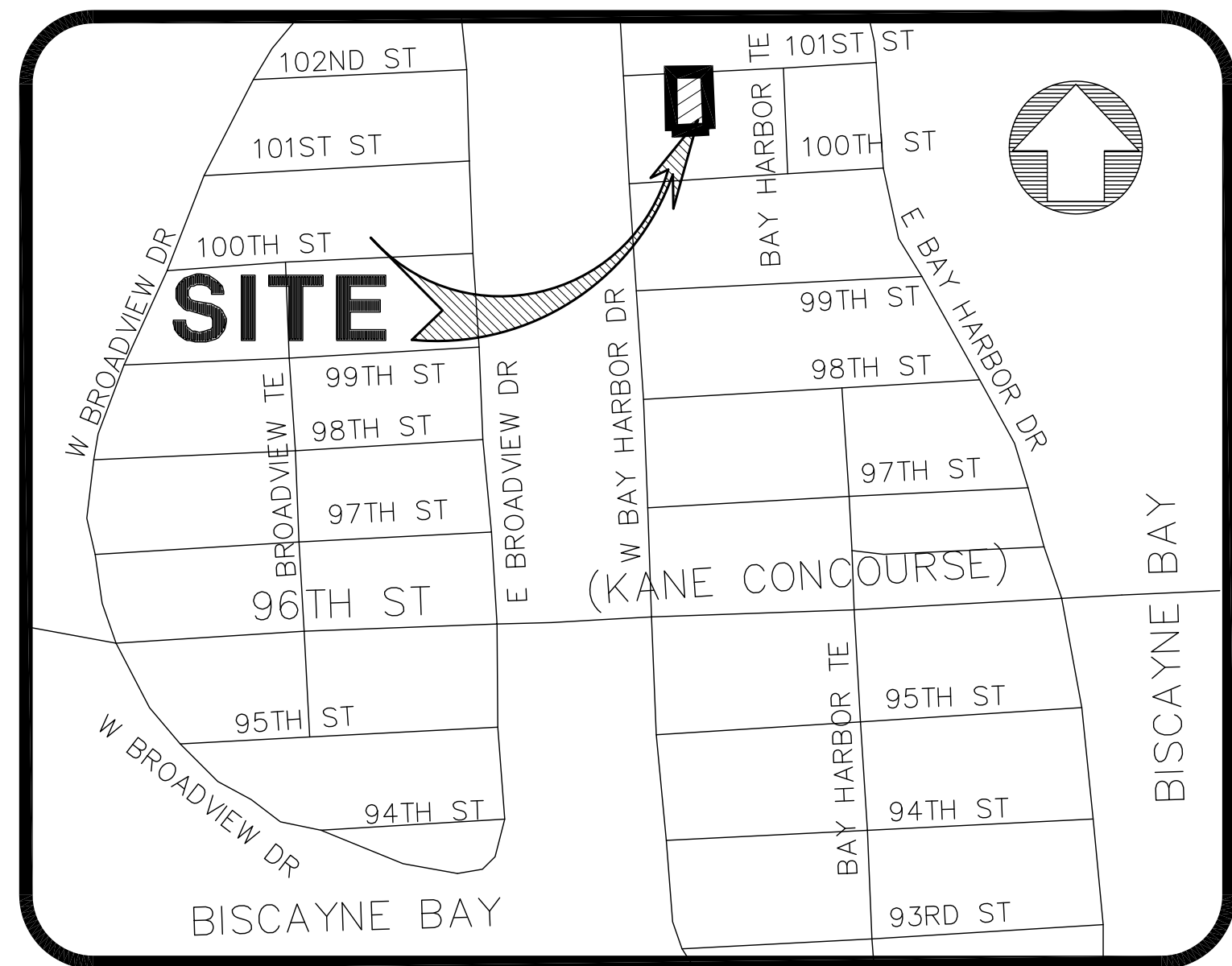
Lot 8, Block 7, BAY HARBOR ISLAND, according to the map or plat thereof as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

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.

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



VICINITY MAP
NOT TO SCALE

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.

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.

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:

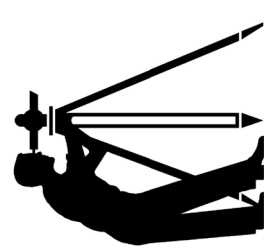
I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for 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: Benigno J. Suarez, PSM Date: _____
Registered Surveyor and Mapper LS6583
State of Florida

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

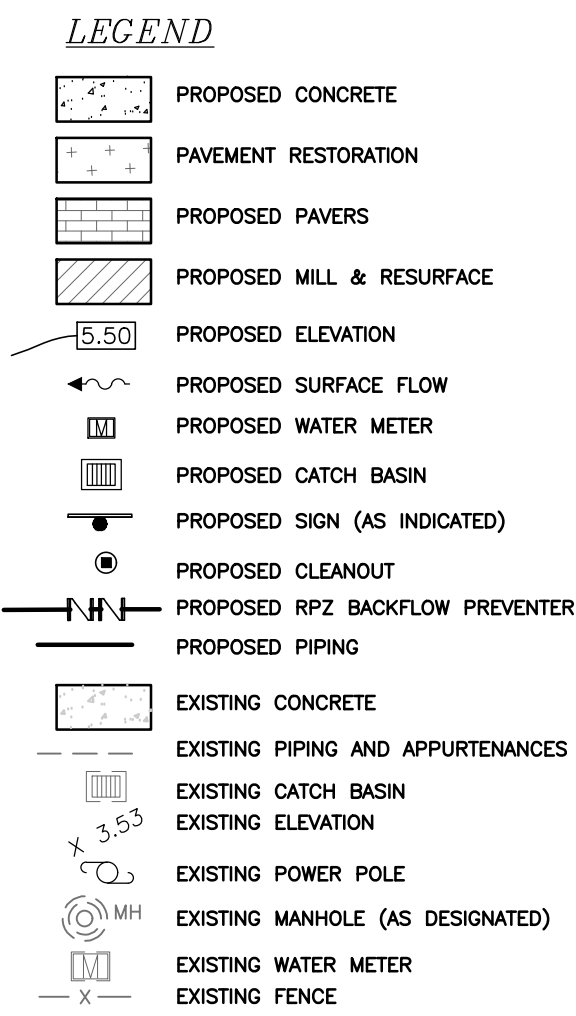
BENNY SUAREZ
SURVEYING INC.
4170 S.W. 152nd PATH, MIAMI, FLORIDA 33185
PH:(305)807-8319 Email: benysuarez@msn.com



TYPE OF PROJECT:	DESCRIPTION:
PROJECT FOR:	
DATE:	
No.	

BOUNDARY & TOPOGRAPHIC SURVEY	
1160 101 BAY HARBOR LLC.	
1160 101st STREET, BAY HARBOR ISLANDS, FL 33154	

JOB No:	2022-045
DRAWN BY:	A.T.
CHECKED BY:	B.J.S.
FIELD BOOK:	FILE
DATE:	12/20/2023
SCALE:	AS SHOWN
SHEET:	1
1 OF 1	



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

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:

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

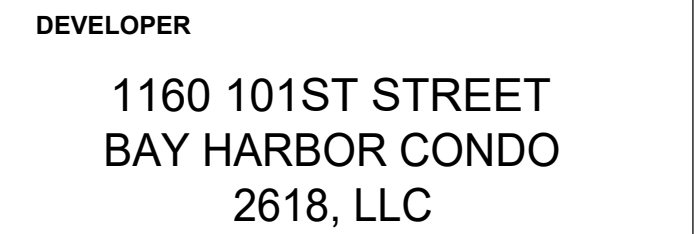
THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THIS SHALL VERIFIED UTILITIES,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

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

NOTES:

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

ALL STORMWATER IS TO
BE RETAINED ONSITE



DESIGNER

STUDIO BAIGORRIA Design Office, LLC
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Contact: roxanatilili@gmail.com

ARCHITECT OF RECORD AA26003706

BAENA ARCHITECTURE

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SEAL / SIGNATURE



This document is 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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MEP ENGINEER
Address
Address
Phone
e-mail

CONTRACTOR
Address
Address
Phone
e-mail

NO.	REVISION	DATE	BY

DRAWING TITLE:	
PAVING, GRADING & DRAINAGE PLAN	
Project Number:	23-26
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:

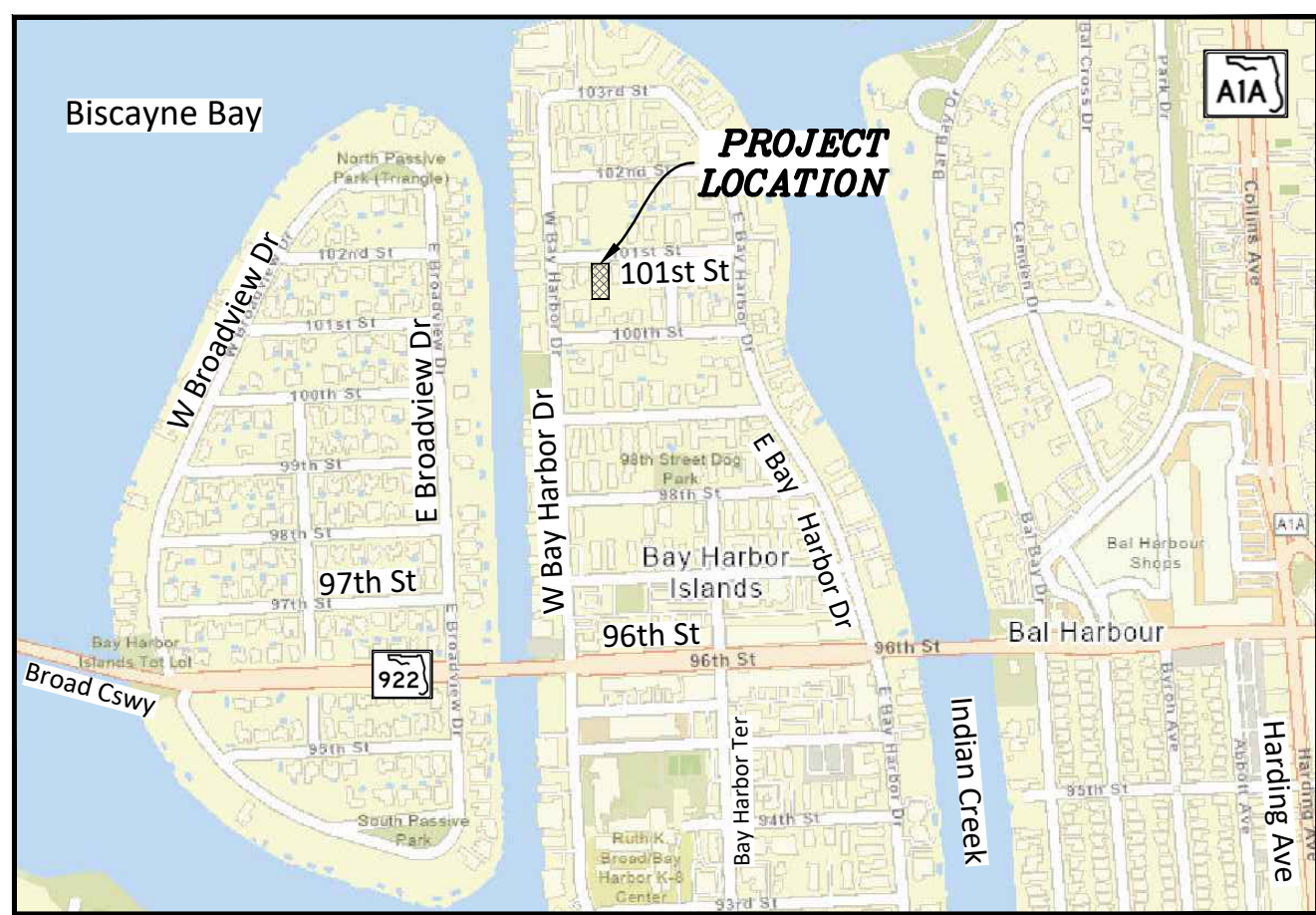
ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

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.

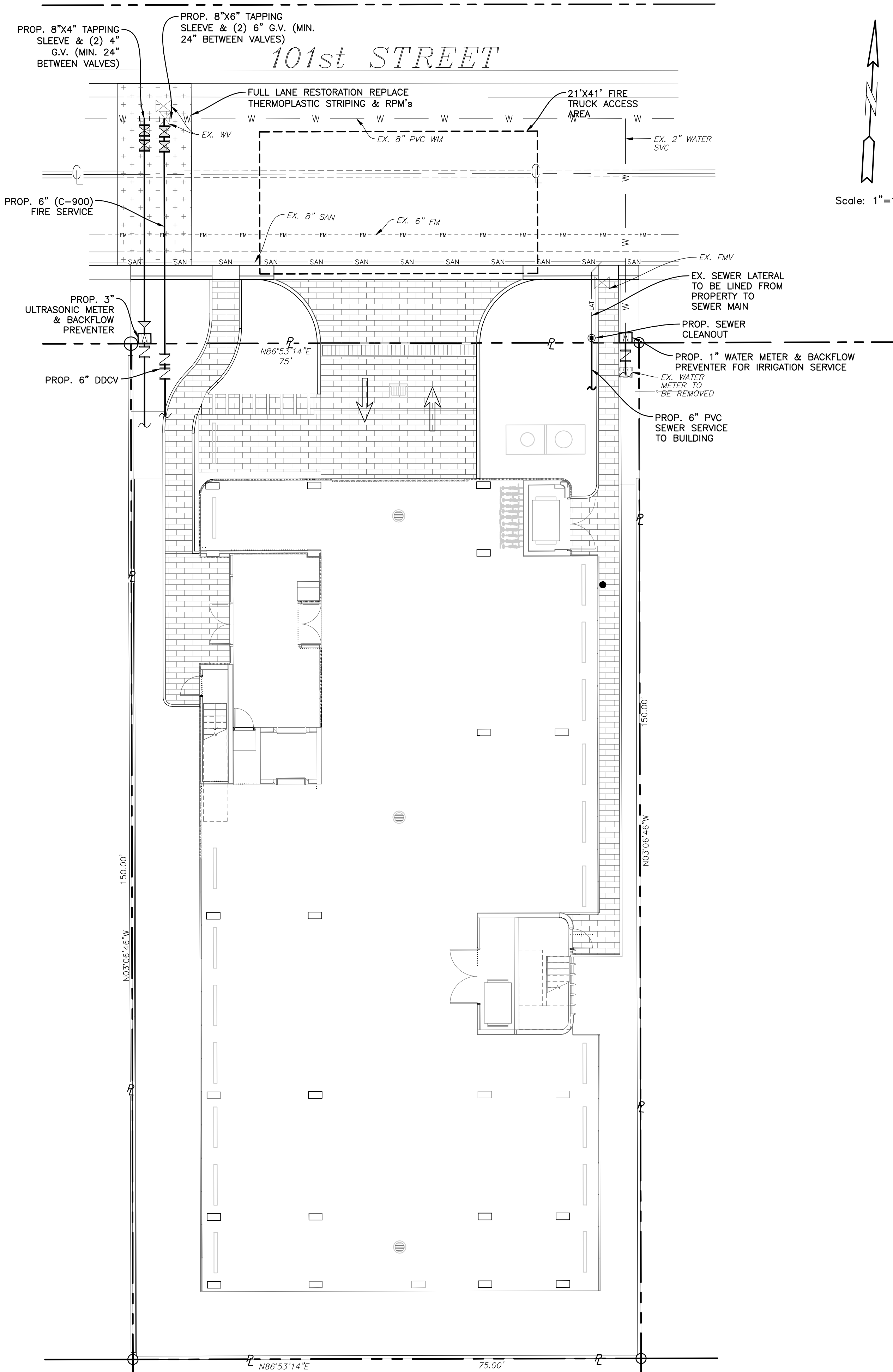
6. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE CITY & THE ENGINEER OF RECORD.
7. THE WATER SYSTEM SHALL BE CLEANED AND TESTED. ALL HYDROSTATIC TESTING AND DISINFECTION SHALL BE MADE IN ACCORDANCE WITH ANSI/AWWA C651-05, OR LATEST REVISIONS.
8. ALL PIPE & PIPE FITTINGS INSTALLED UNDER 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!



BAY HARBOR 1160

2618, LLC
BAY HARBOR ISLANDS, FLORIDA 33154

DEVELOPER

1160 101ST STREET
BAY HARBOR CONDO
2618, LLC

DESIGNER

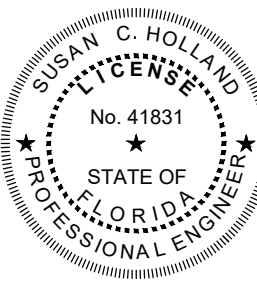
STUDIO BAIGORRIA Design Office, LLC
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ARCHITECT OF RECORD AA26003706

BAENA ARCHITECTURE

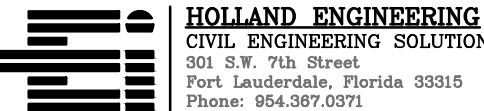
BAENA ARCHITECTURE, LLC
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Contact: office@baendesign.com

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
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STRUCTURAL ENGINEER

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Address
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MEP ENGINEER

Address
Address
Phone
e-mail

CONTRACTOR

Address
Address
Phone
e-mail

NO.	REVISION	DATE	BY

DRAWING TITLE:

WATER & SEWER PLAN

Project Number: 23-26

Date: 11/15/23

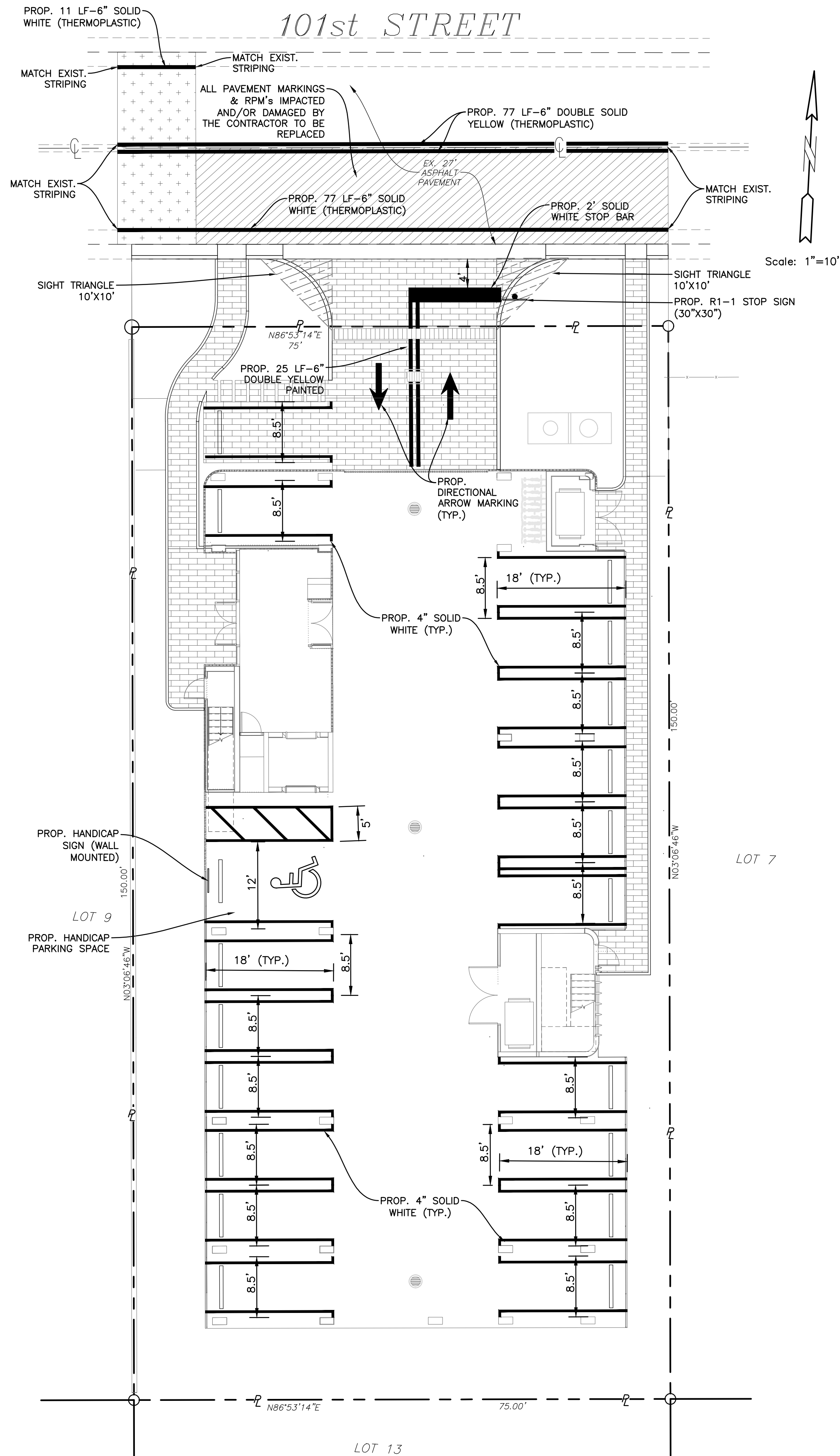
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Checked by: SCH

Sheet Number:

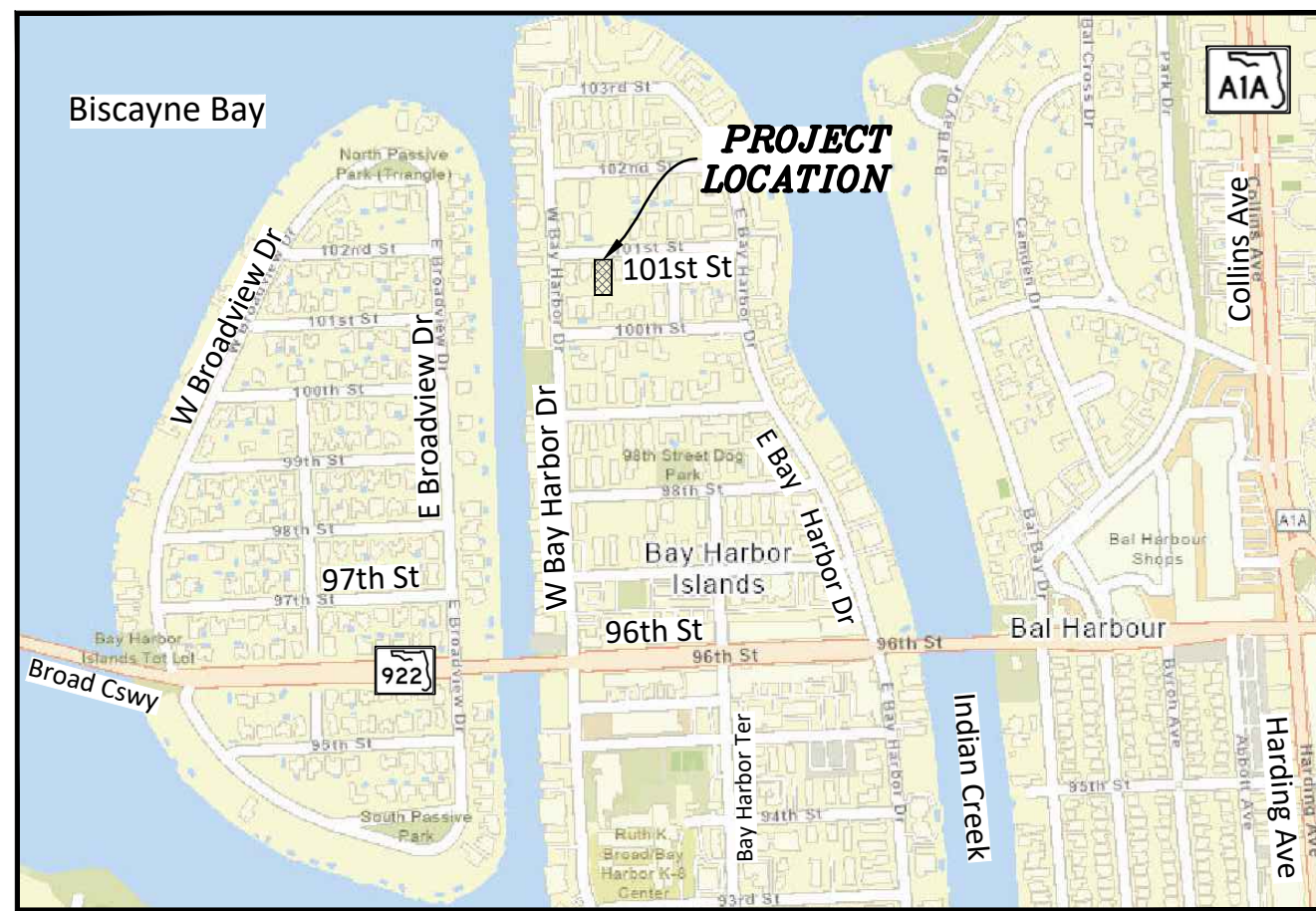
C-2

Scale: 1"=10'



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.

STRIPING SHALL BE IN COMPLIANCE WITH FDOT STANDARDS



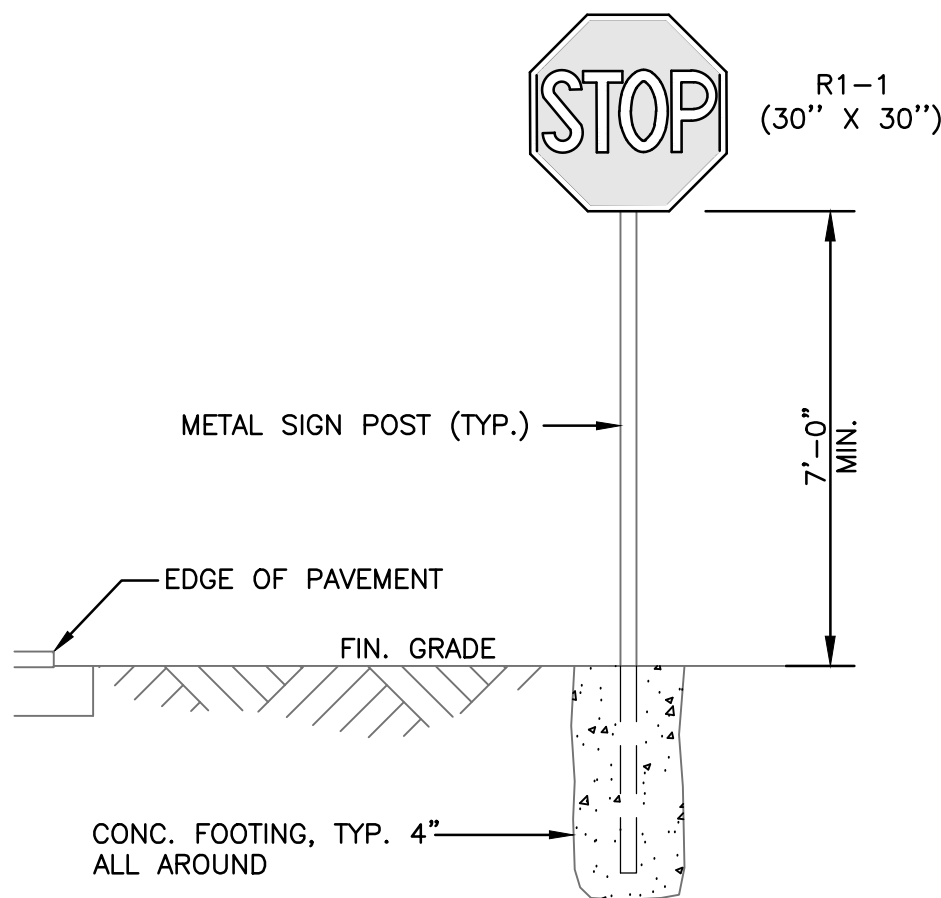
LOCATION MAP

N.T.S.

SEC 27, TWSP 52S, RNG 42E

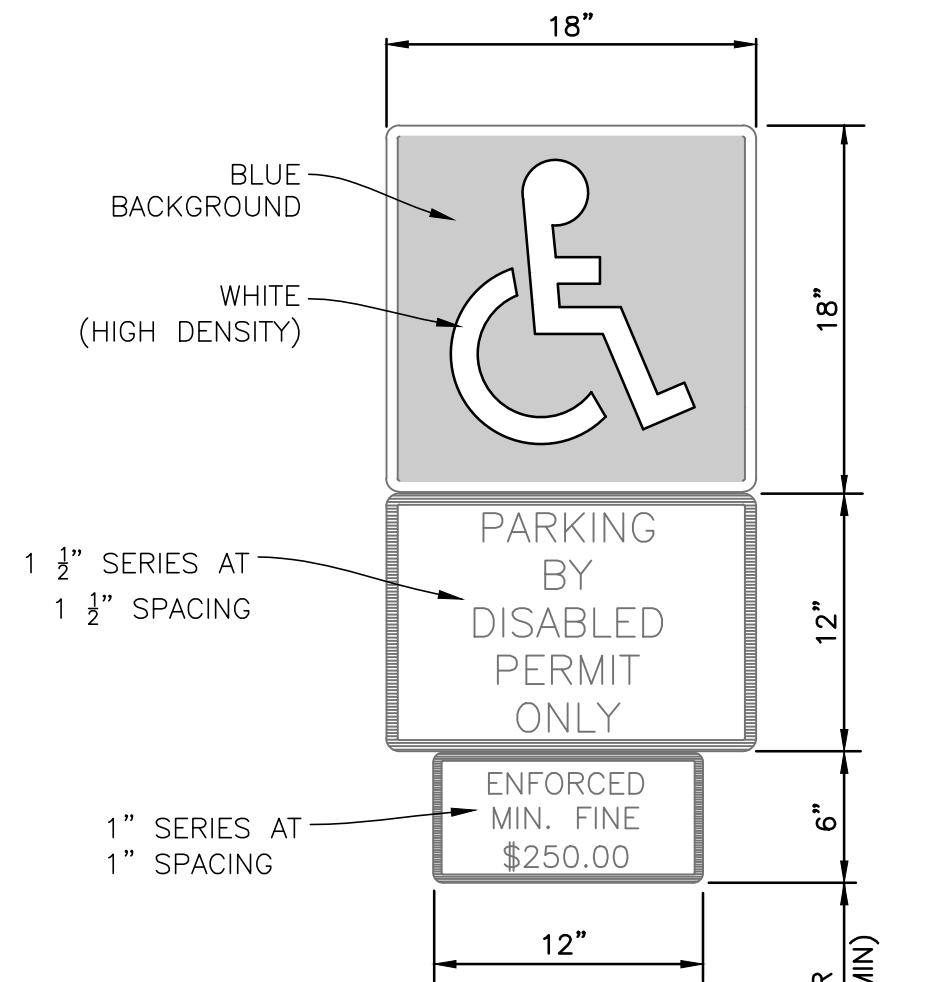
LEGEND:

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

BAY HARBOR 1160

2618, LLC
BAY HARBOR ISLANDS, FLORIDA 33154

DEVELOPER

1160 101ST STREET
BAY HARBOR CONDO
2618, LLC

DESIGNER

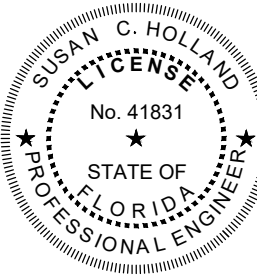
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MEP ENGINEER

Address
Phone
e-mail

CONTRACTOR

Address
Phone
e-mail

NO.	REVISION	DATE	BY

DRAWING TITLE:
PAVEMENT MARKING & SIGNAGE PLAN

Project Number: 23-26

Date: 11/15/23

Drawn by: HS

Checked by: SCH

Sheet Number:

C-3

Scale: 1"=10'

NOTE:

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

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.

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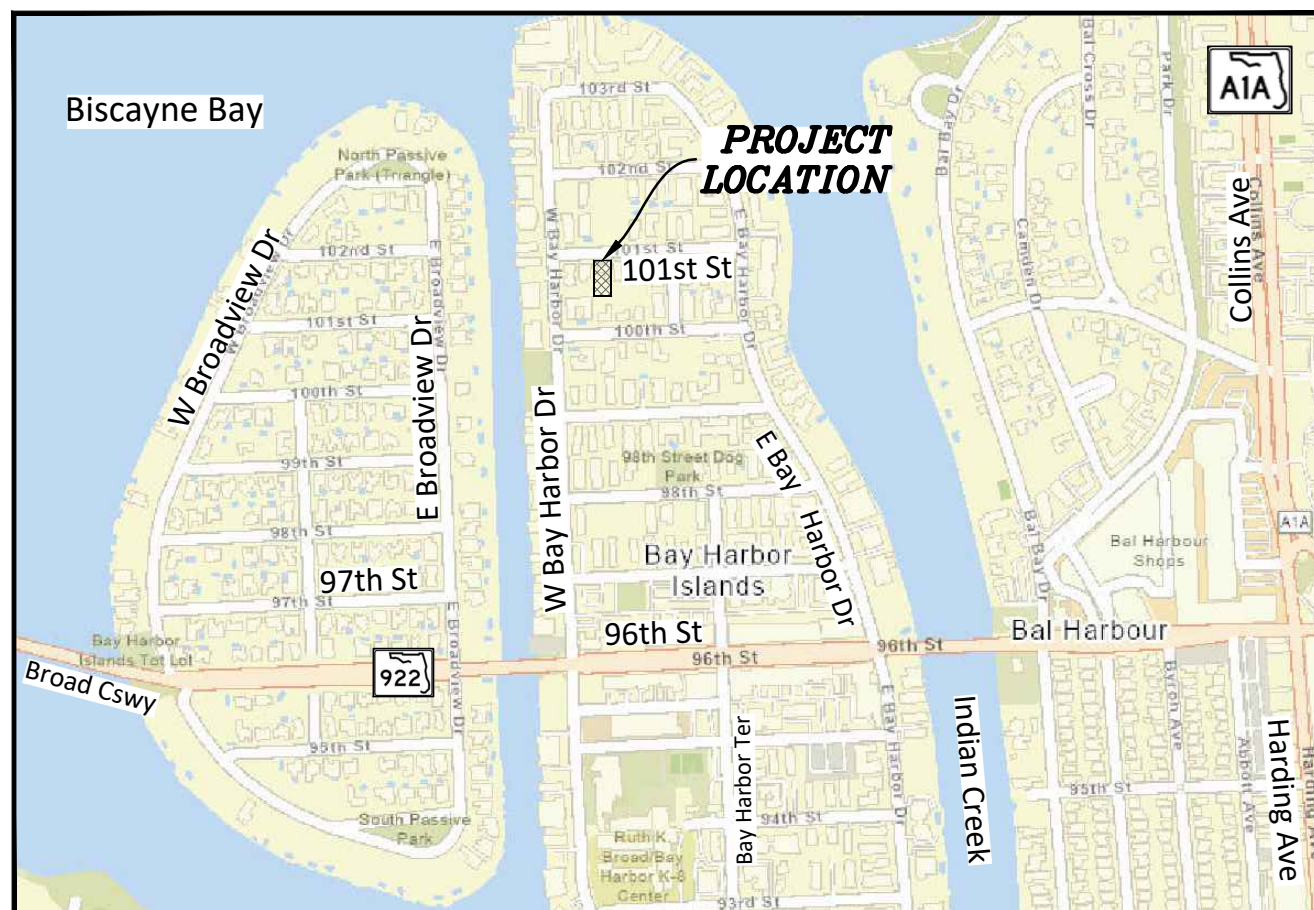
ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

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

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

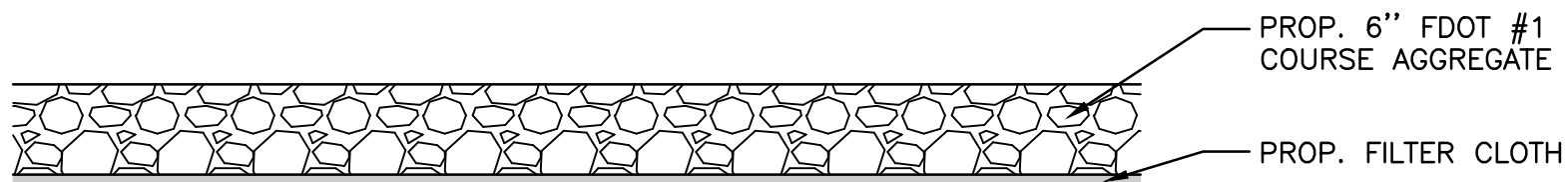
GUTTER BUDDIES SHALL BE PROVIDED IN DRAINAGE PATH LEADING TO THE STORM INLET. GUTTER BUDDIES SHALL NOT BE PLACED TO BLOCK THE STORM INLET.



LOCATION MAP

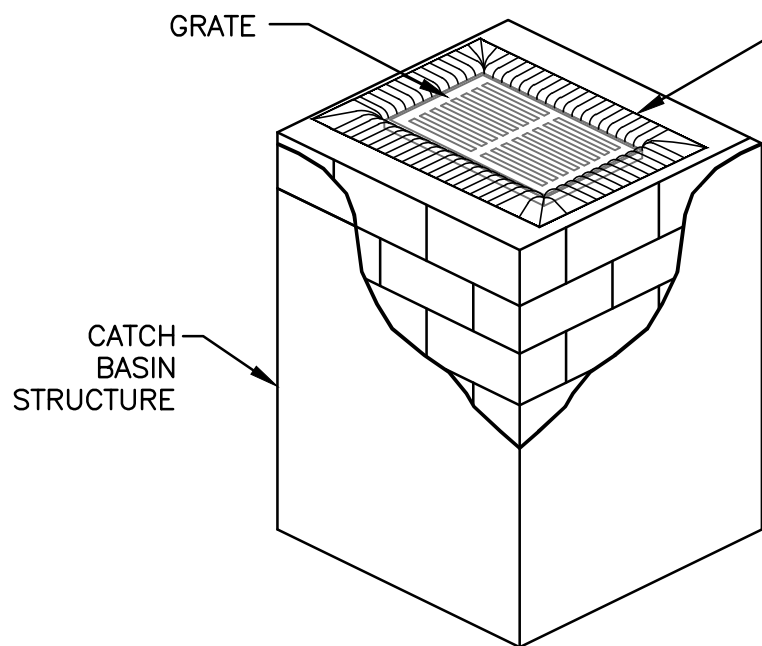
N.T.S.

SEC 27, TWSP 52S, RNG 42E



GRAVEL ENTRANCE/EXIT - DURING CONSTRUCTION DETAIL

N.T.S.



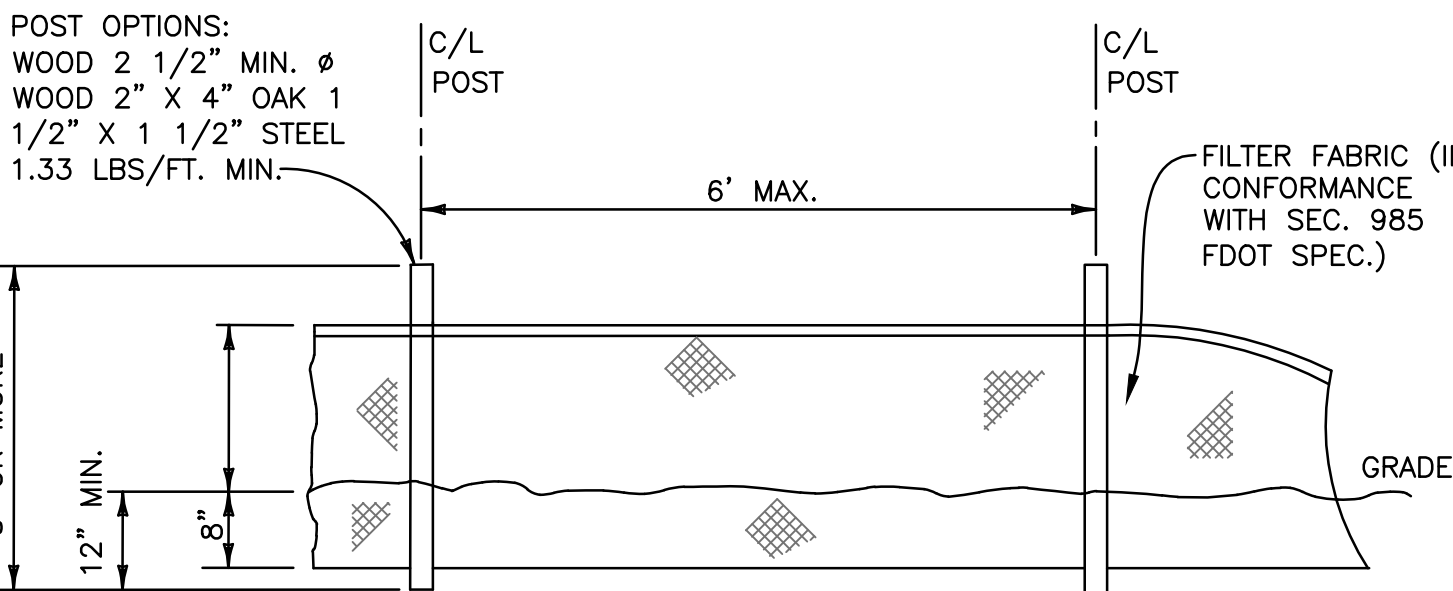
POLLUTION PREVENTION FOR CATCH BASIN

N.T.S.

CONTRACTOR TO LIFT GRATE OFF CATCH BASINS AND INSTALL FILTER FABRIC ACROSS INLET OPENING. REPLACE GRATE TO HOLD FABRIC SECURELY IN PLACE

NOTES:

1. FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
2. CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.



TYPE III SILT FENCE

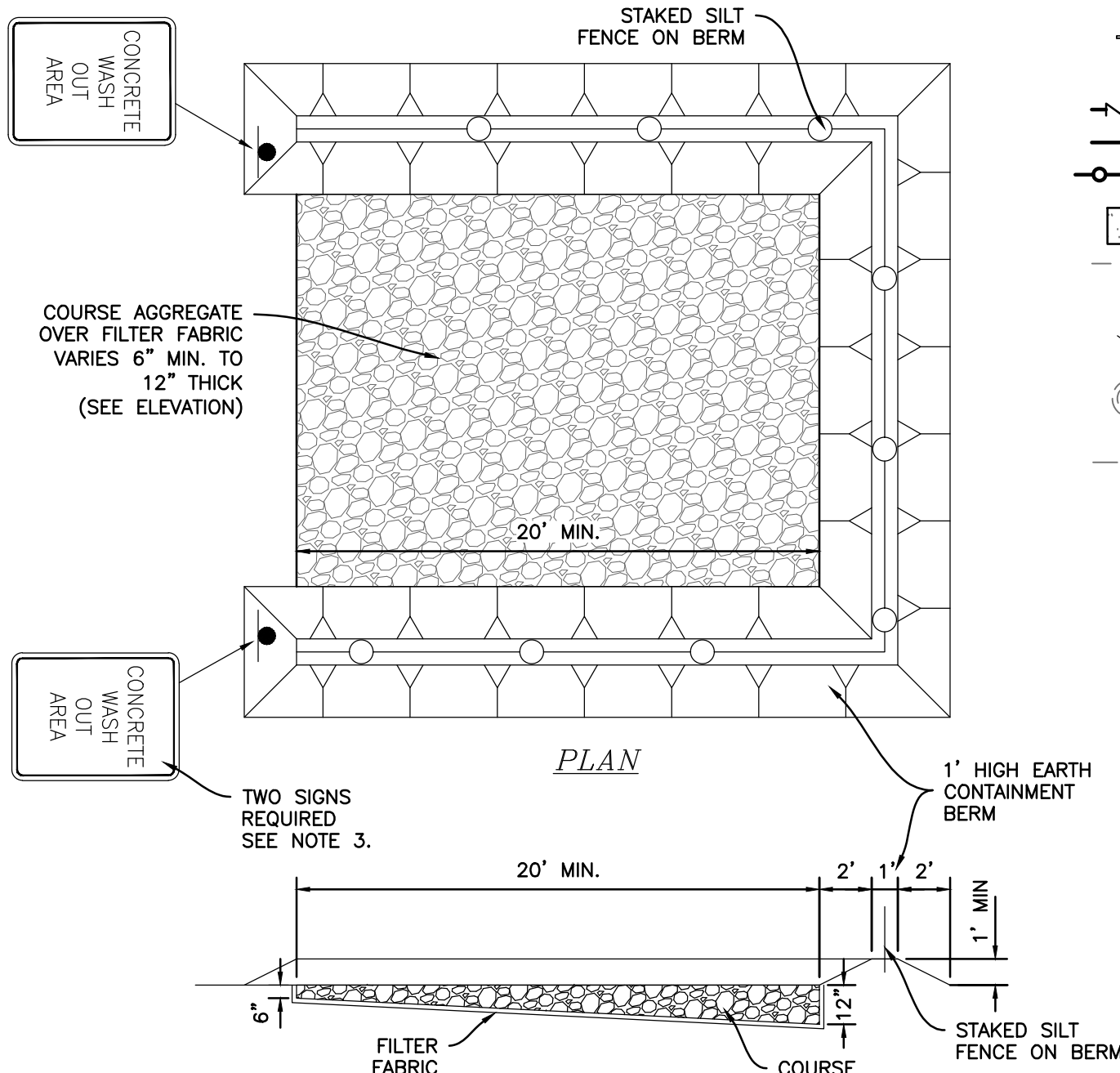
N.T.S.

BMP NOTES:

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

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
- PROPOSED SILT FENCE
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING POWER POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE



NOTES:

1. ALL MATERIAL SHALL BE REMOVED FROM THE SITE AT THE END OF THE PROJECT.
2. AGGREGATE SHALL BE REPLACED AS DIRECTED BY THE ENGINEER OF RECORD AND/OR THE CITY WHEN EXCESSIVE MATERIALS BUILDUP RENDERS THE WASH OUT AREA NO LONGER FUNCTIONAL.
3. SIGNS SHALL BE 18" X 12" MIN. SIZE WITH 2" BLACK LETTERING ON A WHITE BACKGROUND AND MOUNTED A MINIMUM OF 7 FEET ABOVE GRADE FROM THE LOWEST EDGE OF THE SIGN FACE.

CONCRETE TRUCK WASH OUT AREA

N.T.S.

BAY HARBOR 1160

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DEVELOPER

1160 101ST STREET
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2618, LLC

DESIGNER

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Ph: +1 305 815 8122
Contact: roxanatilili@gmail.com

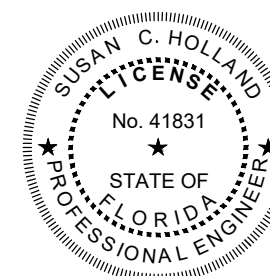
ARCHITECT OF RECORD

AA26003706

BAENA ARCHITECTURE

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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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SUSAN C. HOLLAND

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MEP ENGINEER

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e-mail

CONTRACTOR

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CONTRACTOR

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DRAWING TITLE:

STORMWATER POLLUTION PREVENTION PLAN

Project Number: 23-26

Date: 11/15/23

Drawn by: HS

Checked by: SCH

Sheet Number:

C-4

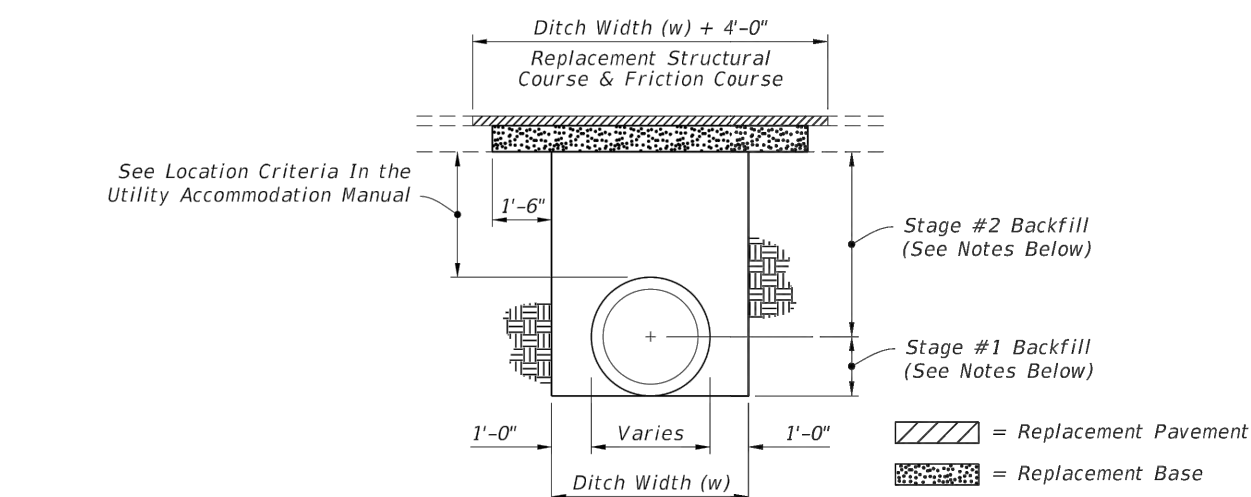
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Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

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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.

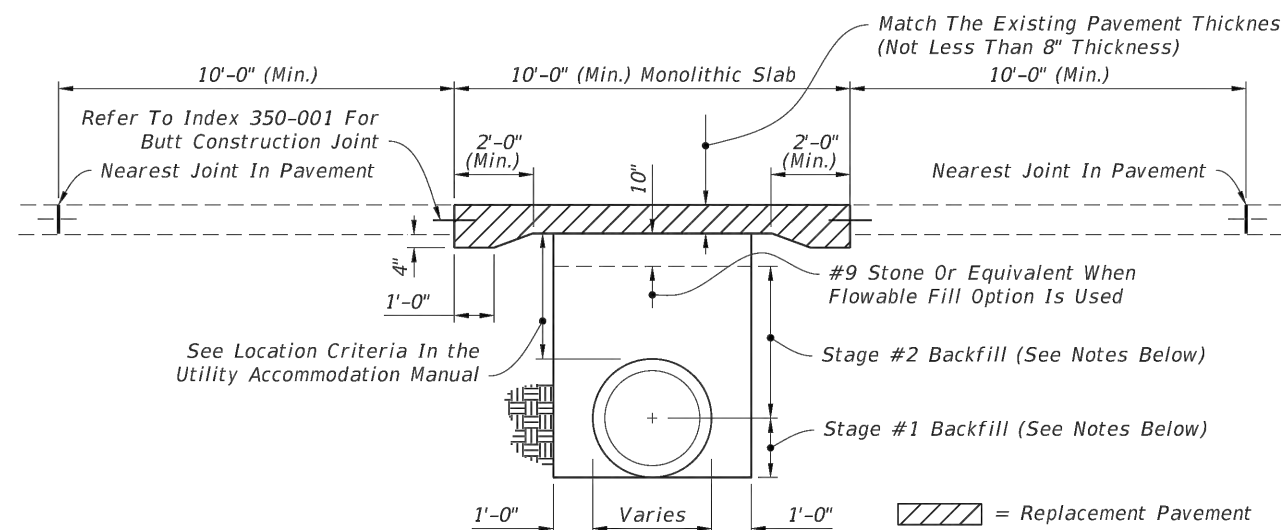
2. FLOWABLE FILL

- 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

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.



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

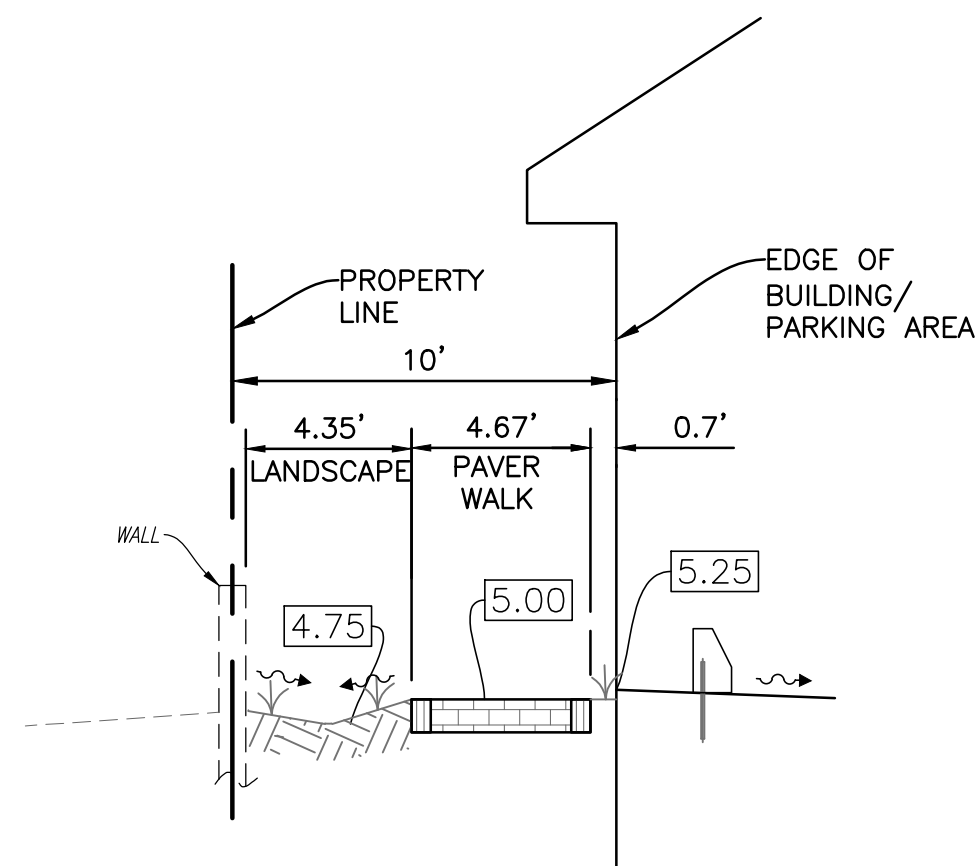
- If mechanical compaction can not be achieved through normal mechanical methods then flowable fill may be used.
- Flowable fill is to be placed in accordance with Specification 121, as approved by the Engineer.
- Do not allow the utility being installed to float. If a method is provided to prevent flotation 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

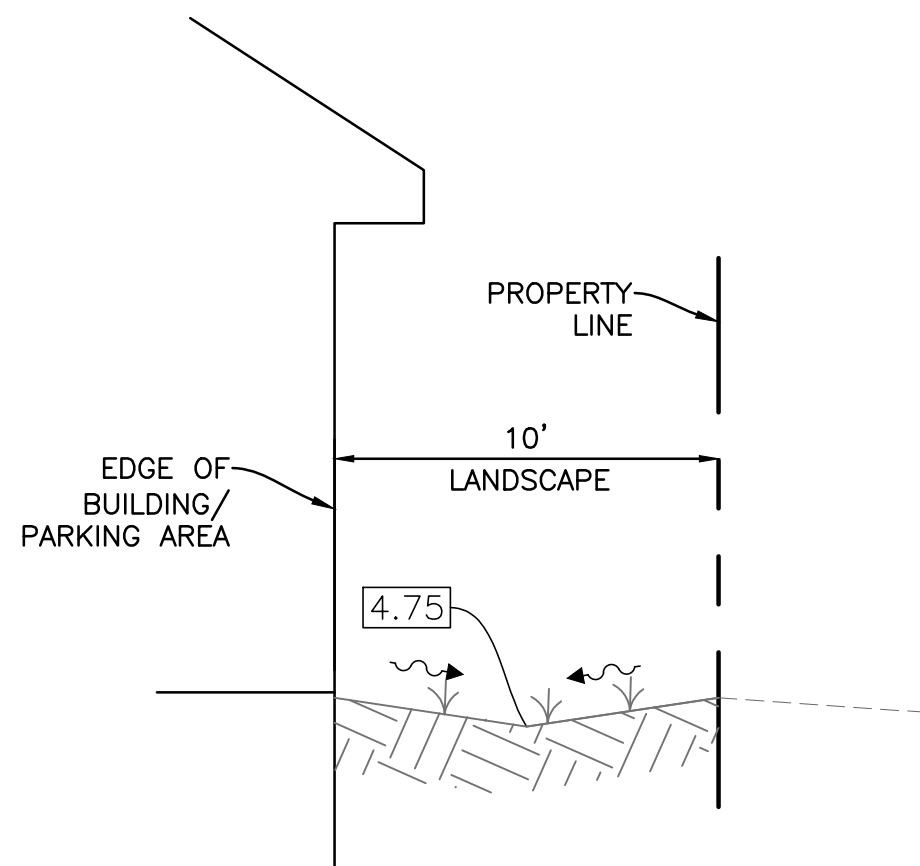
- Where asphalt concrete overlays exist over full slab concrete pavement, the replacement pavement shall have an overlay constructed over the replacement slab. The overlay shall match the existing asphalt pavement thickness. The replacement friction course shall match the existing friction course, except 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

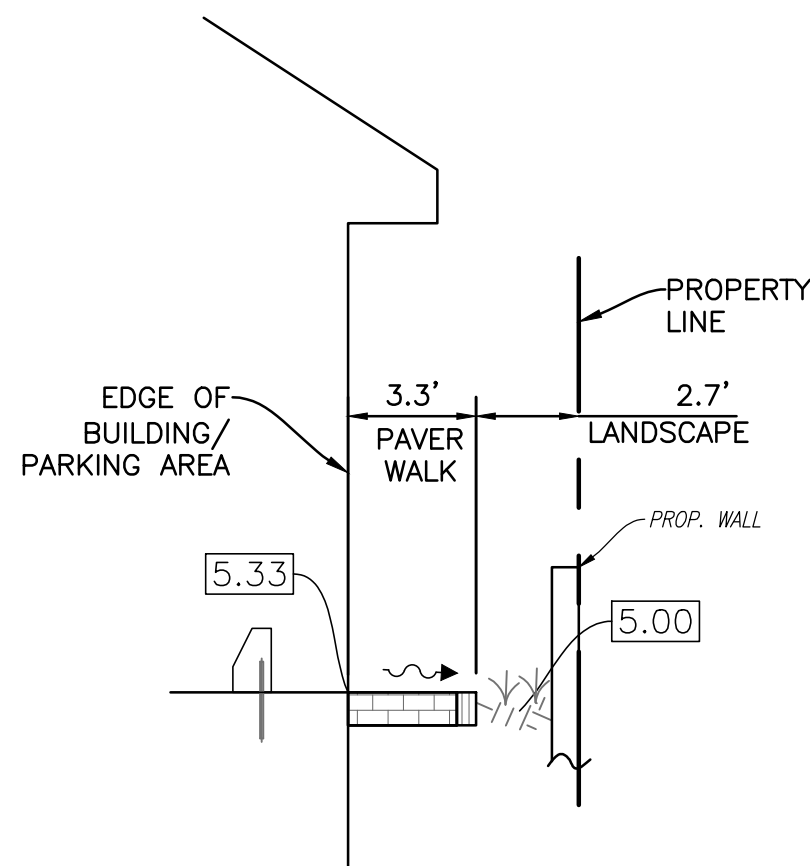
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11/01/17			UTILITY ADJUSTMENTS THRU EXISTING PAVEMENT	125-001 1 of 2



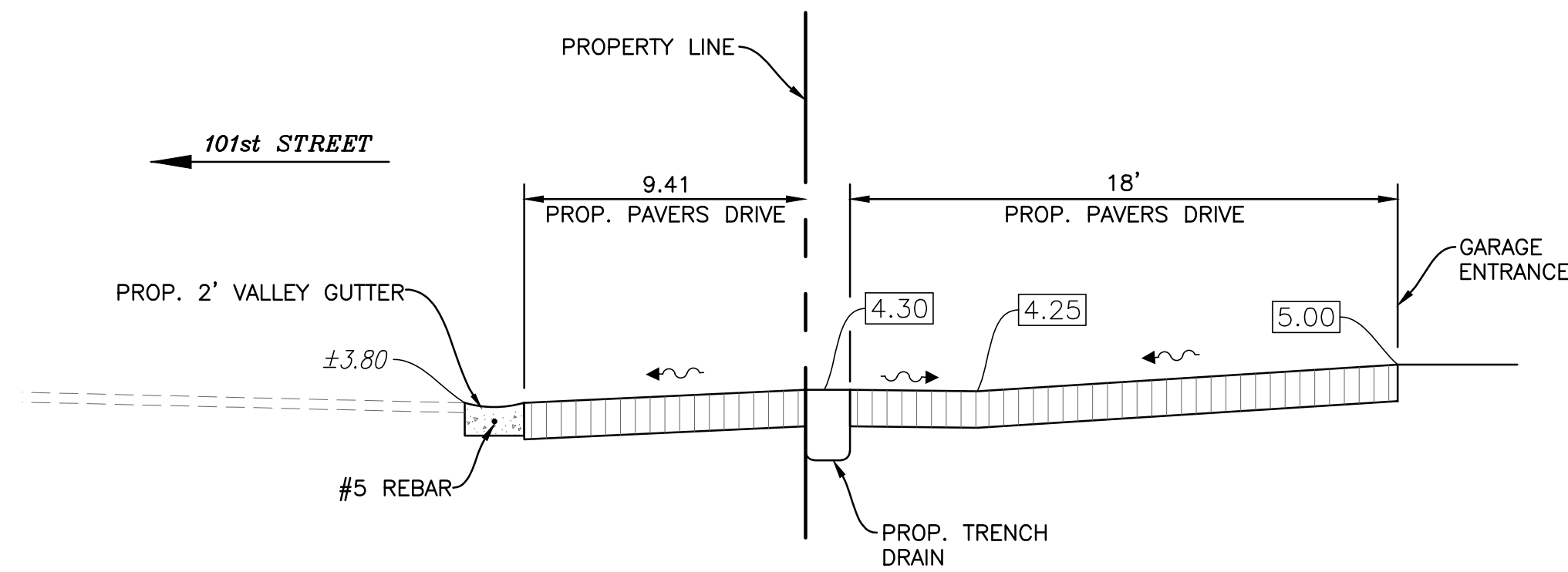
SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



SECTION C-C
N.T.S.



SECTION D-D
N.T.S.

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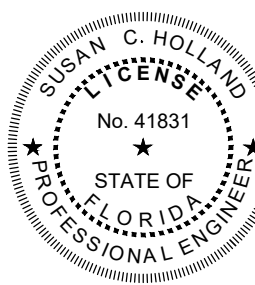
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NO.	REVISION	DATE	BY

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 -

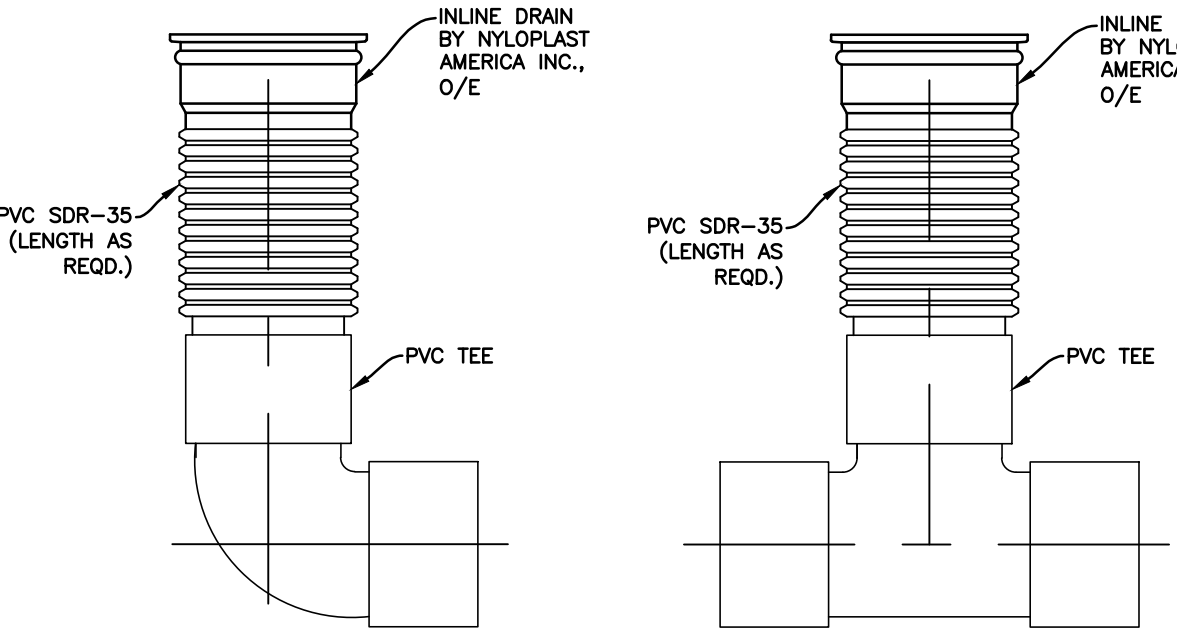
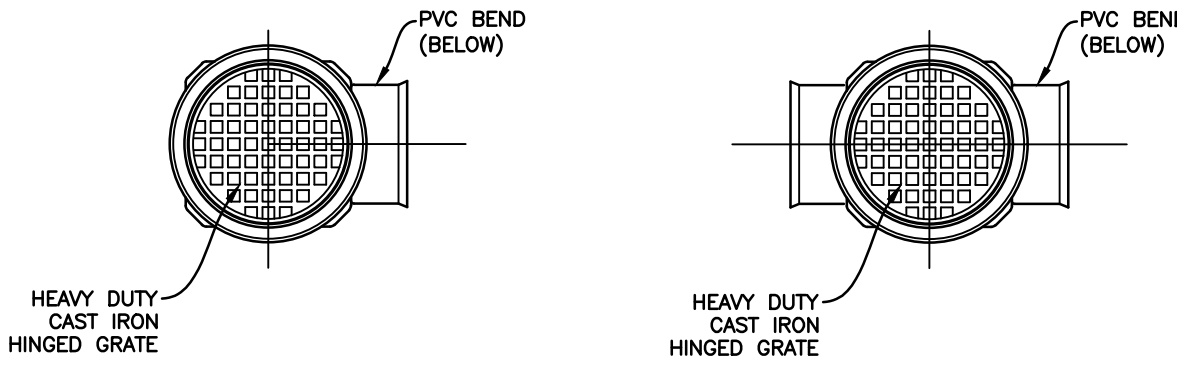
RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
PVC = POLYVINYLCHLORIDE PIPE
PCMP = PERFORATED CMP, FDOT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

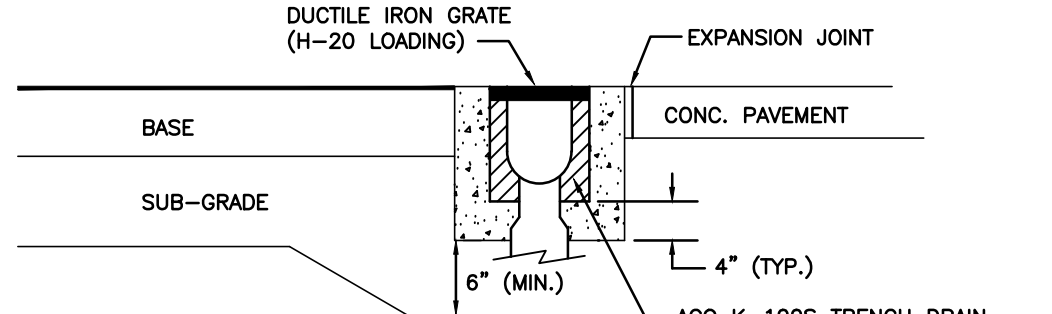
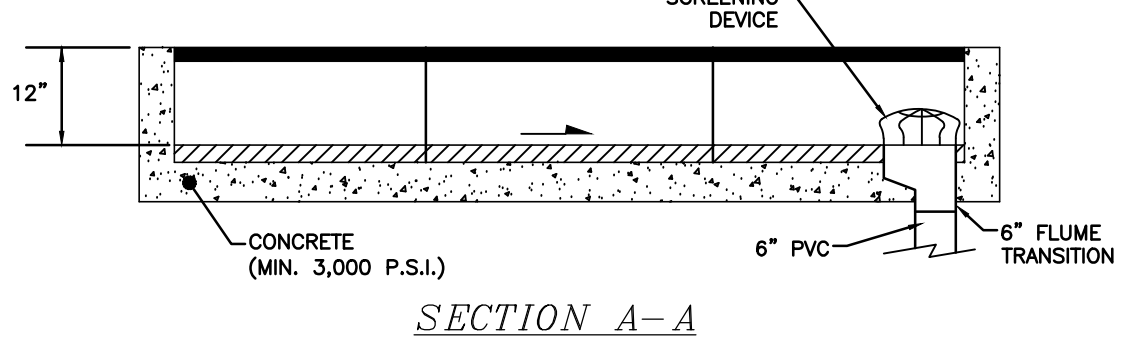
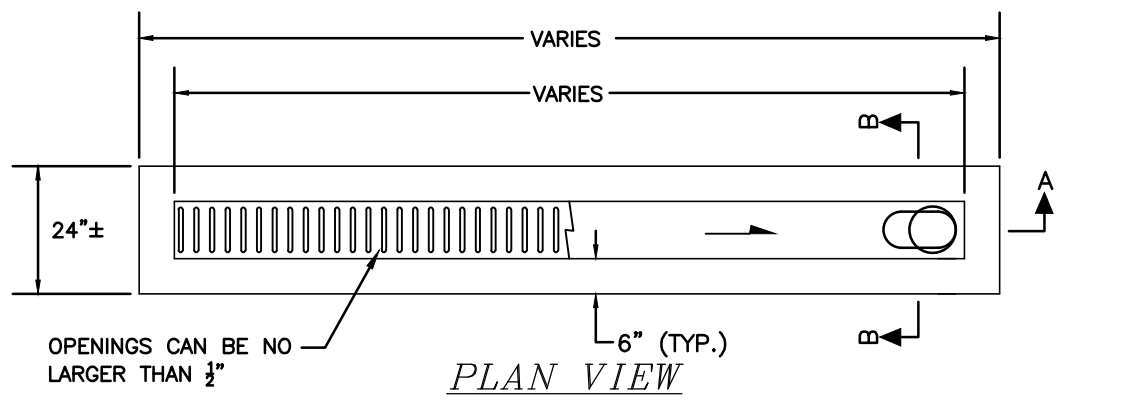
DRAINAGE STRUCTURE TABLE				
STRUCTURE	RIM	INVERT	INVERT	PIPE
CB	4.20	1.25 N.E	1.25 S.W	8" PVC 15" HDPE
AREA DRAIN #1	4.75	2.75 N		8" PVC
AREA DRAIN #2	5.10	2.50 N	2.50 S	8" PVC
AREA DRAIN #3	4.90	2.15 N	2.15 S	8" PVC
DRAINAGE WELL	4.90	TBD	TBD	8" HDPE 4" PVC

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.

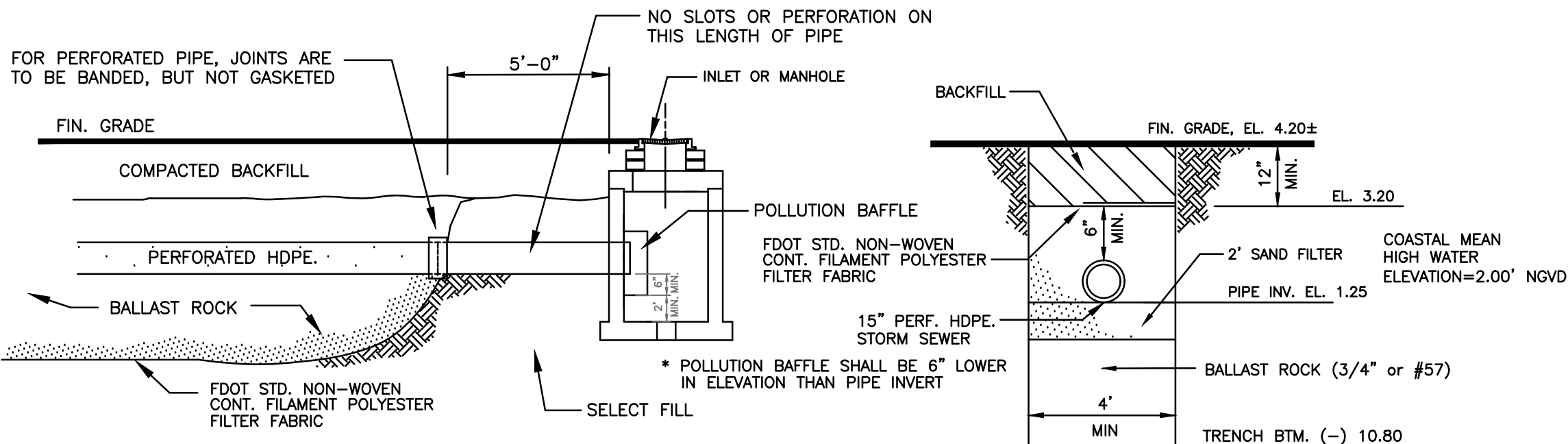


ENDLINE DRAIN BASIN N.T.S. INLINE DRAIN BASIN N.T.S.

AREA DRAIN N.T.S.



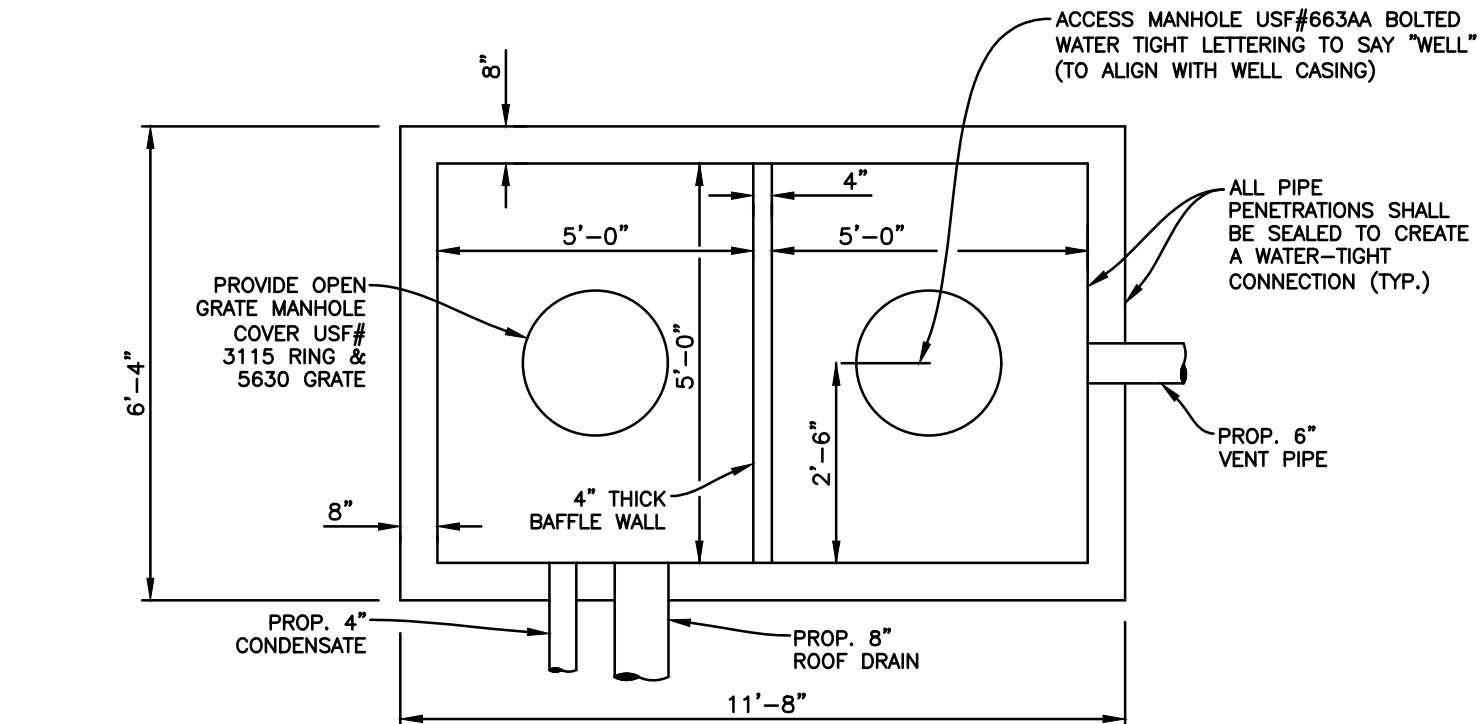
TRENCH DRAIN N.T.S.



- 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.

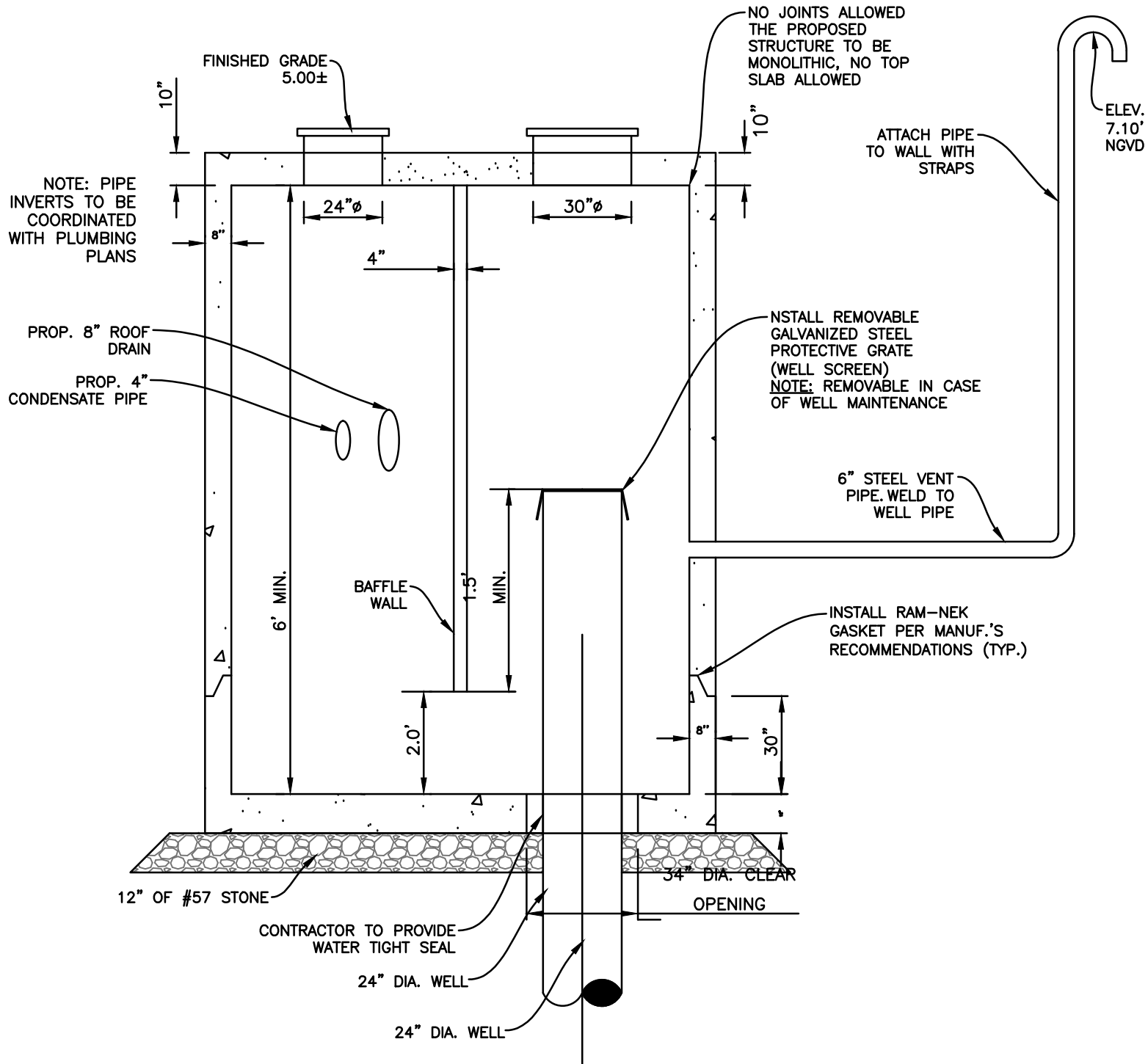


TOP VIEW N.T.S.

NOTE: PIPE INVERTS TO BE COORDINATED WITH PLUMBING PLANS.

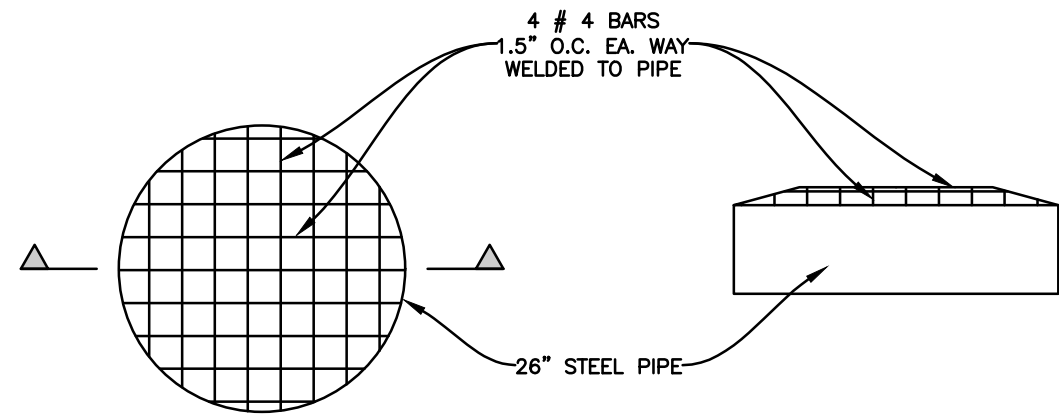
CONTRACTOR TO VERIFY PIPE INVERTS PRIOR TO WELL BOX CONSTRUCTION

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

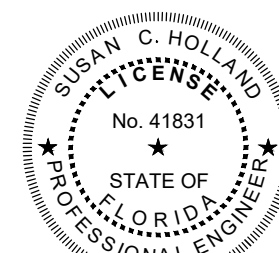
STUDIO BAIGORRIA Design Office, LLC
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MEP ENGINEER

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e-mail

CONTRACTOR

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Phone
e-mail

NO.	REVISION	DATE	BY

DRAWING TITLE:

DRAINAGE DETAILS

Project Number: 23-26

Date: 11/15/23

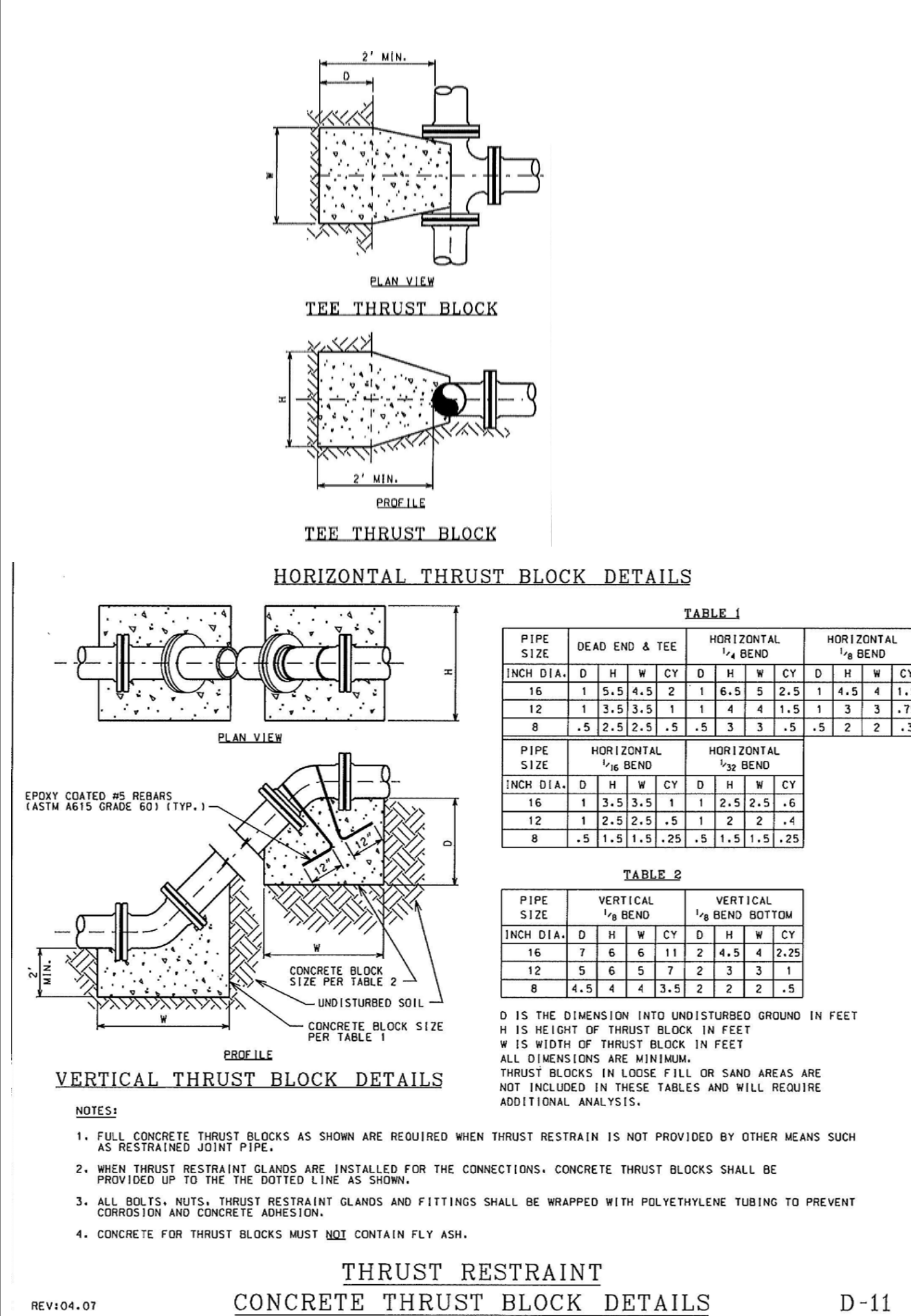
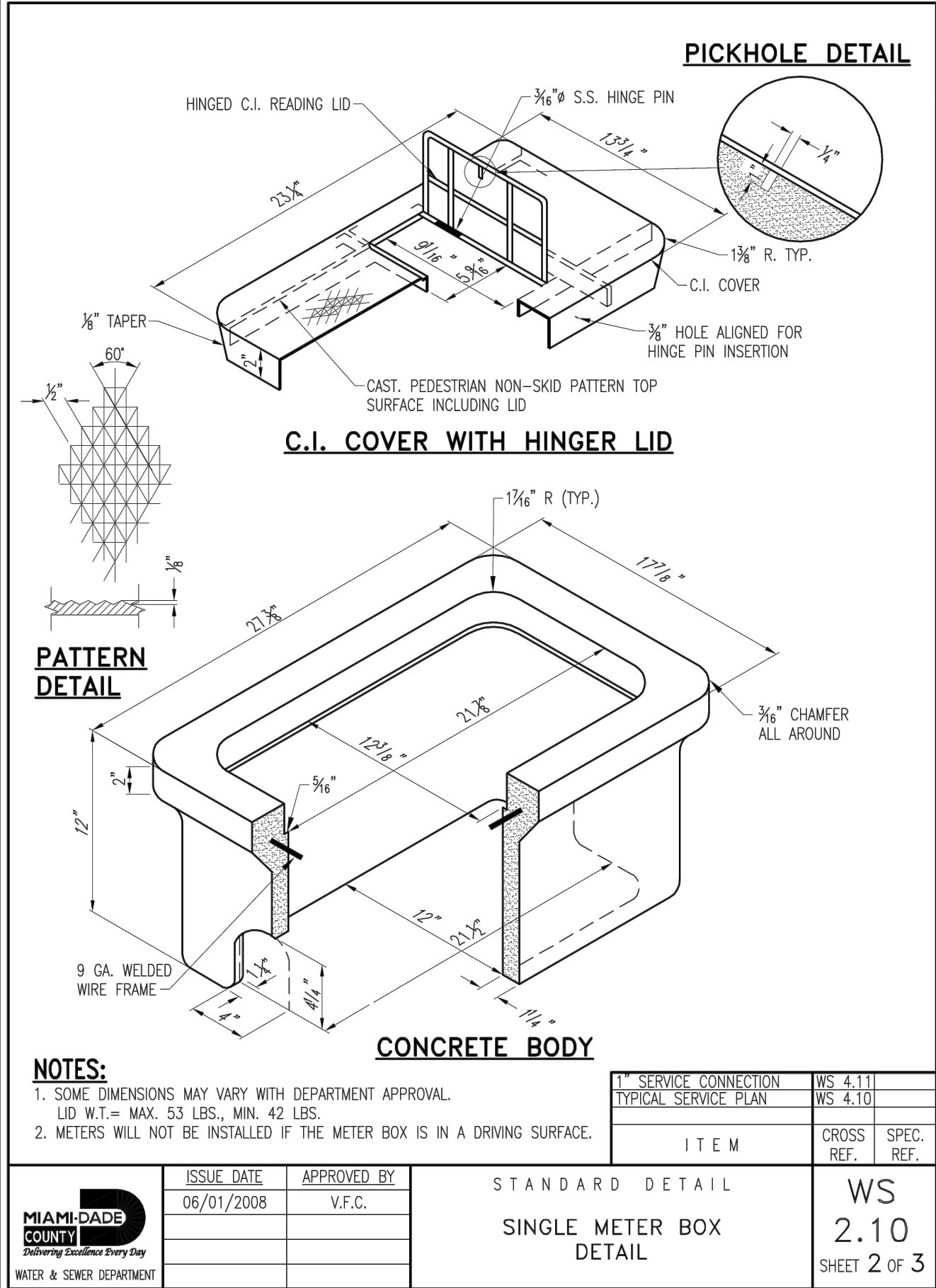
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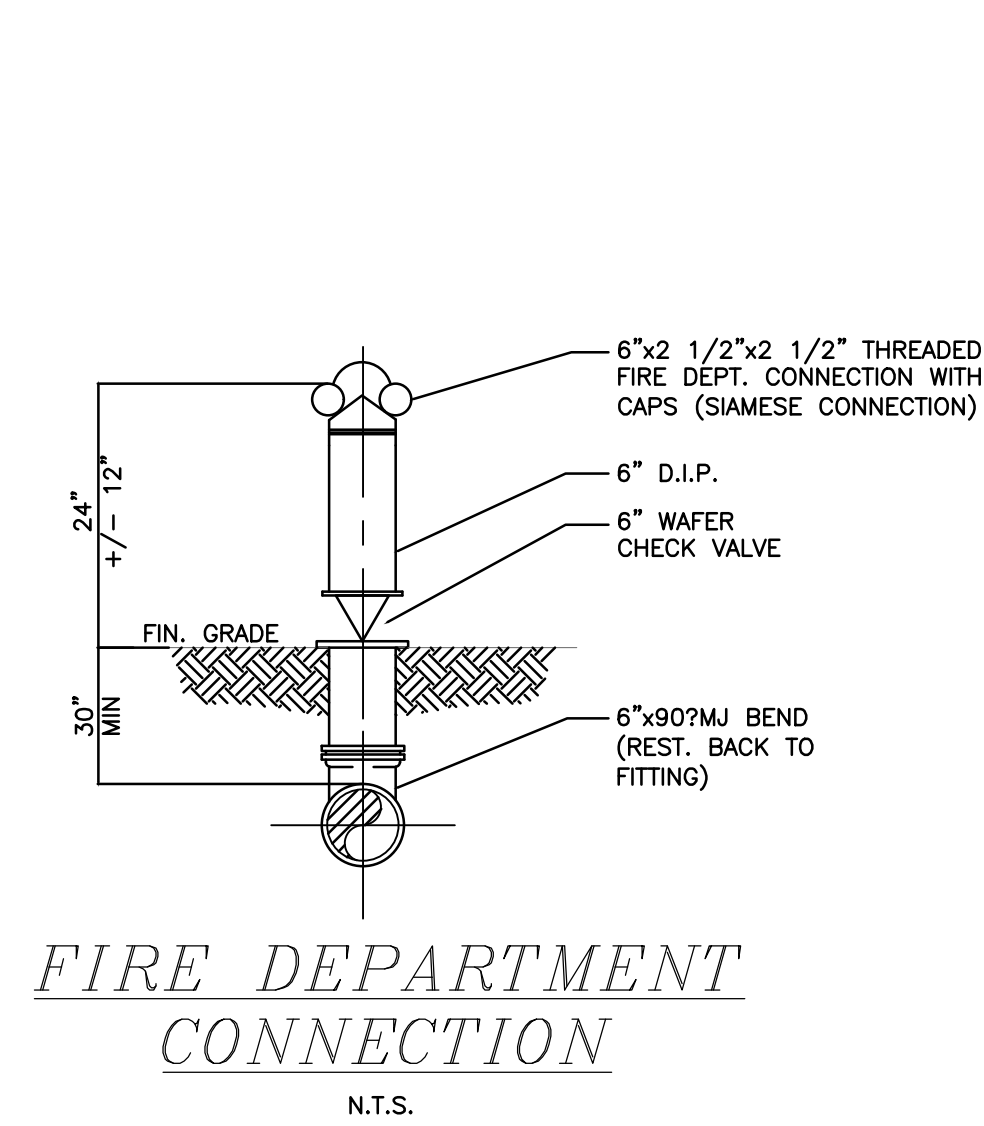
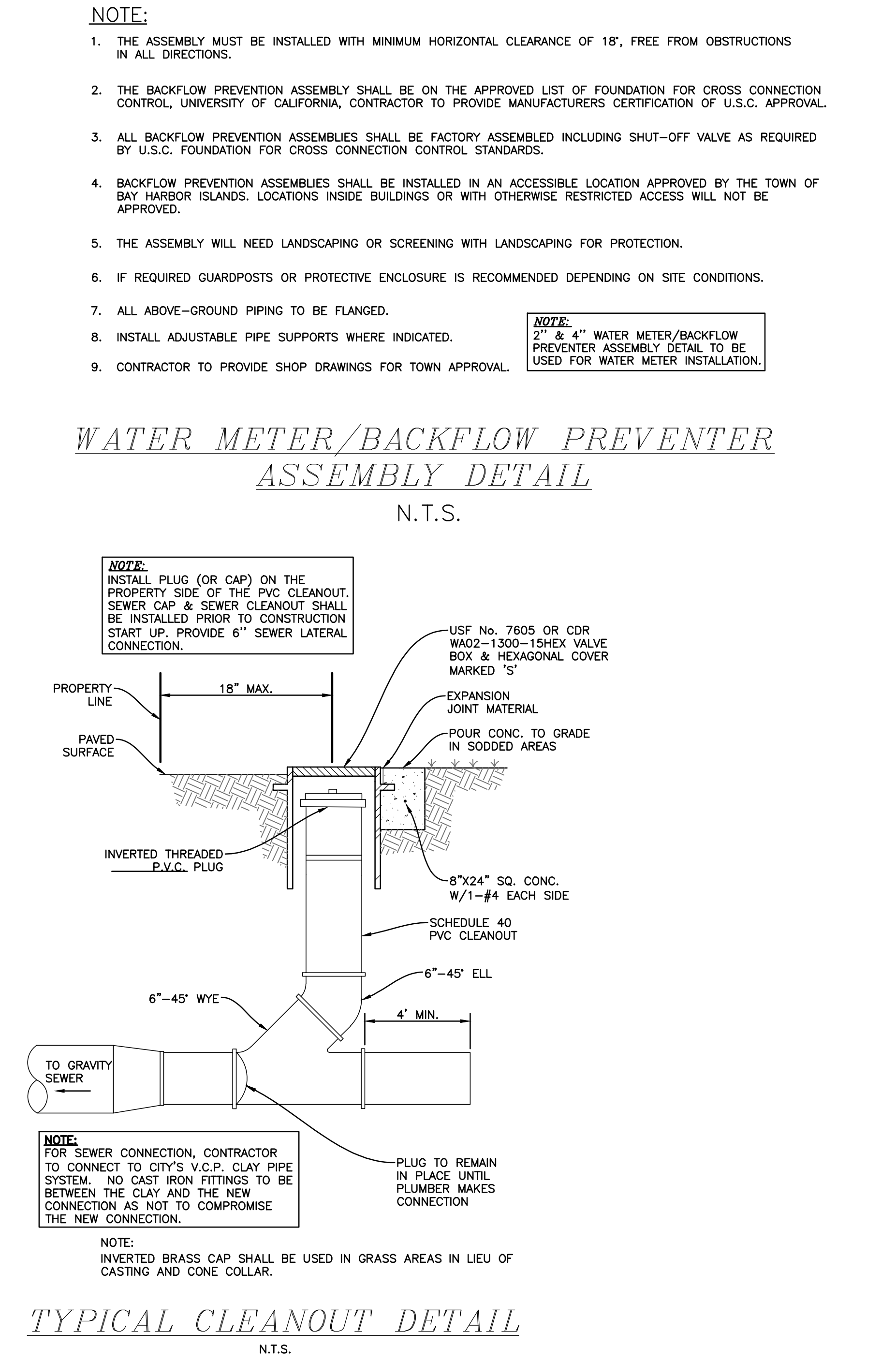
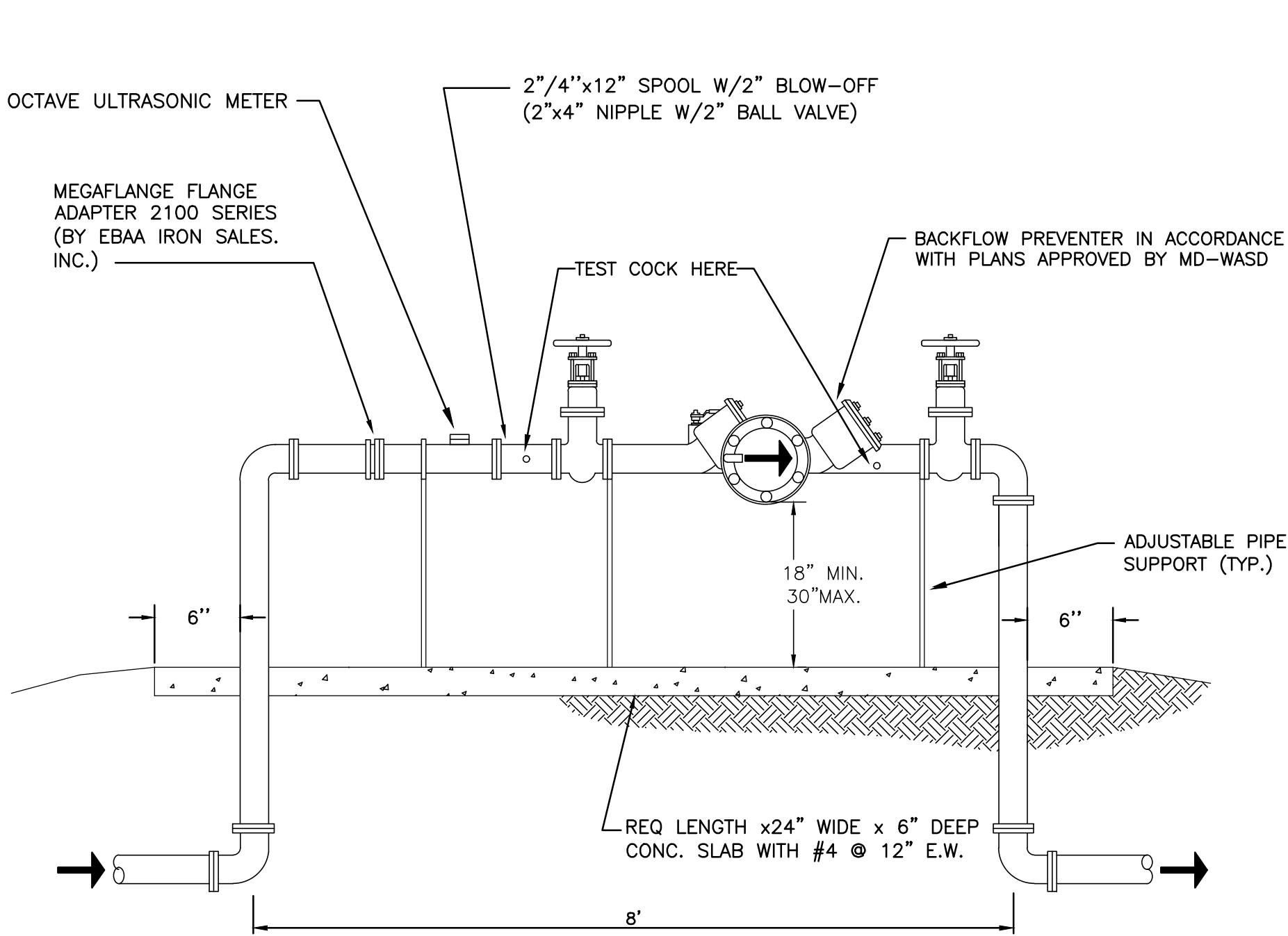
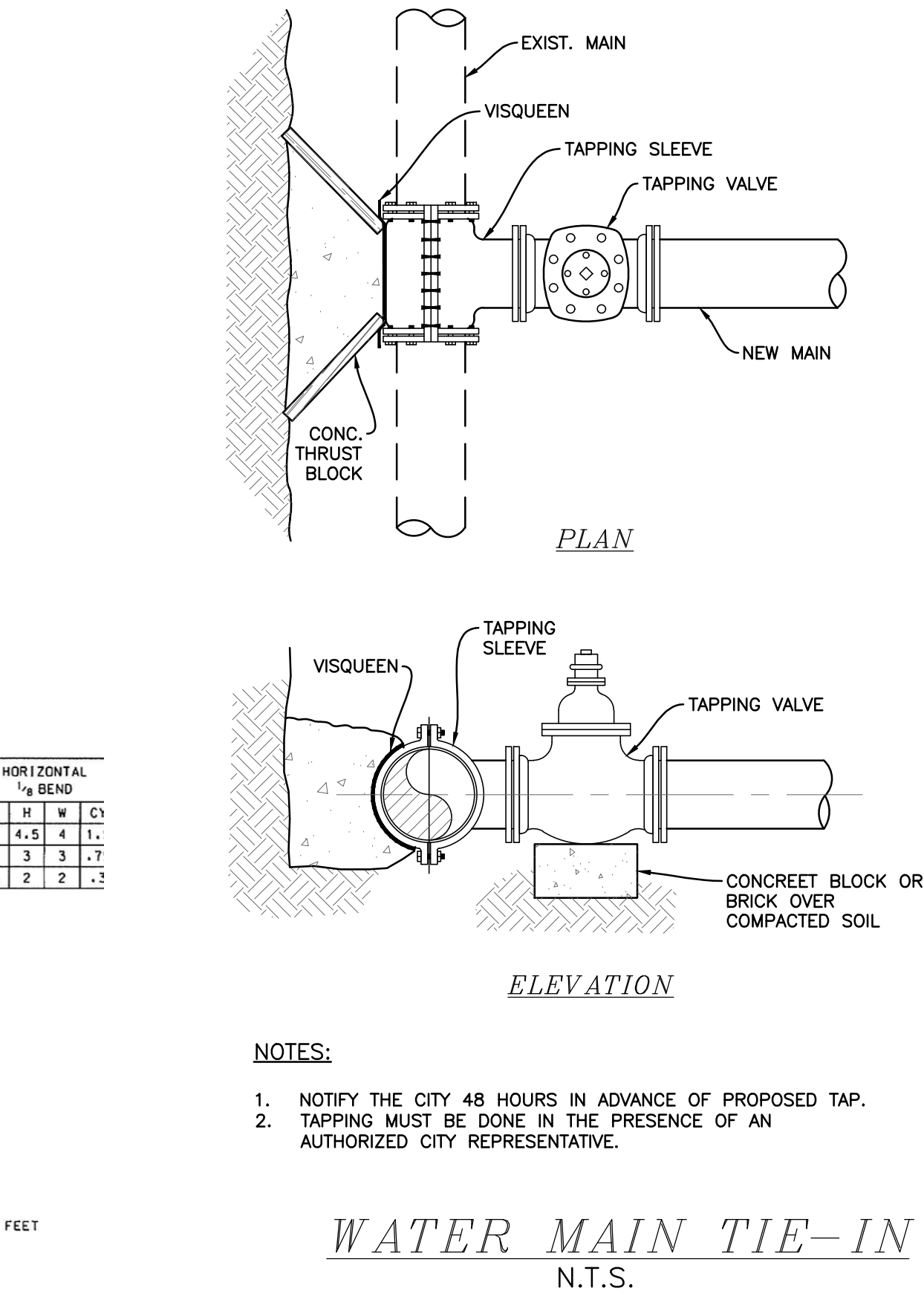
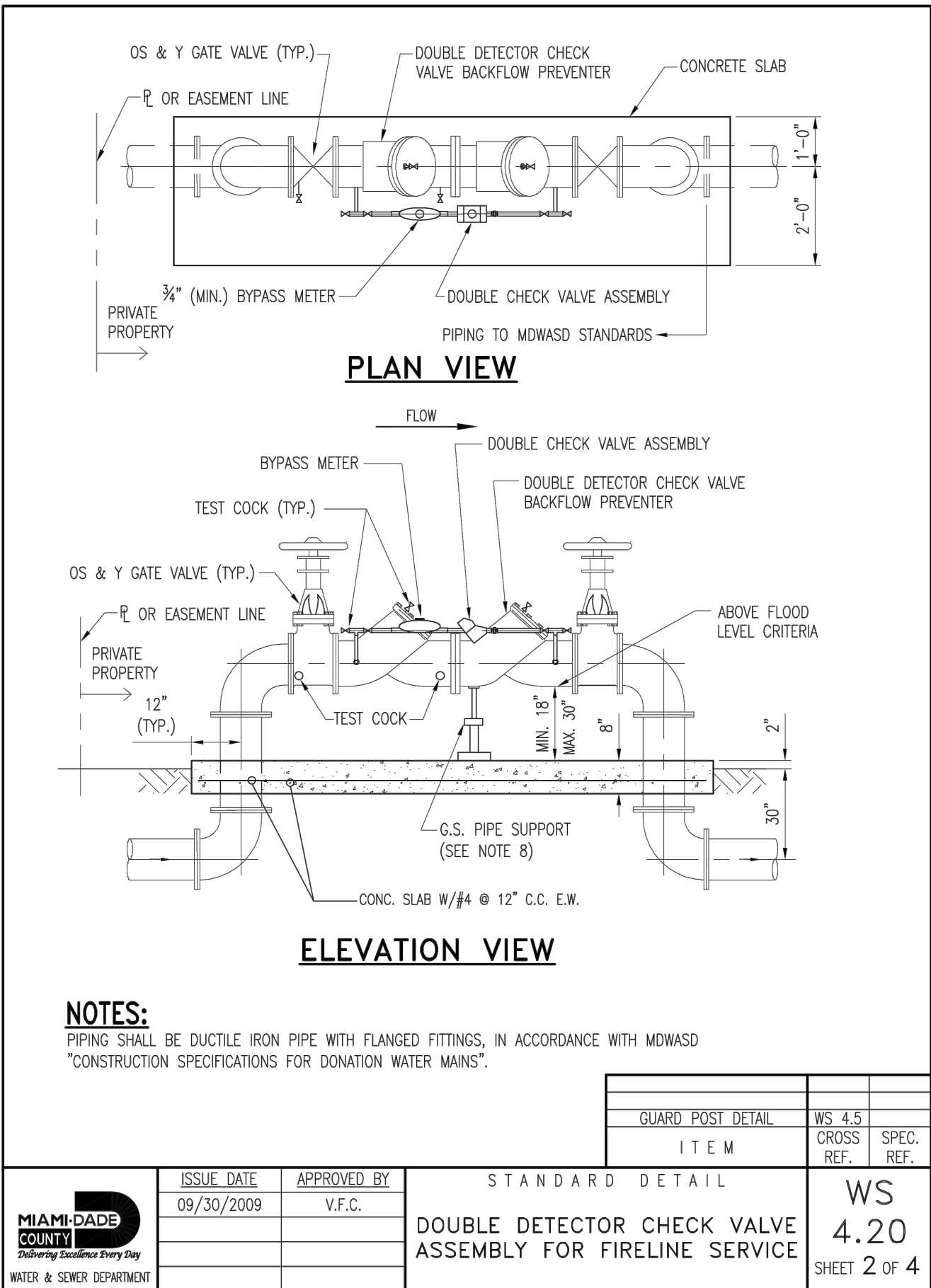
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CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER 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.



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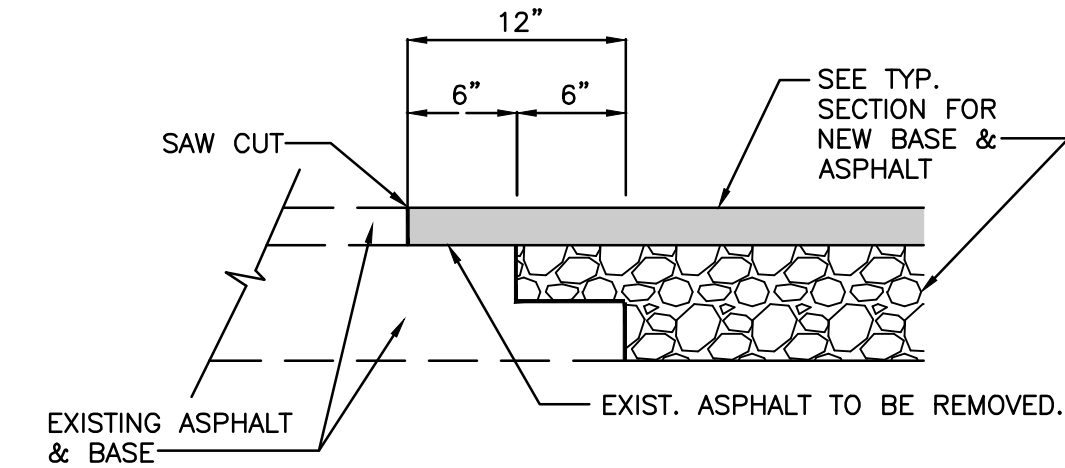
NO.	REVISION	DATE	BY

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UTILITY DETAILS

Project Number: 23-26
Date: 11/15/23
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Sheet Number: C-7

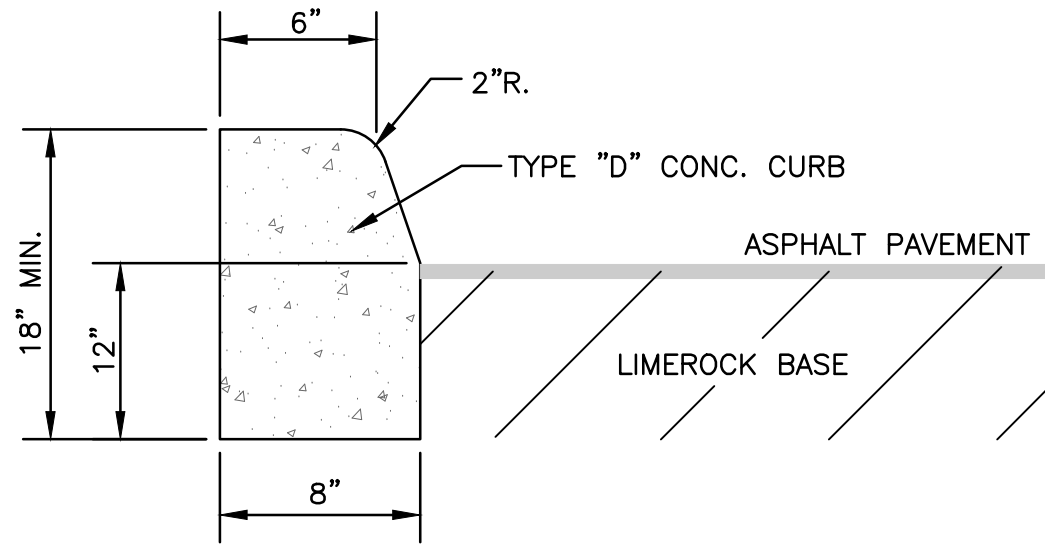
Scale: N.T.S.



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.



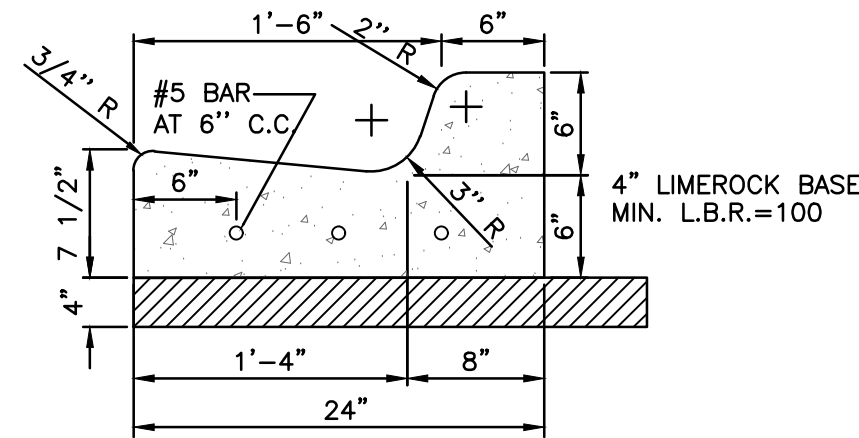
TYPE "D" CONCRETE CURB
N.T.S.

CURB NOTE:

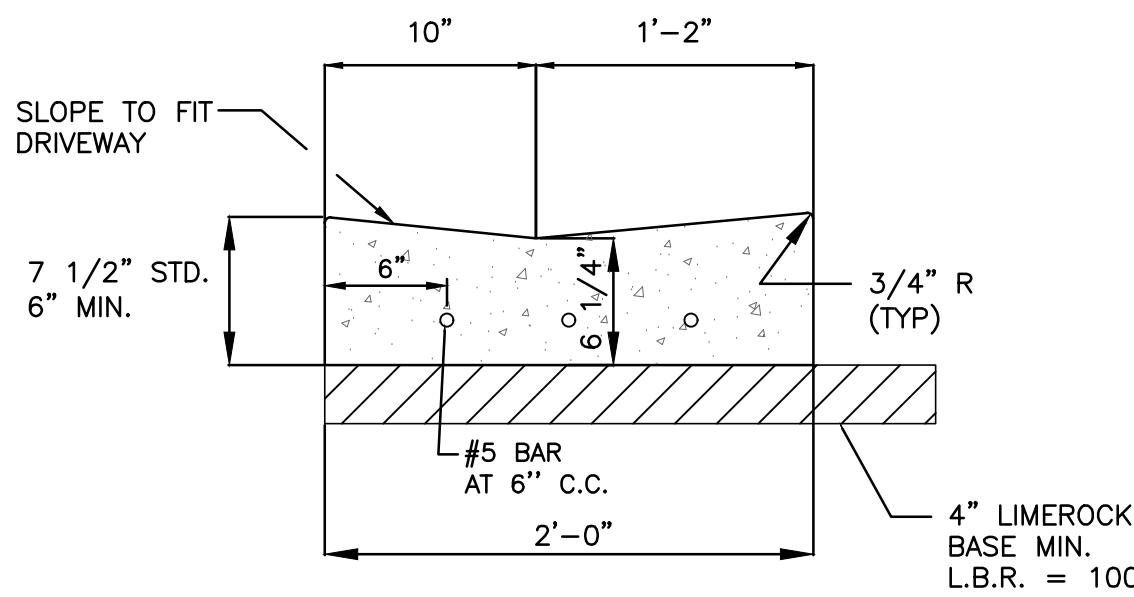
1. DOWELS SHALL BE DRILLED & EXPOIED INTO EXISTING VALLEY GUTTER & "F" CURB TO RESIST SHEAR FORCES BETWEEN THE OLD STRUCTURES & THE NEW STRUCTURES.
2. ALL DAMAGED VALLEY GUTTER AND F-CURB SHALL BE REMOVED WITHOUT DAMAGING ADJACENT ROADWAY.
3. THE FINISH ON THE NEW VALLEY GUTTER AND F-CURB SECTIONS SHALL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

CURB NOTE:

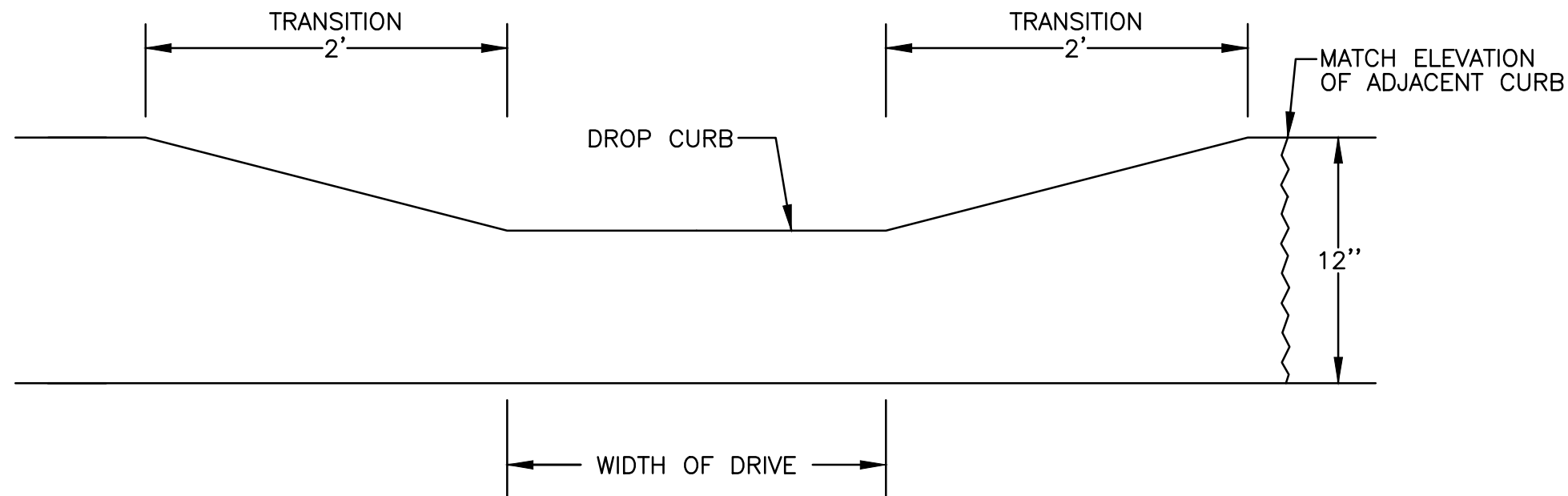
PROVIDE 1/2" X 18" SMOOTH DOWELS AT 12" C.C. TO CONNECT NEW CURB TO EXITING CURB.



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.

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BAY HARBOR 1160

2618, LLC
BAY HARBOR ISLANDS, FLORIDA 33154

DEVELOPER

1160 101ST STREET
BAY HARBOR CONDO
2618, LLC

DESIGNER

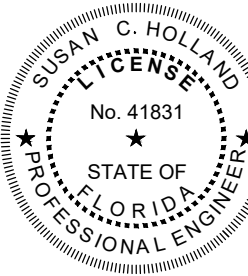
STUDIO BAIGORRIA Design Office, LLC
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NO.	REVISION	DATE	BY

DRAWING TITLE:

CIVIL DETAILS

Project Number: 23-26

Date: 11/15/23

Drawn by: HS

Checked by: SCH

Sheet Number:

C-8

Scale: N.T.S.



REFER TO PG G004 FOR FULL AREA CALCULATION

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 / 10 SQ FT OF ENCLOSED AREA.
5. THE BOTTOM OF ANY 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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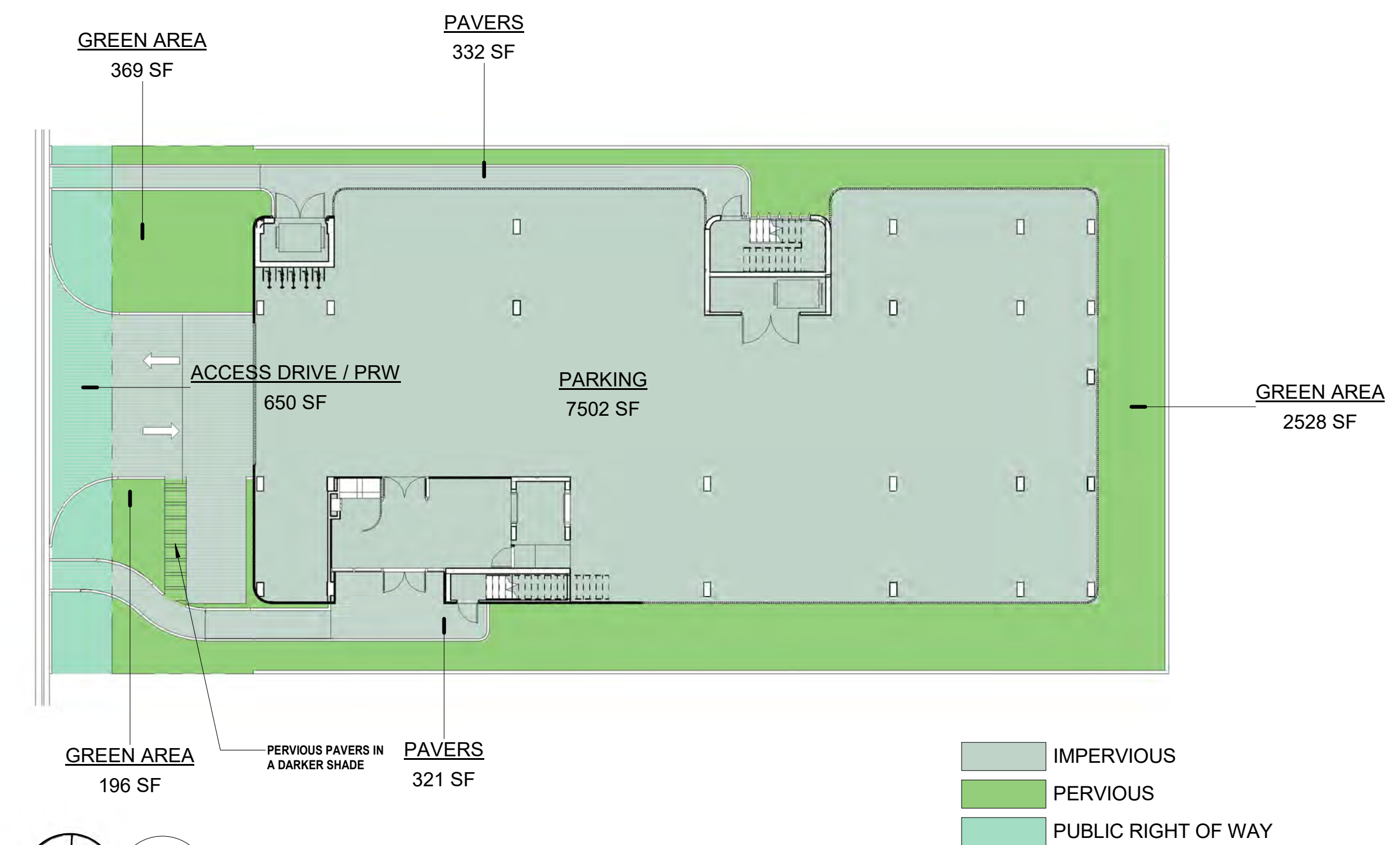
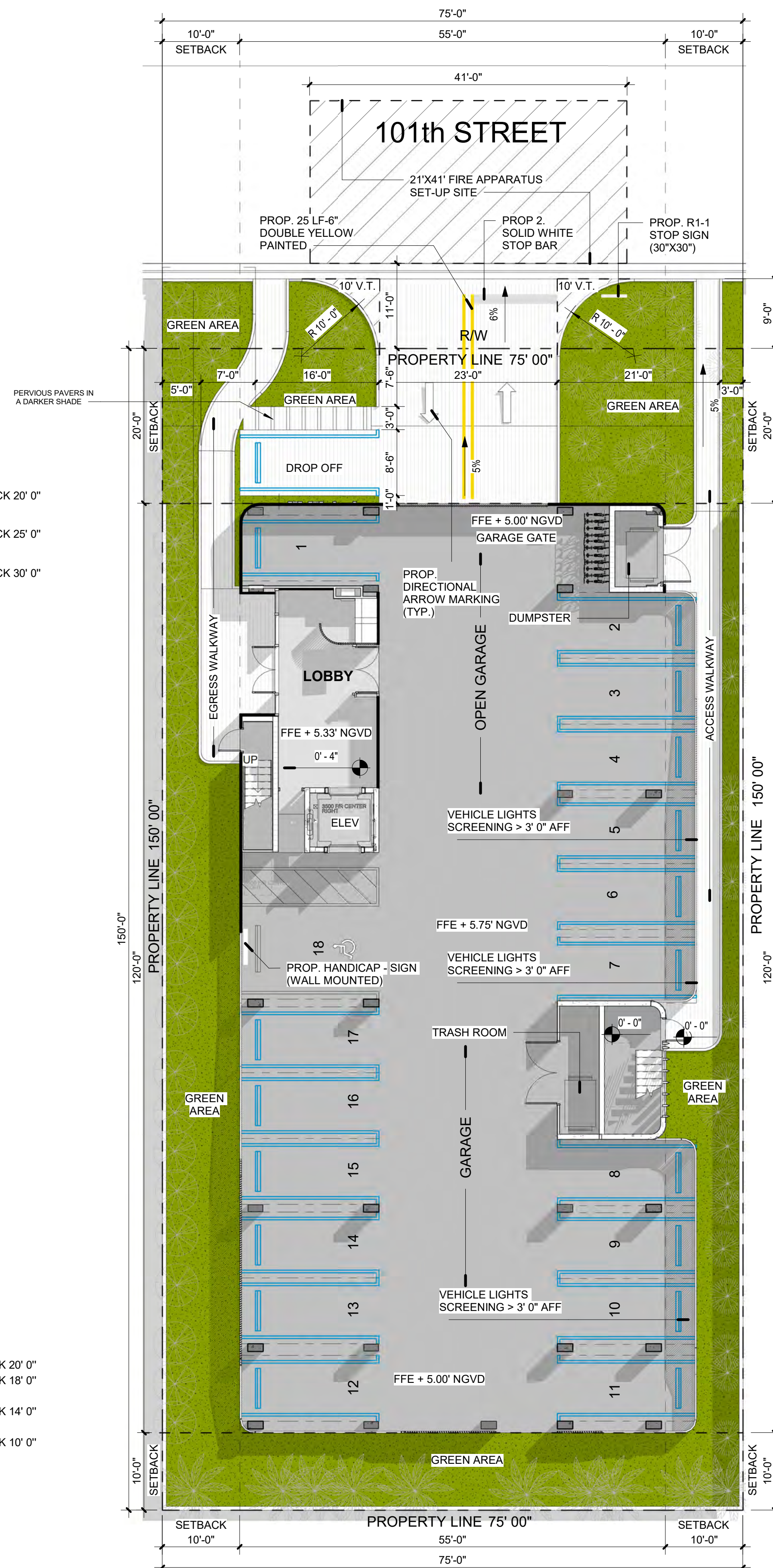
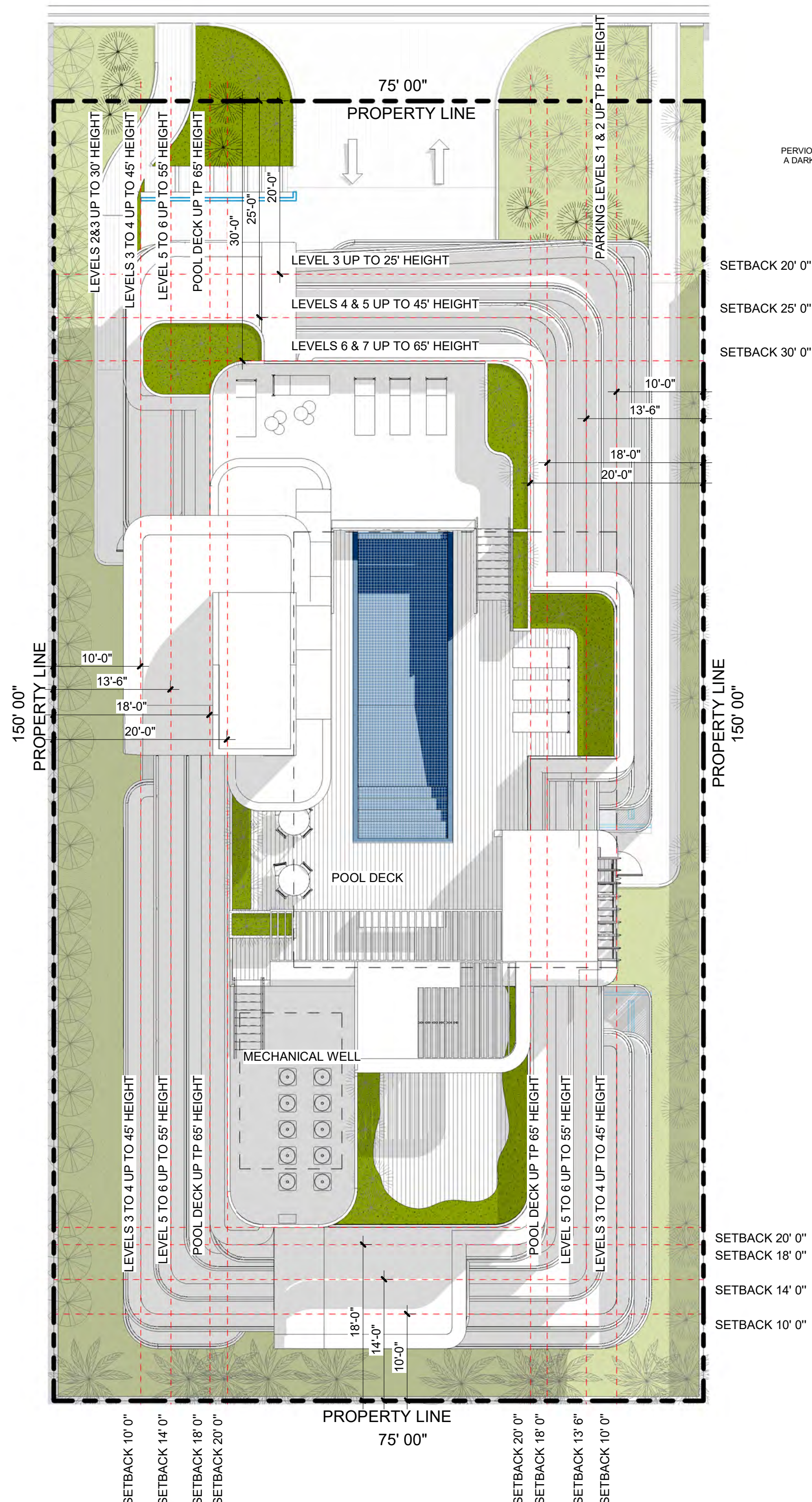
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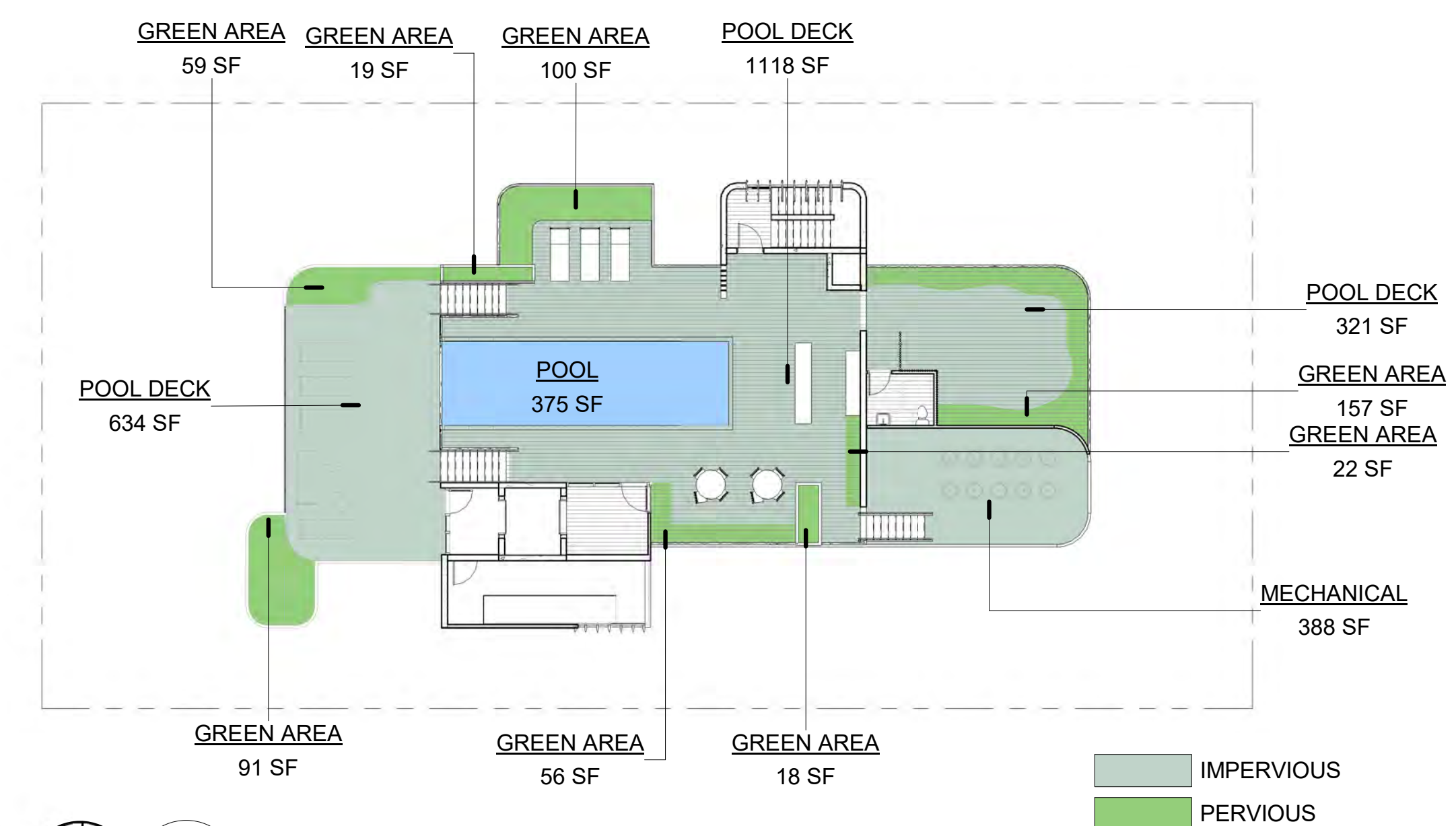
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Date	23/12/2023
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PERVIOUS / IMPERVIOUS GROUND LEVEL		
Name	Area	Color Group
PARKING	7502 SF	IMPERVIOUS
PAVERS	654 SF	IMPERVIOUS
3	8156 SF	
GREEN AREA	3093 SF	PERVIOUS
3	3093 SF	GREEN AREAS EQUIVALENT TO: 37.92%



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

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SITE

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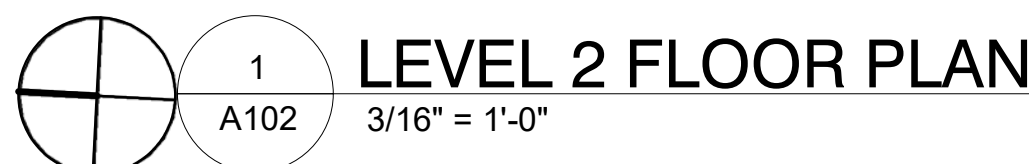
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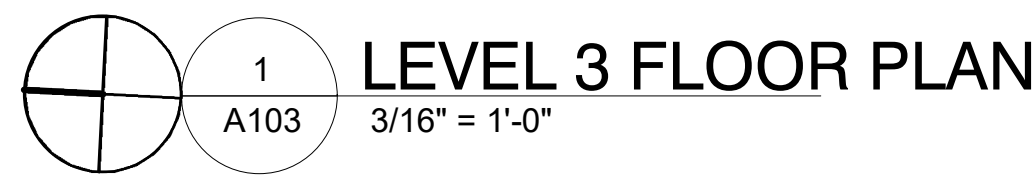
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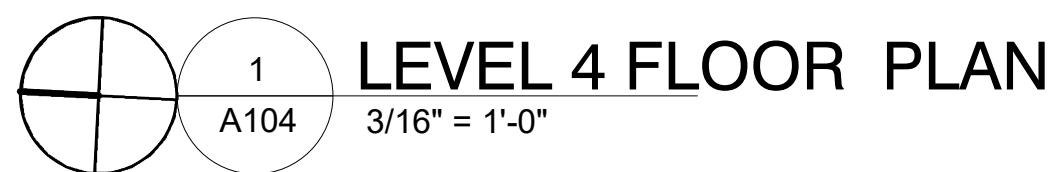
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LEVEL 4

Project number	22-048
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Scale	$3/16" = 1'-0"$
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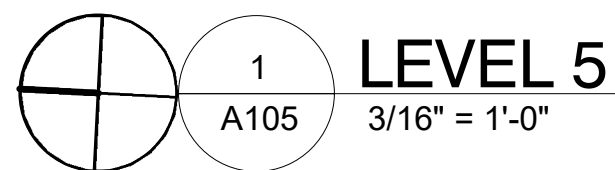
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LEVEL 5

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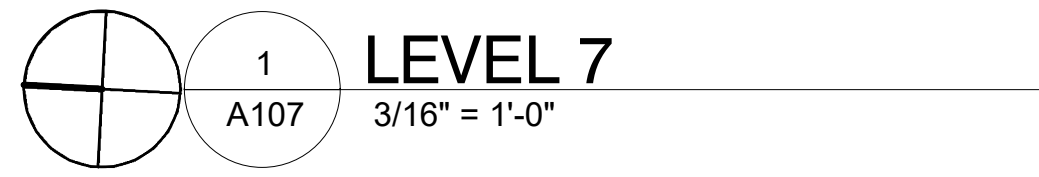
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LEVEL 6

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Project number	22-048
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LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MFP ENGINEER

CONTRACTOR

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Date 23/12/2023

Drawn by _____ Author _____

Checked by	Checker
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1400

2/12" 4/12"





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 42" H

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Scale	3/16" = 1'-0"
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KEYNOTE LEGEND	
Key Value	Keynote Text
1	ALUMINIUM STOREFRONT ASSEMBLY. W/LAMINATED TINTED GLASS W/A HIGH PERFORMANCE COATING.
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7	CONCRETE FIN WITH MOLDED EDGE, SMOOTH FINISH, COLOR: WHITE
8	CONCRETE SLAB WITH MOLDED EDGE, SMOOTH FINISH, COLOR WHITE (TYP)
9	GLASS GUARDRAIL 42" H

WEST ELEVATION	
Project number	22-048
Date	23/12/2023
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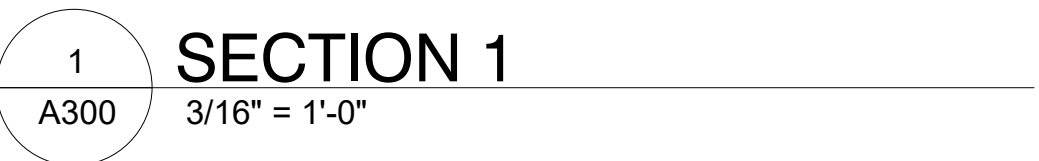
CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
1120 SE 3rd Ave - Fort Lauderdale, fl 33116
Phone: (+1) 954.367.0371
e-mail
LANDSCAPE ARCHITECT
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e-mail: mporcarl@exoscape.com
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Date	23/12/2023
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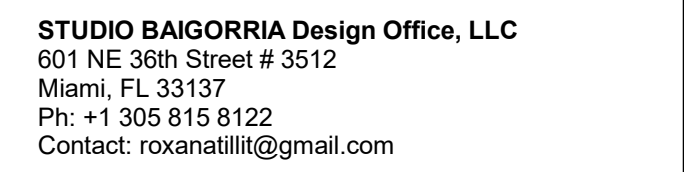
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1160 101ST STREET
BAY HARBOR ISLANDS, FL 33154

DESIGNER



SEAL / SIGNATURE

FLORIDA REGISTRATION AR-95209

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Project number	22-048
Date	23/12/2023
Drawn by	Author
Checked by	Checker

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

DESIGNER



SEAL / SIGNATURE

FLORIDA REGISTRATION AR-95209

CIVIL ENGINEER
HOLLAND ENGINEERING, INC.
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STRUCTURAL ENGINEER
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MEP ENGINEER
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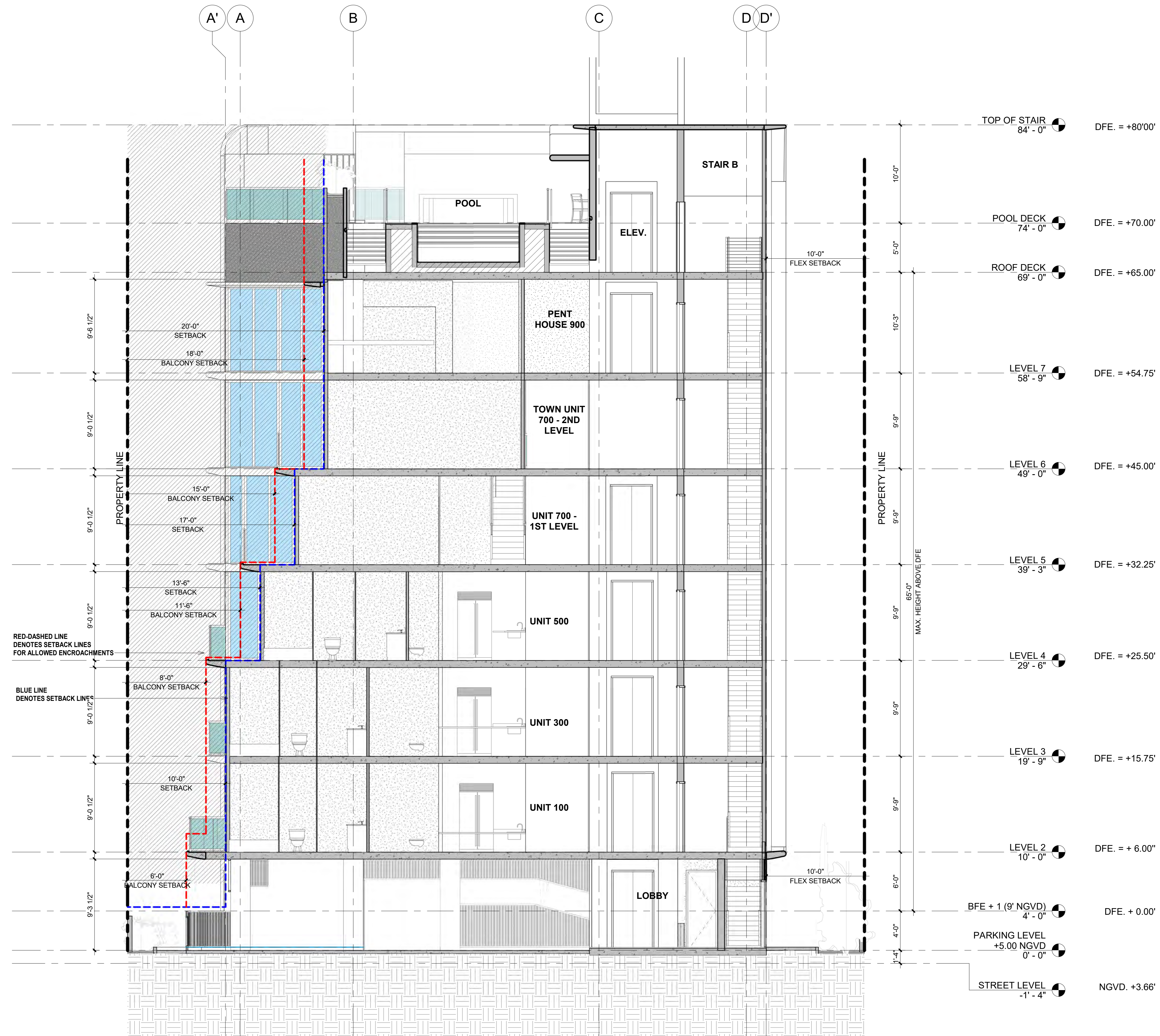
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Date	23/12/2023
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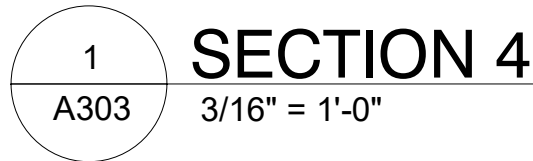


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A302

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1160 101ST STREET
BAY HARBOR ISLANDS, FL 33154

DESIGNER



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SEAL / SIGNATURE

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STRUCTURAL ENGINEER
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Project number	22-048
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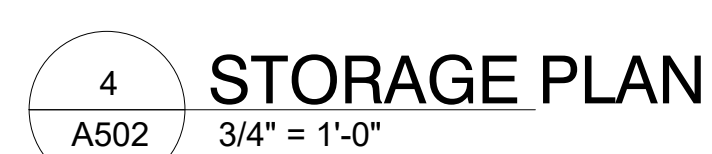
Date	23/12/2023
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A303

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



1160 101ST STREET
BAY HARBOR ISLANDS, FL 33154

DESIGNER

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SEAL / SIGNATURE

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MEP ENGINEER
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Project number	22-048
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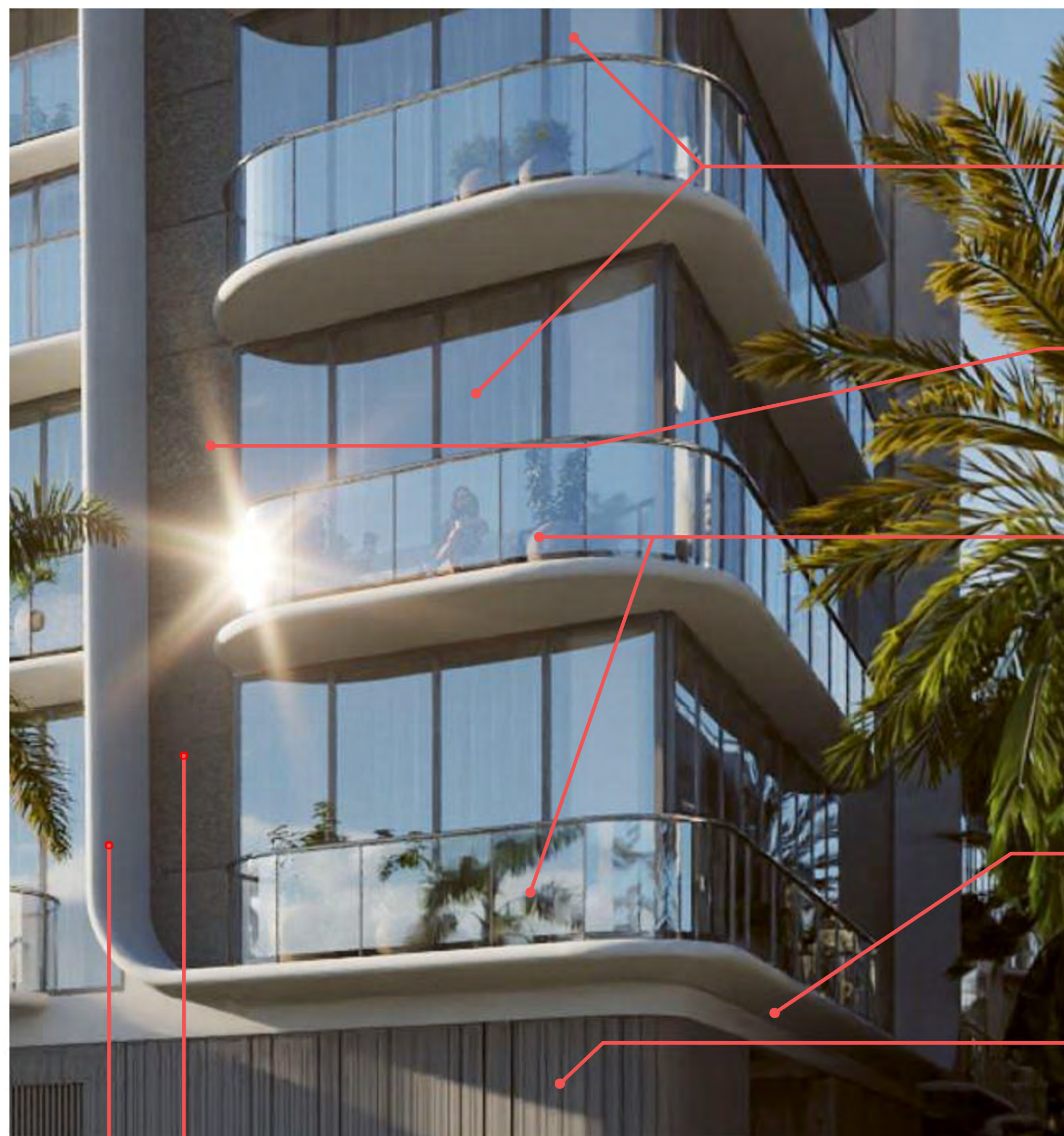
Date	23/12/2023
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Checked by	Checker
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A502

Scale	As indicated
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- TINTED GLASS

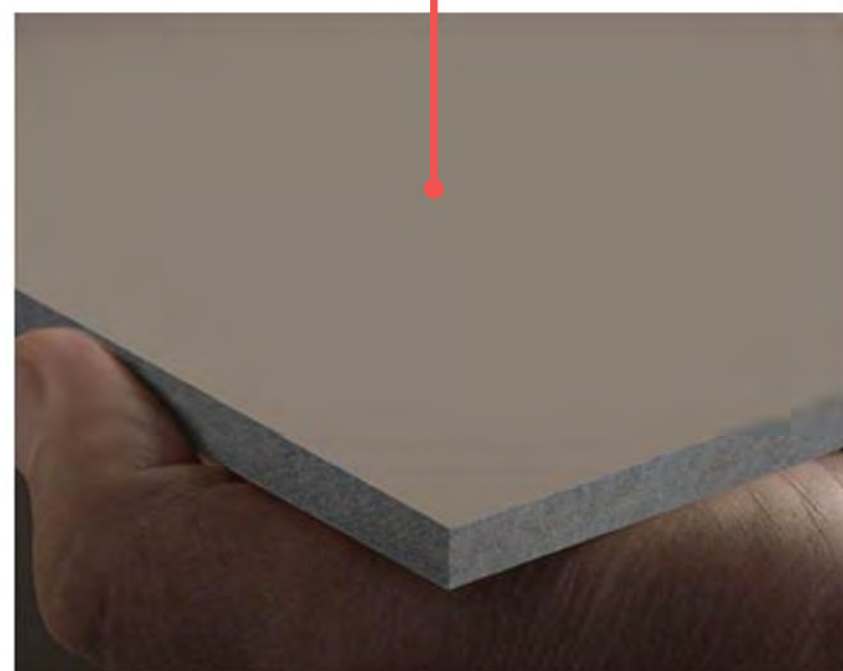
FIBER CEMENT FACADE
WITH MATTE FINISH

GLASS GUARDRAIL

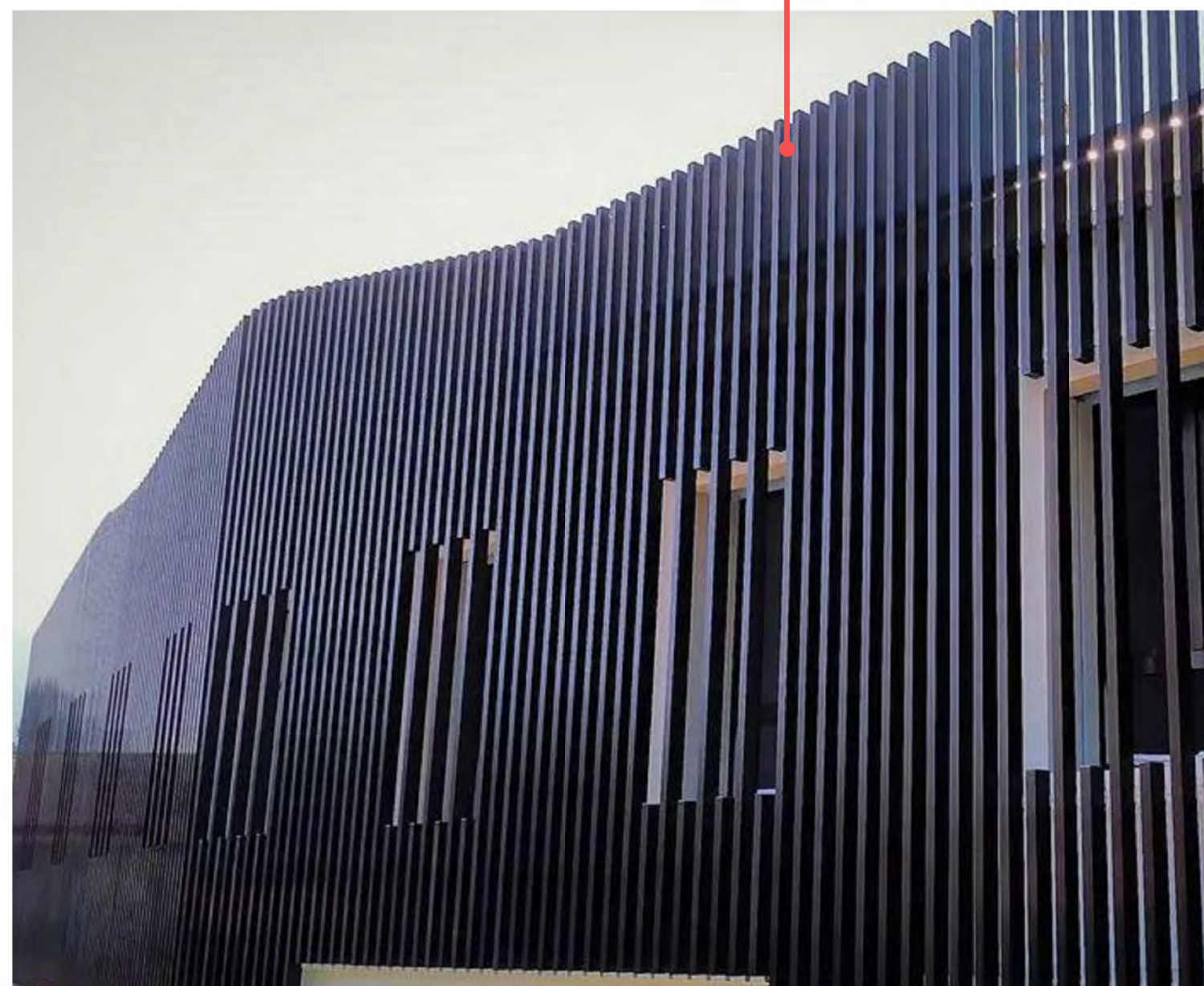
CONCRETE SLAB WITH MOLDED EDGE,
SMOOTH FINISH, COLOR WHITE (TYP)

VERTICAL LOUVERS
ALUMINIUM OR SIMILAR

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



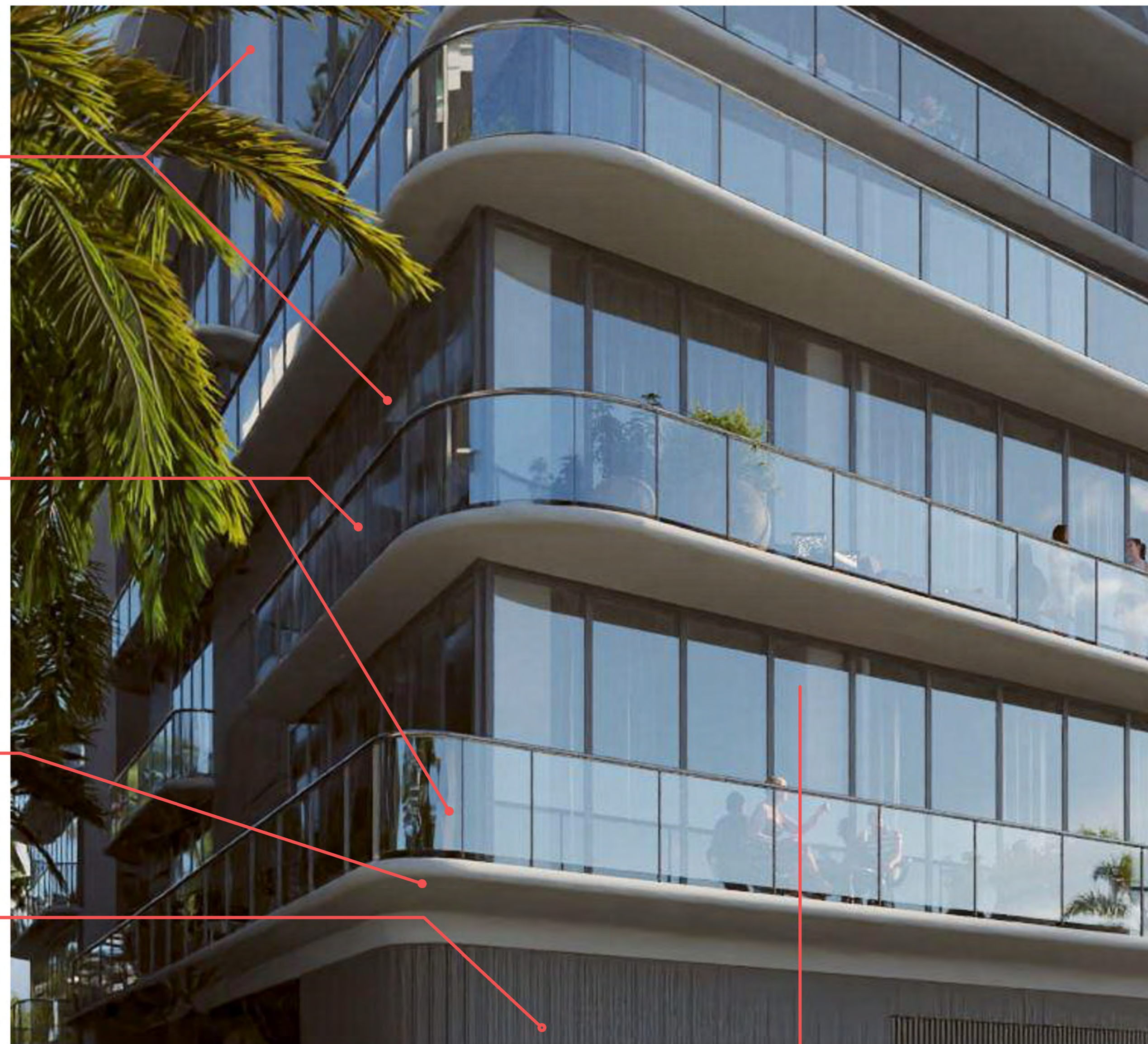
ARCHITECTURAL FINISH, EQUITONE OR
SIMILAR,
COLOR (similar to image) TO BE SELECTED BY
OWNER+ARCHITECT
Equitone: is a fiber cement façade
material with an ultra matte architectural finish.
At the customer's request, thousands of matte
colors can be supplied to play with in each project.



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



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SEAL / SIGNATURE

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FACADE MATERIALS

Project number	22-048
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Date	23/12/2023
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A503

Scale

1160 101ST STREET
BAY HARBOR ISLANDS, FL 33154

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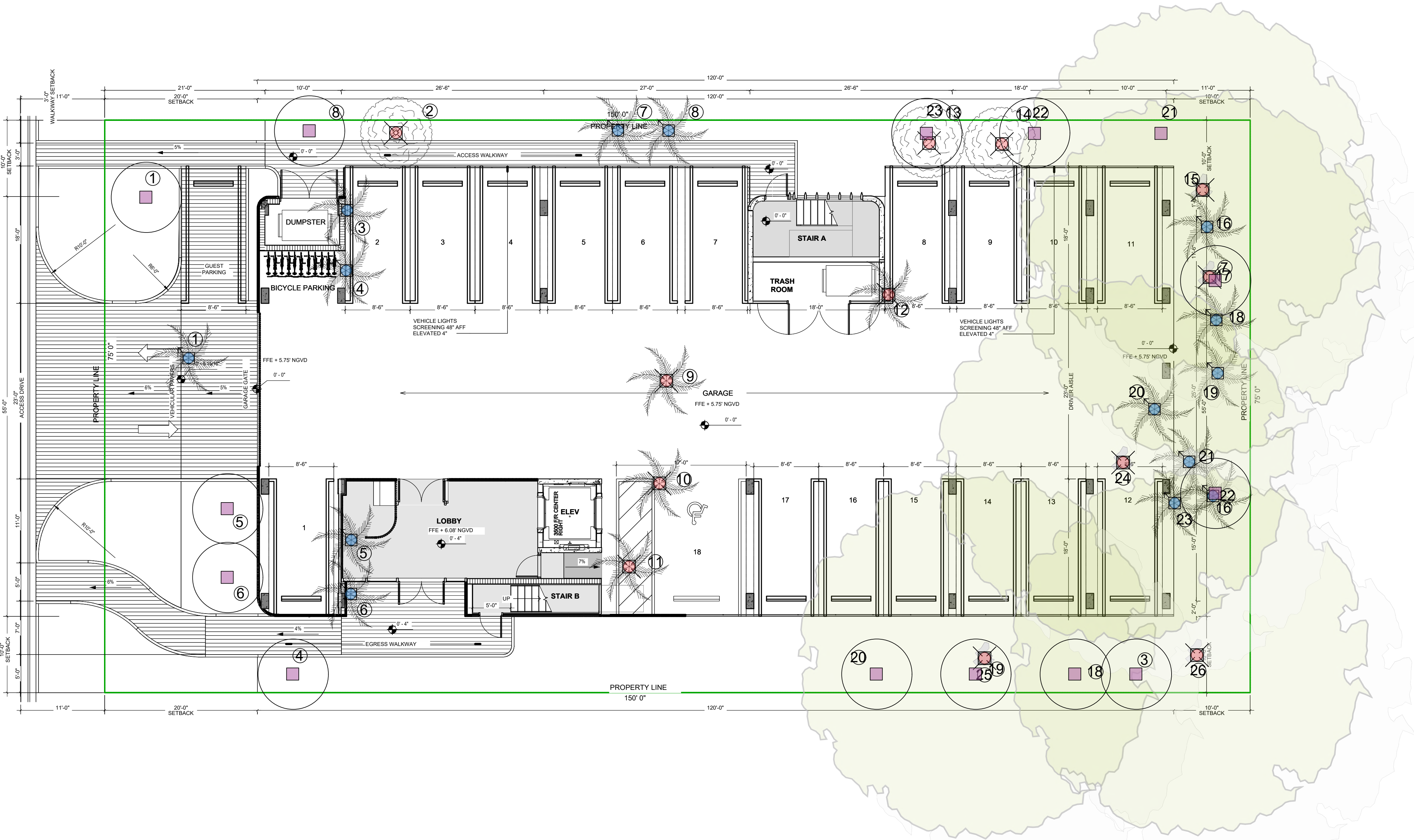
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DIVISION 2. - TREE PRESERVATION AND PROTECTION
Sec. 46-56. - Definitions.
*Palm: Monocotyledonous plant of the Palmaeae family, having a single trunk with a minimum trunk diameter at breast height of six inches and a minimum overall height of 16 feet

LEGEND

- EXISTING TO REMAIN
- EXISTING TO RELOCATE
- EXISTING TO REMOVE
- RELOCATED LOCATION



EXISTING TREE TABLE

#	COMMON NAME	SCIENTIFIC NAME	DBH"	HEIGHT	SPREAD	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	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.

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

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(305)785-8256
LA Theresa Wymer LA6667363
Mercedes B.Porcari

BH 1160

1160 101ST, BAY HARBOR ISLANDS,FL
33154

SHEET TITLE

TREE DISPOSITION
PLAN

SCALE

1 / 8" = 1" - 0

ISSUE DATE

11/27/2023

REVISION

DESIGN

MERCEDES PORCARI

DRAWN

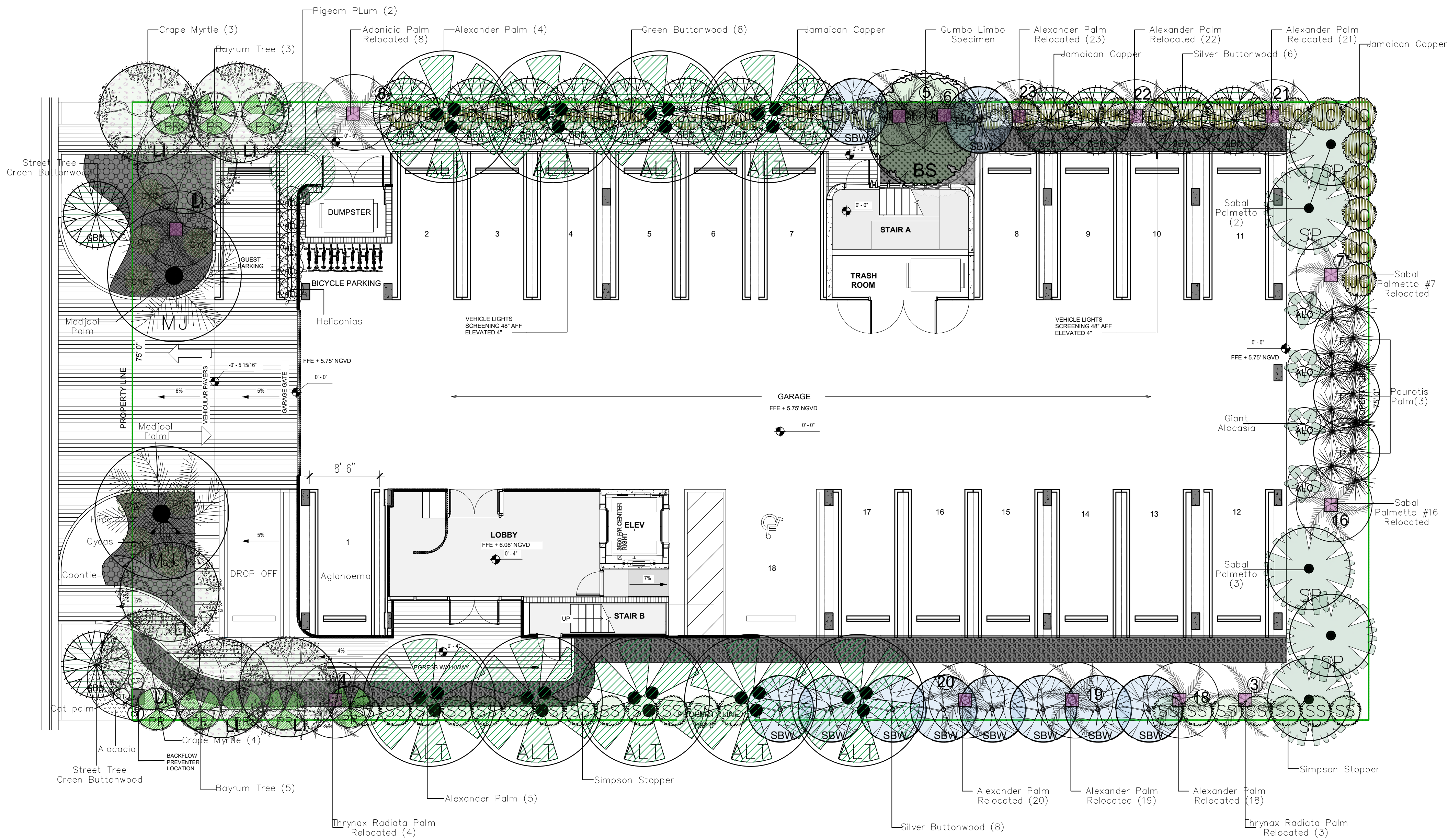
FELIPE MSQROA

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.00



PLANT LIST					
TREES					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
LI		7	LAGERSTROEMIA INDICA	GRAPE MYRTLE	14'HT x 8" SP 3"DBH SINGLE TRUNK
PR		8	PIMENTA RACEMOSA	BAYRUM TREE	14'HT x 8" SP 3"DBH SINGLE TRUNK
SBW		10	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	14'HT x 8" SP 3"DBH SINGLE TRUNK NATIVE
GBW		12	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	14'HT x 8" SP 3"DBH SINGLE TRUNK NATIVE
GBW		2	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	15'HT x 8" SP 3"DBH SINGLE TRUNK 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 SINGLE TRUNK NATIVE

PLANT LIST					
PALMS					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
MJ		2	PHOENIX DACTYLIFERA	MEDJOO PALM	14' CT 12"SP 12"DBH
CT		2	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 16"SP 12"DBH NATIVE
PT		3	ACOLORRHAPHE 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
CYC		8	CYCAD REVOLUTA	CYCAS/SAGO PALM	3' x3'
JC		31	CAPPARIS CYNOPHALLOPHORA	JAMAICAN CAPER	7 GAL 3.5'HT NATIVE
CAT		3	CHAMAEDOREA CATARACTUM	CAT PALM	3'HT x 2' SP
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

EXOTICSCAPE & ASSOCIATES
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LA Theresa Wymer LA6667363
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BH 1160

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33154

SHEET TITLE

LANDSCAPE PLAN

ISSUE DATE

12/19/2023

DESIGN

MERCEDES PORCARI

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.01

SCALE

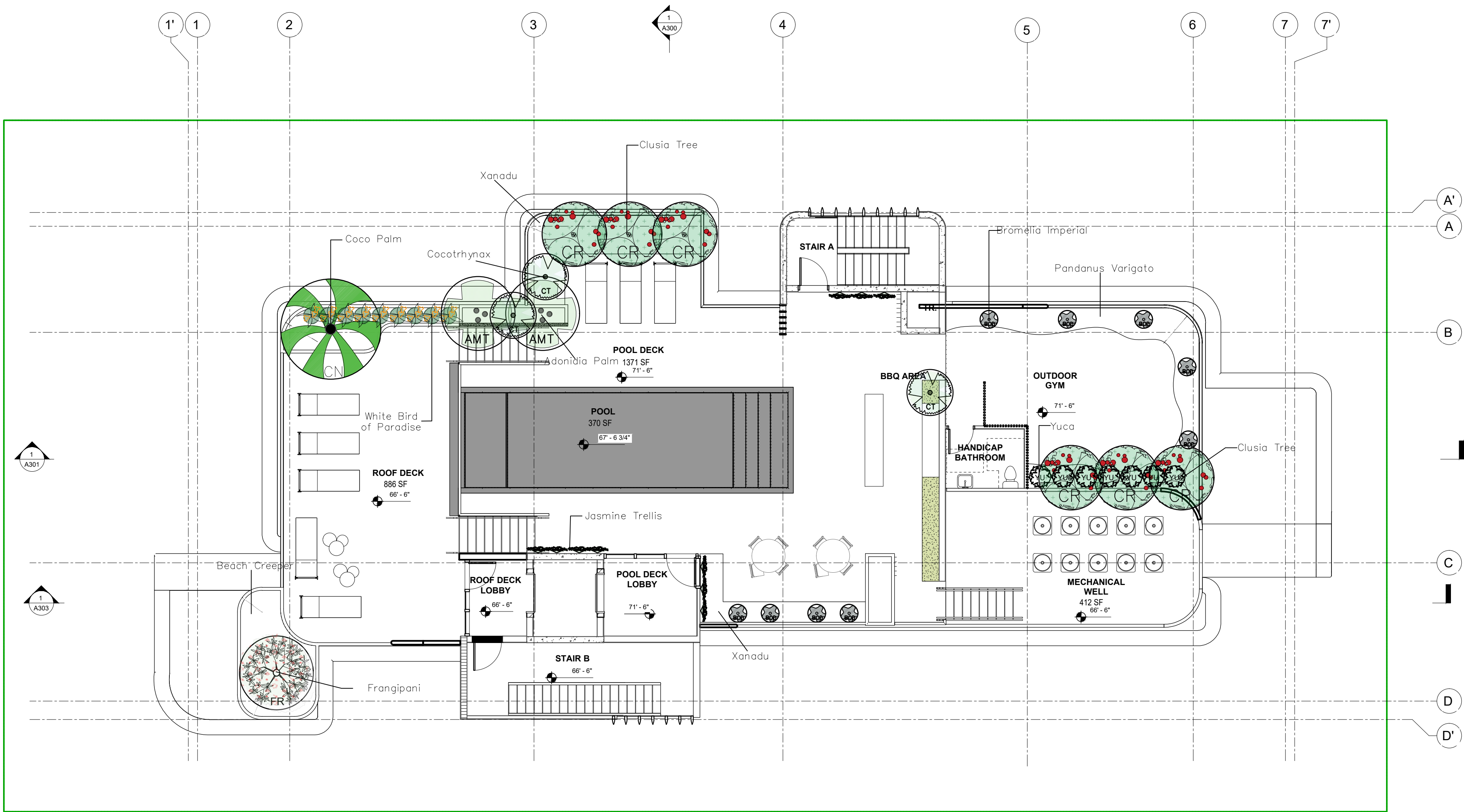
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REVISION

12/26/2023

DRAWN

FELIPE MSQROA



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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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
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

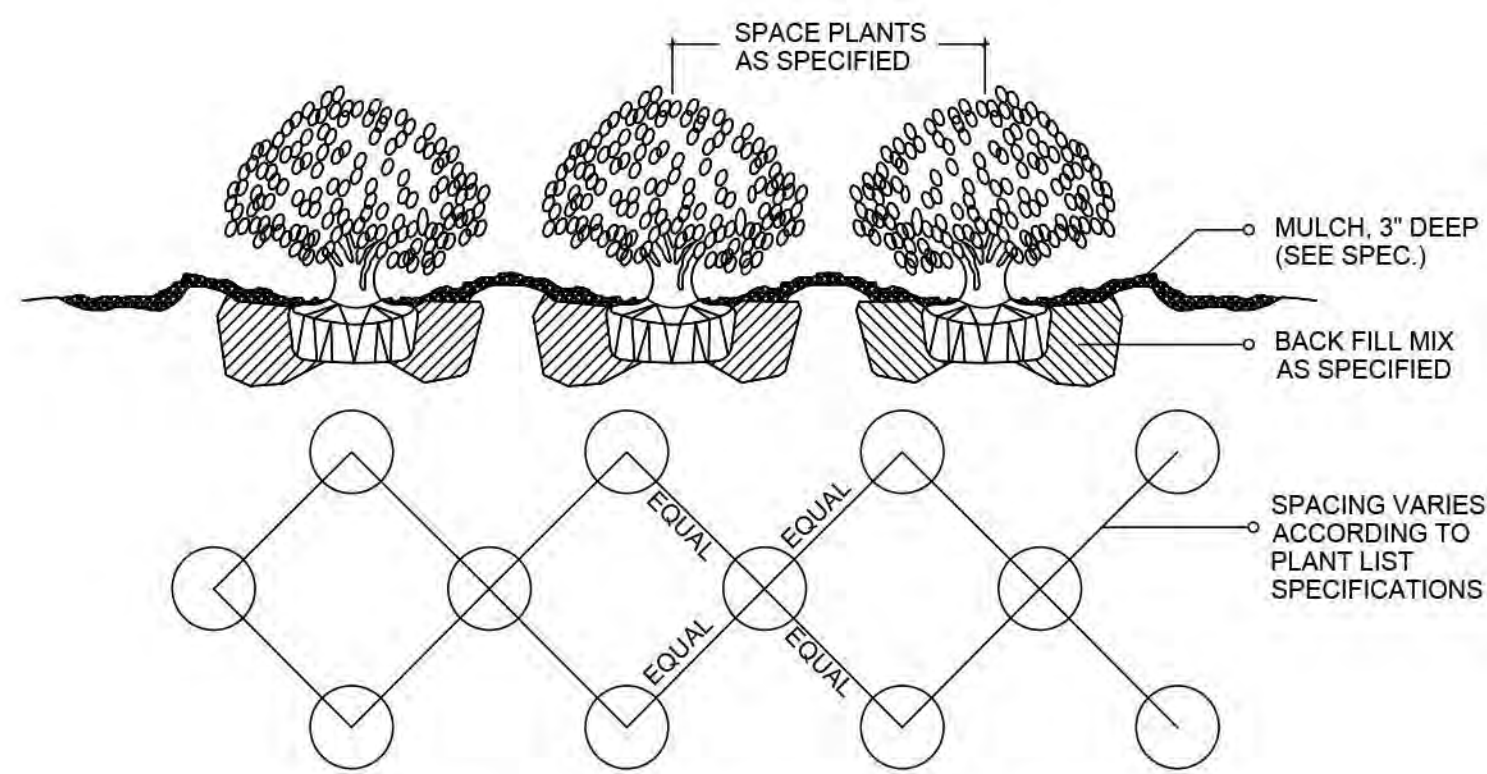
01. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3" depth.
02. All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the 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, bumper 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

Town of Bay Harbor Islands, Florida Landscape Requirements Legend (Worksheet)		
Work/Family Requirements / Treehouse Area (000's, 000's, 000's) Note: Landscape Area may be a mix of all three categories.		
Site Address: 1160 101ST ST, BAY HARBOR ISLANDS, FL 33154	Area: 2,382	SP: 28
Site Lot Area: 11,251 sq ft	Area: 2,382	SP: 28
1. Open Space Requirement	Required	Provided
1. All Lot Area: 11,251 sq ft x 20% = 2,250 sq ft	2,250 sq ft	2,250 sq ft
2. Minimum Open Space Allowance:		
A. Max. Open Space: 2,250 sq ft x 80% = 1,800 sq ft	1,800 sq ft	1,800 sq ft
B. Min. Open Space: 2,250 sq ft x 20% = 450 sq ft	450 sq ft	450 sq ft
3. Shade Trees		
4. Required:		
1. 28 Shade Trees: 28 x 1,000 sq ft = 28,000 sq ft	28,000 sq ft	28,000 sq ft
2. Minimum Open Space Allowance: 28,000 sq ft x 20% = 5,600 sq ft	5,600 sq ft	5,600 sq ft
3. Minimum Open Space Allowance: 5,600 sq ft x 80% = 4,480 sq ft	4,480 sq ft	4,480 sq ft
4. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
5. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
6. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
7. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
8. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
9. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
10. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
11. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
12. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
13. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
14. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
15. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
16. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
17. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
18. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
19. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
20. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
21. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
22. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
23. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
24. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
25. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
26. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
27. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
28. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
29. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
30. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
31. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
32. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
33. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
34. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
35. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
36. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
37. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
38. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
39. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
40. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
41. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
42. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
43. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
44. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
45. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
46. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
47. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
48. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
49. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
50. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
51. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
52. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
53. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
54. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
55. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
56. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
57. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
58. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
59. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
60. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
61. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
62. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
63. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
64. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
65. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
66. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
67. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
68. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
69. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
70. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
71. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
72. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
73. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
74. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
75. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
76. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
77. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
78. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
79. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
80. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
81. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
82. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
83. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
84. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
85. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
86. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
87. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
88. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
89. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
90. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
91. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
92. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
93. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
94. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
95. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
96. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
97. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
98. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48
99. Shade Trees: 4.48 x 1,000 sq ft = 4,480 sq ft	4,480 sq ft	4,480 sq ft
100. Shade Trees: 4,480 sq ft / 1,000 sq ft = 4.48	4.48	4.48

Number of Different Tree Species based on Quantity		
1. 10-20 different plants	10-20 different plants	10-20 different plants
2. 21-30 different plants	21-30 different plants	21-30 different plants
3. 31-40 different plants	31-40 different plants	31-40 different plants
4. 41-50 different plants	41-50 different plants	41-50 different plants
5. 51-60 different plants	51-60 different plants	51-60 different plants
6. 61-70 different plants	61-70 different plants	61-70 different plants
7. 71-80 different plants	71-80 different plants	71-80 different plants
8. 81-90 different plants	81-90 different plants	81-90 different plants
9. 91-100 different plants	91-100 different plants	91-100 different plants
10. 101-110 different plants	101-110 different plants	101-110 different plants
11. 111-120 different plants	111-120 different plants	111-120 different plants
12. 121-130 different plants	121-130 different plants	121-130 different plants
13. 131-140 different plants	131-140 different plants	131-140 different plants
14. 141-150 different plants	141-150 different plants	141-150 different plants
15. 151-160 different plants	151-160 different plants	151-160 different plants
16. 161-170 different plants	161-170 different plants	161-170 different plants
17. 171-180 different plants	171-180 different plants	171-180 different plants
18. 181-190 different plants	181-190 different plants	181-190 different plants
19. 191-200 different plants	191-200 different plants	191-200 different plants
20. 201-210 different plants	201-210 different plants	201-210 different plants
21. 211-220 different plants	211-220 different plants	211-220 different plants
22. 221-230 different plants	221-230 different plants	221-230 different plants
23. 231-240 different plants	231-240 different plants	231-240 different plants
24. 241-250 different plants	241-250 different plants	241-250 different plants
25. 251-260 different plants	251-260 different plants	251-260 different plants
26. 261-270 different plants	261-270 different plants	261-270 different plants
27. 271-280 different plants	271-280 different plants	271-280 different plants
28. 281-290 different plants	281-290 different plants	281-290 different plants
29. 291-300 different plants	291-300 different plants	291-300 different plants
30. 301-310 different plants	301-310 different plants	301-310 different plants
31. 311-320 different plants	311-320 different plants	311-320 different plants
32. 321-330 different plants	321-330 different plants	321-330 different plants
33. 331-340 different plants	331-340 different plants	331-340 different plants
34. 341-350 different plants	341-350 different plants	341-350 different plants
35. 351-360 different plants	351-360 different plants	351-360 different plants
36. 361-370 different plants	361-370 different plants	361-370 different plants
37. 371-380 different plants	371-380 different plants	371-380 different plants
38. 381-390 different plants	381-390 different plants	381-390 different plants
39. 391-400 different plants	391-400 different plants	391-400 different plants
40. 401-410 different plants	401-410 different plants	401-410 different plants
41. 411-420 different plants	411-420 different plants	411-420 different plants
42. 421-430 different plants	421-430 different plants	421-430 different plants
43. 431-440 different plants	431-440 different plants	431-440 different plants
44. 441-450 different plants	441-450 different plants	441-450 different plants
45. 451-460 different plants	451-460 different plants	451-460 different plants
46. 461-470 different plants	461-470 different plants	461-470 different plants
47. 471-480 different plants	471-480 different plants	471-480 different plants
48. 481-490 different plants	481-490 different plants	481-490 different plants
49. 491-500 different plants	491-500 different plants	491-500 different plants
50. 501-510 different plants	501-510 different plants	501-510 different plants
51. 511-520 different plants	511-520 different plants	511-520 different plants
52. 521-530 different plants	521-530 different plants	521-530 different plants
53. 531-540 different plants	531-540 different plants	531-540 different plants
54. 541-550 different plants	541-550 different plants	541-550 different plants
55. 551-560 different plants	551-560 different plants	551-560 different plants
56. 561-570 different plants	561-570 different plants	561-570 different plants
57. 571-580 different plants	571-580 different plants	571-580 different plants
58. 581-590 different plants	581-590 different plants	581-590 different plants
59. 591-600 different plants	591-600 different plants	591-600 different plants
60. 601-610 different plants	601-610 different plants	601-610 different plants
61. 611-620 different plants	611-620 different plants	611-620 different plants

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

12/26/2023

DESIGN

MERCEDES PORCARI

DRAWN

FELIPE MSQROA

SEAL

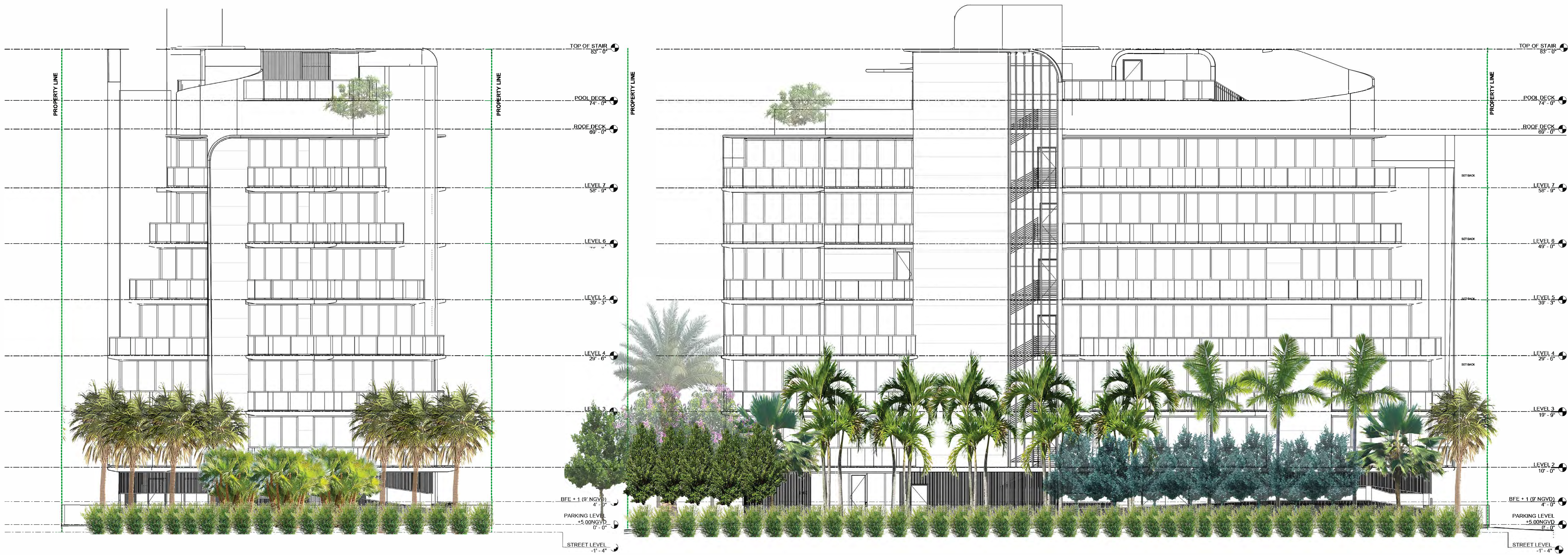
THERESA WYMER
LA6667363

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
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DESIGN

MERCEDES PORCARI

DRAWN

FELIPE MSQROA

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.05

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

MD

MIAMI LIGHTING DESIGN

SITE ADDRESS:

BAY HARBOR,
MIAMI, FL

OWNER:

ARCHITECT:

ENGINEER MEP:

ENGINEER
STRUCTURAL:

SURVEYOR:

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

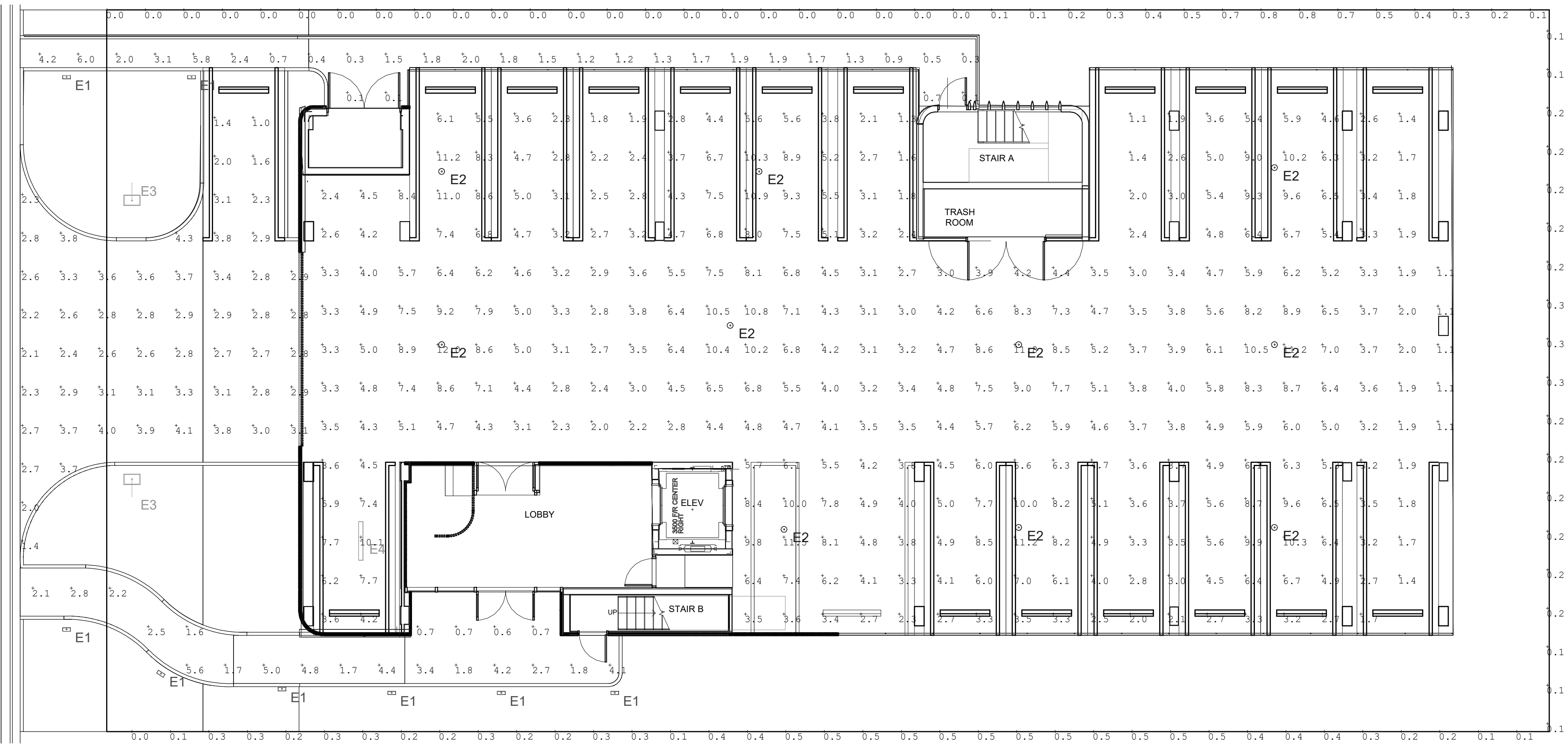
DRAWING TITLE:

GARAGE
GROUND LEVEL
PHOTOMETRIC
CALCULATIONS

ISSUE:	DATE:
REV.0	11.27.23

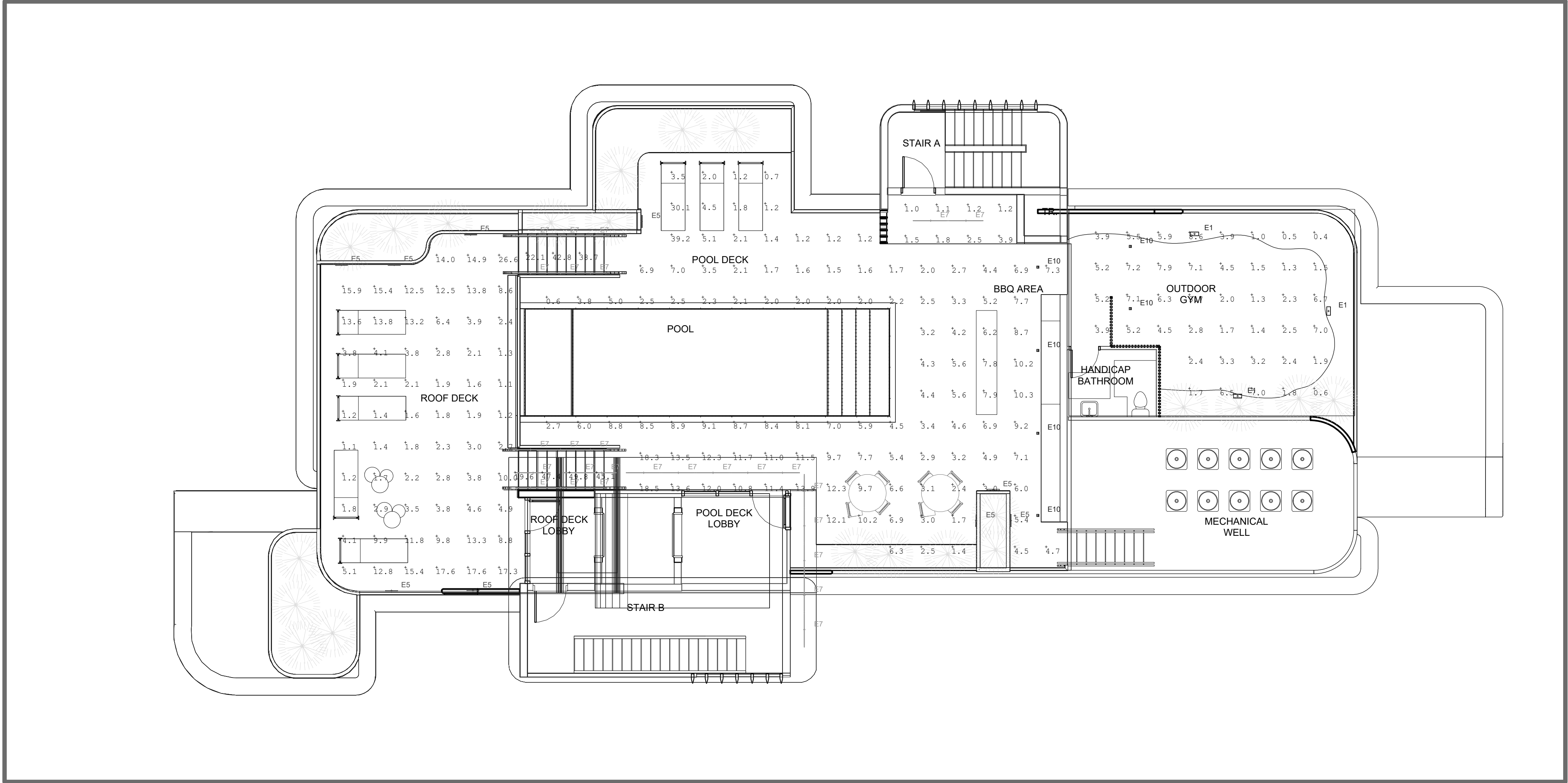
SCALE:	PROJ NO:
	SHEET NO:

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