When you speak, you must come to the podium in the front and clearly state your name and address for the record. Please turn off or mute your cell phone or pager at the start of the meeting. Please be advised that if you don't turn off your cell phone or pager and it rings, you will be asked to leave the chambers.

MEETING OF THE DESIGN REVIEW BOARD
MORRIS N. BROAD COMMUNITY CENTER
1175 95TH STREET
BAY HARBOR ISLANDS, FL 33154

QUASI-JUDICIAL PUBLIC HEARING

April 16, 2024
7:00 PM

AGENDA

CALL TO ORDER: Set for 7:00 p.m.

PLEDGE OF ALLEGIANCE:

ROLL CALL

1. Request for approval for an addition to a single-family home for "Julio Lujan" located at 10250 West Broadview Drive, Lot 38 of Block 23. On January 16, 2024, the Board deferred the project. As requested, the owner has submitted more detailed elevations, renderings and photos of the proposed 2nd story addition to an existing one-story waterfront single-family residence. Enclosed please find the site plan and elevations. Item #1.

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

2. Request for a revision to a single-family home for "THOMAS J STALZER TRS 10155 WEST BROADVIEW DRIVE TRUST" located at 10155 West Broadview Drive, Lot 8 of Block 25. A site development plan for the new residence was approved by the Design and Review Board on December 7, 2021. The owner has requested revisions to the previously approved plans. Enclosed please find the site plan, elevations and narrative of the changes. Item #2.

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

3. Request for approval for an exterior renovation for "Shani Kagan & Beaujon Davidson" located at 1231 101 Street, Lot 15 of Block 25. The owners are proposing to renovate the existing exterior house facade with a raised front entry & foyer / wood-appearing stucco siding and new doors and window locations. Enclosed please find the site plan and elevations. Item #3.

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

4. Request for approval for a new single-family home for "VERONICA ESPINEL & WILLIAM PETIT" located at 10040 E. Broadview Drive, Lot 1 of Block 26. The owners are proposing to

construct a new two-story single-family home. The existing one-story single-family home, about 3,293 sq. ft, built in 1954 is to be demolished. The proposed new two-story home has approximately 6,605 sq. ft. of a/c living space with a two-car garage. The residence will have 6 bedrooms, 6 full bathrooms, 1 cabana bath and one 1/2 bath. Enclosed please find the site plan and elevations. Item #4

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

5. Request for a revision of a new commercial building for "CBS REALTY HOLDING LLC" located at 1000 Kane Concourse, Tract N. A site development plan for the new commercial property was approved by the Planning & Zoning Board on July 28, 2016, with a revision approved on May 21, 2019. The owner is now requesting an alteration to the east building entry corner, the location of the rooftop equipment and the relocation and screening of the emergency generator. Enclosed please find the site plan, elevations and narrative of the changes. Item #5.

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

6. Request for a revision of a new commercial mixed use building for "1177 Bay Harbor Islands, LLC" located at 1177 Kane Concourse, Lots 5-8 / Block 21 & Lots 6-14 / Block 21. A site development plan for the new commercial property was approved by the Planning & Zoning Board on August 20, 2019. The owner is requesting an increase from 54 dwelling units to 66 units. Also, they are submitting the east facade for review and approval. Enclosed please find the site plan, elevations and narrative of the changes. Item #6.

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

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1177 Kane Concourse.

7. Request for approval for a new multifamily dwelling for "1160 101 ST BAY HARBOR CONDO 2618 LLC" located at 1160 101 Street, Lot 8 of Block 7. On March 5, 2024, the Board deferred the project. The architect has made changes to the plans and has resubmitted them for review and approval. The developer is proposing to construct a new nine (9) dwelling unit mid-rise development. The proposed building will have seven (7) stories in height with six (6) floors of dwelling units on top of a grade level parking garage. The proposed dwelling units will range from 2,531 to 4,579 square feet of A/C space plus balconies. The proposed building will not require any TDR's. Enclosed please find the site plan and elevations. (Item #7)

** Staff Review:* The design meets the Town Code and was approved by the Development Review Committee.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1160 101 Street.

8. Request for approval for a new multifamily dwelling for "1125 97TH BAY HARBOR CONDO 2618 LLC" located at 1125 97th Street, Lot 15 of Block 22. On March 5, 2024, the Board deferred the project. The architect has made changes to the plans and has resubmitted them for review and approval. The developer is proposing to construct a new nine (9) dwelling unit mid-rise

development. The proposed site design incorporates one rectangular-shaped building positioned north / south on site. The proposed building will have seven (7) stories in height with six (6) floors of dwelling units on top of a grade level parking garage. The proposed dwelling units will range from 1,897 to 3,869 square feet of A/C space plus balconies. The proposed building will not require any TDR's. Enclosed please find the site plan and elevations. (Item #8)

***** *Staff Review:* The design meets the Town Code and was approved by the Development Review Committee.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1125 97 Street.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

9. Approval of the minutes of the meeting held on August 15, 2023 and November 27, 2023 (Item #9).

ADJOURNMENT: Approximately 8:00 p.m.

Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Planning and Zoning Board with respect to any matter to be considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purposes he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AGENDA ITEM REPORT
April 16, 2024

ITEM NUMBER: 1.

ITEM: Request for approval for an addition to a single-family home for "Julio Lujan" located at 10250 West Broadview Drive, Lot 38 of Block 23. On January 16, 2024, the Board deferred the project. As requested, the owner has submitted more detailed elevations, renderings and photos of the proposed 2nd story addition to an existing one-story waterfront single-family residence. Enclosed please find the site plan and elevations. Item #1.

DESCRIPTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 10250 WBVD SFR Add DRB #2 Staff Report Feb 23 2024
2.	10250 WBRD Drive DRB Set 3.5.2024

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Design Review Board (DRB)
Town of Bay Harbor Islands

From: Michael J. Miller, AICP
Consultant Town Planner

Date: February 22nd, 2024

Subject: Existing Single-Family Residence - Proposed 2-Story Addition - #2 Review
10250 West Broadview Drive
Bay Harbor Islands Acct. No.: SPR23-000006
MMPA Acct. No.: 01-0702-1154

RECOMMENDED ACTION

MMPA recommends the Design Review Board review the contents of this staff report, the latest revised Site Development Plans (signed & sealed dated 02/13/24) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the construction of a 1,900+/- sq. ft. / 2-story addition to an existing single-family house located at 10250 West Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	10250 West Broadview Drive
Legal Description:	Lot 38, Block 23, "Bay Harbor Island" subdivision, according to the plat thereof, as recorded in Plat Book 46, on Page 5 of the public records of Miami-Dade County.

PROJECT DESCRIPTION

In February 2023 the project architect, Victor R. Vega Sanabria @ Florida Building Plans, as agent for the property owner, Julio Lujan, submitted an application for the construction of a 1,900+/- sq. ft. / 2-Story addition to an existing one-story waterfront (Biscayne Bay) single-family residence located at 10250 West Broadview Drive. The existing one-story single-family residence is about 3,700 square feet according to the MDPA website / plan information.

According to the MDPA website the existing 1-story home & improvements was built in 1975+/-. As related to the proposed new 1,900+/- sq. ft. / 2-story addition, each floor is about 950 sq. ft. in size. The ground level will be used solely as a multi-vehicle enclosed parking garage with a front (street) facing double wide garage door. The new home addition will connect to the existing house at the rear of the addition structure via an enclosed corridor. An interior staircase is proposed in the new addition from the 1st floor garage to the 2nd floor. The 2nd floor addition includes two full bathrooms, one bedroom and a study. The property has an existing pool near the water and an existing two vehicle garage (tandem). No floor plans were submitted for the existing home, as the applicant states no interior revisions are proposed, except at the building connection. The applicant has also stated the existing garage will remain as-is, but will be used for a workshop, and the existing front (street) facing garage door will stay for now, but the driveway to the existing garage will be removed and new landscaping planted. The existing house has a "Ranch" style of architecture with a multi-sloped roofline with white Barrel "S" tile (to remain) - while the new addition is a "Modern" flat-roofed style. Extending from the north face of the new addition are concrete slabs that will serve in part as a covered walkway to the main home entry. Although not clearly noted on the plans the owner stated the existing home will be re-painted white (now dark grey with white trim) to match the addition. The overall height of the new structure will be 25'-0" feet above Base Flood Elevation (BFE) + 1' FBC Freeboard, which is the maximum height allowed for a flat-roofed residence within the RD Single-Family District. A decorative 1' tall parapet wall is also proposed on the new addition. The existing site landscaping is deficient and will be brought up to current code requirements and will meet the Miami-Dade Countywide Landscape Code requirements and Town Supplemental Landscape Code requirements including for the use of native / drought tolerant plant materials.

PROJECT REVIEW HISTORY

MMPA and Town staff have attempted for an extended time-period (1+/- year) to work with the owner / their designers to develop adequate plans to help illustrate enough detail for the new addition and how it relates & will be compatible with the existing home architecture. The Town has long-established site plan submittal criteria / lists of required items (photos / aerials / renderings) that are geared more of new construction, and many applicants for additions and/or renovations often object to spending large sums of money for architects / illustrators / other to prepare plans.

On January 16th, 2024, the DRB initially reviewed this application, but deferred the application, and requested that the applicant provide additional plans / illustrations / renderings to demonstrate compatibility between the existing / proposed architectural styles. Subsequent to the above DRB meeting, MMPA coordinated with the owner to provide new renderings, including the south façade of the addition, and additional illustrations to clearly show the existing / proposed architecture styles, as requested by the DRB. On February 13th, 2024, an acceptable set of revised plans (at least to MMPA) was submitted to the Town. The DRB will need to decide if the latest revised plans and architect's narrative are adequate to describe the project in enough detail, and if the architectural styles are compatible, as is or with revisions.

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

SUMMARY / RECOMMENDED CONDITIONS

The latest revised Site Development Plans submitted for the construction of a 2-Story addition to an existing 1-Story single-family home located at 10250 West Broadview Drive meet or exceed all Town Land Development requirements. The applicant submitted a number of plan sets that were reviewed and commented on by Town staff / MMPA, and all previous technical comments / issues have been addressed by the current plans. The latest revised plans are intended by the applicant to address the DRB's specific requests from the January 2024 DRB meeting.

The following condition of approval is recommended:

1) This approval is based on the original plans prepared by Florida Building Plans dated November 16th, 2023, with revised supplemental plans intended to address the January 2024 DRB comments dated February 13th, 2024, with any modifications required by the Design Review Board. Any future modifications required to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the Design Review Board if felt to be substantial.



3 A-201B East Colors
Scale: 3/8" = 1'-0"

No.	Description	Date

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FBC 107.2.1. Scope of Work -

ONLINE BUILDING PLANS CORP
LICENSE NUMBER: AA26003924
345 W 75TH PL, HIALEAH, FL 33014
Architect of Record
Victor R. Vega-Sanabria AIA,PA
AR 97719

1/02/2024 9:35:27 a. m.

FLORIDA BUILDING PLANS
345 W 75TH PL, HIALEAH, FL 33014
☎ (305)699-5093 **E.** info@onlinebuildingplans.com

Insert Owner
Julio Lujan
address:

Elevations

ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION, THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL APPROVED BY THE PERMITS ENTITIES

Project Number:	Project Number	DRWNG. NO.
Date:	Issue Date	
Drawn By:	Author	
Checked By:	Checker	A-201B
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Permit Process ----

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1 A-201C West Colors
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LICENSE NUMBER: AA26003924
345 W 75TH PL, HIALEAH, FL 33014
Architect of Record
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AR 97719

1/02/2024 9:35:29 a. m.

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345 W 75TH PL, HIALEAH, FL 33014
☎ (305)699-5093 **E.** info@onlinebuildingplans.com

Insert Owner
Julio Lujan
address:

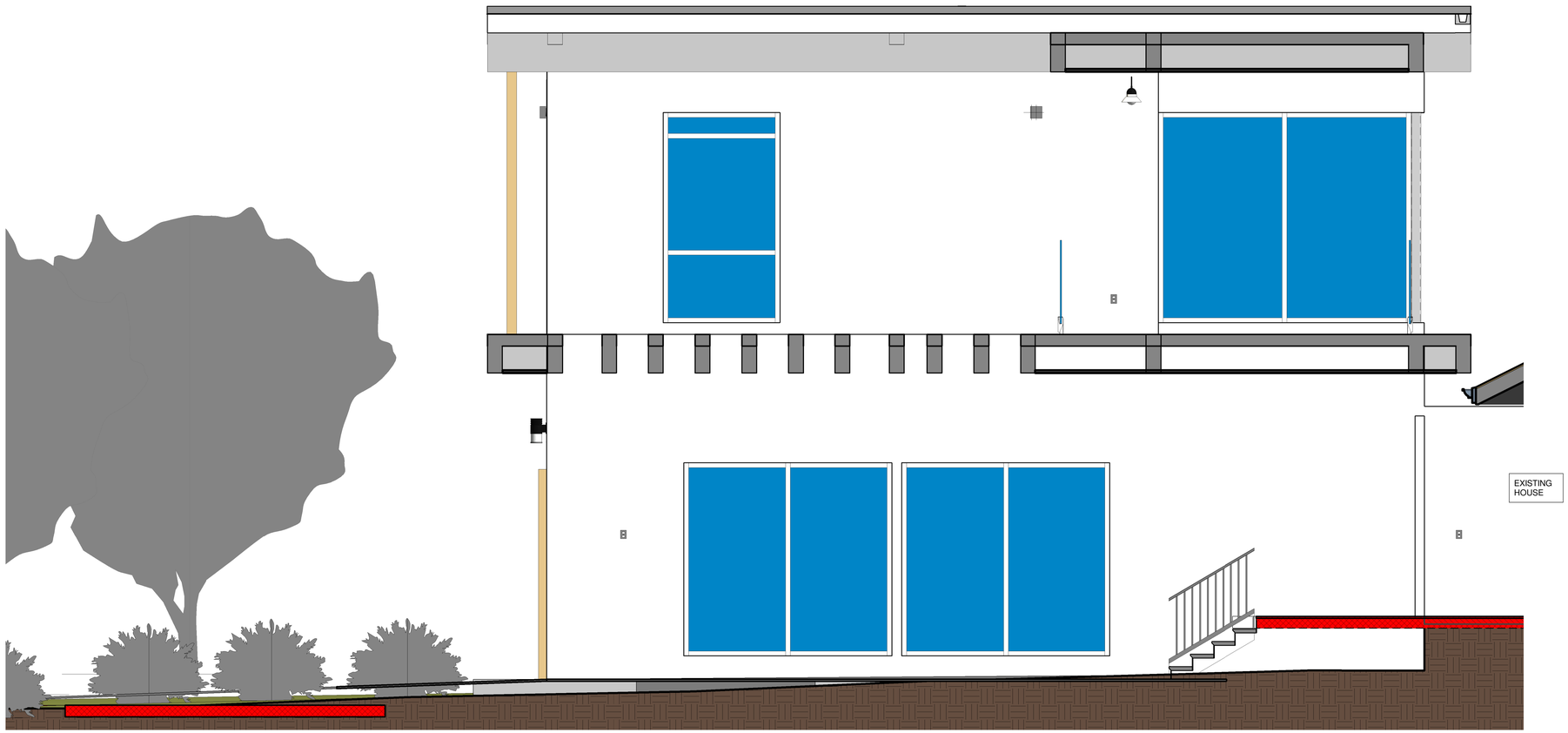
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1 A-201D North Colors
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Architect of Record
Victor R. Vega-Sanabria AIA,PA
AR 97719

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☎ (305)699-5093 **E.** info@onlinebuildingplans.com

Insert Owner
Julio Lujan
address:

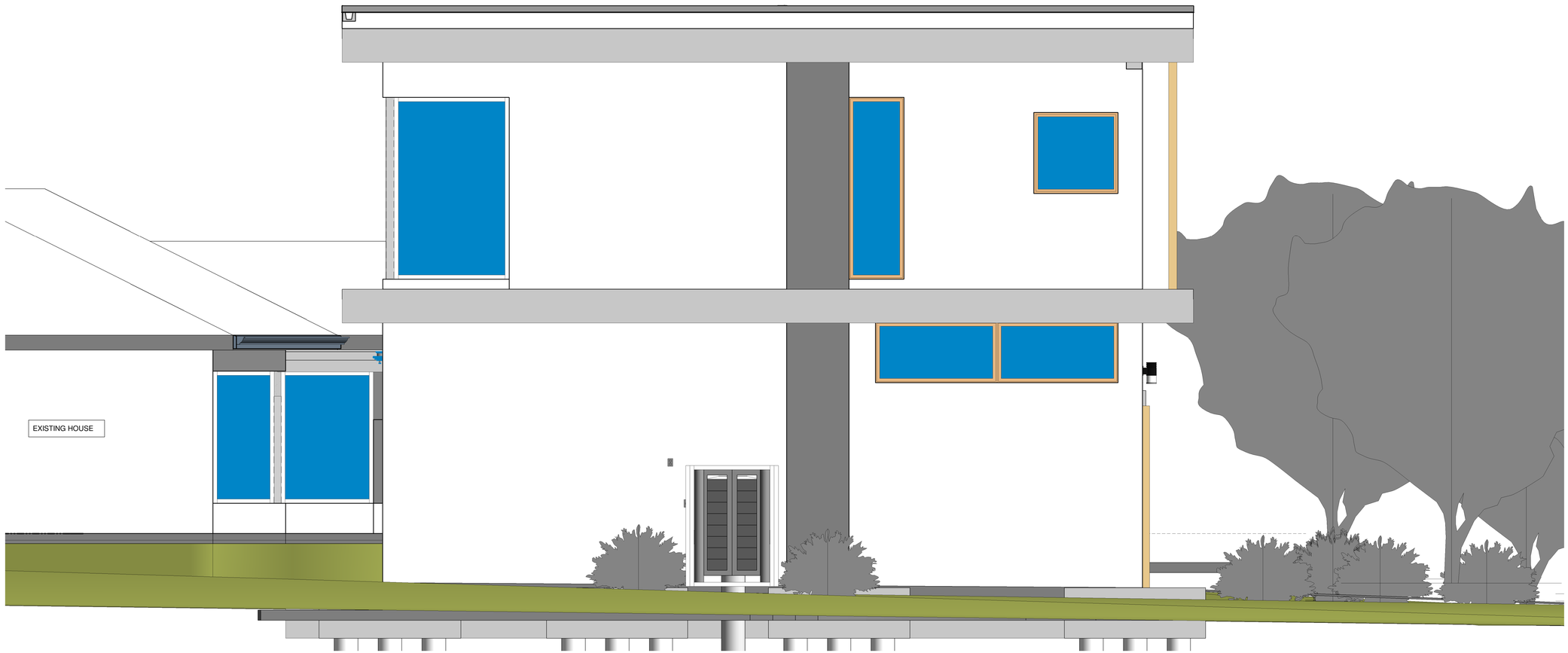
Elevations

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1 A-201E South Colors
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Architect of Record
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AR 97719

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345 W 75TH PL, HIALEAH, FL 33014
☎ (305)699-5093 **E.** info@onlinebuildingplans.com

Insert Owner
Julio Lujan
address:

Elevations

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345 W 75TH PL, HIALEAH, FL 33014

ALEJANDRO D. GONZALEZ PAGAN
LICENSE
No. 74126
STATE OF FLORIDA
PROFESSIONAL ENGINEER

2/1/2024 2:16:23 PM

FLORIDA
BUILDING PLANS
345 W 75TH PL, HIALEAH, FL 33014
☎(305)424-9223 E.
info@onlinebuildingplans.com

Julio Lujan

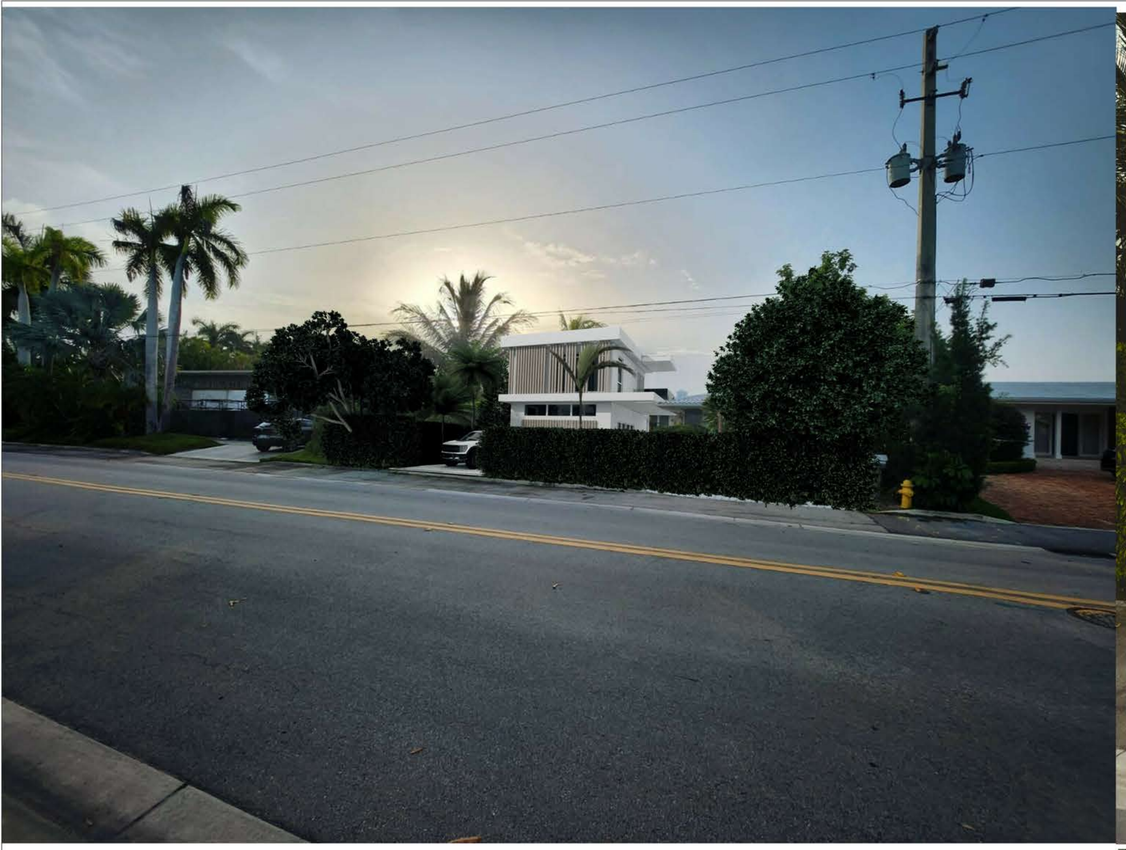
Owner: Julio Lujan
Address: 10250 W Broadview Dr
Bay Harbor Islands, Fl 33154
Sheet: **RENDERINGS**

ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION, THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL APPROVED BY THE PERMITS ENTITIES

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ALEJANDRO D. GONZALEZ PAGAN
LICENSE
No. 74126
STATE OF FLORIDA
PROFESSIONAL ENGINEER

2/1/2024 2:16:23 PM

FLORIDA BUILDING PLANS
345 W 75TH PL, HIALEAH, FL 33014
☎(305)424-9223 E.
info@onlinebuildingplans.com

Julio Lujan

Owner: Julio Lujan
Address: 10250 W Broadview Dr
Bay Harbor Islands, Fl 33154
Sheet: **RENDERINGS**

ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION, THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL APPROVED BY THE PERMITS ENTITIES

Project Number: Project Number
Date: Issue Date
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AGENDA ITEM REPORT
April 16, 2024

ITEM NUMBER: 2.

ITEM: Request for a revision to a single-family home for "THOMAS J STALZER TRS 10155 WEST BROADVIEW DRIVE TRUST" located at 10155 West Broadview Drive, Lot 8 of Block 25. A site development plan for the new residence was approved by the Design and Review Board on December 7, 2021. The owner has requested revisions to the previously approved plans. Enclosed please find the site plan, elevations and narrative of the changes. Item #2.

DESCRIPTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 10155 WBVD SFR Rev DRB Staff Report March 28 2024
2.	DRB Applic Revision
3.	BHI 10155 WBVD - Design changes Narrative
4.	10155 W Broadview Dr - Approved P_Z - MMPA-1117
5.	10155 W Broadview Drive DRB Set 4.16.2024

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Design Review Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP
Consultant Town Planner

Date: March 28th, 2024

Subject: New Single-Family Residence - Revisions
10155 West Broadview Drive
Bay Harbor Islands Acct. No.: SPR24-000008
MMPA Acct. No.: 01-0702-1117

RECOMMENDED ACTION

MMPA recommends the Design Review Board review the contents of this staff report, the latest revised Site Development Plans (dated 3/14/24), and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow revisions to a new single-family house now under construction at 10155 West Broadview Drive.

A Site Development Plan for the new residence was approved by the Design Review Board on December 7th, 2021. In approving the project, the DRB requested revisions to the plans prior to issuance of the project building permit including:

1. Replace green wall.
2. Revise driveway material and shape.
3. Replace natural wood siding with composite wood sliding.
4. Replace porcelain cladding.
5. Add railing to proposed roof use.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	10155 West Broadview Drive
Legal Description:	Lot 8, Block 25, "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.

PROPOSED REVISIONS TO THE PROJECT:

Substitution of Exterior Materials:

1. **Natural Stone:** The applicant desires to replace the natural stone shown on the original DRB plans along the front vertical element, adjacent the garage and base horizontal skirt finish with a "Micro Cement" finish.
2. **Green Wall:** The applicant desires to replace the natural green wall shown on the original DRB plans with a "Micro- Cement" finish.
3. **Natural Wood siding:** The applicant desires to replace the natural wood siding shown on the original DRB plans, as recommended on the original approval with a "Composite Wood Siding".
4. **Sundeck:** The applicant desires to add a sundeck as an extension from balcony #2 by the Master Bedroom Suite and add a 39-inch AFF railing.

PROJECT DESCRIPTION

In 2021 the project architect, Jorge L. Esteban Architecture and Planning, as agent for the property owner, Thomas J. Stalzer Trustee, submitted an application for the construction of a new single-family residence on a somewhat odd-shaped corner dry lot located at 10155 West Broadview Drive. The proposed 2-story home has approximately 4,729 square feet of A/C living space with a one-car garage and a covered & open terrace and pool. The residence will have six (6) bedrooms, and six (6) full bathrooms and one (1) half bathroom. The overall height of the structure will be just under 23'-8" feet above Base Flood Elevation (BFE) to the top of the parapet wall is 25', which is the maximum height allowed for a flat-roofed non-waterfront residence within the RD Single-Family District. A circular driveway onto West Broadview Drive will be constructed. The lot fronts on West Broadway Drive and a small portion of 102nd Street. A pool / pool deck area is shown on the north side of the house adjacent to 102nd Street, which is allowed on corner lots, subject to meeting setbacks. Extensive landscaping is proposed that meets / exceeds the Town Landscape Code and Miami-Dade County Landscape Code requirements including for the use of native and drought tolerant plant materials.

As stated above, a Site Development Plan for the new residence was approved by the Design Review Board on December 7th, 2021 subject to a few modifications. Subsequently a Building Permit application was made and the home has been under construction for some time. Recently the Town was contacted by the project architect inquiring about changes requested by the owner. Town staff / MMPA reviewed the request and determined the changes were "substantial" per Sec. 5-23.1(c) as the house appearance would be much different (finishes / materials), and in some cases in conflict with some of the DRB conditions on materials. The architect was notified, and an application was made to request the revisions noted herein.

PROJECT HISTORY

The applicant submitted a set of revised plans that were reviewed by MMPA for consistency with the Town Code and previous DRB approval. Each of the applicant's requests are architectural design in nature and meet minimum Town Code requirements.

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The Site Development Plan drawings submitted for requested revisions to a new single-family home now under construction located at 10155 West Broadview Drive meet or exceed all Town Land Development and Landscape Code requirements. It is entirely up to the DRB to approve or disapprove the requested modifications to some exterior finishes and materials. If the DRB decides to approve all or some of the requested modifications, or any alternatives, the following base condition is recommended. If any alternatives are agreed to, additional conditions will be required to specific each item:

The following condition of approval is recommended:

1) This approval is based on the revised plans prepared by Jorge L. Esteban Architecture and Planning, dated March 14th, 2024, with any modifications required by the Design Review Board. Any future modifications requiring the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the DRB if felt to be substantial.

TOWN OF BAY HARBOR ISLANDS

Design Review Board

(APPLICATION FOR PLAN REVISION)

"PLEASE FILL OUT COMPLETELY"

Application is hereby made for plan revision as indicated below. I certify that all information is accurate. I understand that my plans must be reviewed and approved by staff prior to being placed on the agenda. I am aware that any error in indicating all the descriptive changes may result in the need for further plan revisions or inspection delays.

PROCESS/PERMIT NUMBER B22-000130

APPLICANT INFORMATION

Company The 10155 West Broadview Drive Trust

Name Thomas J. Stalzer, Trustee Contact Number _____

Address 9600 E. Broadview Drive

City Bay Harbor State FL Email Address tstalzer@sgrlaw.com

OWNER / PROPERTY INFORMATION

Name Thomas J. Stalzer, Trustee Address 10155 W. Broadview Drive

Folio# 13-2227-001-4990 Lot 8 Block 25

Contact Number (404) 909-1003 Email Address tstalzer@sgrlaw.com

DATE OF ORIGINAL APPROVAL ~ DRC: 11/7/2021 P&Z: 01-0702-1117

REVISION # 3 REVISION DATE: 3/20/24

ENTER SHEET # A-000, A-005, A-008, A-102, A-103, A-201 and A-202

Owner / Applicant given copy of Plan Revision Checklist (X) Yes ( ) No

REVISION REVIEW FEE: $350.00 Please make payment payable to The Town of Bay Harbor Islands

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

INCOMPLETE SUBMISSIONS WILL NOT BE PLACED ON THE AGENDA

JORGE L. ESTEBAN
ARCHITECTURE AND PLANNING
AA 26003715

Narrative for material changes
B22-000130
MMPA-1117

March 18, 2024

Mr. Michael Miller
Town Planner
Town of Bay Harbor Islands
9655 Bay Harbor Terrace
Bay Harbor Islands. Fl. 33154

Subject: 10155 W. Broadview Drive, Bay Harbor Islands, Fl.
B22-000130, MMPA-1117

Substitution of exterior materials

1. Natural Stone
    a. Replacing natural stone along the front vertical element, adjacent to garage and the base horizontal skirt finish with a "Micro Cement" finish.
2. Green wall
    a. Replacing natural green wall with a "Micro-Cement" finish
3. Natural wood siding
    a. Replacing natural wood siding, as recommended on the original approval with a "Composite Wood Siding".
4. Sundeck
    a. Added sundeck as an extension off the Balcony 2 by the Master Suite.

Sincerely yours,

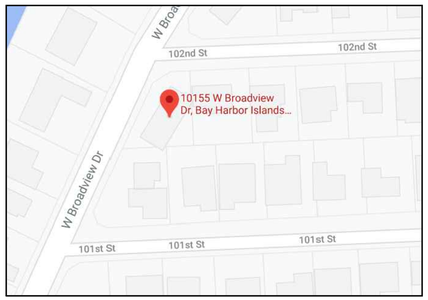
Jorge L. Esteban, A.I.A., NCARB
Jorge L Esteban Architecture and Planning, Inc.

THE 10155 WEST BROADVIEW DRIVE TRUST

10155 W. BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154

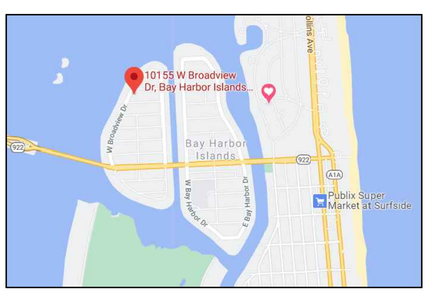






LOCATION MAP

SCALE: N.T.S.



VICINITY MAP

SCALE: N.T.S.

LEGAL DESCRIPTION

LOT 8, BLOCK 25, OF BAY HARBOR ISLANDS, ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO NO. 13-2227-001-4990

PROJECT DATA

LOCAL MUNICIPALITY:	BAY HARBOR ISLANDS
BAY HARBOR ISLANDS - ZONING:	CHAPTER 23-ZONING DISTRICT REQUIREMENTS SECTION 23-11
AREAS OF SPECIFIC DESIGNATION	RD - RESIDENTIAL DISTRICT (LOW DENSITY RESIDENTIAL) R-3 (F.B.C. 310.5)
OCCUPANCY TYPE (FBC):	
AC AREA PROPOSED HOUSE	5,190 S.F.

SCOPE OF WORK

THE SCOPE OF THE WORK PERTAINS AND INCLUDES BUT IS NOT LIMITED TO THE FOLLOWINGS:

1. THE PROPERTY HAS A ONE-STORY SINGLE FAMILY RESIDENCE THAT IT IS PROPOSED TO BE DEMOLISHED
2. BUILD A NEW TWO STORY RESIDENCE, C.B.S. ON PILES TYPE CONSTRUCTION.
3. BUILD A NEW POOL TO BE UNDER A SEPARATE PERMIT.
4. BUILD A NEW DRIVEWAY TO BE UNDER A SEPARATE PERMIT

CODES AND STANDARDS

1. FLORIDA BUILDING CODE 2020 RESIDENTIAL EDITION
2. FLORIDA BUILDING CODE 2020 MECHANICAL AND PLUMBING CODE EDITION
3. BAY HARBOR ISLANDS ZONING CODE
4. FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION LATEST EDITION
5. NATIONAL ELECTRIC CODE 2008 EDITION
6. NATIONAL FIRE PROTECTION ASSOCIATION NFPA LIFE AND SAFETY CODE LATEST EDITION

INDEX OF DRAWINGS

ARCHITECTURE	
NUMBER	NAME
A-000	COVER SHEET
A-001	SITE PHOTOS - AERIAL
A-001.1	SITE PHOTOS - FRONT & SIDES
A-002	SITE PHOTOS
A-003	SITE PHOTOS
A-004	SURVEY
A-005	ZONING DIAGRAM ELEVATIONS
A-006	EXTERIOR RENDERINGS
A-007	ZONING DIAGRAM
A-008	PROPOSED MATERIALS
A-101	SITE PLAN
A-102	GROUND FLOOR PLAN
A-103	SECOND LEVEL FLOOR PLAN
A-104	ROOF PLAN
A-201	FRONT AND REAR ELEVATIONS
A-202	SIDE ELEVATIONS
A-203	COLOR ELEVATIONS
A-204	COLOR ELEVATIONS
A-301	BUILDING SECTIONS
D-101	DRAINAGE PLAN
D-102	DRAINAGE DETAIL & ERROSION CONTROL
AD-101	EXISTING SITE PLAN
AD-102	DEMOLITION PLAN
LANDSCAPING	
L-001	SPECIFICATIONS
L-100	MITIGATION PLAN
L-200	PROPOSED PLAN
L-201	DETAILS
L-300	COLOR ELEVATIONS
IR-400	IRRIGATION PLAN
L-401	IRRIGATION DETAILS

JLE

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AA 26003715

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TEL. NO. 305. 209.3421
JESTEBAN@JLEARCHITECT.COM

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10155 W. BROADVIEW DR
BAY HARBOR, FL. 33154

JORGE L. ESTEBAN ARCHITECTURE & PLANNING HEREBY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. SAME SHALL NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR SHALL THEY BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM JORGE L. ESTEBAN, A.I.A.

REVISIONS:

NO.	DATE:	REMARKS:
1.	11/04/21	P & Z COMMENTS
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DRAWN BY: JE
DATE DRAWN: 07/21/21
DATE ISSUED: 11/09/21
COMM. NO. BH - 07

STATE OF FLORIDA · JORGE L. ESTEBAN · AR12553 · REGISTERED ARCHITECT

Digitally signed by Jorge L Esteban
DN: c=US, o=JORGE L ESTEBAN ARCHITECTURE AND PLANNING INC, dnQualifier=A01410D0000001 82C6161C490002A142, cn=Jorge L Esteban
Date: 2024.04.01 23:02:15 -04'00'

MMPA-1117

COVER SHEET

SHEET NO.

A-000



1 AERIAL VIEW FROM NORTH
SCALE: N.T.S.



2 AERIAL VIEW FROM NE
SCALE: N.T.S.



3 AERIAL VIEW FROM WEST
SCALE: N.T.S.



4 AERIAL VIEW FROM SE
SCALE: N.T.S.

JLE

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DATE DRAWN:	07/21/21
DATE ISSUED:	11/09/21
COMM. NO.	BH - 07

MMPA-1117

AERIAL PROPOSED PHOTOS

SHEET NO.

A-001



1 NORTH ELEVATION - 102 STREET
SCALE: N.T.S.



2 NORTHWEST VIEW - W. BROADVIEW
SCALE: N.T.S.



3 WEST ELEVATION VIEW - W. BROADVIEW
SCALE: N.T.S.



4 WEST VIEW - W. BROADVIEW
SCALE: N.T.S.



5 NORTH VIEW
SCALE: N.T.S.

JLE

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DATE ISSUED: 11/09/21
COMM. NO. BH - 07

MMPA-1117

FRONT/SIDES PHOTOS

SHEET NO.
A-001.1



1 EXISTING - FRONT VIEW
SCALE: N.T.S.



2 EXISTING - FRONT VIEW
SCALE: N.T.S.



3 EXISTING - REAR
SCALE: N.T.S.



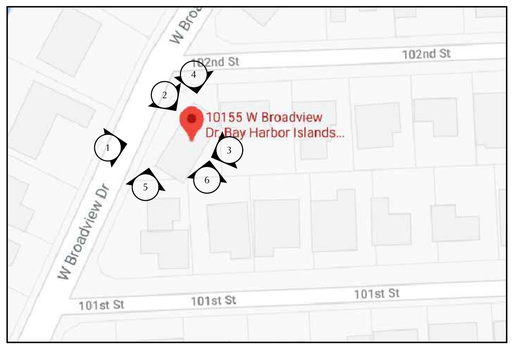
4 EXISTING - SIDE
SCALE: N.T.S.



5 EXISTING - SIDE
SCALE: N.T.S.



6 EXISTING - REAR
SCALE: N.T.S.



7 PHOTO KEY PLAN
SCALE: N.T.S.

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DATE ISSUED: 11/09/21
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MMPA-1117

SITE EXISTING PHOTOS

SHEET NO.
A-002



1 1280 102ND STREET
SCALE: N.T.S.



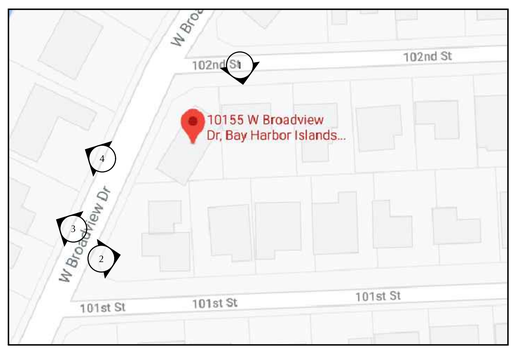
2 10125 W. BROADVIEW DR.
SCALE: N.T.S.



3 10120 W. BROADVIEW DR.
SCALE: N.T.S.



4 10130 W. BROADVIEW DR.
SCALE: N.T.S.



5 PHOTO KEY PLAN
SCALE: N.T.S.

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MMPA-1117
SITE PHOTOS

SHEET NO.
A-003

GRAPHIC SCALE

20' 0 10' 20' 40' 80'

(IN FEET)
1 inch = 20 ft.



TREE TABULATION:

TREE ID #	TYPE (COMMON NAME)	DIAMETER (IN) @ 4.5' (BREAST HEIGHT)	HEIGHT (OAH) FT	CANOPY (CAO) FT
68	OAK	8	20	15
69	PALM	8	18	10
70	PALM	12	6	10
71	PALM	9	18	10
72-73	TREE	4	10	10
74	OAK	11	20	15
75	PALM	10	18	10
76	PALM	4	115	5
77	PALM	3	12	5
78	PALM	10	18	10
80	PALM	4	10	5
81	PALM	4	10	5
83	PALM	4	15	5
84	PALM	12	20	10
85-87	PALM	4	10	5
88	TREE	24	25	15
89	TREE	5	10	10
90	PALMS (2)	4	8	5
91	PALMS (3)	3	15	5
92-97	PALM	6	18	10
109-111	TREE	4	10	5
112	PALM	5	15	5
113	PALM	4	15	5
114	PALM	3	8	5
115	PALM	4	18	5
116	PALM	4	12	5
117	PALM	4	18	5
118-127	PALM	3	15	5
129	TREE	4	12	10
130	PALM	4	18	5
131	PALM	4	12	5
132	TREE	7	20	10
133	PALM	4	10	5
134	PALM	7	10	10
135	ARECAS	5	15	15
136	TREE	8	15	10
137	PALM	14	20	15
159	PALM	4	15	5
160	PALM	4	15	5
161	PALM	4	15	5
162	UMBRELLA	7	18	10
163	UMBRELLA	9	18	10
164	TREE	4	12	10
165	TREE	8	15	10
166	PALM	4	15	5
167	PALM	14	30	15
168	PALM	3	8	5
177	TREE	5	10	10

LEGEND

- OH — OH — Overhead Wire Line
- // — // — Wood Fence
- x — x — Chain Link Fence
- Iron Fence
- Monument Line
- Centerline
- Property Line

A = Arc
BRG = Bearing
CH = Chord
Δ = Delta
L = Length
R = Radius
T = Tangent
Ø = Diameter

+ 0.00' = Existing Elevations
CB = Catch Basin
WM = Water Meter
EB = Electric Box
S = Sanitary Manhole
SP = Sprinkler Pump
WP = Wood Pole
CP = Conc. Pole
LP = Light Pole
FH = Fire Hydrant
WV = Water Valve
INLET = Inlet
TV = Cable Tv Box
EM = Electric Meter Box
TS = Traffic Signal Box
GV = Gas Valve
MV = Monitoring Valve
M = Manhole

A/C = Air Conditioner
Conc. = Concrete
C.B.S. = Concrete Block & Stucco
(D) = Deed
D.E. = Drainage Easement
D.M.E. = Drainage Maintenance Easement
F.D.H. = Found Drill Hole
F.F.E. = Finish Floor Elevation
F.I.P. = Found Iron Pipe/Pin
F.I.R. = Found Iron Rebar
F.N. = Found Nail
F.N&D = Found Nail & Disc
F.P.L. = Florida Power Light
H = Height
L.M.E. = Lake Maintenance Easement
(M) = Measured
(P) = Platted
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
(R) = Record
Res. = Residence
SIP/R = Set Iron Pin/Rebar
S = Spread
U.E. = Utility Easement



VICINITY MAP
NOT TO SCALE
PORTION SECTION 27-52S-42E

PROPERTY ADDRESS:

10155 W BROADVIEW DR BAY HARBOR ISLANDS, FL 33154
Folio# 13-2227-001-4990

LEGAL DESCRIPTION

Lot 8, in Block 25, of "BAY HARBOR ISLAND", according to the Plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

AREA = 10,669 Sq Ft OR 0.24 Ac.

SURVEYOR'S NOTES:

1- The Legal Description was provided by the Client from most recent County Records available.

2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.

3- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.

4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.

5- Underground utilities are **not** depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.

6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.

7- The surveyor does not determine fence and/or wall ownership.

8- **Accuracy:**
The **Horizontal** positional accuracy of well-defined improvement on this survey is +/-0.2'.
The **Vertical** accuracy of elevations of well-defined improvement on this survey is +/-0.1'

9- All measurements shown hereon are made in accordance with the United States Standard Feet.

10- Type of survey **BOUNDARY SURVEY**.

11- North arrow direction is based on an assumed meridian as shown on the aforementioned Plat.

12- Elevations shown hereon are relative to **National Geodetic Vertical Datum (1929 Mean Sea Level)**

13- **Benchmark Used:** Miami-Dade County Benchmark **#R-243**. Elevation = **+6.59'**.

14- **Flood Zone Data:** Community/ Panel **#120637/0144/L** Dated: **9/11/09** Flood Zone: **"AE"** Base Flood Elevation = **+8.0**

15- This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:

- THOMAS J. STALZER TRS

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:
That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

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

Jacob Gomis
Digitally signed by Jacob Gomis
Date: 2021.11.08 11:09:43 -05'00'

For the Firm Royal Point Land Surveyors, Inc LB# 7282

☐ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA

☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA

This Document is not full and complete without all Sheets, Containing a total of (1) Sheets

NO	DATE	DESCRIPTION	BY	APP.
		RECORD OF REVISIONS		

NO	DATE	DESCRIPTION	BY	APP.
		RECORD OF REVISIONS		

ROYAL POINT
LAND SURVEYORS, INC. L.B.# 7282
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL. 33014 *** TEL: 305-822-6062 *** FAX.305-827-9669
info@RoyalPointLS.com

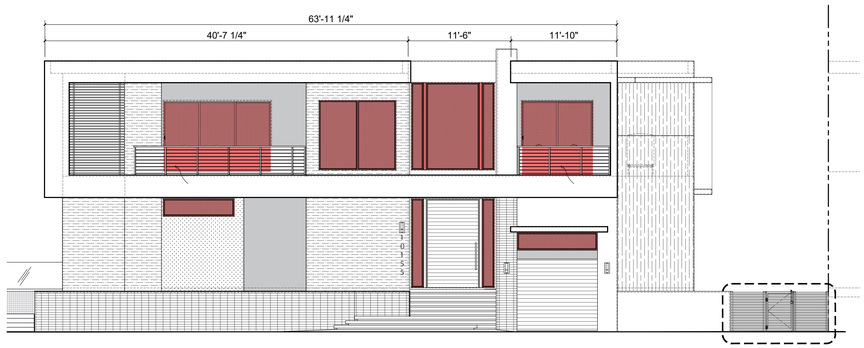
TYPE OF SURVEY: BOUNDARY SURVEY

PREPARED FOR: THOMAS J. STALZER TRS

DRAWN: MEB.
CHECKED: P.J.A.
SCALE: AS NOTED
FIELD DATE: 10/20/2021
JOB No.: RP21-1605

SHEET: 1 OF 1 SHEET

F:\DRAWING\10155 W BROADVIEW DR RP21-1605.dwg 10/25/2021

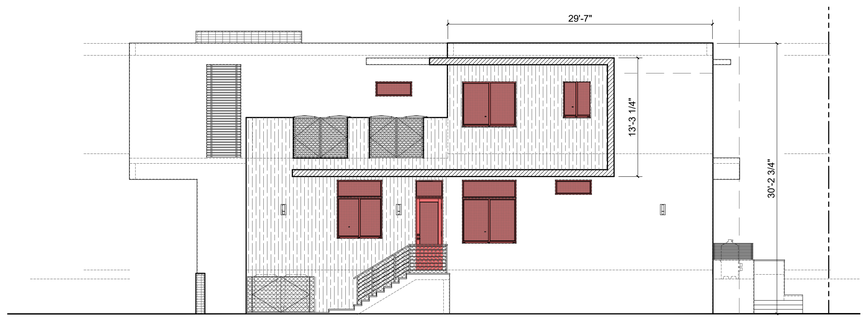


WEST ELEVATION DIAGRAM

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

PER SECTION 23-11 (A) (7) OF THE TOWN OF BAY HARBOR ISLANDS ZONING CODE

ARCHITECTURAL EMBELLISHMENTS - WEST		AREA OF ELEVATION	1,917 S.F.
MATERIAL	TYPE	AREA PROVIDED	PERCENTAGE
	FACADE OPENING	377 S.F.	19.7 %
	377 X 100% = 37,700		
	STONE	233 S.F.	12.2 %
	233 X 100% = 23,300		
	BRISE SOLEIL	128 S.F.	6.7 %
	128 X 100% = 12,800		
	GREEN WALL	80 S.F.	4.2 %
	80 X 100% = 8,000		
	PORCELAIN	260 S.F.	13.6 %
	260 X 100% = 26,000		
	WOOD CLADDING	128 S.F.	6.7 %
	128 X 100% = 12,800		
	DARK PAINTED STUCCO	68 S.F.	3.5 %
	68 X 100% = 6,800		
	TOTAL	1,274 S.F.	66.5 %



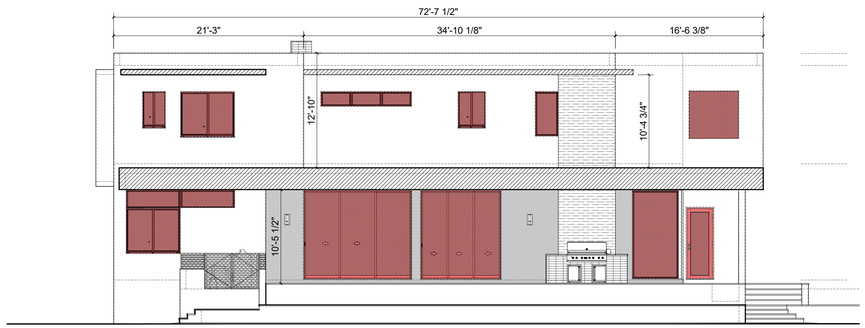
PER SECTION 23-11 (A) (7) OF THE TOWN OF BAY HARBOR ISLANDS ZONING CODE

SOUTH ELEVATION DIAGRAM

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

PER SECTION 23-11 (A) (7) OF THE TOWN OF BAY HARBOR ISLANDS ZONING CODE

ARCHITECTURAL EMBELLISHMENTS - SOUTH		AREA OF ELEVATION	1,387 S.F.
MATERIAL	TYPE	AREA PROVIDED	PERCENTAGE
	FACADE OPENING	158 S.F.	11.4 %
	158 X 100% = 15,800		
	EYEBROWS	50 S.F.	3.6 %
	50 X 100% = 5,000		
	ALUMINUM ENCLOSURE	119 S.F.	8.6 %
	119 X 100% = 11,900		
	SCORED STUCCO	440 S.F.	31.7 %
	440 X 100% = 44,000		
	TOTAL	767 S.F.	55.3 %

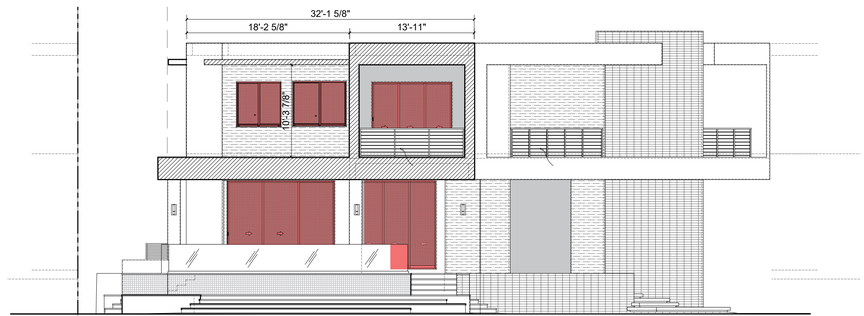


EAST ELEVATION DIAGRAM

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

PER SECTION 23-11 (A) (7) OF THE TOWN OF BAY HARBOR ISLANDS ZONING CODE

ARCHITECTURAL EMBELLISHMENTS - EAST		AREA OF ELEVATION	2,169 S.F.
MATERIAL	TYPE	AREA PROVIDED	PERCENTAGE
	FACADE OPENING	608 S.F.	28.0 %
	340 X 100% = 34,000		
	EYEBROWS	208 S.F.	9.6 %
	208 X 100% = 20,800		
	ALUMINUM ENCLOSURE	30 S.F.	1.4 %
	30 X 100% = 3,000		
	DARK COLOR STUCCO	150 S.F.	6.9 %
	150 X 100% = 15,000		
	PORCELAIN CLADDING	112 S.F.	5.2 %
	112 X 100% = 11,200		
	STONE	30 S.F.	1.4 %
	30 X 100% = 3,000		
	TOTAL	1,138 S.F.	52.5 %



PER SECTION 23-11 (A) (7) OF THE TOWN OF BAY HARBOR ISLANDS ZONING CODE

NORTH ELEVATION DIAGRAM

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

PER SECTION 23-11 (A) (7) OF THE TOWN OF BAY HARBOR ISLANDS ZONING CODE

ARCHITECTURAL EMBELLISHMENTS - NORTH		AREA OF ELEVATION	1,048 S.F.
MATERIAL	TYPE	AREA PROVIDED	PERCENTAGE
	FACADE OPENING	337 S.F.	32.2 %
	337 X 100% = 33,700		
	EYEBROWS	145 S.F.	13.8 %
	145 X 100% = 14,500		
	GLASS RAILING	83 S.F.	7.9 %
	83 X 100% = 8,300		
	DARK COLOR STUCCO	71 S.F.	6.8 %
	71 X 100% = 7,100		
	PORCELAIN CLADDING	112 S.F.	10.7 %
	112 X 100% = 11,200		
	STONE	89 S.F.	8.5 %
	89 X 100% = 8,900		
	TOTAL	837 S.F.	79.9 %

JLE
JORGE L. ESTEBAN
ARCHITECTURE & PLANNING
AA 26003715

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CORAL GABLES, FL. 33134
TEL. NO. 305. 209.3421
JESTEBAN@JLEARCHITECT.COM

THE 10155 W BROADVIEW DRIVE TRUST
10155 W. BROADVIEW DR
BAY HARBOR, FL. 33154

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REVISIONS:

NO.	DATE:	REMARKS:
1.	11/04/21	P & Z COMMENTS
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DRAWN BY: JE
DATE DRAWN: 07/21/21
DATE ISSUED: 11/09/21
COMM. NO. BH - 07

MMPA-1117

ZONING DIAGRAM ELEVATIONS

SHEET NO.
A-005



1 FRONT - WEST SIDE
SCALE: N.T.S.



2 CORNER - NORTH
SCALE: N.T.S.



ALUMINUM
BRISE-SOLEIL
COLOR FINISHED -
MAHOGANY

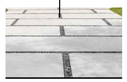
A BRISE-SOLEIL
SCALE: N.T.S.



SHERWIN WILLIAMS
EXTRA WHITE
SW 7006

SHERWIN WILLIAMS
IRON ORE
SW 7069

B BRISE-SOLEIL
SCALE: N.T.S.



TREMRON PAVERS -
GLACIER WHITE

C DRIVEWAY PAVERS
SCALE: N.T.S.



3" RANDOM LENGTH
NATURAL STONE
TILES

D STONE CLAD
SCALE: N.T.S.



ALUMINUM BRISE-SOLEIL
COLOR FINISHED -
MAHOGANY

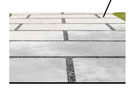
A BRISE-SOLEIL
SCALE: N.T.S.



SHERWIN WILLIAMS
EXTRA WHITE
SW 7006

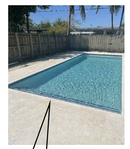
SHERWIN WILLIAMS
IRON ORE
SW 7069

B BRISE-SOLEIL
SCALE: N.T.S.



TREMRON PAVERS -
GLACIER WHITE

C DRIVEWAY PAVERS
SCALE: N.T.S.



TREMRON PAVERS -
GLACIER WHITE

D TERRACES AND POOL COPING
SCALE: N.T.S.



3 SIDE - SOUTH SIDE
SCALE: N.T.S.



4 REAR - EAST
SCALE: N.T.S.

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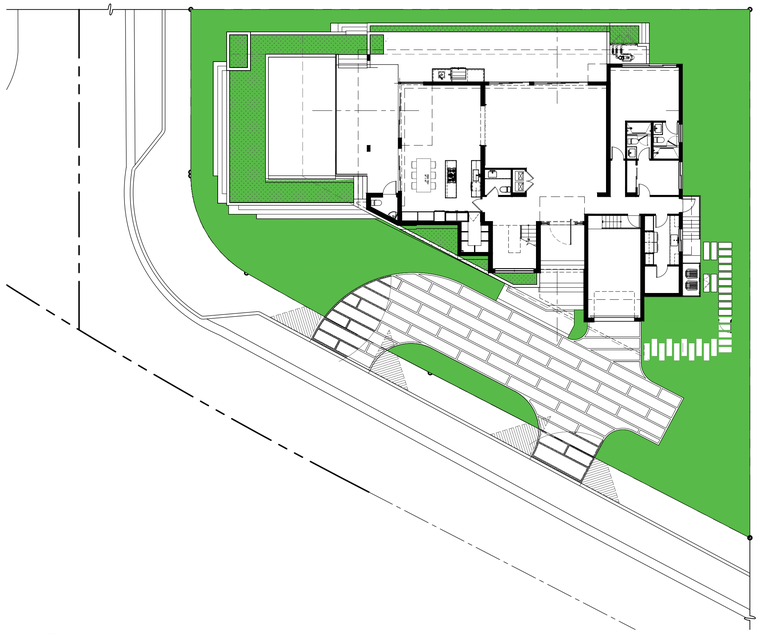
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DATE DRAWN:	07/21/21
DATE ISSUED:	11/09/21
COMM. NO.	BH - 07

MMPA-1117

SIDE RENDERINGS

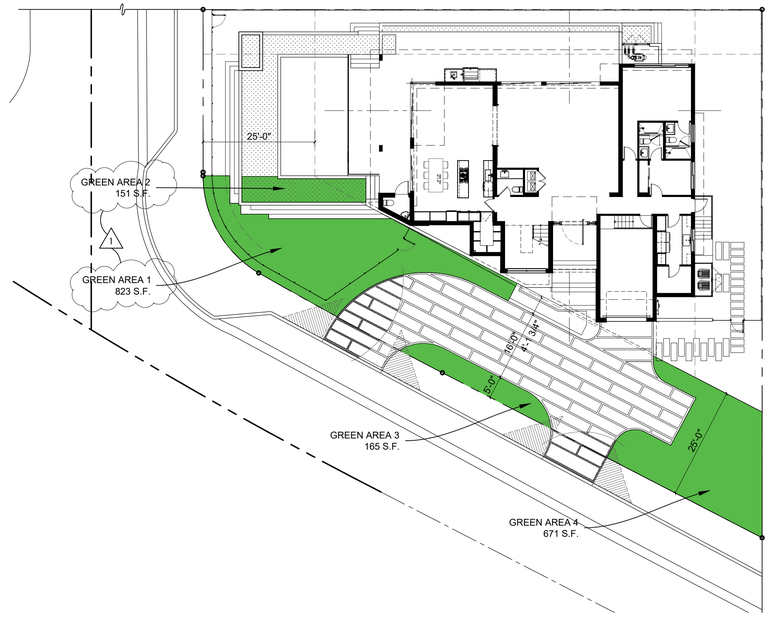
SHEET NO.

A-006



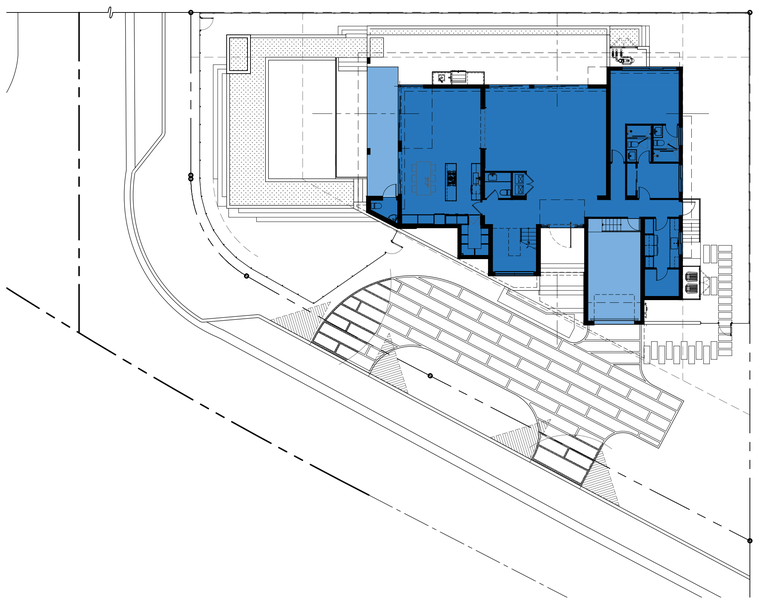
OPEN SPACE PERVIOUS/IMPERVIOUS DIAGRAM
SCALE: 1/16" = 1'-0"

OPEN SPACE REQUIREMENTS - TWO STORY	SECTION 23-11(A,8,a)			
	REQUIRED		PROVIDED	
TWO STORY	40%		41%	
	4,267.60	SF	4,410	SF
LAND AREA	10,669.00	SF		
AC SPACE			2,430	SF
GARAGE			302	SF
COVERED ENTRY			106	SF
FRONT STEPS			160	SF
DRIVEWAY			1,559	SF
STEPS BY GARAGE			70	SF
STEPS A REAR YARD			80	SF
POOL DECK, POOL, EQUIPMENT AND TERRACES			1,552	SF
GROUND LEVEL IMPERVIOUS AREA			6,259	SF
GROUND LEVEL PERVIOUS AREA			4,410	SF

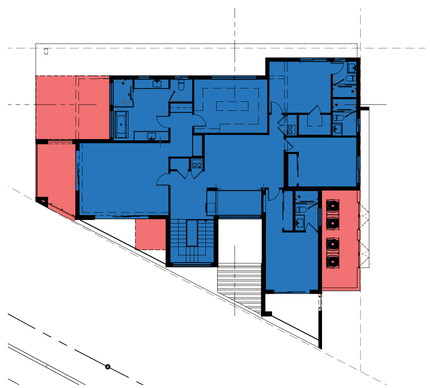


FRONT YARD PERVIOUS AREA DIAGRAM
SCALE: 1/16" = 1'-0"

OPEN SPACE REQUIREMENTS - FRONT YARD	SECTION 23-11(A,8b)			
	REQUIRED		PROVIDED	
FRONT YARD OPEN SPACE	50%		54%	
FRONT YARD AREA			3,330	SF
ALLOWED	1,665	SF	1,810	SF
GREEN AREA 1			823	SF
GREEN AREA 2			151	SF
GREEN AREA 3			165	SF
GREEN AREA 4			671	SF
TOTAL GREEN AREA OF FRONT YARD			1,810	SF



OPEN SPACE SECOND STORY AREA DIAGRAM - GROUND LEVEL
SCALE: 1/16" = 1'-0"



OPEN SPACE SECOND STORY AREA DIAGRAM - 2ND. LEVEL
SCALE: 1/16" = 1'-0"

OPEN SPACE REQUIREMENTS - SECOND STORY	SECTION 23-11(A,9) OPEN			
	80%		77.8%	
SECOND FLOOR (INCLUDING 2 STORY SPACE)			2,299	SF
GROUND FLOOR AC SPACE			2,430	SF
GARAGE			302	SF
COVERED TERRACE			222	SF
GROUND FLOOR GROSS AREA			2,954	SF

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MMPA-1117

ZONING DIAGRAM

SHEET NO.
A-007



1 BRISE-SOLEIL
SCALE: N.T.S.



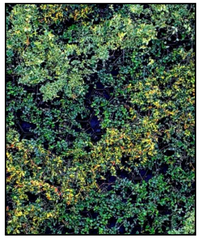
PORCELAIN TILE
Berkshire HDP wood
color porcelain tiles.
Size: 8"X36".

2 EXTERIOR WALL CLADING
SCALE: N.T.S.



POLISHED
CONCRETE
DRIVEWAY

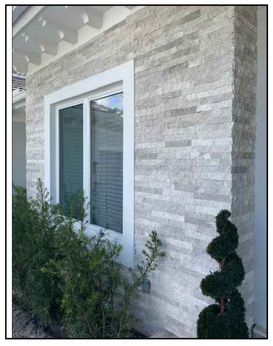
3 DRIVEWAY
SCALE: N.T.S.



4 GREENWALL
SCALE: N.T.S.



8 FLAT ROOF AREAS WITH TURF
SCALE: N.T.S.



3" RANDOM LENGTH
NATURAL STONE
TILES

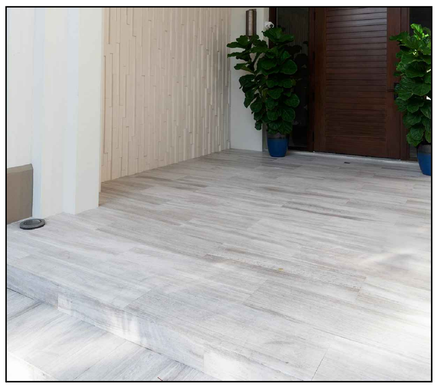
5 STONE CLADDING
SCALE: N.T.S.



SHERWIN WILLIAMS
EXTRA WHITE
SW 7006

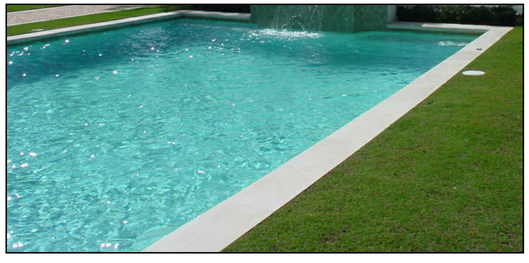
SHERWIN WILLIAMS
IRON ORE
SW 7069

6 EXTERIOR STUCCO WALLS
SCALE: N.T.S.



BIANCO LUNA -
LIMESTONE

7 EXTERIOR TERRACES FLOORING
SCALE: N.T.S.



9 POOL COPING
SCALE: N.T.S.

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MMPA-1117
PROPOSED MATERIALS

SHEET NO.
A-008

MATERIALS AND FINISHES

AREA TABULATION				
ADDRESS	10155 W. Broadview Dr.			
LAND AREA	10,669	SF	0.24	AC
	A/C SPACE		NON-AC	
GROUND FLOOR				
AC SPACE	2,430	SF		
GARAGE			302	SF
COVERED ENTRY			106	SF
COVERED TERRACE			222	SF
SUB-TOTAL	2,430	SF	630	SF
			3,060	SF
SECOND FLOOR (INCLUDING 2 STORY SPACE)	2,299	SF		
SECOND FLOOR (WITHOUT 2 STORY SPACE)	2,150	SF		
TOTAL AC SPACE (INCL. DBL. CLG.)	4,729	SF		
TOTAL AC SPACE (NO DBL. CLG.)	4,580	SF		
TOTAL AC AND NON AC SPACES (INCL. DBL. CLG.)	5,359	SF		
TOTAL AC AND NON AC SPACES (NO DBL. CLG.)	5,210	SF		

OPEN SPACE REQUIREMENTS - TWO STORY	SECTION 23-11(A,8,a)			
	REQUIRED		PROVIDED	
TWO STORY	40%		41%	
	4,267.60	SF	4,410	SF
LAND AREA	10,669.00	SF		
AC SPACE			2,430	SF
GARAGE			302	SF
COVERED ENTRY			106	SF
FRONT STEPS			160	SF
DRIVEWAY			1,559	SF
STEPS BY GARAGE			70	SF
STEPS A REAR YARD			80	SF
POOL DECK, POOL, EQUIPMENT AND TERRACES			1,552	SF
GROUND LEVEL IMPERVIOUS AREA			6,259	SF

OPEN SPACE REQUIREMENTS - SECOND STORY	SECTION 23-11(A,9) OPEN			
	80%		77.8%	
SECOND FLOOR (INCLUDING 2 STORY SPACE)			2,299	SF
GROUND FLOOR AC SPACE			2,430	SF
GARAGE			302	SF
COVERED TERRACE			222	SF
GROUND FLOOR GROSS AREA			2,954	SF
OPEN SPACE REQUIREMENTS - FRONT YARD	SECTION 23-11(A,8b)			
	REQUIRED		PROVIDED	
FRONT YARD OPEN SPACE	50%		54%	
FRONT YARD AREA			3,330	SF
ALLOWED	1,665	SF	1,810	SF
GREEN AREA 1			823	SF
GREEN AREA 2			151	SF
GREEN AREA 3			165	SF
GREEN AREA 4			671	SF
TOTAL GREEN AREA OF FRONT YARD			1,810	SF

ZONING INFORMATION		
BAY HARBOR ISLANDS		
CHAPTER 23 - ZONING DISTRICT REQUIREMENTS		
SECTION 23-11		
RD - RESIDENTIAL DISTRICT (LOW DENSITY RESIDENTIAL)		
BUILDING SETBACK	REQUIRED	PROVIDED
FRONT SETCBACK	25'-0"	25'-8 3/4"
REAR SETBACK	15'-0"	15'-0 3/4"
SIDES SETBACK	10'-0"	12'-2 1/8"
CORNER	25'-0"	39'-5"
POOL SETBACK		
SIDE SETBACK	5'-0"	10'-8"
LOT AREA (S.F.)	10,665	
PERVIOUS AREA	40% - 4,266 SF (MIN)	4,381 S.F. = 41%
IMPERVIOUS AREA	60% - 6,399 S.F. (MAX)	6,284 S.F. = 58.9%
FRONT YARD OPEN SPACE (50% MIN.)	1,666	1,843 S.F.
TOTAL FRONT YARD (S.F.)	3,331	
SECOND STORY BUILDING AREA RESTRICTIONS	80%	79.10%
FIRST FLOOR GROSS AREA (S.F.)		2,907
SECOND FLOOR AREA		2,299

LEGAL DESCRIPTION

LOT 8, BLOCK 25, OF BAY HARBOR ISLANDS, ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO NO. 13-2227-001-4990

PROPERTY ADDRESS

10155 W. BROADVIEW DRIVE, BAY HARBOR, FL.

FLOOD LEGEND

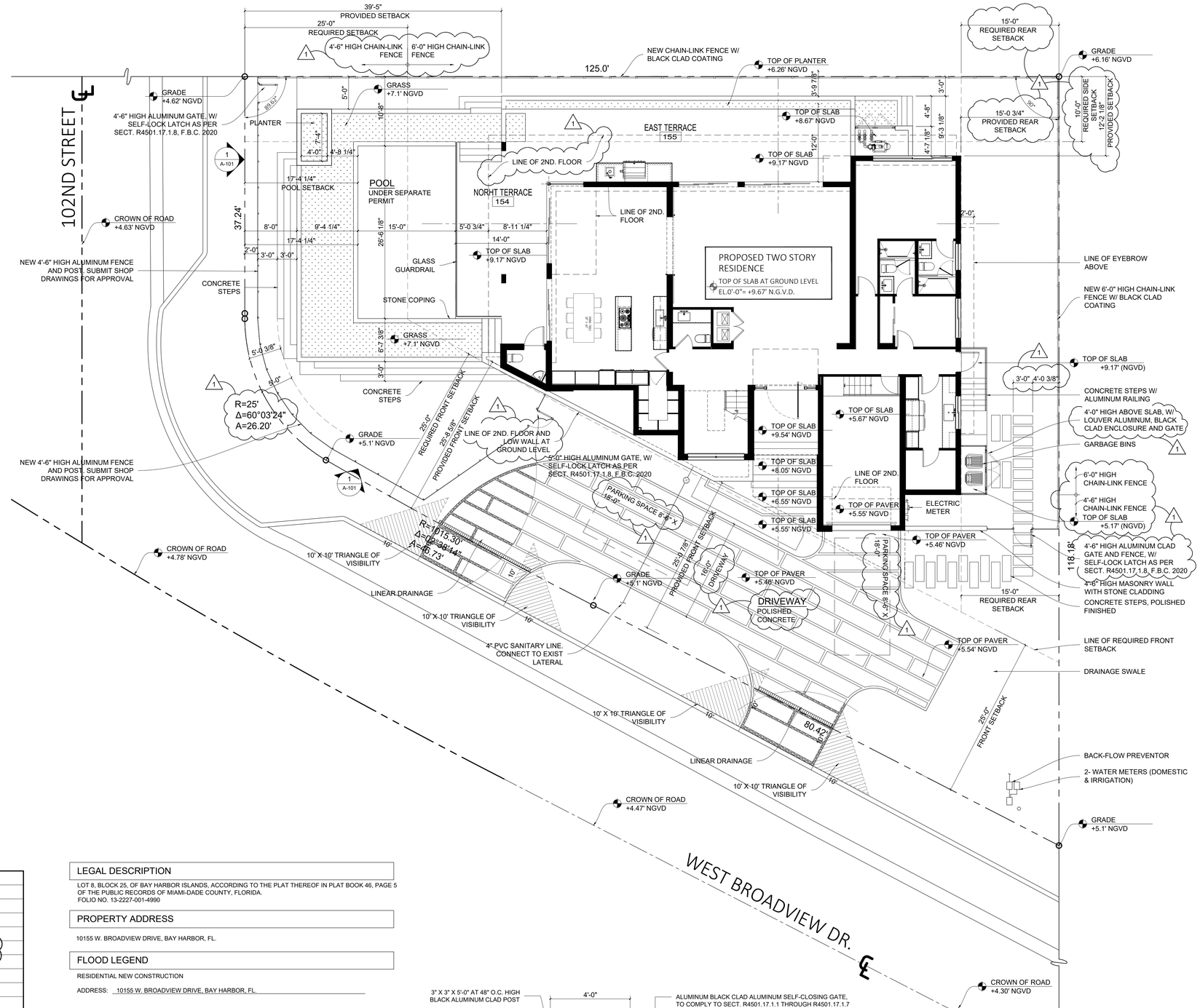
RESIDENTIAL NEW CONSTRUCTION

ADDRESS: 10155 W. BROADVIEW DRIVE, BAY HARBOR, FL.

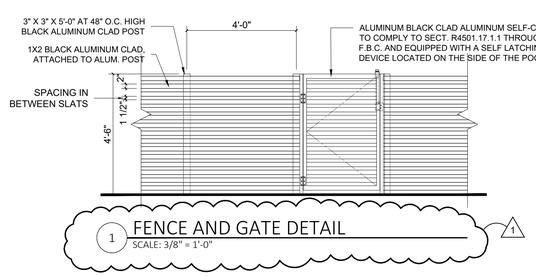
HIGHEST CROWN OF ROAD ELEV: 4.51 FT. NGVD. HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED SURVEY PREPARED BY: NOVA SURVEYORS, INC. LB # 2534 1355 NW 97 AVE., SUITE 200, MIAMI, FLORIDA 33172 TELEPHONE: (305) 264-2660

	LOWEST FLOOR ELEVATION	GARAGE/STORAGE FLOOR ELEVATION	LOWEST LOT ELEVATION	MINMUM SWALE AREA ELEVATION
PROVIDED	9.67 FEET NGVD	5.60 FEET NGVD	-	-

1. ALL ELECTRICAL MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION. (B.F.E.)
2. THE SITE WILL BE GRADED IN MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES WHERE NECESSARY INTERCEPTOR SWALES WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.
3. COMPLY WITH ORDINANCE #3026 (FLOOD DAMAGE PREVENTION) CHAPTER 6A



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



1 FENCE AND GATE DETAIL
SCALE: 3/8" = 1'-0"

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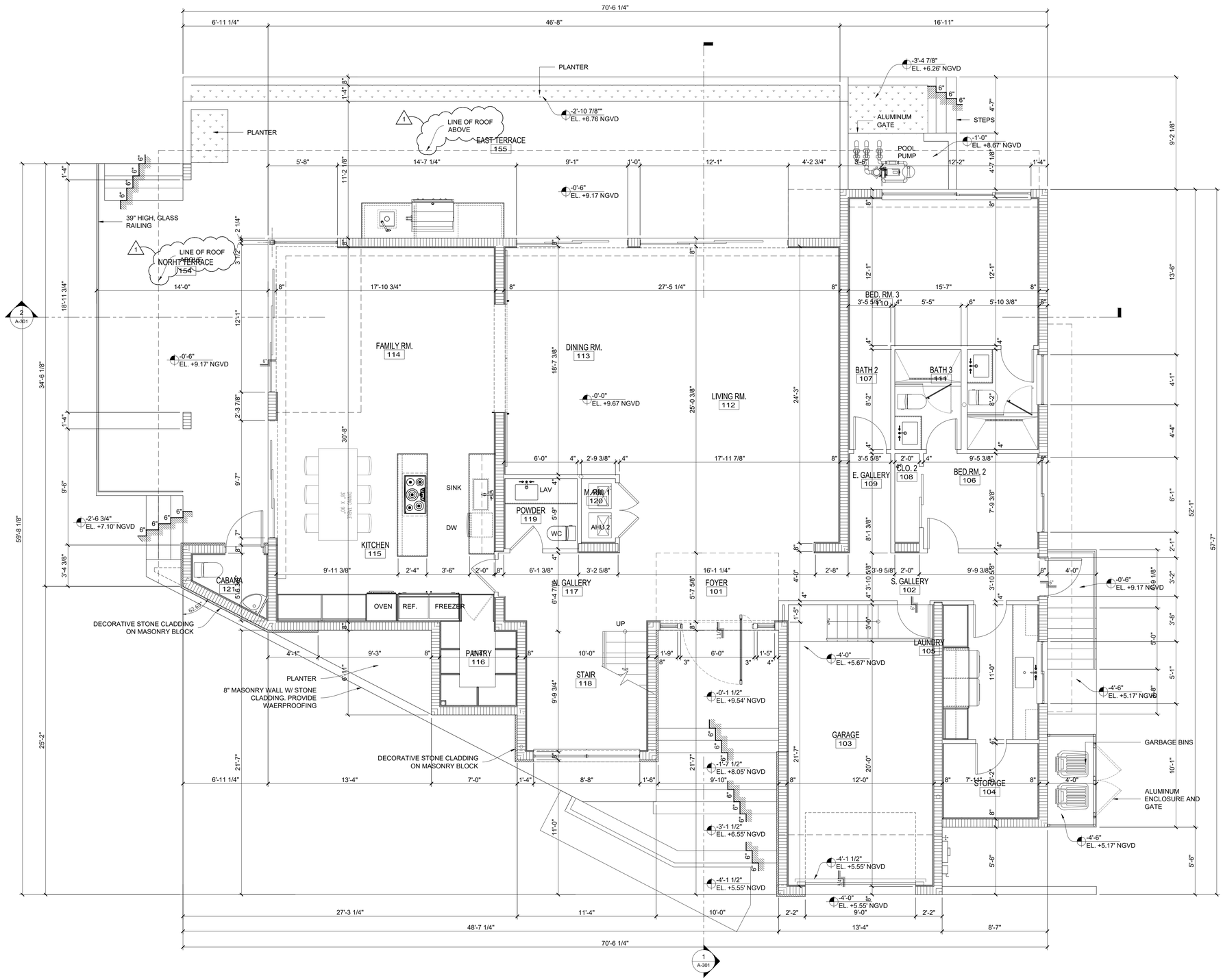
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MMPA-1117
SITE PLAN

SHEET NO.
A-101



FIRST FLOOR PLAN

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

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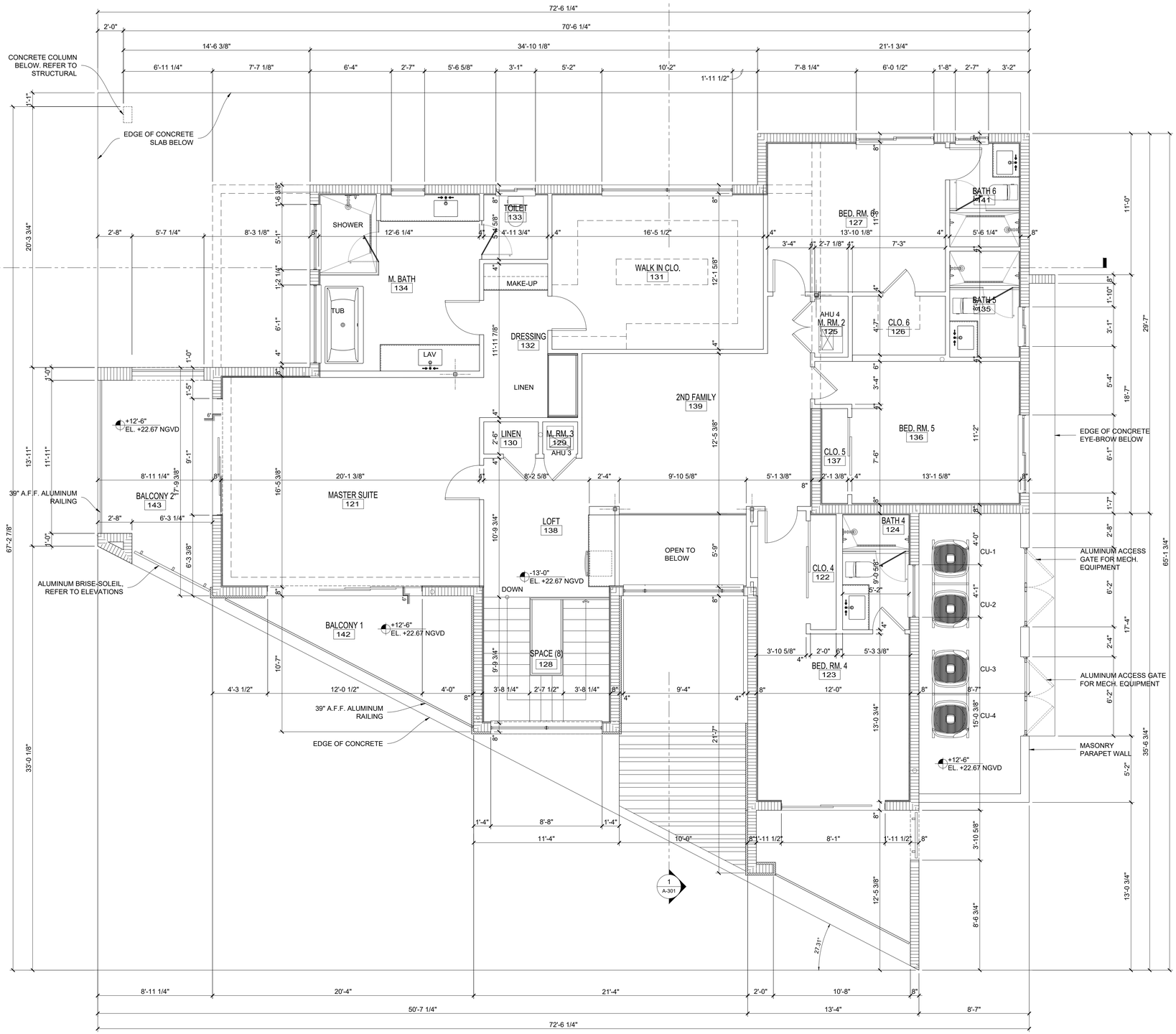
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FIRST FLOOR PLAN

SHEET NO.

A-102



SECOND FLOOR PLAN

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

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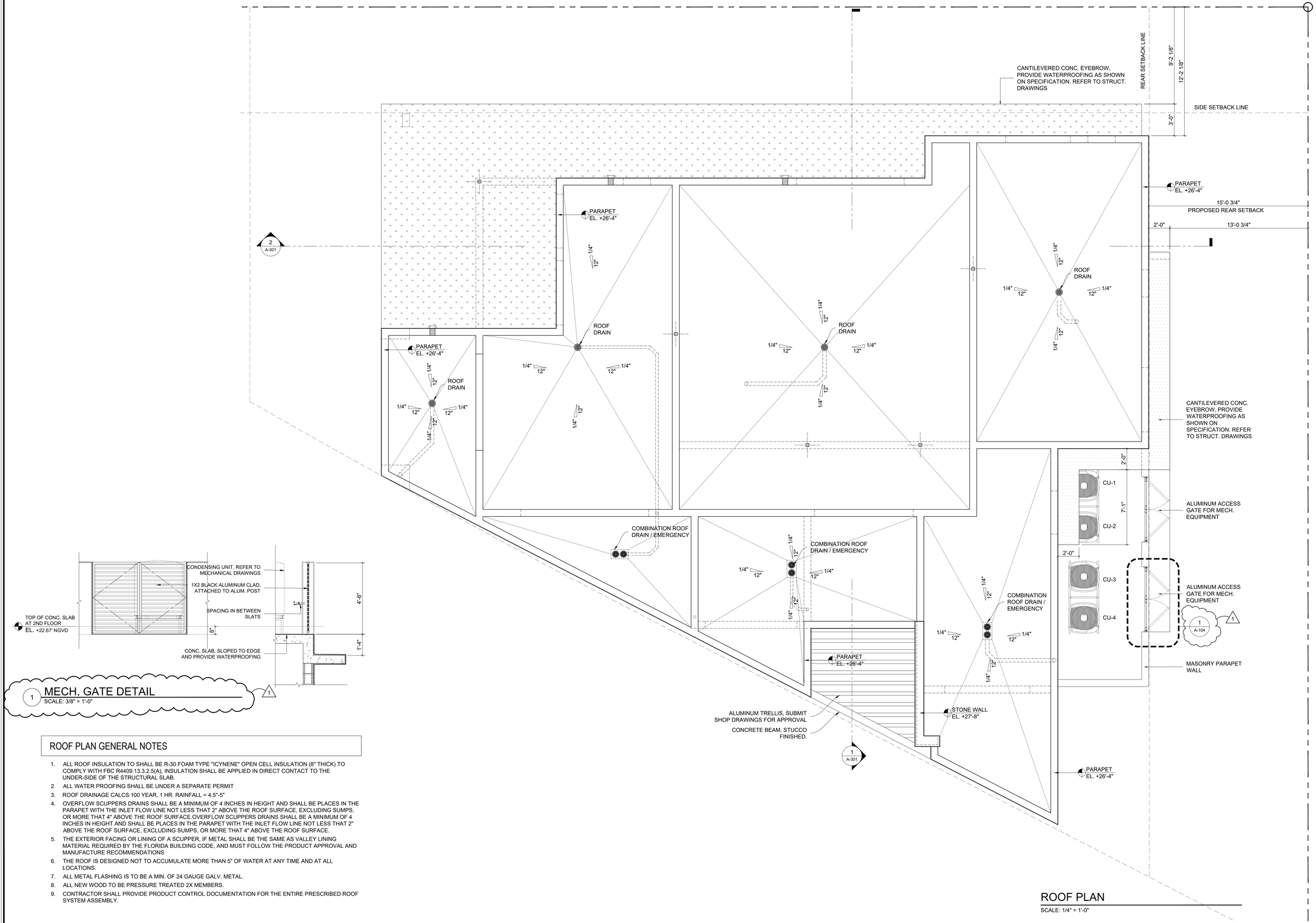
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SECOND FLOOR PLAN

SHEET NO.

A-103



1 MECH. GATE DETAIL
SCALE: 3/8" = 1'-0"

ROOF PLAN GENERAL NOTES

1. ALL ROOF INSULATION TO SHALL BE R-30 FOAM TYPE "ICYNENE" OPEN CELL INSULATION (8" THICK) TO COMPLY WITH FBC R4409.13.3.2.5(A), INSULATION SHALL BE APPLIED IN DIRECT CONTACT TO THE UNDER-SIDE OF THE STRUCTURAL SLAB.
2. ALL WATER PROOFING SHALL BE UNDER A SEPARATE PERMIT
3. ROOF DRAINAGE CALCS:100 YEAR, 1 HR. RAINFALL = 4.5"-5"
4. OVERFLOW SCUPPERS DRAINS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND SHALL BE PLACES IN THE PARAPET WITH THE INLET FLOW LINE NOT LESS THAT 2" ABOVE THE ROOF SURFACE, EXCLUDING SUMPS, OR MORE THAT 4" ABOVE THE ROOF SURFACE.OVERFLOW SCUPPERS DRAINS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND SHALL BE PLACES IN THE PARAPET WITH THE INLET FLOW LINE NOT LESS THAT 2" ABOVE THE ROOF SURFACE, EXCLUDING SUMPS, OR MORE THAT 4" ABOVE THE ROOF SURFACE.
5. THE EXTERIOR FACING OR LINING OF A SCUPPER, IF METAL SHALL BE THE SAME AS VALLEY LINING MATERIAL REQUIRED BY THE FLORIDA BUILDING CODE, AND MUST FOLLOW THE PRODUCT APPROVAL AND MANUFACTURE RECOMMENDATIONS
6. THE ROOF IS DESIGNED NOT TO ACCUMULATE MORE THAN 5" OF WATER AT ANY TIME AND AT ALL LOCATIONS.
7. ALL METAL FLASHING IS TO BE A MIN. OF 24 GAUGE GALV. METAL.
8. ALL NEW WOOD TO BE PRESSURE TREATED 2X MEMBERS.
9. CONTRACTOR SHALL PROVIDE PRODUCT CONTROL DOCUMENTATION FOR THE ENTIRE PRESCRIBED ROOF SYSTEM ASSEMBLY.

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

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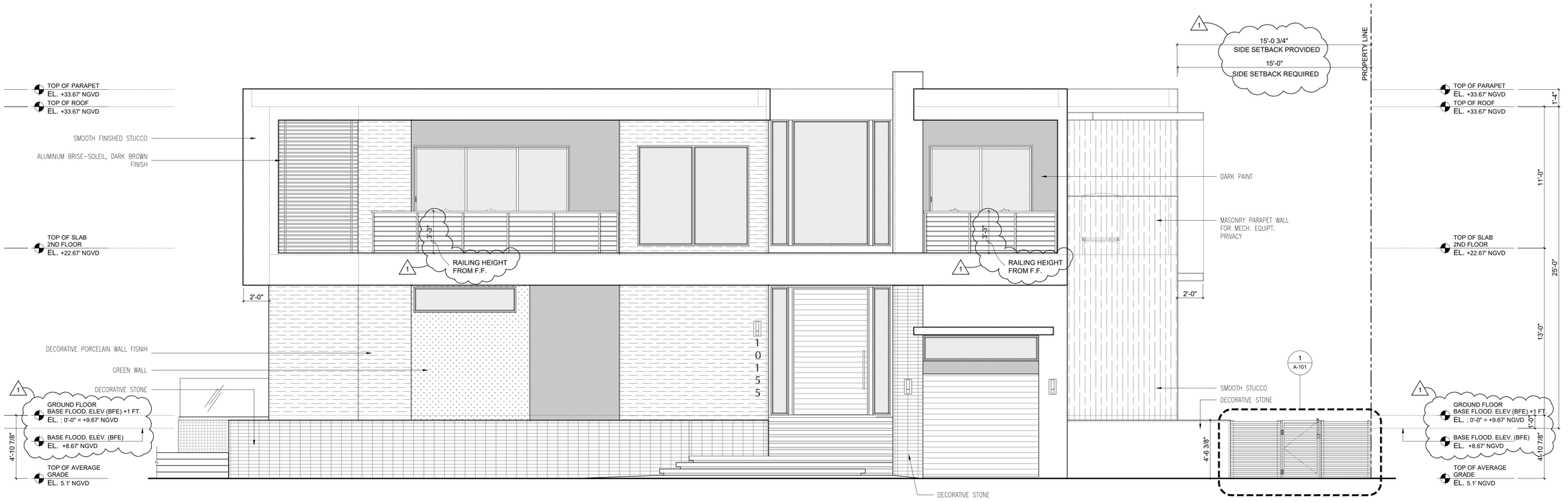
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ROOF PLAN

SHEET NO.
A-104



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



1 SOUTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"

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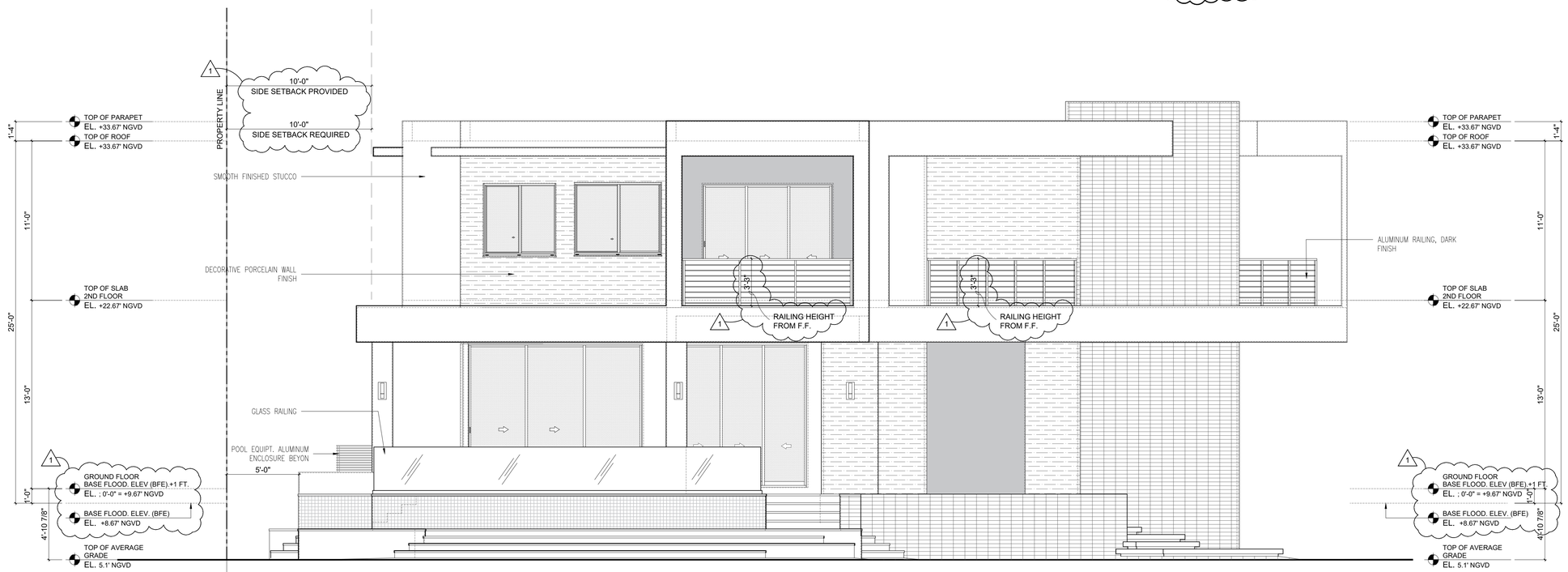
MMPA-1117

FRONT & REAR ELEVATIONS

SHEET NO.
A-201



1 EAST ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



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

THE 10155 W BROADVIEW DRIVE TRUST

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SIDE ELEVATIONS

SHEET NO.
A-202



1 FRONT - WEST SIDE
SCALE: 1/8" = 1'-0"



2 CORNER - NORTH
SCALE: 1/8" = 1'-0"



3 REAR - EAST
SCALE: 1/8" = 1'-0"



4 SIDE - SOUTH SIDE
SCALE: 1/8" = 1'-0"

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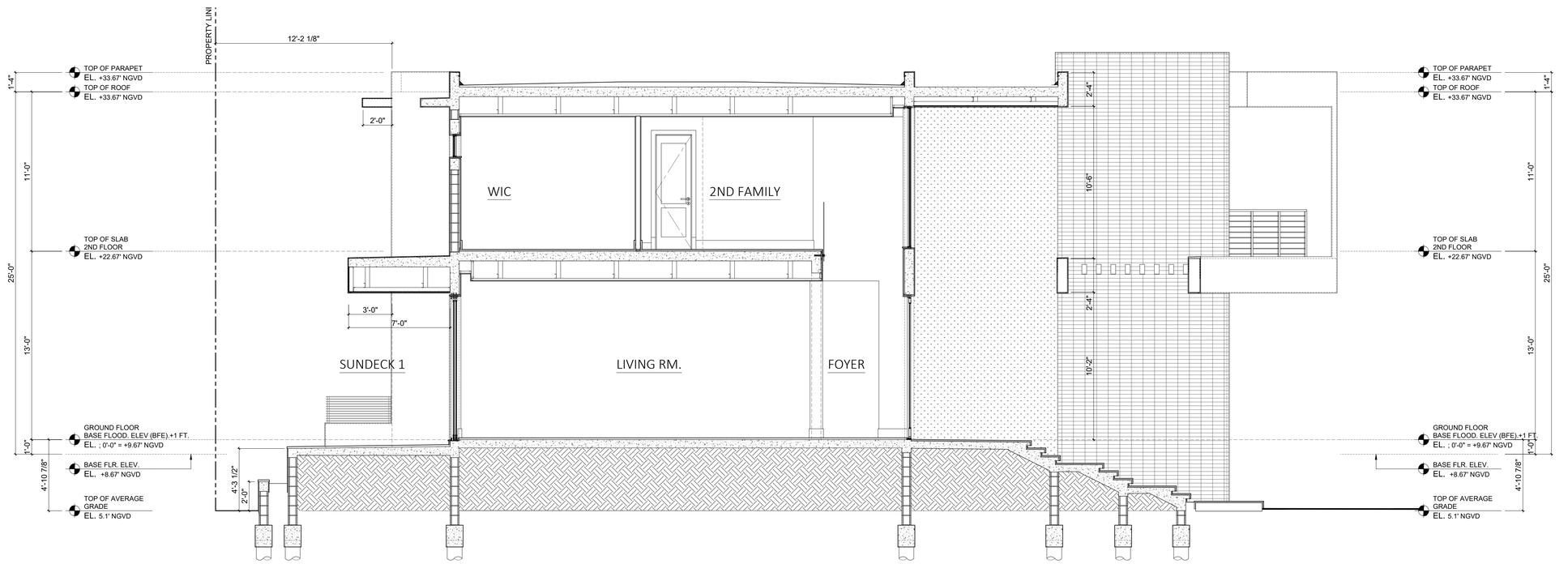
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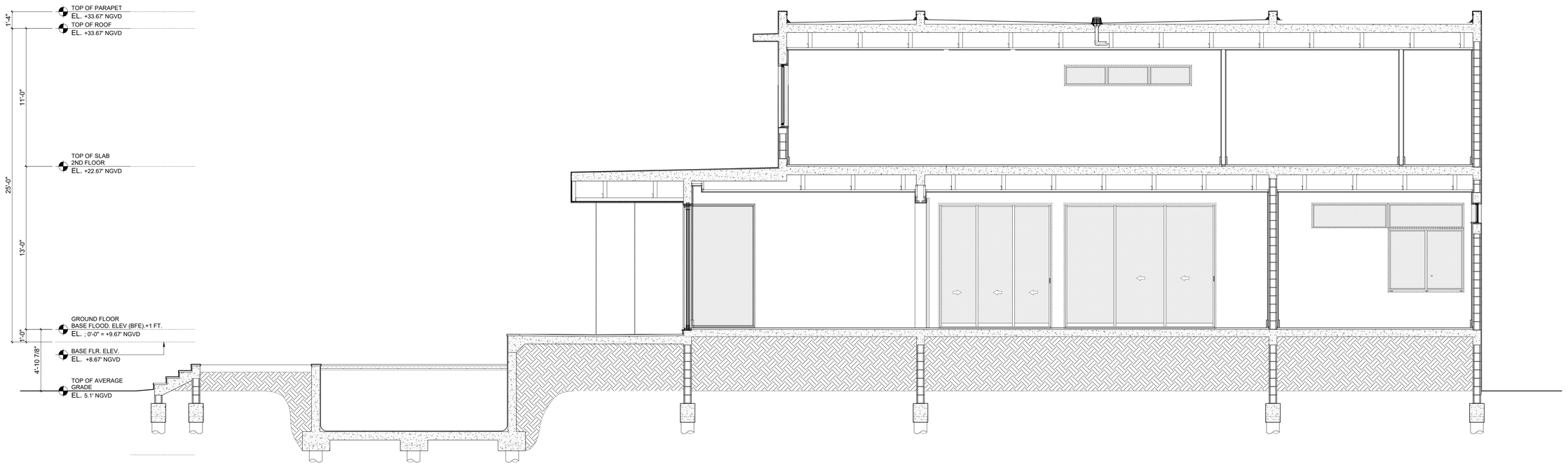
EXTERIOR COLOR ELEVATIONS

SHEET NO.

A-203



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



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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BUILDING SECTIONS

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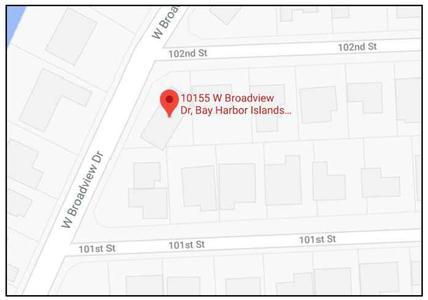
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THE 10155 WEST BROADVIEW DRIVE TRUST

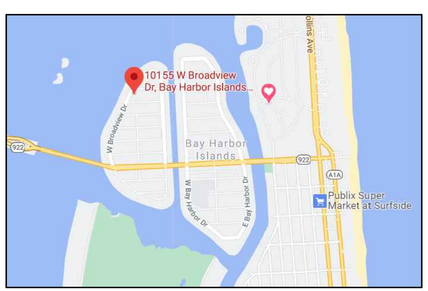
10155 W. BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154







LOCATION MAP
SCALE: N.T.S.



VICINITY MAP
SCALE: N.T.S.

LEGAL DESCRIPTION

LOT 8, BLOCK 25, OF BAY HARBOR ISLANDS, ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO NO. 13-2227-001-4990

PROJECT DATA

LOCAL MUNICIPALITY:	BAY HARBOR ISLANDS
BAY HARBOR ISLANDS - ZONING:	CHAPTER 23-ZONING DISTRICT REQUIREMENTS SECTION 23-11
AREAS OF SPECIFIC DESIGNATION	RD - RESIDENTIAL DISTRICT (LOW DENSITY RESIDENTIAL)
OCCUPANCY TYPE (FBC):	R-3 (F.B.C. 310.5)
AC AREA PROPOSED HOUSE	5,190 S.F.

SCOPE OF WORK

3 REVISION 3:
1. REPLACING NATURAL STONE CLADDING, ALONG THE VERTICAL ELEMENT ADJACENT TO GARAGE WITH A "MICRO CEMENT" FINISH.
2. REPLACING "GREEN WALL" WITH "MICRO CEMENT" FINISH.
3. REPLACING NATURAL WOOD SIDING WITH A COMPOSITE WOOD SIDING.
4. SECOND FLOOR: EXTENDING RAILING OFF THE BALCONY 221 AND CREATING A SUNDECK BEHIND THE MASTER BATHROOM.

CODES AND STANDARDS

1. FLORIDA BUILDING CODE 2020 RESIDENTIAL EDITION
2. FLORIDA BUILDING CODE 2020 MECHANICAL AND PLUMBING CODE EDITION
3. BAY HARBOR ISLANDS ZONING CODE
4. FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION LATEST EDITION
5. NATIONAL ELECTRIC CODE 2008 EDITION
6. NATIONAL FIRE PROTECTION ASSOCIATION NFPA LIFE AND SAFETY CODE LATEST EDITION

INDEX OF DRAWINGS - APPROVED

ARCHITECTURE	
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3 A-000	COVER SHEET
A-001	SITE PHOTOS - AERIAL
1 A-001.1	SITE PHOTOS - FRONT & SIDES
A-002	SITE PHOTOS
A-003	SITE PHOTOS
A-004	SURVEY
A-005	ZONING DIAGRAM ELEVATIONS
A-006	EXTERIOR RENDERINGS
3 A-007	ZONING DIAGRAM
A-008	PROPOSED MATERIALS
A-101	SITE PLAN
A-102	GROUND FLOOR PLAN
A-103	SECOND LEVEL FLOOR PLAN
3 A-104	ROOF PLAN
A-201	FRONT AND REAR ELEVATIONS
A-202	SIDE ELEVATIONS
A-203	COLOR ELEVATIONS
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A-301	BUILDING SECTIONS
D-101	DRAINAGE PLAN
D-102	DRAINAGE DETAIL & ERROSION CONTROL
AD-101	EXISTING SITE PLAN
AD-102	DEMOLITION PLAN
LANDSCAPING	
L-001	SPECIFICATIONS
L-100	MITIGATION PLAN
L-200	PROPOSED PLAN
L-201	DETAILS
L-300	COLOR ELEVATIONS
IR-400	IRRIGATION PLAN
L-401	IRRIGATION DETAILS

INDEX OF DRAWINGS - REV. 3

ARCHITECTURE	
NUMBER	NAME
A-000	COVER SHEET
A-005	ZONING DIAGRAM
A-008	PROPOSED MATERIALS
A-102	GROUND FLOOR PLAN
A-103	SECOND LEVEL FLOOR PLAN
A-201	FRONT AND RIGHT SIDE ELEVATIONS
A-202	REAR AND LEFT SIDE ELEVATIONS

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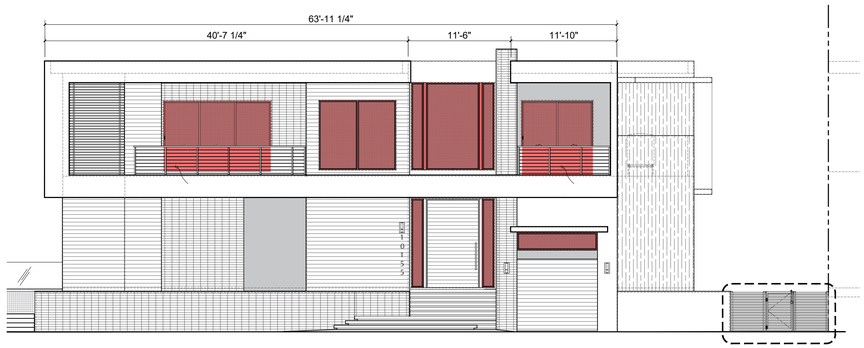
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STATE OF FLORIDA · JORGE L. ESTEBAN · AR12553 · REGISTERED ARCHITECT

Digitally signed by Jorge L Esteban
DN: c=US, o=JORGE L ESTEBAN ARCHITECTURE AND PLANNING INC, dnQualifier=A01410D0000018 2C6161C490002A142, cn=Jorge L Esteban
Date: 2024.04.01 23:01:23 -04'00'

MMPA-1117
COVER SHEET

SHEET NO.
A-000

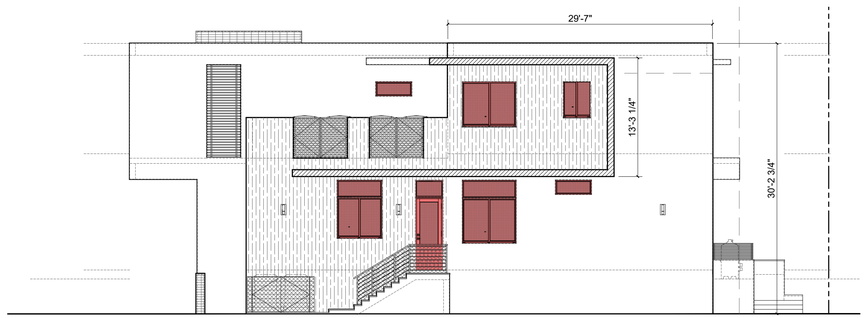


WEST ELEVATION DIAGRAM

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

PER SECTION 23-11 (A) (7) OF THE TOWN OF BAY HARBOR ISLANDS ZONING CODE

ARCHITECTURAL EMBELLISHMENTS - WEST		AREA OF ELEVATION	1,917 S.F.
MATERIAL	TYPE	AREA PROVIDED	PERCENTAGE
	FACADE OPENING	377 S.F.	19.7 %
	377 X 100% = 37,700		
	MICRO CEMENT	233 S.F.	12.2 %
	233 X 100% = 23,300		
	BRISE SOLEIL	128 S.F.	6.7 %
	128 X 100% = 12,800		
	MICRO CEMENT	80 S.F.	4.2 %
	80 X 100% = 8,000		
	COMPOSITE SIDING	260 S.F.	13.6 %
	260 X 100% = 26,000		
	COMPOSITE SIDING	128 S.F.	6.7 %
	128 X 100% = 12,800		
	DARK PAINTED STUCCO	68 S.F.	3.5 %
	68 X 100% = 6,800		
	TOTAL	1,274 S.F.	66.5 %



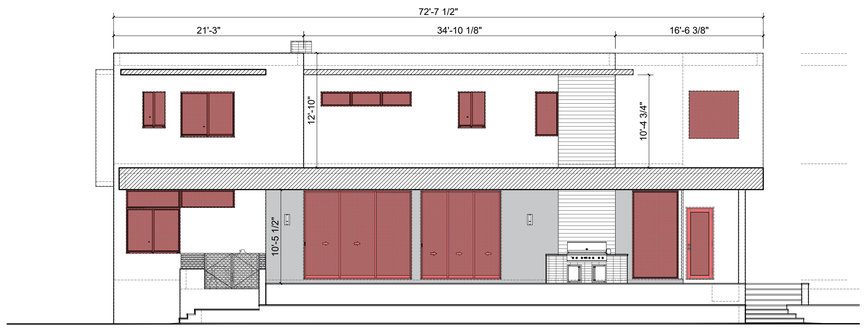
PER SECTION 23-11 (A) (7) OF THE TOWN OF BAY HARBOR ISLANDS ZONING CODE

SOUTH ELEVATION DIAGRAM

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

PER SECTION 23-11 (A) (7) OF THE TOWN OF BAY HARBOR ISLANDS ZONING CODE

ARCHITECTURAL EMBELLISHMENTS - SOUTH		AREA OF ELEVATION	1,387 S.F.
MATERIAL	TYPE	AREA PROVIDED	PERCENTAGE
	FACADE OPENING	158 S.F.	11.4 %
	158 X 100% = 15,800		
	EYEBROWS	50 S.F.	3.6 %
	50 X 100% = 5,000		
	ALUMINUM ENCLOSURE	119 S.F.	8.6 %
	119 X 100% = 5,900		
	SCORED STUCCO	440 S.F.	31.7 %
	440 X 100% = 44,000		
	TOTAL	767 S.F.	55.3 %

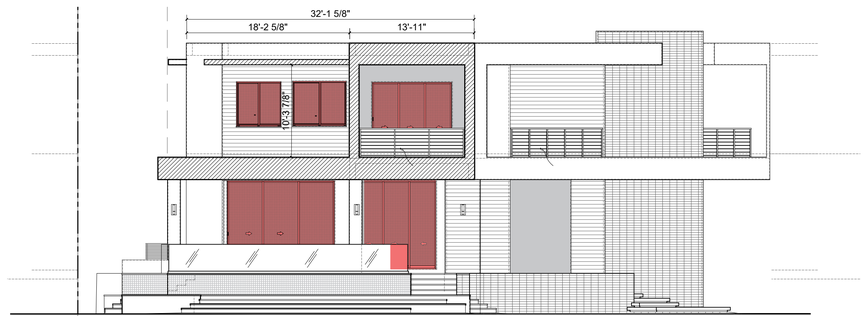


EAST ELEVATION DIAGRAM

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

PER SECTION 23-11 (A) (7) OF THE TOWN OF BAY HARBOR ISLANDS ZONING CODE

ARCHITECTURAL EMBELLISHMENTS - EAST		AREA OF ELEVATION	2,169 S.F.
MATERIAL	TYPE	AREA PROVIDED	PERCENTAGE
	FACADE OPENING	608 S.F.	28.0 %
	340 X 100% = 34,000		
	EYEBROWS	208 S.F.	9.6 %
	208 X 100% = 20,800		
	ALUMINUM ENCLOSURE	30 S.F.	1.4 %
	30 X 100% = 3,000		
	DARK COLOR STUCCO	150 S.F.	6.9 %
	150 X 100% = 15,000		
	COMPOSITE SIDING	112 S.F.	5.2 %
	112 X 100% = 11,200		
	MICRO CEMENT	30 S.F.	1.4 %
	30 X 100% = 3,000		
	TOTAL	1,138 S.F.	52.5 %



PER SECTION 23-11 (A) (7) OF THE TOWN OF BAY HARBOR ISLANDS ZONING CODE

NORTH ELEVATION DIAGRAM

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

PER SECTION 23-11 (A) (7) OF THE TOWN OF BAY HARBOR ISLANDS ZONING CODE

ARCHITECTURAL EMBELLISHMENTS - NORTH		AREA OF ELEVATION	1,048 S.F.
MATERIAL	TYPE	AREA PROVIDED	PERCENTAGE
	FACADE OPENING	337 S.F.	32.2 %
	337 X 100% = 33,700		
	EYEBROWS	145 S.F.	13.8 %
	145 X 100% = 14,500		
	GLASS RAILING	83 S.F.	7.9 %
	83 X 100% = 8,300		
	DARK COLOR STUCCO	71 S.F.	6.8 %
	71 X 100% = 7,100		
	COMPOSITE SIDING	112 S.F.	10.7 %
	112 X 100% = 11,200		
	MICRO CEMENT	89 S.F.	8.5 %
	89 X 100% = 8,900		
	TOTAL	837 S.F.	79.9 %

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3.	03/04/24	MICRO-CEMENT
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ZONING DIAGRAM ELEVATIONS

SHEET NO.

A-005

ALUMINUM BRISE-SOLEIL
COLOR FINISHED - MAHOGANY



1 BRISE-SOLEIL
SCALE: N.T.S.



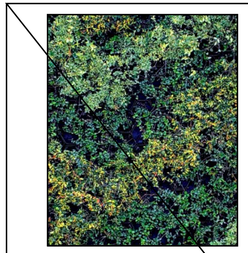
COMPOSITE SIDING
Walnut, Patern H-6
By Deco27

2 EXTERIOR WALL CLADING
SCALE: N.T.S.



POLISHED
CONCRETE
DRIVEWAY

3 DRIVEWAY
SCALE: N.T.S.



REPLACE WITH
MICRO-CEMENT
3

4 GREENWALL
SCALE: N.T.S.

MICRO-CEMENT
FINISH





5 MICRO-CEMENT
SCALE: N.T.S.

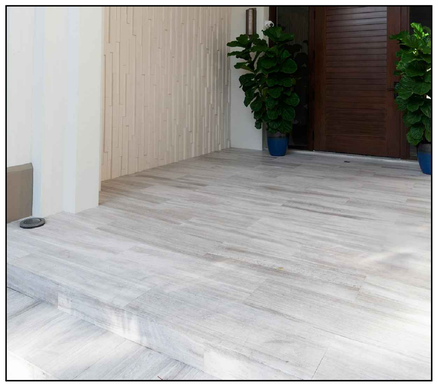
SW 7006
Extra White
Interior / Exterior
Location Number: 257-C1

SW 7069
Iron Ore
Interior / Exterior
Location Number: 251-C7

SHERWIN WILLIAMS
EXTRA WHITE
SW 7006

SHERWIN WILLIAMS
IRON ORE
SW 7069

6 EXTERIOR STUCCO WALLS
SCALE: N.T.S.



BIANCO LUNA -
LIMESTONE

7 EXTERIOR TERRACES FLOORING
SCALE: N.T.S.



8 FLAT ROOF AREAS WITH TURF
SCALE: N.T.S.



9 POOL COPING
SCALE: N.T.S.

MATERIALS AND FINISHES

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MMPA-1117
PROPOSED MATERIALS

SHEET NO.
A-008

FLOOR PLAN KEY NOTES

1. KITCHEN, BAR, AND OUTDOOR COOKING

A. PANTRY CABINET CLOSET (PROVIDE 8-FIXED SHELVES)
B. BASE CABINET, 25" DEEP X 36" HIGH, A.F.F. SUBMIT SHOP DRAWINGS FOR APPROVAL
C. UPPER CABINET, 12" DEEP. SUBMIT SHOP DRAWINGS FOR APPROVAL
D. ISLAND CABINETS, 36" HIGH WITH STONE COUNTERTOP AS SELECTED BY OWNER. SUBMIT SHOP DRAWINGS FOR ARCHITECTS APPROVAL
E. KITCHEN SINK AS SELECTED BY OWNER WITH GARBAGE DISPOSAL
F. REFRIGERATOR AND/OR FREEZER, FLUSHED MOUNTED WITH CABINETS
G. MICROWAVE OVEN TOP AND ELECTRICAL OVEN BELOW, SEE ELEVATIONS, FLUSHED MOUNTED WITH CABINETS
H. 36" ELECTRIC COOKTOP, AS SELECTED BY OWNER
I. EXHAUST HOOD. REFER TO MECHANICAL DRAWINGS FOR SIZING
J. DOUBLE OVEN - AS SELECTED BY OWNER
K. DISHWASHER
L. BUILT-IN GAS BARBEQUE, AS SELECTED BY OWNER
M. SPLIT WINE COOLER CONDENSER UNIT AS MANUFACTURE BY WHISPERKOOL
N. POT FILLER, AS SELECTED BY OWNER

2. BATHROOMS

A. BATHTUB AND SHOWER FLOOR AND WALLS ABOVE BATHTUBS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACE SHALL EXTEND TO A HEIGHT OF NON LESS THAN 6' ABOVE THE FLOOR. (FBC R307.2)
B. THE SHOWER COMPARTMENT ACCESS AND EGRESS OPENING SHALL HAVE A CLEAR AND UNOBSTRUCTED FINISHED WIDTH OF NOT LESS THAN 22 INCHES (559 MM). SECTION 2708.1.1 ACCESS
C. BATHROOM FIXTURE LOCATION AND CLEARANCES SHALL COMPLY WITH F.B.C. RESIDENTIAL. FIG. R307-1.
D. SHOWER SEAT (TILE OR MARBLE FINISH) 20" ABOVE F.F
E. 14" X 16" MIN.RECESSED SHOWER NICHE OR AS SHOWN ON DRAWINGS
F. GLASS ENCLOSURE/SAFETY GLASS CAT. II AS PER R308.4.5 AND CHAPTER 24 FBC
G. TOILET, AS SELECTED BY CLIENT
H. BIDET, AS SELECTED BY CLIENT
I. LAVATORY, AS SELECTED BY CLIENT
J. TUB AS SELECTED BY CLIENT

3. LAUNDRY ROOM

A. LAUNDRY SINK & FAUCET - AS SELECTED BY OWNER
B. UNDER COUNTER WASHER AND DRYER AS SELECTED BY OWNER

4. STAIRS AND ELEVATOR

A. 39" H. GLASS RAILING, WITH SPACE SUCH THAT A SPHERE 4" IN DIA. CANNOT PASS THROUGH ANY OPENING OR GLAZING
B. 1 1/2" DIA HANDRAIL @ 36" ABOVE THREAD.
C. 36" HIGH GLASS RAILING. REFER TO DETAILS

5. MECHANICAL, ELECTRICAL AND PLUMBING

A. ELECTRICAL PANEL , REFER TO MEP DRAWINGS. BOTTOM OF PANEL TO BE AT +9.00' NGVD
B. ELECTRICAL METER, REFER TO MEP DRAWINGS
C. STEAM GENERATOR. REFER TO MEP DRAWINGS
D. AIR CONDITIONED CONDENSING UNIT. REFER TO MECHANICAL DRAWINGS
E. AIR HANDLER, REFER TO MECHANICAL DRAWINGS
F. GENERATOR. PROVIDE PROVISIONS FOR AUTOMATIC TRANSFER SWITCH. REFER TO M.E.P. AND OR GENERATOR VENDOR
G. POOL PUMP, FILTER AND SALT CHLORINE GENERATOR MANUFACTURED PENTAIR
H. ELECTRIC INSTANT WATER HEATER
I. RAIN WATER LEADER (RWL). REFER TO PLUMBING PLANS

6. STRUCTURAL

A. CONCRETE COLUMN, REFER TO STRUCTURAL DRAWINGS
B. CONCRETE BEAM, REFER TO STRUCTURAL DRAWINGS
C. STEEL COLUMN, CONCRETE FILLED (ONE HR. FIRE RATED). REFER TO STRUCTURAL DRAWINGS

7. GENERAL NOTES

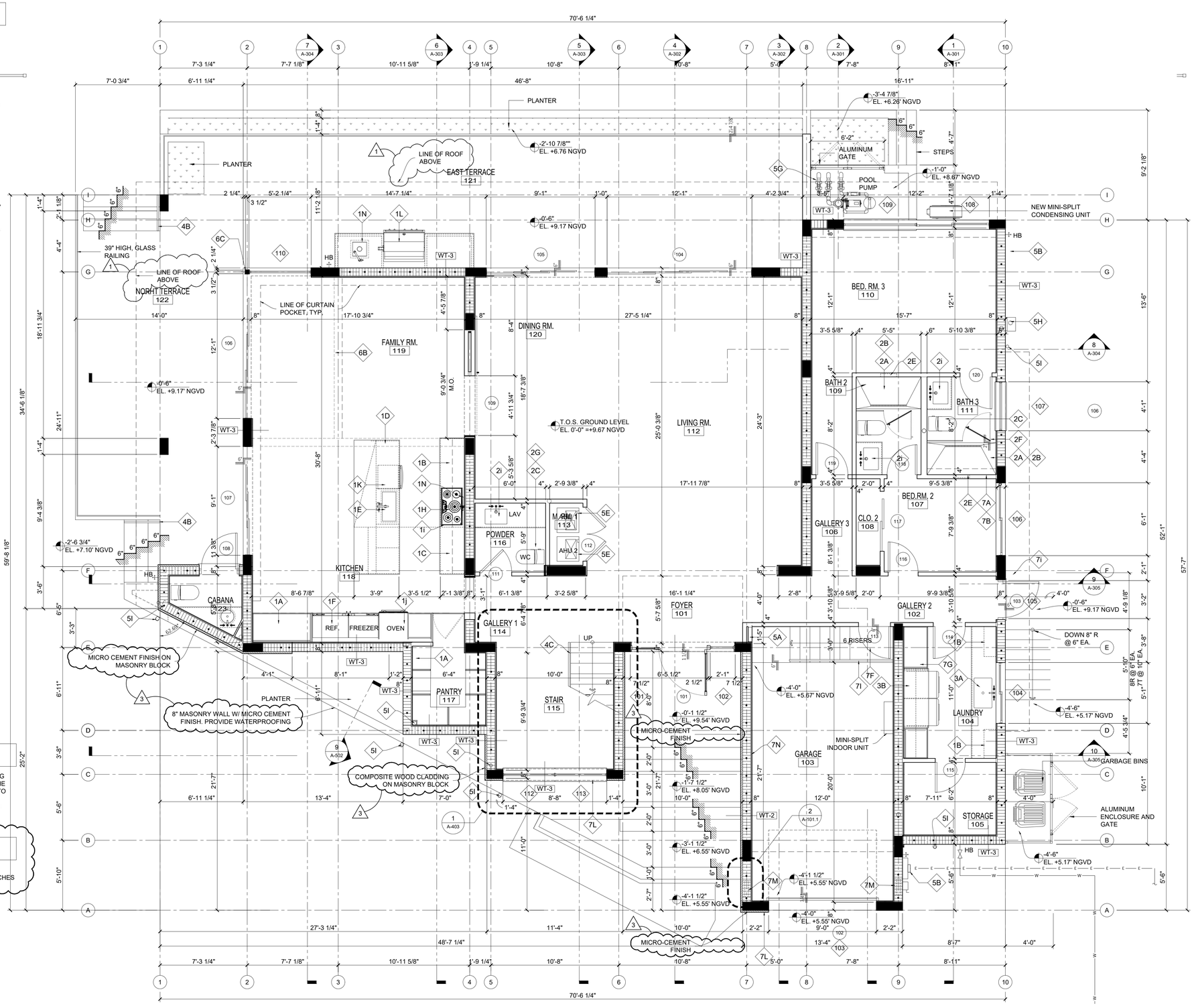
A. 3-5/8" OR 5-5/8" 25 GA. GALV. STUDS AT ALL INT. NON-BEARING WALLS (DBL. WHEN SUPPORTING WALL PLUMBING FIXTURES) 1/2" GYP. WALLBOARD W/ SELF-TAPPING 1" LONG AT 16" O.C.
B. CEMENT, FIBER-CEMENT OF GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1325 OR C 1178 SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. (F.B.C. R702.4.2)
C. HEADER (FROM 10'-0" A.F.F.). REFER TO SECTIONS
D. EXTERIOR SHOWER WITH HEAD AND CONTROLS AS SELECTED BY OWNER
E. ALUMINUM ACCESS GATE FOR MECHANICAL EQUIPMENT
F. DOOR BETWEEN GARAGE & DWELLING SHALL BE MIN. 1 3/8" THICKNESS SOLID CORE WOOD, SOLID/HONEYCOMB CORE STEEL OR 20-MINUTE RATED FIRE DOOR PER R302.5.1
G. BUILT-IN CABINETS, DESIGNED BY INTERIOR DESIGNER
H. ALUMINUM BRISE SOLEIL, REFER TO ELEVATIONS AND DETAILS
I. 39" H. ALUMN. RAILING, A 4"Ø SPHERE CAN NOT PASS THROUGH ANY OPENING
J. 39" H. GLASS RAILING
K. 42" HIGH A.F.F. MASONRY PARAPET WALL, STUCCO FINISHED. PROVIDE WATERPROOFING THROUGH.
L. DECORATIVE STONE CLADDING ON MASONRY BLOCK
M. SMART VENT. REFER TO CALCULATIONS FOR HOW MANY VENTS ARE REQUIRED AND A-008 FOR EVALUATION REPORT
N. INTERIOR FINISHED IN THE GARAGE WALLS BELOW 9.00' NGVD, SHALL BE WATER RESISTANT MATERIAL, AND TO CONFORM TO R322.1.8 F.B.C.

GENERAL NOTES

1. INSULATING MATERIALS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION. THEY SHALL EXHIBIT A FLAME SPREAD INDEX NOT TO EXCEED 25 AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHERE TESTED IN ACCORDANCE WITH ASTM E84 OR U.L. 723. INSULATING MATERIALS, WHERE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION, SHALL INCLUDE FACINGS, WHERE USED, SUCH AS VAPOR RETARDERS, VAPOR-PERMEABLE MEMBRANES AND SIMILAR COVERINGS. FBCR 302.10.1

GARAGE FLOOD VENT CALCULATION

TOTAL AREA OF GARAGE = 302 SQ. FT
REQUIRED FLOOD VENTS OPENING AREA.= 1 SQ. FT. AREA PER 1 SQ. IN. VENT = 302 SQ. INCHES
ENGINEERED FLOOD VENTS PROVIDED.
1. PROVIDE THE EQUIVALENT OF 200 SQ. IN. OF VENTING OR TWO VENTS
2. 200 SQ. IN. X 2 VENTS = 400 SQ. IN.



GROUND FLOOR PLAN

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

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MMPA-1117
FIRST FLOOR PLAN

SHEET NO.
A-102

FLOOR PLAN KEY NOTES

1. KITCHEN, BAR, AND OUTDOOR COOKING

A. PANTRY CABINET CLOSET (PROVIDE 8-FIXED SHELVES)
B. BASE CABINET, 25" DEEP X 36" HIGH, A.F.F. SUBMIT SHOP DRAWINGS FOR APPROVAL
C. UPPER CABINET, 12" DEEP. SUBMIT SHOP DRAWINGS FOR APPROVAL
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I. RAIN WATER LEADER (RWL). REFER TO PLUMBING PLANS

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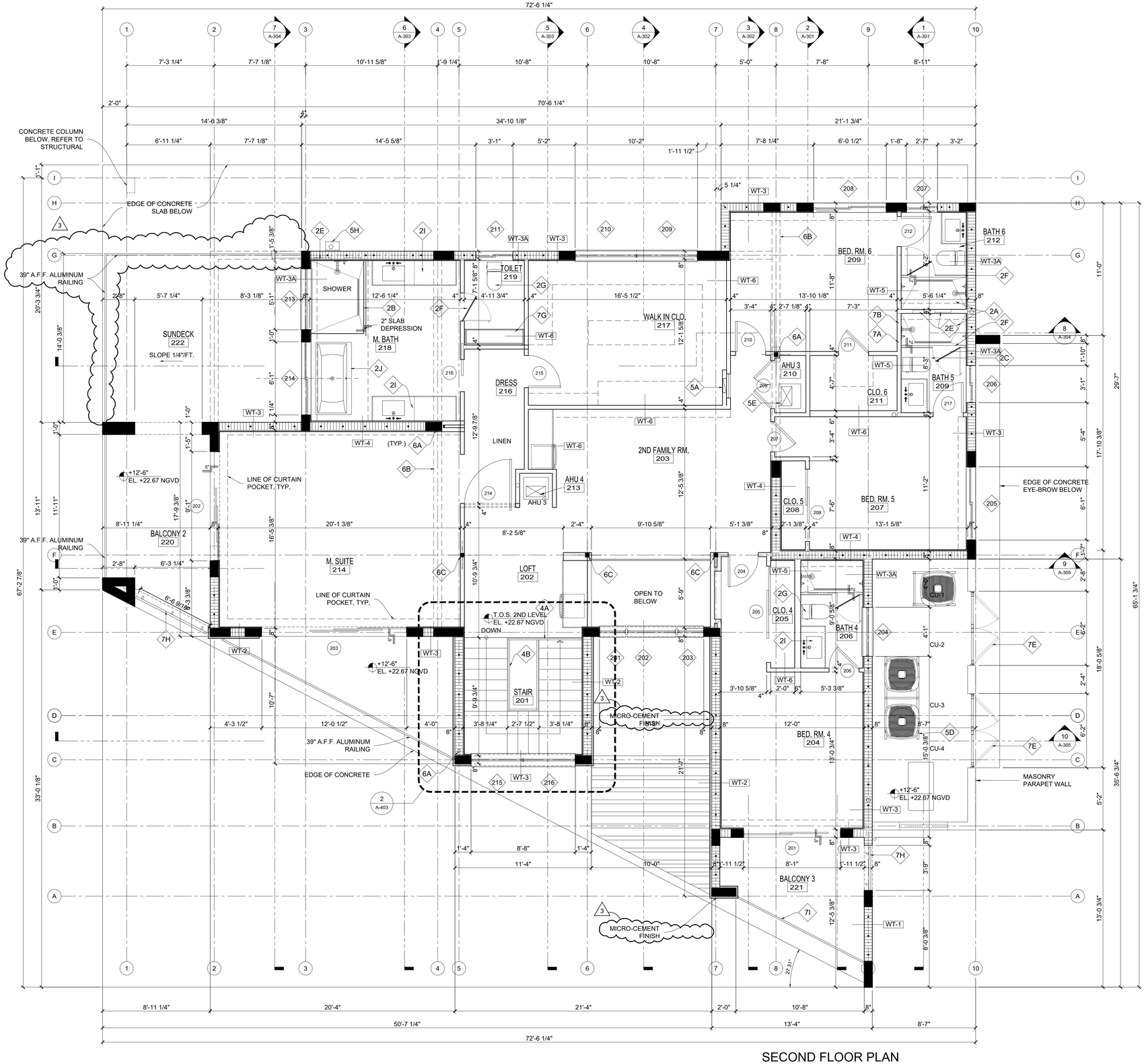
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SECOND FLOOR PLAN

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

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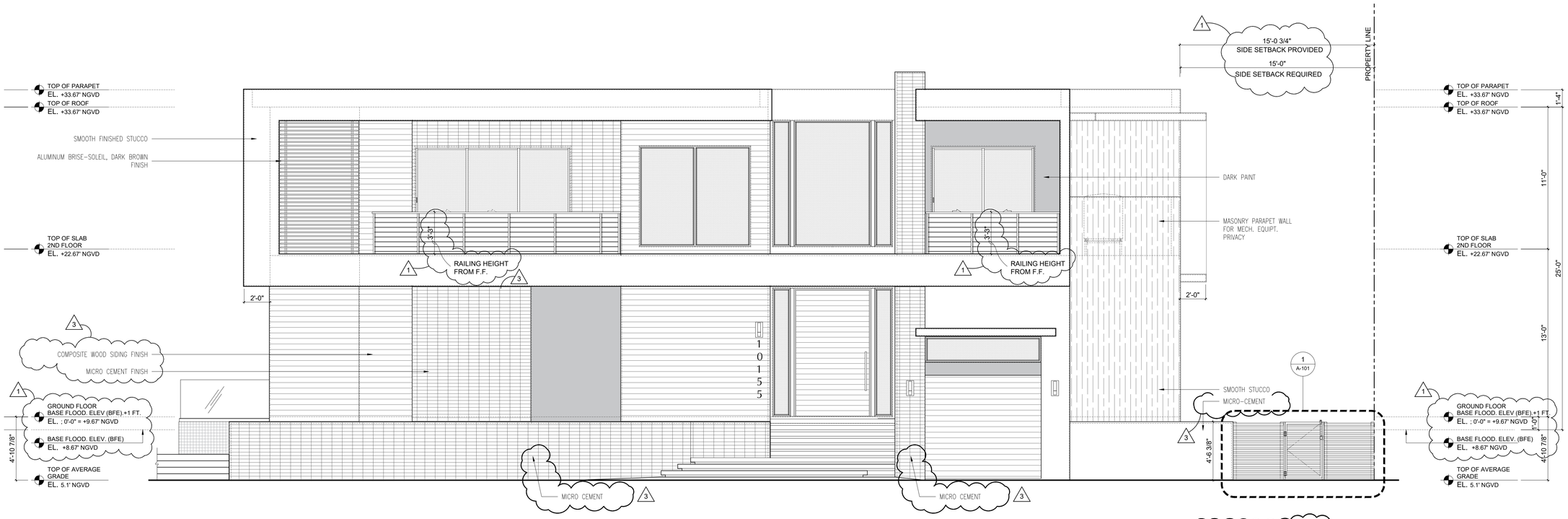
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MMPA-1117
SECOND FLOOR PLAN

SHEET NO.
A-103



WEST ELEVATION

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



SOUTH ELEVATION (REAR)

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

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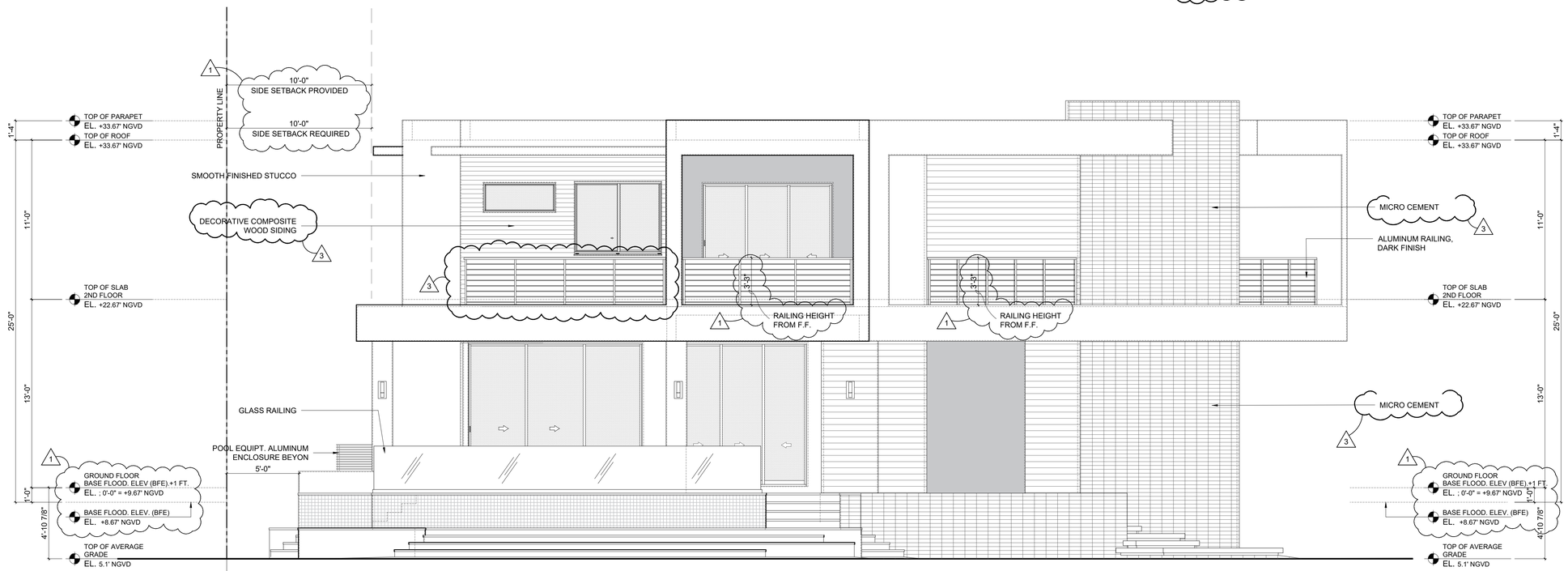
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FRONT & REAR ELEVATIONS

SHEET NO.
A-201



1 EAST ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



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

JLE
JORGE L. ESTEBAN
ARCHITECTURE & PLANNING
AA 26003715

1200 ANASTASIA AVE.
SUITE 420
CORAL GABLES, FL. 33134
TEL. NO. 305. 209.3421
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THE 10155 W BROADVIEW DRIVE TRUST

10155 W. BROADVIEW DR
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REVISIONS:

NO.	DATE:	REMARKS:
1.	11/04/21	P & Z COMMENTS
2.	07/12/22	PLUMBING COMMENTS
3.	03/04/24	MICRO-CEMENT
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

DRAWN BY: JE
DATE DRAWN: 07/21/21
DATE ISSUED: 03/12/24
COMM. NO. BH - 07

MMPA-1117

SIDE ELEVATIONS

SHEET NO.
A-202

AGENDA ITEM REPORT
April 16, 2024

ITEM NUMBER: 3.

ITEM: Request for approval for an exterior renovation for "Shani Kagan & Beaujon Davidson" located at 1231 101 Street, Lot 15 of Block 25. The owners are proposing to renovate the existing exterior house facade with a raised front entry & foyer / wood-appearing stucco siding and new doors and window locations. Enclosed please find the site plan and elevations. Item #3.

DESCRIPTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 1231 101 St. SFR Reno DRB Staff Report April 9 2024
2.	1231 101 Street DRB Set 4.16.2024

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Design Review Board (DRB)
Town of Bay Harbor Islands

From: Michael J. Miller, AICP
Town Planner
MMPA-Consultant Town Planner

Date: April 9th, 2024

Subject: Existing Single-Family Residence - Renovation
1231 101 Street
Bay Harbor Islands Acct. No.: SPR2024-000002
MMPA Acct. No.: 01-0702-1183

RECOMMENDED ACTION

MMPA recommends the Design Review Board review the contents of this staff report, the submitted site plan and architectural plans (last revised dated 04/04/2024) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for renovations to an existing single-family house located at 1231 101 Street.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	1231 101 Street
Legal Description:	Lot 15 of Block 25, "Bay Harbor Island" according to the Plat thereof, as recorded in Plat Book 46, at Page 5 of the public records of Miami-Dade County.

PROJECT DESCRIPTION

The project consulting engineer, Arshad Viqar, P.E, and Chuni Ram, as agents for the property owner, Shani Kagan, have submitted an application for renovations to an existing single-family residence on an interior dry lot located at 1231 101 Street. The existing one-story home will have approximately 3,239 square feet of A/C living space. The residence will have five (5) bedrooms, six (6) full bathrooms, and a study room.

The Town initially received a building permit application for "interior" renovations; however, as staff reviewed the plans considerable exterior renovations were noted that would significantly alter the house facade appearance (raised front entry & foyer / wood appearing stucco siding / door & window locations). The Town Code allows the top tie beam to be no more than 22' above BFE + 1' FBC freeboard – the existing tie beam is about 9' above that elevation. The proposed raised entry feature top beam is shown at about 13'-7" above BFE + 1' FBC freeboard. The property has a few non-conforming features, including hardscape setbacks (pool deck / walkways) and landscaping. The plans show the removal of some existing hardscape encroachments to meet Code and some landscaping improvements (add two (2) Florida Live Oak Street Trees / other). The Miami-Dade County Property Appraiser website lists the structure as being originally built in 1955-56. The Town's 2006 Historic Structure Survey listed the existing architectural style as Masonry Vernacular with some Post-Modern features. The renovated single-family home will be a contemporary architectural design if the DRB approves the project.

PROJECT HISTORY

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

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

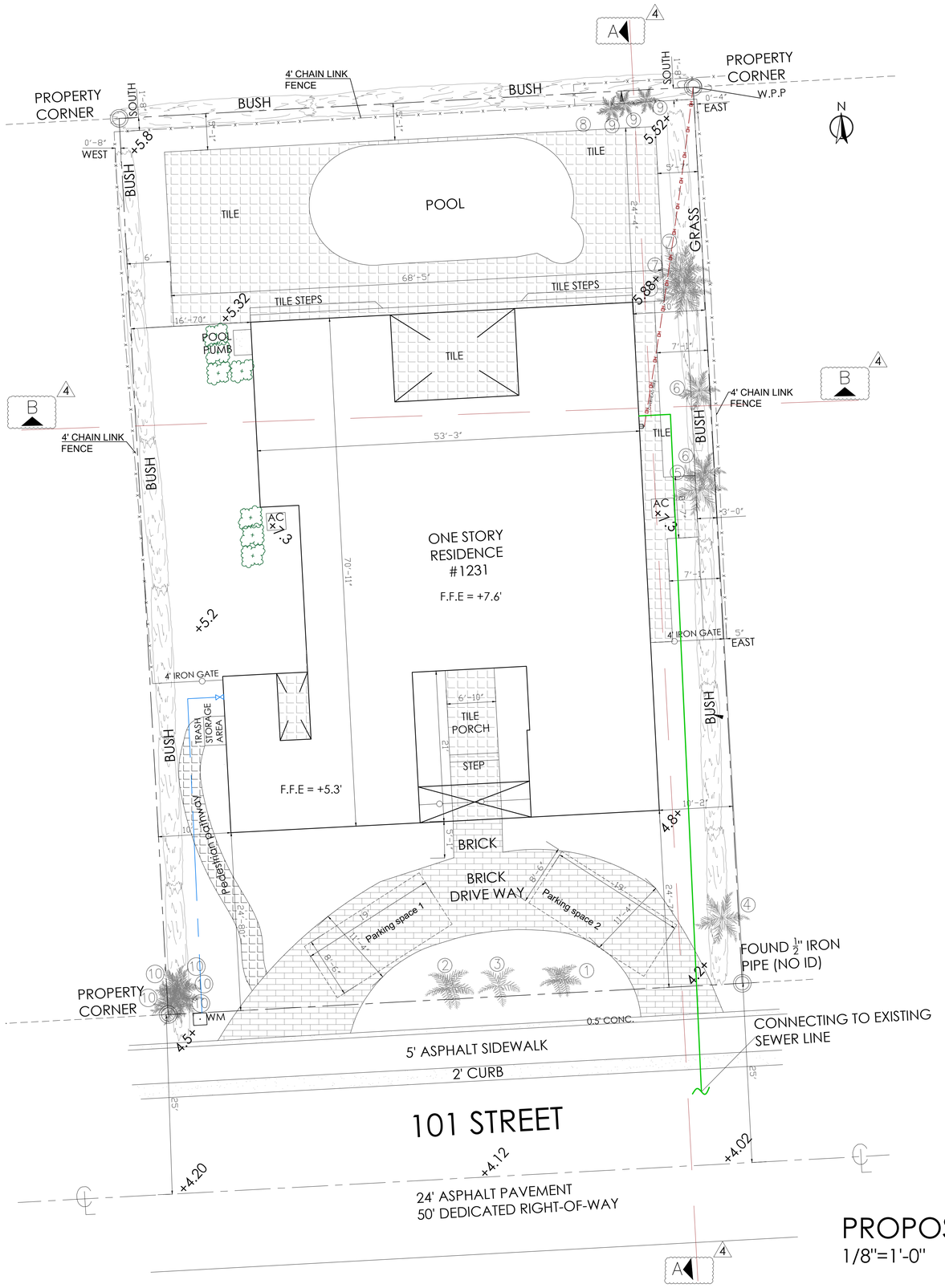
The site will not require re-platting, as the site is currently platted as described above under the legal description (single lot).

SUMMARY / SUGGESTED CONDITIONS &SITE PLAN COMMENTS

The latest site plan & architectural plans submitted for renovations (exterior & interior) of an existing single-family house at 1231 101 Street meet or exceed most current Town Land Development and Landscape Code requirements (limited ability to require complete compliance). The applicant previously submitted plans that were reviewed and commented on by MMPA / Town staff and all previous comments and issues have been addressed by the current plans.

The following conditions of approval are recommended:

1) This approval is based on the plans prepared by Consulting Engineer Arshad Viqar, P.E., last revised April 4, 2024, with any modifications required by the Design Review Board. All modifications to the above plans shall be reviewed by Town staff and may require re-approval by the DRB if felt to be substantial.



PROPOSED SITE PLAN

1/8"=1'-0"

LEGEND OF SYMBOLOGY

- ELECTRIC METER
- UTILITY POLE
- PROPERTY LINE
- SEWER LINE
- CHAIN LINK FENCE
- WATER METER
- IRON GATE

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NOTE:
ALL ELEVATIONS ARE IN VERTICAL DATUM NGVD 1929

NOTES:

1- EXISTING DRIVEWAY IN LIGHT GREY BRICK PAVERS
2- EXISTING POOL DECK IN TRAVERTINE TILE SAND COLOR.
3- EXISTING WALKWAYS IN TRAVERTINE TILE SAND COLOR.
4- NEW PEDESTRIAN PATHWAY IN LIGHT GREY BRICK PAVERS.
5- EXISTING GATES ON THE SIDE OF THE HOUSE REQUIRED TO BE SELF-LOCKING (CHILD SAFETY-STATE LAW).

LANDSCAPE OPEN SPACE CALCULATION		
LOT SIZE= 10,000 SF= 100%		
a) ALL UNDER ROOF	3792.74 SF	37.92%
b) DRIVEWAY	743 SF	7.43%
c) WALKWAYS	304.3 SF	3.04%
d) POOL	1,233.3 SF	12.33%
e) POOL DECK	428.8 SF	4.28%
f) GREEN SPACE	3,497.9 SF	35%

Landscape open space = (lot size -a-b-c-d-e) * 100 / lot size
= (10,000-3792.74-743-304.3-1233.3-425.8) * 100 / 10,000
= 3,497.9 * 100 / 10,000
= 35% (landscape open space)

LOT COVERAGE CALCULATION		
LOT SIZE= 10,000 SF= 100%		
ALL UNDER ROOF	3792.74 SF	37.92%

GREEN SPACE= ALL UNDER ROOF * 100 / LOT SIZE
= 3,792.74 * 100/ 10,000
= 37.92 % OF LOT COVERAGE

FRONT YARD CALCULATION		
FRONT YARD AREA= 80' Ft * 24.75' Ft= 1,980 SF= 100%		
DRIVEWAY AREA	743 SF	37.53%

GREEN SPACE= (FRONT YARD AREA- DRIVEWAY AREA) * 100 / FORNT YARD AREA
= (1980 - 743) * 100/ 1980
= 62.47 % OF GREEN SPACE IN FRONT YARD

REVISION NO.	DATE
1	
2	4-8-23
3	3-10-24
4	04-05-24

Arshad Viqar

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Date: 2024.04.09 08:41:56 -04'00'

ARSHAD VIQAR LICENSE No. 38863 STATE OF FLORIDA PROFESSIONAL ENGINEER

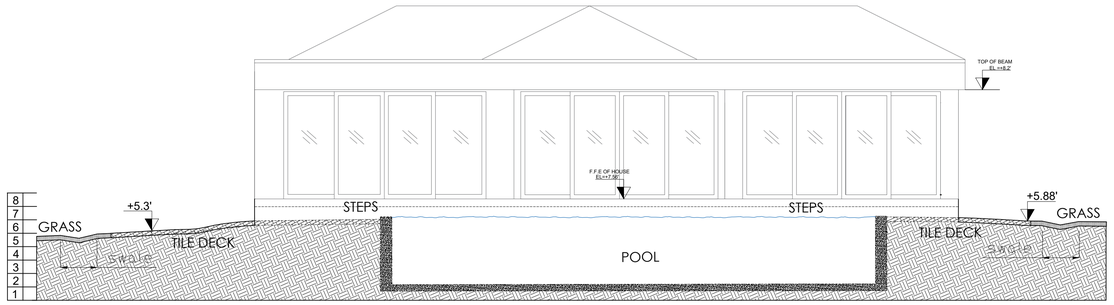
CONSULTING ENGINEER:
ARSHAD VIQAR, P.E.
FL. LIC. No. 38863
12260 SW 8th ST Suite #224
MIAMI, FL 33184
PHONE : (786) 502-2096

INTERIOR & AMPL
EXTERIOR REMODELING
1231 101 STREET BAY HARBOR ISLAND
MIAMI, FL 33154

DRAWN BY: RBF
CHECKED BY:
DATE: 04-04-24
SCALE:
SHEET:

SP3

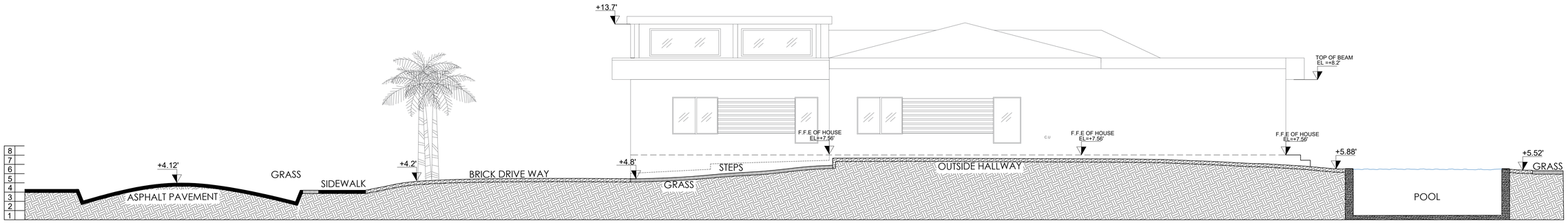
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SECTION ELEVATION A.A

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

NOTE:
FLOOD ZONE: AE
BFE: 8.0'



SECTION ELEVATION B.B

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

REVISION NO.	DATE
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2	4/8/23
3	4-25-23
4	

Arshad Viqar

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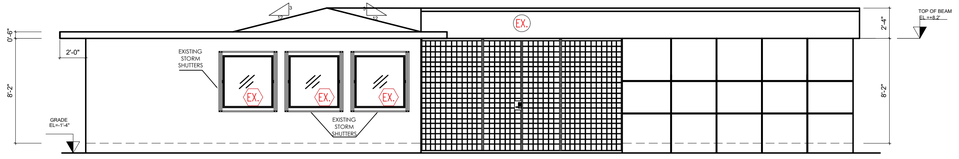
ARSHAD VIQAR LICENSE No. 38863 STATE OF FLORIDA PROFESSIONAL ENGINEER

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FL. LIC. No. 38863
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INTERIOR & AMPL. EXTERIOR REMODELING

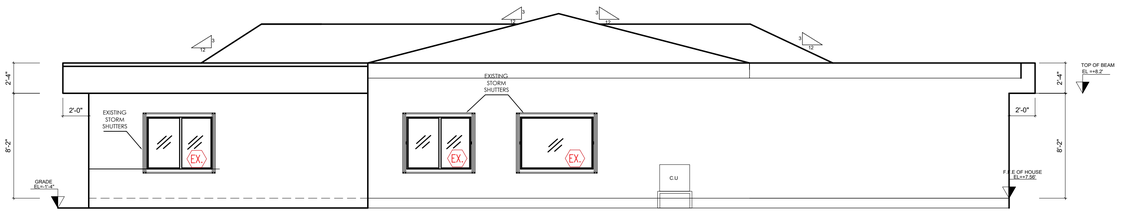
1231 101 ST
BAY HARBOR ISLANDS, FL 33154

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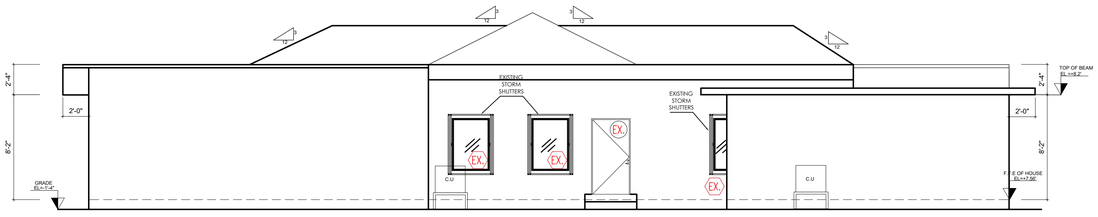
EXISTING FRONT ELEVATION (SOUTH)

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



EXISTING RIGHT ELEVATION (EAST)

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



EXISTING LEFT ELEVATION (WEST)

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



EXISTING BACK ELEVATION (NORT)

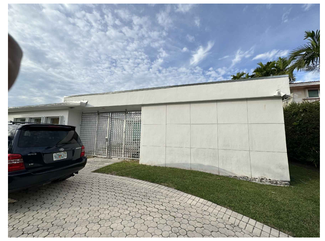
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FRONT ELEVATION (SOUTH)

4







SIDE ELEVATIONS (EAST & WEST)

4











REAR ELEVATION (NORTH)

4





REVISION NO.	DATE
1	2-1-23
2	
3	3-10-24
4	

Arshad Viqar

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ARSHAD VIQAR LICENSE No. 38863 STATE OF FLORIDA PROFESSIONAL ENGINEER

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INTERIOR & AMPL. EXTERIOR REMODELING

1231 101 ST
BAY HABOR ISLANDS, FL 33154

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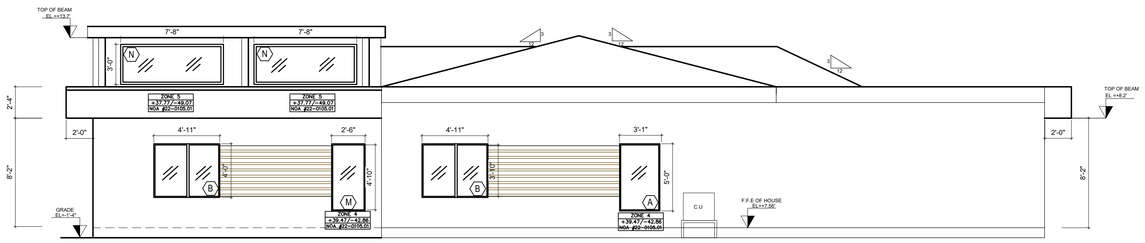
PROPOSED FRONT ELEVATION (SOUTH)

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



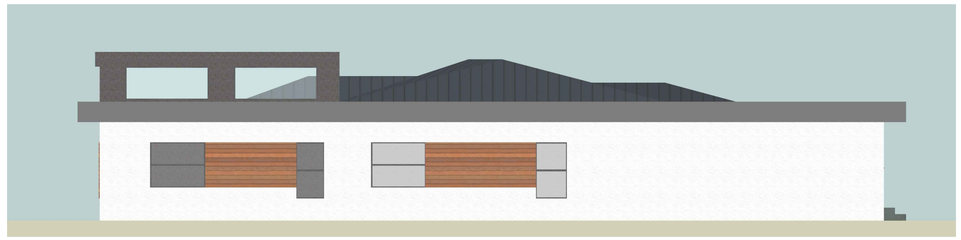
PROPOSED FRONT ELEVATION (SOUTH)

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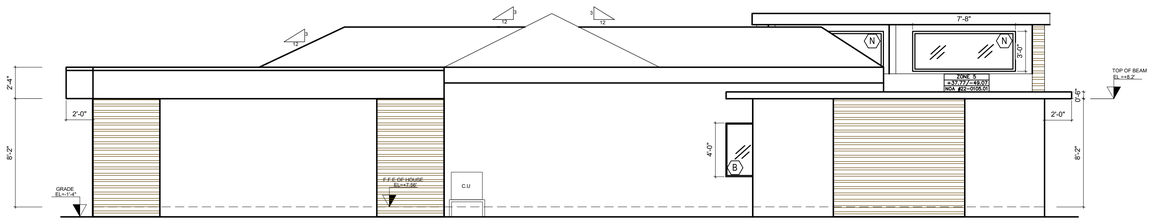
PROPOSED RIGHT ELEVATION (EAST)

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PROPOSED RIGHT ELEVATION (EAST)

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



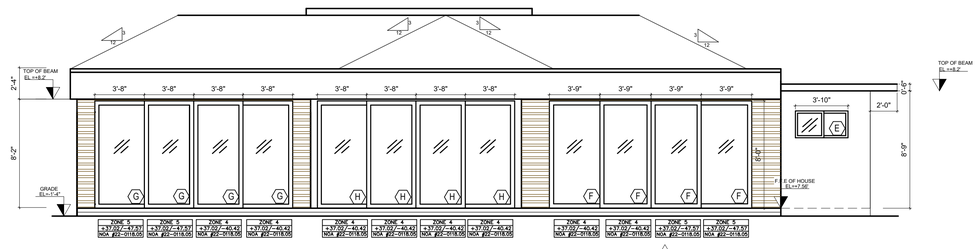
PROPOSED LEFT ELEVATION (WEST)

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



PROPOSED LEFT ELEVATION (WEST)

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



PROPOSED BACK ELEVATION (NORTH) 4

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



PROPOSED BACK ELEVATION (NORTH) 4

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

REVISION NO.	DATE
1	2-1-23
2	4-8-23
3	3-10-24
4	

Arshad Viqar

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Date: 2024.04.09 08:39:04 -04'00'

ARSHAD VIQAR LICENSE No. 38863 STATE OF FLORIDA PROFESSIONAL ENGINEER

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PHONE : (786) 502-2096

INTERIOR & AMPL.
EXTERIOR REMODELING

1231 101 STREET
BAY HABOR ISLANDS, FL 33154

DRAWN BY:	LEO
CHECKED BY:	
DATE:	03-18-24
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SHEET:	A2.2



EXISTING VIEW EXTERIOR
DESIGN IN THE CONTEXT





PROPOSED VIEW THE EXTERIOR
DESIGN IN THE CONTEXT





PROPOSED VIEW THE EXTERIOR
DESIGN IN THE CONTEXT



EXISTING VIEW EXTERIOR
DESIGN IN THE CONTEXT

REVISION NO.	DATE
1	04-05-24
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Arshad Viqar

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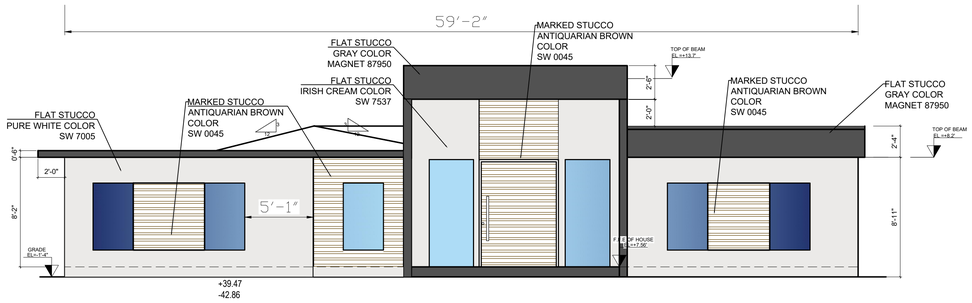
CONSULTING ENGINEER:
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INTERIOR & AMPL EXTERIOR REMODELING

1231 101STREET BAY HARBOR ISLAND
MIAMI, FL 33154

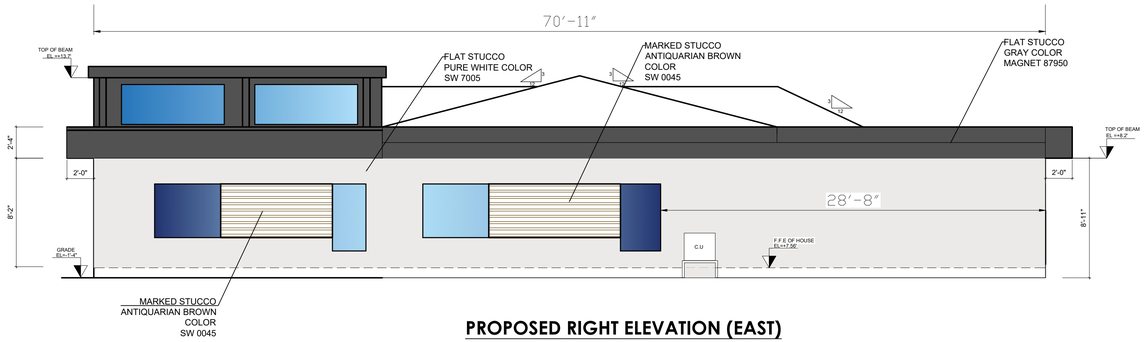
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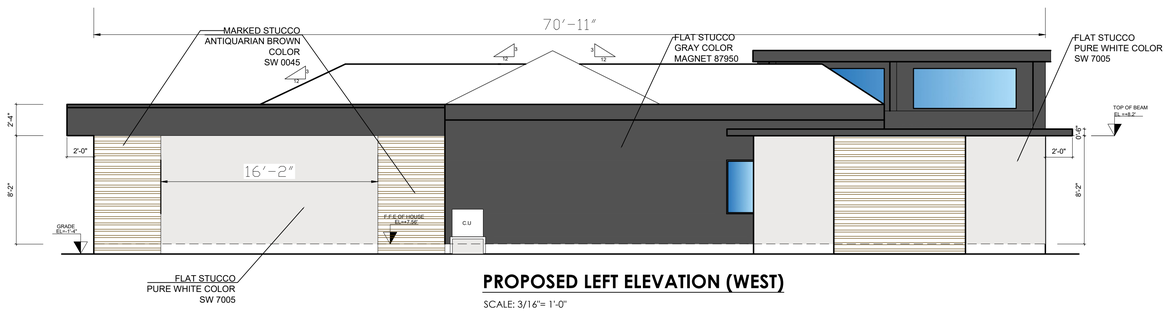
PROPOSED FRONT ELEVATION (SOUTH)

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



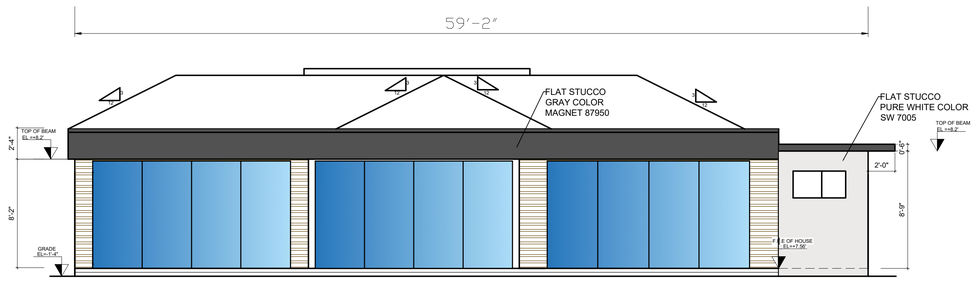
PROPOSED RIGHT ELEVATION (EAST)

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



PROPOSED LEFT ELEVATION (WEST)

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



PROPOSED BACK ELEVATION (NORTH)

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

BUILDING ARTICULATION ANALYSIS SOUTH ELEVATION

SOUTH ELEVATION TOTAL AREA= 696.6 SF
SOUTH ELEVATION TOTAL LENGTH= 59.2 F
UNINTERRUPTED WALL SURFACES= 5.1 F=8.61%<50% OF TOTAL LENGTH

	TYPE OF MATERIAL	SF	%	OBSERVATIONS
MATERIALS	GLASS(WINDOWS & DOORS)	127.0	18.2	GLASS AND WOOD PANELS ARE 50% OF THE FACADE AREA
	MARKED STUCCO(WOOD IMIT)	221.5	31.8	
	STUCCO (PURE WHITE & GRAY	348.1	50	STUCCO 50%
	TOTAL	696.6	100	

BUILDING ARTICULATION ANALYSIS EAST ELEVATION

EAST ELEVATION TOTAL AREA= 807.4 SF
EAST ELEVATION TOTAL LENGTH= 70.11 F
UNINTERRUPTED WALL SURFACES= 25.1 F=35.8%<50% OF TOTAL LENGTH

	TYPE OF MATERIAL	SF	%	OBSERVATIONS
MATERIALS	GLASS(WINDOWS & DOORS)	64.4	8	GLASS AND MARKED STUCCO ARE 21% OF THE FACADE AREA
	MARKED STUCCO(WOOD IMIT)	104.6	13	
	STUCCO (PURE WHITE & GRAY	638.4	79	STUCCO 79%
	TOTAL	807.4	100	

BUILDING ARTICULATION ANALYSIS WEST ELEVATION

WEST ELEVATION TOTAL AREA= 774.8 SF
WEST ELEVATION TOTAL LENGTH= 70.11 F
UNINTERRUPTED WALL SURFACES= 16.2 F=23.1%<50% OF TOTAL LENGTH

	TYPE OF MATERIAL	SF	%	OBSERVATIONS
MATERIALS	GLASS(WINDOWS & DOORS)	8	1.04	GLASS AND MARKED STUCCO ARE 37.1% OF THE FACADE AREA
	MARKED STUCCO(WOOD IMIT)	279.5	36.07	
	STUCCO (PURE WHITE & GRAY	487.3	62.89	STUCCO 62.89%
	TOTAL	774.8	100	

BUILDING ARTICULATION ANALYSIS NORTH ELEVATION

WEST ELEVATION TOTAL AREA= 576.7 SF
SOUTH ELEVATION TOTAL LENGTH= 59.2 F
UNINTERRUPTED WALL SURFACES= N/A

	TYPE OF MATERIAL	SF	%	OBSERVATIONS
MATERIALS	GLASS(WINDOWS & DOORS)	356.3	61.8	GLASS AND MARKED STUCCO ARE 72.3% OF THE FACADE AREA
	MARKED STUCCO(WOOD IMIT)	60.5	10.5	
	STUCCO (PURE WHITE & GRAY	159.9	27.7	STUCCO 27.7%
	TOTAL	774.8	100	

4

TOTAL AREA OF ELEVATIONS= 2,855.5 SF= 100%
TOTAL OF GLASS SURFACES= 555.7 SF= 19.46%
TOTAL OF MARKED STUCCO SURFACES= 666.1 SF= 23.33%
TOTAL OF STUCCO SURFACES= 1,633.7 SF= 57.21%

NOTES:

- THE TOTAL AREA OF SURFACES OCCUPIED BY GLASS AND MATERIAL CHANGES (MARKED STUCCO) REPRESENT 42.79% OF THE TOTAL SURFACE OF THE ELAVATIONS.
- IN ALL ELEVATIONS THE LENGTH OF UNINTERRUPTED WALLS IS LESS THAN 50% OF THE TOTAL LENGTH OF THE ELEVATION



ISOMETRIC A



ISOMETRIC B

REVISION NO.	DATE
1	–
E	–
3	3-10-24
4	

Arshad Viqar

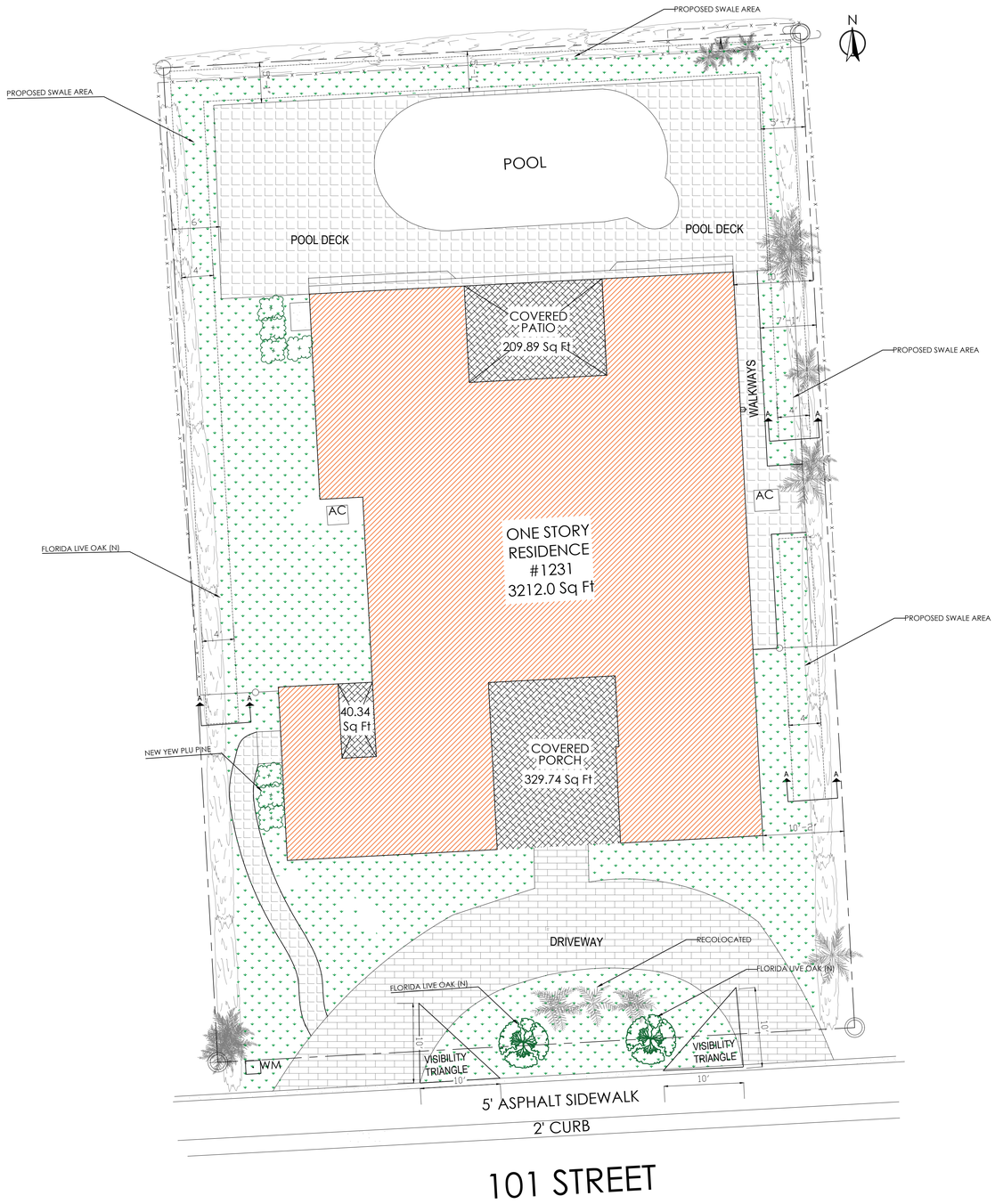
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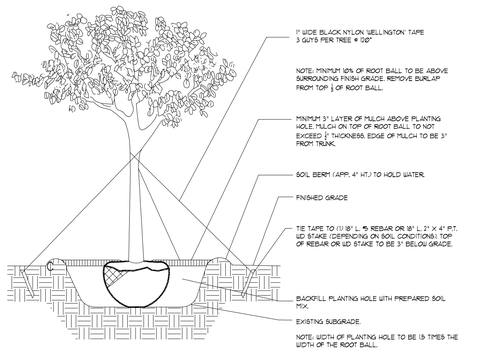
ARSHAD VIQAR LICENSE No. 38863 STATE OF FLORIDA PROFESSIONAL ENGINEER

CONSULTING ENGINEER:
ARSHAD VIQAR, P.E.
FL LIC. No. 38863
12260 SW 8th ST Suite #224
MIAMI, FL 33184
PHONE : (786) 502-2096

INTERIOR & AMPL.
EXTERIOR REMODELING
1231 101 STREET
BAY HABOR ISLANDS, FL 33154

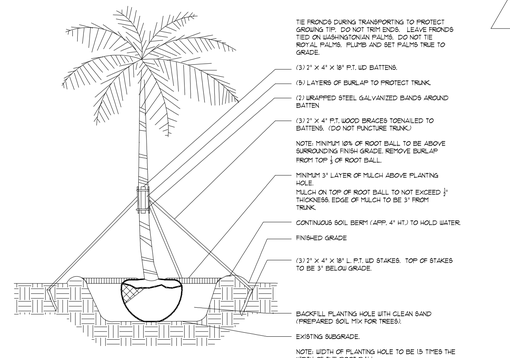
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CHECKED BY:	
DATE:	04-04-24
SCALE:	
SHEET:	A3





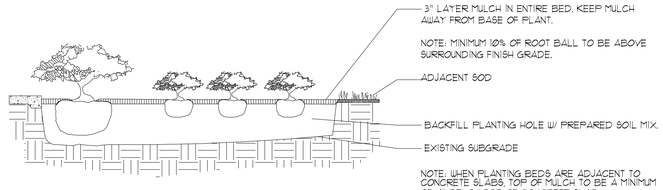
TREE PLANTING DETAIL N.T.S.

TREES WITH 3" CALIPER OR LESS



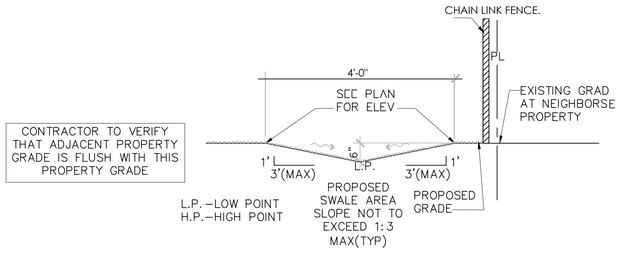
PALM PLANTING DETAIL N.T.S.

LARGE TREE PLANTING DETAIL SIMILAR



SHRUB/GROUND COVER DETAIL N.T.S.

LANDSCAPE LEGEND							
SYMBOL	NEW	EXISTING	COMMON NAME	SCIENTIFIC NAME	NATIVE SPECIES	HEIGHT RANGE	QUANTITY
		X	FLORATAM GRASS	FLORATAM ST. AGUSTINE	-	---	ALL GREEN AREA
	X	X	YEW PLU PINE	PODOCARPUS MACROPHYLLUS	NO	3'-5'(E)	7
	X		LIVE OAK	QUERCUS VIRGINIANA	YES	2.5"DBH, 15.0'H, 6.0' SPREAD	2
		X	DWARF BURFORD HOLLY HEDGE	ILEX CORNUTA	YES	---	---
		X	PALM	CARPOXYLON MACROSPERMUM	YES	---	10



SECTION A-A

LANDSCAPE OPEN SPACE CALCULATION		
LOT SIZE= 10,000 SF= 100%		
a) ALL UNDER ROOF	3792.74 SF	37.92%
b) DRIVEWAY	743 SF	7.43%
c) WALKWAYS	304.3 SF	3.04%
d) POOL	1,233.3 SF	12.33%
e) POOL DECK	428.8 SF	4.28%
f) GREEN SPACE	3,497.9 SF	35%

Landscape open space = (lot size -a-b-c-d-e) * 100 / lot size
= (10,000-3792.74-743-304.3-1233.3-425.8) * 100 / 10,000
= 3,497.9 * 100 / 10,000
= 35% (landscape open space)

TREE INVENTORY				
NO.	TREE	DBH (INCHES)	HEIGHT (FEET)	WIDTH (FEET)
1	PALM (2)	4.2	6	5
2	PALM (2)	4.2	8	6
3	PALM	4.2	8	5
4	PALM	3.6	18	8
5	PALM	4.8	24	8
6	PALM	3.6	16	6
7	PALM	5.4	20	8
8	PALM	3.6	18	0
9	PALM	3.6	16	4
10	PALM	3.6	17	6

REVISION NO.	DATE
1	02-01-23
2	4/8/23
3	4/25/23
4	

4

Arshad Viqar

Digitally signed by Arshad Viqar
Date: 2024.04.09 08:40:55 -04'00'

ARSHAD VIQAR LICENSED No. 38863 STATE OF FLORIDA PROFESSIONAL ENGINEER

CONSULTING ENGINEER:
ARSHAD VIQAR, P.E.
FL. LIC. No. 38863
12260 SW 8th ST Suite #224
MIAMI, FL 33184
PHONE : (786) 502-2096

INTERIOR & AMPL.
EXTERIOR REMODELING
1231 101 ST
BAY HABOR ISLANDS, FL 33154

DRAWN BY: RBF
CHECKED BY:
DATE: 04/04/24
SCALE:
SHEET:

L1

AGENDA ITEM REPORT
April 16, 2024

ITEM NUMBER: 4.

ITEM: Request for approval for a new single-family home for "VERONICA ESPINEL & WILLIAM PETIT" located at 10040 E. Broadview Drive, Lot 1 of Block 26. The owners are proposing to construct a new two-story single-family home. The existing one-story single-family home, about 3,293 sq. ft, built in 1954 is to be demolished. The proposed new two-story home has approximately 6,605 sq. ft. of a/c living space with a two-car garage. The residence will have 6 bedrooms, 6 full bathrooms, 1 cabana bath and one 1/2 bath. Enclosed please find the site plan and elevations. Item #4

DESCRIPTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 10040 EBVD SFR DRB Staff Report April 10 2024
2.	10040-geotec-soil-1
3.	10040 E Broadview Dr DRB Set 4.16.2024

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Design Review Board (DRB)
Town of Bay Harbor Islands

From: Michael J. Miller, AICP
Consultant Town Planner

Date: April 10th, 2024

Subject: Single-Family Residence – New Construction (Replacement)
10040 East Broadview Drive
Bay Harbor Islands Acct. No.: SPR23-000039
MMPA Acct. No.: 01-0702-1179

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report, and the latest revised Site Development Plans, and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications, as deemed appropriate and/or with conditions, to allow for the construction of a new replacement single-family home located at 10040 East Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 10040 East Broadview Drive
Legal Description: Lot 1 of Block 26, "Bay Harbor Island", according to the plat thereof, as recorded in the Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

PROJECT DESCRIPTION

The project architect, Boutros Bounahra, as agent for the property owners, William Petit & Veronica Espinel, have submitted an application to construct a new replacement single-family residence on an interior corner lot located at 10040 East Broadview Drive. The 10,625 sq. ft. lot is currently developed with a one-story single-family home about 3,293 sq. ft. in size built in 1954 according to the MDPA website. The existing home and site improvements will be demolished.

A new 2-story 6,605 sq. ft. under A/C home is proposed with 6 BR / 6 Baths / 1 Cabana Bath / 1 half-bath and a two (2) car garage. The proposed new home is rectangularly shaped with flat roofs. A swimming pool / deck area is proposed within the EBVD street-side setback as allowed, with a decorative screening wall and landscaping as required. In addition, an outdoor kitchen and covered terraces are proposed. The overall height of the proposed new home is 25' above the Base Flood Elevation (BFE) + 1' FBC freeboard, which complies with the 25' maximum height permitted for flat roofs. A short (2') parapet wall is proposed around the 2nd floor roofline. The proposed landscaping design meets or exceeds the minimum Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements. Almost all of the existing on-site trees are palms, some of which will be preserved, with new shade trees to meet Code.

PROJECT HISTORY

The applicant submitted an initial set of plans in December 2023 and one set of revised plans that were reviewed by MMPA / Town staff for consistency with the Town Code requirements. Comments were given to the applicant and the current submitted plans are reflective of all requested changes.

COMPREHENSIVE PLAN / ZONING

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

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

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

SUMMARY / RECOMMENDATION

The latest Site Development Plans submitted for the construction of a new single-family home located at 10040 East Broadview Drive meets or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval are recommended:

1) This approval is based on the latest plans prepared by Boutros Bounahra (architect) and Parametrika Land & Design (landscaping) dated March 8th, 2024, with any modifications required by the Design Review Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the Design Review Board if felt to be substantial.

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Revised: March 4, 2024
February 19, 2024

Project No. 24-061

Eitan Zimerman
9132 Dickens Avenue
Surfside, Florida 33154

Attn: Eitan Zimerman

RE: Report of Geotechnical exploration for a proposed property
Located: 10040 E. Broadview Drive, Bay Harbor Island, Florida.

Dear Mr. Zimerman:

In accordance with your request, we have completed the subsurface exploration and geotechnical evaluation for a proposed property in Bay Harbor Island, Florida. Enclosed are two (2) copies of the report, including our findings and construction considerations.

B3 Material Testing Engineering, LLC. appreciates the opportunity to be of service during this phase of the project. If there are any questions or comments you may have regarding the content of this report, or if you may need any further service, please do not hesitate to contact us.

Sincerely yours,
B3 Material Testing Engineering, LLC.



Dario A. Herrero, P.E.
Florida Reg. 67796

DH/AD/bm-EitanZimerman.

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Revised: March 4, 2024
February 19, 2024

Project No. 24-061

INTRODUCTION

B3 Material Testing Engineering LLC. (B3 MTE) conducted a subsurface investigation at the above-referenced project. This investigation was performed on February 15, 2024, authorized by Mr. Eitan Zimerman.

The purpose of the investigation was to obtain information concerning the sub-surface condition to provide site preparation and foundation design alternatives for support of the proposed construction. Two (2) standard penetration test borings were performed to achieve the desired objective. The approximate boring locations are indicated on the attached Boring Location Plan. We have also attached the Boring Logs, which include the types of materials encountered, results of the field tests, and measured groundwater depths.

SCOPE

The scope of services included a site survey, geotechnical investigation, field, engineering analysis, and data evaluation.

PROJECT AND SITE DESCRIPTION

The project consists of a proposed property in Bay Harbor, Florida.

SUBSURFACE INVESTIGATION PROCEDURES

The soil borings were performed on February 15, 2024, with a truck-mounted drilling rig and were advanced using hollow stem auger drilling methods. A total of two (2) soil borings were performed to a depth of 35 feet. In addition, representative soil samples were obtained using split spoon sampling procedures per ASTM Specification D-1586.

A two (2) foot long two (2) inches O.D. Split Spoon Sampler was driven into the ground by successive blows with a 140 lb. hammer dropping thirty (30) inches. The soil sampler was driven two (2) feet at a time or every change in soil characteristics, then extracted for visual examination and classification of the retained soil samples.

The number of blows required for a one (1) foot penetration of the sampler is designated as "N" (known as the standard penetration resistance value). The "N" value provides an indication of the relative density of non-cohesive soils and the consistency of cohesive soils. Suitable corrections are applied to this number to include the effects of soil overburden pressure and other factors.

Finally, soils are generally evaluated from the established correlation between "N" and soils' relative density or consistency. Foundation engineers and architects have widely accepted this dynamic soil testing method to evaluate soils' bearing capacity conservatively.

Revised: March 4, 2024
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SOIL, PAVEMENT AND GROUNDWATER CONDITIONS

The soil boring logs included in this report indicate specific soil conditions encountered in the borings. The stratification of the profile components, as shown on the boring logs, represents the subsurface conditions at the actual boring locations. Variations may occur within a short distance from the borings. Lines of demarcation represent the approximate boundary between the type of material encountered, but the transition may be gradual or not clearly defined.

The existing ground conditions consists of 6" asphalt, 6" to 2'6" light brown sand with rock fragments, (medium dense), 2'6" to 6' clay (muck) (loose to very loose), 6' to 11' peat (very loose), 11' to 16' gray silty sand with organics (very loose), 16' to 25' gray sand with shell and soft rock fragments (loose to medium dense), and between 25' to 35' gray sand with shell and traces of rock fragments (medium dense)

The types of foundation material encountered have been visually classified and are described in detail in the boring logs. The results of the field penetration tests are presented in the boring logs in numerical and graphic forms.

Groundwater was measured immediately at the completion of each soil boring and was found at an average of approximately **five (5) feet five (5) inches** below the existing surface (see logs). Design engineers must verify existing ground elevations and FEMA Flood and County's highest and lowest groundwater elevation for their design. Designers shall consult Contractors with specialty groundwater and shall consult waterproofing for all work below the groundwater level. Fluctuation in the observed groundwater level should be expected due to seasonal climatic changes, rainfall variation, surface water runoff, and other specific factors related to the site. Therefore, dewatering for pile caps shall be considered.

FOUNDATION RECOMMENDATIONS

In order to reduce settlements to an allowable range would require removal and replacement of the organic soils with structural fill. Due to the depth of the organic soils and the high-water level encountered at a depth about 2 feet below existing ground surface, we anticipate this undercutting procedure may be costly and impractical for this project. Therefore, this site preparation procedure was not further evaluated.

Based on the sub-surface conditions encountered, B3 Material Testing Engineering LLC. (B3 MTE), has evaluated a few foundation systems for providing additional support to the existing structure. Our understanding of the proposed structure and our field boring logs, it is evident that deep foundation systems are needed to support the proposed structure and slabs without detrimental settlement.

The client did not provide a grading plan at this time for B3 MTE; however, the site is relatively flat. Structural data was not available at this time. Therefore, if the information herein needs to be corrected or the structure differs from the characterization we provided in this report, inform us immediately so we may re-evaluate our analyses.

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The proposed pile length is based on the ground elevation at the drilling time. Pile length will need to be adjusted based on the proposed final designs.

Pile special consideration in the analysis was given to the following:

1. A layer of organic material of varied thickness makes the site less appropriate for construction using regular spread footings and single column pads at the existing grade.
2. Length to width ratio of the proposed structure with particular emphasis on differential settlement.

Given the above, the following foundation systems were selected.

ALTERNATIVE I: AUGERCAST PILES (Pressure grouted)

Auger cast (pressure grouted) piles are a feasible foundation alternative. The capacity of these piles is essentially developed in tip bearing and side friction. Therefore, when these piles are installed or socketed, they will "lock into" the rock and sand strata, providing adequate bearing capacity.

The relationship obtained is as follows in Table I:

TABLE I

SIZE (Dia.)	Allowable Proposed Length	Allowable Lateral Load	Allowable Tensile Capacity	Compressive Bearing Capacity	Remarks
14" Ø	35 Feet	2 Tons	15 Tons	30 Tons	No Load Test Required

Large volumes, possibly up to twice (or more) of the theoretical pile volume, may be required for proper auger cast pile installation.

A minimum of three (3) piles should initially be driven (installed) at strategic locations to verify the suggested pile length. The entire pile driving (installation) operation should be monitored and performed following the relevant local and state requirements.

The installation of adjacent auger cast piles (located within 6' o.c. of each other) on the same working day is not recommended. We recommend that the adjacent piles not be installed until the initial grouted pile has been set overnight. The minimum spacing should be at least three pile diameters.

The grout used in the pile installation shall develop a minimum compressive strength of 4,000 psi at 28 days. Due to subsoil conditions, large grout volumes, possibly twice the theoretical pile volume, are expected for proper auger cast pile installation. Furthermore, former structures have been demolished, and former piles removed, causing additional underground cavities.

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All piles shall be designed by a professional engineer and placed under the supervision of B3 MTE geotechnical engineer to verify compliance with our recommendation. If the pile is not reinforcing over the entire length, we recommend a single #7 bar be placed the whole length of the pile to verify pile continuity.

Detailed settlement analysis was beyond the scope of this report. However, we have compared field test data obtained in this exploration with our experience with structures similar to this report. The estimated magnitude of these settlements is ½ to 1 inch. Due to the granular nature of the subsurface materials, foundation settlements should occur as the loads are applied and should be virtually negligible by the end of the building shell completion.

ALTERNATIVE II: TYPE B HELIX PIER; HELICAL PILES:

Helical piles are another feasible alternative. The capacity of these piles is essentially developed in tip bearing. Note that the actual length of the installed helical piles will depend on achieving the required torque and corresponding design capacity.

Helical pile bearing capacity is a proprietary product dependent on shaft type, size, steel strength, helix size, numbers and spacing, and depth. Therefore, the helical pile specialty foundation contractors and their engineers shall submit signed and sealed shop drawings of the proposed helical piles to the building department. Below are the minimum depth and capacities unless authorized by the geotechnical engineer.

The analysis for this foundation alternative consisted of determining a pile capacity for a specific size and depth of installation. See Table II below:

TABLE II

Size (Dia.)	Allowable Proposed Length	Allowable Tension Capacity	Allowable Compressive Bearing Capacity
3.0 inches	35 Feet or Refusal	5 Tons	12 Tons

The above depths are the minimum depths required to achieve design capacities. Predrilling might be necessary to achieve design depths. These depths may vary considerably due to the non-homogeneous nature of the subsoil materials. We recommend that the piles be spaced at least three (3) diameters (largest helical diameter) apart center-to-center. The entire pile driving operation should be monitored and performed according to local and state requirements. The proposed length is based on the existing surface during drilling.

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FLOOR SLAB

The organic soil underlying the site will decay over time and cause settlement. Without any filling, we estimate that the organic soil layer has a potential for up to 2 to 3 inches of payment to occur over a long time (25 to 30-year period) owing to organic decay. Therefore, we recommend that the ground-level slabs be designed as structural slabs. In addition, adequate reinforcement must be prepared by the Structural Engineer to resist all anticipated stresses.

FOUNDATION RECOMMENDATIONS (shallow foundation)

Our recommendations are based on the information provided by the client as to the type of structure planned and on our subsurface investigation performed on the proposed site. Our recommendations are as follows:

1. Clear the entire construction area of construction and remove all topsoil, and unsuitable subsurface material to the necessary depth. We anticipate an average clearance depth of approximately **six (6) inches**.

2. Compact cleared area to a minimum compaction of 95% of the optimum dry density as per AASHTO T-180. Verify densification procedures by taking an adequate number of field density compaction tests. The cleared area should be inspected prior to the commencement of the backfilling operation to ensure that all the unsuitable material has been removed.

3. Backfill construction area of the structure to the required elevation with a clean mixture of sand, lime rock and lime sand fill (or approved fill material) in compacted layers not to exceed 10 inches (loose). Compact each layer to a minimum of 95% of the optimum dry density as per AASHTO T180.

4. Excavate footing trenches to the required depth from the ground elevation. Compact the bottom of the footing trench to a minimum compaction of 98% of the optimum dry density as per AASHTO T-180. Verify densification procedures by taking an adequate number of field density compaction tests.

Special Considerations:

a) The subgrade at the design elevation should be observed by a geotechnical engineer and any topsoil, organic, unsuitable, or deleterious material removed. We recommend a B3 MTE representative be onsite at the time of the excavation.

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DESIGN RECOMMENDATIONS:

The above foundation recommendation having been achieved and verified, we anticipate that the foundation and footings may be appropriately proportioned for a safe soil bearing capacity not to exceed ***250 psf.*** (pounds per square foot) with a minimum width of 16 inches. The use of continuous footings and single column pads is suggested.

SAMPLE DISPOSAL

All samples were returned to our laboratory. Samples not tested in the laboratory will be stored for a period of 60 days after submittal of this report and will be discarded after this period, unless we are notified otherwise.

LIMITATIONS OF STUDY

The exploration and evaluation of the foundation conditions reported herein are considered sufficient in detail and scope to form a reasonable basis for the foundation design. In Addition, this investigation and report does not reflect or interpret soil conditions below the tested depth(s).

The recommendations submitted for the proposed construction are based on the available subsurface information and the preliminary design details furnished by the client. Revisions to the plans for the proposed structure enumerated in this report should be brought to the attention of the soil engineer so that he might determine if changes in the foundation recommendations are required.

In addition, suppose deviations from the noted subsurface conditions are encountered during construction. In that case, they should also be brought to the attention of the soil engineer so that he can review the changed conditions and revise these recommendations if warranted.

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GENERAL INFORMATION

SOIL CLASSIFICATION

CORRELATION OF PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTENCY

SAND		
Dynamic Cone Penetrometer Penetrometer Resistance	Standard Penetration Hammer Blows	Relative Density
0 - 10	0 - 4	Very Loose
11 - 25	5 - 9	Loose
46 - 75	10 - 29	Medium Dense
76 - 120	30 - 60	Dense
> 120	> 60	Very Dense

Silt & Clay		
Dynamic Cone Penetrometer Penetrometer Resistance	Standard Penetration Hammer Blows	Relative Density
0 - 6	0 - 2	Very Soft
7 - 15	3 - 5	Soft
31 - 45	5 - 15	Medium Stiff
46 - 90	16 - 30	Very Stiff
91 - 150	31 - 50	Hard

Rock Hardness Description		Particle Size	
Soft	Rock Core Crumbles when handled	Boulder	> 12 in
Medium	Can break cores with your hands	Cobble	3 - 12 in
Moderately Hard	Thin edges of rocks core can be broken with fingers	Gravel	4.76 mm - 3 in
Hard	Thin edges of rocks core cannot be broken with fingers	Sand	0.074 mm - 4.76 mm
Very Hard	Rock core rings when struck with a hammer	Silt	0.005 mm - 0.074 mm
		Clay	< 0.005 mm

GENERAL QUALIFICATIONS

The analysis and recommendations presented in this report are based upon the data obtained from the soil borings performed at the indicated locations and any other information discussed in this report. This report does not reflect any variations between borings or across the site.

Any statements appearing in this report or on the boring logs regarding odors, color, unusual or suspicious items or conditions are strictly for the client's information. In addition, the soil samples cannot be relied on to accurately reflect the strata variations that usually exist between sampling locations. The nature and extent of such variations may not become evident until construction. If variations appear apparent, it will be necessary to reevaluate the report's recommendations. In addition, it is recommended that B3 MTE be retained to perform construction observation and thereby provide a complete professional geotechnical engineering service through the observational method.

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For environmental due to diligence, phase I and/or phase II Environmental Site Assessments is recommended. The recovered samples were not examined, either visually or analytically, for chemical composition or environmental hazards. B3 MTE would be pleased to perform these services, if required.

This report has been prepared for the exclusive use of **Mr. Eitan Zimerman** for specific application to the project discussed and in accordance with generally accepted geotechnical engineering practices. In the event that any changes in the nature, design or location of the project as outlined in this report are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed, and the findings of this report modified or verified in writing by the geotechnical engineer. Note that B3 Material Testing Engineering, LLC. is not responsible for any claims, damages, or liability associated with any other party's interpretation of this report's subsurface data or reuse of the report's subsurface data or engineering analyses without the express written authorization of B3 MTE.

B3 Material Testing Engineering, LLC. appreciates the opportunity to be of service to you at this phase of your project. Please feel free to contact us if you have any questions or comments about this report.

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TEST LOCATION	**As marked on sketch**				
HOLE DIAMETER (FT)	**0.5**	LATITUD:		LONGITUD:	
HOLE DEPTH (FT)	**15**	DATE TEST PERFORMED:			
WATER TABLE BELOW GROUNG SURFACE (FT.)	**5.6**			TEST #:	**P-1**

No.	ELAPSE TIME (min)	GPM
1	1	12.7
2	1	12.5
3	1	12.3
4	1	12.1
5	1	12.1
6	1	11.7
7	1	11.5
8	1	11.5
9	1	11.3
10	1	11.3

DEPTH (FT)	SOIL DESCRIPTION
0' - 2'	Dark gray silty muck with organics
2' - 8'	Peat.
8' - 15'	Dark gray fine to medium sand with shell fragment.

PERCOLATION RATE :	11.9
K-VALUE:	**2.447E-04**

FIELD TECH.:	AL/FM
TYPE BY:	cm

Report Distribution:
1 Client
1 Bill Office



10040 BROADVIEW

BAY HARBOR ISLAND FL 33154

SCHEMATIC DESIGN - ARB

SCOPE OF WORK:

DEMOLITION OF EXISTING SINGLE FAMILY RESIDENCE AND NEW CONSTRUCTION OF TWO-STORY SINGLE FAMILY HOUSE. CONSTRUCTION SHALL BE MASONRY WITH IMPACT RATED WINDOWS AND DOORS.

THE DESIGN FOLLOWS THE CURRENT CODE WITHOUT DEVIATING OR ASKING FOR ANY VARIANCES.

PROJECT TEAM:

ARCHITECT:	BOUTROS BOU-NAHRA
LICENSE NUMBER:	AR99626
LANDSCAPE ARCHITECT:	PARAMETRIKA
FLORIDA STATE LICENSE	LA 6667640

PROJECT INFO:

ADDRESS:	10040 E BROADVIEW DR BAY HARBOR ISLANDS FL 33154
FOLIO NUMBER:	13-2227-001-5090
LEGAL DESCRIPTION:	BAY HARBOR ISLAND PB 46-5, LOT 1 BLK 26
FLOOD ZONE:	AE
BASE FLOOD ELEVATION:	8.00'
LOT SIZE:	10,625 SF
ZONING DESIGNATION:	RD

CODE COMPLIANCE:

OCCUPANCY CLASSIFICATION:	R-3
NUMBER OF STORIES:	2
BUILDING CATEGORY:	ENCLOSED
BASIC WIND SPEED (MPH):	175 MPH
CONSTRUCTION CLASSIFICATION:	III B (UNPROTECTED)
REQUIRED FIRE PROTECTION RATING:	WALLS:(1) HOUR EXT.

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L-101	TREE DISPOSITION PLAN
L-102	LANDSCAPE PLAN
L-103	LANDSCAPE DETAILS AND NOTES
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CLIENT NAME: EITAN ZIMERMAN

PROJECT STATUS:
SCHEMATIC DESIGN

11/20/23

CHECKED BY: BB

REVISIONS:
1 2/2/24

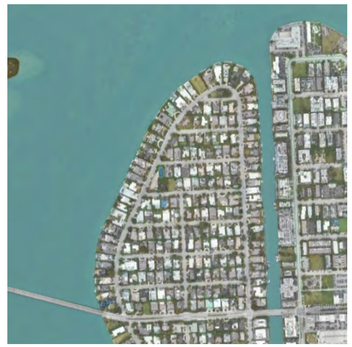
COVER INDEX

A-0

LOCATION



BAY HARBOR, FL



WEST ISLAND, NORTH OF KANE CONCOURSE



CORNER OF E BROADVIEW & 101 ST

ABBREVIATIONS

ABV	ABOVE
A/C	AIR CONDITIONING
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
APPRX	APPROXIMATE
BLDG	BUILDING
BLK	BLOCK
B.O.	BOTTOM OF
BTWN	BETWEEN
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CTR	CENTER
DEG	DEGREE
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DWG	DRAWING
EA	EACH
EQ	EQUAL
EQPT	EQUIPMENT
EW	EACH WAY
EXT	EXISTING
EXT	EXTERIOR
FIN	FINISH
FIX	FIXTURE
FLR	FLOOR
FTG	FOOTING
GA	GAUGE, GAGE
GALV	GALVANIZED
GL	GLASS
GR	GRADE
GYP	GYPSUM
HB	HOSE BIBB
HGT	HEIGHT
HM	HOLLOW METAL
IN	INCH
INFO	INFORMATION
INT	INTERIOR
LAV	LAVATORY
LB	POUNDS
MTL	MATERIAL
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
NIC	NOT IN CONTRACT
NUM	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OPG	OPENING
PL	PLATE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
QTY	QUANTITY
REQD	REQUIRED
REV	REVERSE
RM	ROOM
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
STD	STANDARD
T+G	TONGUE AND GROOVE
TEL	TELEPHONE
TEMP	TEMPORARY
T.O.	TOP OF
TYP	TYPICAL
UL	UNDERWRITERS LAB
U.N.O.	UNLESS NOTED OTHERWISE
VERT	VERTICAL
WH	WATER HEATER
W/O	WITHOUT
WP	WATER PROOF
WWF	WELDED WIRE FABRIC

SYMBOL LEGEND

1 / A101 SIM	SECTION TAG
℄	CENTER LINE
1i	DOOR TAG
0	STRUCTURAL GRID TAG
Name ▼ Elevation	ELEVATION (LEVELS)
Ref 1 / Ref 1 A101 1 Ref / 1 Ref	ELEVATION MARK
1	REVISION TAG
Room name	ROOM TAG
	SPOT ELEVATION
1i	WINDOW TAG
1i	WALL TAG
℄	CENTER LINE

TERMITE PROTECTION STATEMENT

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, "REGISTERED TERMITICIDE." UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

SOIL STATEMENT (U.N.O. BY ENGINEER)

THE SOIL CONDITIONS AT THIS SITE HAVE BEEN OBSERVED BY THE ENGINEER TO BE COMPOSED OF SAND AND ROCKS AND CAN BE CONSIDERED TO HAVE AN ALLOWABLE MAXIMUM DESIGN BEARING CAPACITY OF **2500 P.S.F.** AS ALLOWED BY THE FLORIDA BUILDING CODE. SHOULD ANY OTHER CONDITIONS OR MATERIALS BE ENCOUNTERED IN THE PROCESS OF CONSTRUCTION THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY BEFORE PROCEEDING WITH THE WORK). SOIL AT THE BUILDING AREA SHALL BE VIBRE-ROLLED TO A MIN. COMPACTION OF 98% MODIFIED PROCTOR DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1557. AT THE TIME OF CONSTRUCTION THE ENGINEER SHALL SUBMIT TO THE BUILDING OFFICIAL LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THAT THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ANY GOVERNMENTAL AGENCIES NECESSARY IN ORDER TO ESTABLISH ANY UTILITY EASEMENTS OR LINES PRESENT WITHIN THE PROPERTY PRIOR TO PERFORMING ANY WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE STRUCTURES AND PERSONNEL DURING THE WORK UNDER THIS CONTRACT. ALL ALTERING, CUTTING, DRILLING OF PAVEMENT, FLOOR AND OTHER MODIFICATIONS SHALL BE NEATLY AND CAREFULLY DONE BY SKILLED MECHANICS.
3. CONTRACTOR SHALL INSTALL SECURITY FENCING AND BARRICADES AS REQUIRED BY THE LOCAL AUTHORITIES, AND/OR DIRECTED BY ARCHITECT / ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TEMPORARY PROVISIONS SUCH AS TOILETS, WATER SUPPLY, LIGHT AND POWER AS WELL AS ANY OTHER DEEMED NECESSARY FOR THE COMPLETION OF THE BUILDING.
5. **FIRE RESISTANCE / UNDERWRITERS LABORATORY RATINGS:** WHERE ASSEMBLIES OR THEIR VARIOUS COMPONENTS, MATERIALS OR CONSTRUCTION SYSTEMS ARE INDICATED TO HAVE FIRE RESISTANCE RATINGS / UNDERWRITERS LABORATORY RATINGS., ALL SUCH SHALL BE COMPOSED OF MATERIALS AND BE ASSEMBLED SO AS TO CONFORM TO THE STANDARDS ESTABLISHED IN GOVERNING CODES IN ORDER TO ACHIEVE THE REQUIRED RATING IN THE COMPLETED WORK.
6. ALL DETAILING, FABRICATION AND PLACING OF REINFORCING BARS MUST FOLLOW THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", (U.O.N.)
7. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, A/C, ELECTRICAL AND MECHANICAL DWGS., TO LOCATE OPENINGS, DRAINS, SLEEVES, SLOPES, DEPRESSED SLABS, BOLTS, CURBS, ETC.
8. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI-301ETC. "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS." (U.O.N.)
9. REMOVAL OF FORMWORK SHALL BE IN ACCORDANCE WITH ACI-347 RECOMMENDED PRACTICE FOR CONCRETE FORMWORK."
10. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN.
11. REBARS SHOWN ON SECTIONS ARE FOR PLACEMENT DETAIL ONLY, SIZE AND AMOUNT OF REBARS ARE AS PER SCHEDULES.
12. NO TIE BEAMS SHALL BE FORMED/ POURED PRIOR TO TRUSS SHOP DRAWINGS APPROVAL.
13. WINDOW MANUFACTURER TO VERIFY ALL WINDOW OPENINGS AT FIELD PRIOR TO WINDOW PLACEMENT.
14. ARCHITECT/INTERIOR DESIGN ENGINEER'S VISITS AT THE SITE DURING CONSTRUCTION SHALL BE SCHEDULED WITH CONTRACTOR BEFORE COMMENCING OF WORK AND DURING CONSTRUCTION SHALL BE COORDINATED WITHIN 48 HOURS IN ADVANCE PRIOR TO INSPECTION.
15. VERIFY ALL DIMENSIONS ON DRAWINGS AND CONDITIONS AT JOB SITE PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT OR OWNER REPRESENTATIVE OF ANY DISCREPANCIES AND SECURE AN INTERPRETATION OR DECISION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
16. OBTAIN THE LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE COMMENCING WORK. NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE OWNER/ARCHITECT/INTERIOR DESIGNER.
17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE "FLORIDA BUILDING CODE 2020", CURRENT EDITION. NOTE: ALL LOCAL CODES SHALL PREVAIL OR MOST STRINGENT.
18. THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY FOR THE MISINTERPRETATION OF THESE PLANS BY OTHERS, THE REVIEW AND APPROVAL OF SHOP DRAWINGS PRODUCT CONTROL APPROVAL BY OTHERS.
19. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO HIM FOR INSTALLATION.
20. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER, FOLLOWED BY A CHANGE ORDER.
21. THE CONTRACTOR SHALL MAKE REQUIRED ARRANGEMENTS, SECURE AND PAY FOR ALL SANITARY FACILITIES, BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FOR AND DURING THE PROGRESS OF CONSTRUCTION. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES.
22. DO NOT SUBSTITUTE MATERIALS, EQUIPMENTS OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE OWNER/ARCHITECT/ENGINEER.
23. THE ARCHITECT/INTERIOR DESIGNER/OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET HIGH QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.
24. CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK. USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB.
25. CONTRACTOR SHALL SUBMIT AN UNDER CONSTRUCTION ELEVATION CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
26. OWNER OR CONTRACTOR SHALL SUBMIT A FINISHED CONSTRUCTION ELEVATION CERTIFICATE, PRIOR TO FINAL TCO OR CO
27. WINDOWS/DOORS, ROOFING/WATERPROOFING, RAILINGS/FENCES, POOLS/WATER-FEATURES, PREFABRICATED STAIRS AND ELEVATORS, REQUIRE SEPARATE PERMITS.
28. CONTRACTOR SHALL DELIVER THE ANNOTATED JOB RECORD SET TO THE OWNER UPON COMPLETION OF THE WORK, AS A CONDITION OF ACCEPTANCE.
29. CLEANING AND DEBRIS REMOVAL. THE OWNER SHALL RECEIVE THE PROPERTY FREE FROM DUST, ALL GLASS SURFACES SHALL BE CLEAN AND DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL MAKE EFFORT TO MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION PROGRESS. LEFTOVERS FROM MEALS CONSUMED ON PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS.
30. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.
31. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN THE LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRICAL SYSTEM. CONTRACTOR MUST INFORM THE ARCHITECT BEFORE FORMING ANY CONCRETE BEAM IF INTERFERING WITH A/C DUCT OR PLUMBING FIXTURES EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL/ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
32. THE CONTRACTOR SHALL PRODUCE, BY MEANS OF SHOP DRAWINGS, ALL ADDITIONAL DETAILS WHICH ARE INFERABLE FROM THESE PLANS AND WHICH ARE NECESSARY FOR THE EXECUTION AND COMPLETION OF THE CONSTRUCTION.
33. THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB.
34. UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCHLIST", INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITHIN 14 CALENDAR WORKING DAYS.
35. ANY OMISSION OF EQUIPMENT INSTALLATIONS AND MATERIALS SHALL BE PROMPTLY RECTIFIED. BY CONTRACTOR UPON NOTIFICATION BY ARCHITECT/ENGINEER/OWNER.
36. ANY OTHER SERVICES NECESSARY FOR THE COMPLETION OF THIS JOB THAT MAY BE INVOLUNTARY UNDER THE JURISDICTION OF THE FLORIDA BUILDING CODE AND NOT SPECIFIED IN THE "GENERAL NOTES AND OR SPECIFICATIONS" ARE THE CONTRACTOR'S SOLE RESPONSIBILITY.
37. CONTRACTOR SHALL SUBMIT TO ARCHITECT/ENGINEER & BUILDING DEPARTMENT ALL REQUIRED SHOP DRAWINGS FOR REVIEW AND APPROVAL AS REQUIRED.
38. ALL GLASS SHOWER AND TUB ENCLOSURES SHALL RECEIVE CATEGORY II. SAFETY GLAZING.
39. ALL CEILINGS SHALL BE SEALED SO THAT AIR FLOW FROM SHAFTS, WALL CHASES, CAVITIES AND BETWEEN CONDITIONED AND UNCONDITIONED ATTIC SPACE IS STOPPED.
40. USE ONLY HIGH HAT LIGHTS WITH SEALED CANS OR SEAL THEM FROM THE ATTIC DRYWALL SO THAT COLD AIR DOES NOT GET INTO THE ATTIC.
41. ALL DIFFUSERS AND GRILLS SHALL HAVE GASKETS AND THE FIBERGLASS BOOT CONNECTIONS SHALL BE TIGHT IN ORDER TO PREVENT COLD AIR TO LEAK OUT THROUGH THE DRYWALL OPENINGS ALLOWING CONDENSATION TO FORM.
42. DRAFT STOPS SHALL BE SEALED AROUND PIPES AND CONDUITS AT THE TOPS OF ALL INTERIOR PARTITION WALLS SO THAT AIR CANNOT PENETRATE DOWN INTO THE WALLS.
43. SEAL ALL CEILING SPACES BETWEEN THE CONDITIONED FLOORS FROM OUTSIDE AIR.
44. PROVIDE THE ABSOLUTE MINIMUM ATTIC VENTILATION, LOCATE THE NECESSARY SOFFIT VENTS ON THE EXPOSURE AWAY FROM THE LOCAL PREVAILING BREEZE.
45. INSURE THAT ALL INSULATION IS PROPERLY DISTRIBUTED AND INSTALLED WITHOUT GAPS OR IN CONTACT WITH SURFACES THAT TRANSFER AIR.
46. INSURE THAT THERE IS NO DUCT LEAKAGE.
47. KEEP ALL DUCTWORK SEPARATE FROM ALL OTHER DUCTWORK, ATTIC INSULATION, AND BUILDING CONSTRUCTION MATERIALS.
48. SLABS OVER CRAWLSPACES, UNCONDITIONED SPACES SHALL BE SEALED AND INSULATED UNDERNEATH.
49. MAINTAIN CONDITIONS IN ATTIC SUCH THAT THE DEW POINT OF THE ATTIC AIR IS HIGHER THAN THE SKIN TEMPERATURE OF THE DUCTWORK AT ALL TIMES.
50. EXTERIOR AND ADJACENT WALLS SHALL BE SEALED AT THE FOLLOWING LOCATIONS AS PER FLORIDA BUILDING CODE 2020:

a. BETWEEN WINDOWS AND DOORS AND THEIR FRAMES,
b. BETWEEN WINDOWS AND DOOR FRAMES AND THE SURROUNDING WALL,
c. BETWEEN THE FOUNDATION AND WALL ASSEMBLY SILL-PLATES,
d. JOINTS BETWEEN EXTERIOR WALL PANELS AT CHANGES IN PLANE, SUCH AS WITH EXTERIOR SHEATHING AT CORNERS AND CHANGES IN ORIENTATION.
e. OPENINGS AND CRACKS AROUND ALL PENETRATIONS THROUGH THE WALL ENVELOPE SUCH AS UTILITY SERVICES AND PLUMBING,
f. BETWEEN THE WALL PANELS AND TOP AND BOTTOM PLATES IN EXTERIOR AND ADJACENT WALLS. IN FRAME CONSTRUCTION, THE CRACK BETWEEN EXTERIOR AND ADJACENT WALL BOTTOM PLATES AND FLOORS SHALL BE SEALED WITH CAULKING OR GASKET MATERIAL. GYPSUM BOARD OR OTHER WALL PANELING ON THE INTERIOR SURFACE OF EXTERIOR AND ADJACENT WALL SHALL BE SEALED TO THE FLOOR, AND (WHEN APPLICABLE)
g. BETWEEN WALLS AND FLOOR WHERE THE FLOOR PENETRATES THE WALL

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CLIENT NAME: EITAN ZIMERMAN

PROJECT STATUS:
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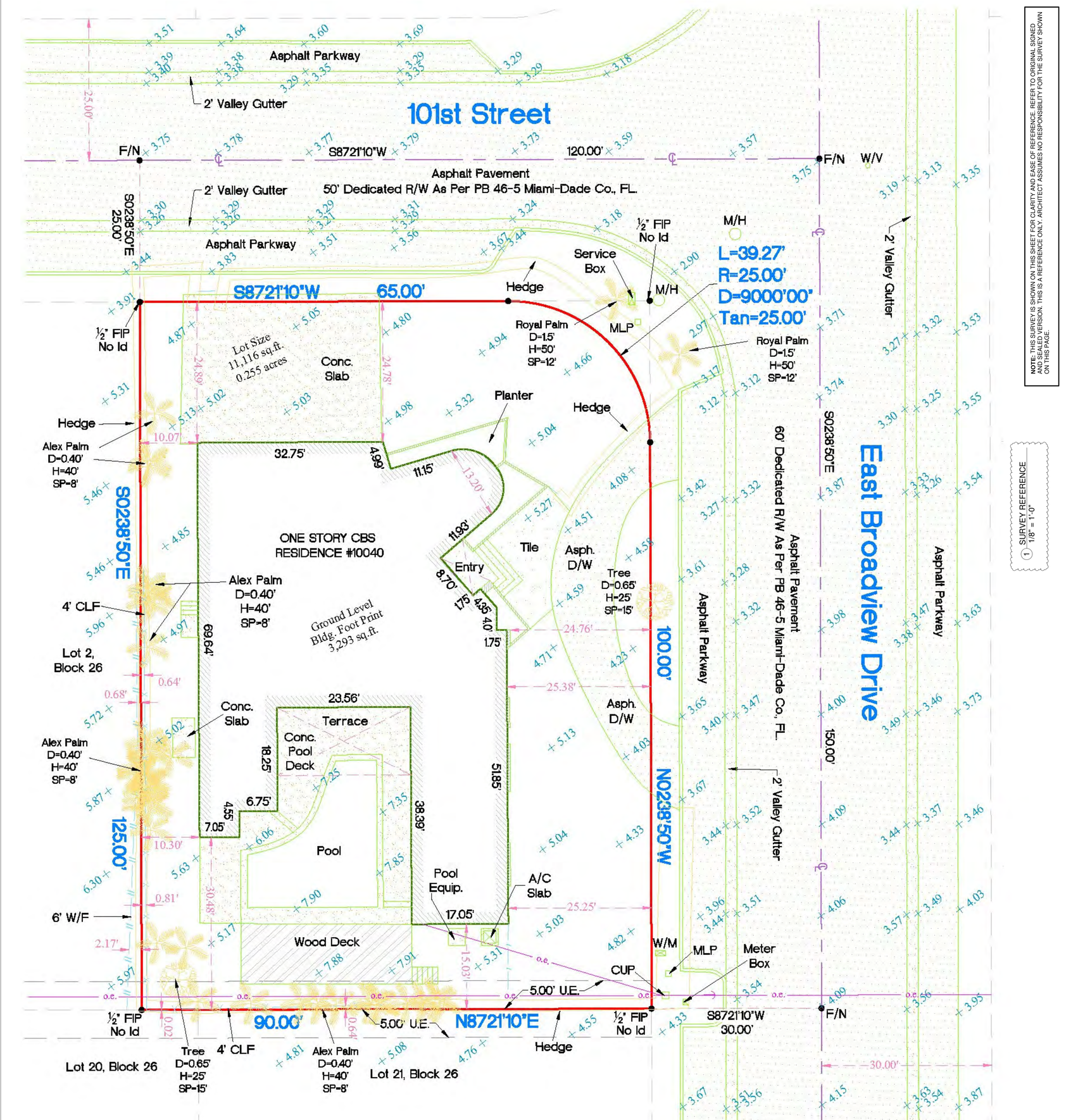
11/20/23

CHECKED BY: BB

REVISIONS:

GENERAL INFORMATION

A-1



NOTE: THIS SURVEY IS SHOWN ON THIS SHEET FOR CLARITY AND EASE OF REFERENCE. REFER TO ORIGINAL SIGNED AND SEALED VERSION. THIS IS A REFERENCE ONLY. ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SURVEY SHOWN ON THIS PAGE

1 SURVEY REFERENCE
1/8" = 1'-0"

PROJECT STATUS:
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SURVEY

A-2

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STATE OF FLORIDA REGISTERED ARCHITECT

AERIAL IMAGES

1. LOOKING NORTH
2. LOOKING SOUTH



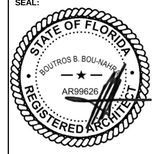






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EXISTING CONDITIONS

A-3

ADDRESSES:

1. 10000 E BROADVIEW DR.
2. 1210 101ST ST
3. 10110 E BROADVIEW DR.
4. 10061 E BROADVIEW DR.
5. 10043 E BROADVIEW DR.
6. 10021 E BROADVIEW DR.
7. 10001 E BROADVIEW DR.
8. 9961 E BROADVIEW DR.






1


2


3


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7


8

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EXISTING CONDITIONS

A-4

EXISTING CONDITIONS

1. FRONT OF PROPERTY ON BROADVIEW (EAST)
2. REAR PROPERTY AT SETBACK ON (SOUTH)
3. FRONT OF PROPERTY ON 101 ST (NORTH)
4. SIDE PROPERTY (WEST)
5. COURTYARD AT REAR OF PROPERTY
6. COURTYARD AT REAR OF PROPERTY




2


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5


6

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RENDERS

A-6

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SEAL:

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AR99626
REGISTERED ARCHITECT

BOUTROS BOUNAHRA architect

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AR#99626

10040 E BROADVIEW DR

10040 E BROADVIEW DR BAY HARBOR ISLAND FL 33154

CLIENT NAME: EITAN ZIMERMAN

PROJECT STATUS:
SCHEMATIC DESIGN

11/20/23

CHECKED BY: BB

REVISIONS:

△

RENDERS

A-7

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RENDERS

A-8

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RENDERS

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RENDERS

A-10

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PROJECT STATUS:
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REVISIONS:
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RENDERS

A-11

AERIAL CONTEXT RENDER
FROM BROADVIEW DRIVE
LOOKING NORTH WEST



AERIAL CONTEXT RENDER
FROM BROADVIEW DRIVE
LOOKING SOUTH WEST



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CHECKED BY: BB

REVISIONS:
1 2/2/24

RENDERS

A-11.2

AERIAL CONTEXT RENDER

FROM BROADVIEW DRIVE

LOOKING SOUTH EAST



AERIAL CONTEXT RENDER

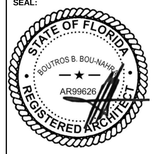
FROM BROADVIEW DRIVE

LOOKING NORTH EAST



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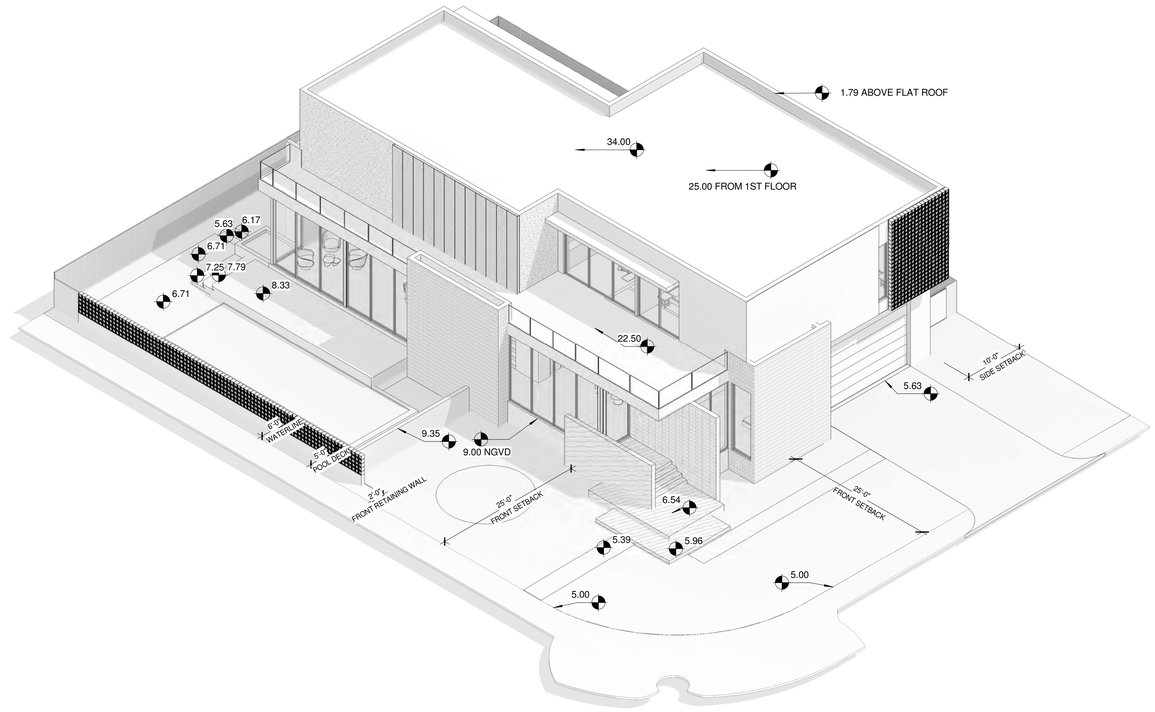
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RENDERS

A-11.3



PROGRAM

6 BEDROOM
2 MISC ROOM (OFFICE / DEN / PLAY ROOM)
7.5 BATH
2 CAR GARAGE

AREA CALCULATION

LOT AREA	10,625 SF

1ST FLOOR ***(UNDER AIR)***	3,368 SF
GARAGE ***(NOT UNDER AIR)***	627 SF
TOTAL 1ST FLOOR	**3,995 SF**

2ND FLOOR ***(UNDER AIR)***	2,887 SF
TOTAL 2ND FLOOR	**2,887 SF**

GRAND TOTAL	**6,882 SF**
TOTAL *(UNDER AIR)*	**6,255 SF**

ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES HAVING JURISDICTION. INCLUDING BUT NOT LIMITED TO:

A. **FBC**: PLUMBING, ***SEVENTH EDITION 2023***
B. **FBC**: BUILDING, ***SEVENTH EDITION 2023***
C. **FBC**: ACCESSIBILITY, ***SEVENTH EDITION 2023***
D. **FBC**: MECHANICAL, ***SEVENTH EDITION 2023***
E. **FBC**: FUEL GAS, ***SEVENTH EDITION 2023***
F. **FBC**: ENERGY CONSERVATION ***SEVENTH EDITION 2023***
G. NATIONAL ELECTRICAL CODE, 2017 EDITION
H. FLORIDA FIRE PREVENTION CODE (FPC)

PROJECT INFO:

ADDRESS:	10040 E BROADVIEW DR BAY HARBOR ISLANDS FL 33154
FOLIO NUMBER:	13-2227-001-5090
LEGAL DESCRIPTION:	BAY HARBOR ISLAND PB 46-5, LOT 1 BLK 26
FLOOD ZONE:	AE
BASE FLOOD ELEVATION:	8.00'
FINISH FLOOR ELEVATION:	9.00'
LOT SIZE:	0.243 ACRE (10,625 SF)
ZONING DESIGNATION:	RD
FUTURE LAND USE:	LOW DENSITY RESIDENTIAL (0-6 DU/AC)

ZONING INFORMATION:

CITY OF BAY HARBOR
CHAPTER 23 - ZONING DISTRICT REQUIREMENTS
SECTION 23-11
RD - RESIDENTIAL DISTRICT (LOW DENSITY RESIDENTIAL)

BUILDING SETBACK	**REQUIRED**	**PROPOSED**
FRONT SETBACK (NORTH)	25' - 0"	25' - 0"
FRONT SETBACK (EAST)	25' - 0"	25' - 0"
SIDE SETBACK	15' - 0"	15' - 0"
REAR SETBACK	10' - 0"	10' - 0"
POOL SETBACK	5' - 0"	5' - 0"
HEIGHT LIMITATION	25' - 0" (FROM BFE)	25' - 0"

LOT OCCUPATION	**REQUIRED**	**PROPOSED**
OPEN SPACE	40% (4,250 SQF)	40 % (4,253)
PERVIOUS SPACE	50% (2,307 SQF)	62 % (2,891 SQF)
IMPERVIOUS AREA	60% (6,375 SQF) MAX	60%
PARKING SPACES	2	2
SECOND FLOOR AREA	MAX 80% OF FIRST FLOOR GROSS AREA AREA = 3,995 SF (100%) 80% = 3,196 SF MAX	72% OF FIRST FLOOR SECOND FLOOR AREA: 2,887 SF

GENERAL PROVISIONS	**REQUIRED**	**PROPOSED**
MECH EQUIPMENT ROJECTION	5' - 0" (MAX)	3' - 4"
RETAINING WALL HEIGHT	6' - 0" MAX ABV AVG ADJACENT GRADE	6' - 0"
RETAING WALL IN FRONT YARD	2' MIN FROM PROPERTY LINE	2' - 0"
HEIGHT PROJECTION (PARAPET)	5' MAX	1' - 10"

FLOODPLAIN MANAGEMENT INFO (2020 FBC - BUILDING 7TH EDITION SECTION 107.2.5), ALL ELEVATIONS SHALL BE BASED UPON NGVD 1929	
FLOOD ZONE	AE
BASE FLOOD ELEVATION (BFE)	8' NGVD
DESIGN FLOOD ELEVATION (DFE) (BFE + 1FT FREEBOARD)	9' NGVD
PROPOSED LOWEST FLOOR	9' NGVD
PROPOSED TOP OF NEXT HIGHEST FLOOR	22.5' NGVD
PROPOSED GARAGE ELEVATION (HIGH POINT)	6.00' NGVD
PROPOSED GARAGE ELEVATION (LOW POINT)	5.63' NGVD
PROPOSED LOWEST ADJACENT GRADE NEXT TO BUILDING	5.44' NGVD
PROPOSED HIGHEST ADJACENT GRADE NEXT TO BUILDING	8.00' NGVD
LOWEST LEVEL OF MACHINERY OR EQUIPMENT SERVICING BUILDING	9' NGVD
FLOOD DESIGN CLASS (ASCE/SEI 24-14 TABLE 1-1)"	2
FIRM MAP	12086C0309L
TOTAL OF GROSS AREA OF NEW CONSTRUCTION	6,882 SF
BUILDING DIAGRAM NUMBER	1A
GRADE	5.00' NGVD
CROWN OF ROAD	4.09' NGVD

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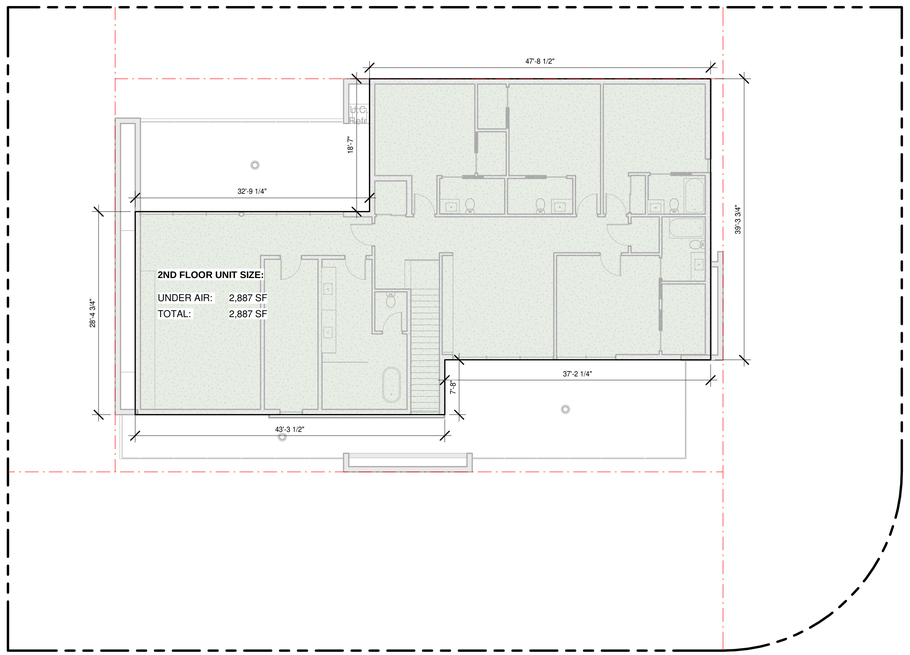
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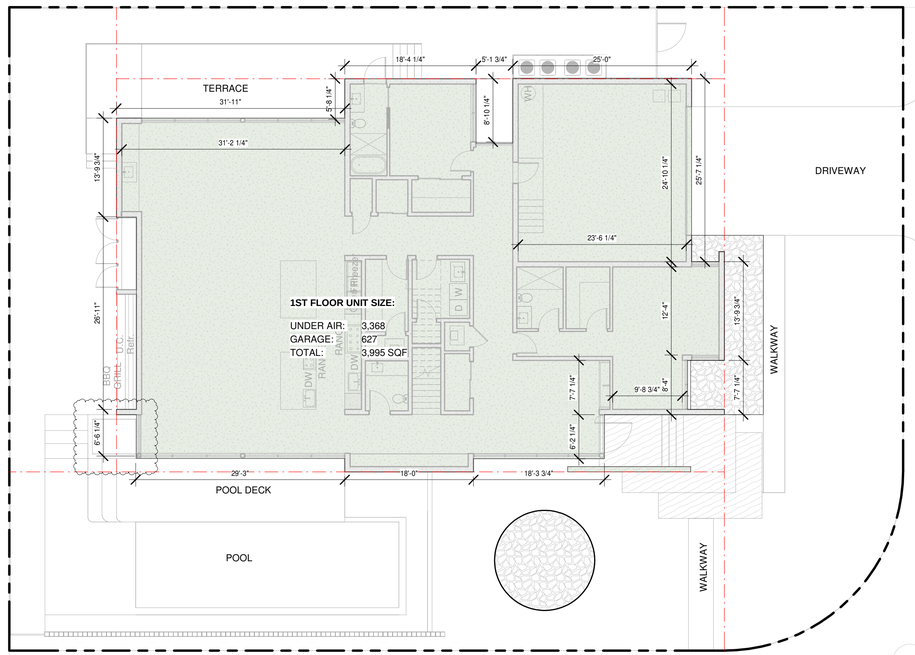
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REVISIONS:
1 2/2/24

ZONING DATA

A-12





N 1' 5' 10'

2 2ND FLOOR - UNIT SIZE
1" = 10'-0"

N 1' 5' 10'

1 1ST FLOOR - UNIT SIZE
1" = 10'-0"

2ND FLOOR UNIT SIZE:

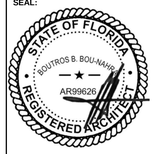
FRONT YARD AREA: ***2,887*** ***(72%)***
REQUIRED MINIMUM: 80% MAX (3,196 SQF)

1ST FLOOR UNIT SIZE:

TOTAL AREA: ***3,995 SF***

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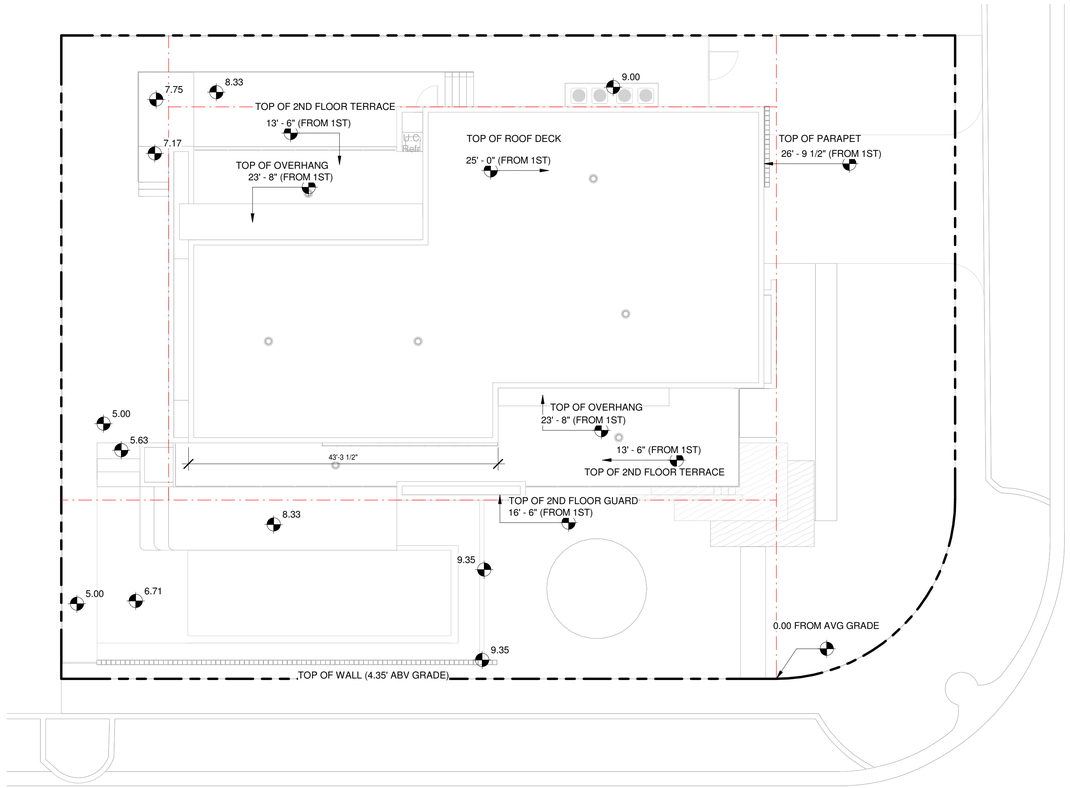
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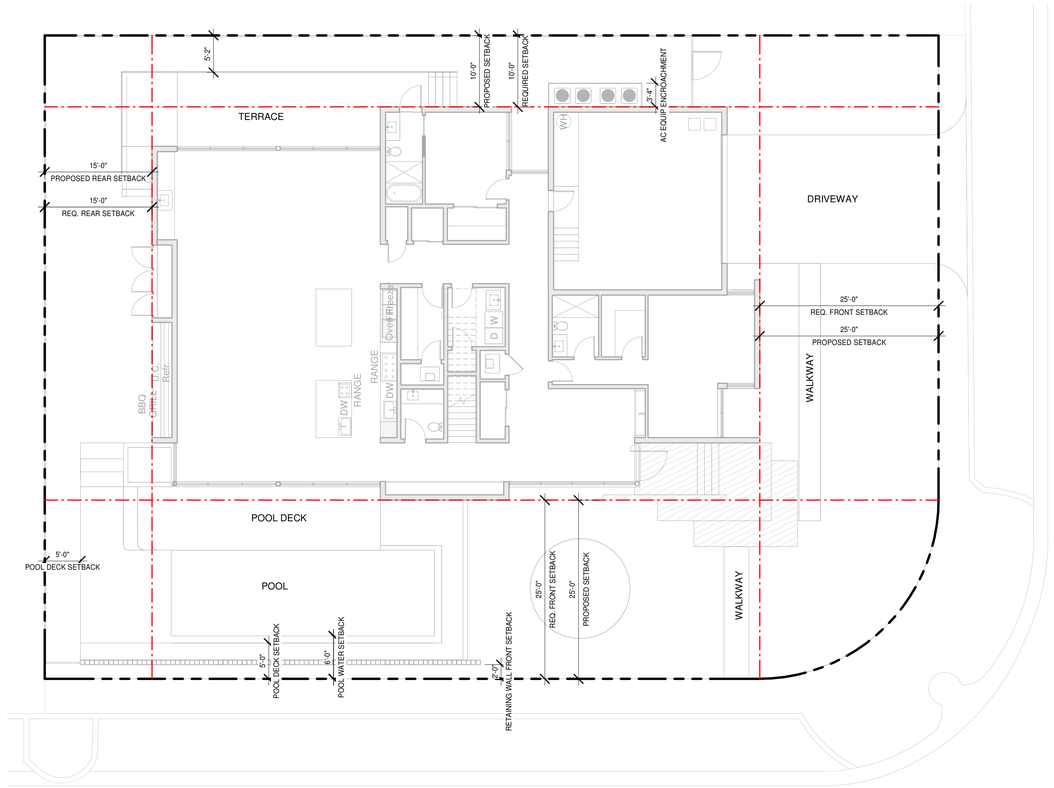
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1 2/2/24

ZONING STUDY

A-13



1 HEIGHT DIAGRAMS
1" = 10'-0"



2 SETBACK AND ENCROACHMENTS
1" = 10'-0"

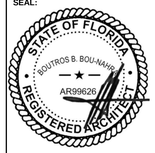
ELEVATION : SPOT ELEVATIONS

SETBACKS:

BUILDING SETBACK	REQUIRED	PROPOSED
FRONT SETBACK (NORTH)	25' - 0"	25' - 0"
FRONT SETBACK (EAST)	25' - 0"	25' - 0"
SIDE SETBACK	15' - 0"	15' - 0"
REAR SETBACK	10' - 0"	10' - 0"
POOL SETBACK	5' - 0"	5' - 0"

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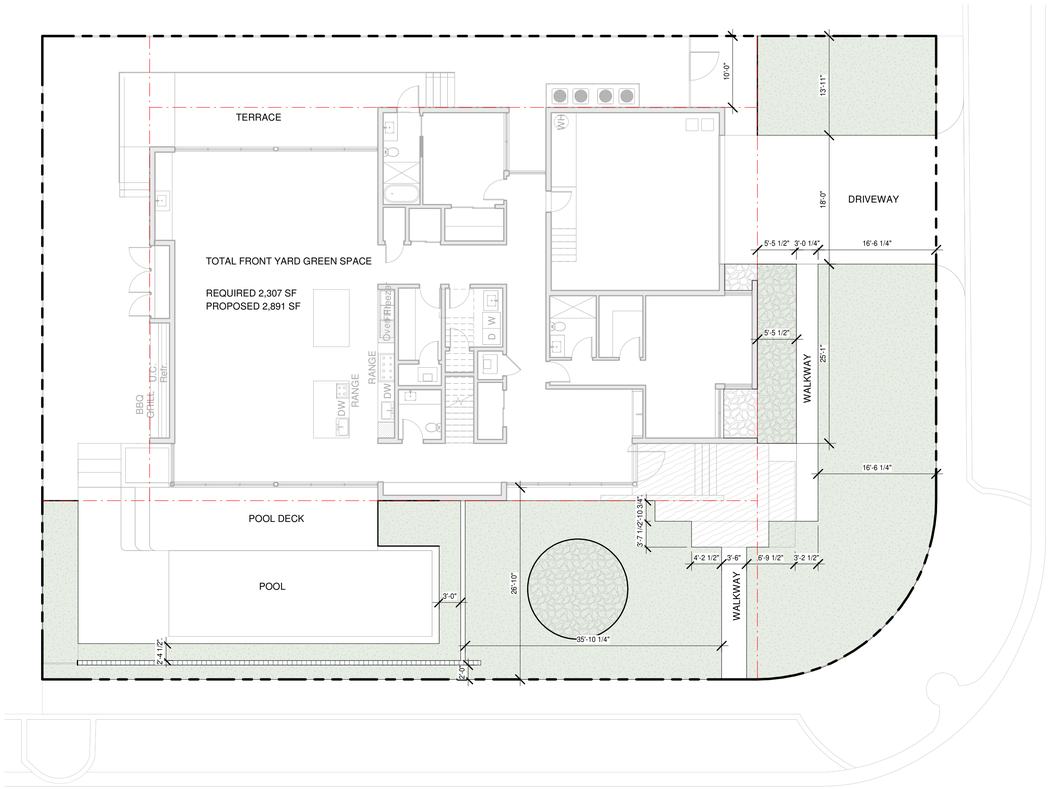
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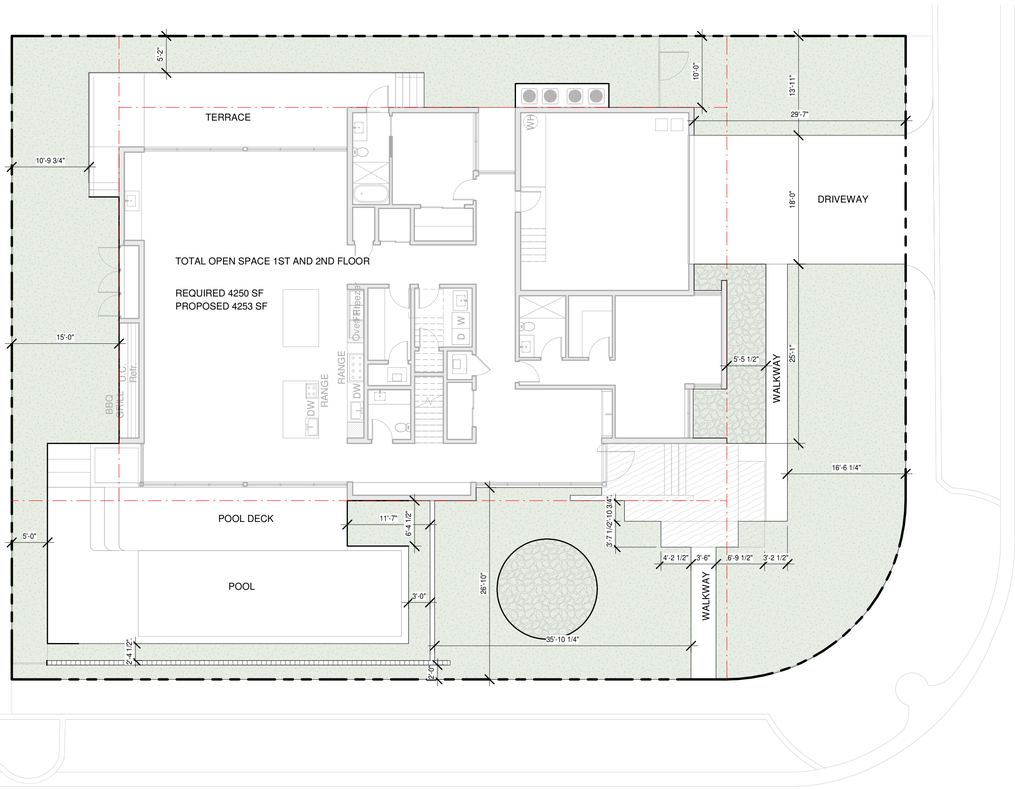
ZONING STUDY

A-14



N 1' 5' 10'

2 1ST FLOOR - GREEN SPACE
1" = 10'-0"



N 1' 5' 10'

1 1ST FLOOR - OPEN SPACE
1" = 10'-0"

***PERVIOUS SPACE:* IN FRONT YARD**

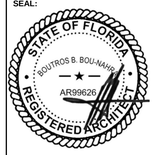
FRONT YARD AREA:	***4,614***
REQUIRED MINIMUM:	50% (2,307 SQF)
PROPOSED:	61 % (2,847 SQF)

OPEN SPACE:

LOT AREA:	***10,625***
REQUIRED MINIMUM:	40% (4,250 SQF)
PROPOSED:	41 % (4,375)

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AR#99626

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10040 E BROADVIEW DR BAY HARBOR ISLAND FL 33154

CLIENT NAME: EITAN ZIMERMAN

PROJECT STATUS:
SCHEMATIC DESIGN

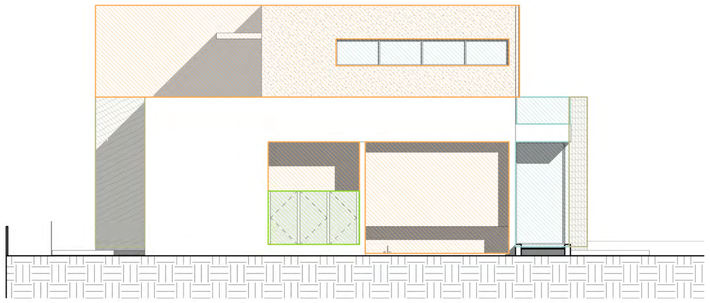
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REVISIONS:
1 2/2/24

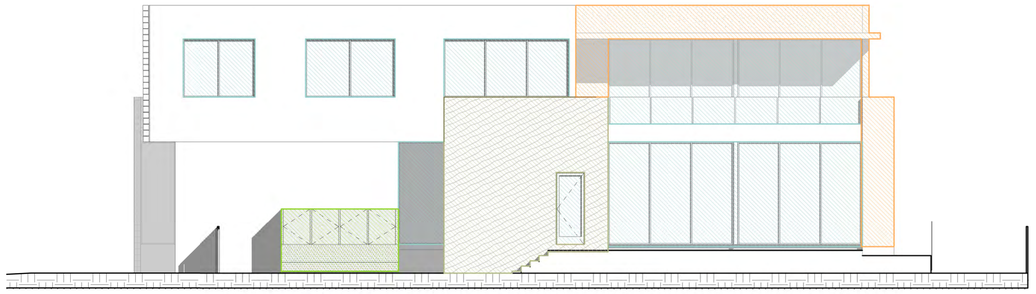
ZONING STUDY

A-15



4 SOUTH ELEVATION - DIAGRAM
1/8" = 1'-0"

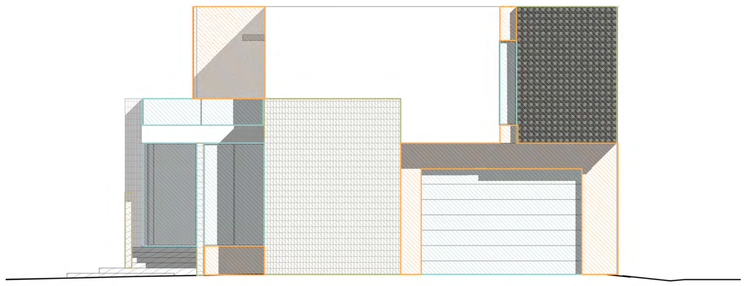
TOTAL ELEVATION:	1,422 SQF
TOTAL EMBELISHMENTS/ARTICULATIONS REQUIRED:	711 SQF (50%)
TOTAL PROVIDED	**1,003 SQF (70%)**
OPENINGS:	146 SQF
RELIEFS:	670 SQF
CLADDING:	126 SQF
METAL SCREENING:	61 SQF



3 WEST ELEVATION - DIAGRAM
1/8" = 1'-0"

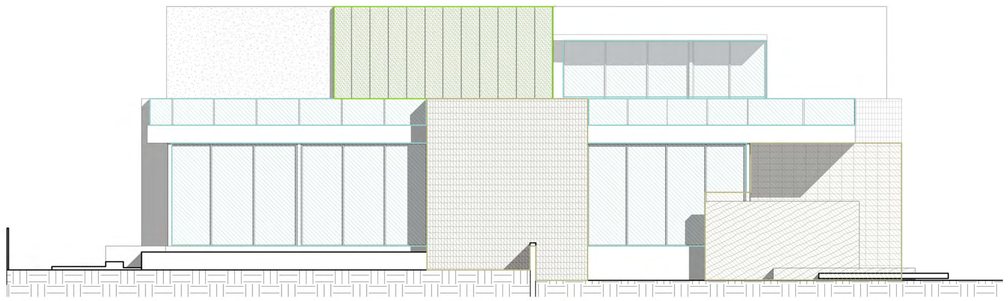
TOTAL ELEVATION:	2,262 SQF
TOTAL EMBELISHMENTS/ARTICULATIONS REQUIRED:	1,131 SQF (50%)
TOTAL PROVIDED	**1,463 SQF (64%)**
OPENINGS:	895 SQF
RELIEFS:	205 SQF
CLADDING:	298 SQF
METAL SCREENING:	65 SQF

OPENINGS:
RELIEFS:
CLADDING:
METAL SCREENING:



2 NORTH ELEVATION - DIAGRAM
1/8" = 1'-0"

TOTAL ELEVATION:	1,623 SQF
TOTAL EMBELISHMENTS/ARTICULATIONS REQUIRED:	812 SQF (50%)
TOTAL PROVIDED	**1,201 SQF (73%)**
OPENINGS:	432 SQF
RELIEFS:	271 SQF
CLADDING:	498 SQF

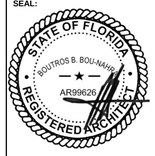


1 EAST ELEVATION - DIAGRAM
1/8" = 1'-0"

TOTAL ELEVATION:	2,367 SQF
TOTAL EMBELISHMENTS/ARTICULATIONS REQUIRED:	1,183 SQF (50%)
TOTAL PROVIDED	**1,725 SQF (72%)**
OPENINGS:	830 SQF
CLADDING:	651 SQF
METAL SCREENING:	244 SQF

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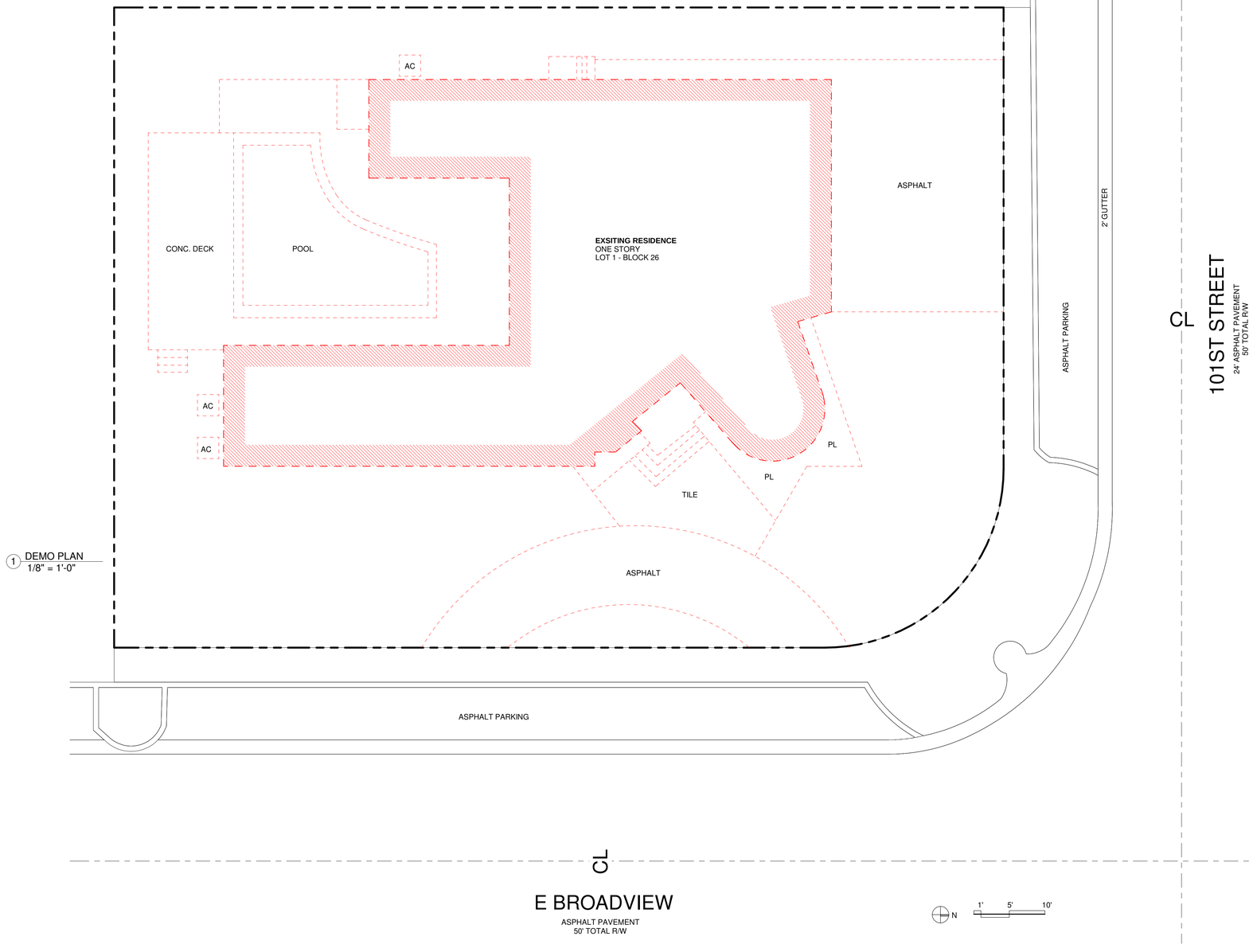
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ZONING STUDY

A-16



1 DEMO PLAN
1/8" = 1'-0"

GENERAL DEMOLITION NOTES:

1. THIS IS A FULL DEMOLITION. SITE TO BE CLEAR AND FREE OF ANY EXISTING STRUCTURES OR SITE IMPROVEMENTS.
2. REFER TO LANDSCAPE PLAN AND CIVIL PLAN FOR PROTECTION DURING DEMOLITION.
3. REFER TO PROPOSED PLANS
4. ALL WORK SHALL BE DONE IN A SAFE AND WORKMAN LIKE MANNER AND UNDER THE CORRECT SUPERVISION OF THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF BY PROPER MEANS AVAILABLE BY THE CITY OR COUNTY
5. REMOVE ANY NECESSARY PARTITIONS, BUILT-INS, DOORS, CEILINGS, SHELVING, ETC. THAT CAN BE RE-USED FOR THE NEW CONSTRUCTION. REMOVE ANY NECESSARY EXISTING ELECTRICAL LINES, HOOKUPS, ETC AND TIE OFF AS REQ. REMOVE AND CAP ANY NECESSARY PLUMBING FIXTURES AND LINES AND RESURFACE AS REQ.
6. REMOVE ALL WALLS, DOORS, FURNITURE, FINISHES, EQUIPMENT, ELECTRICAL COMPONENTS, AND OTHER BUILDING ELEMENTS AS DASHED LINES INDICATE.
7. ALL CARE HAS BEEN TAKEN TO CAREFULLY DENOTE EVERY ASPECT OF THE DEMOLITION, HOWEVER, ANY OTHER DEMOLITION REQUIRED EITHER BY FIELD CONDITIONS OR BY NEW LAYOUT AS DEPICTED IN THE PLANS IS TO BE CONSIDERED A PART OF THIS DEMO PLAN. CONTRACTOR TO TAKE CARE A SHORE UP ANY STRUCTURES, FINISHES, AND ADJACENT AREAS TO REMAIN AS REQUIRED AND TO MINIMIZE THE DAMAGE TO ANY STRUCTURE OR FINISHES TO REMAIN AS PART OF THE NEW LAYOUT.
8. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL VISIT THE SITE PRIOR TO SUBMITTING HIS PROPOSAL TO BECOME FAMILIAR WITH ALL EXISTING FIELD CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
9. DEMOLITION CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION MEASURES TO SAFEGUARD THE PUBLIC DURING CONSTRUCTION ACTIVITIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES TO SAFEGUARD AGAINST THE INTERRUPTION OF SERVICES TO THE PUBLIC.
11. OWNER HAS FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEMS. ALL EXISTING PERSONAL PROPERTY TO BE REMOVED BY OTHERS PRIOR TO DEMOLITION. ALL REMAINING ITEMS ARE THE PROPERTY OF THE OWNER. GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER THE SALVAGE OF FIXTURES, FURNISHINGS, DOORS & MISCELLANEOUS EQUIPMENT.
12. WHILE AN ATTEMPT HAS BEEN MADE TO SHOW THE ITEMS TO BE REMOVED, IT IS THE RESPONSIBILITY OF THE VARIOUS CONTRACTORS TO CONDUCT ON-SITE EXAMINATIONS AND FAMILIARIZE THEMSELVES WITH THE ACTUAL SITE CONDITIONS. ADDITIONAL ITEMS, NOT SHOWN TO BE REMOVED, INTERFERING WITH THE COMPLETE REMOVAL OF THE EXISTING BUILDING, SHALL BE REMOVED WITHOUT ADDITIONAL COST TO THE OWNER.
13. CARE SHOULD BE EXERCISED IN THE REMOVAL OF WORK TO PREVENT THE RELEASE OF TOXIC SUBSTANCES. SHOULD TOXIC SUBSTANCES, SUCH AS ASBESTOS BE ENCOUNTERED, THE OWNER AND ARCHITECT SHALL BE NOTIFIED. UPON AUTHORIZATION, THE DISPOSAL OF SAME SHALL CONFORM TO ALL GOVERNING CODES AND REGULATIONS. DISPOSAL SHALL BE DONE ONLY BY CONTRACTORS LICENSED FOR THIS WORK.
14. DURING DEMOLITION AND CONSTRUCTION OPERATIONS, PROVIDE ALL NECESSARY PROTECTION AND SAFE PASSAGE FOR THE PUBLIC. SUCH AS BUT NOT LIMITED TO: BARRICADES, TEMPORARY PARTITIONS, DUST BARRIERS, SIGNS, ETC.
15. ERECT AND MAINTAIN THESE BARRIERS TO THE SATISFACTION OF THE OWNER AND ARCHITECT AND ALL APPLICABLE RULES AND REGULATIONS.
16. CONTRACTOR SHALL TAKE PRECAUTIONS AS TO MINIMIZE DAMAGE TO ITEMS TO REMAIN, INCLUDING ALL UTILITIES. DURING DEMOLITION AND CONSTRUCTION OPERATIONS, ITEMS NOT SPECIFICALLY NOTED FOR REMOVAL THAT ARE DAMAGED, SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
17. COORDINATE CONSTRUCTION TIMING, MOVEMENT OF CONSTRUCTION MATERIALS AND STORAGE OF REFUSE CONTAINERS WITH THE OWNER.
18. DEMOLISH ENTIRE BUILDING INCLUDING CONCRETE SLAB. DEMOLISH AND DISPOSE OF EXISTING BUILDING IN ITS ENTIRETY, INCLUDING CONCRETE FOUNDATION. CUT-OFF EXISTING PILING MIN. 4' BELOW GRADE.
19. DEMOLISH AND DISPOSE OF PORTION OF CONCRETE OR PAVING / SIDEWALK AS NEEDED FOR UTILITY CONNECTIONS.
20. FULL-DEPTH SAW-CUT WHERE ABUTTING EXISTING CONCRETE TO REMAIN.
21. DEMOLISH AND DISPOSE OF PORTIONS OF EXISTING FENCE AS NOTED
22. DEMOLISH AND DISPOSE OF EXISTING STAIR
23. REMOVE OUTSIDE AC UNIT AT A LOCATION DESIGNATED BY OWNER.
24. DISCONNECT AND REMOVE ELECTRIC SERVICE
25. SEE CIVIL DRAWING FOR FENCE PROTECTION DETAILS.

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REVISIONS:

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DEMO PLAN

A-17

FLOOD NOTES:

1. ALL CONSTRUCTION AND FINISH MATERIAL BELOW DESIGN FLOOD ELEVATION, OR THE LOWEST FLOOR ELEVATION WHICHEVER IS HIGHER SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL

2. ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (POOL EQUIPMENT, WATER HEATERS, GENERATORS, ETC.) SHALL BE LOCATED AT OR ABOVE DESIGN FLOOD ELEVATION.
3. ENCLOSED AREAS BELOW DESIGN FLOOD ELEVATION SHALL BE USED SOLEY FOR PARKING, BUILDING ACCESS, OR STORAGE.
4. FLOOD OPENINGS SHALL NOT BE LESS THAN 3 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL.
5. FLOOD OPENING LOUVERS, SCREEN OR OTHER OPENING COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATER INTO OR OUT OF ENCLOSED AREA.

GENERAL NOTES:

1. THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR PREVENTION OF SUBTERRANEAN TERMITES.
2. ALL ELEVATIONS ARE EXPRESSED IN N.G.V.D.
3. ALL STORMWATER ON SITE SHALL BE ADEQUATELY RETAINED WITHIN PROPERTY LINES; FINAL GRADING TO PROVIDE DRAINAGE OR RUN-OFF WATER WITHIN PROPERTY LINE.
4. REFER TO LANDSCAPE DRAWINGS FOR TREE, SHRUB, GROUNDCOVER LOCATION AND SPECIFICATIONS
5. ALL MECH. AND ELEC. EQUIPMENT IS LOCATED AT BFE+1 AND COMPLIES WITH BUILDING SETBACKS.
6. ALL SETBACKS ARE MEASURED FROM FINISH WALL
7. FLOOD DATA DESIGN TO COMPLY WITH ASCE 24 FBC 2020
8. RAINWATER SHALL BE RETAINED WITHIN PROPERTY LIMITS. REFER TO CIVIL PLANS FOR GRADING AND DRAINAGE DETAILS.
9. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FT, TO COMPLY WITH FBC-R4101.17.1.9
10. UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AN ELEVATION CERTIFICATE SHALL BE SUBMITTED AS PER FBC 2020, BUILDING SECTION 110.3.
11. A FINAL ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION MUST BE SUBMITTED BEFORE ANY CO, TCO OR BUILDING FINAL INSPECTION IS ISSUED

PUBLIC WORKS NOTES:

1. THE CITY'S INSPECTOR WILL DETERMINE THE MAGNITUDE OF THE REPLACEMENT:

A. MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE (10 FOOT WIDE) ALONG THE ENTIRE PROPERTY.
B. ANY WORK AND/OR IMPROVEMENTS FROM/TO THE RIGHT-OFWAY INCLUDING LANDSCAPING AND IRRIGATION REQUIRE A SEPARATE CMB PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.
C. ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY WILL REQUIRE A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT PRIOR TO START OF CONSTRUCTION

A- REMOVE AND REPLACE SIDEWALK ALONG THE ENTIRE PROPERTY.
B- RECONSTRUCT SWALE/SOD ALONG THE ENTIRE PROPERTY.
C- MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE (10 FOOT WIDE) ALONG THE ENTIRE PROPERTY.
D- ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE PUBLIC RIGHT-OF-WAY AND/OR UTILITY EASEMENT WILL REQUIRE A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT PRIOR TO START OF CONSTRUCTION.
E - A DECLARATION OF RESTRICTIVE COVENANT IS REQUIRED FOR ANY PROPOSED LANDSCAPING, IRRIGATION, AND RETAINING WALL IN THE UTILITY EASEMENT.

GENERAL SEDIMENT AND EROSION CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATION,
APPLICABLE PERMIT(S), AND THE PREVENTION, CORRECTION, CONTROL, AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER
62-302, FLORIDA ADMINISTRATIVE CODE.
2. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.
3. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION
AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
4. THE SITE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF BMPS TO MAKE SURE THEY ARE FUNCTIONING AS DESIGNED AT ALL TIMES.
5. THE BMP STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
6. CORRECTLY INSTALLED SILT FENCES WILL BE USED ALONG THE LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SITUATION MIGRATION.
7. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED AND WHERE NO ACTIVE CONSTRUCTION IS OCCURRING.
8. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER
BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS OF TURBIDITY ABOVE
EXISTING BACKGROUND LEVELS.

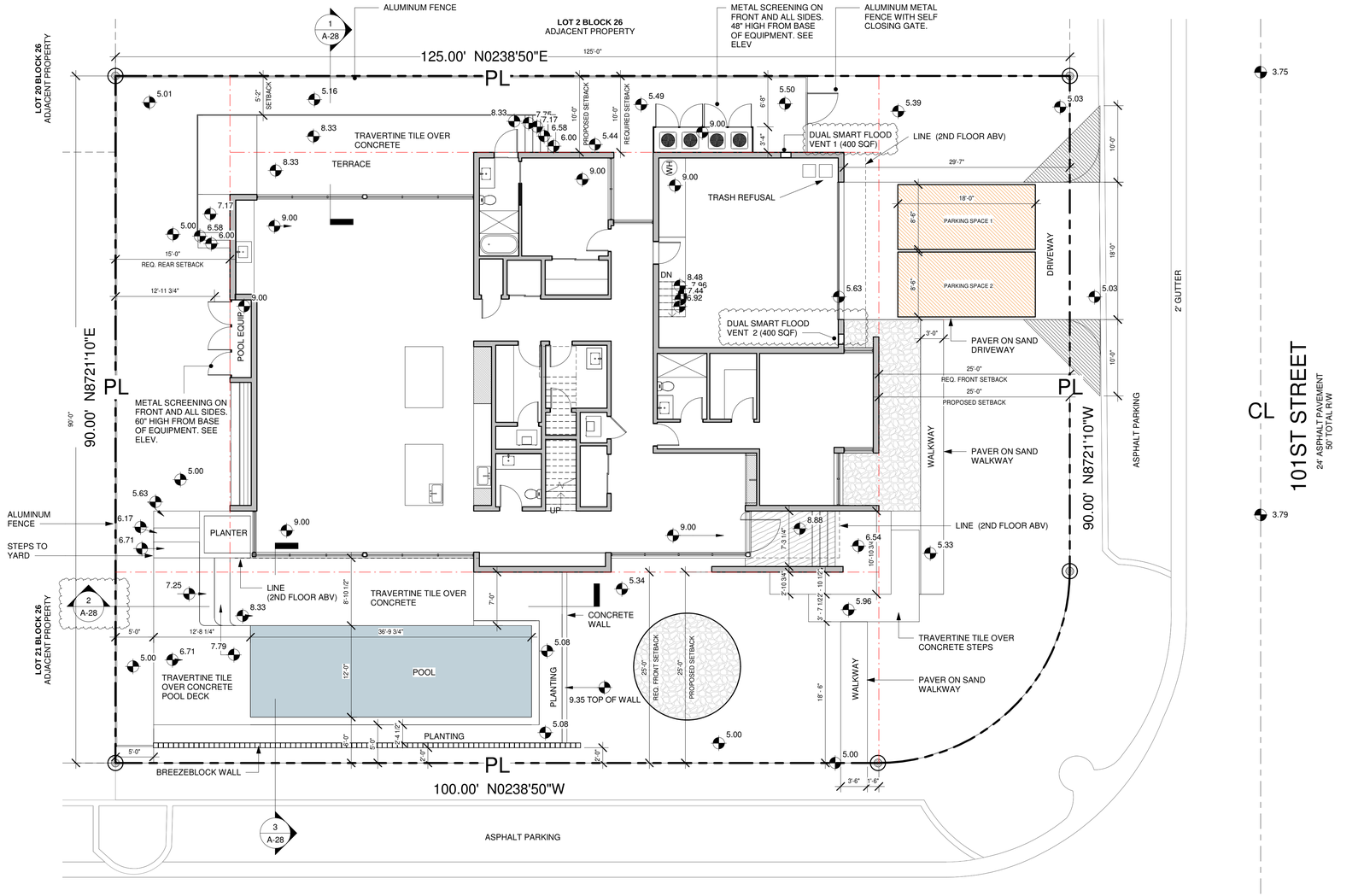
INLET PROTECTION

1. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH ½ - INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY THE STRIPS SHALL
BE OVERLAPPED.
2. FDOT NO. 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES
OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
3. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY
FROM THE INLET, CLEANED AND REPLACED. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND
WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
4. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
5. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER BALE SHALL BE
SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE. LOOSE STRAW SHOULD BE WEDGED BETWEEN
BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.

TURBIDITY BARRIERS

1. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS CONNECTED TO THE WORK AREA DURING ACTIVE CONSTRUCTION. IF SEAGRASSES ARE
PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT
2. TURBIDITY BARRIERS TO BE MARKED WITH SITE CONTRACTOR'S COMPANY NAME USING PERMANENT MARKINGS NO SMALLER THAN 3 INCHES IN HEIGHT ON THE
TOP OF THE BARRIER.

FLOODPLAIN MANAGEMENT INFO	
(2020 FBC - BUILDING 7TH EDITION SECTION 107.2.5), ALL ELEVATIONS SHALL BE BASED UPON NGVD 1929	
BUILDING DIAGRAM NUMBER	1A



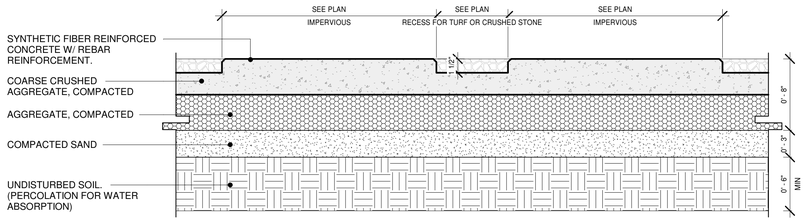
1 SITE PLAN
1/8" = 1'-0"

N 1' 5' 10'

FLOOD VENTS:

PRODUCT:	SMART VENTS PRODUCTS, INC.
MODEL:	INSULATED FLOOD VENT #1540-520
FLOOD OPENING:	16" X 16" DUAL VENT
FLOOR COVERAGE:	400 SQUARE FEET PER VENT
GARAGE	
SQUARE FOOTAGE	584 SF
FLOOD VENT PROVIDED	(800 SF TOTAL / 400 EACH)
	800 SF > 584 SF

NOTE: NO INDIVIDUAL SLABS.



NOTE: ALL AREAS USED FOR PARKING AND MANEUVERING OF VEHICLES, INCLUDING ALL ACCESS DRIVEWAYS, SHALL BE PAVED WITH A DUSTLESS, ALL WEATHER SURFACING MATERIAL CAPABLE OF CARRYING A WHEEL LOAD OF 4,000 POUND

2 DRIVEWAY DETAIL
1 1/2" = 1'-0"

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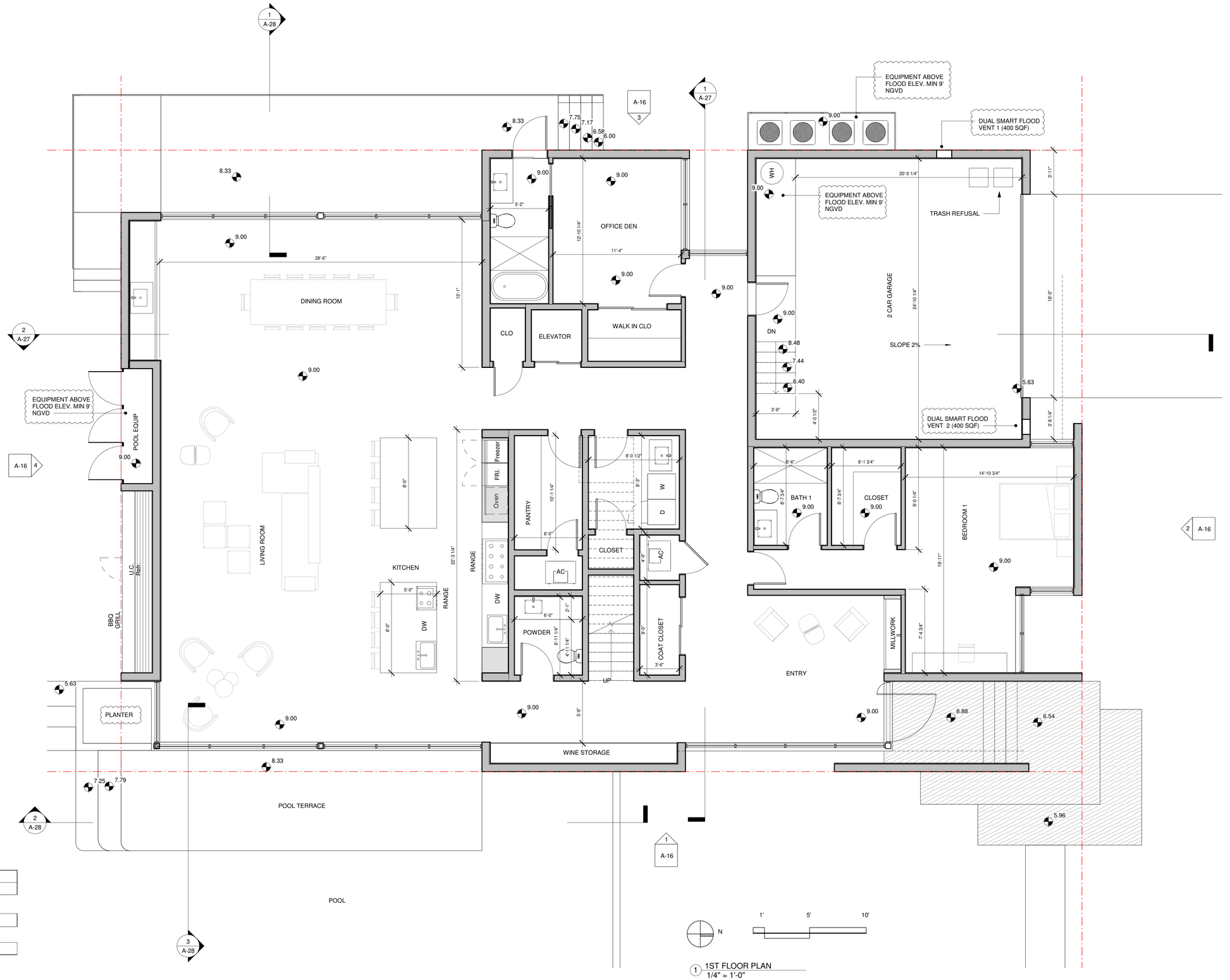
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SITE PLAN

A-18



1 1ST FLOOR PLAN
1/4" = 1'-0"

PROGRAM

6 BEDROOM
2 MISC ROOM (OFFICE / DEN / PLAY ROOM)
7.5 BATH
2 CAR GARAGE

AREA CALCULATION

LOT AREA	10,625 SF
1ST FLOOR ***(UNDER AIR)***	3,368 SF
GARAGE ***(NOT UNDER AIR)***	627 SF
TOTAL 1ST FLOOR	**3,995 SF**
2ND FLOOR ***(UNDER AIR)***	2,887 SF
TOTAL 2ND FLOOR	**2,887 SF**
GRAND TOTAL	**6,882 SF**
TOTAL (UNDER AIR)	**6,255 SF**

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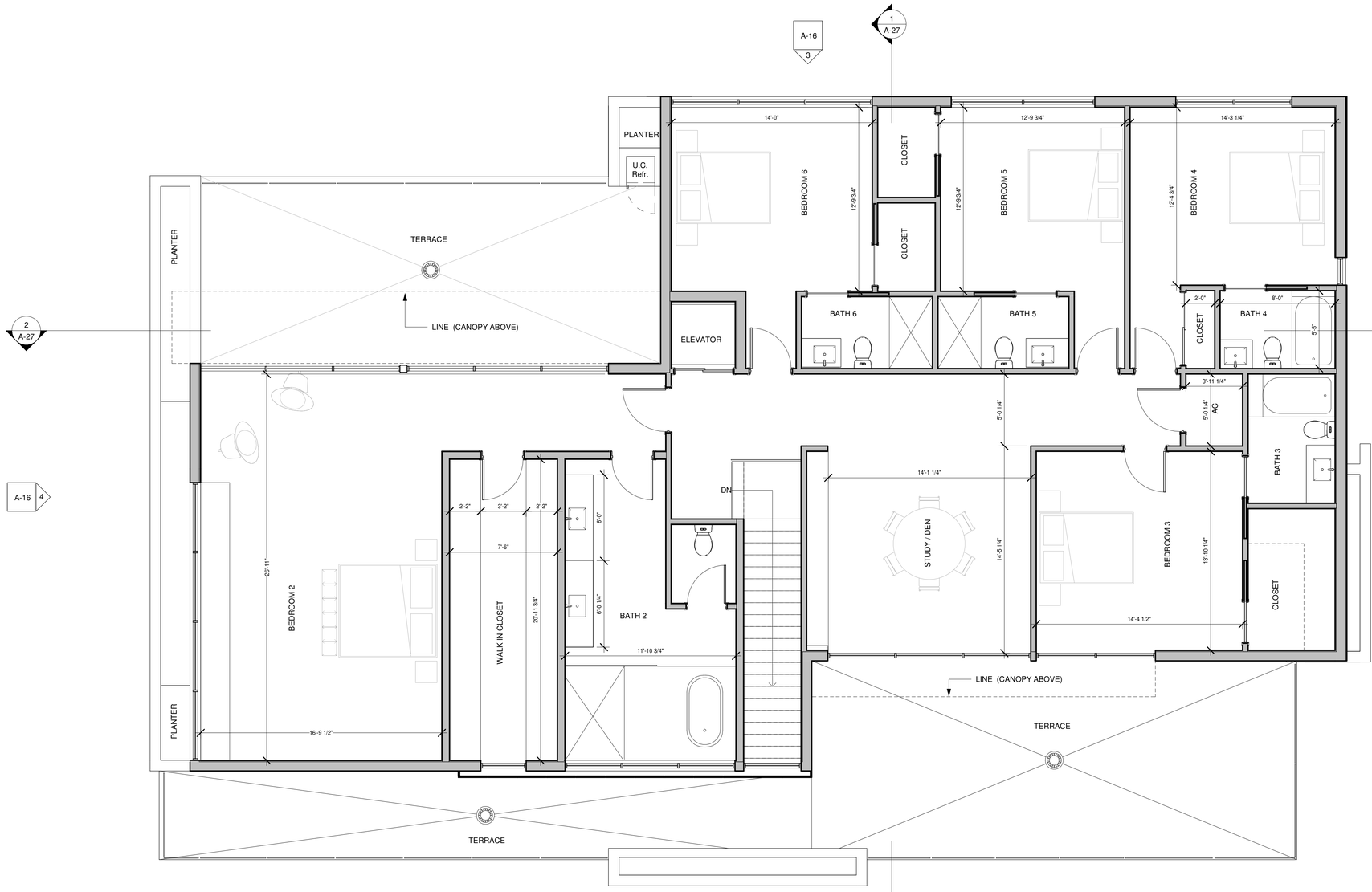
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FIRST FLOOR PLAN

A-19



1 2ND FLOOR PLAN
1/4" = 1'-0"

PROGRAM

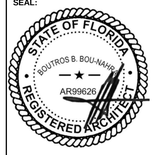
6 BEDROOM
2 MISC ROOM (OFFICE / DEN / PLAY ROOM)
7.5 BATH
2 CAR GARAGE

AREA CALCULATION

LOT AREA	10,625 SF
1ST FLOOR ***(UNDER AIR)***	3,368 SF
GARAGE ***(NOT UNDER AIR)***	627 SF
TOTAL 1ST FLOOR	**3,995 SF**
2ND FLOOR ***(UNDER AIR)***	2,887 SF
TOTAL 2ND FLOOR	**2,887 SF**
GRAND TOTAL	**6,882 SF**
TOTAL *(UNDER AIR)*	**6,255 SF**

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SEAL:



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BOUTROSBOUNAHRA.COM
AR#99626

10040 E BROADVIEW DR

10040 E BROADVIEW DR BAY HARBOR ISLAND FL 33154

CLIENT NAME: EITAN ZIMERMAN

PROJECT STATUS:
SCHEMATIC DESIGN

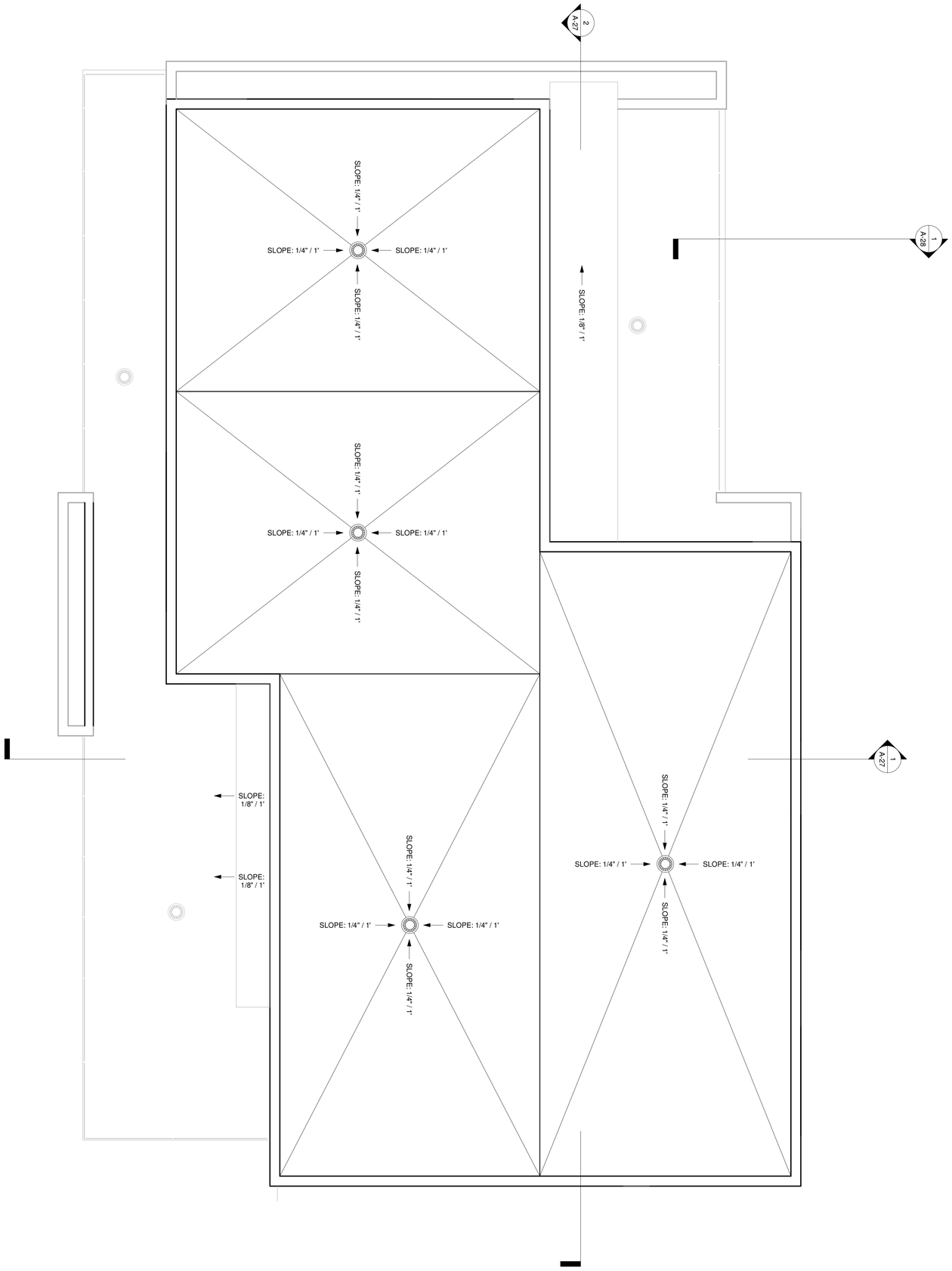
11/20/23

CHECKED BY: BB

REVISIONS:

SECOND FLOOR PLAN

A-20



1 ROOF PLAN
1/4" = 1'-0"

PROJECT STATUS:
SCHEMATIC DESIGN

11/20/23

CHECKED BY: BB

REVISIONS:

ROOF PLAN

A-21

10040 E BROADVIEW DR

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CLIENT NAME: EITAN ZIMERMAN

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SEAL:

STATE OF FLORIDA · REGISTERED ARCHITECT · BOUTROS & BOUNAHRA · AR99626

THESE PLANS ARE THE PROPERTY OF BOUTROS BOUNAHRA ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BOUTROS BOUNAHRA ARCHITECT. ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF BOUTROS BOUNAHRA ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE PRIOR WRITTEN PERMISSION OF BOUTROS BOUNAHRA ARCHITECT.

MATERIALS

EXTERIOR FACADE APPLICATIONS

10040 E BROADVIEW DR



HORIZONTAL RIBBED STUCCO:

WHITE EXTERIOR TILE

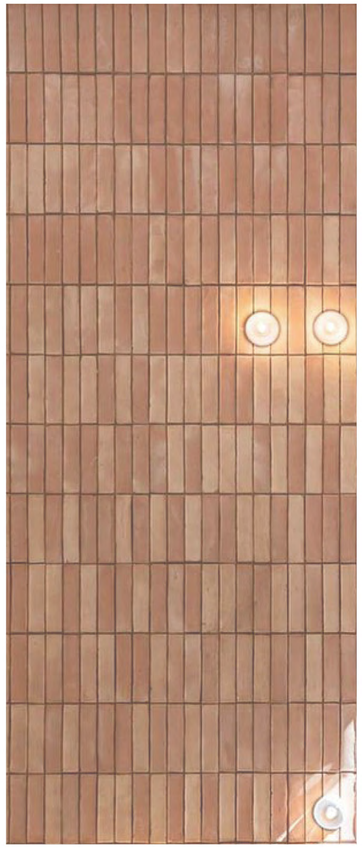
VERTICAL RUNNING BOND

8" X 16" FORMAT



SHELL STONE TRAVERTINE:

RECTIFIED, NO SPACING, FLUSHED



BRICK CLADDING:

VERTICAL RUNNING BOND

4" X 8" FORMAT



BREEZE BLOCK:

WHITE



SMOOTH STUCCO:

WHITE



ALUMINUM

POWDER COATED

FLUSHED CONCEALED INSTALLATION

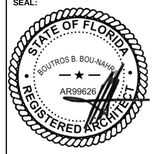


TEXTURED STUCCO:

GREY

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PROJECT STATUS:
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CHECKED BY: BB

REVISIONS:

△

MATERIALS

A-22



1 NORTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"

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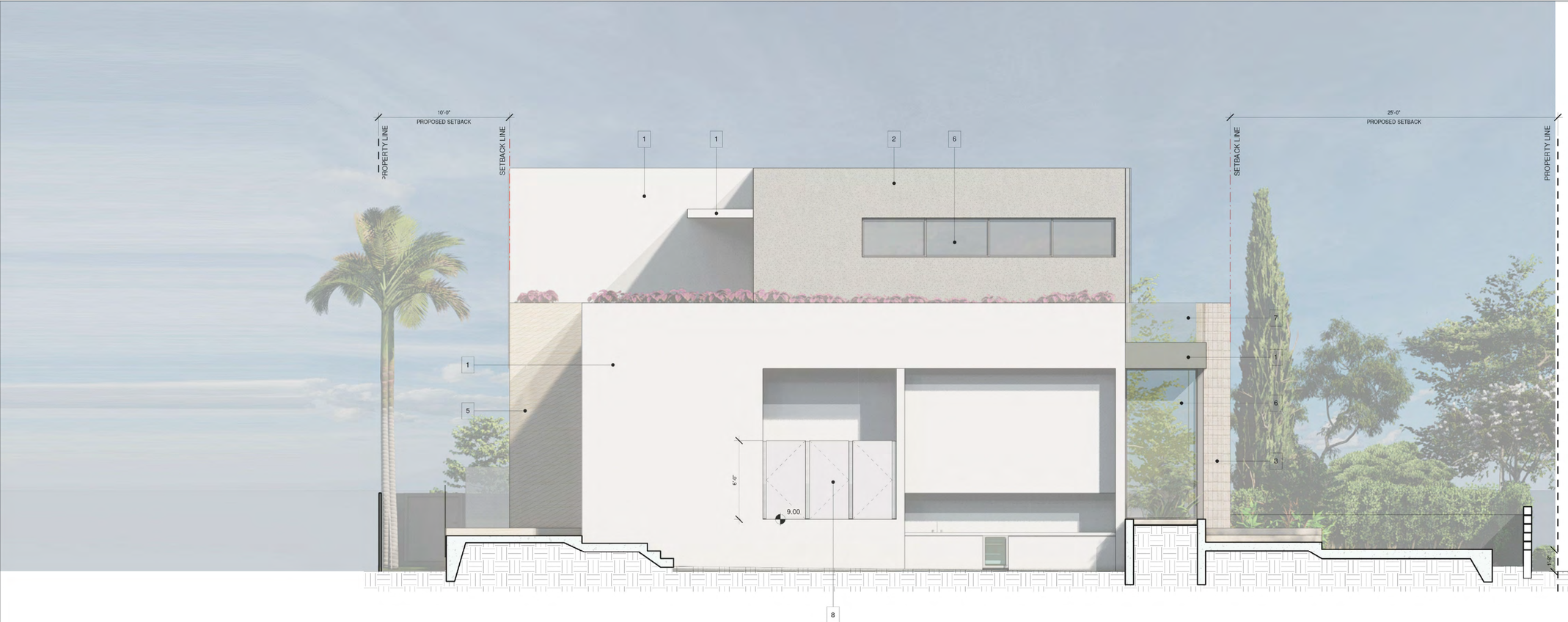
CHECKED BY: BB

REVISIONS:

△

RENDERED ELEVATION

A-23



2 SOUTH ELEVATIONTION
1/4" = 1'-0"



1 WEST ELEVATIONTION
1/4" = 1'-0"

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CLIENT NAME: EITAN ZIMERMAN

PROJECT STATUS:
SCHEMATIC DESIGN

11/20/23

CHECKED BY: BB

REVISIONS:

△

RENDERED ELEVATION

A-24

WINDOW NOTES:

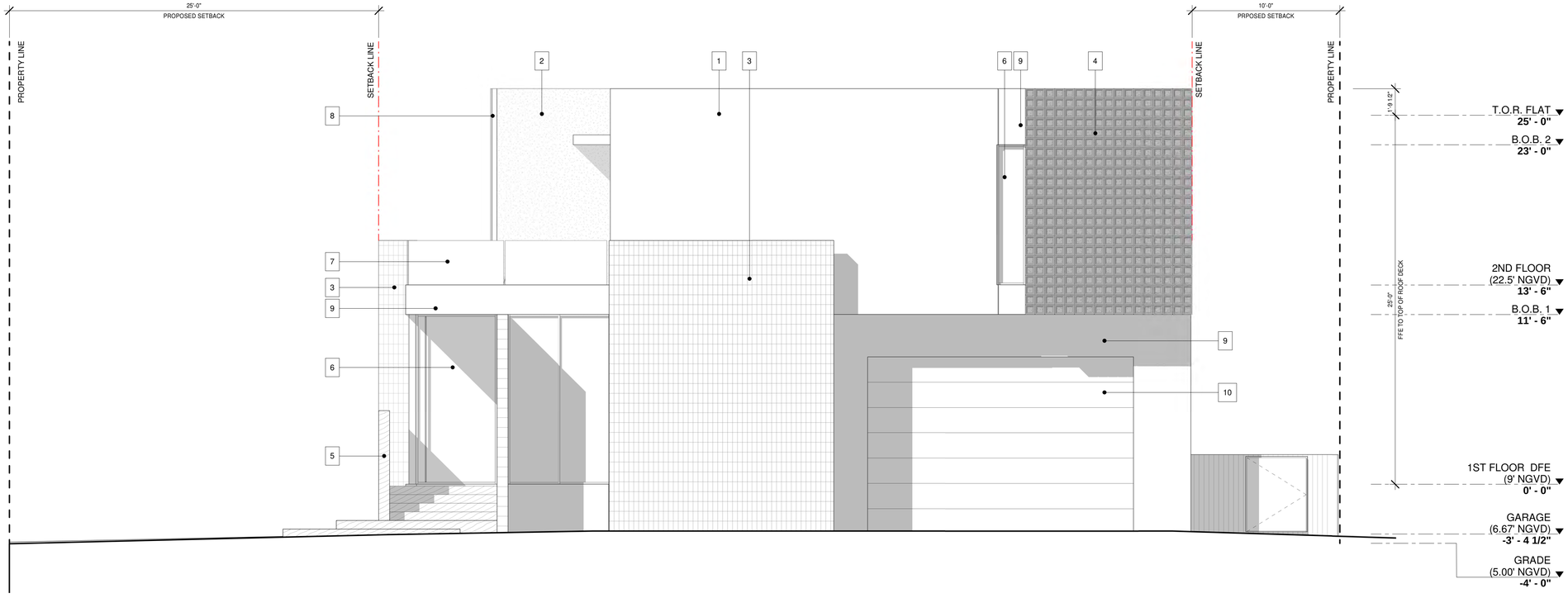
1. ALL GLASS WINDOWS AND DOORS TO RECEIVE IMPACT RESISTANT GLASS AND TO COMPLY W/ ENERGY CALCULATIONS.
2. ALL WINDOWS MUST HAVE MIAMI-DADE COUNTY PRODUCT APPROVAL AND BE SUBMITTED TO THE ARCHITECT PRIOR TO ORDERING, FABRICATION, OR INSTALLATION.
3. USE OF ALTERNATE BUCKS MUST BE APPROVED BY THE ARCHITECT PRIOR TO ORDERING, FABRICATION, OR INSTALLATION
4. GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING, VERIFYING, AND PROVIDING CORRECT OPENINGS, ACCORDING TO REQUIREMENTS OF THE ACTUAL WINDOWS USED. OPENING DIMENSIONS SHOWN ARE FOR DESIGN/ILLUSTRATION PURPOSES ONLY.
5. GC TO COORDINATE ALL MASONRY OPENINGS FOR WINDOWS AND DOORS WITH MANUFACTURER PRIOR TO ERECTION OF BEAM AND BLOCK.
6. SEE STRUCTURAL FOR DESIGN PRESSURES.

SECONDARY MEANS OF EGRESS:

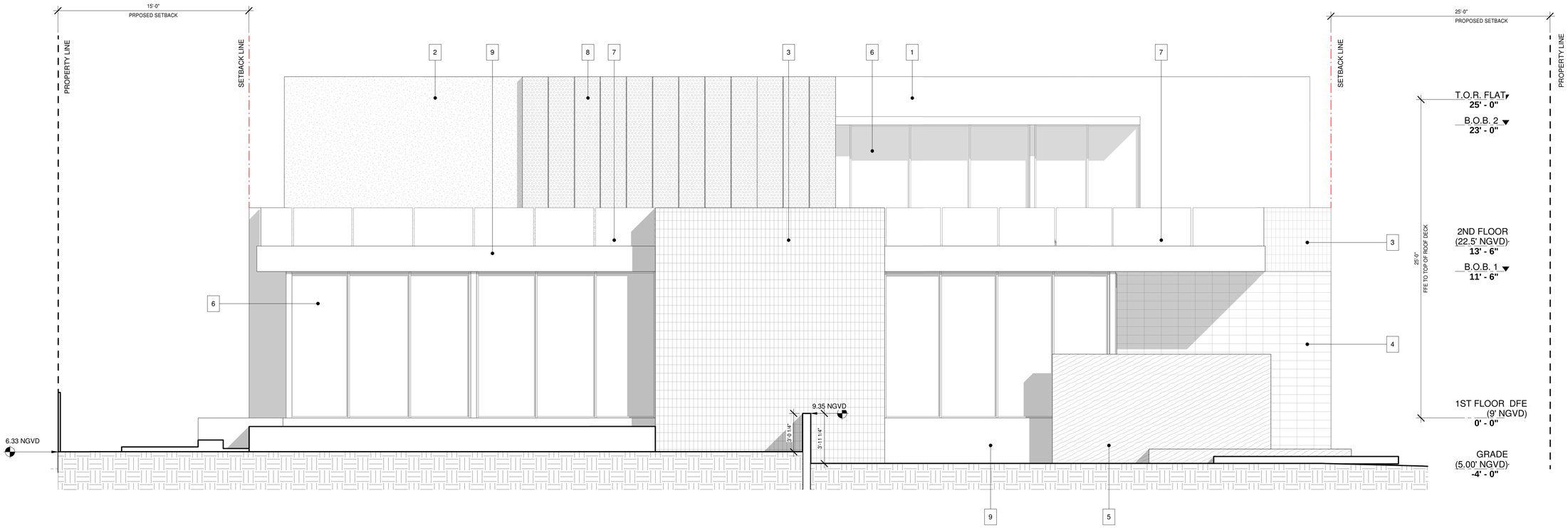
1. OUTSIDE WINDOW OR DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, KEYS, OR SPECIAL EFFORT AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE WIDTH SHALL NOT BE LESS THAN 20 INCHES, AND THE HEIGHT SHALL NOT BE LESS THAN 24 INCHES. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR. (NFPA 101:24.2)
2. SEE DETAIL FOR SIZE REQUIREMENTS.

MATERIALS LEGEND

1: WHITE SMOOTH STUCCO
2: LIGHT TEXTURED GREY STUCCO
3: TILE VERTICAL 4" X 8"
4: TILE HORIZONTAL 8" X 16"
5: CORAL LIMESTONE
6: IMPACT RESISTANT GLASS / DOOR
7: CLEAR GLASS RAIL
8: METAL MESH SCREENING. LIGHT GREY
9: EXTRA SMOOTH STUCCO DARK
10: DARK METAL GARAGE DOOR



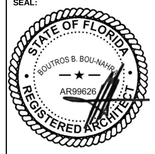
1 NORTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"

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10040 E BROADVIEW DR

10040 E BROADVIEW DR BAY HARBOR ISLAND FL 33154

CLIENT NAME: EITAN ZIMERMAN

PROJECT STATUS:
SCHEMATIC DESIGN

11/20/23

CHECKED BY: BB

REVISIONS:

BUILDING ELEVATION

A-25

WINDOW NOTES:

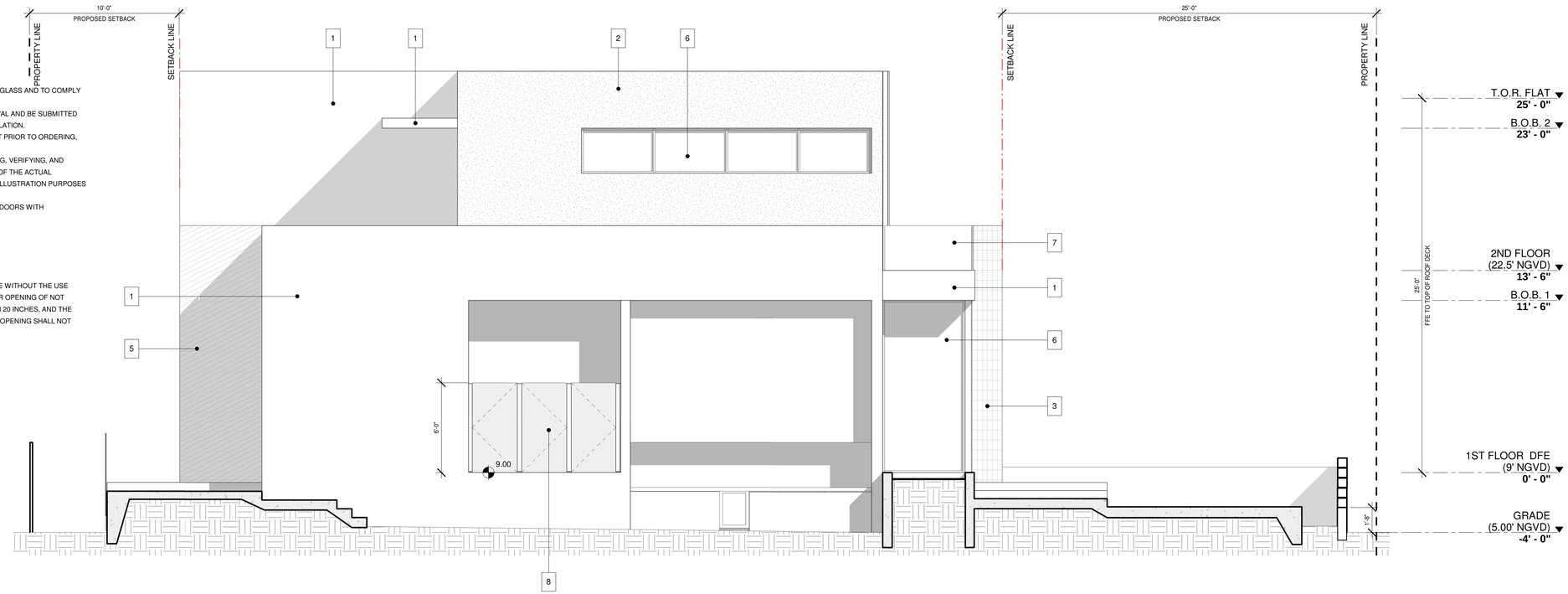
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SECONDARY MEANS OF EGRESS:

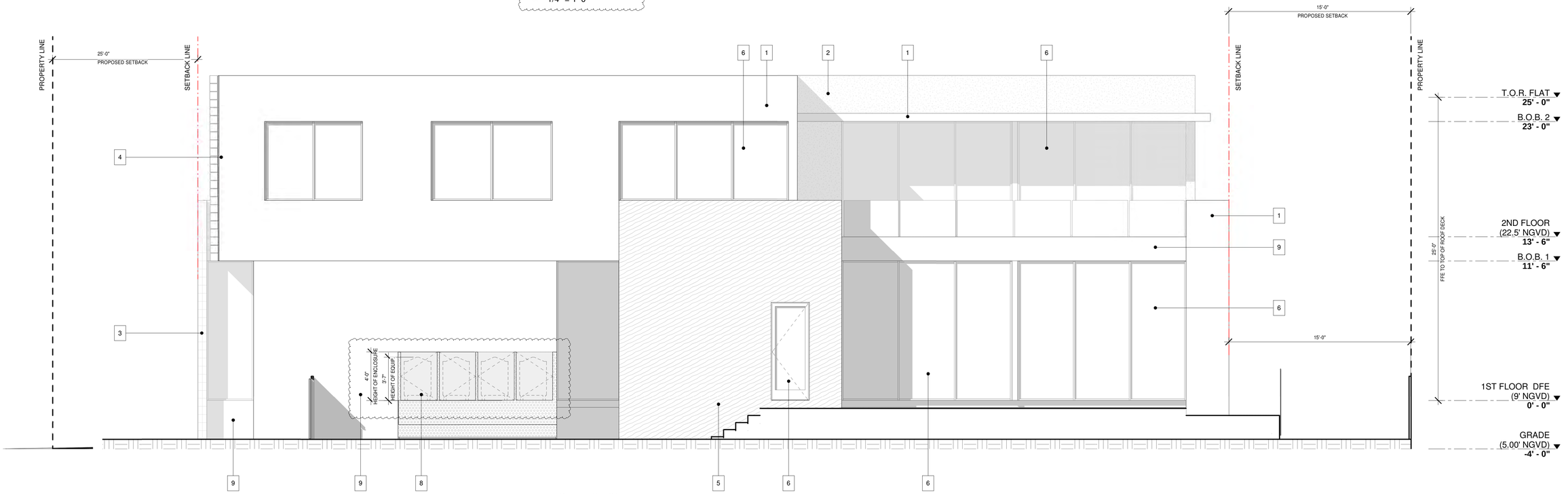
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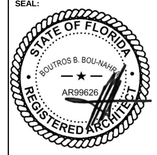
② SOUTH ELEVATION
1/4" = 1'-0"



① WEST ELEVATION
1/4" = 1'-0"

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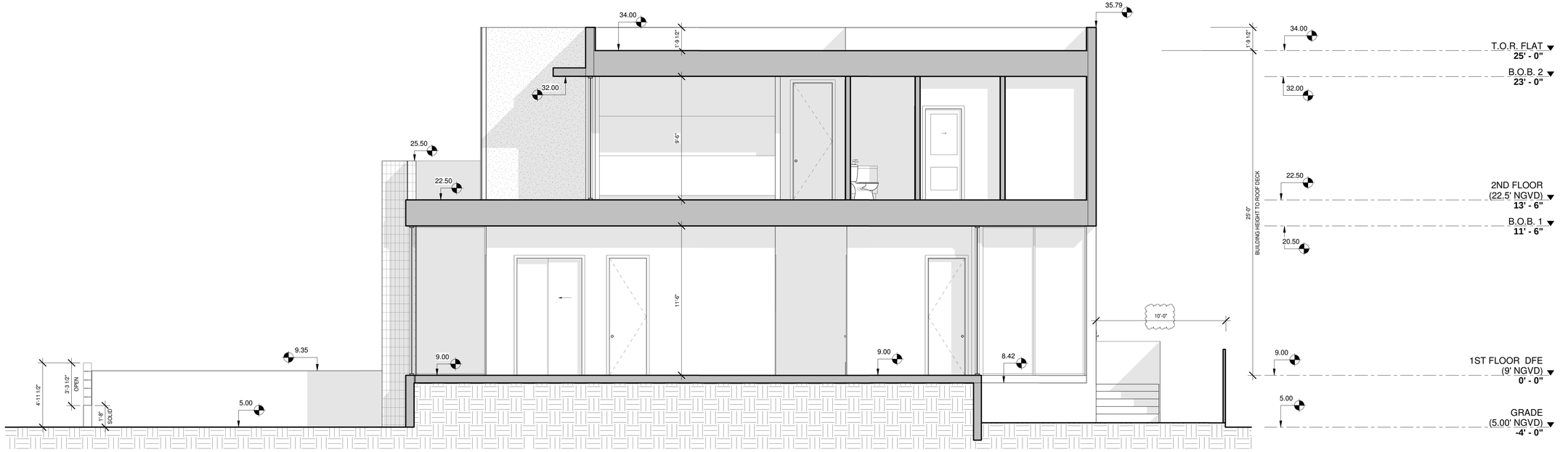
11/20/23

CHECKED BY: BB

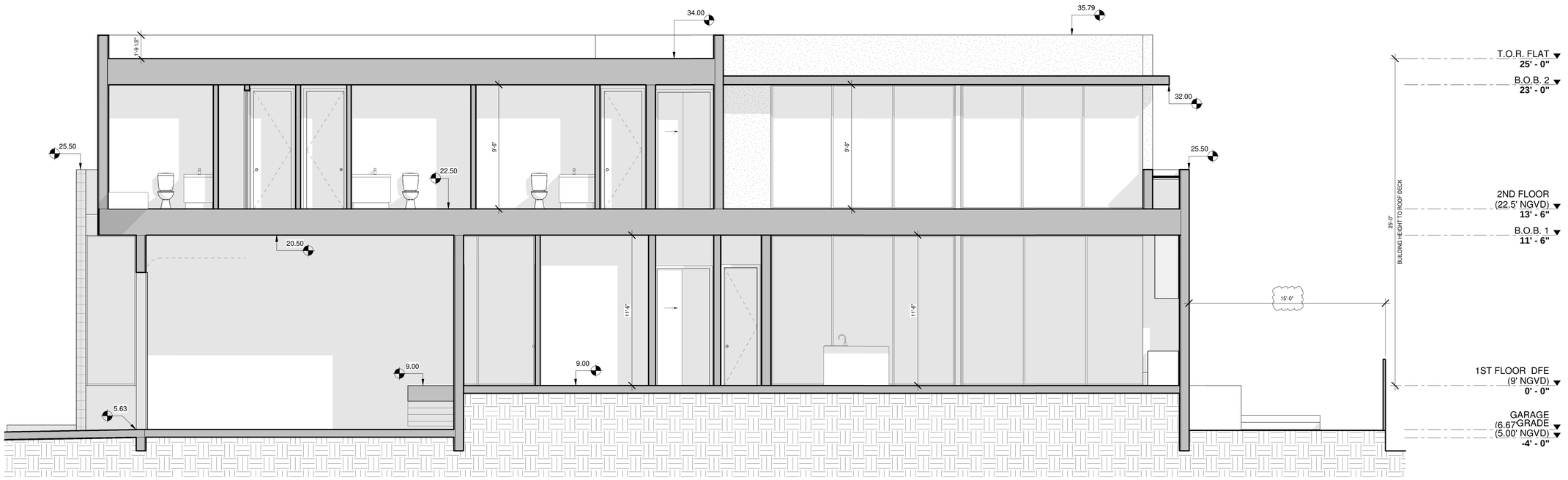
REVISIONS:
1 2/2/24

BUILDING ELEVATION

A-26



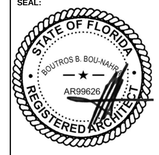
1 SECTION 1
1/4" = 1'-0"



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

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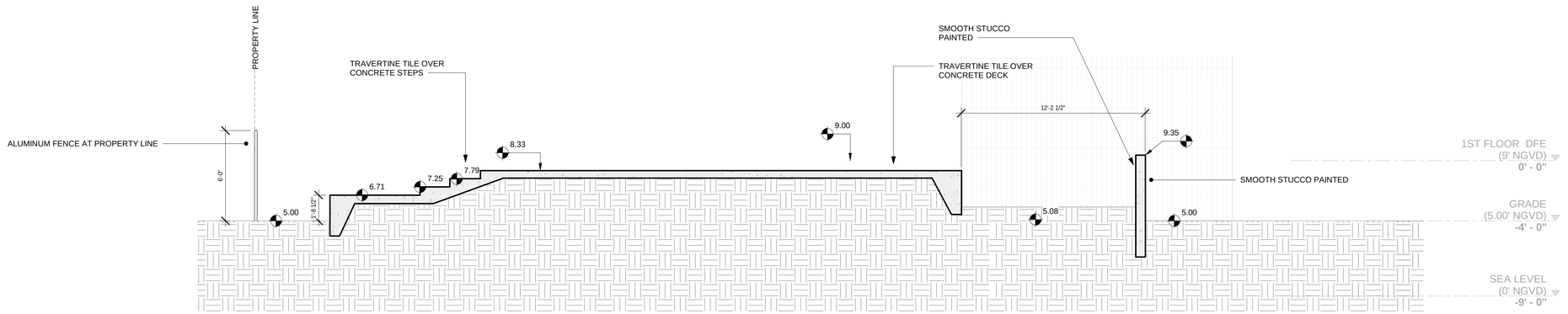
11/20/23

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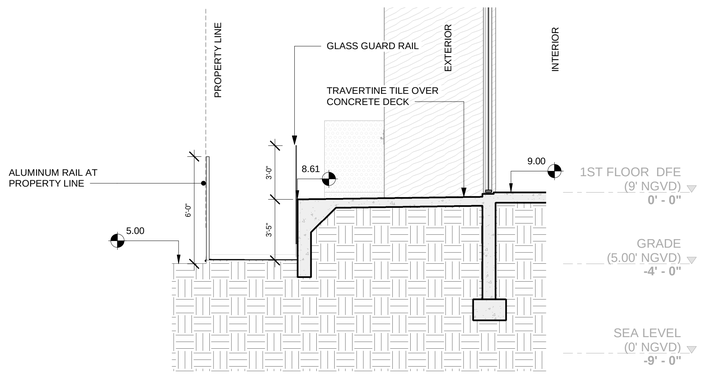
REVISIONS:
1 2/2/24

BUILDING SECTION

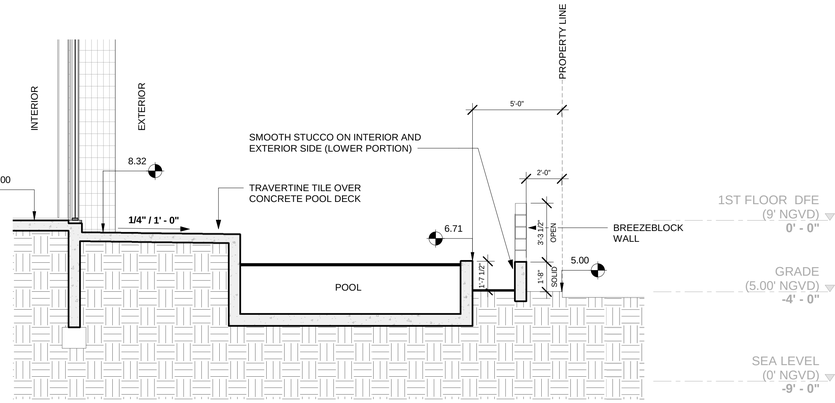
A-27



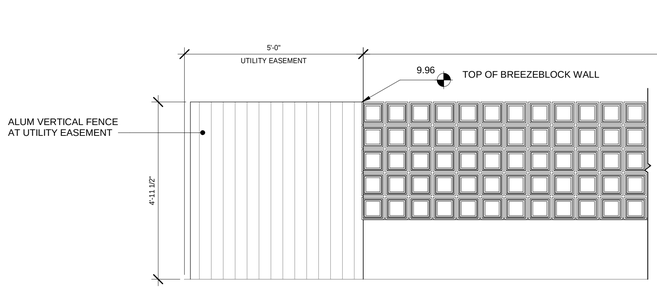
2 YARD SECTION - REAR
1/4" = 1'-0"



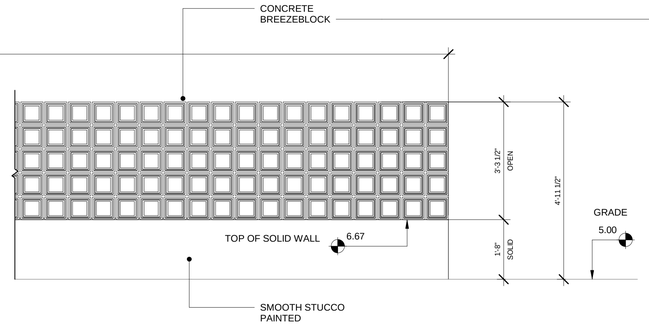
1 YARD SECTION - SIDE
1/4" = 1'-0"



3 YARD SECTION - FRONT
1/4" = 1'-0"



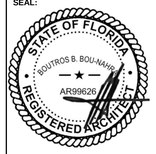
4 FRONT WALL ELEVATION
1/2" = 1'-0"





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SEAL:



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10040 E BROADVIEW DR

10040 E BROADVIEW DR BAY HARBOR ISLAND FL 33154

CLIENT NAME: EITAN ZIMERMAN

PROJECT STATUS:
SCHEMATIC DESIGN

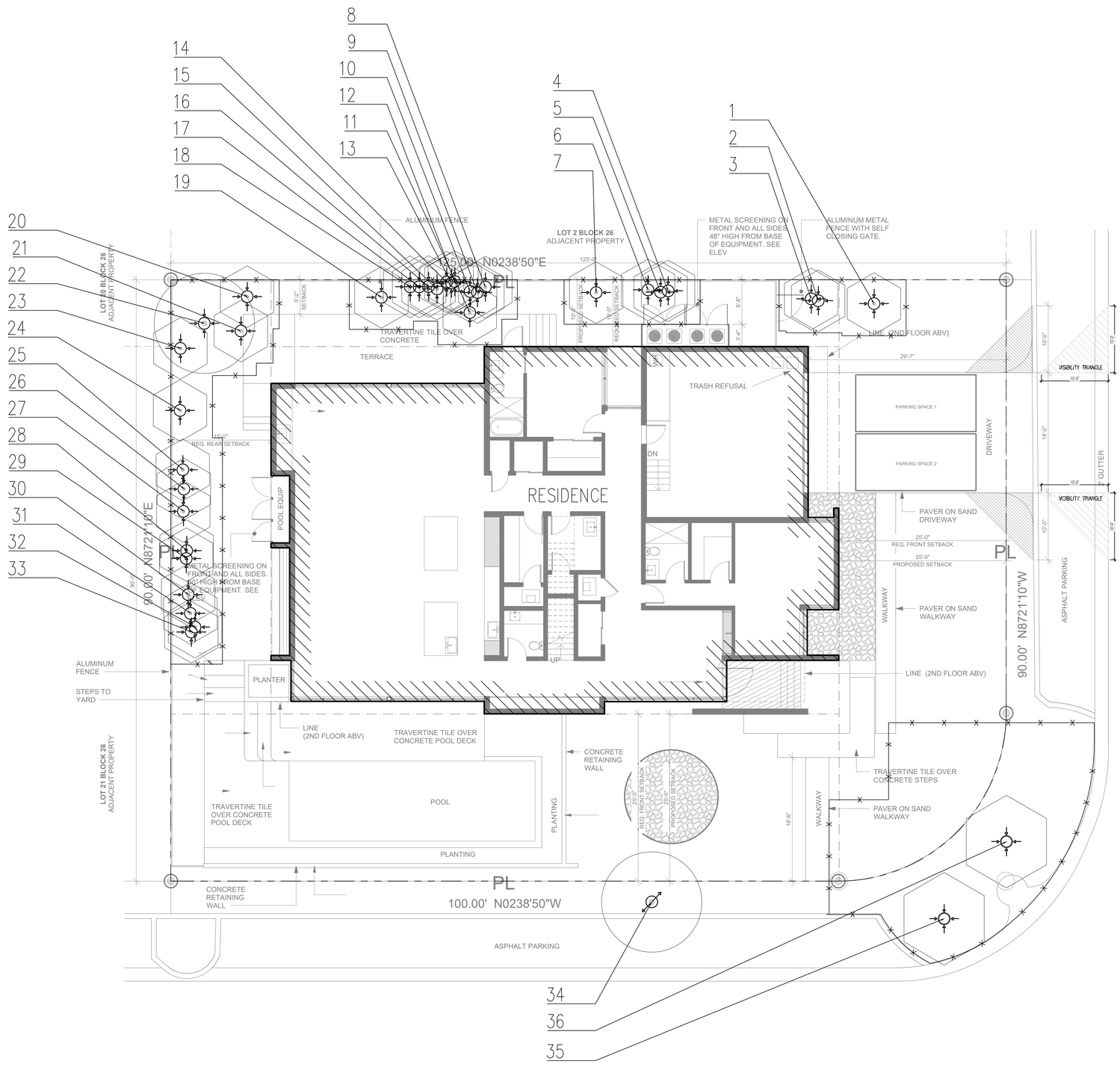
01/09/24

CHECKED BY: BB

REVISIONS:
1 2/2/24

YARD SECTIONS

A-28



EXISTING TREES & PALMS

Number	Common name	Botanical Name	Height (')	DBH (")	Spread (')	Category	Disposition	Mitigation
1	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Property tree	To remain	
2	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Property tree	To remain	
3	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Property tree	To remain	
4	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Property tree	To remain	
5	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Property tree	To remain	
6	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Property tree	To remain	
7	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Property tree	To remain	
8	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Property tree	To remain	
9	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Property tree	To remain	
10	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Property tree	To remain	
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13	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Property tree	To remain	
14	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Property tree	To remain	
15	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Property tree	To remain	
16	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Property tree	To remain	
17	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Property tree	To remain	
18	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Property tree	To remain	
19	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Property tree	To remain	
20	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Neighbor tree	To remain	
21	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Neighbor tree	To remain	
22	Mahogani	Swieteria mahogani	25'	7.8	15'	Neighbor tree	To remain	
23	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Neighbor tree	To remain	
24	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Neighbor tree	To remain	
25	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Neighbor tree	To remain	
26	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Neighbor tree	To remain	
27	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Neighbor tree	To remain	
28	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Neighbor tree	To remain	
29	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Neighbor tree	To remain	
30	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Neighbor tree	To remain	
31	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Neighbor tree	To remain	
32	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Neighbor tree	To remain	
33	Alexander Palm	Archontophoenix alexandrea	40'	4.8"	8'	Neighbor tree	To remain	
34	Live Oak	Quercus virginiana	25'	7.8	15'	Property tree	To relocate	
35	Florida Royal Palm	Roystonea elata	50'	18"	12'	Parkway	To remain	
36	Florida Royal Palm	Roystonea elata	50'	18"	12'	Parkway	To remain	
						TOTAL DBH REMOVED		0
						TOTAL PALMS REMOVED		-

LEGEND

- TO RELOCATE
- TO REMOVE
- TO REMAIN
- ANSI TREE PROTECTION ZONE (FOR EVERY INCH (') OF TRUNK DIA. THERE WILL BE 1' (FT.) OF DISTANCE OUT FROM THE TRUNK)

0' 5' 10' 20' 30'

GRAPHIC SCALE

N

PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Valeria Quintanilla LA6667640

PARAMETRIKA
Land & Design

10040 E Broadview Dr

10040 E Broadview Dr
BAY HARBOR ISLAND, FL 33154

X 01/08/2024
☐

SHEET TILE
Tree Disposition Plan

ISSUE DATE
08/29/2023

REVISION
August 2023

DESIGN
GA

DRAWN
TY

SCALE
1/8" = 1'-0"

SEAL

REGISTERED LANDSCAPE ARCHITECT
VALERIA QUINTANILLA
LA 6667640
STATE OF FLORIDA

VALERIA QUINTANILLA
LA6667640

SHEET NUMBER
L-101

8– Archontophoenix alexandrea (EXISTING)
9– Archontophoenix alexandrea (EXISTING)
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22– Swietenia mahogani (EXISTING)
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1– Archontophoenix alexandrea (EXISTING)
2– Archontophoenix alexandrea (EXISTING)
3– Archontophoenix alexandrea (EXISTING)
34– Quercus virginiana (RELOCATE)
35– Roystonea elata (EXISTING)
36– Roystonea elata (EXISTING)

PLR 1
CAB 1
POM 7
BAM 3
LYL 1
ELD 1
PSL1 1
FIB 1
POM 7
GUO 1
BUS 1
GAS 1
QUV 1
LIL 1
PSL 2
COA 1
MYF 70
ARE 23
THR 2
ALP 6
SES 4
LAI 1
GAJ 37
POM 24
TIU 1
CUS 1
SMA- 1
MED- 1
JAM 1

ALUMINUM FENCE
METAL SCREENING ON FRONT AND ALL SIDES. 80" HIGH FROM BASE OF EQUIPMENT. SEE ELEV
ALUMINUM METAL FENCE WITH SELF CLOSING GATE.
LOT 2 BLOCK 26 ADJACENT PROPERTY
LOT 20 BLOCK 26 ADJACENT PROPERTY
LOT 21 BLOCK 26 ADJACENT PROPERTY
PL 100.00' N0238'50"W
PL 90.00' N87°21'10"E
PL 90.00' N87°21'10"W
PL 100.00' N0238'50"W
5'-0" SETBACK
15'-0" PROPOSED SETBACK
15'-0" REQUIRED SETBACK
125'-0"
TRAVERTINE TILE OVER CONCRETE TERRACE
LINE (2ND FLOOR ABV)
TRASH REFUSAL
RESIDENCE
UP
DN
15'-0" REQ. REAR SETBACK
POOL EQUIP
PLANTER
STEPS TO YARD
LINE (2ND FLOOR ABV)
TRAVERTINE TILE OVER CONCRETE POOL DECK
POOL
TRAVERTINE TILE OVER CONCRETE POOL DECK
CONCRETE RETAINING WALL
CONCRETE RETAINING WALL
ASPHALT PARKING
PARKING SPACE 1
CRUSH MARBLE
DRIVEWAY
PAVER ON SAND DRIVEWAY
25'-0" REQ. FRONT SETBACK
25'-0" OPPOSED SETBACK
PAVER ON SAND WALKWAY
WALKWAY
TRAVERTINE TILE OVER CONCRETE STEPS
PAVER ON SAND WALKWAY
LINE (2ND FLOOR ABV)
VISIBILITY TRIANGLE
VISIBILITY TRIANGLE
GUTTER
ASPHALT PARKING
101ST STREET
24' ASPHALT PAVEMENT
50' TOTAL R/W
E BROADVIEW
ASPHALT PAVEMENT
3.75
3.79
4.09
4.09
3.71
3.75

PLANT LIST								
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
TREES									
1	BUS	Bursera simaruba	Gumbo Limbo	14'	3"	7'	YES	Tolerant	Florida #1 or better
1	CAB	Caliophy Lin brasiliense	Brazilian Beauty Leaf	12'	2"	5'	NO	Tolerant	Florida #1 or better
1	ELD	Elaeocarpus decipiens	Japanese Blueberry	12'	2.5"	4	NO	Tolerant	Florida #1 or better
1	FIB	Ficus benjamina	Weeping Fig	3	1"	3'	NO	Tolerant	Florida #1 or better
1	GAS	Garcinia spicata	Garcinia	8	1"	3.5	NO	Tolerant	Florida #1 or better
1	GUO	Guaiacum officinal	Lignum Vitae	8	2"	5'	YES	Moderate	Florida #1 or better
1	JAM	Jacaranda mimosifolia	Jacaranda	14'	3"	7'	NO	Tolerant	Florida #1 or better
1	LAI	Tagetes erecta Indica Alba	White cape myrtle	10'	7"	8'	NO	Tolerant	Florida #1 or better
1	LIL	Ligustrum lucidum	Glossy Privet	8	2"	8'	NO	Tolerant	Florida #1 or better
1	LYL	Lysiloma latisiliqua	Wild Tamarind	10'	2"	5'	YES	Tolerant	Florida #1 or better
1	PLR	Plumeria Rubra	Frangipani	6	1.5"	6	NO	Tolerant	Florida #1 or better
2	PSL	Psidium littorale	Cattley Guava	10'	2.5"	5'	NO	Tolerant	Florida #1 or better
1	PSL1	Psidium littorale	Cattley Guava	12'	2.5"	10'	NO	Tolerant	Florida #1 or better
1	QUV	Quercus virginiana	Live Oak	16'	3"	7'	YES	Tolerant	Florida #1 or better
4	SES	Senna surattensis	Glaucous Cassia	15'	3"	2'	NO	Tolerant	Florida #1 or better
1	TIU	Tibouchina urvilleana	Tibouchina	4	1"	4	NO	Tolerant	Florida #1 or better
1	MEDIUM-OPT1 / OPT2 / OPT3	Cassia fistula / Ilex cassine / Stenmadenia litoralis	Golden Shower / Dahoon Holly / Milky Way Tree	8	2"	8'	NO	Tolerant	Florida #1 or better
1	SMALL-OPT1 / OPT2 / OPT3	Guaiacum officinal / Plumeria obtusa / Carissa jasminoides	Lignum Vitae / Singapore Plumeria / Gaderia Tree	4	1"	6	NO	Tolerant	Florida #1 or better
PALMS									
1	COA	Coccothrinax argentata	Silver Palm	4	4"	4	YES	Tolerant	Florida #1 or better
2	THR	Thrinax radiata	Thatch Palm	6	4"	6'	YES	Tolerant	Florida #1 or better
SHRUBS									
6	ALP	Alpinia purpurata	Red Ginger	7 ga	NO		NO	Tolerant	Florida #1 or better
3	BAM	Bambusa multigerris	Seabreeze Bamboo	12'			NO	Tolerant	Florida #1 or better
1	CUS	Cupressus sempervirens	Italian Cypress	8			NO	Tolerant	Florida #1 or better
37	GAJ	Gardenia jasminoides 'Mon' Supreme'	Cape Jasmine	4			NO	Tolerant	Florida #1 or better
70	MYF	Myrcianthes fragans	Simpson's stopper	6			YES	Tolerant	Florida #1 or better
38	POM	Podocapus Macrophyllus	Podocapus	6			NO	Moderate	Florida #1 or better
GROUND COVERS									
25	ARE	Arthonatherum aristus	Oat Grass	18"			NO	Tolerant	Florida #1 or better

0' 5' 10' 20' 30'
GRAPHIC SCALE

N

PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Valeria Quintanilla LA6667640

PARAMETRIKA
Land & Design

10040 E Broadview Dr

10040 E Broadview Dr
BAY HARBOR ISLAND, FL 33154

X 01/08/2024
☐

SHEET TILE
Landscape Plan

ISSUE DATE
08/29/2023

REVISION
August 2023

DESIGN
GA

DRAWN
TY

SCALE
1/8" = 1'-0"

SEAL
REGISTERED LANDSCAPE ARCHITECT VALERIA GABRIELA QUINTANILLA LA 6667640 STATE OF FLORIDA
VALERIA QUINTANILLA
LA6667640

SHEET NUMBER
L-102

8– Archontophoenix alexandrea (EXISTING)
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LYL 1
ELD 1
PSL1 1
FIB 1
POM 7
GUO 1
BUS 1
GAS 1
QUV 1
LIL 1
PSL 2
COA 1
MYF 70
ARE 23
THR 2
ALP 6
SES 4
LAI 1
GAJ 37
POM 24
TIU 1
CUS 1
SMA- 1
MED- 1
JAM 1

ALUMINUM FENCE
METAL SCREENING ON FRONT AND ALL SIDES. 48" HIGH FROM BASE OF EQUIPMENT. SEE ELEV.
ALUMINUM METAL FENCE WITH SELF CLOSING GATE.
LOT 2 BLOCK 26 ADJACENT PROPERTY
LOT 20 BLOCK 26 ADJACENT PROPERTY
LOT 21 BLOCK 26 ADJACENT PROPERTY
90.00' N87°21'10"E
90.00' N87°21'10"W
100.00' N0238'50"W
PL
CL
PROPOSED SETBACK
REQUIRED SETBACK
15'-0" REQ. REAR SETBACK
25'-0" REQ. FRONT SETBACK
25'-0" PROPOSED SETBACK
TRAVERTINE TILE OVER CONCRETE
TERRACE
LINE (2ND FLOOR ABV)
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24' ASPHALT PAVEMENT
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ASPHALT PAVEMENT
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0' 5' 10' 20' 30'
GRAPHIC SCALE

N

PLANT LIST

Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance	Specifications
			TREES						
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1	FIB	Ficus benjamina	Weeping Fig	5'	1"	3'	NO	Tolerant	Florida #1 or better
1	GAS	Garcinia spicata	Garcinia	8'	1"	3.5'	NO	Tolerant	Florida #1 or better
1	GUO	Guaiacum officinal	Lignum Vitae	8'	2"	5'	YES	Moderate	Florida #1 or better
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1	LAI	Lagerstroemia Indica A lba	White crape myrtle	10'	2"	8'	NO	Tolerant	Florida #1 or better
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4	SES	Senna surattensis	Glaucous Cassia	15'	3"	12'	NO	Tolerant	Florida #1 or better
1	TIU	Tibouchina urvilleana	Tibuchina	4'	1"	4'	NO	Tolerant	Florida #1 or better
1	MEDIUM-OPT1 / OPT2 / OPT3	Cassia fistula / Ilex cassine / Stemmadenia littoralis	Golden Shower / Dahoon Holly / Milky Way Tree	8'	2"	8'	NO	Tolerant	Florida #1 or better
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			PALMS						
1	COA	Coccothrinax argentiata	Silver Palm	4'	4'	4'	YES	Tolerant	Florida #1 or better
2	THR	Thrinax radiata	Thatch Palm	6'	4'	6'	YES	Tolerant	Florida #1 or better
			SHRUBS						
6	ALP	Alpinia purpurata	Red Ginger	7 gal	NO		NO	Tolerant	Florida #1 or better
3	BAM	Bambusa malingensis	Seabreeze Bamboo	12'			NO	Tolerant	Florida #1 or better
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37	GAJ	Gardenia jasminoides 'Miami Supreme'	Cape Jasmine	4'			NO	Tolerant	Florida #1 or better
70	MYF	Myrcianthes frangans	Simpson's stopper	6'			YES	Tolerant	Florida #1 or better
38	POM	Podocarpus macrophyllus	Podocarpus	6'			NO	Moderate	Florida #1 or better
			GROUND COVERS						
23	ARE	Arthenatherum elatius	Oat Grass	18"			NO	Tolerant	Florida #1 or better

PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Valeria Quintanilla LA6667640

PARAMETRIKA Land & Design

10040 E Broadview Dr
10040 E Broadview Dr
BAY HARBOR ISLAND, FL 33154

[X] 01/08/2024
[ ]

SHEET TILE
Landscape Plan (Color)

ISSUE DATE
08/29/2023

REVISION
August 2023

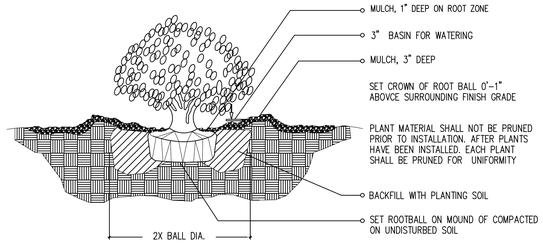
DESIGN
GA

DRAWN
TY

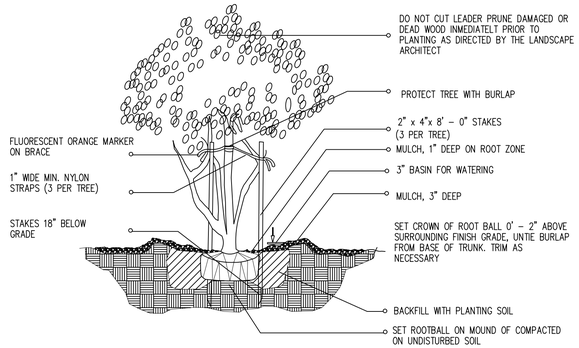
SCALE
1/8" = 1'-0"

SEAL
REGISTERED LANDSCAPE ARCHITECT VALERIA QUINTANILLA LA 6667640 STATE OF FLORIDA
VALERIA QUINTANILLA
LA6667640

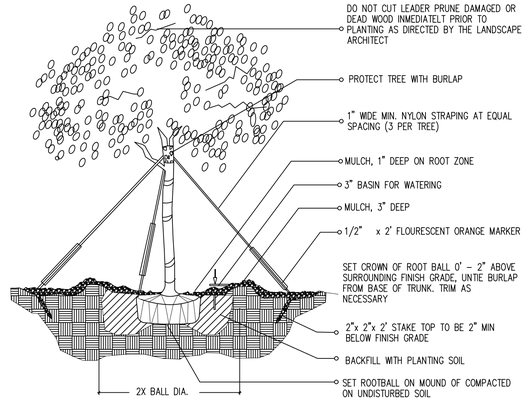
SHEET NUMBER
L-102



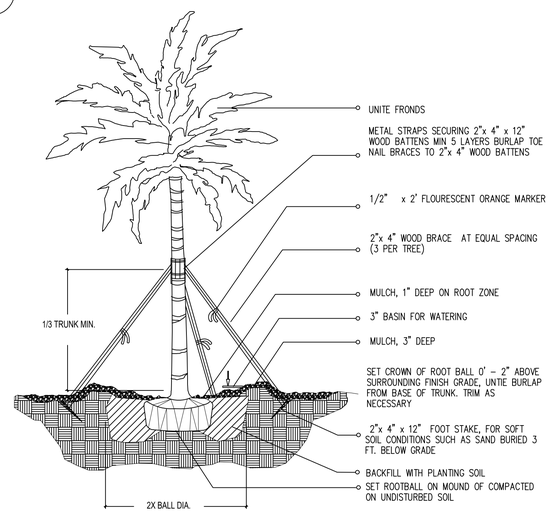
I–1 SHRUB / PLANTING DETAIL



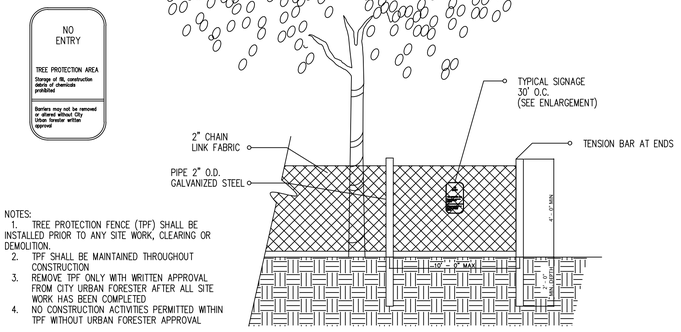
I–2 MULTI–TRUNK AND SMALL TREE (2' cal. and under) / PLANTING DETAIL



I–3 (2" cal. and over) LARGE TREE / PLANTING DETAIL

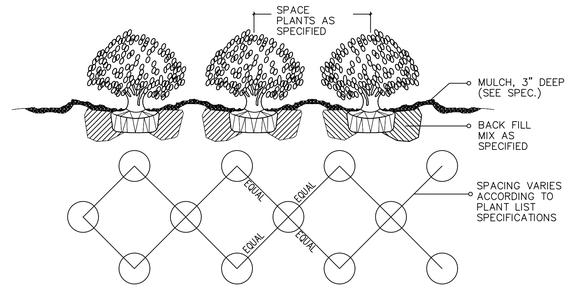


I–4 LARGE PALM / PLANTING DETAIL



NOTES:
1. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION.
2. TPF SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION
3. REMOVE TPF ONLY WITH WRITTEN APPROVAL FROM CITY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED
4. NO CONSTRUCTION ACTIVITIES PERMITTED WITHIN TPF WITHOUT URBAN FORESTER APPROVAL

I–5 4' CHAIN LINK TREE PROTECTION FENCE BARRICADE FENCING DETAIL



I–6 SHRUB / GROUNDCOVER SPACING PLANTING DETAIL

Town of Bay Harbor Islands

Landscape Code (Miami-Dade Ch. 18A / Town Sec. 24-16) Requirements Legend

Single-Family Residential & Two Family (Duplex) Home Sites (RD)

Address: 10040 E BROADVIEW DR Lot Area 10,625 Acres / 0.24 SF

	Required	Provided
A. Shade Trees Required*		
1. Single-Family Non-Waterfront Lot	5	5
2. Single-Family Waterfront Lot	6	
3. Two-Family Lot	5	
4. Number of Shade Trees in Front Yard	2	
5. Native Species Required – 50% min.	3	
6. Drought Tolerant and Low Maintenance Species Required – 50% min.	3	
B. Street Trees Required**		
Measured @ 1:35 lineal feet of frontage Width of lot 204' / 35' = _____ **Note**: Street trees do not count toward required on-site lot trees. **Note**: Street tree species determined by Town Street Tree Master Plan.	6	6
C. Shrubs Required***		
1. Single-Family Non-Waterfront Lot	50	143
2. Single-Family Waterfront Lot	60	
3. Two-Family Lot	50	
4. Native Species Required – 30% min.	15 / 18	68
5. Drought Tolerant and Low Maintenance Species Required – 50%	25 / 30	68
D. Maximum Lawn Area Allowed** **60% of Net Lot Area**	6,375 Max.	3,190

LANDSCAPE NOTES

1. 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.
2. 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.
3. All shrubs to be planted a minimum of 24'', and ground covers a minimum of 12'' from the edge of walks, building walls, pond's edge, etc... Ixora Nora Grant and Raphiolepsis Indica to be planted 30'' form edge of walkways.
4. 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.
5. All palms except for species such as Cocos, Acoelorraphe, Raphis, and other multitrunk palms, shall have straight trunks, free of scars, decay or anu damage caused by digging, transport or planting handling of the same.
6. 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.
7. 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 responsability for the actual plant count necessary for the sucesstull completion of the work.
8. Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, country, state or any toher governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
9. All work shall comftorm 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, includins streets-tres.
10. Landscape Contractor is required to procure and obtain any necessary permits aplicable for the sucesful 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 inspectinh the site and phisically observing all the site conditions proir to entering into Agreements or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor of Construction Manager in such a manner as to allowed for a speedy and orderly completion of all work on the site.
14. Any excess soil, landscape materials and debris from the landscape Contractor's work shall be removed from the site immediately upon completion of his work.
15. Landscape Contractor shall coordinate the proposed planting in the Planting Plan with the work requierd in recolacting and removal of trees in sheet L-1 (Existing Trees).
16. One year warranty

TREES & PLANTING TO BE PRESERVED NOTES

TREE AND PALM TRANSPLANTING NOTES:
1. Certified arborist is to be hired to supervise and direct all phases of transplanting trees and palms.
2. Trees to be relocated shall be root pruned a minimum of eight weeks prior to transplanting. Landscape Contractor shall maintain transplanted materials during construction period by watering, moving, spraying, fertilizing, and pruning.
3. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All utility companies and/or the General Contractor shall be notified to verify locations prior to digging. Utility trenching is to be coordinated with the Landscape prior to beginning of project. The Owner and Landscape Architect shall not be responsible for damage to utility or irrigation lines.
4. The Landscape Contractor shall comply with all local and State codes and shall be responsible for obtaining all applicable permits.
5. The Landscape Contractor shall regularly inspect the relocated materials to ensure compliance with standard horticultural practices
6. The Landscape Contractor is responsible for guaranteeing the transplanted trees and palms for a period of one year. At the time of the final inspection all transplanted trees and palms that are not health growing condition shall be replaced by the Landscape Contractor.
7. Root Pruning and Transplanting Operations: The Landscape Contractor shall take all precautions to minimize shock of root pruning and transplanting in accordance with standard arboriculture procedures including:
A. The diameter of the root-pruning or transplanting circle shall be at a distance away from the trunk equal to 12 times each inch of trunk diameter at breast height.
B. All small roots shall be cleanly cut with a sharp spade, a clean saw or chainsaw depending on the size of the root.
C. Trees shall not be pruned at transplanting to compensate for root loss. Any trimming required shall be as per the International Society of Arboriculture Trimming Standards.
D. For all palms except Sabal palmetto, the lower fronds shall be pruned leaving 9-11 fronds that can be tied without an extensive amount of weight that may damage the heart of the palm. The Sabal palmetto shall have all fronds cut without damaging the bud.
E. After root pruning trees, backfill roots to original existing grade with existing soil free of any deleterious material to root growth.
F. Provide a minimum of 3" mulch over backfill area to prevent weed growth, conserve moisture and prevent evaporation. Keep mulch 6" away from the trunk.
G. Provide tree protection as per Tree Protection Detail to ensure that the tree or root system is not damaged during the root-pruning period.
H. After root pruning, during root regeneration period trees shall be watered as per standard horticultural practices.
I. Immediately prior to transplanting tie the branches of the tree up to avoid damage.
J. The root ball shall be wrapped with burlap to protect the soil around the roots and protect the roots from drying out at time of moving from the hole.
K. Finish cutting of root ball for transplanting.
L. Transplanting must occur within 24 hours after being dug for relocation. Trees/Palms should be kept in shade and the canopy kept moist.
M. Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the existing location.
N. The depth of the new hole shall be minimum equal to the depth of the root ball and the width shall be minimum equal to three times the width of the root ball. The Landscape Contractor is to verify that all new holes have appropriate percolation. Landscape Contractor is to report to the Landscape Architect if water percolation does not meet requirements for healthy plant growth.
O. Trees and palms shall be lifted from the ground with heavy equipment designed specifically for tree relocation so that the trunk and crown is not impacted and damaged by the equipment.
P. The slings used to lift the trees and heavy weight palms shall be non-binding nylon type slings that are wrapped under the root ball to support the weight of tree or heavy palm. Slings shall not be solely wrapped around the trunk of the tree that can cause damage, girdling and result in decline and death of the tree.
Q. The slings used to lift the lighter weight palms shall be non-binding nylon type slings that are wrapped around the trunk to support the weight of the palm. Padding the sling may be necessary so that the trunk or "boots" are not damaged.
R. Tree should be planted 2" max higher than their original planting level prior to relocation. Palms shall be planted at the same elevation prior to relocation. The tree and palm shall be centrally positioned in the planting hole and set straight, plumb or normal to the growth pattern prior to transplanting.
S. The trees and palms shall be backfield with existing soil free of deleterious materiol to plant growth.
T. Trees and palms shall be deep root watered to eliminate air pockets in the backfill mix prior to mulching.
U. A 6' saucer shall be created around the edge of the plant pit to help hold water, see planting detail for additional information.
V. Provide a minimum of 3' layer of mulch over saucer and backfill area outside saucer to prevent the weed growth, conserve moisture, and prevent evaporation. Keep mulch 6' away from the trunk.
W. Install tree and palm bracing as per attached details, to ensure stability of tree and palm during time period to and after transplanting. stake trees and palms after transplanting only is required to keep them stable.
X. Over the guarantee period the Landscape Contractor is responsible for resetting any trees/palms that are not vertical when caused by winds less than 75 MPH.
Y. After transplanting trees and palms, the Landscape Contractor shall be responsible for obtaining water and watering to maintain soil moisture during the guarantee period at a minimum of:
First month - Daily; Second month - 3 times per week; Third and Fourth month - 2 times per week; Last Eight months - 1 time per week. For trees over 4" in caliper at the time of planting, the schedule should be: First 6 weeks - Daily; from 1.5 months to 6 months 3 times per week, last 6 months - 1 time per week..

PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Valeria Quintanilla LA6667640

PARAMETRIKA Land & Design

10040 E Broadview Dr
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BAY HARBOR ISLAND, FL 33154

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[ ]

SHEET TILE
Landscape details and notes

ISSUE DATE
08/29/2023

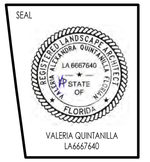
REVISION
August 2023

DESIGN
GA

DRAWN
TY

SCALE
N/A

SEAL



SHEET NUMBER
L-103



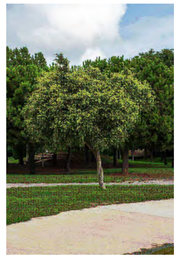
Bursera simaruba



Callophyllum brasiliense



Elaeocarpus decipiens



Ficus benjamina



Garcinia spicata



Guaiacum officinal



Jacaranda mimosifolia



Lagerstroemia indica Alba



Ligustrum lucidum



Lysiloma latisilqua



Plumeria Rubra



Psidium littorale



Quercus virginiana



Senna surattensis



Tibouchina urvilleana



Cassia fistula



Ilex cassine



Stemmadenia littoralis



Plumeria obtusa



Gardenia jasminoides



Coccothrinax argentata



Thrinax radiata



Alpinia purpurata



Bambusa malingensis



Cupressus sempervirens



Gardenia jasminoides 'Miami Supreme'



Myrcianthes frangans



Podocarpus macrophyllus



Arrhenatherum elatius

PARAMETRIKA LAND & DESIGN
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Valeria Quintanilla LA6667640

PARAMETRIKA
Land & Design

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BAY HARBOR ISLAND, FL 33154

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SHEET TILE
Plant material

ISSUE DATE
08/29/2023

REVISION
August 2023

DESIGN
GA

DRAWN
TY

SCALE
N/A

SEAL

REGISTERED LANDSCAPE ARCHITECT VALERIA QUINTANILLA LA 6667640 STATE OF FLORIDA

VALERIA QUINTANILLA
LA6667640

SHEET NUMBER
L-104

QTY	SYMBOL	FIXTURE TYPE	BRAND	MODEL #	FINISH
11		ACCENT UP LIGHT	RUBICON	IVI704	BLACK ALUMINUM

0' 5' 10' 20' 30'

GRAPHIC SCALE

N

PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Valeria Quintanilla LA6667640

PARAMETRIKA
Land & Design

10040 E Broadview Dr

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SHEET TILE
Lighting Plan

ISSUE DATE
08/29/2023

REVISION
August 2023

DESIGN
GA

DRAWN
TY

SCALE
1/8" = 1'-0"

SEAL

REGISTERED LANDSCAPE ARCHITECT VALERIA QUINTANILLA LA 6667640 STATE OF FLORIDA

VALERIA QUINTANILLA
LA6667640

SHEET NUMBER
L-105

PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Valeria Quintanilla LA6667640

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SHEET TILE
Landscape views

ISSUE DATE
08/29/2023

REVISION
August 2023

DESIGN
GA

DRAWN
TY

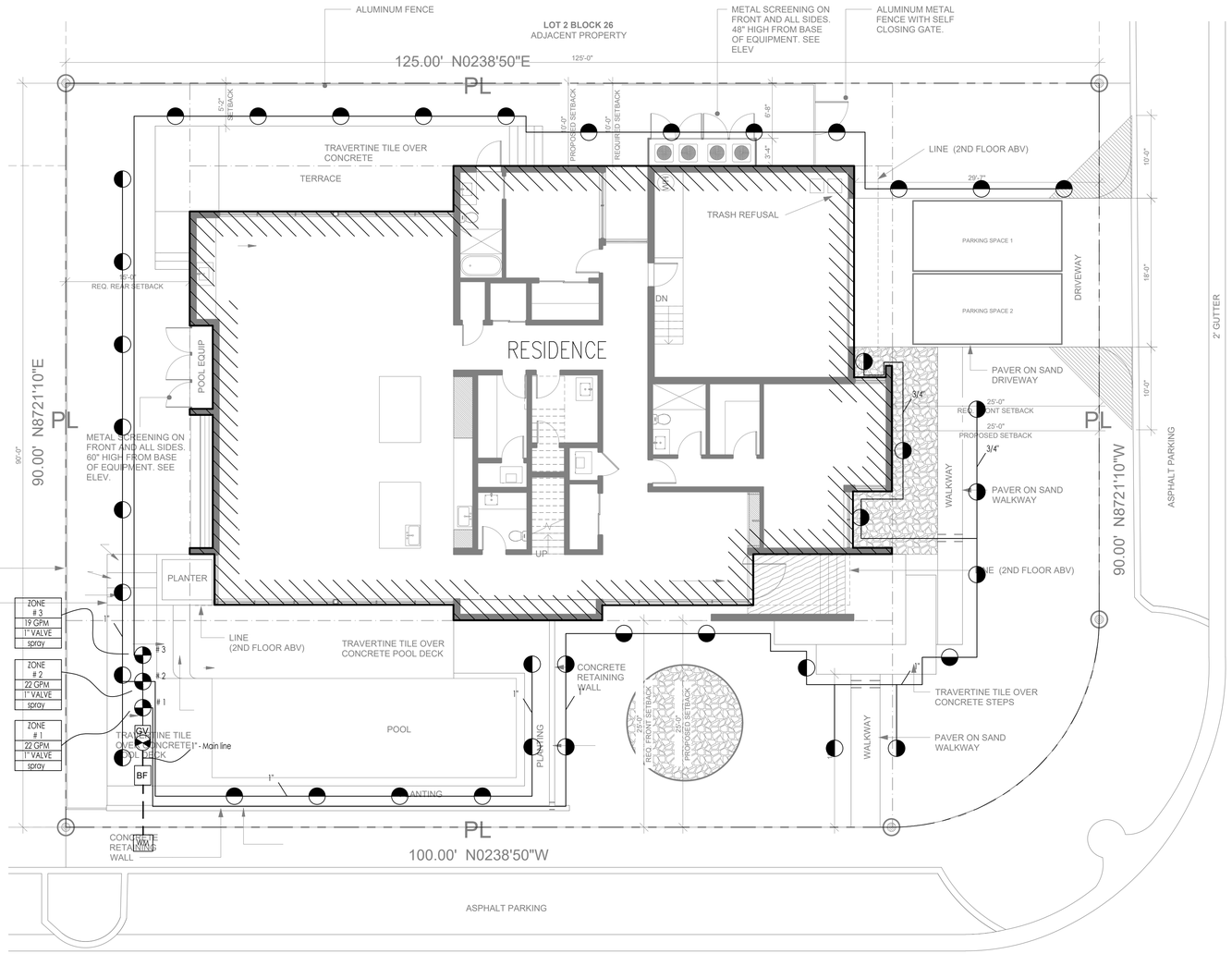
SCALE
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SEAL

REGISTERED LANDSCAPE ARCHITECT
VALERIA QUINTANILLA
LA 6667640
STATE OF FLORIDA

VALERIA QUINTANILLA
LA6667640

SHEET NUMBER
L-106



IRRIGATION LEGEND:

- WM — EXISTING WATER METER FOR IRRIGATION REFER TO CIVIL + PLUMBING ENGENEER'S PLANS
- BF — NEW REDUCED 1" PRESSURE ZONE BLACKFLOW PREVENTOR LOCATED INSIDE OF P.L. REFER TO PLUMBING ENGINEER'S PLANS
- GV — MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER
- C — RAINBIRD ESP-LX MODULAR SERIES CONTROLLER W/RAINBIRD RAIN SENSOR
- RS — RAIN BIRD RSD SERIES RAIN SENSOR ATTACHED CONTROLLER
- 1" ELECTRIC VALVES-RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX
- JB — JUNCTION BOX W/WATER PROOF CONNECTORS REFER TO ELECTRICAL ENGINEER'S PLANS
- 1" PVC Main SUPPLY LINE - Sch 40
- PVC LATERAL LINE (Sch. 160)
- PIPE in SLEEVE (See Sizing Chart)
- PIPE CONNECTION
- PIPE CROSSING
- ZONE # X — ZONE DESIGNATION & INFORMATION
- X GPM — GALLONS PER MINUTE
- X VALVE — VALVE SIZE
- X — IRRIGATION PIPE
- TQ / F — RAINDBIRD 1800 PRS - U SERIES NOZZLE 6" OR 12" / QUARTER, HALF, THREE QUARTER FULL RADIUS DIAMETER AS NOTED OR AS REQUIRED
- RAINBIRD STRIP NOZZLES AS REQUIRED
- RAINBIRD STRIP NOZZLES AS REQUIRED
- RAINBIRD FLOOD BUBBLERS AS REQUIRED
- DRIP LINE

NOTE: REFER TO IRRIGATION DETAILS ON SHEET IR-2

ZONE # 1	ZONE # 2	ZONE # 3
22 GPM	22 GPM	19 GPM
1" VALVE	1" VALVE	1" VALVE
spray	spray	spray

0' 5' 10' 20' 30'

GRAPHIC SCALE

N

PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Valeria Quintanilla LA6667640

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SHEET TILE
Irrigation Plan

ISSUE DATE
08/29/2023

REVISION
August 2023

DESIGN
GA

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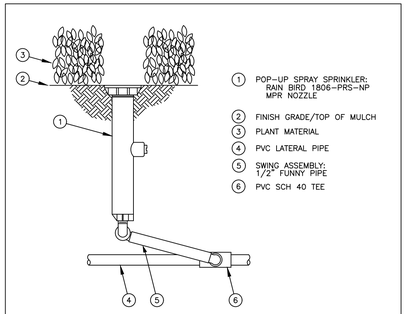
SCALE
1/8" = 1'-0"

SEAL

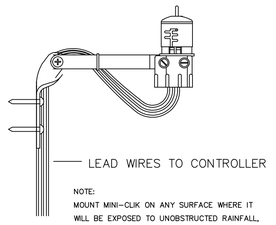
REGISTERED LANDSCAPE ARCHITECT — VALERIA QUINTANILLA — LA 6667640 — STATE OF FLORIDA

VALERIA QUINTANILLA
LA6667640

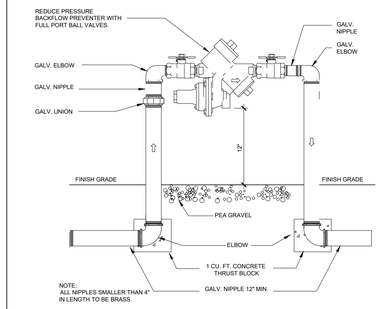
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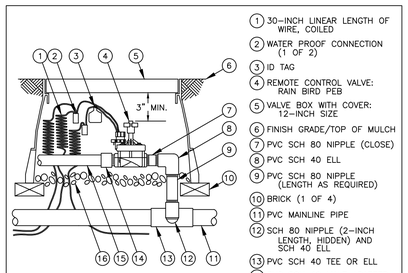
RAIN BIRD 1800 SERIES SPRINKLER



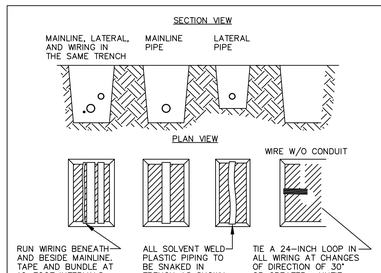
RAIN BIRD MINI-CLIK RAIN SENSOR



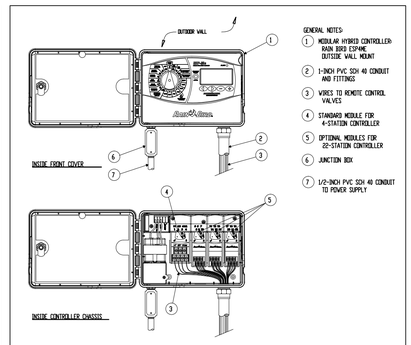
1/2"=1'-0"
BACKFLOW PREVENTER ASSEMBLY



RAIN BIRD PGA VALVE



TRENCH DETAIL



RAIN BIRD ESP-ME CONTROLLER

IRRIGATIONS REQUIREMENTS

1) All newly-planted and relocated plant material shall be watered by temporary or permanent irrigation systems until such time as they are established and subsequently on as-needed basis to prevent stress and die-off in compliance with existing water use restrictions.
(2) Irrigation shall be prohibited within native plant communities and natural forest communities, except for temporary systems needed to establish newly planted material. Temporary irrigation systems shall be disconnected immediately after establishment of plant communities.
(3) Irrigation systems shall be designed, operated and maintained to:
(a) Meet the needs of all the plants in the landscape.
(b) Conserve water by allowing differential operation schedules based on hydrozone.
(c) Consider soil, slope and other site characteristics in order to minimize water waste, including overspray or overflow on to impervious surfaces and other non-vegetated areas, and off-site runoff.
(d) Minimize free flow conditions in case of damage or other mechanical failure.
(e) Use low trajectory spray heads, and/or low volume water distributing or application devices.
(f) Maximize uniformity, considering factors such as:
(1) Emitters types,
(2) Head spacing,
(3) Sprinkler pattern, and
(4) Water pressure at the emitter.
(g) Use the lowest quality water feasible (graywater shall be used where approved systems are available).
(h) Rain switches or other devices, such as soil moisture sensors, shall be used with automatic controls.
Operate only during hours and on days permitted under Chapter 32 of the Code of Miami-Dade County.
(i) Where feasible, drip irrigation or micro-sprinklers shall be used.
(4) During dry periods, irrigation application rates of between one (1) and one and one-half (1½) inches per week are recommended for turf areas.
(5) If an irrigation system is not provided, a hose bib shall be provided within seventy-five (75) feet of any landscape area.

Irrigation Notes

LAYOUT
LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.
FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. AS REQUIRED TO INSURE 100% COVERAGE AND 50% OVERLAP.
LOW ANGLE TRAJECTORY NOZZLES SHALL BE USED WHEN ALL SPRINKLERS AND ROTORS ARE LOCATED WITHIN 100' OF POOLS OR PUBLIC GATHERING AREAS.

PIPE
PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHEREVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS.
PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.
PIPES 4" AND UNDER TO BE SOLVENT WELD. LARGER PIPES TO BE GASKETED 'O' RING PIPES AND USE THRUST BLOCKS OR MEGA LUGS AND DUCTILE IRON FITTINGS AT TURNING LOCATIONS.

*SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND
*INSTALL RAIN SENSOR AS PER LOCAL CODE

PIPES CONVEYING RECLAIM WATER SHALL HAVE A 3' HORIZONTAL DISTANCE SEPARATION FROM OTHER PIPING OR UTILITY SERVICES. AN 18" VERTICAL SEPARATION SHALL BE MAINTAINED WHEN APPLICABLE.
AIR RELEASE VALVES TO BE USED AT THE END OF ALL MAINLINE RUNS.
ALL PIPES TO BE IN ACCORDANCE WITH APPENDIX F OF THE 2017 FLORIDA BUILDING CODE.

WIRES
LOW VOLTAGE WIRE TO BE INSTALLED ALONG MAINLINE INSTALLATION. USE 2" SCH. 40 PVC WITH SWEEP ELBOWS AT TURNING LOCATIONS WHEN SLEEVING IS REQUIRED. ALL SPLICES SHALL BE ENCLOSED WITHIN A VALVE/SPLICE BOX.
WIRE SIZED AND COLORED AS FOLLOWS:
#12 WHITE FOR COMMON
#12 SPARE BLACK COMMON (1 SPARE NEEDED PER 10 HOT WIRES)
#14 RED HOT WIRES
#14 SPARE YELLOW HOT WIRE (1 SPARES NEEDED PER 10 HOT WIRES, 3 SPARE MINIMUM)
WHEN WIRE RUNS EXCEEDS 3,500 LINEAR FEET, USE #10 FOR COMMON WIRES AND #12 FOR HOT/SPARE WIRES.

ALL IRRIGATION CONTROLLERS TO BE PROPERLY GROUNDED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.

FLUSHING
PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.

TRENCHING
TRENCH BOTTOM TO BE UNIFORM AND FREE OF DEBRIS. NATIVE EXCAVATED MATERIAL USED TO BACKFILL TRENCH SHALL BE FREE FROM ROCKS OR STONES LARGER THAN 1" IN DIAMETER.

MISC.
PRESSURE TEST MAINLINE AS PER FLORIDA BUILDING CODE. INSTALL IRRIGATION SYSTEM AS PER LATEST EDITION OF THE FLORIDA BUILDING CODE, APPENDIX F., AND ALL PERTINENT LOCAL CODES.
SPRAY HEADS INSTALLED IN SHRUB AREAS TO BE 12 INCH POP-UPS OR INSTALLED ON RISERS.

PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Valeria Quintanilla LA6667640

PARAMETRIKA
Land & Design

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BAY HARBOR ISLAND, FL 33154

X 01/08/2024
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SHEET TILE
Irrigation details and notes

ISSUE DATE
08/29/2023

REVISION
August 2023

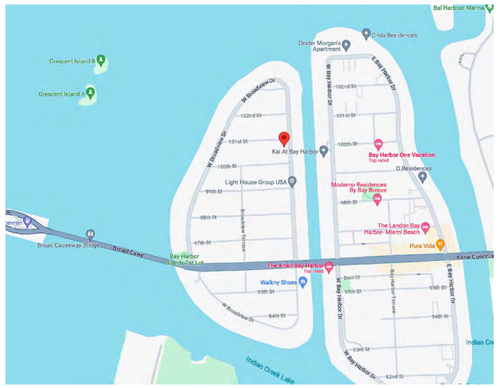
DESIGN
GA

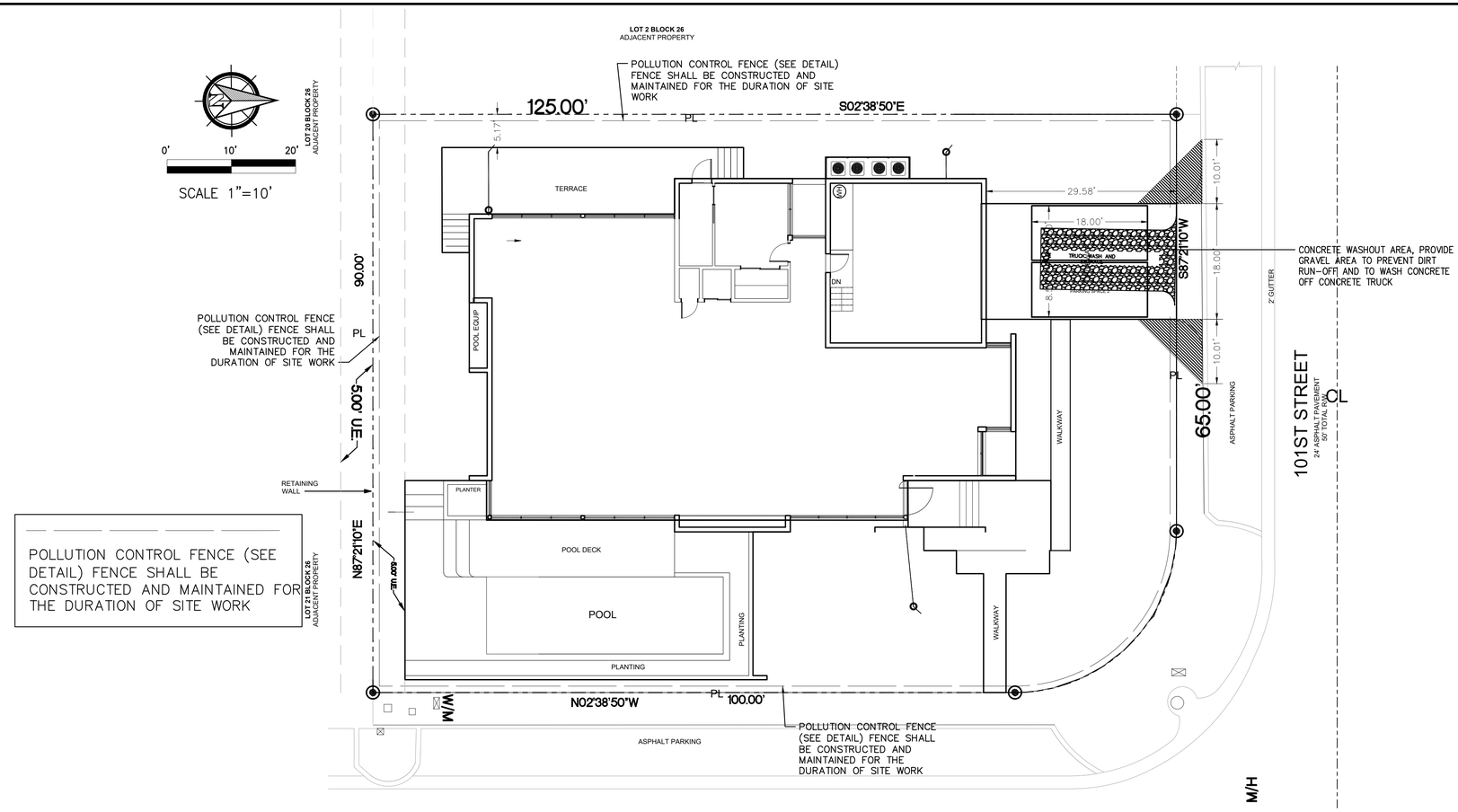
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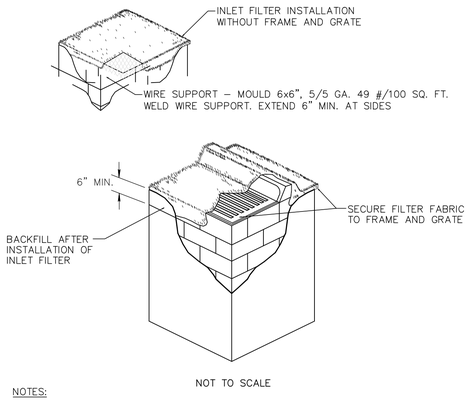
SCALE
1/8" = 1'-0"

SEAL
REGISTERED LANDSCAPE ARCHITECT VALERIA QUINTANILLA LA 6667640 STATE OF FLORIDA
VALERIA QUINTANILLA
LA6667640

SHEET NUMBER
IR-102


Bal Harbour Marina
Biscayne Bay
Crescent Island N
Crescent Island S
Dexter Morgans Apartments
Onda Residences
E Bal Harbour Dr
W Broadview Dr
101st St
100th St
Kai At Bay Harbor
Bay Harbor One Vacation
Light House Group USA
Q Residences
Moderno Residences By Bay Breeze
98th St
The Landon Bay Harbor Miami Beach
Pura Vida
Bay Harbor Islands
Bay Harbor Islands Park
Bay Harbor Islands Dr
Bay Harbor Islands Park
Bay Harbor Islands





NOT TO SCALE

NOTES:

1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING.

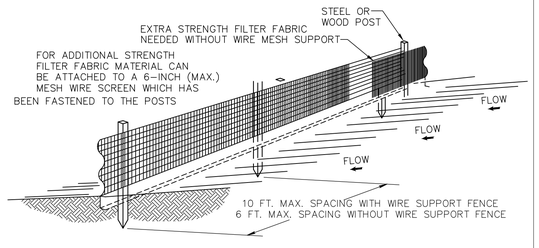
A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET. THE BASIN SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 36 INCHES IN WIDTH, AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.

STORM WATER WILL REACH THE SEDIMENT TRAP VIA CURB CUTS ADJACENT TO EACH SIDE OF THE INLET STRUCTURE. THESE OPENINGS SHALL BE AT LEAST 12 INCHES IN LENGTH. STORM WATER MAY ALSO REACH THE BASIN VIA OVERLAND FLOW LAND AREA BEHIND THE CURB. THE CURB CUTS SHALL BE REPAIRED WHEN THE SEDIMENT TRAP IS REMOVED.

PROPOSED AND ADJACENT CATCH BASIN PROTECTIONS WILL ALSO BE PROVIDED PER THIS DETAIL

INLET FILTER DETAIL

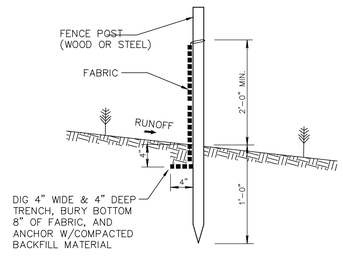
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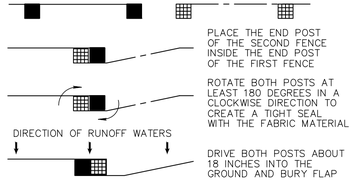
NOTES:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
9. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

SILT FENCE INSTALLATION DETAIL
1 of 2

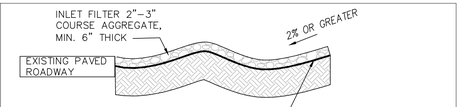


SILT FENCE SECTION
NOT TO SCALE

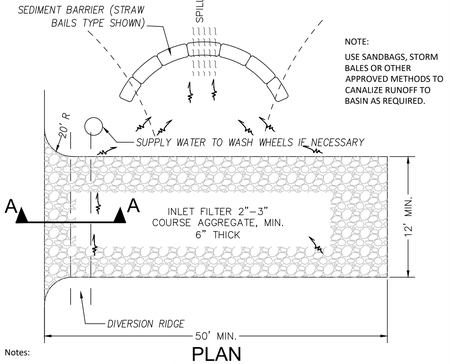


ATTACHING TWO SILT FENCES
NOT TO SCALE

SILT FENCE INSTALLATION DETAIL
2 of 2



SECTION A-A



PLAN

Notes:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS IN TO AN APPROVED SEDIMENT TRAP OR SEDIMENT DRAIN.

TRUCK WASH AREA DETAIL

ADOPTED FROM BROWARD COUNTY DPEP

Florida Consulting Engineers, Inc.

Certificate of Authorization No. 5810

134 N.W. 16TH STREET, SUITE 1
BOCA RATON , FLORIDA 33432

PHONE: (561) 353-1152

E-MAIL: ZJ@FLCENGINEERS.COM

DATE	REVISIONS
4-4-24	DRAINAGE CALCS

ZUHAIR M. JALLOUL LICENSE No. 35416 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Zuhair Jalloul, PE, on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

Zuhair M. Jalloul, P.E.
FL. License. No.: 35416

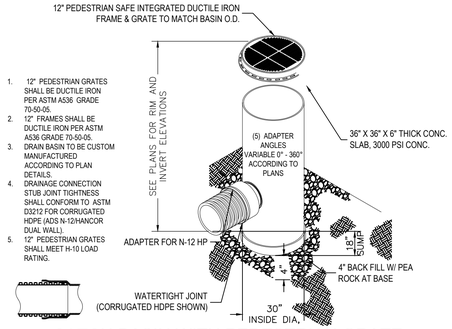
DATE 1-17-2024
SCALE AS SHOWN
DWNG. BY P.E.S.
CHECKED BY Z. JALLOUL
PROJECT NO. 240117
DRAWING FILE ----

EITAN ZIMERMAN RESIDENCE

10040 E Broadview Dr,
Bay Harbor Islands, FL

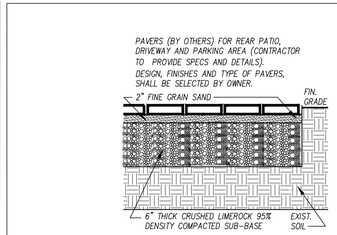
POLLUTION PREVENTION PLAN

SHEET NUMBER
C-2
OF 4



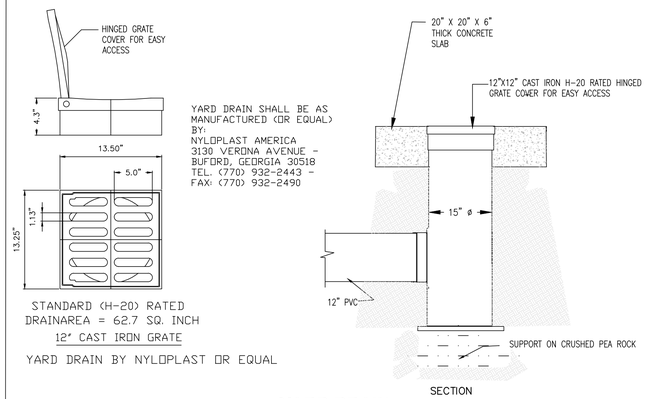
CATCH BASIN WITH PEDESTRIAN GRATE

(NYLOPLAST OR EQUAL) NOT TO SCALE

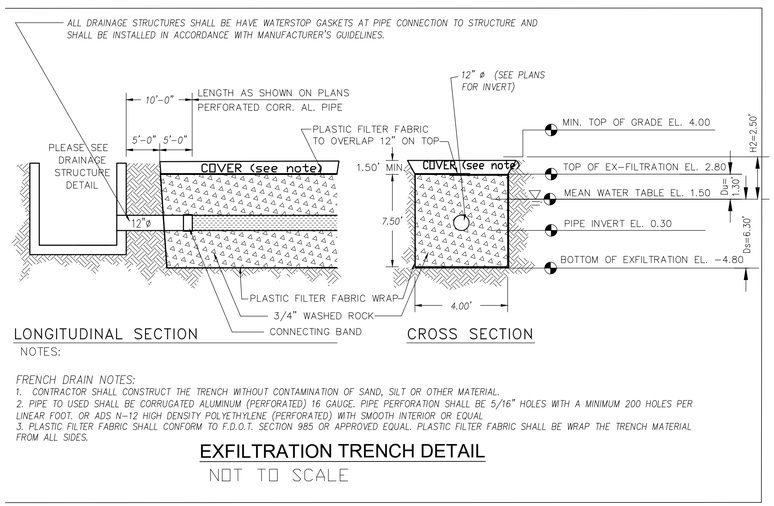


PAVER DETAIL

SCALE: N.T.S.



YARD DRAIN



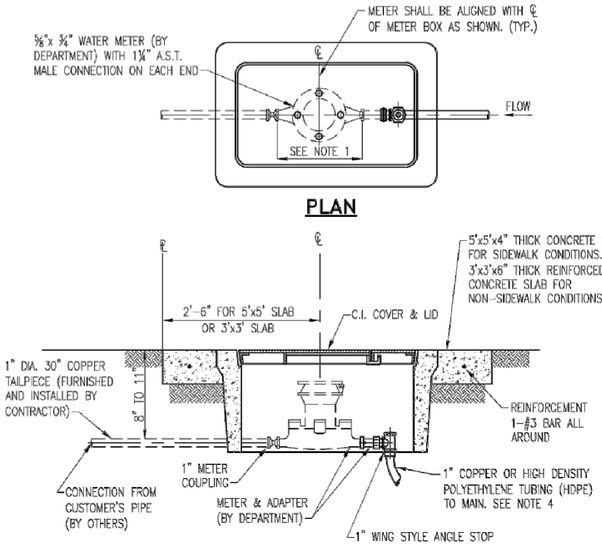
NOTES:

FRENCH DRAIN NOTES:

1. *CONTRACTOR SHALL CONSTRUCT THE TRENCH WITHOUT CONTAMINATION OF SAND, SILT OR OTHER MATERIAL.*
2. *PIPE TO USED SHALL BE CORRUGATED ALUMINUM (PERFORATED) 16 GAUGE. PIPE PERFORATION SHALL BE 5/16" HOLES WITH A MINIMUM 200 HOLES PER LINEAR FOOT. OR ADS N-12 HIGH DENSITY POLYETHYLENE (PERFORATED) WITH SMOOTH INTERIOR OR EQUAL*
3. *PLASTIC FILTER FABRIC SHALL CONFORM TO F.D.O.T. SECTION 985 OR APPROVED EQUAL. PLASTIC FILTER FABRIC SHALL BE WRAP THE TRENCH MATERIAL FROM ALL SIDES.*

EXFILTRATION TRENCH DETAIL

NOT TO SCALE



NOTES:

1. METER LAYING LENGTH AS SHOWN: 10¾" (OUTLET TO OUTLET) FOR ⅝" OR 1" METER (11" WITH GASKETS).
2. USE SINGLE METER BOX.
3. CONCRETE SLAB REINFORCEMENT SHALL HAVE 1-#3 BAR ALL AROUND.
4. USE 1" BLUE COLOR HDPE OR 1" COPPER TUBING FOR POTABLE WATER SERVICE. USE ONLY 1" PURPLE COLOR HDPE (NO COPPER ALLOWED) FOR RECLAIMED WATER SERVICE.
5. METERS WILL NOT BE INSTALLED IF THE METER BOX IS IN A DRIVING SURFACE.
6. WHEN USING 1" HDPE SERVICE A TEN GAUGE BLUE (PURPLE FOR RECLAIMED WATER) DIRECT BURY STANDARD COPPER TRACE WIRE IS TO BE TAPED CONTINUOUSLY WITH POLY OR DUCT TAPE TO THE SERVICE FOR LOCATION PURPOSES. WIRE SHALL BE ATTACHED TO WATER MAIN. WIRE MUST EXTEND INTO METER BOX.
7. IF USED FOR RECLAIMED WATER, THE COVER SHALL BE PERMANENTLY EMBOSSED WITH THE WORDING: "RECLAIMED WATER-DO NOT DRINK-NO BEBER-PA BOUE".
8. ALL SPACER TUBES AND TAILPIECES SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR.
9. REPAIRS TO SLAB AND METER ARE PROHIBITED.

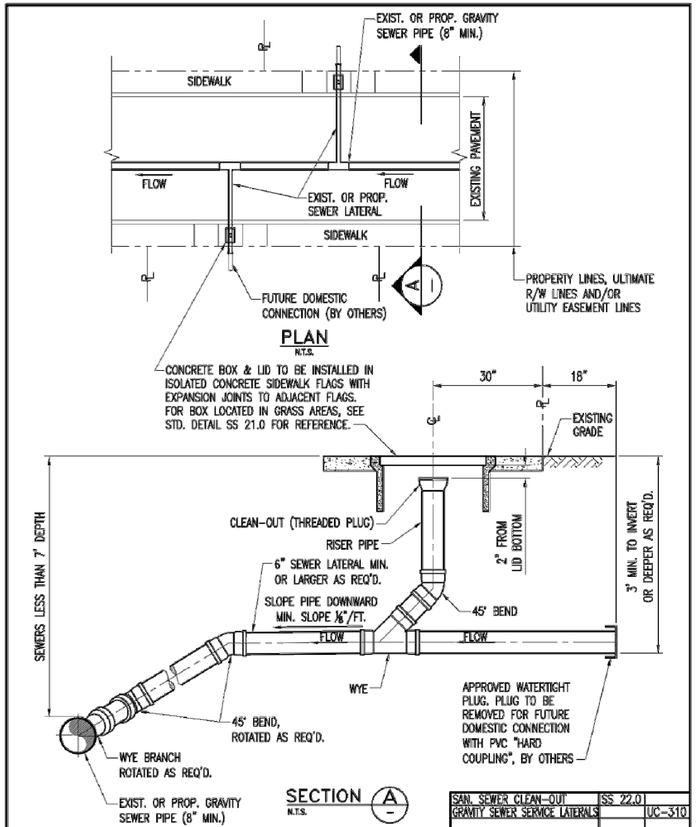
ITEM	CROSS REF.	SPEC. REF.
1" SERVICE CONNECTION	WS 4.11	
TYPICAL SERVICE PLAN	WS 4.10	

MIAMI-DADE COUNTY Delivering Excellence Every Day — WATER & SEWER DEPARTMENT	ISSUE DATE	APPROVED BY
	06/01/2008	V.F.C.

STANDARD DETAIL

SINGLE METER BOX INSTALLATION

WS 2.10 SHEET 1 OF 3



ITEM	CROSS REF.	SPEC. REF.
SAN. SEWER CLEAN-OUT	SS 22.0	
GRAVITY SEWER SERVICE LATERALS		UC-310

MIAMI-DADE COUNTY Delivering Excellence Every Day — WATER & SEWER DEPARTMENT	ISSUE DATE	APPROVED BY
	08/26/2010	V.F.C.

STANDARD DETAIL

GRAVITY SEWER SERVICE LATERAL FOR "SHALLOW" SEWERS

SS 1.0 SHEET 1 OF 2

Florida Consulting Engineers, Inc.

Certificate of Authorization No. 5810

134 N.W. 16TH STREET, SUITE 1
BOCA RATON , FLORIDA 33432

PHONE: (561) 353-1152

E-MAIL: ZJ@FLCENGINEERS.COM

DATE	REVISIONS
4-4-24	DRAINAGE CALCS

ZUHAIR M. JALLOUL LICENSE No. 35416 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Zuhair M. Jalloul, P.E.
FL. License. No.: 35416

DATE 1-17-2024
SCALE AS SHOWN
DWNG. BY P.E.S.
CHECKED BY Z. JALLOUL
PROJECT NO. 240117
DRAWING FILE ----

EITAN ZIMERMAN RESIDENCE

10040 E Broadview Dr, Bay Harbor Islands, FL

TYPICAL DETAILS

SHEET NUMBER C-3 OF 4

DRAINAGE CALCULATIONS

DESIGN REQUIREMENTS

STORM EVENT: 10-YEAR, 48-HOUR
COMPARE PRE-IMPROVEMENT TO POST IMPROVEMENT. RUNOOF SHALL BE CONTROLED NOT TO EXCEED PRE-IMPROVEMENT CONDITION

MINIMUM REQUIRED ON SITE STORM WATER TREATMENT EQUAL THE WATER QUALITY REQUIREMENTS

RAINFALL DATA

RAINFALL EVENT	P (inch)	
10-year 24-Hour =	**8.00**	SOURCE: SFWMD
10-year 72-Hour =	**13.00**	
AVERAGE FOR 10-YEAR, 48-HOUR =	**10.5**	USE 10.50 INCH RAINFALL

PRE-IMPROVEMENT DRAINAGE CALCULATIONS

PRE-IMPROVEMENTS SITE DATA			**Abbreviation**	
Buildings Roof =	**0.0760**	Acres	(BR)	3309 S.F.
Paved, patio and walks area=	**0.0666**	Acres	(RP)	2899 S.F.
Lake	**0.0000**	Acres	(LA)	0 S.F.
Pervious=	**0.1126**	Acres	(PR)	4906 S.F.
Total Area=	**0.2551**	Acres	(TA)	11114 S.F.

Water Level Elevations

Wet Season Water Table =	**2.00**	Ft. NAVD	WWT
Average Water Table Elevation=	**1.50**	Ft. NAVD	AWT
Average Site Elevation=	**4.64**	Ft. NAVD	ASE
Average depth of Water Table=	**3.14**	Ft.	DWT
Soil Storage = COASTAL =8.18x3.14/4=	**6.42**	inches	SST

RAINFALL DATA

RAINFALL EVENT	P (inch)
10-year 48-hour =	**10.50**

PRE IMPROVEEMENT WATER QUALITY COMPUTATIONS

Minimum required treatment volume is the greater of:
1. The first one inch of runoff from the entire site
2. The amount of 2.5 inches times the percentage of impervious

1. The first one inch of runoff from site: (TA x 1 inch x 1 ft/12 inches) = 0.02 Ac.-Ft.
Abbreviation (FIN)

2. The 2.5 inches times the percent of impervious:
a. Site area for Water Quality (W.Q.) pervious/impervious calculations only:
(TA - LA - BR) = 0.18 Acres Site W.Q. Per/Imper. **Abbreviation** (SWQ)

b. Impervious area for water quality pervious/impervious calculations only
(TA - LA - BR - PR) = 0.07 Acres Impervious W.Q. Per./Imper.
Abbreviation (QPI)

c. Percent of Impervious for W.Q.:
(QIP / SWQ) x100%= 37.14 % Impervious (PIQ)

d. For 2.5 inches times the percentage impervious:
2.5 inches x PIQ / 100 = 0.93 Inches to be treated
Abbreviation (INT)

e. Volume required for W.Q. detention=
[(INT x (TA - LA)] /12 = 0.01974 Ac.-Ft. **Abbreviation** (TIN)

3. The required volume for water quality detention is =
THE GREATER OF (FIN) AND (TIN) = **0.02126** Ac.-Ft.= 926 cu.ft.

PRE-IMPROVEMENT SCS Curve Number - Soil Storage

The Average depth to the water table = ASE - AWT = 3.14 ft.
Abbreviation (DWT)

Storage depth is equal to DWT or 4 ft. maximum = 3.14 ft.

Available Onsite Soil Storage:
=SST x PR x 1 ft./12 inches = 0.06 Ac.Ft. **Abbreviation** (AST)

SITE WIDE SOIL STORAGE:
Convert available soil storage onsite per site area

Onsite Soil Storage **(SITE WIDE)** =
(AST / TA) x 12 inches/ ft. = **2.83** in. **Abbreviation** (S)

SCS Curve Number, CN = 1000/(S + 10) = 78 **Abbreviation** (CN)

PRE-IMPROVEMENT Storm Runoff:

STORM EVENT	**Precipitation (P) Inches**	*** Runoff (Q) Inches**	**** Site Runoff (Qt) ac.ft.**	**** Site Runoff (Qt) cu. Ft**
PRE 10-year 48-hour =	10.50	7.73	0.1643	7157.71

Runoff (Q) = $\frac{(P - (0.2x\ S))^2}{(P + (0.8\ xS)}$

** Site Runoff (Qt) = Q x TA x (1 ft/12 in.)

POST IMPROVEMENT DRAINAGE CALCULATIONS

POST IMPROVEMENTS SITE DATA			**Abbreviation**	
Buildings Roof =	**0.0932**	Acres	(BR)	4060 S.F.
Paved, patio and walks area=	**0.0892**	Acres	(RP)	3885 S.F.
Lake	**0.0000**	Acres	(LA)	0 S.F.
Pervious=	**0.0728**	Acres	(PR)	3169 S.F.
Total Area=	**0.2551**	Acres	(TA)	11114 S.F.

Water Level Elevations

Wet Season Water Table =	**2.00**	Ft. NAVD	WWT
Average Water Table Elevation=	**1.50**	Ft. NAVD	AWT
Average Site Elevation=	**5.20**	Ft. NAVD	ASE
Average depth of Water Table=	**3.70**	Ft.	DWT
Soil Storage = COASTAL =8.18x3.70/4=	**7.57**	inches	SST

RAINFALL DATA

RAINFALL EVENT	P (inch)
10-year 48-hour =	**10.50**

POST IMPROVEMENT WATER QUALITY COMPUTATIONS

Minimum required treatment volume is the greater of:
1. The first one inch of runoff from the entire site
2. The amount of 2.5 inches times the percentage of impervious

1. The first one inch of runoff from site: (TA x 1 inch x 1 ft/12 inches) = 0.02 Ac.-Ft.
Abbreviation (FIN)

2. The 2.5 inches times the percent of impervious:
a. Site area for Water Quality (W.Q.) pervious/impervious calculations only:
(TA - LA - BR) = 0.16 Acres Site W.Q. Per/Imper. **Abbreviation** (SWQ)

b. Impervious area for water quality pervious/impervious calculations only
(TA - LA - BR - PR) = 0.09 Acres Impervious W.Q. Per./Imper.
Abbreviation (QPI)

c. Percent of Impervious for W.Q.:
(QIP / SWQ) x100%= 55.08 % Impervious (PIQ)

d. For 2.5 inches times the percentage impervious:
2.5 inches x PIQ / 100 = 1.38 Inches to be treated
Abbreviation (INT)

e. Volume required for W.Q. detention=
[(INT x (TA - LA)] /12 = 0.02927 Ac.-Ft. **Abbreviation** (TIN)

3. The required volume for water quality detention is =
THE GREATER OF (FIN) AND (TIN) = **0.02927** Ac.-Ft.= 1275 cu.ft.

POST IMPROVEMENT SCS Curve Number - Soil Storage

The Average depth to the water table = ASE - AWT = 3.70 ft.
Abbreviation (DWT)

Storage depth is equal to DWT or 4 ft. maximum = 3.70 ft.

Available Onsite Soil Storage:
=SST x PR x 1 ft./12 inches = 0.05 Ac.Ft. **Abbreviation** (AST)

SITE WIDE SOIL STORAGE:
Convert available soil storage onsite per site area

Onsite Soil Storage **(SITE WIDE)** =
(AST / TA) x 12 inches/ ft. = **2.16** in. **Abbreviation** (S)

SCS Curve Number, CN = 1000/(S + 10) = 82 **Abbreviation** (CN)

POST IMPROVEMENT Storm Runoff:

STORM EVENT	**Precipitation (P) Inches**	*** Runoff (Q) Inches**	**** Site Runoff (Qt) ac.ft.**	**** Site Runoff (Qt) cu. Ft**
POST 10-year 48-hour =	10.50	8.29	0.1763	7678.73

Runoff (Q) = $\frac{(P - (0.2x\ S))^2}{(P + (0.8\ xS)}$

** Site Runoff (Qt) = Q x TA x (1 ft/12 in.)

STORM WATER VOLUME FOR REQUIRED RETENTION

COMPARE PRE-CONDITION TO POST-CONDITION RUNOFF

	Pre Runoff (ac.ft.)	Post Runoff (ac.ft)	Change
10-year, 48-hour	0.1643	0.1763	0.0120
Water Quality	0.02126	0.02927	0.0080

The required water retention volume is the greatest of:

Net change (Pre vs. Post) 10-year, 48-Hour	0.0120
Post improvement Water Quality	0.02927
The greatest of the above	0.02927 ac.ft.
	1275 cu.ft.

OPEN HOLE TEST

Please see Open Hole Test Results performed by
B3 MATERIAL TESTING ENGINEERING Dated: FEB. 19, 2024
Test= K= 2.4470E-04 cfs/ft2 - ft head

EXFILTRATION DRAIN CALCULATIONS: SPECIAL CASE
L= V/[K(2H2Du-Du^2+2H2Ds)+(0.000139WDu)]
FOR Ds GREATER THAN Du or THE Width is More than Twice the Depth
Formula is per South Florida Water Management District Manual Volume IV

L= Length of Trench	=	37.04 FT.
V= Volume Treated	=	0.3513 ACRE-INCH
V1= Volume Treated	=	0.0293 ACRE-FT.
W= Width of Trench	=	4 FT.
K= Hydraulic Conductivity	=	2.447E-04 CFS/FT^2-FT.HEAD
H2= Depth to the Water Table	=	2.50 FT.
Du= Non-saturated Trench Depth (feet)	=	1.30 FT.
Ds= Saturated Trench Depth (feet)	=	6.20 FT.

VOLUME TREATED IN PROPOSED EXFILTRATION DRAIN IS = 0.0293 ACRE-FT.
PROVIDED EXFILTRATION TRENCH =59 L.F.

TOTAL VOLUME TREATED= 0.0293 ACRE-FT. 1275.22 CU. FT.

PROVIDED EXFILTRATION LENGTH= 38.00 ft.
EXCEEDS THE REQUIRED = 37.04 ft.

Florida Consulting Engineers, Inc.

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134 N.W. 16TH STREET, SUITE 1
BOCA RATON , FLORIDA 33432
PHONE: (561) 353-1152
E-MAIL: ZJ@FLCENGINEERS.COM

DATE	REVISIONS
4-4-24	DRAINAGE CALCS

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DATE 1-17-2024
SCALE AS SHOWN
DWNG. BY P.E.S.
CHECKED BY Z. JALLOUL
PROJECT NO. 240117
DRAWING FILE ----

EITAN ZIMERMAN RESIDENCE

10040 E Broadview Dr,
Bay Harbor Islands, FL

DRAINAGE CALCULATIONS

SHEET NUMBER
C-4
OF 4

AGENDA ITEM REPORT
April 16, 2024

ITEM NUMBER: 5.

ITEM: Request for a revision of a new commercial building for "CBS REALTY HOLDING LLC" located at 1000 Kane Concourse, Tract N. A site development plan for the new commercial property was approved by the Planning & Zoning Board on July 28, 2016, with a revision approved on May 21, 2019. The owner is now requesting an alteration to the east building entry corner, the location of the rooftop equipment and the relocation and screening of the emergency generator. Enclosed please find the site plan, elevations and narrative of the changes. Item #5.

DESCRIPTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI CBTS 2024 Rev DRB Staff Report April 2 2024
2.	Church by the Sea DRB Architectural Narrative Rev 1
3.	Church by the Sea REV1 Narrative CR
4.	1000 KC DRB Set 4.16.2024
5.	15520 SURVEY 02-13-19 Coversheet (24x36) (1) (002)
6.	Aerial CBTS Presentation DRB 4.16.2024

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Design Review Board (DRB)
Town of Bay Harbor Islands

From: Michael J. Miller, AICP
Consultant Town Planner

Date: April 2nd, 2024

Subject: Site Development Plan Application – 2024 Revisions
Church by the Sea - Mixed-Use Commercial Complex
1000 Kane Concourse
Bay Harbor Islands Acct. No. MB2016-17
MMPA Acct. No. 01-0702-1032

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the applicant's latest revised plans (dated March 27th, 2024) and, if found to be acceptable, as is or with modifications, **APPROVE** the requested revisions to the Site Development Plan application originally approved by the former Planning & Zoning Board (PZB) on July 28th, 2016, and the 2019 revisions approved by the PZB on May 21st, 2019, subject to the following:

(1) Subject to any staff recommended conditions listed herein.

GENERAL PROJECT INFORMATION

Land Use Designation: C – Commercial
Zoning District: B-1 Business District
General Location: 1000 Kane Concourse
Legal Description: Tract "N" of "Nolan Brown", according to the Plat thereof, as recorded in Plat Book 56 at Page 53, of the Public Records of Miami-Dade County, Florida.
And,

Lot 18 of Block 12, "Bay Harbor Island" Subdivision according to the Plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Zyscovich Architects, as agent for the property owner, CBS Realty Holdings, LLC (Church-By-The-Sea / aka CBTS), has submitted a set of new proposed revisions to the previously approved Site Development Plan application (2016 Original / 2019 Revisions) that allowed for the demolition of the former Ocean Cadillac automobile dealership facilities and the construction of a new 3-story mixed-use development project. The new complex will have about 8,800 square feet of commercial space on the ground level facing Kane Concourse and parking facilities under the south portion of the building and on a nearby site adjoining 95th Street with the religious establishment on the upper two (2) floors. The site address is 1000 Kane Concourse.

The collective site was formerly developed as the Ocean Cadillac automobile dealership complex. Tract "N" of the Nolan Brown re-plat, which fronts onto Kane Concourse and East Bay Harbor Drive, contained the Ocean Cadillac buildings (offices / showroom / repair facilities / etc.), while a surface parking lot that was been used for the temporary storage of new vehicles was located on Lot 18 of Block 12. The surface parking lot is separated by a 30-foot wide north / south alley from the main site. This alley connects to the original east / west 20-foot wide alley running between Kane Concourse and 95th Street. The new CBTS site design incorporated a 3-story building with 2-stories for a religious establishment facility over one floor of retail (8,800+/- sq. ft.) / religious establishment lobby and a parking garage that is at grade. The site design included one two-way driveway connection to 95th Street located just east of the alley that provides access to the grade level parking garage under the building. There is also one driveway connection proposed to the alley for a loading area under the building. Finally, as to the free-standing parking lot, a new one-way northbound driveway connection from 95th Street across the surface parking lot exiting onto the east / west alley on the north side of the site is proposed. Since the site can be accessed from all sides the M-D Fire Department felt this was sufficient. The CBTS religious use includes a number of typical interrelated uses such as a sanctuary, fellowship hall, offices, meeting rooms, a music room and small kitchen (1,350 sq. ft.).

The original building approved by the PZB in July 2016 was 3-stories in height @ 48'-2" above BFE (65 feet BFE allowed). The 2019 revised building submitted was still 3-stories in height, but the height has been increased to 52' above BFE to the lower roof and 55'-2" above BFE to the top of the now raised sanctuary roof. This complies with the Code (65' max).

The survey indicates the total lot area for Lot 18 is 9,750 square feet / 0.22 acres in size and the total lot area for Tract "N" is 52,110 square feet / 1.20 acres in size. Therefore, the total combined lot area, according to the survey, is 61,860 square feet / 1.42 acres.

The adjoining / nearby development sites currently include a 2-story commercial building to the north across Kane Concourse. To the immediate west is a one-story commercial building. To the south across 95th Street is a Town owned surface parking lot as well as the Capri Apartments @ 20 DU / 40 DUA. To the east across East Bay Harbor Drive is the one-story Tauber office building, the proposed La Boutique multi-family residential complex @ 41 DU / 78.8 DUA, and the Mansard Condominium @ 8 DU / 30.8 DUA. This area of the Town is predominated by a mixture of low-rise (1-3 stories) and mid-rise (5-7 stories) residential and commercial complexes.

The Town's 2002 Community Vision Master Plan and Downtown Master Plan identifies this area for mid-rise complexes (6-7 stories) and mixed-use commercial uses along Kane Concourse. Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town's former Planning and Zoning Board (PZB) approved a Site Development Plan for this property on July 28th, 2016, via Resolution No. 2098. The PZB approved several revisions to the original Site Development Plan for this property on May 21st, 2019, via Resolution No. 2177. Since that time CBTS and their architects have worked on the development of construction plans. Numerous minor plan refinements and discussions occurred between the Town staff, MMPA and the Zyscovich staff as the construction plans were being finalized. The Town subsequently issued Building Permits and construction has been on-going for several years and is nearing completion. During the construction period a few issues arose due to field grade conditions, and some rooftop mechanical equipment variations were made (EPG location / Additional A/C Units / Other) that need some additional screening, as a specific enclosed "mechanical yard" was shown on the original plans to ensure adequate screening occurred, and the actual as-built locations were not contemplated. Upon inspection of the as-built conditions, some of the rooftop mechanical equipment will be seen from several MFR complexes in the neighborhood. After discussing the options, the Town insisted on additional screening methods to better screen the equipment. As to the Kane Concourse / EBHD intersection complex entry area, the original 2016 plans showed a staircase near the property line rising to a plaza near the lobby. Due to unknown existing land elevations of the Town's public sidewalks, there was a need to pull the plaza / stairs back so the grades could match, and the stairs revised. These were felt by Town staff to require DRB review.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The subject site has a Future Land Use Map (FLUM) designation of "Commercial." The proposed use of the commercial property would be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property has a Zoning classification of B-1 Business District. The maximum building height allowed in this area is 65 feet (measured from BFE to top of main roof deck). Although the religious establishment use of the property is listed in the Zoning Code as requiring the Town Council to approve it, a legal opinion from Stanley Price, Esq., a Special Land Use Attorney for the Town, indicates the development proposal should be reviewed / processed as any other Site Development Plan due to Federal law (Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA)). The proposed site design is consistent with the provisions of the Code at present.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. Again, a Unity of Title document will be required to legally tie the lots together prior to the issuance of building permits, as the surface parking lot provides required parking for the building site.

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

As stated above, the site development plan includes a 23-foot wide two-way driveway connection to 95th Street that provides access to the parking garage. There are also driveway connections to the ally for a loading area under the building and for the surface parking lot. The alley traffic flow is a one-way only southerly to 95th Street.

The current approved plans include 8,800+/- square feet of retail space which required thirty (30) parking spaces and based on 386 seats the Code requires at least ninety-seven (97) parking spaces for a total of 127 required parking spaces. A total of 127 parking spaces were provided on site (50 standard, 10 tandem, 24 lifts / 4 electric car spaces / 5 ADA spaces / 35 spaces on remote lot).

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is modern with decorative perforated metal screening, vertical glass elements. The architecture detailing was enhanced facing both Kane Concourse and East Bay Harbor Drive, as requested by the PZ Board in July 2016 and 2019.

The building does not require a breezeway as it does not contain residential units.

It should also be noted that per Sec. 23-11(c)(14), a 5-foot pedestrian walkway must be provided periodically to provide pedestrian access from Kane Concourse to the alley / parking areas in the rear of the buildings. In this instance, a separate pedestrian walkway was determined to not be necessary, as one can gain access to the alley / parking areas through the Loggia or the lobby.

FYI - The Miami-Dade County Sign Code applies countywide. In addition, the Town has adopted a Supplemental Sign Code. Under the Miami-Dade Sign Code religious symbols are not considered "signs", such as a Star of David or cross.

SUMMARY OF APPLICANT'S APRIL 2019 REQUESTED CHANGES

Below is a summary listing of the applicant's requested changes depicted on the 4/03/19 plan set:

Ground Floor:

1) The updated sheets show adjustments to the Kane Concourse / EBHD hardscape, landscaping, and corner raised plaza / stairs. Due to the mass transit stop creating a narrower public pedestrian walkway the palm tree species was modified, as large Royal Palms would not fit in the planters.

2) The rooftop layout, particularly the as-built mechanical equipment locations and screening methods was adjusted for the free-standing EPG, and new A/C units in the eastern roof surface. This was not shown on the previous PZB plans, but permits were inadvertently issued. New screen panels are proposed for the EPG and eastern roof area. The applicant believes the screen panels will substantially hide the equipment but allow proper air-flow, and not create a high wind problem.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

As the revised site design complies with the applicable Land Development Regulations, and addresses the final as-built issues observed by the contractor / Town staff / MMPA recommends the DRB **APPROVE** the 2024 revised Site Development Plans subject to the following suggested conditions of approval and/or comments on the latest plans dated March 27th, 2024 submitted to the Town for consideration:

1) This approval is based on the revised Site Development Plans prepared by Zyscovich Architects dated March 27th, 2024 for a 3-story mixed-use development project (commercial uses / parking on ground level / religious use on upper 2 floors). Any substantial changes requested after the Town's approval may require a separate approval from staff / DRB, as specified in the Code.

2) All previous conditions of approval listed in Town Resolution No. 2098 and Town Resolution No. 2177 shall remain in effect.

ZYSCOVICH
ARCHITECTS
WE MAKE PEOPLE PLACES

Bernard Zyscovich

Digitally signed by Bernard Zyscovich
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■ MIAMI ■ NEW YORK ■ ORLANDO

11/22/2023

04/08/2024

CHURCH BY THE SEA PLANNING AND ZONING REVISION TO THE 2019 APPROVAL
ARCHITECTURAL NARRATIVE

As Requested by the Town of Bay Harbor, we are submitting for Planning and Zoning revision.

ARCHITECTURAL SHEET DESCRIPTION OF CHANGES:

GN-100- Cover Sheet and Index of Sheets that show the revisions based on comments from Mike Miller and the Town of Bay Harbor Isles

A-101- Shows Updated Site plan with adjustments on the Hardscape, Landscape at the coner of Kane Concourse and East Bay Harbor and along East Bay Harbor. Refer to Landscape and Civil sheets for more information.

A-101.1- This sheet shows the main difference between the approved plans from 2019 and the current proposed adjustments.

A-104- The Roof Plan shows the location of the installed Generator. The drawing shows the Generator Enclosure/Screening at the West side facing the alley. We included the bottom and top elevation of the equipment for reference.

A-201-Overall elevations showing the location of the Enclosure of the Generator at the roof level facing the alley.

A-202-Overall elevations showing the corner adjustments at the street level

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Date: 2024.04.08 08:54:16-04'00'

STATE OF FLORIDA
BERNARD ZYSCOVICH
AR0007410
REGISTERED ARCHITECT

04/08/2024

A-401-Shows 2 Renderings comparing the approved d ew proposed adjustments, Including the height of the corner wall at the proposed plaza.

A-402-Shows a photo of the Existing Generator and a Photomontage of the proposed adjustments to the enclosure.

END OF NARRATIVE

CURTIS
+
ROGERS
DESIGN
STUDIO
INC.

Landscape
Architecture

Church by the Sea
Landscape Narrative of Changes

Landscape Narrative of Changes Revision 1

L-200, L-200A

- On sheet L-200 the callouts to the LS were changed to CA and the RE were changed to VM
- On Sheet L-200A the plant list specifications were changed to: Queen Crape Myrtles changed to Cassia bakeriana; Royal Palms changed to Veitchia montgomeryana (singles). Note was added that no changes to species or locations can be made without Town approval.



Jennie Rogers, RLA

Principal

Curtis + Rogers Design Studio, Inc.

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CHURCH BY THE SEA

PLANNING AND ZONING REVISION TO THE 2019 APPROVAL

1000 Kane Concourse
Bay Harbor Islands, FL 33154

INDEX LIST		
INDEX	TITLE	REVISION 1_03/18/2024 1
GN -001	COVER SHEET	X
SURVEY_	-	
ARCHITECTURAL		
A -101	GROUND LEVEL	X
A -101.1	GROUND LEVEL COMPARISON	X
A -104	ROOF LEVEL	X
A -201	ELEVATIONS	X
A -202	ELEVATIONS	X
A -401	RENDERINGS	X
A -402	ROOF LEVEL EXISTING/ PROPOSED	
A -403	3D VIEWS	X
LANDSCAPE		
L -200	PLANTING PLAN AT-GRADE DRB	
L -200A	PLANT LIST & LEGEND DRB	
L -300	IRRIGATION PLAN AT-GRADE DRB	
L -302	IRRIGATION NOTES DRB	
CIVIL		
C 7	PAVING, GEOMETRY, SIGNAGE AND MARKING PLAN	
C 8	DRAINAGE AND GRADING PLAN	
C 9	WATER AND SEWER PLAN	
SBS	-	

Grand total: 18

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Project
CHURCH BY THE SEA
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Seal
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Revision:	Date:	Note:
1.	03/18/2024	P & Z COMMENTS

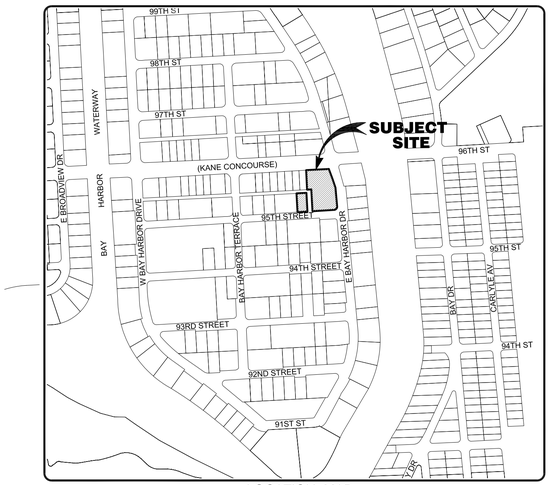
COVER SHEET

1817NCBS	05-31-2019

GN -001

MAP OF BOUNDARY SURVEY

SECTION 34 - TOWNSHIP 52 SOUTH - RANGE 42 EAST
LYING IN BAY HARBOR ISLANDS, MIAMI-DADE COUNTY, FLORIDA



LOCATION MAP
(NOT TO SCALE)

N
0 10 20
SCALE
1" = 20'

LEGEND

CONC. = CONCRETE
R = RECORDED VALUE
M = MEASURED VALUE
ELEV. = ELEVATION
C.B.S. = CONCRETE BLOCK STUCCO
℄ = CENTERLINE
P.B. = PLAT BOOK
PG. = PAGE
F.F. = FINISH FLOOR
= WOOD POWER POLE
= GUY ANCHOR
= CONCRETE POWER POLE
= ORNAMENTAL PLANT
= SIGN
= PALM TREE
= TREE
= CHAIN LINK FENCE
= TRAFFIC SIGNAL BOX
= COLUMN
= CATCH BASIN
= ORNAMENTAL LIGHT POLE
= LIGHT POLE
= GAS VALVE
ID. = IDENTIFICATION
= OVERHEAD WIRE
= WATER VALVE
= WATER METER
= FIRE HYDRANT
= SPOT ELEVATION
= HEDGE OR LANDSCAPED AREA
= CLEAN OUT
= SANITARY SEWER MANHOLE
= STORM DRAINAGE MANHOLE
= UNKNOWN MANHOLE
C.L.F. = CHAIN LINK FENCE
C = CALCULATED
= PARKING METER
= BRICK
= CONCRETE
= ASPHALT
= FIRE DEPARTMENT CONNECTION

96th STREET (KANE CONCOURSE)
(STATE ROAD No. 922)
ASPHALT PAVEMENT VARIES
0.5' CURB
GRASS MEDIAN
CONC. MEDIAN
N86°49'20"E 192.93' (C)
110' PUBLIC RIGHT-OF-WAY
ASPHALT PAVEMENT VARIES
STORM DRAINAGE MANHOLE
RIM ELEV.= 4.47
NE INV.= 1.32
15" ø CONC. PIPE
BOTTOM ELEV.= 1.72
N03°10'40"W 55.00' (C)
FOUND NAIL (NO I.D.)
2' CURB & GUTTER
GARBAGE RECEPTACLE
4 ON-STREET PARKING SPACES
TRAFFIC SIGNAL MAST ARM
BUS STOP
PLANTER
PEDESTRIAN SIGNAL
BUILDING OVERHANG LINE
N03°10'40"W 135.00' (R&M)
FOUND NAIL (NO I.D.)
N86°49'20"E 174.82' (R&M)
BRICK PAVER SIDEWALK VARIES
S17°50'49"E 50.00' (C)
FOUND NAIL (NO I.D.)
0.2' (W) BLDG.
0.6' (E) BLDG.
EXISTING C.B.S. BUILDING
METAL STORAGE SHED
COVERED AREA
35.0'
CONCRETE
0.2' (W) BLDG
0.9' (E) BLDG
ASPHALT
MONITORING WELL
SANITARY SEWER MANHOLE
RIM ELEV.= 4.73
SOUTH INV.= 0.78
8" ø CLAY PIPE
WEST INV.= 0.83
5" ø CLAY PIPE
7 REGULAR PARKING SPACES
ONE STORY C.B.S. BUILDING F.F. ELEV.= 5.26
LOT 5 OF BLOCK 12 (P.B. 46 - PG. 5)
LOT 4 OF BLOCK 12 (P.B. 46 - PG. 5)
N03°10'40"W 135.00' (R&M)
FOUND 1/2" IRON PIPE (NO CAP)
0.9' (E) BLDG
S86°49'20"W 30.00' (R&M)
20' PUBLIC ALLEY (P.B. 56 - PG. 53)
S86°49'20"W 75.00' (R&M)
FOUND NAIL & DISC (NO I.D.)
SANITARY SEWER MANHOLE
RIM ELEV.= 4.63
SOUTH INV.= 2.98
8" ø IRON PIPE
WEST INV.= 3.60
8" ø IRON PIPE
BOTTOM ELEV.= 2.93
C.B.S. BUILDING ON-LINE
EXISTING C.B.S. BUILDING
N03°10'40"W 130.00' (R&M)
TOWN OF BAY HARBOR ISLANDS EASEMENT (O.R.B. 8697 - PG. 615)
14 REGULAR PARKING SPACES
LOT 17 OF BLOCK 12 (P.B. 46 - PG. 5)
WALL ON LINE
N03°10'40"W
LOT 18
CONTAINING 9,750 SQUARE FEET AND/OR 0.22 ACRES ±
13 REGULAR PARKING SPACES
CATCH BASIN
RIM ELEV.= 3.57
NORTH INV.= 2.37
8" ø IRON PIPE
TWO (2) PIPES TO SOUTH
SOUTH INV.= 2.37
8" ø IRON PIPE
BOTTOM ELEV.= 2.37
FOUND NAIL & DISC (NO I.D.)
30' PUBLIC ALLEY (P.B. 56 - PG. 53)
N03°10'40"W 130.00' (R&M)
N03°10'40"W 150.00' (R&M)
5' HIGH C.L.F.
26 REGULAR PARKING SPACES
TRACT "N"
CONTAINING 52,110 SQUARE FEET AND/OR 1.20 ACRES ±
CARWASH AREA (CONCRETE)
COVERED AREA
(6) OIL TANKS
CONCRETE SLAB
WATER COMPRESSOR
DRAINAGE
7 REGULAR PARKING SPACES
CONCRETE
GRAVEL
TWO STORY C.B.S. BUILDING No. 1000 (OCEAN CADILLAC)
F.F. ELEV.= 5.37
C.B.S. WALL W/ LOGO
BRICK PAVER DRIVEWAY (ENTRANCE TO SERVICE AREA)
S14°09'11"E 128.91' (R&M)
S14°09'11"E 181.25' (C)
SANITARY SEWER MANHOLE
RIM ELEV.= 4.28
SOUTH INV.= 0.73
8" ø CLAY PIPE
FOUND NAIL IN ASPHALT
N84°33'40"E 30.00' (C)
FOUND STRADLERS AT MANHOLE (NO I.D.)
EAST BAYHARBOR DRIVE
60' PUBLIC RIGHT-OF-WAY
ASPHALT PAVEMENT VARIES
5 ON-STREET PARKING SPACES
S05°26'20"E 135.50' (C)
S05°26'20"E 195.15' (R)
S05°26'20"E 195.53' (C)
FOUND 1/2" IRON REBAR (NO CAP)
S86°49'20"W 30.02' (C)
CATCH BASIN
RIM ELEV.= 3.27
EAST INV.= 1.17
12" ø CONC. PIPE
SOUTH INV.= 1.17
12" ø CONC. PIPE
BOTTOM ELEV.= 0.92
R=25.00'(R)
L=40.26'(R)
D=92°15'40"(R)
T=26.01'
S05°26'20"E 20.02' (C)
95th STREET
S86°49'20"W 316.07' (C)
50' PUBLIC RIGHT-OF-WAY
ASPHALT PAVEMENT VARIES
AT&T SERVICE CABINETS
INACCESIBLE CORNER (FALLS IN BUILDING)
FOUND NAIL (NO I.D.) 0.29' EAST 0.39' SOUTH
SANITARY SEWER MANHOLE
RIM ELEV.= 4.00
NORTH INV.= (-) 0.30
8" ø CLAY PIPE
SOUTH INV.= (-) 0.35
8" ø CLAY PIPE
FOUND 1/2" IRON PIPE (NO CAP)
SANITARY SEWER MANHOLE
RIM ELEV.= 4.25
NORTH INV.= 0.25
8" ø CLAY PIPE
WEST INV.= 0.15
8" ø CLAY PIPE
EAST INV.= 0.05
8" ø CLAY PIPE

SURVEYOR'S NOTES CONTINUED:

PERTINENT INFORMATION USED FOR THE PREPARATION OF THE MAP OF SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings shown hereon are based upon the centerline of 96th Street ((Kane Concourse) with an assumed bearing of N86°49'20"E, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "AE" with the Base Flood Elevation being 9.0 Feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120637 (Town of Bay Harbor Islands), Map No. 12086C0144, Suffix L, Map Revised Date: September 11, 2009.

Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929, and a Benchmark supplied by the Public Works Department of Miami-Dade County, Florida.

Benchmark: R-243
Elevation: + 6.61 Feet (N.G.V.D. 29 Datum)
Description: US & Geodetic brass disc in top of guard rail base at NW Corner of bridge along 96th Street (Kane Concourse) over the Bay Harbor Waterway.

Plat of "NOLAN BROWN", recorded in Plat Book 56 at Page 53, Public Records of
Miami-Dade County Florida.

Plat of "BAY HARBOR ISLAND", recorded in Plat Book 46 at Page 5, Public Records of
Miami-Dade County Florida.

Florida Department of Transportation Right of Way Map for State Road No. 922 (96th Street) Bay Harbor Islands, Section 87066, Sheet 5 of 6 Sheets and last dated on November 7, 2005.

The subject property is the same as the property described in the Schedule "A" of the Title Commitment prepared by Chicago Title Insurance Company, Order No.: 5399030, Customer Reference: 02630568, with an effective search date covering up to October 4, 2015 at 11:00 P.M., and furnished to the Undersigned Professional Surveyor and Mapper.

RESTRICTIONS:

Since no other information were furnished other than that is cited under pertinent information, 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 that may appear on the 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.

PURPOSE OF SURVEY:

This Map of Survey was ordered for the purpose of a real estate transaction.

CLIENT INFORMATION:

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

-Bal Harbour Shops, LLP, a Florida Limited Liability Limited Partnership
-Church by the Sea, Inc., a Florida not for profit corporation
-Chicago Title Insurance Company
-Katz Barron Squitero Faust

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 "Minimum Technical Standards 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.

LONGITUDE SURVEYORS, LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

By: _____
Eduardo M. Suarez, PSM Signature Date:
Registered Surveyor and Mapper LS6759
State of Florida

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

SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

The date of completion of original field Survey was on October 21, 2015.
The date of completion of CAD was on October 26, 2015.
The date of completion of Update Survey was on February 14, 2019.

LEGAL DESCRIPTION:

Tract "N" of "NOLAN BROWN", according to the Plat thereof, as recorded in Plat Book 56, Page 53, of the Public Records of Miami-Dade County, Florida.

AND

Lot 18 Block 12 "BAY HARBOR ISLANDS", according to the Plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

Property Address:
1000 Kane Concourse, Bay Harbor Islands, Florida 33154
Folio Nos. 13-2227-001-2470 and 13-2235-004-0010

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Commercial/High Risk Area (Linear: 1 foot in 10,000 feet) as defined in Rule 5J-17.051 of the Florida Administrative Code.

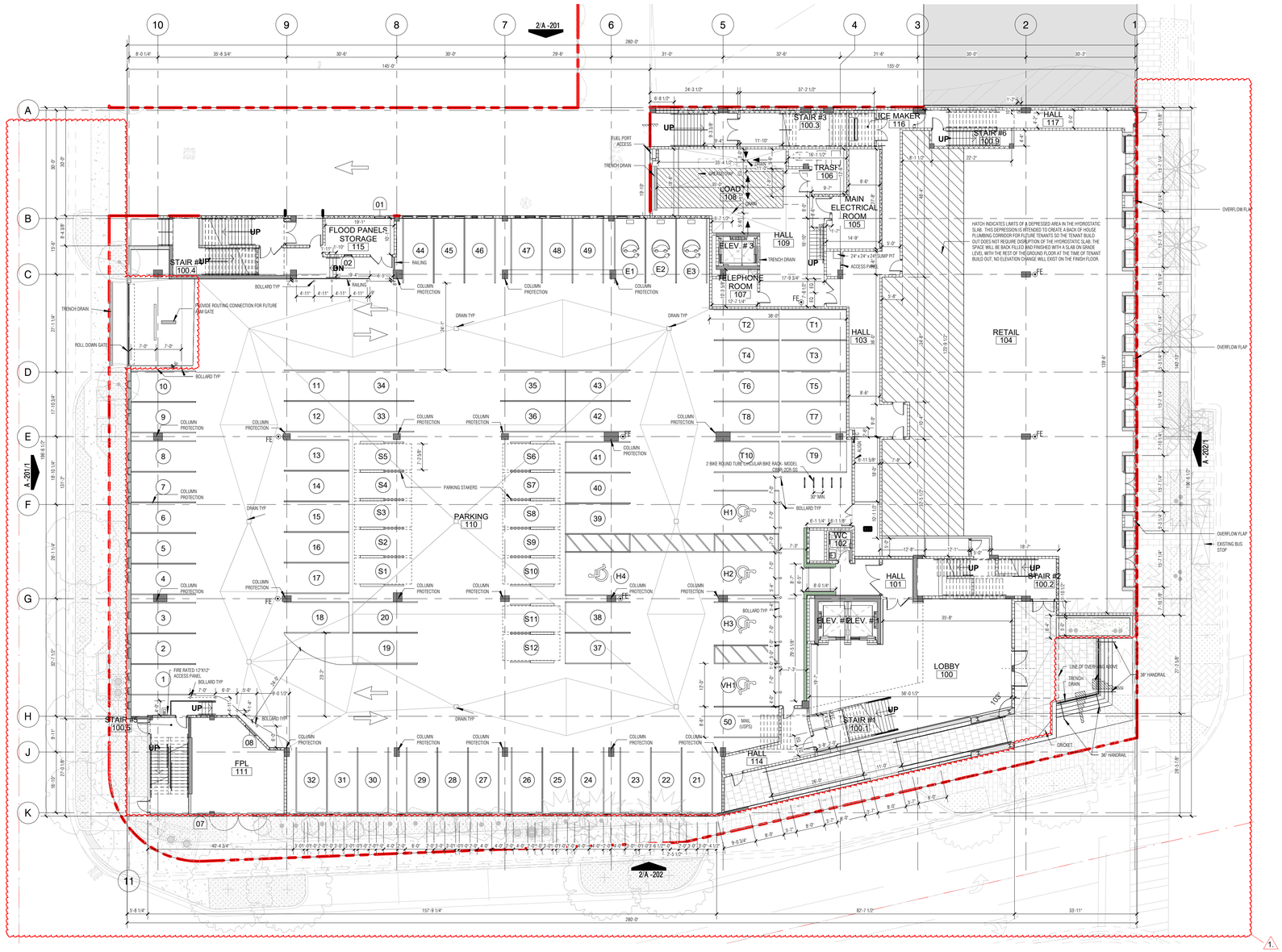
Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

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

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

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JOB NO.: 15520.1.01 **DRAWN BY:** JM
FIELD BOOK: EFB **SHEET 1 OF 1**



N

1 / A -101 **GROUND FLOOR PLAN**

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

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Bay Harbor Islands, FL 33154

Seal
Bernard Zyscovich
Reg. No.RA-7410

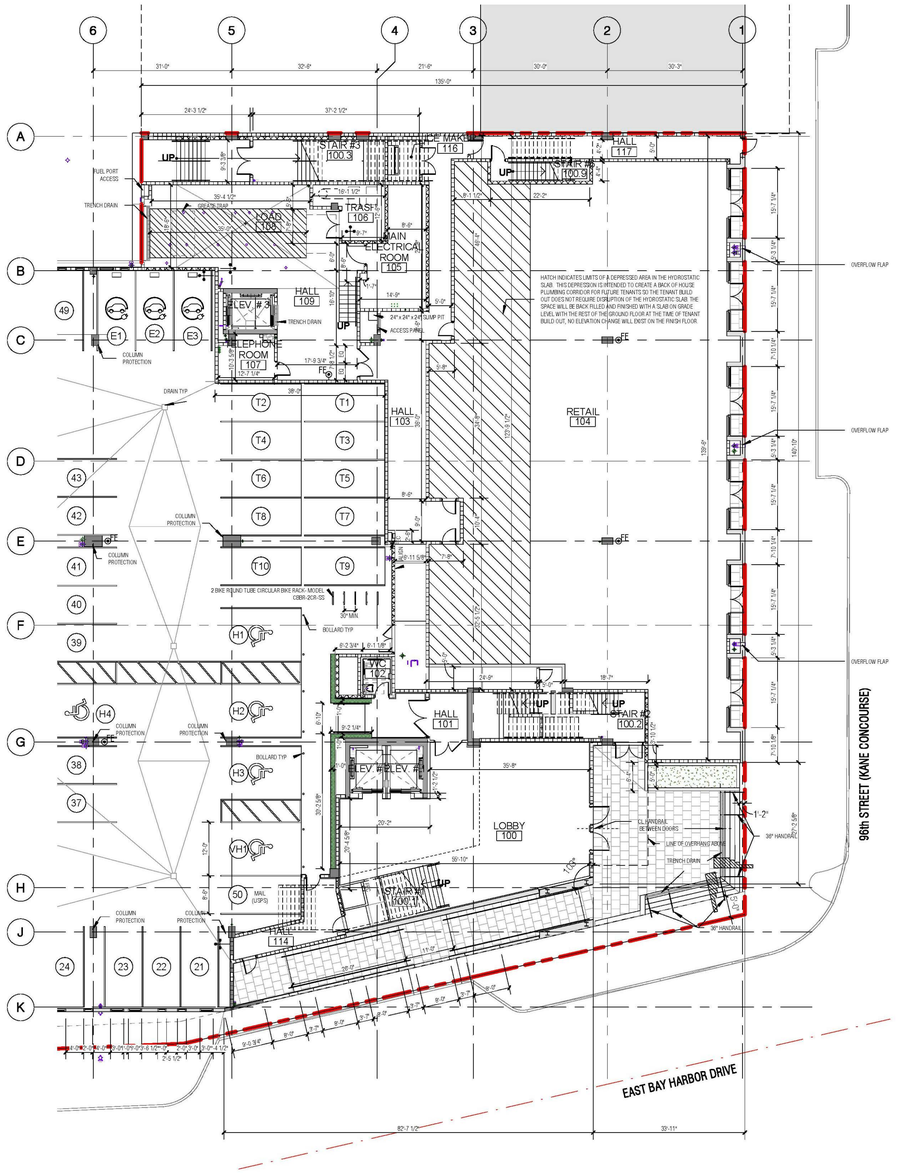
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Revision:	Date:	Note:
1.	03/18/2024	P & Z COMMENTS

GROUND LEVEL

1817NCBS | 05-31-2019

A -101



GROUND FLOOR PLAN
APPROVED P & Z 2019

2 / A -101.1 Scale: 1/16" = 1'-0"

GROUND FLOOR PLAN
PROPOSED 2023

1 / A -101.1 Scale: 1/16" = 1'-0"

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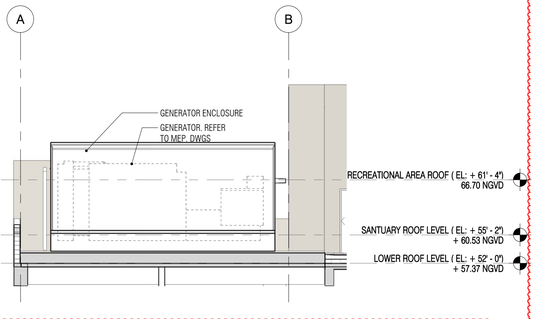
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1.	03/18/2024	P & Z COMMENTS

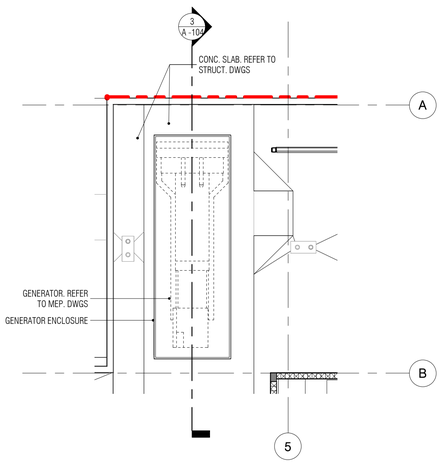
GROUND LEVEL COMPARISON

1817NCBS | 05-31-2019

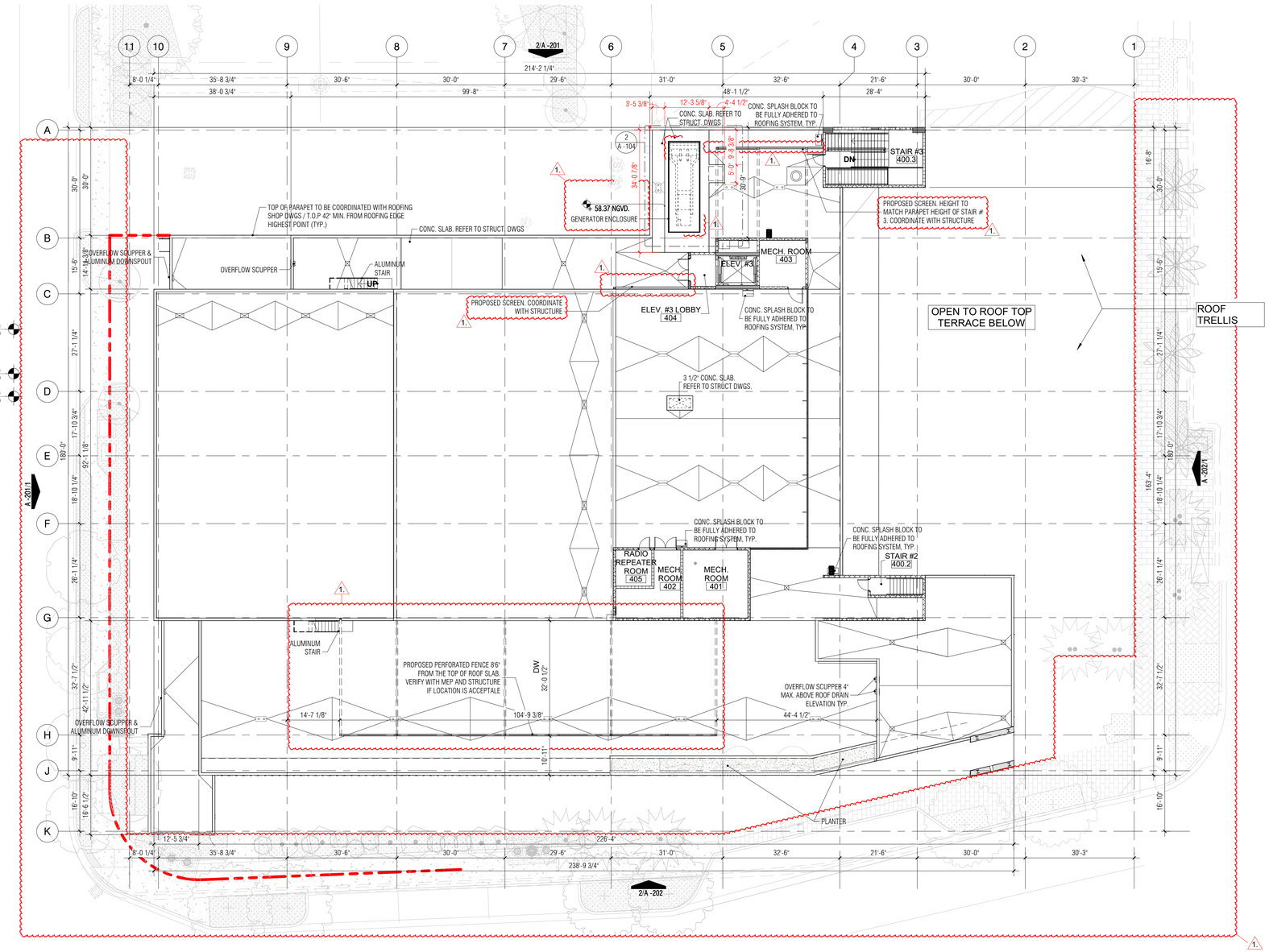
A -101.1



3 GENERATOR ENCLOSURE SECTION DETL.
A -104 Scale: 1/8" = 1'-0"



2 GENERATOR ENCLOSURE PLAN DETAIL
A -104 Scale: 1/8" = 1'-0"



1 ROOF LEVEL
A -104 Scale: 1/16" = 1'-0"

N

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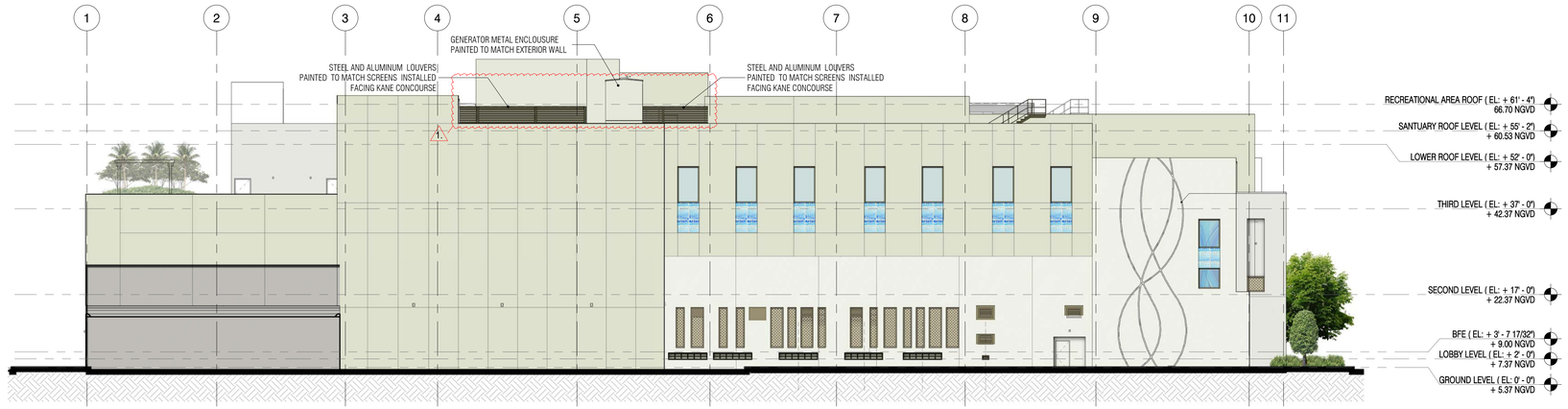
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1.	03/18/2024	P & Z COMMENTS

ROOF LEVEL

1817NCBS	05-31-2019

A -104



2 / A -201 **OVERALL WEST ELEVATION**

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



1 / A -201 **OVERALL SOUTH ELEVATION**

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

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Revision:	Date:	Note:
1.	03/18/2024	P & Z COMMENTS

ELEVATIONS

1817NCBS | 05-31-2019

A -201



2 / A -202 **OVERALL EAST ELEVATION**

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



1 / A -202 **OVERALL NORTH ELEVATION**

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

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Revision:	Date:	Note:
1.	03/18/2024	P & Z COMMENTS

ELEVATIONS

1817NCBS	05-31-2019

A -202



P & Z 2019



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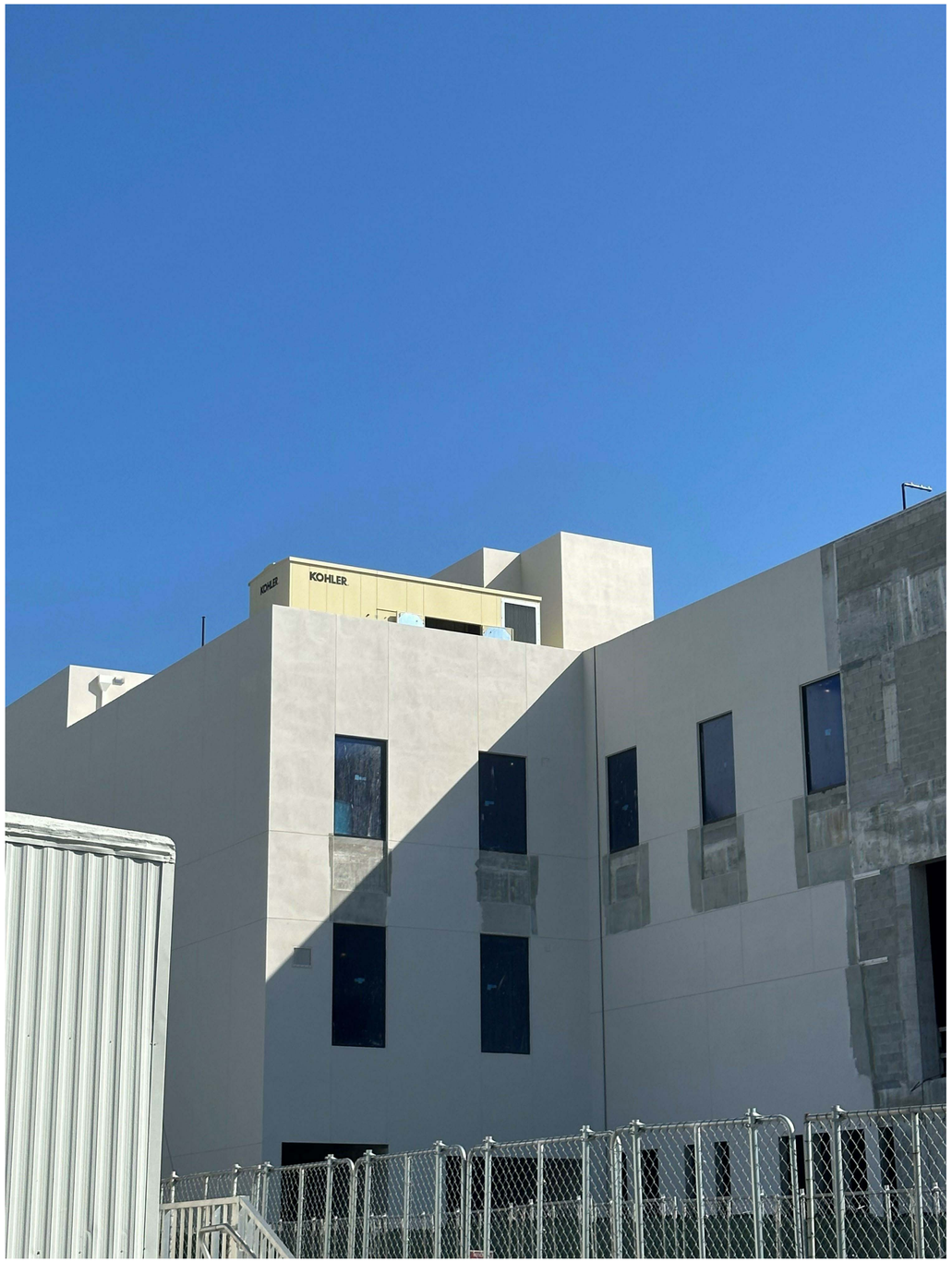
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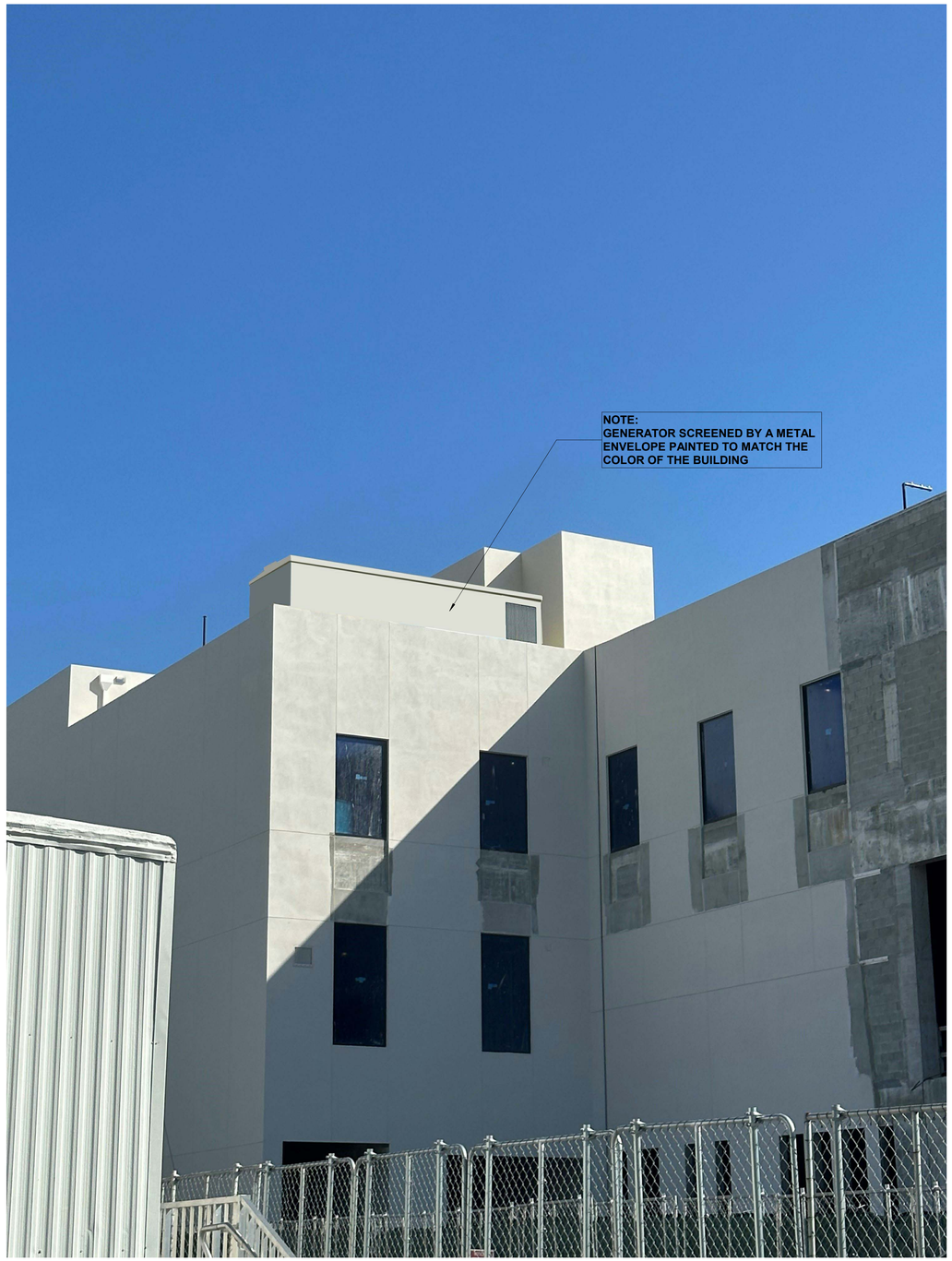
RENDERINGS

1817NCBS	05-31-2019

A -401



EXISTING PHOTO



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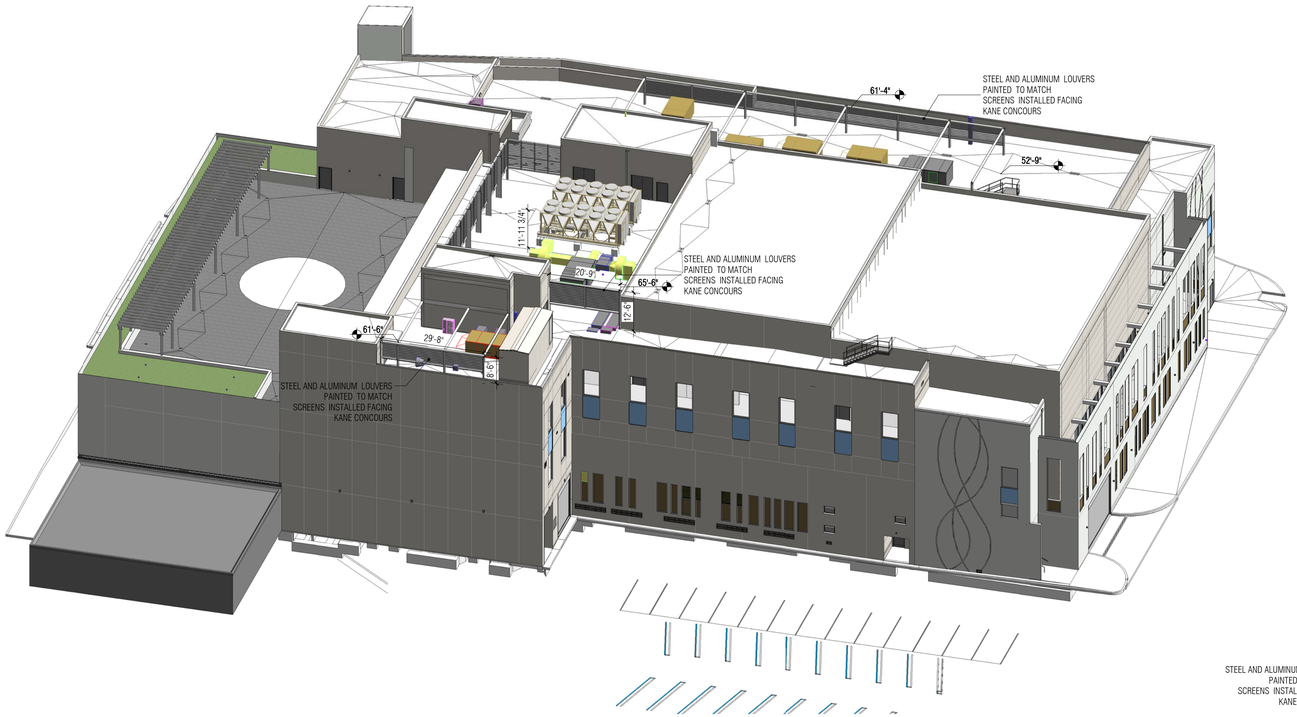
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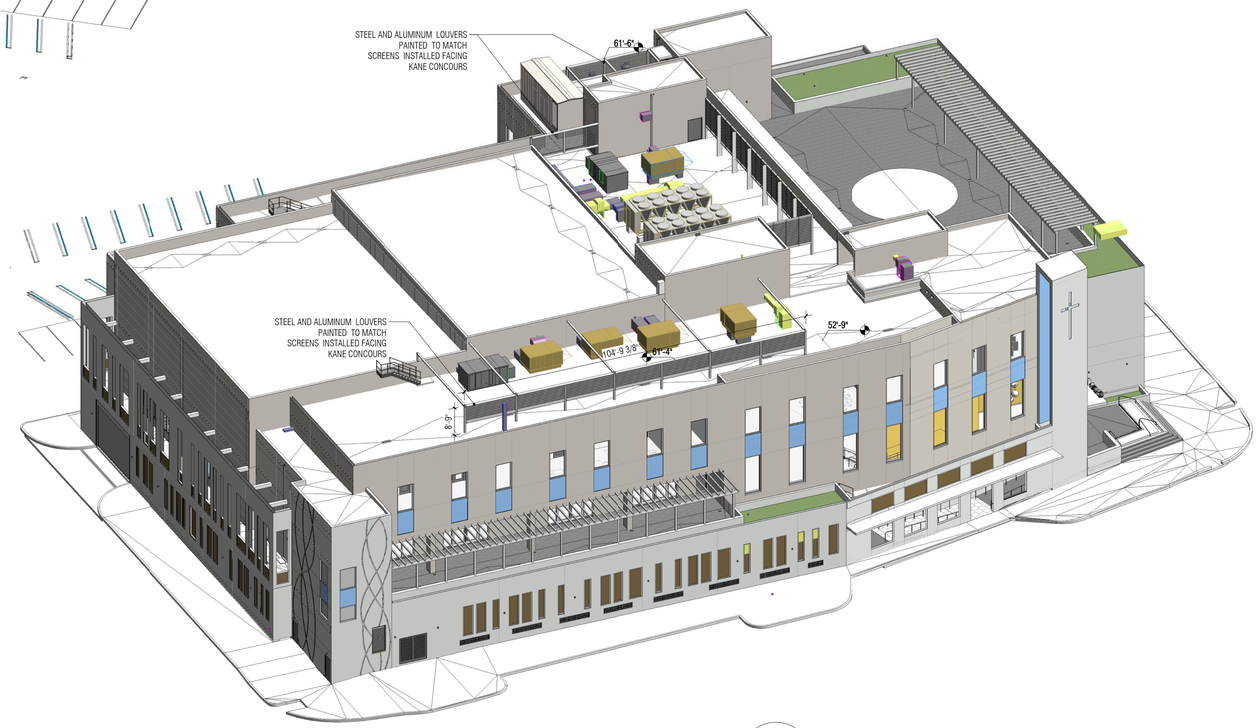
1817NCBS | 05-31-2019

A -402



2 **3D VIEW 2**

A -403 Scale:



1 **3D VIEW 1**

A -403 Scale:

Architect
AAC.001431

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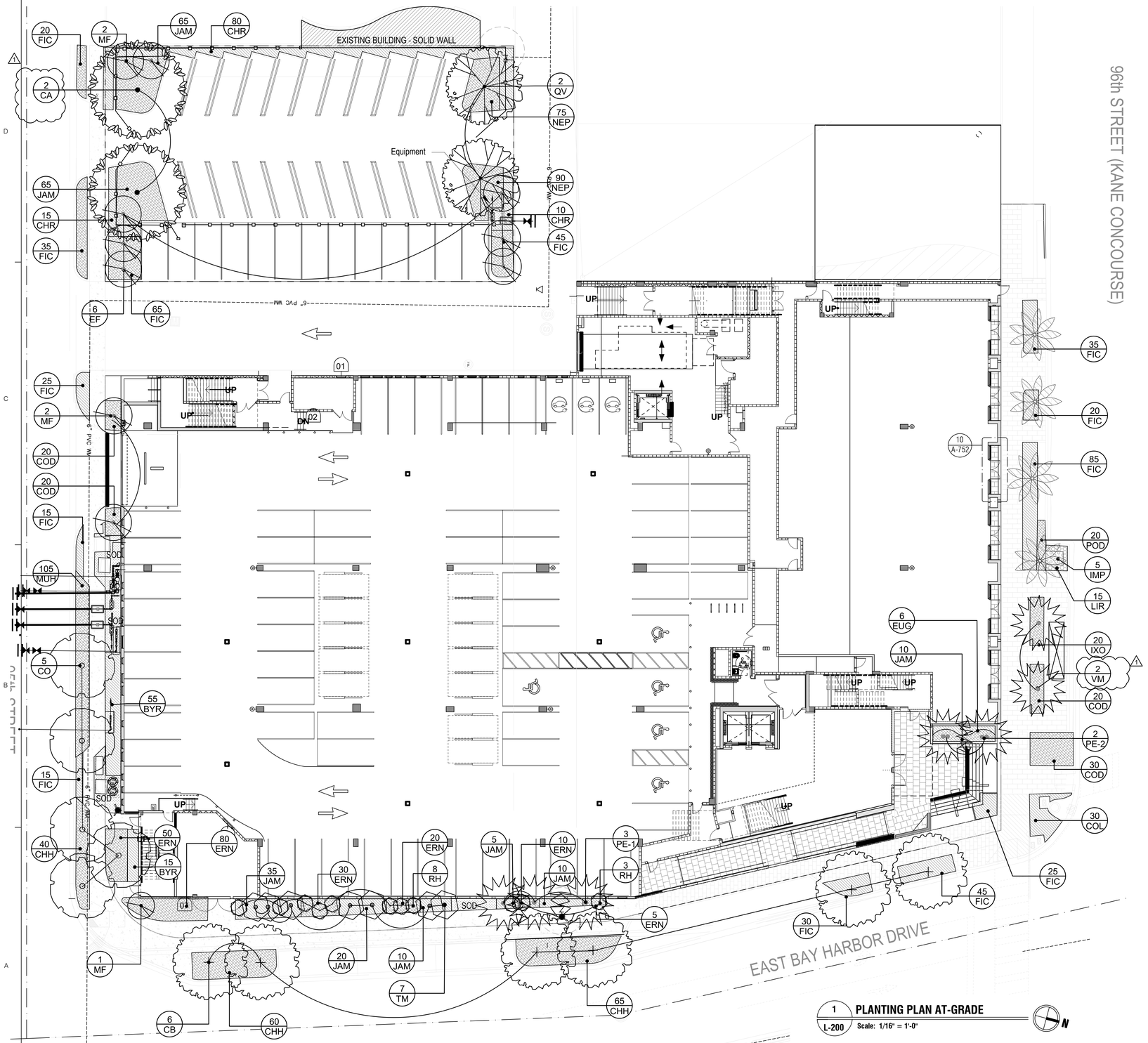
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3D VIEWS

1817NCBS | 05-31-2019

A -403 1



1 **PLANTING PLAN AT-GRADE**
L-200 Scale: 1/16" = 1'-0"

N

SEE SHEET L-200A FOR PLANT LIST

CURTIS + ROGERS DESIGN STUDIO INC
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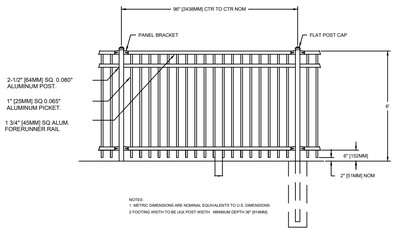
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1	3/18/24	P&Z Comments

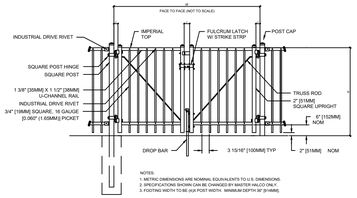
PLANTING PLAN AT-GRADE DRB

1817NCBS | 11-22-2023

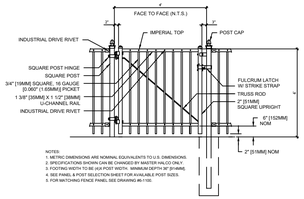
L-200



2 FENCE DETAIL
L-200 Scale: NTS



3 VEHICULAR GATE DETAIL
L-200 Scale: NTS



4 PEDESTRIAN GATE DETAIL
L-200 Scale: NTS

PLANT LIST

QTY	SYM	SCIENTIFIC NAME	COMMON NAME	SPECIFICATIONS	NATIVE	DR. TOL.
TREES						
*6	CB	Calophyllum brasiliense	Brazilian Beauty Leaf	15' ht.min., 5' sp. min., 3 " cal. min.	No	**Yes**
*5	CO	Chrysophyllum oliviforme	Satin Leaf	15' ht.min., 5' sp. min., 3 " cal. min.	Yes	**Yes**
6	EF	Eugenia foetida	Spanish Stopper	12' ht.min., 4' sp. min., 2 1/2" cal. min., Standard	Yes	Yes
2	CA	Cassia bakeriana	Pink Shower Tree	14' ht.min., 5' sp. min., 3 " cal. min.	No	**Yes**
2, 3	MF	Myrcianthes fragrans	Simpson's stopper	12' ht.min., 4' sp. min., 2 1/2" cal. min., MT	Yes	Yes
2	QV	Quercus virginiana	Live Oak	14' ht.min., 5' sp. min., 3 " DBH min.	Yes	Yes
PALMS						
2	PE-2	Phtychosperma elegans	Solitaire Palm	12'-14' GW Min., Double	No	Yes
3	PE-1	Phtychosperma elegans	Solitaire Palm	12'-14' GW Min., Single	No	Yes
11	RH	Rhapis excelsa	Lady Palm	4'-6' oa. ht., 7 trunks min., sun tolerant	No	Yes
7	TM	Thurnax morrisii	Key Thatch Palm	5' CT Min.	Yes	Yes
*2	VM	Veitchia montgomeryana	Montgomery Palm	14'-16' GW Min., Single	No	Yes
SHRUBS						
80	BYR	Byrsonima lucida	Locust Berry	24" ht. min., 18" spr. min., 24" oc	Yes	Yes
105	CHR	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	24" Ht. Min., 20" Spr., 30" oc, FULL	Yes	Yes
6	EUG	Eugenia foetida	Spanish Stopper	24" Ht. Min., 20" Spr., 30" oc, FULL	Yes	Yes
GROUNDCOVERS						
165	CHH	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	18" Ht. Min., 12" Spr., 24" oc, FULL	Yes	Yes
40	COD	Codiaeum variegatum 'Banana'	Banana Croton	18" ht. min., 18" oc, FULL	No	Yes
**30	COL	Solenostemon scutellarioides	Coleus	12" ht. min., 12" Spr. Min., 18" oc, FULL	No	No
**50	CRO	Codiaeum spp	Croton	18" Ht. Min., 12" Spr., 24" oc, FULL	No	Yes
195	ERN	Ernodea littoralis	Golden Creeper	16" Ht. Min., 12" Spr., 18" oc, FULL	Yes	Yes
320	FIC	Ficus 'Green Island'	Green Island Ficus	18" Ht. Min., 12" Spr., 18" oc, FULL	No	Yes
**140	FIG	Ficus 'Green Island'	Green Island Ficus	18" Ht. Min., 12" Spr., 18" oc, FULL	No	Yes
*5	IMP	Alcantarea imperialis	Imperial Bromeliad	18" Ht. Min., 18" Spr. Min. as shown	No	Yes
**20	IXO	Ixora taiwanensis	Dwarf Ixora	12" ht. min., 12" Spr. Min., 18" oc, FULL	No	No
220	JAM	Jasminum multiflorum	Downy Jasmine	18" ht. min., 18" spr. min., 24" oc, FULL	No	Yes
**15	LIR	Liriope muscari	Lilyturf	12" ht. min., 12" Spr. Min., 18" oc, FULL	No	Yes
105	MUH	Muhlenbergia capillaris	Muhly Grass	18" ht. min., 12" Spr. Min., 18" oc, FULL	Yes	Yes
165	NEP	Nephrolepis exaltata	Boston Fern	12" ht. min., 12" Spr. Min., 18" oc, FULL	Yes	Yes
**20	POD	Podocarpus macrophyllus 'Pringles'	Dwarf Podocarpus	12" ht. min., 12" Spr. Min., 18" oc, FULL	No	No

* Indicates Street Tree
** Indicates plants already installed by City

NOTE: NEITHER THE OWNER/CONTRACTOR/LANDSCAPE ARCHITECT/LANDSCAPE CONTRACTOR CAN CHANGE ANY PLANT SPECIES/LOCATION WITHOUT PRIOR TOWN APPROVAL. ⚠1

Town of Bay Harbor Islands, Florida
Landscape Requirements Legend (Worksheet)

Commercial Sites

Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)

Site Address 1000 Kane Concourse **Legal Description** Tract N

Net Lot Area 1.49 **Acres/** 64,815 **SF**

		Required	Provided
I.	**Open Space Requirement**		
1.	No minimum open space requirement (BHI-Sec-11(C))		
2.	Maximum Lawn Area Allowed (MDC-Sec. 18A (A)(5))		
a.	Net Lot area 64,815 SF – building footprint 47,506 SF= 17,309 SF		
b.	SF from above 17,309 x 20% = 3,462 SF 20% Max/ 3,462 SF 0 %/ 0 SF (Net Lot Area – Building Footprint x 20% = maximum lawn area permitted)		
II.	**Shade Trees**		
A.	Required 16 per Urban Core Requirement of Miami-Dade County		
1.	**22** shade trees/acre: 22 x 1.49 acres = 24 (Min. 12' in height/4' clear wood/2 ½" caliper) (Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees) (MDC-Sec. 18A-6(D(5)) and BHI Sec. 24-16)	24	24
2.	Native Species Required – 50% Min. # of shade trees req. 24 x 50% = 12 (BHI-Sec. 24-16 (a)(2))	12	20
3.	Drought Tolerant and Low Maintenance Species Require – 50% Min. # of shade trees req. 24 x 50% = 12 (MDC – Sec. 18A-6(D(11)(b))	12	24
B.	Tree Species		
1.	Number of shade trees required (from Sec. (II)(A)(1) above)	24	
2.	Number of shade tree species required (BHI – Sec. 24-16(a)(2))	6	8

*See following table

Number of Different Tree Species based on Quantity

1-5 required shade trees	2 shade tree species
6-10 required shade trees	3 shade tree species
11-15 required shade trees	4 shade tree species
16-20 required shade trees	5 shade tree species
21-30 required shade trees	6 shade tree species
31 or more required shade trees	7 shade tree species

C. Tree Heights
1. Number of Stories of building 3
2. Number of shade trees required 24 (from Sec. (II)(A)(1) above)
3. Shade tree heights required: 12 ft. - 50 % or 12 shade trees
14-16 ft.- 50 % or 12 shade trees
16-18 ft. - ____ % or _____ shade trees

Size of Tree Species in Relationship to Building Height

No. Stories	Min. Shade Tree Height (ft)	Min. Spread (ft)	Palm Height (ft)
1-2	12	5	14-18
3	50% min. req.	5	14-18
	50% 14-16	6	18-22
4	50% min. req.	5	14-18
	25% 14-16	6	18-22
	25% 16-18	7	22-28
5 plus	25% min. req.	5	14-18
	50% 16-18	7	22-28
	25% 18-20	8	22-28

(BHI – Sec. 24-16(a)(2)

		Required	Provided
III.	**Street Trees**		
1.	Street Trees @1:35' Width of lot 620 /35' = 17.8 (15' min. height/6' clear wood/2 ½" caliper) (Street tree species determined by Street Tree Master Plan) (Street trees do not count toward required on site shade trees) (BHI – Sec. 24-16(a)(2)(a))	18	18

		Required	Provided
IV.	**Shrubs Required**		
1.	10 shrubs required per shade tree (Min. 24" in height/visual screen min. 36" in height/ max 24" on center) (BHI- Sec. 24-16(a)(2)(d))	240	1665
2.	Native Species Required – 30% Min. (MDC – Sec. 18A-6(D)(1)(a))	72	740
3.	Drought Tolerant and Low Maintenance Species Required – 50% Min. (MDC – Sec. 18A-6(D)(1)(b))	120	1665
V.	**Buffers (if applicable)** (BHI-Sec. 24-16)		
1.	Parking Lot from ROW	Yes Yes/No	Yes Yes/No
2.	Dissimilar Uses	Yes Yes/No	Yes Yes/No
VI.	**Parking Lot Landscaping (If applicable)**	Required	Provided
1.	10 SF/parking space: 10 x 35 spaces = 350 SF (MDC – Sec. 18A-6 (J))	350	981
2.	Shade Trees Required (MDC – Sec. 18A-6 (J))	4	4
3.	Shrubs Required (MDC – Sec. 18A-6 (I))	15	435
VII.	**Right Tree Right Place** (BHI- Sec. 24-16(a)(2)(f))		
1.	Number of Trees near power lines (FPL Guidelines)		0

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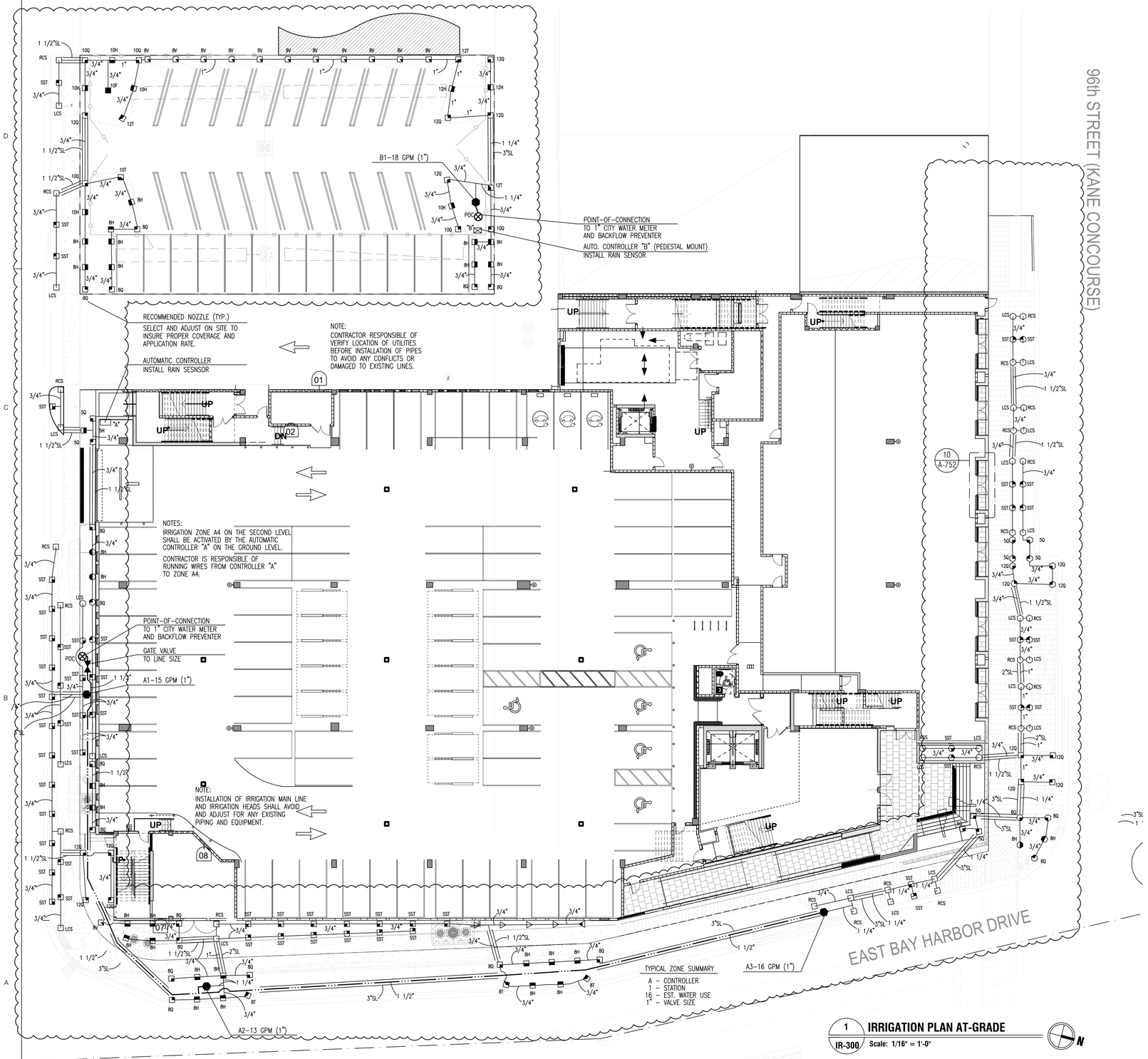
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1 IR-300 **IRRIGATION PLAN AT-GRADE**
Scale: 1/16" = 1'-0"

N

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LEGEND

SYMBOL	MODEL NO.	DESCRIPTION	* EST. QUANTITY
△	570S-SB90	TORO ADJ. STREAM BUBBLER	01
⚠	570S-SB-2S-180	TORO ADJ. STREAM BUBBLER	04
SQ	570Z-6P-SQ	TORO ADJ. POP-UP SPRAY (RISER)	05
SH	570Z-6P-SH	TORO ADJ. POP-UP SPRAY (RISER)	01
8V	570Z-6P-8V	TORO ADJ. POP-UP SPRAY (RISER)	12
8Q	570Z-6P-8Q	TORO ADJ. POP-UP SPRAY (RISER)	15
8T	570Z-6P-8T	TORO ADJ. POP-UP SPRAY (RISER)	03
8H	570Z-6P-8H	TORO ADJ. POP-UP SPRAY (RISER)	25
10Q	570Z-6P-10Q	TORO ADJ. POP-UP SPRAY (RISER)	05
10T	570Z-6P-10T	TORO ADJ. POP-UP SPRAY (RISER)	01
10H	570Z-6P-10H	TORO ADJ. POP-UP SPRAY (RISER)	05
10F	570Z-6P-10F	TORO ADJ. POP-UP SPRAY (RISER)	01
12Q	570Z-6P-12Q	TORO ADJ. POP-UP SPRAY (RISER)	14
12T	570Z-6P-12T	TORO ADJ. POP-UP SPRAY (RISER)	03
12H	570Z-6P-12H	TORO ADJ. POP-UP SPRAY (RISER)	02
LCS	570Z-6P-15LCS	TORO ADJ. POP-UP SPRAY (RISER)	14
RCS	570Z-6P-15RCS	TORO ADJ. POP-UP SPRAY (RISER)	14
SST	570Z-6P-30SST	TORO ADJ. POP-UP SPRAY (RISER)	41
8Q	570Z-6P-8Q	TORO ADJ. POP-UP SPRAY (6')	01
8H	570Z-6P-8H	TORO ADJ. POP-UP SPRAY (6')	02
LCS	570Z-6P-15LCS	TORO ADJ. POP-UP SPRAY (6')	01
RCS	570Z-6P-15RCS	TORO ADJ. POP-UP SPRAY (6')	01
SST	570Z-6P-30SST	TORO ADJ. POP-UP SPRAY (6')	02
SQ	570Z-12P-SQ	TORO ADJ. POP-UP SPRAY (12')	04
8Q	570Z-12P-8Q	TORO ADJ. POP-UP SPRAY (12')	03
8H	570Z-12P-8H	TORO ADJ. POP-UP SPRAY (12')	02
12Q	570Z-12P-12Q	TORO ADJ. POP-UP SPRAY (12')	04
LCS	570Z-12P-15LCS	TORO ADJ. POP-UP SPRAY (12')	24
RCS	570Z-12P-15RCS	TORO ADJ. POP-UP SPRAY (12')	24
SST	570Z-12P-4SST	TORO ADJ. POP-UP SPRAY (12')	12
	RGP-218-01	TORO DL2000 DRIPLINE	1,610 LF
NOT SHOWN	T-YD-500-34	TORO AIR/VACUUM RELIEF VALVE	06
FV	T-FCH-H	TORO FLUSH VALVE	06
	DZK-EZF-AS	TORO DRIP ZONE VALVE KIT (1")	03
NOT SHOWN	T-IPS1500	TORO PLASTIC LOCATOR STAKE	AS REQUIRED
	P220-26-04	TORO 1" SOLENOID VALVE	04
	EVO-4	TORO AUTO. CONTROLLER	03
NOT SHOWN	EVO-WS	TORO WEATHER SENSOR	01
NOT SHOWN		BACKFLOW PREVENTER	01
NOT SHOWN		PAIGE UF WIRE #12 AWG VALVE COMMON #14 AWG VALVE CONTROL	AS REQUIRED
NOT SHOWN		SCH 40 GALVANIZED STEEL	AS REQUIRED
		SCH 40 PVC MAIN SLEEVES SUPPLY HEADER DISCHARGE HEADER SHRUB RISERS PVC FITTINGS WIRE CONDUIT	AS REQUIRED
NOT SHOWN		TYPE 1120 PVC LATERALS SDR 26, CLASS 160 (1" & LARGER) SDR 21, CLASS 200 (3/4")	AS REQUIRED
		GATE VALVE (TO LINE SIZE)	01
FV		VALVE BOX/COVER	AS REQUIRED
NOT SHOWN		GROUNDING LOCATION	01
NOT SHOWN		1" CITY WATER METER	01

NOTE: ABOVE QUANTITIES ARE FOR COMPARISON ONLY.
CONTRACTOR SHALL VERIFY PRIOR TO SUBMITTING BID.

ZONE SUMMARY CHART

STA NO.	VALVE	SPRINKLER TYPE	LEVEL	VALVE SIZE	WATER DEMAND	*RUN TIME	WEEKLY USAGE
CONTROLLER 'A'							
1	A1	SPRAY	GROUND	1"	15 GPM	60 MIN/WK	900 GAL/WK
2	A2	SPRAY	GROUND	1"	13 GPM	60 MIN/WK	780 GAL/WK
3	A3	SPRAY	GROUND	1"	16 GPM	60 MIN/WK	960 GAL/WK
4	A4	DRIP	2ND LEVEL	1"	5.8 GPM	60 MIN/WK	348 GAL/WK
CONTROLLER 'B'							
1	B1	SPRAY	GROUND	1"	18 GPM	60 MIN/WK	1080 GAL/WK
2-4	SPARE						
CONTROLLER 'C'							
1	C1	DRIP	3RD LEVEL	1"	16.4 GPM	60 MIN/WK	984 GAL/WK
2	C2	DRIP	4TH LEVEL	1"	2.3 GPM	60 MIN/WK	138 GAL/WK
3-4	SPARE						
							5,190 GAL/WK

* TO APPLY 1.5 IN/WK

IRRIGATION NOTES & SPECIFICATIONS

AUTOMATIC IRRIGATION SYSTEM
WATER DEMAND / ZONE — REFER TO PLAN
SOURCE — 1" CITY WATER
PRESSURE REQUIRED — 60 PSI

GENERAL

IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, AND CONTRACT SPECIFICATIONS.

IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH APPENDIX 'F' OF THE SOUTH FLORIDA BUILDING CODE.

IRRIGATION DESIGN BASED ON 'PLANTING PLAN' DATED JUNE 2019. CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER AND DRIP PIPE LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.

THIS IRRIGATION PLAN SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL INSTALL IRRIGATION TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS SCALED AT 1" = 16' AND 1" = 10'.

THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING TORO SPRINKLERS, IN-LINE VALVES, DRIPLINE PIPE AND AUTOMATIC CONTROL CONTROL SYSTEM. WATER CONSERVATION EQUIPMENT SHALL BE INSTALLED.

THE SOURCE FOR IRRIGATION SHALL BE A 1" CITY WATER METER. CONTRACTOR SHALL VERIFY THAT CITY PRESSURE IS MAINTAINED ABOVE 60 PSI WHEN IRRIGATION IS PROGRAMMED TO OPERATE.

BACKFLOW PREVENTION SHALL BE INSTALLED TO MEET LOCAL CODE REQUIREMENTS FOR CROSS CONNECTION CONTROL. A REDUCED PRESSURE ASSEMBLY HAS BEEN SPECIFIED.

CONTRACTOR IS ADVISED TO STUDY THE PLANS FOR ADDITIONAL INFORMATION AND TO VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS.

TO ENSURE PROPER OPERATION, PRESSURE REQUIRED, SOURCE SIZES, VALVE SIZES, ZONE CAPACITIES, SPRINKLER AND DRIP PIPE SPACING, PIPE AND WIRE SIZES, INSTALLATION NOTES AND DETAILS, AND SPECIFICATIONS SHALL BE FOLLOWED AS SHOWN.

PIPING

PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL: (1) BE BURIED TO A MINIMUM DEPTH OF 18", (2) BE TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTEND 3' BEYOND HARDSCAPED AREA. CONTRACTOR SHALL VERIFY THE SIZE, DEPTH AND LOCATION OF ALL EXISTING SLEEVES.

PIPE INSTALLED ABOVE GRADE FOR THE BACKFLOW PREVENTER SHALL BE SCH 40 GALVANIZED STEEL. ALL OTHER PIPING SHALL BE TYPE 1120 PVC. THE MAIN LINE, PIPE RISERS, PIPE HUNG FROM SLAB, WIRE CONDUIT AND SUPPLY AND DISCHARGE HEADERS SHALL BE SCH 40. LATERALS SIZED 1" AND LARGER SHALL BE SDR 26, CLASS 160. LATERALS SIZED 3/4" SHALL BE SDR 21, CLASS 200.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.

BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.

BACKFLOW PREVENTER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SHALL BE LOCATED TO BE CONCEALED FROM VIEW.

GATE AND BALL VALVES SHALL BE INSTALLED FOR ISOLATION. EACH VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

VERTICAL RISERS SHALL BE ANCHORED TO STRUCTURAL MEMBERS IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE MECHANICAL SPECIFICATIONS. LOCATION OF VERTICAL RISERS SHALL BE VERIFIED ON SITE.

ALL PUNCTURES THROUGH THE SLAB SHALL BE MADE WATERPROOF IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE MECHANICAL SPECIFICATIONS.

SPRINKLERS

SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC. TO INSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW.

SPRAY HEADS SHALL BE TORO 570 SERIES. FOUR INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH SOD AND MULCH, TWELVE INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH GROUNDCOVER AND LOW SHRUBS, AND SHRUB HEADS AND BUBBLERS SHALL BE INSTALLED IN AREAS LANDSCAPED WITH TALL SHRUBS AND PALMS.

POP-UP TYPE SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICK WALLED POLY PIPE AND 1/2" INSERT ELBOWS.

SHRUB TYPE AND BUBBLERS SHALL BE INSTALLED ON 1/2" SCH 40 PVC RISERS. SHRUB HEADS SHALL BE INSTALLED A STANDARD HEIGHT OF 6" ABOVE PLANTS AND SHALL BE INSTALLED WITHIN PLANTS TO BE CONCEALED FROM VIEW. BUBBLERS SHALL BE INSTALLED AT THE BASE OF TALL SHRUBS FOR LOW LEVEL WATERING. RISERS SHALL BE PAINTED FLAT BLACK TO BE LESS VISIBLE.

EACH SPRAY HEAD SHALL BE EQUIPPED WITH THE APPROPRIATE PRECISION NOZZLE.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO INSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PERSONNEL. AS A GENERAL RULE, 4" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4", SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12".

DRIP IRRIGATION

DRIP IRRIGATION SHALL CONSIST OF TORO DRIPLINE DL2000 SERIES, DISC FILTERS, FLUSH VALVES, PRESSURE REGULATING VALVES, AIR/VACUUM RELIEF, SOIL STAPLES, AND ACCESSORIES.

DRIP PIPE WITH EMITTERS 12" ON-CENTER WHICH DELIVER 0.9 GPH SHALL BE INSTALLED IN ROWS SPACED A MAXIMUM OF 24 INCHES ON-CENTER IN AREAS LANDSCAPED WITH GROUND COVERS AND SHRUBS.

DRIP EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT.

LINE FLUSH VALVES SHALL BE INSTALLED AS RECOMMENDED FOR MAINTENANCE.

AIR/VACUUM RELIEF VALVES, DISC FILTERS AND PRESSURE REGULATORS SHALL BE INSTALLED AS REQUIRED TO ENSURE PROPER OPERATION.

QUANTITIES OF DRIPLINE INDICATED ON THE PLAN ARE VERY APPROXIMATE. CONTRACTOR SHALL SUBMIT A PER FOOT UNIT PRICE TO INSTALL DRIPLINE SO ADDITIONS AND DELETIONS TO THE CONTRACT MAY BE MADE AT A PRE-DETERMINED PRICE.

CONTROL SYSTEM

THREE TORO EVOLUTION SERIES ELECTRIC CONTROL SYSTEMS SHALL BE INSTALLED. FOR THE GROUND LEVEL AND SECOND LEVEL A ONE 4 STATION CONTROLLER SHALL ACTIVATE 4 IN-LINE VALVES, FOR THE PARKING AREA A ONE 4 STATION CONTROLLER SHALL ACTIVATE 1 IN-LINE VALVE, AND FOR THE THIRD AND FOURTH LEVELS A ONE 4 STATION CONTROLLER SHALL ACTIVATE 2 IN-LINE VALVES. ONE VALVE SHALL BE CONTROLLED PER STATION EXCEPT AS NOTED. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.

CONTROLLERS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.

CONTROLLER LOCATIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 120 VAC ELECTRIC SOURCE IS REQUIRED PER LOCATION.

CONTROL LINES FROM AUTOMATIC CONTROLLERS TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG UNDERGROUND FEED TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) ROUTED IN WIRE CONDUIT THROUGHOUT, (3) BURIED TO A MINIMUM DEPTH OF 15", (4) COLOR CODED TO FACILITATE TROUBLESHOOTING, AND (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE AND VALVES WHICH OPERATE SIMULTANEOUSLY SHALL BE TEED TOGETHER AT THE CONTROLLERS.

CONTRACTOR IS RESPONSIBLE OF ROUTING WIRES BETWEEN THE LEVELS FROM THE CONTROLLERS TO THE SOLENOID VALVES TO ACTIVATE THE IRRIGATION ZONES.

AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

WATER CONSERVATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. THE RAIN SENSOR SHALL BE PLACED ON A STATIONARY STRUCTURE, MINIMUM OF 5' CLEARANCE FROM OTHER OUTDOOR EQUIPMENT, FREE AND CLEAR OF ANY TREE CANOPY OR OTHER OVERHEAD OBSTRUCTION, AND ABOVE THE HEIGHT OF SPRINKLER COVERAGE.

TIMING AND PRECIPITATION

TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.5 INCHES/WEEK.

1 **IRRIGATION NOTES**
L-302 Scale: N.T.S.

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Revision:	Date:	Note:

IRRIGATION NOTES
DRB

1817NCBS | 11-22-2023

L-302

NOTE:

ALL IMPROVEMENTS SHOWN WITHIN FDOT RIGHT OF WAY TO REMAIN UNLESS OTHERWISE NOTED.

96th STREET (KANE CONCOURSE)
(STATE ROAD No. 922)

96th STREET

LEGEND:

EXISTING

- CATCH BASIN
- UTILITY MANHOLES
- STORM MANHOLE
- SANITARY MANHOLE
- FIRE HYDRANT
- UTILITY VALVES
- WATER METER
- TEL./ELEC. BOX
- WOOD POWER POLE
- POWER POLE w/LUMINAIRE
- PARKING METER
- CLEAN OUT
- CONC. CURB
- CURB & GUTTER
- EXISTING IMPROVEMENTS
- SANITARY SEWER MAIN
- WATER MAIN
- STORM SEWER LINES
- BURIED TELEPHONE
- GAS MAINS
- ELECTRIC (FPL)
- UNDERGROUND ELECTRIC
- SANITARY FORCE MAIN
- TRAFFIC SIGN
- CONC. WHEEL STOP
- GROUND ELEVATION
- CONCRETE WALKWAYS
- CHAIN LINK FENCE
- FIRE HYDRANT LOCATION

PROPOSED

- CATCH BASIN
- STORM MANHOLE
- DRAINAGE WELL
- OIL INTERCEPTOR
- SANITARY CLEANOUT
- STORM CLEANOUT
- WATER VALVE
- WATER METER
- FIRE DEPARTMENT CONNECTION
- 6.53 FINISHED ELEVATION
- CONCRETE DRIVEWAYS
- FIRE DEPARTMENT CONNECTION LOCATION
- SANITARY SEWER FLOW
- SANITARY LATERAL
- WATER MAIN
- STORM DRAIN LINE
- BURIED TELEPHONE
- GAS MAINS
- ELECTRIC (FPL)
- SANITARY FORCE MAIN
- FLOW DIRECTION ARROW
- TYPE "D" CONC. CURB
- LANDSCAPE AREA REPLACES EXISTING ASPHALT PAVEMENT
- NEW ASPHALT PAVEMENT
- PROPOSED PAVERS
- PROPOSED TREES (FOR REFERENCE ONLY, BY OTHERS)

ALL ELEVATIONS REFER TO N.G.V.D. (NATIONAL GEODETIC VERTICAL DATUM 1929)

ABBREVIATIONS

- ℄ = CENTERLINE
- R/W = RIGHT OF WAY LINE
- Prop. = PROPOSED
- Elev. = ELEVATION
- TYP. = TYPICAL
- F.C.O. = FLUSH CLEAN OUT
- Exist. = EXISTING
- Inv. = INVERT
- Cond. = CONDENSATE
- C.L.F. = CHAIN LINK FENCE
- R = RECORDED VALUE
- C.B.S. = CONCRETE BLOCK STUCCO
- F.F. = FINISHED FLOOR
- N.T.S. = NOT TO SCALE
- M.E.G. = MATCH EXISTING GRADE
- B.W.T. = BOLTED WATER TIGHT
- ℄ = PROPERTY LINE
- (T) = THERMOPLASTIC
- Perf. = PERFORATED
- C.AL. = CORRUGATED ALUMINUM
- W.L. = WATER LINE
- Eq. = EQUAL
- Conc. = CONCRETE
- M.H. = MANHOLE
- I.E. = INVERT ELEVATION
- ID. = IDENTIFICATION
- M = MEASURED VALUE
- P.B. = PLAT BOOK
- PG. = PAGE
- MIN. = MINIMUM
- MAX. = MAXIMUM
- MAX. = MAXIMUM

= LIMITS OF AREA OF PAVERS TO BE RE-GRADED

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

Always call 811 two full business days before you dig
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PROP. 3-STORY BUILDING
Retail Finished Floor Elev. +5.37 N.G.V.D.

PROP. 3-STORY BUILDING
Garage Finished Floor Elev. +6.87 N.G.V.D.

ALLEY

EAST BAY HARBOR DRIVE

95th STREET

BLOCK 12

LOT 1
LOT 2
LOT 3
LOT 20
LOT
BLOC
LC

RIGHT OF WAY LINE
EXISTING PAVER SIDEWALK TO REMAIN
MATCH EXISTING PAVERS
Trash Bin
Covered Bus Stop
PEDESTRIAN SIGN
EXISTING CURB & GUTTER TO REMAIN
CROSSWALK
EXISTING ACCESSIBLE RAMP TO REMAIN
EXISTING ACCESSIBLE RAMP TO BE REPLACED
EXISTING CURB & GUTTER TO REMAIN
SAW CUT EXISTING CURB & INSTALL NEW CURB & GUTTER
PROP. TYPE "F" CURB & GUTTER
EXISTING CURB & GUTTER TO BE REMOVED
FLOOR ELEVATION 7.34
FLOOR ELEVATION 7.34
LOBBY
PROP. VALLEY GUTTER
RIGHT OF WAY LINE
PROP. 1:12 ACCESSIBLE RAMP
PROP. TYPE "D" CURB
PROP. TYPE "F" CURB & GUTTER
PROP. VALLEY GUTTER
PROP. 4" WHITE LINE (T)
PROP. TYPE "D" CURB
PROP. TYPE "F" CURB & GUTTER
PROP. 1:20 RAMP
PROP. TYPE "F" CURB & GUTTER
PROP. CURB RAMP 1:12 MAX. SLOPE
PROP. DETECTABLE WARNING PER FDOT INDEX 522-002 (TYP.)
LIMITS OF MILL & RESURFACE
Saw Cut Existing Curb & Gutter & Install New Curb & Gutter
SAW CUT AND MATCH EXISTING ASPHALT
PROP. TYPE "D" CURB
PROP. ASPHALT DRIVEWAY
PROP. R5-1 (DO NOT ENTER SIGN)
PROP. R1-1 (STOP SIGN)
PROP. CONC. WHEELSTOP TYP.
R3-5 (RIGHT TURN ONLY)
PROP. 24" WHITE STOP BAR (T)
PROP. WHITE (T)
PROP. WALL (BY OTHERS)
PROP. CONC. WHEELSTOP TYP.
PROP. TYPE "D" CURB
PROP. 4" WHITE LINE THERMOPLASTIC (TYP.)
PROP. 4" WHITE LINE (T) TYP.
PROP. 24" WHITE LINES (T)
PROP. 24" WHITE STOP BAR (T)
PROP. R1-1 (STOP SIGN)
PROP. TYPE "D" CURB
PROP. 12" Curb Ending
Prop. Concrete Slab (See Architect's Plans)
PROP. 24" YELLOW LINE (T)
Corner of Concrete Pad Elev. 4.33 needs to be Adjusted to Elevation 4.22
NOTE: ALL PAVEMENT STRIPING SHALL BE THERMOPLASTIC.
PROP. CONCRETE DRIVEWAY
PROP. TYPE "F" CURB & GUTTER
PROP. TYPE "D" CURB
PROP. 6" HEADER CURB
PROP. WHITE (T)
LIMITS OF MILL & RESURFACE
MILL 1" AND RE-SURFACE WITH TYPE FC-9.5 ASPHALTIC CONCRETE PAVEMENT

This item has been digitally signed and sealed by Michael A. Vazquez, PE on the date adjacent to the seal.

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Seal
MICHAEL A. VAZQUEZ
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PROFESSIONAL ENGINEER

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PAVING, GEOMETRY, SIGNAGE AND MARKING PLAN

1817NCBS | 11-22-2023

C7

NOTE:

ALL IMPROVEMENTS SHOWN ARE EXISTING UNLESS OTHERWISE NOTED.

NOTE:

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LEGEND:

EXISTING

- CATCH BASIN
- UTILITY MANHOLES
- STORM MANHOLE
- SANITARY MANHOLE
- FIRE HYDRANT
- UTILITY VALVES
- WATER METER
- TEL./ELEC. BOX
- WOOD POWER POLE
- POWER POLE w/LUMINAIRE
- PARKING METER
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- CURB & GUTTER
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- FIRE HYDRANT LOCATION

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Cond.	= CONDENSATE	I.E.	= INVERT ELEVATION
C.L.F.	= CHAIN LINK FENCE	ID.	= IDENTIFICATION
R	= RECORDED VALUE	M	= MEASURED VALUE
C.B.S.	= CONCRETE BLOCK STUCCO	P.B.	= PLAT BOOK
F.F.	= FINISHED FLOOR	PG.	= PAGE
N.T.S.	= NOT TO SCALE	MIN.	= MINIMUM
M.E.G.	= MATCH EXISTING GRADE	MAX.	= MAXIMUM
B.W.T.	= BOLTED WATER TIGHT	MAX.	= MAXIMUM

MONITORING WELL AND PLUME LEGEND

- MW-13 06/28/18 = MONITORING WELL AND SAMPLE DATE
- MW-13 06/28/18 = DEEP MONITORING WELL AND SAMPLE DATE
- = ESTIMATED GROUNDWATER IMPACTS PLUME

Monitoring Well & Plume Locations Shown per Sketch Provided by: MAS Environmental, LLC 1704 W. Grace Street Tampa, Florida 33607 Office: 813-658-8823

96th STREET

PROP. 3-STORY BUILDING
Retail Finished Floor Elev. +5.37 N.G.V.D.

PROP. 3-STORY BUILDING
Garage Finished Floor Elev. +6.87 N.G.V.D.

BLOCK 12

LOT 20

LOT 2

LOT 3

LOT

BLOC

LC

RIGHT-OF-WAY LINE

RIGHT OF WAY LINE

LIMITS OF AREA OF PAVERS TO BE RE-GRADED

EXISTING CURB & GUTTER TO REMAIN

EXISTING ACCESSIBLE RAMP TO REMAIN

PEDESTRIAN SIGN

CROSSWALK

Covered Bus Stop

Trash Bin

6.6' @ 4.25% Slope

11' @ 2.0% Max. Slope

Projected Slope of Accessible Ramp

EXISTING ACCESSIBLE RAMP TO REMAIN (Typical)

EXISTING CURB & GUTTER TO REMAIN

Match Exist

FLOOR ELEVATION 7.34

FLOOR ELEVATION 7.36

LOBBY

Top of Wall Elev 7.84

Top of Wall Elev 7.80

Top of Wall Elevation

RIGHT OF WAY LINE

FPL VAULT ROOM

PROP. 8" GOOSENECK

Adjust Manhole Rims to Elev. 4.70

PROP. 3" VENT

PROP. 72" x 102" DRAINAGE WELL #2 FOR SITE AREAS "ONLY" LATITUDE: 25°53'10.397" LONGITUDE: -80°07'45.020"

PROP. 12" STORM LINE Inv. Elev. (-)0.64 (SEE PLUMBING PLANS FOR CONTINUATION)

PROP. 33 L.F. OF 3" CONDENSATE DRAIN LINE Inv. Elev. (-)0.61

PROP. 90.2 L.F. OF 15" STORM PIPE

PROP. 3" CONDENSATE DRAIN LINE (SEE PLUMBING PLANS FOR CONTINUATION)

PROP. 6" STORM LINE Inv. Elev. (-)0.89 (SEE PLUMBING PLANS FOR CONTINUATION)

PROP. 72" X 102" DRAINAGE WELL #1 FOR ROOF "ONLY" LATITUDE: 25°53'09.361" LONGITUDE: -80°07'44.965"

PROP. 48" STORM MANHOLE B.W.T. RIM ELEV. F.G. (15" E) INV. ELEV. +1.75 (12" S) INV. ELEV. +0.90 BAFFLE EAST BOTTOM ELEV. (-)1.75 (SEE STRUCTURAL PLANS)

25.0 L.F. OF 3" WIDE EXFILTRATION TRENCH w/ 15" PERF. PIPE & w/ 2" SAND FILTER

PROP. 4" COVERED GARDEN DRAIN & 4" PLANTER DRAIN LINES (SEE PLUMBING PLANS FOR CONTINUATION)

PROP. CLEANOUT

PROP. 48" STORM MANHOLE

PROP. 3" VENT

PROP. 8" GOOSENECK @ +8.00 NGVD

PROP. UTILITY EASEMENT

PROP. 3" Vent for Oil Interceptor (See Detail)

PROP. OIL INTERCEPTOR FOR COVERED GARAGE & PLANTER DRAINS "ONLY"

25.0 L.F. OF 5' WIDE EXFILTRATION TRENCH w/ 15" PERF. PIPE

28 L.F. OF 12" SOLID PIPE

PROP RETAINING WALL FOR REFERENCE ONLY BY OTHERS

Corner of Concrete Pad Elev. 4.33 needs to be Adjusted to Elevation 4.22

12" 11.25° VERTICAL BEND (ROTATED UP)

SAW CUT & MATCH EXISTING ASPHALT PAVEMENT

PROP. 24" TRENCH DRAIN

Proposed Relocated Crane Pad by others (For Reference Only Not a part of these plans)

PROP. 50 L.F. OF 6' WIDE EXFILTRATION TRENCH w/ 15" PERF. PIPE

PROP. 48"ø STORM MANHOLE #3 RIM ELEV. +4.73 INV. ELEV. +0.75 BOTTOM ELEV. (-)2.75 POLLUTION CONTROL BAFFLE (W, N & S)

PROP. 8.5' L.F. OF 15" STORM PIPE

PROP. 50 L.F. OF 6' WIDE EXFILTRATION TRENCH w/ 15" PERF. PIPE

PROP. 50 L.F. OF 6' WIDE EXFILTRATION TRENCH w/ 15" PERF. PIPE

PROP. 48" x 48" CATCH BASIN #1 GRATE ELEV. +4.50 INV. ELEV. +0.75 BOTTOM ELEV. (-)2.75 POLLUTION CONTROL BAFFLES E & W

PROP. 29.7 L.F. OF 6' WIDE EXFILTRATION TRENCH w/ 15" PERF. PIPE

PROP. 48"ø STORM MANHOLE #2 RIM ELEV. +4.92 INV. ELEV. +0.75 BOTTOM ELEV. (-)1.75

PROP. 50 L.F. OF 6' WIDE EXFILTRATION TRENCH w/ 15" PERF. PIPE

PROP. 24" TRENCH DRAIN

RIGHT OF WAY LINE

Existing Valley Gutter To Remain

Existing Curb & Gutter To Remain

Existing Valley Gutter To Remain

Existing Curb & Gutter To Remain

Existing Curb & Gutter To Remain

RIGHT OF WAY LINE

Curb Ending at Walkway

Projected Slope of Accessible Ramp

Saw Cut Existing Curb & Gutter & install New Curb & Gutter

Always call 811 two full business days before you dig

Sunshine811.com

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

NOTE:

ALL CONTAMINATED SOIL WILL BE DISPOSED AT A SPECIALTY WASTE COMPANY THAT HANDLES DISPOSAL SOLUTIONS FOR CONTAMINATED SOIL. THE NAME OF THE COMPANY IS CLEAN EARTH LOCATED AT 1240 FOXMOOR STREET, MOORE HAVEN, FL 33471. GENERAL CONTRACTOR PROVIDED THE SPECIALTY WASTE COMPANY'S INFORMATION.

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Miami FL 33132-2304 | F 305 372 4291

Project
CHURCH BY THE SEA
1000 Kane Concourse
Bay Harbor Islands, FL 33154

Seal
MICHAEL A. VAZQUEZ LICENSE No. 69249 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Revision:	Date:	Note:

DRAINAGE AND GRADING PLAN

1817NCBS | 11-22-2023

C8

NOTE:

ALL IMPROVEMENTS SHOWN WITHIN FDOT RIGHT OF WAY TO REMAIN UNLESS OTHERWISE NOTED.

LEGEND:

EXISTING

- CATCH BASIN
- UTILITY MANHOLES
- STORM MANHOLE
- SANITARY MANHOLE
- FIRE HYDRANT
- UTILITY VALVES
- WATER METER
- TEL./ELEC. BOX
- WOOD POWER POLE
- POWER POLE w/LUMINAIRE
- PARKING METER
- CLEAN OUT
- CONC. CURB
- CURB & GUTTER
- EXISTING IMPROVEMENTS
- SANITARY SEWER MAIN
- WATER MAIN
- STORM SEWER LINES
- BURIED TELEPHONE
- GAS MAINS
- ELECTRIC (FPL)
- UNDERGROUND ELECTRIC
- SANITARY FORCE MAIN
- TRAFFIC SIGN
- CONC. WHEEL STOP
- GROUND ELEVATION
- CONCRETE WALKWAYS
- CHAIN LINK FENCE
- FIRE HYDRANT LOCATION

PROPOSED

- CATCH BASIN
- STORM MANHOLE
- DRAINAGE WELL
- OIL INTERCEPTOR
- SANITARY CLEANOUT
- STORM CLEANOUT
- WATER VALVE
- WATER METER
- FIRE DEPARTMENT CONNECTION
- 6.53 FINISHED ELEVATION
- CONCRETE DRIVEWAYS
- FIRE DEPARTMENT CONNECTION LOCATION
- SANITARY SEWER FLOW
- SANITARY LATERAL
- WATER MAIN
- STORM DRAIN LINE
- BURIED TELEPHONE
- GAS MAINS
- ELECTRIC (FPL)
- SANITARY FORCE MAIN
- FLOW DIRECTION ARROW
- TYPE "D" CONC. CURB
- LANDSCAPE AREA REPLACES EXISTING ASPHALT PAVEMENT
- NEW ASPHALT PAVEMENT
- PROPOSED PAVERS
- PROPOSED TREES (FOR REFERENCE ONLY, BY OTHERS)

ALL ELEVATIONS REFER TO N.G.V.D. (NATIONAL GEODETIC VERTICAL DATUM 1929)

ABBREVIATIONS

℄	= CENTERLINE	⌊	= PROPERTY LINE
R/W	= RIGHT OF WAY LINE	(T)	= THERMOPLASTIC
Prop.	= PROPOSED	Perf.	= PERFORATED
Elev.	= ELEVATION	C.AL.	= CORRUGATED ALUMINUM
TYP.	= TYPICAL	W.L.	= WATER LINE
F.C.O.	= FLUSH CLEAN OUT	Eq.	= EQUAL
Exist.	= EXISTING	Conc.	= CONCRETE
Inv.	= INVERT	M.H.	= MANHOLE
Cond.	= CONDENSATE	I.E.	= INVERT ELEVATION
C.L.F.	= CHAIN LINK FENCE	ID.	= IDENTIFICATION
R	= RECORDED VALUE	M	= MEASURED VALUE
C.B.S.	= CONCRETE BLOCK STUCCO	P.B.	= PLAT BOOK
F.F.	= FINISHED FLOOR	PG.	= PAGE
N.T.S.	= NOT TO SCALE	MIN.	= MINIMUM
M.E.G.	= MATCH EXISTING GRADE	MAX.	= MAXIMUM
B.W.T.	= BOLTED WATER TIGHT	MAX.	= MAXIMUM

MONITORING WELL AND PLUME LEGEND

- MW-13 06/28/18 = MONITORING WELL AND SAMPLE DATE
- MW-13 06/28/18 = DEEP MONITORING WELL AND SAMPLE DATE
- = ESTIMATED GROUNDWATER IMPACTS PLUME

Monitoring Well & Plume locations Shown per Sketch Provided by: MAS Environmental, LLC 1704 W Grace Street Tampa, Florida 33607 Office: 813-658-8823

SCOPE OF WORK:

1.) PROPOSED 30.6 L.F. OF 6" D.I.P. FIRE LINE, ZINC COATED AND POLYETHYLENE ENCASED.

2.) INSTALL 6" DOUBLE DETECTOR CHECK VALVE ASSEMBLY.

3.) PROPOSED 30 L.F. OF 2" DOMESTIC WATER LINE

4.) INSTALL 2" ABOVE GROUND DOMESTIC WATER SERVICE

5.) PROPOSED 30.5 L.F. OF 4" D.I.P. WATER LINE FOR DOMESTIC WATER SERVICE.

6.) INSTALL 3" ABOVE GROUND DOMESTIC WATER SERVICE.

7.) PROPOSED 30 L.F. OF 2" WATER LINE FOR IRRIGATION WATER SERVICE.

8.) INSTALL 2" ABOVE GROUND IRRIGATION WATER SERIVCE.

9.) REPLACE EXISTING SANITARY SEWER LATERAL w/ NEW 14.5 L.F. OF 6" C-900 SANITARY SEWER LATERAL.

ALL D.I.P. PIPES SHALL BE POLYWRAPPED.

96th STREET

PROP. 3-STORY BUILDING
Retail Finished Floor Elev. +5.37 N.G.V.D.

PROP. 3-STORY BUILDING
Garage Finished Floor Elev. +6.87 N.G.V.D.

LOBBY

BLOCK 12

LOT 2

LOT 3

LOT 20

BLOC

LC

LOT

Always call 811 two full business days before you dig

Sunshine811.com

IMPROVEMENTS SHOWN ARE EXISTING UNLESS OTHERWISE NOTED

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

LOT 3

Building Process Numbers that include the grease trap interceptors:

- Miami-Dade County Master Permit = M2019016664
Town of Bay Harbor Islands Master Permit = B19-000232

CONTAMINATION NOTES:

1. No portion of the proposed water and sanitary sewer services will traverse through an area known to be contaminated.
2. If contamination or solid waste is encountered during the installation of the services, the work within these areas shall cease and the RER Department shall be notified.
3. If contamination is encountered adequate measure shall be implemented, including as applicable but not limited to:
   a. All water D.I.P. pipes to be polywrapped.
   b. All sanitary sewer pipes to be P.V.C. C-900.
   c. All joints shall be equipped with Viton "O" gaskets.
   d. Line the trench with semi permeable membrane.
   e. Only clean uncontaminated soil shall be used for backfill. Any contaminated soils shall be properly disposed of.

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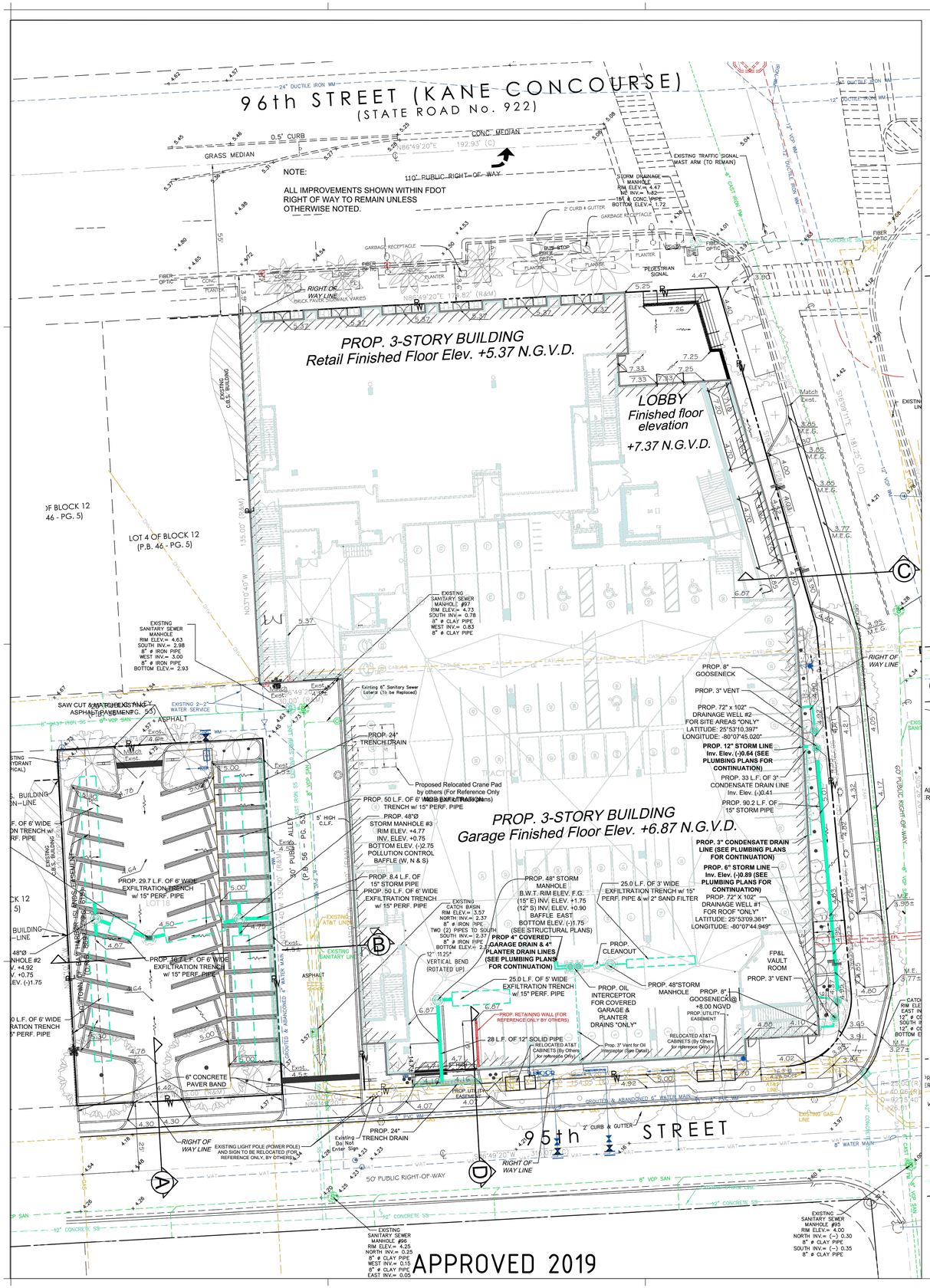
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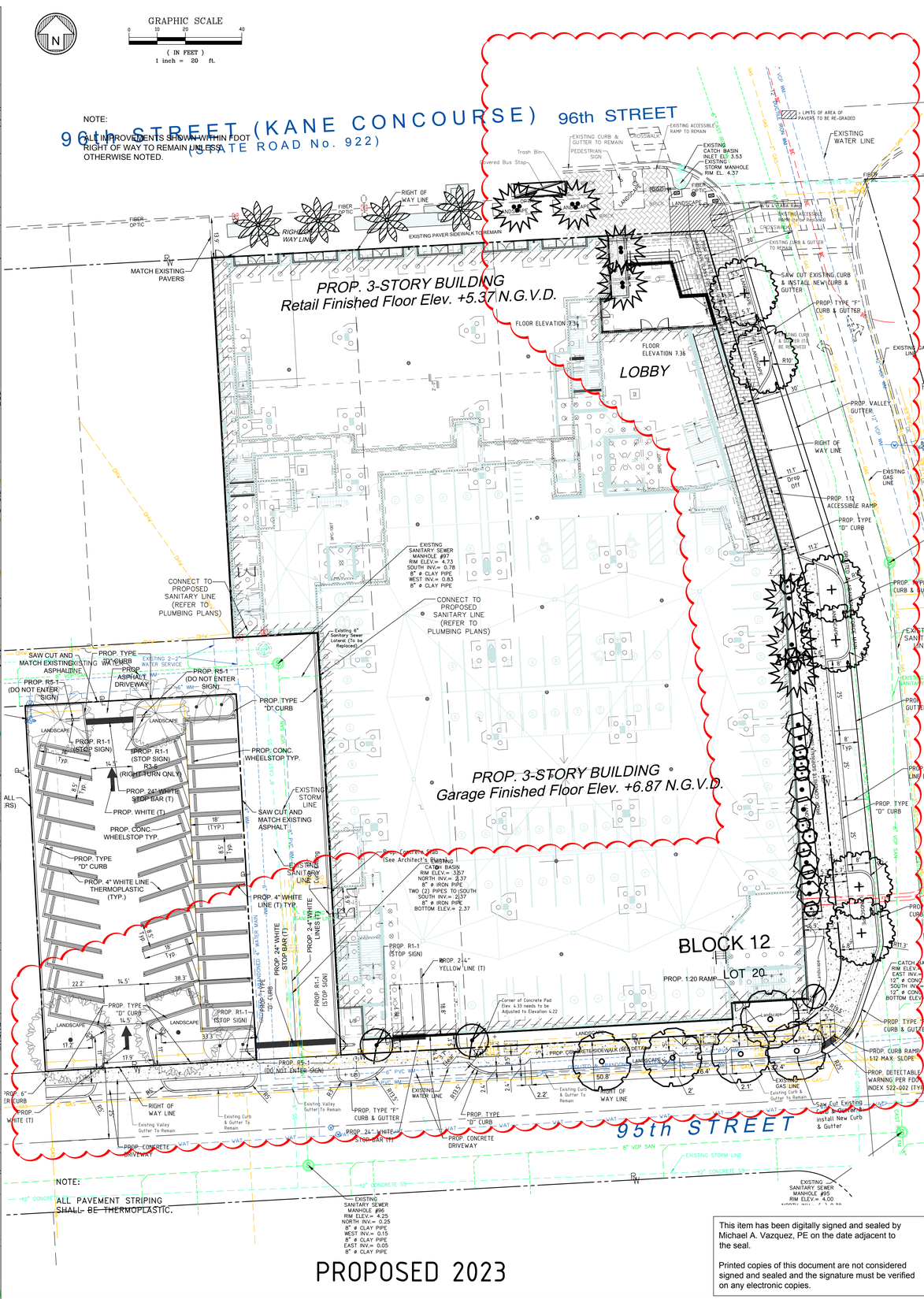
MICHAEL A. VAZQUEZ
LICENSE
No. 69249
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Seal

WATER AND SEWER PLAN

18176.00 | 11-22-2023

C9





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www.CURTISROGERS.COM
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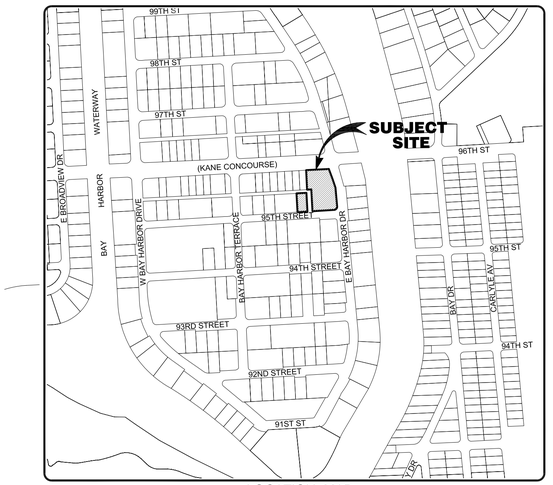
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1817NCBS	11-22-2023

SBS

MAP OF BOUNDARY SURVEY

SECTION 34 - TOWNSHIP 52 SOUTH - RANGE 42 EAST
LYING IN BAY HARBOR ISLANDS, MIAMI-DADE COUNTY, FLORIDA



LOCATION MAP
(NOT TO SCALE)

N
0 10 20
SCALE
1" = 20'

LEGEND

CONC. = CONCRETE
R = RECORDED VALUE
M = MEASURED VALUE
ELEV. = ELEVATION
C.B.S. = CONCRETE BLOCK STUCCO
℄ = CENTERLINE
P.B. = PLAT BOOK
PG. = PAGE
F.F. = FINISH FLOOR
= WOOD POWER POLE
= GUY ANCHOR
= CONCRETE POWER POLE
= ORNAMENTAL PLANT
= SIGN
= PALM TREE
= TREE
= CHAIN LINK FENCE
= TRAFFIC SIGNAL BOX
= COLUMN
= CATCH BASIN
= ORNAMENTAL LIGHT POLE
= LIGHT POLE
= GAS VALVE
ID. = IDENTIFICATION
= OVERHEAD WIRE
= WATER VALVE
= WATER METER
= FIRE HYDRANT
= SPOT ELEVATION
= HEDGE OR LANDSCAPED AREA
= CLEAN OUT
= SANITARY SEWER MANHOLE
= STORM DRAINAGE MANHOLE
= UNKNOWN MANHOLE
C.L.F. = CHAIN LINK FENCE
C = CALCULATED
= PARKING METER
= BRICK
= CONCRETE
= ASPHALT
= FIRE DEPARTMENT CONNECTION

96th STREET (KANE CONCOURSE)
(STATE ROAD No. 922)
ASPHALT PAVEMENT VARIES
0.5' CURB
GRASS MEDIAN
CONC. MEDIAN
N86°49'20"E 192.93' (C)
110' PUBLIC RIGHT-OF-WAY
ASPHALT PAVEMENT VARIES
STORM DRAINAGE MANHOLE
RIM ELEV.= 4.47
NE INV.= 1.32
15" ø CONC. PIPE
BOTTOM ELEV.= 1.72
N03°10'40"W 55.00' (C)
FOUND NAIL (NO I.D.)
2' CURB & GUTTER
GARBAGE RECEPTACLE
4 ON-STREET PARKING SPACES
TRAFFIC SIGNAL MAST ARM
BUS STOP
PLANTER
PEDESTRIAN SIGNAL
BUILDING OVERHANG LINE
N03°10'40"W 135.00' (R&M)
FOUND NAIL (NO I.D.)
N86°49'20"E 174.82' (R&M)
BRICK PAVER SIDEWALK VARIES
S17°50'49"E 50.00' (C)
FOUND NAIL (NO I.D.)
0.2' (W) BLDG.
0.6' (E) BLDG.
EXISTING C.B.S. BUILDING
METAL STORAGE SHED
COVERED AREA
35.0'
CONCRETE
0.2' (W) BLDG
0.9' (E) BLDG
ASPHALT
MONITORING WELL
SANITARY SEWER MANHOLE
RIM ELEV.= 4.73
SOUTH INV.= 0.78
8" ø CLAY PIPE
WEST INV.= 0.83
5" ø CLAY PIPE
7 REGULAR PARKING SPACES
ONE STORY C.B.S. BUILDING F.F. ELEV.= 5.26
LOT 5 OF BLOCK 12 (P.B. 46 - PG. 5)
LOT 4 OF BLOCK 12 (P.B. 46 - PG. 5)
N03°10'40"W 135.00' (R&M)
FOUND 1/2" IRON PIPE (NO CAP)
0.9' (E) BLDG
S86°49'20"W 30.00' (R&M)
20' PUBLIC ALLEY (P.B. 56 - PG. 53)
S86°49'20"W 75.00' (R&M)
FOUND NAIL & DISC (NO I.D.)
SANITARY SEWER MANHOLE
RIM ELEV.= 4.63
SOUTH INV.= 2.98
8" ø IRON PIPE
WEST INV.= 3.60
8" ø IRON PIPE
BOTTOM ELEV.= 2.93
C.B.S. BUILDING ON-LINE
EXISTING C.B.S. BUILDING
N03°10'40"W 130.00' (R&M)
TOWN OF BAY HARBOR ISLANDS EASEMENT (O.R.B. 8697 - PG. 615)
14 REGULAR PARKING SPACES
LOT 17 OF BLOCK 12 (P.B. 46 - PG. 5)
WALL ON LINE
N03°10'40"W
LOT 18
CONTAINING 9,750 SQUARE FEET AND/OR 0.22 ACRES ±
13 REGULAR PARKING SPACES
CATCH BASIN
RIM ELEV.= 3.57
NORTH INV.= 2.37
8" ø IRON PIPE
TWO (2) PIPES TO SOUTH
SOUTH INV.= 2.37
8" ø IRON PIPE
BOTTOM ELEV.= 2.37
FOUND NAIL & DISC (NO I.D.)
30' PUBLIC ALLEY (P.B. 56 - PG. 53)
N03°10'40"W 130.00' (R&M)
N03°10'40"W 150.00' (R&M)
5' HIGH C.L.F.
26 REGULAR PARKING SPACES
TRACT "N"
CONTAINING 52,110 SQUARE FEET AND/OR 1.20 ACRES ±
CARWASH AREA (CONCRETE)
COVERED AREA
(6) OIL TANKS
CONCRETE SLAB
WATER COMPRESSOR
DRAINAGE
7 REGULAR PARKING SPACES
CONCRETE
GRAVEL
TWO STORY C.B.S. BUILDING No. 1000 (OCEAN CADILLAC)
F.F. ELEV.= 5.37
C.B.S. WALL W/ LOGO
BRICK PAVER DRIVEWAY (ENTRANCE TO SERVICE AREA)
S14°09'11"E 128.91' (R&M)
S14°09'11"E 181.25' (C)
SANITARY SEWER MANHOLE
RIM ELEV.= 4.28
SOUTH INV.= 0.73
8" ø CLAY PIPE
FOUND NAIL IN ASPHALT
N84°33'40"E 30.00' (C)
FOUND STRADLERS AT MANHOLE (NO I.D.)
EAST BAYHARBOR DRIVE
60' PUBLIC RIGHT-OF-WAY
ASPHALT PAVEMENT VARIES
5 ON-STREET PARKING SPACES
S05°26'20"E 135.50' (C)
S05°26'20"E 195.15' (R)
S05°26'20"E 195.53' (C)
FOUND 1/2" IRON REBAR (NO CAP)
S86°49'20"W 30.02' (C)
CATCH BASIN
RIM ELEV.= 3.27
EAST INV.= 1.17
12" ø CONC. PIPE
SOUTH INV.= 1.17
12" ø CONC. PIPE
BOTTOM ELEV.= 0.92
R=25.00'(R)
L=40.26'(R)
D=92°15'40"(R)
T=26.01'
S05°26'20"E 20.02' (C)
95th STREET
S86°49'20"W 316.07' (C)
50' PUBLIC RIGHT-OF-WAY
ASPHALT PAVEMENT VARIES
AT&T SERVICE CABINETS
INACCESIBLE CORNER (FALLS IN BUILDING)
FOUND NAIL (NO I.D.) 0.29' EAST 0.39' SOUTH
SANITARY SEWER MANHOLE
RIM ELEV.= 4.00
NORTH INV.= (-) 0.30
8" ø CLAY PIPE
SOUTH INV.= (-) 0.35
8" ø CLAY PIPE
FOUND 1/2" IRON PIPE (NO CAP)
SANITARY SEWER MANHOLE
RIM ELEV.= 4.25
NORTH INV.= 0.25
8" ø CLAY PIPE
WEST INV.= 0.15
8" ø CLAY PIPE
EAST INV.= 0.05
8" ø CLAY PIPE

SURVEYOR'S NOTES CONTINUED:

PERTINENT INFORMATION USED FOR THE PREPARATION OF THE MAP OF SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings shown hereon are based upon the centerline of 96th Street ((Kane Concourse) with an assumed bearing of N86°49'20"E, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "AE" with the Base Flood Elevation being 9.0 Feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120637 (Town of Bay Harbor Islands), Map No. 12086C0144, Suffix L, Map Revised Date: September 11, 2009.

Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929, and a Benchmark supplied by the Public Works Department of Miami-Dade County, Florida.

Benchmark: R-243
Elevation: + 6.61 Feet (N.G.V.D. 29 Datum)
Description: US & Geodetic brass disc in top of guard rail base at NW Corner of bridge along 96th Street (Kane Concourse) over the Bay Harbor Waterway.

Plat of "NOLAN BROWN", recorded in Plat Book 56 at Page 53, Public Records of
Miami-Dade County Florida.

Plat of "BAY HARBOR ISLAND", recorded in Plat Book 46 at Page 5, Public Records of
Miami-Dade County Florida.

Florida Department of Transportation Right of Way Map for State Road No. 922 (96th Street) Bay Harbor Islands, Section 87066, Sheet 5 of 6 Sheets and last dated on November 7, 2005.

The subject property is the same as the property described in the Schedule "A" of the Title Commitment prepared by Chicago Title Insurance Company, Order No.: 5399030, Customer Reference: 02630568, with an effective search date covering up to October 4, 2015 at 11:00 P.M., and furnished to the Undersigned Professional Surveyor and Mapper.

RESTRICTIONS:

Since no other information were furnished other than that is cited under pertinent information, 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 that may appear on the 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.

PURPOSE OF SURVEY:

This Map of Survey was ordered for the purpose of a real estate transaction.

CLIENT INFORMATION:

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

-Bal Harbour Shops, LLP, a Florida Limited Liability Limited Partnership
-Church by the Sea, Inc., a Florida not for profit corporation
-Chicago Title Insurance Company
-Katz Barron Squitero Faust

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 "Minimum Technical Standards 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.

LONGITUDE SURVEYORS, LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

By: _____
Eduardo M. Suarez, PSM Signature Date:
Registered Surveyor and Mapper LS6759
State of Florida

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

SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

The date of completion of original field Survey was on October 21, 2015.
The date of completion of CAD was on October 26, 2015.
The date of completion of Update Survey was on February 14, 2019.

LEGAL DESCRIPTION:

Tract "N" of "NOLAN BROWN", according to the Plat thereof, as recorded in Plat Book 56, Page 53, of the Public Records of Miami-Dade County, Florida.

AND

Lot 18 Block 12 "BAY HARBOR ISLANDS", according to the Plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

Property Address:
1000 Kane Concourse, Bay Harbor Islands, Florida 33154
Folio Nos. 13-2227-001-2470 and 13-2235-004-0010

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Commercial/High Risk Area (Linear: 1 foot in 10,000 feet) as defined in Rule 5J-17.051 of the Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

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

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

LONGITUDE SURVEYORS
7715 NW 48TH STREET, SUITE 310
DORAL, FLORIDA 33166
PHONE:(305)463-0912 FAX:(305)513-5680
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 15520.1.01 **DRAWN BY:** JM
FIELD BOOK: EFB **SHEET 1 OF 1**



KVC CONSTRUCTORS

Church by the Sea

SMITH AERIAL PHOTOS

04-09-24

AGENDA ITEM REPORT
April 16, 2024

ITEM NUMBER: 6.

ITEM: Request for a revision of a new commercial mixed use building for "1177 Bay Harbor Islands, LLC" located at 1177 Kane Concourse, Lots 5-8 / Block 21 & Lots 6-14 / Block 21. A site development plan for the new commercial property was approved by the Planning & Zoning Board on August 20, 2019. The owner is requesting an increase from 54 dwelling units to 66 units. Also, they are submitting the east facade for review and approval. Enclosed please find the site plan, elevations and narrative of the changes. Item #6.

DESCRIPTION:
for the purpose of hearing any public comment with respect to an application for site plan approval at 1177 Kane Concourse.

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 1177 KC MXD Rev 2024 DRB Staff Report April 2 2024
2.	SPR24-000004 DRB Application
3.	1177 LOI 2.21.2024
4.	Jan 30 2024_ Shared Parking Analysis Final
5.	1177 KC DRB Set 4.16.2024

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Design Review Board (DRB)
Town of Bay Harbor Islands

From: Michael J. Miller, AICP
Consultant Town Planner

Date: April 2nd, 2024

Subject: Site Development Plan Application – 2024 Revisions
1177 Kane Concourse Mixed Use Development
Increase DU from 54 to 66 / 98,455 Sq. Ft. Office / 14,186 Sq. Ft. Comm.
Bay Harbor Islands Acct. No. SPR23-000005
MMPA Acct. No. 01-0702-1063D

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report, the most recent revised Site Development Plans dated January 25th, 2024, and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications, as deemed appropriate and/or with conditions, that would approve several revisions deemed significant by staff to the original Site Development Plan approved by the P&Z Board (now DRB) on August 20th, 2019 (Res. No. 2185), and subsequently by the Town Council on January 7th, 2020 (Ord. No. 1042) to allow the construction of a new mixed-use development located at 1177 Kane Concourse. It is recommended the suggested conditions listed in the summary section of this report be included.

GENERAL PROJECT INFORMATION

Land Use Designation:	C – Commercial
Zoning District:	B-1 Business District
General Location:	1177 Kane Concourse
Legal Description:	Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, less the south 15 feet of Lots 9, 10, 11, 12, 13, 14 of Block 21; Lot 32 of Block 3; and the 20 foot alley south and adjacent to Lots 5, 6, 7, and 8, and north and adjacent to Lots 9, 10, 11, 12, 13, 14 of Block 21, "Bay Harbor Island" Subdivision, according to the plat thereof, as recorded in PB 46, at PG 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION / HISTORY

2020 Original Project - In 2018-20 the Town reviewed / processed / approved a Site Development Plan for the above referenced land re-development project. The Planning and Zoning Board (now DRB) approved the final Site Development Plan on August 20th, 2019, subject to several conditions (Res. No. 2185). As this site involved a request to vacate a portion of a public alley, acquire TDR units and increase the allowable building height from 65 feet to 75 feet the Town Council also had to approve the project through the Town's Public Benefit Program / Developer Agreement. This was approved by the Town Council on January 7th, 2020, by a 3-2 vote (Ordinance No. 1042). The Town Council required several site design modifications during their review that differed from the original PZB approval, including the maximum number of DU, changes to the office square footage, and physical site plan modifications. This 10-lot development is located within the business area of the Town and is the first approved by the Town with mixed-uses (commercial / residential). Per the Town Council approval and Developer Agreement the maximum number of dwelling units can be 90 DU. The maximum A/C square footage of office use can be 98,800 sq. ft. The maximum square footage of A/C commercial uses can be 14,900 sq. ft. per Ordinance No. 1042. As part of the Town's approval, the project received 24 TDR units from the Town's commercial account. The Town agreed to vacate that portion of the public alley in Block 21 within the boundaries of the site. To replace the alley access for landowners within this Block a replacement access easement was granted to the Town from thew western termination of the public alley northward to 97th Street. As part of the consideration for the building height increase the Town acquired a waterfront lot at the northwest corner of Kane Concourse and WBHD, and several other considerations. The Development Agreement was finalized and recorded in the Miami-Dade County public records.

The Town subsequently received / reviewed / issued Building Permit plans for this development based on the original plans on November 1st, 2022. MMPA / staff reviewed the Building Permit plans prior to issuance to confirm consistency with the PZB (DRB) / TC approved plans, Code requirements and conditions of approval. Building permits were issued and the project is now under construction.

2023 Revisions - In late 2022 / early 2023 the Town was contacted to discuss several desired site modifications, including a reduction in the number of DU from 90 (89 on BP set) to 54. The residential units would not be "rental" as originally approved but sold via condominiums. Due to the change in the number of DU the residential floor layouts have changed – which caused changes to the exterior building appearance (windows / balconies). Some additional refinements were proposed to the ground level due to flood design issues. Some of the previous residential common facilities facing 97th Street (fitness center / offices) had to be relocated higher to meet FEMA / FBC flood criteria.

The Town's Design Review Board (DRB) reviewed and approved the "2023 Revisions" by a 4-0 vote subject to the recommended staff conditions and a few additional conditions. The Town Council reviewed and approved the "2023 Revisions" on June 14th, 2023, by a 4-2 vote subject to the recommended conditions. The Town Council also requested that the east building façade architecture be re-examined for possible enhancements. Staff worked with the developer for some time to develop a possible acceptable enhanced east building façade, which is included.

2024 Proposed Revisions - In January 2024 the developer contacted Town staff to discuss some new desired refinements, including a DU increase based on initial consumer reaction to the 54 DU design / costs. In late January 2024 the property owner (1177 Bay Harbor Islands, LLC) submitted a revised Site Development Plan application, designed by the Arquitectonica firm. The revised 2024 plans consist at this time of 66 dwelling units (originally 90 / 2023 Revisions 54), 98,445 sq. ft. of office use, 4,881 sq. ft. of restaurant / outdoor café use, and 9,305 sq. ft. of retail use. The building is a "U" shaped modern architecture design dominated by glass and protruding rectangular designs; the open center facing West Bay Harbor Drive has a landscaped courtyard on the 2nd level connecting the commercial and residential portions of the building. The retail and restaurant components front Kane Concourse with transparent storefronts as required and outdoor dining space with four (4) stories of office above for a total of five (5) stories with rooftop canopy and landscaping. The residential portion of the building fronts 97th Street with seven (7) floors of residential over a lobby with a rooftop recreational area as required and parking, accessory uses that support the residential units, and ground level parking are underneath the building. There are seven (7) levels of parking garage on the east side of the property. Due to the proposed change in the number of DU some of the residential floor layouts have changed, as have some features (balconies / windows) on the north residential building facade to align with the interior floor layout changes. The proposed design revision with 66 dwelling units will still be condos vs. rentals and consist of four (4) dwelling unit types: 1-BR / 1.5 Bath units = 21 DU; 2-BR / 2.5 Baths = 26 DU; 3-BR / 3.5 Baths = 18 DU; 4-BR / 4.5 Baths = 1 DU. All of the units meet & exceed the Town's minimum square footage requirements (both pre-2019 and post-2019 sizes). The developer is also proposing some revisions to the 2nd Level recreational deck between the North / South towers. Finally, per the June 2023 Town Council directive, the developer has submitted their preferred east building façade architecture enhancements.

Overall Site Design Characteristics & Summary / Background - The site is comprised of ten (10) platted lots and includes the now vacated portion of the Town's platted 20' alley in Block 21. The existing alley corridor is being maintained for access to the parking areas, loading areas and utilities under the building from W. Bay Harbor Drive to Bay Harbor Terrace. A replacement access / utility easement under the building located at the east end of the property with a large turning radius now exists to 97th Street. The former alley opening to W. Bay Harbor Drive is being modified to a right turn out only. Along Kane Concourse three (3) existing parking spaces are proposed to be used for valet drop-off, which requires an agreement with Town. As required by the Code there is a pedestrian walkway from Kane Concourse through the building to the parking and valet area to the rear under the building.

On 97th Street there is a lobby pick-up and drop-off area for the residential portion of the development with two (2) guest spaces located near the street. At the pick-up / drop-off area there is enough room for a vehicle to be temporarily parked and another vehicle can pass. A waiver for the location of some of the guest spaces (garage), as there are 10 lots so technically 10 guest spaces are required to be placed "in the front setback" - but only 2 are shown within this setback – the balance will be in the parking garage. The entrance to the parking garage is shown from 97th Street between the pick-up / drop off area and the new alley access easement. The plans show the paver sidewalk system on WBHD being continued onto 97th Street to the eastern limits of the project. WBHD is shown to be modified by eliminating the on-street parking space and bicycle pay station with the streetscape being redone with the Town's required street trees.

The applicant requested & received a shared parking / parking reduction for this mixed-use development and submitted a study with the original application. The revised application includes an updated Traffic Impact Report and an updated Shared Parking Reduction Study. Pursuant to Code requirements 553 parking spaces are required based on the revised design but based on shared parking principles about 407 spaces should be sufficient to satisfy their parking demand. The updated Plummer Parking Study states 438 spaces are needed, and 522 spaces are provided. There is flexibility and estimates are being made regarding restaurant and retail space buildouts. The updated Plummer & Associates Shared Parking Study was modified as requested to include the most recent data noted in the revised Site Development Plan drawings and applicant letter.

The Town's records indicate that the lots are / were previously developed with an office building. The survey indicates the total area of the ten lots, including the alley proposed to be vacated, is 84,942 sq. ft. / 1.95 acres in size. This would allow a maximum of 66 dwelling units on the property at the maximum allowable base density of 34 DU/AC. The latest revised proposal is to build 66 DU (33.8 DU/AC) which would not require the developer to acquire any TDR units. However, the original approved design included up to 90 DU, so the Town deeded 24 TDR units to the developer as part of the Developer Agreement negotiations for the 10' building height increase. The Town received a waterfront park site and funds ($500,000) to assist in its development, and other concessions. Technically via the Complan / Code no party may receive / hold TDR units unless they are being used in the development. In this case due to the DU decrease from 90 DU to 66 DU there is no need for the previous Town TDR transfer. However, the landowner wishes to retain the development rights for 90 DU for future project flexibility.

The site was formerly known as the "Taplin" property that changed ownership in late 2016. It was previously partially developed with an office building that totaled 21,078 sq. ft. that was demolished in mid-2017. Since 2004+/- the Town has undertaken numerous studies and Code modernizations / updates in virtually all land areas. The Comprehensive Plan was updated which included a system to allocate / monitor residential density allocations in multi-family areas due to errors in the original plan. This system has proved to be extremely useful to the community's property owners and the Town by generating revenue from the sale of TDR units. In 2002 a Town Charter limit was adopted limiting the height of buildings to 75 feet, unless a specific proposal was submitted to the electorate for a vote.

The former BAA "Business" Zoning District was created in 1957 and seldom modified in 50 years. Most of the commercial land parcels were developed during that time period. The Town officials believed the community had stagnated and real property tax revenue was in decline. In 2002 the Town retained an urban planning consultant (Glatting Jackson) and held a Community Visioning process. In 2003-04 the Town retained another urban planning consultant (Bermello Ajamil Partners) who studied / prepared design recommendations for the Kane Concourse / Downtown business properties in the Town. These efforts attempted to frame issues and set basic development / building massing visions for the community.

In 2005-06 the Town refined those design concepts and adopted a series of Land Development Regulation modifications to the renamed B-1 Business District. Mixed land uses (commercial / residential) have been allowed in the B-1 District since the district rules were written in the 1950s.

Prior to the 2006 Code update the business district limited building heights to six (6) stories. At that time there was no definition as to what height constituted a" story" – this was added later at a maximum of 10 feet per floor – due to community concerns with excessive building height. The Bermello Ajamil Downtown Study recommended the commercial building heights be set at 75'. However, the Glatting Jackson Community Visioning Study recommended maintaining the 6-story limit. The Town Council at the time of adoption decided to remove the "story" limitation and set maximum building height at 65', allowing a project designer the freedom to create varying interior floor heights. Town staff / MMPA were not opposed to the 75' limit, as we were more concerned with the uncertain 6-story limit. Some of the main reasoning given was the existing low-scale of the buildings along the roadway and the fact that the height limit in the adjoining RM-2 Multi-family District areas north of 97th Street and south of 95th Street are 65'. It was felt the non-Kane Concourse frontage sites would be parking facilities or residential uses. The district has special setbacks for residential uses along those streets.

In response to a request from the owner's representatives to consider amending the Town Code to allow buildings to be a maximum of 75 feet, the Town Council, on January 8th, 2018, adopted Ordinance No. 1018 creating a Public Benefits Program. The program can allow a building height of 75 feet in exchange for participation in the program by providing certain public benefits found appropriate by the Town Council in order to achieve high-quality commercial, office or mixed-use developments with proper floor-to-ceiling heights.

On February 8th, 2024 the Town's DRC staff met and discussed the latest revised project design. All DRC plan corrections were made; therefore, the project was approved to move ahead to the Design Review Board (DRB) for consideration.

REVISIONS TO PREVIOUSLY APPROVED SITE DEVELOPMENT PLANS

MMPA notes that the revised Site Development Plans appear to be generally consistent with the overall building design approved by the DRB in 2019-2020; however, some items have been altered significantly based on the DU reconfiguration. Most of the changes do not appear to be related to any Building / Fire Code requirements. It is to be expected that on occasion Building Codes / Fire Codes require certain plan refinements; however, if conflicts occur, they are to be discussed and plan modifications / re-approvals may be necessary. Fire Department / Building Codes cannot force changes if they violate Zoning Code requirements.

Updated Town Code Section 5-23.1(c) states as follows:

> "Subsequent to Design Review Board approval, if the proposed structure or project is not constructed in substantial conformity with the plan proposed and approved by the Design Review Board, no certificate of occupancy shall be issued, and a fine may be levied against a real property owner in an amount not to exceed $250.00 per day per unit for each day of continued violation. And in the event that a certificate of occupancy has been issued previously, it shall be subject to revocation and no further occupancy shall be permitted until the proposed structure or project is brought into substantial conformity with the plan approved by the Design Review Board. Provided further, in the event that occupancy is not

> discontinued, then a fine shall be levied in an amount up to of $250.00 per day per unit for each day of continued occupancy until the proposed structure or project is brought into substantial conformity with the plan approved by the Design Review Board. The Town Manager, or their designee, may approve minor modifications to the final working plans and building permit plans that do not significantly alter the original design in order to meet building or fire codes, or other project refinements, provided the modifications do not conflict with any conditions of approval imposed by the Design Review Board or Town Council, and are otherwise in substantial conformity with the approved plans".

MMPA finds that the latest revised site plan revisions meet the minimum Code requirements; however, some of the requested modifications were felt to be substantial by Town staff.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Commercial". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission pursuant to the Transfer of Development Rights program established by §23-22.2. The developer is now seeking to build a total of 66 DU when 66 DU are allowed by the base density, therefore, no additional TDR units are required. However, based on the original 2020 approval for 90 DU the Town deeded 24 TDR units to this site. However, the landowner wishes to retain the development rights for 90 DU for future project flexibility. The proposed revised development will be consistent with the applicable FLUM designation and density allowance of the property.

Land Development Regulations / Zoning Code – The property has a Zoning classification of B-1, Business District. The maximum building height allowed in this area is 65 feet (measured from BFE + 1' FBC freeboard to top of main roof deck), with 75 feet maximum possible through participation in the Town's Public Benefits Program. The original 2020 project was approved with a 75-foot height and a Development Agreement was used. The proposed use of the property is consistent with this zoning classification. The revised site design is now consistent with the Code provisions.

PLATTING

Although the site does not require re-platting pursuant to §11-22, as the site is currently platted as described above, staff originally recommended that a new replat be prepared to simplify the site boundaries and alley vacation / easement dedication. However, the Town has agreed to alterative form of Unity of Title (Covenant in Lieu) to legally tie the lots together prior to the issuance of building permits. This document was prepared and is now recorded.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The new revised building is still a "U" shaped modern architecture design dominated by glass and protruding rectangular designs; the open center faces West Bay Harbor Drive has a landscaped courtyard on the second level connecting the commercial and residential portions of the building. The parking garage is enclosed with ventilation to the roof. The building is exempt from the breezeway requirement since it is within 50 feet of Kane Concourse pursuant to §23-11(C)(12).

Due to the type of requested plan modifications, the Town Manager / Building Official has determined that the Design Review Board & Town Council will need to re-review / re-approve the new modifications.

SUMMARY / SUGGESTED CONDITIONS OF APPROVAL

The latest revised Site Development Plans submitted for the construction of a new mixed-use development complex located at 1177 Kane Concourse meet or exceed all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed & commented on by MMPA / Town staff, and all previous comments and issues have been addressed by the current plans. Following are recommended comments and conditions of approval based on the latest revised plans received from the architect on January 25th, 2024, submitted to the Town for consideration:

1. This approval is based on the latest revised Site Development Plans prepared by Arquitectonica, dated January 25th, 2024, and signed-off by the DRC on February 8th, 2024, as well as any required modifications stated herein, and modifications required by the Design Review Board (DRB). Any substantial changes desired after the DRB's approval may require separate approvals from the Town staff and/or DRB as specified by Code.

2. Based on the revised request for 66 DU - "0" TDR units are required. As the site is 1.95 acres in size, a maximum of 66 DU are allowed by right (34 DUA base density) per Sec. 23-11(B1)(11). However, the original 2020 Town approval allowed up to 90 DU; therefore, the Town deeded 24 TDR units to the developer. Due to the building height increase a Developer Agreement was required via the Town's Public Benefit Program. If the Town approves this site modification the developer will retain the 24 public TDRs. The developer has stated they desire to keep the rights to the 90 DU for future project flexibility. MMPA recommends the 2024 Town approval include a provision that allows the Town staff to administratively approve DU quantity adjustments based on the Development Agreement limit (90 DU), to accommodate the initial DU sales and future occupant flexibility (combine / split / reconfigure / adjust interior sq. ft.).

3. The applicant's proposed revised eastern building façade is acceptable to MMPA. As the eastern building facade is essentially a "zero lot line" and the building is under construction, no encroachments such as architectural features can be easily applied. Therefore, the study has been to improve the appearance by utilizing the original score lines / paint features. If the DRB / TC does not approve the requested alternative design, a design acceptable to the Town must be submitted and approved.

4. All of the original conditions of approval listed in the Town's 2019 PZ Board Site Development Plan approval (Resolution No. 2185) and Town Council's Public Benefits Program / Developer Agreement terms (Ordinance No. 1042), as well as the 2023 revisions, shall remain in full force and affect, unless modified herein.

5. If the Town's DRB / TC approves this modified Site Development Plan, the new plans will supersede the previous Town approvals and the previous project will be null and void (so there are not 3 different Site Development Plans approved for this site).

TOWN OF BAY HARBOR ISLANDS

Design Review Board

(APPLICATION FOR PLAN REVISION)

"PLEASE FILL OUT COMPLETELY"

Application is hereby made for plan revision as indicated below. I certify that all information is accurate. I understand that my plans must be reviewed and approved by staff prior to being placed on the agenda. I am aware that any error in indicating all the descriptive changes may result in the need for further plan revisions or inspection delays.

PROCESS/PERMIT NUMBER **SPR24-000004**

APPLICANT INFORMATION

Company 1177 Bay Harbor Islands, LLC

Name c/o Graham Penn BRFLT Contact Number 305 377 6229

Address 200 S Biscayne Blvd., Suite 300

City Miami State FL Email Address gpenn@brzoninglaw.com

OWNER / PROPERTY INFORMATION

Name 1177 Bay Harbor Islands, LLC Address 1177 Kane Concourse

Folio# 13-2227-001-3640, 3650, 3660, 3670, 3680, 3690 Lot 5-14 Block 21

Contact Number See Applicant Email Address See Applicant

DATE OF ORIGINAL APPROVAL ~ DRC: _____ **P&Z:** 8/20/19

REVISION # _____ **REVISION DATE:** _____

ENTER SHEET # _____

Owner / Applicant given copy of Plan Revision Checklist (X) Yes ( ) No

REVISION REVIEW FEE: $350.00 Please make payment payable to The Town of Bay Harbor Islands

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

INCOMPLETE SUBMISSIONS WILL NOT BE PLACED ON THE AGENDA

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
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ENVIRONMENTAL LAW

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VIA HAND DELIVERY

February 21, 2024

Ms. Maria Lasday
Town Manager
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

RE: Letter of Intent for Design Review Board – 2024 Revisions to "1177 Kane Concourse" Plan.

Dear Ms. Lasday,

Our client, 1177 Bay Harbor Islands, LLC (the "Applicant") is the owner and developer of the "1177 Kane Concourse" mixed-use development to be located on the northeast corner of Kane Concourse and W. Bay Harbor Drive. Please consider this letter the Applicant's request for minor modifications to the approval development plan.

Original Public Hearing Approval of 1177 Kane Concourse Plans. The 1177 Kane Concourse Plans were conditionally approved by the Town's PZB (now "DRB") on August 20, 2019. As approved, the plans proposed a mixed-use development consisting of 90 residential units, 81,014 square feet of office space, 15,496 square feet of commercial uses, and 520 parking spaces, including mechanical parking lifts.

The PZB plan approval was made contingent on the Town Council's approval (as required by the Town Code) of: (1) the transfer of twenty-four (24) residential units to the Property under the Town's TDR program to allow a total residential density of 90 units; (2) a height bonus to develop at up to seventy-five (75) feet; and (3) the vacation of the alley between the north and south halves of the Property.

Development Agreement. Through Ordinance 1042, adopted on second reading on January 7, 2020, the Town

approved a Development Agreement with the prior owner of the Property. The Development Agreement approved the development of the Property with a mixed-use project of up to 90 units (66 units were permitted as of right) and 75 feet in height as set forth in the Plans. The Development Agreement was reviewed at two Town Council meetings as required by state law (November 19, 2019 and January 7, 2020). Public comment was heard at both meetings.

In order to realize the density needed for the Project, the Town agreed to convey twenty-four (24) residential units from the Town's "bank" of units under the Town's TDR program. The Town further agreed to approve the height increase from 65 feet to 75 feet through the Town's Public Benefit Program reflected in Section 23-11(c)(8) of the Town Code. Finally, the Town agreed to vacate the twenty (20) feet wide platted alley adjacent to Lots 5, 6, 7, and 8 within Block 21, which was accomplished through Town Resolution 2192, also approved on January 7, 2020.

In the Development Agreement, the Town confirmed that the proposed mixed-use development depicted on the Plans is consistent with the Town's Comprehensive Plan and zoning. The approval of the Development Agreement constituted the completion of the conditions of the Planning and Zoning Board approval issued in August 2019.

Approved 2023 Changes to Program. The Applicant secured Town approval for several minor revisions to the development program in 2023. Most notably, the Applicant reduced the residential unit count from the approved 90 units to 54 units. The remainder of the building's development program remained largely the same, with 13,002 square feet of proposed commercial uses and 79,038 square feet of office space. The need to comply with the Town's flood management requirements while retaining an attractive lobby area for residents also resulted in the relocation of most of the residential lobby and common areas such as office space and fitness facilities to the second floor, with an entrance stair located at grade. The architecture of the project remained essential identical to the approved plans, with minor changes made to reflect the reduction in the number of residential units. The Applicant further secured approval for a total of ten (10) valet-only tandem parking spaces within the parking structure.

Proposed 2024 Revisions. The Applicant has further revisited the design in the period following the 2023 approval and is now proposing minor additional revisions. First, the Applicant is proposing to adjust the residential density to 66 units, an increase of twelve (12) units over the 2023 plan (and a reduction of 24 units from the original approval).

Second, the proposed changes will include minor revisions to the north building facade to reflect changes to the balconies and sliding doors. The proposed plan carries over the 2023 improvements, which replaced significant areas of masonry façade with glass. Third, the 2024 revisions also include significant improvements to the second level recreation deck located in the center of the Property facing west. Finally, the 2024 revisions include the proposed final design of the eastern building façade, incorporating a mix of greenwall elements and painted mural, mimicking the design through the alleyway.

Parking. Under the terms of the Development Agreement, the Applicant is obligated to retain 520 parking spaces on the Property, including mechanical lifts. The proposed reduction in residential density has significantly reduced the parking demand of the project, with 407 parking spaces now being required. The proposed plan provides 522 parking spaces. The Development Agreement requires the Applicant to provide one hour of free parking in the garage, which will encourage visitors to the building to park in the garage, rather than looking for parking elsewhere in the neighborhood.

Conclusion. We respectfully request the Town's review and approval of the proposed minor revisions to the 1177 Kane Concourse development plan. If you need any additional information, please let me know, I can be reached via phone at (305) 377-6229 or gpenn@brzoninglaw.com.

Sincerely,

Graham Penn

DAVID PLUMMER & ASSOCIATES
TRAFFIC ENGINEERING • CIVIL ENGINEERING • TRANSPORTATION PLANNING

1750 PONCE DE LEON BOULEVARD | CORAL GABLES, FLORIDA 33134
305•447•0900 | DPA@DPLUMMER.COM

January 30, 2024

Mr. Steven Rosen
Terra
3310 Mary Street, #302
Coconut Grove, FL 33133
srosen@terragroup.com

RE: 1177 Kane Concourse Shared Parking Analysis - #21225

Dear Steve,

We have completed a parking analysis for the proposed 1177 Kane Concourse project. The project will be located at 1177 Kane Concourse in Bay Harbor Islands, Florida. The purpose of this study is to conduct a shared parking analysis based on the procedures established by the Urban Land Institute (ULI) and the Town of Bay Harbor Islands Code of Ordinance. The analysis was based on the development program shown in Exhibit 1

Exhibit 1
Proposed Development Program

Land Use	Size		Units	
Retail	9,305	SF	9,305	SF
Fine / Casual Restaurant	5,489	SF	3,843 Patron Area	SF
Restaurant Outdoor seating	1,038	SF	1,038	SF
General Office	98,445	SF	98,445	SF
Multi-Family Residential	66	DUs	66	DUs

Since 1978

Parking Generation

A parking analysis was conducted for the project to determine the number of required parking spaces. The analysis was done using the parking rates published in the Town of Bay Harbor Islands Code of Ordinances (Section 23-24(b)). The parking requirements based on the Town parking rates is shown in Exhibit 2.

Exhibit 2
Parking Requirements Based on Town's Code

Land Use	Units		Parking Requirement	Total Parking
Retail	9,305	SF	1 space / 300 SF of GFA	32
Fine / Casual Restaurant	3,843	SF	1 space / 100 SF of patron area *Assumes 70% of total area as patron area*	39
Outdoor Seating Area	1,038	SF	1 space / 100 SF of patron area	11
General Office	98,445	SF	1 space / 300 SF of GFA	329
Multi-Family Residential	66	Dus	2 per DU + 1 per lot for visitors *Assumes 10 platted lots*	142
			Total Parking Spaces	**553**

Shared Parking Analysis

Shared parking is the use of parking spaces to serve two or more individual land uses without conflict or encroachment. The ability to share parking spaces is the result of variations in the accumulation of vehicles by hour, by day or by season at the individual land uses. The shared parking principle also accounts for the relationships among the land uses that result in visiting multiple uses on the same auto trip and the mode of transportation used to reach the site.

The main goal of shared parking is to determine a balance between providing enough parking to support a development and reducing the excessive area dedicated to parking. Shared parking analysis was conducted for the project based on the procedures outlined in the Urban Land Institute (ULI) **Shared Parking,** 3rd Edition. The required number of parking spaces based on the Town's code was used as the starting point.

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ULI Shared Parking Procedure

An hourly distribution analysis was conducted for both a typical weekday and a weekend day based on the time-of-day percentages provided by ULI Shared Parking. The results of the analysis show that the highest accumulation of parking for the project occurs during a typical weekday at 2:00 PM. Attachment 1 shows the results of the analysis.

Parking requirements based on the individual land uses were adjusted to account for seasonal variations, hourly distribution, non-captive ratios and mode adjustments to estimate the actual number of parking spaces required for the site. The result of the shared parking analysis shows that the proposed project requires 438 parking spaces to satisfy the maximum parking requirement. Exhibit 3 shows the results of the ULI analysis.

Exhibit 3
Shared Parking Based on ULI Procedures

Land Use		Unadjusted Parking Requirement	Month Adjustment December	Peak Hour Adjustment Weekday at 2 pm	Non-captive Adjustment	Mode Adjustment	Adjusted Parking Requirement December at 2 pm
Retail	Customer	26	100%	100%	97%	98%	25
	Employees	6	100%	100%	100%	95%	6
Fine / Casual Restaurant with Outdoor Seating	Customer	42	100%	65%	97%	98%	26
	Employees	8	100%	90%	100%	95%	7
General Office	Visitors	26	100%	95%	97%	98%	23
	Employees	303	100%	95%	100%	98%	282
Multi-Family Residential	Resident (Shared)	136	100%	50%	100%	100%	68
	Guest (Shared)	6	100%	20%	100%	100%	1
TOTAL REQUIRED		553					**438**

Ride-sharing Impact on Parking

Digital ridesharing services, such as Uber and Lyft, are part of a broader suite of innovations that constitute what is sometimes referred to as the sharing economy. Research shows that in major cities, 21% of adults personally use ride-sharing services; an additional 9% use ride-sharing with friends, but have not installed the app themselves. Nearly a quarter (24%) of ride-sharing users in metropolitan areas use ride-sharing on a weekly or daily basis. Parking represents the top reason (37%) that ride-sharing users substitute a ride-sharing service in place of driving themselves.

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Ace Parking — one of the largest parking companies in North America has reported that overnight parking at hotels has declined 5% to 10% due to ride-sharing services. At restaurant valet stands, business is down 25% and nightclub valets are seeing a 50% reduction in demand. Although there is not enough data to quantify the effect of ride-sharing services on parking, there is evidence that ride-sharing services have created an alternative for consumers who would otherwise drive and park.

Parking Management Strategies

In addition to shared parking, there are other parking management strategies that could off-set the off-street parking needs. The project should develop a Parking Management Plan to ensure an efficient parking system that is convenient to both commercial uses and residents as well as to protect residential neighborhoods from spillover parking.

Pedestrian / Bicyclist - The project is located in an area conducive to pedestrian and bicycle activities. The area surrounding the proposed 1177 Kane Concourse project has a comprehensive sidewalk network, signalized intersections with clearly marked crosswalks, and pedestrian signals. This environment promotes walking and bicycling as a means of transportation and further reduces the need for off-street parking.

Transit - The area surrounding the project is served by transit (Miami Dade Transit Route 107-G) which has a bus stop in front of the project. The use of transit is another effective way to reduce the need for off-street parking.

In addition, there are other parking management strategies that could have a significant impact on the reduction of off-street parking. The proposed project will consider using the following strategies to improve the efficiency of the parking areas:

- Provide valet parking during peak demand times.
- Encourage businesses to implement commuter trip reduction programs for their employees.
- Provide information to residents, employees and visitors about transit, ridesharing and bicycle facility options.

The parking management strategies discussed above could have a significant impact on the reduction of off-street parking. The percent of reduction varies between 5% and 15% depending on the effort that the development puts into promoting these strategies.

Conclusion

Based on the shared parking principles 438 spaces are required. However, due to ride-sharing and the proposed parking management plan it is our recommendation that the parking spaces be reduced by an additional 7%; 31 parking spaces. It is our professional opinion that the proposed 1177 Kane Concourse project should provide 407 parking spaces to satisfy their parking demand. We stand ready to provide any support needed for this proposed project. Should you have any questions or comments, please call me at (305) 447-0900.

Sincerely,

Juan Espinosa, PE
Vice President – Transportation

w:\21\21225\shared parking jan 2023\feb 20 2023_ shared parking analysis.docx

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Attachment A

1177 Kane Concourse

Shared Parking Analysis Based on ULI

Weekday Conditions

Land Use		Required Parking	Time-of-Day																																	
			6:00 AM		7:00 AM		8:00 AM		9:00 AM		10:00 AM		11:00 AM		Noon		1:00 PM		2:00 PM		3:00 PM		4:00 PM		5:00 PM		6:00 PM		7:00 PM		8:00 PM		9:00 PM		10:00 PM		11:00 PM		Midnight	
			Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking
Retail	Customer	26	1%	0	5%	1	15%	4	30%	8	55%	14	75%	19	90%	23	100%	26	100%	26	100%	26	95%	24	85%	22	80%	20	75%	19	65%	17	50%	13	30%	8	10%	3	0%	0
(Peak December)	Employees	6	10%	1	15%	1	25%	2	45%	3	75%	5	95%	6	100%	6	100%	6	100%	6	100%	6	100%	6	100%	6	100%	6	100%	6	90%	6	60%	4	40%	3	20%	1	0%	0
Fine / Casual Restaurant	Customer	42	0%	0	0%	0	0%	0	0%	0	15%	6	40%	17	75%	32	75%	32	65%	28	40%	17	50%	21	75%	32	95%	40	100%	42	100%	42	100%	42	95%	40	75%	32	25%	11
with Outdoor Seating	Employees	8	0%	0	20%	2	50%	4	75%	6	90%	7	90%	7	90%	7	90%	7	90%	7	75%	6	75%	6	100%	8	100%	8	100%	8	100%	8	100%	8	100%	8	85%	6	35%	3
General Office	Visitors	26	0%	0	1%	0	20%	5	60%	16	100%	26	45%	12	15%	4	45%	12	95%	25	45%	12	15%	4	10%	3	5%	1	2%	1	1%	0	0%	0	0%	0	0%	0	0%	0
	Employees	303	3%	9	15%	45	50%	152	90%	273	100%	303	100%	303	85%	258	85%	258	95%	288	95%	288	85%	258	60%	182	25%	76	15%	45	5%	15	3%	9	1%	3	0%	0	0%	0
Multi-Family Residential	Resident (Rsvd)	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0
	Resident (Shared)	136	95%	129	85%	115	75%	102	65%	88	60%	81	55%	75	50%	68	50%	68	50%	68	55%	75	60%	81	65%	88	70%	95	75%	102	80%	108	85%	115	95%	129	97%	132	100%	136
	Guest (Shared)	6	0%	0	10%	1	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	40%	3	60%	4	100%	6	100%	6	100%	6	100%	6	80%	5	50%	3
	Shared	**553**		139		165		270		395		443		440		399		410		**449**		431		401		344		250		229		202		197		197		179		153

1177 Kane Concourse

Shared Parking Analysis Based on ULI

Weekend Conditions

Land Use		Required Parking	Time-of-Day																															
			6:00 AM		7:00 AM		8:00 AM		9:00 AM		10:00 AM		11:00 AM		Noon		1:00 PM		2:00 PM		3:00 PM		4:00 PM		5:00 PM		6:00 PM		7:00 PM		8:00 PM		9:00 PM		10:00 PM		11:00 PM		Midnight	
			Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking
Retail	Customer	26	1%	0	5%	1	10%	3	35%	9	60%	15	85%	22	100%	26	100%	26	100%	26	100%	26	95%	24	80%	20	65%	17	60%	15	55%	14	50%	13	35%	9	15%	4	0%	0
(Peak December)	Employees	6	10%	1	15%	1	40%	3	75%	5	85%	5	95%	6	100%	6	100%	6	100%	6	100%	6	100%	6	95%	6	85%	5	80%	5	75%	5	65%	4	45%	3	15%	1	0%	0
Fine / Casual Restaurant	Customer	42	0%	0	0%	0	0%	0	0%	0	0%	0	15%	6	50%	21	55%	23	45%	19	45%	19	45%	19	60%	25	90%	38	95%	40	100%	42	90%	38	90%	38	90%	38	50%	21
with Outdoor Seating	Employees	8	0%	0	20%	2	30%	2	60%	5	75%	6	75%	6	75%	6	75%	6	75%	6	75%	6	75%	6	100%	8	100%	8	100%	8	100%	8	100%	8	100%	8	85%	6	50%	4
General Office	Visitors	26	0%	0	20%	5	60%	16	80%	21	90%	24	100%	26	90%	24	80%	21	60%	16	40%	11	20%	5	10%	3	5%	1	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0
	Employees	303	0%	0	20%	61	60%	182	80%	242	90%	273	100%	303	90%	273	80%	242	60%	182	40%	121	20%	61	10%	30	5%	15	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0
Multi-Family Residential	Resident (Rsvd)	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0
	Resident (Shared)	136	90%	122	85%	115	80%	108	75%	102	70%	95	69%	94	68%	92	67%	91	66%	90	55%	75	60%	81	55%	75	50%	68	55%	75	65%	88	75%	102	85%	115	90%	122	100%	136
	Guest (Shared)	6	0%	0	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	40%	3	60%	4	100%	6	100%	6	100%	6	100%	6	80%	5	50%	3
	Shared	**553**		123		186		315		385		419		**464**		449		416		346		265		203		170		156		149		163		171		179		176		164



1177 Kane Concourse

Bay Harbor Islands, FL 33154

JANUARY 25th, 2024

TOWN COUNCIL FINAL APPROVED SET

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A8-11	RENDERING	03/28/2022	
A8-12	RENDERING	03/28/2022	
A8-13	RENDERING	03/28/2022	
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A8-18	RENDERING	03/28/2022	
A9-01	LIFE SAFETY SITE PLAN	03/28/2022	

1/24/2024 6:17:45 PM

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

ARQUITECTONICA

1177 Kane Concourse

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Date: 03/28/2022

INDEX

A0-01

RD SINGLE FAMILY RESIDENTIAL DISTRICT

RM-1 MULTIPLE FAMILY RESIDENTIAL DISTRICT

RM-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT

RM-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT

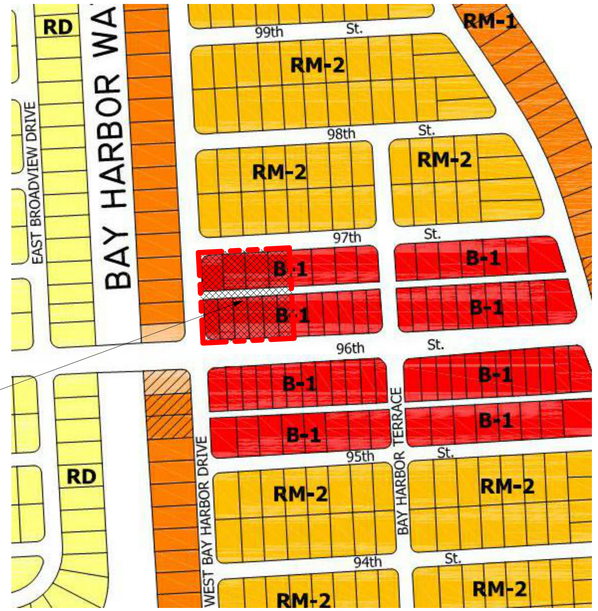
B-1 BUSINESS DISTRICT

CAUSEWAY DISTRICT

GATEWAY DISTRICT

PUD OVERLAY DISTRICT

PROJECT SITE: 1177 KANE CONCOURSE



1 ZONING MAP INFORMATION

NOT TO SCALE

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

12" = 1'-0"

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ZONING DATA

PROJECT ADDRESS:

1177 KANE CONCOURSE, BAY HARBOR ISLANDS, FL 33154

PROPERTY FOLIO NUMBERS:

LOT 5, BLOCK 21: 13-2227-001-3640 (PARCEL B)
LOT 6, BLOCK 21: 13-2227-001-3650 (PARCEL B)
LOTS 7 THRU 11, BLOCK 21: 13-2227-001-3660 (PARCEL A)
LOT 12, BLOCK 21: 13-2227-001-3670 (PARCEL B)
LOT 13, BLOCK 21: 13-2227-001-3680 (PARCEL B)
LOT 14, BLOCK 21: 13-2227-001-3690 (PARCEL B)

LEGAL DESCRIPTION (PER SURVEY):

PARCEL A:
LOTS 7, 8, 9, 10 AND 11, LESS THE SOUTH FIFTEEN (15') FEET OF LOTS 9, 10 AND 11 OF BLOCK 21 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECOREDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY RECORDS, FLORIDA.

PARCEL B:
LOTS 5, 6, 12,13 AND 14, LESS THE SOUTH FIFTEEN (15') FEET OF LOTS 12, 13 AND 14 OF BLOCK 21 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECOREDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY RECORDS, FLORIDA.

SURVEY INFORMATION:

PREPARED BY:
COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FL 33314
CERTIFICATE OF AUTHORIZATION: LB # 6448
PH: (954) 689-7766
FAX: (954) 689-7799

SURVEY PROJECT NUMBER: 8194-16

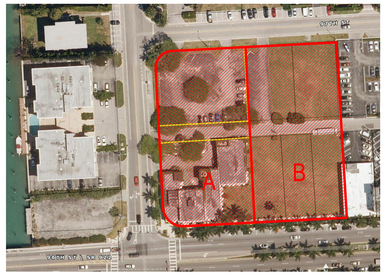
CERTIFIED TO: THE OWNER

ZONING DISTRICTS:

PARCEL A: B-1 BUSINESS DISTRICT
PARCEL B: B-1 BUSINESS DISTRICT

FLOOD ZONE INFORMATION (PER SURVEY):

COMMUNITY NUMBER: 120637
PANEL NUMBER: 0144 L
ZONE: AE
BASE FLOOD ELEVATION: 9.67'
EFFECTIVE DATE: 09/11/2009



PROJECT LOCATION MAP
N.T.S.

BUILDING SETBACKS:

B-1 BUSINESS DISTRICT-

KANE CONCOURSE (96TH STREET): 0'-0"
NO BUILDING OR STRUCTURE OR PART THEREOF, OTHER THAN PERMISSIBLE ACCESSORY AND/OR DECORATIVE STRUCTURES SPECIFIED IN SECTION 23-12, AND PERMISSIBLE SIDEWALK CAFES AND OTHER USES SPECIFIED HEREIN, SHALL ENCROACH INTO THE PUBLIC RIGHT-OF-WAY FOR THE KANE CONCOURSE (55 FEET FROM CENTERLINE OF THE ROADWAY).

EAST BAY HARBOR DRIVE, WEST BAY HARBOR DRIVE, BAY HARBOR TERRACE, 95TH STREET AND 97TH STREET: 5'-0"
NO BUILDING OR STRUCTURE OR PART THEREOF, OTHER THAN PERMISSIBLE ACCESSORY AND/OR DECORATIVE STRUCTURES SPECIFIED IN SECTION 23-12, AND PERMISSIBLE SIDEWALK CAFES AND OTHER USES SPECIFIED HEREIN, SHALL BE ERECTED OR ALTERED TO BE LESS THAN AN AVERAGE OF FIVE FEET FROM THE AFOREMENTIONED PUBLIC RIGHTS-OF-WAY. WITHIN THE REQUIRED SETBACK AREAS, LANDSCAPING INCLUDING FOUNDATION PLANTINGS, PLAZAS, SCULPTURES AND THE LIKE SHALL BE INSTALLED. AT LEAST 75 PERCENT OF THE AREA SHALL BE PROVIDED WITH LANDSCAPE MATERIALS. THE REMAINING AREA MAY INCLUDE HARDSCAPE SUCH AS WALKWAYS, PAVERS AND THE LIKE. FOR EACH ADDITIONAL THREE FEET OF BUILDING HEIGHT ABOVE 30 FEET, THERE SHALL BE ONE ADDITIONAL FOOT OF BUILDING SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FEET IN HEIGHT. NOTWITHSTANDING THE ABOVE PROVISION, FOR DEVELOPMENTS LOCATED ON SINGLE LOTS, THE MAXIMUM SETBACK SHALL BE 15 FEET. THE TOWN COUNCIL RESERVES THE RIGHT TO MODIFY THE ADDITIONAL BUILDING SETBACK PROVISIONS LISTED ABOVE DUE TO INCREASED BUILDING HEIGHT FOR PARKING GARAGE STRUCTURES ON TOWN-OWNED LANDS.

ALLEYS: 0'-0"
ALLEYS DEPICTED ON THE RECORDED PLAT FOR BAY HARBOR ISLANDS BETWEEN BLOCKS 11, 12, 20 AND 21: NO BUILDING OR STRUCTURE OR PART THEREOF, OTHER THAN PERMISSIBLE ACCESSORY AND/OR DECORATIVE STRUCTURES SPECIFIED IN SECTION 23-12 SHALL ENCROACH INTO THE PUBLIC RIGHT-OF-WAY. NOTWITHSTANDING AND ABOVE, SETBACKS SHALL BE PROVIDED TO PROVIDE FOR REQUIRED LOADING AREAS AND SERVICE DELIVERIES SO THAT THE ALLEY IS NOT BLOCKED FROM VEHICULAR TRAFFIC MOVEMENTS.

INTERIOR SIDE: 0'-0"
NO SETBACK IS REQUIRED ALONG INTERIOR SIDE PROPERTY LINES.

FLEX SETBACKS:
A PROJECT DESIGNER HAS THE OPTION TO OFFER CREATIVE DESIGN SOLUTIONS TO THE BUILDING CONFIGURATIONS AND THE TOWN COUNCIL MAY ALLOW PORTIONS OF THE BUILDING STRUCTURE TO ENCROACH INTO THE SETBACK REQUIREMENTS ABOVE. THE TOTAL AMOUNT OF ENCROACHMENT SHALL NOT EXCEED ONE-THIRD OF THE ALLOWABLE WIDTH OR LENGTH OF THE BUILDING. THIS PROVISION SHALL SERVE TO CREATE AN ARCHITECTURAL OPPORTUNITY FOR CREATIVE DESIGN APPROACHES WHILE PROMOTING THE BENEFICIAL PURPOSES OF BUILDING SETBACKS IN THE DISTRICT. IN NO CASE SHALL ANY PORTION OF A BUILDING ENCROACH INTO THE BASE BUILDING SETBACKS SET FORTH ABOVE FOR PORTIONS OF THE BUILDING BELOW 25 FEET IN HEIGHT.

BUILDING SETBACK TABLE

STREET / FRONTAGE	REQUIRED SETBACK	PROVIDED SETBACK	PROPOSED BLDG. HGT.	REMARKS
PARCELS A AND B				
KANE CONCOURSE (96TH STREET)	0'-0"	2'-0 1/4"	75'-0"	
WEST BAY HARBOR DRIVE	VARIABLE BASED ON HEIGHT	20'-3 1/2" RESIDENTIAL 15'-1 1/2" OFFICE*	75'-0"	MAXIMUM SETBACK OF 20'-0" REQUIRED BASED ON BUILDING HEIGHT ABOVE 30'-0"- SEE SECTION
97TH STREET	VARIABLE BASED ON HEIGHT	20'-4"	75'-0"	MAXIMUM SETBACK OF 20'-0" REQUIRED BASED ON BUILDING HEIGHT ABOVE 30'-0"- SEE SECTION
SIDE- INTERIOR	0'-0"	0'-4"	75'-0"	
*PROPOSED ENCROACHMENT OF 4'-10 1/2" ON UPPER FLOOR OF OFFICE ONLY. PROPOSING TO USE FLEX SETBACK PROVISION OF THE CODE, SECTION 23-11(C)(6)- SEE BUILDING SECTIONS AND ELEVATIONS.				

PROJECT SITE AREAS:

PARCELS A AND B LESS 20'-0" ALLEY R.O.W. = 79,359 SF (1.82 ACRES)

20'-0" ALLEY R.O.W. = 6,000 SF (0.13 ACRES)

TOTAL LOT AREA (INCLUDING ALLEY) = 85,359 (1.95 ACRES)

PROJECT DENSITY:

MAXIMUM ALLOWABLE BASE DENSITY: 34 DU / ACRE
PROJECT BASE DENSITY: 1.95 ACRES X 34 DU/ACRE = 66 DU ALLOWABLE

MAXIMUM ALLOWABLE OVERALL DENSITY: 80 DU / ACRE
PROJECT OVERALL DENSITY: 1.95 ACRES X 80 DU/ACRE = 156 DU ALLOWABLE

PROPOSED PROJECT DENSITY:
54 UNITS

OFF-STREET PARKING REQUIREMENTS:

MULTI-FAMILY DWELLINGS-
A MINIMUM OF TWO PARKING SPACES SHALL BE REQUIRED ON THE BUILDING PLOT FOR EACH DWELLING UNIT WITHIN A MULTIPLE-FAMILY DEVELOPMENT, EXCEPT AS PROVIDED FOR OTHERWISE IN ARTICEL II OF THE BAY HARBOR ISLANDS, FL CODE OF ORDINANCES. IN ADDITION, GUEST PARKING SHALL BE PROVIDED FOR MULTIPLE-FAMILY DELOPMENTS. AT LEAST ONE GUEST PARKING SPACE SHALL BE REQUIRED FOR EACH WHOLE PLATTED LOT.

RESTAURANTS, PUBLIC DINING ROOMS, BARS, PRIVATE CLUBS, COCKTAIL LOUNGES-
ONE PARKING SPACE FOR EACH 100 SQUARE FEET OF CUSTOMER SERVICE AREA. THE ABOVE SHALL NOT BE INTENDED TO INCLUDE FOOD AND DRINK PREPERATION AREAS, BATHROOMS, WAITING AREAS OR STORAGE AREAS.

RETAIL, COMMERCIAL, PERSONAL SERVICE, MISCELLANEOUS USES AND BUSINESS USES-
ONE PARKING SPACE FOR EACH 300 SQUARE FEET OF NET FLOOR AREA.

OFFICE AND PROFESSIONAL USES-
ONE PARKING SPACE FOR EACH 300 SQUARE FEET OF NET FLOOR AREA.

PARKING TABLE

USE CLASSIFICATION	NUMBER OF DU / PLATTED LOT	SQUARE FOOTAGE (GROSS)	REQ'D PARKING FACTOR	REQUIRED PARKING	SHARED PARKING REQUIRED* SHARED PARKING REQ'D*	W/ -7% PARKING ADJUSTMENT*****	PROVIDED PARKING*	REMARKS
RESIDENTIAL								
MULTIPLE-FAMILY RESIDENTIAL	66 DU	N/A	2 PER DU	132 SPACES	68 SPACES	63 SPACES	132 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
MULTIPLE-FAMILY VISITOR	10 PLATTED LOTS	N/A	1 PER PLATTED LOT	10 SPACES****	1 SPACE	1 SPACE	2 SPACES	(2) OF DELIVERY / GUEST SPACES PROVIDED AT FRONT YARD****
OFFICE	N/A	98,445 SF	1 PER 300 SF	329 SPACES	305 SPACES	284 SPACES	285 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
RESTAURANT	N/A	3,843 SF**	1 PER 100 SF	39 SPACES	26 SPACES	24 SPACES	52 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
FUTURE SIDEWALK CAFE PARKING	N/A	1,038 SF	1 PER 100 SF	11 SPACES	7 SPACES	6 SPACES	26 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
RETAIL	N/A	9,305 SF	1 PER 300 SF	32 SPACES	31 SPACES	29 SPACES	25 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
SUB-TOTAL				**553 SPACES**	**438 SPACES***	**407 SPACES***	**522 SPACES*****	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
EXISTING STREET PARKING							NOT USED	NO STREET PARKING SPACES USED TOWARD PROVIDED SPACE COUNT.
TOTALS						**407 SPACES***	**522 SPACES**	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.

*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
** CONSIDERS 30% REDUCTION IN SPACE SQUARE FOOTAGE FOR COMMERCIAL KITCHEN LEAVING 70% OF SPACE AS DINING SPACE. SUBJECT TO CHANGE DEPENDING ON TENANT'S ACTUAL NEEDS.
*** TOTAL OF (56) PARKING SPACES ON LIFTS ON THE PARKING DECK ROOF = 112 TOTAL PROVIDED SPACES. PARKING LIFT SPACES SHALL BE OPERATED BY VALET OPERATOR ONLY.
****(2) DELIVERY/GUEST SPACES PROVIDED IN FRONT YARD- THE REMAINING (8) GUEST SPACES ARE PROVIDED IN THE PARKING GARAGE STRUCTURE AND ARE PART OF TOTAL PARKING COUNT PROVIDED.
*****ADDITIONAL 7% REDUCTION DUE OT RIDE SHARING AND PARKING MANAGEMENT PLAN RECOMMENDED BY DAVID PLUMMER & ASSOCIATES. SEE SHARED PARKING ANALYSIS REPORT.

ACCESSIBLE PARKING REQUIREMENTS PER FBCA TABLE 208.2

TOTAL ACCESSIBLE SPACES REQUIRED

		REQUIRED	PROVIDED
TOTAL PARKING SPACES	522 SPACES	(2%) 11 SPACES	**11 SPACES**

TOTAL VAN PARKING SPACES REQUIRED FBCA 208.2.4 (1 PER EVERY SIX ADA SPACES)

		REQUIRED	PROVIDED
TOTAL ADA PARKING SPACES	11 SPACES	2 SPACES	2 SPACES

VAN PARKING SPACES ARE PART OF THE TOTAL ACCESIBLE PARKING COUNT.

EV PARKING REQUIREMENTS

TOTAL ELECTRICAL VEHICLE PARKING SPACES

	REQUIRED	PROVIDED
3% OF TOTAL PARKING SPACES		**55 SPACES**
521 P.S X 3% = **16 P.S**		

DWELLING UNIT SIZES:

ZONING CODE MINIMUM UNIT SIZES (NET AREA)

STUDIO (S) = 650 SF
1 BEDROOM (1BR) = 800 SF
2 BEDROOM (2BR) = 950 SF
3 BEDROOM (3BR) = 1100 SF

AVERAGE UNIT SIZE (GROSS)

115,659 GSF / 66 UNITS = 1,752 GSF/UNIT

AVERAGE UNIT SIZE (NET)

113,364 NSF / 66 UNITS = 1,718 NSF/UNIT

NOTE: UNIT SIZES GRANDFATHER UNDER 2019 CODE AMENDMENT PROVISIONS

Unit Matrix- Gross Area

Level	thru Level	Name	Beds / Baths	Number of Units	Area Gross	Total Area Gross
LEVEL R02 (T.O.S.)						
LEVEL R02 (T.O.S.)	N/A	Unit 201A	2BR / 2.5BA	1	2,292 SF	2,292 SF
LEVEL R02 (T.O.S.)	N/A	Unit 203A	2BR / 2.5BA	1	1,992 SF	1,992 SF
LEVEL R02 (T.O.S.)	N/A	Unit 204A	4BR / 4.5BA	1	3,291 SF	3,291 SF
LEVEL R02 (T.O.S.)		Unit 205A	1BR / 1.5BA	1	1,221 SF	1,221 SF
LEVEL R02 (T.O.S.)	N/A	Unit 205B	1BR / 1.5BA	1	919 SF	919 SF
LEVEL R02 (T.O.S.)	N/A	Unit 205C	1BR / 1.5BA	1	968 SF	968 SF
				6		10,683 SF
LEVEL R03 (T.O.S)						
LEVEL R03 (T.O.S)	thru R08	Unit 01	2BR / 2.5BA	6	1,849 SF	11,094 SF
LEVEL R03 (T.O.S)	thru R08	Unit 02	1BR / 1.5BA	6	1,150 SF	6,899 SF
LEVEL R03 (T.O.S)	thru R08	Unit 03	2BR / 2.5BA	6	1,756 SF	10,534 SF
LEVEL R03 (T.O.S)	thru R08	Unit 04	3BR / 3.5BA	6	2,329 SF	13,972 SF
LEVEL R03 (T.O.S)	thru R08	Unit 04B	1BR / 1.5BA	6	943 SF	5,658 SF
LEVEL R03 (T.O.S)	thru R08	Unit 05	3BR / 3.5BA	6	3,261 SF	19,566 SF
LEVEL R03 (T.O.S)	thru R08	Unit 06	2BR / 2.5BA	6	1,266 SF	7,595 SF
LEVEL R03 (T.O.S)	thru R08	Unit 06B	1BR / 1.5BA	6	947 SF	5,685 SF
LEVEL R03 (T.O.S)	thru R08	Unit 07	2BR / 2.5BA	6	1,702 SF	10,212 SF
LEVEL R03 (T.O.S)	thru R08	Unit 08	3BR / 3.5BA	6	2,293 SF	13,760 SF
				60		104,977 SF
				66		115,659 SF

Unit Matrix- Net Area

Level	thru Level	Name	Beds / Baths	Number of Units	Area Net	Total Area Net
LEVEL R02 (T.O.S.)						
LEVEL R02 (T.O.S.)	N/A	Unit 201A	2BR / 2.5BA	1	2,268 SF	2,268 SF
LEVEL R02 (T.O.S.)	N/A	Unit 203A	2BR / 2.5BA	1	1,969 SF	1,969 SF
LEVEL R02 (T.O.S.)	N/A	Unit 204A	4BR / 4.5BA	1	3,219 SF	3,219 SF
LEVEL R02 (T.O.S.)	N/A	Unit 205A	1BR / 1.5BA	1	1,181 SF	1,181 SF
LEVEL R02 (T.O.S.)	N/A	Unit 205B	1BR / 1.5BA	1	905 SF	905 SF
LEVEL R02 (T.O.S.)	N/A	Unit 205C	1BR / 1.5BA	1	947 SF	947 SF
				6		10,490 SF
LEVEL R03 (T.O.S)						
LEVEL R03 (T.O.S)	thru R08	Unit 01	2BR / 2.5BA	6	1,822 SF	10,934 SF
LEVEL R03 (T.O.S)	thru R08	Unit 02	1BR / 1.5BA	6	1,135 SF	6,808 SF
LEVEL R03 (T.O.S)	thru R08	Unit 03	2BR / 2.5BA	6	1,730 SF	10,381 SF
LEVEL R03 (T.O.S)	thru R08	Unit 04	3BR / 3.5BA	6	2,269 SF	13,614 SF
LEVEL R03 (T.O.S)	thru R08	Unit 04B	1BR / 1.5BA	6	925 SF	5,552 SF
LEVEL R03 (T.O.S)	thru R08	Unit 05	3BR / 3.5BA	6	3,190 SF	19,138 SF
LEVEL R03 (T.O.S)	thru R08	Unit 06	2BR / 2.5BA	6	1,245 SF	7,472 SF
LEVEL R03 (T.O.S)	thru R08	Unit 06A	1BR / 1.5BA	6	931 SF	5,585 SF
LEVEL R03 (T.O.S)	thru R08	Unit 07	2BR / 2.5BA	6	1,668 SF	10,009 SF
LEVEL R03 (T.O.S)	thru R08	Unit 08	3BR / 3.5BA	6	2,236 SF	13,418 SF
				60		102,911 SF
				66		113,402 SF

UNIT MIX BY UNIT TYPE

201A	1 UNIT	1.52%
203A	1 UNIT	1.52%
204A	1 UNIT	1.52%
205A	1 UNIT	1.52%
205B	1 UNIT	1.52%
205C	1 UNIT	1.52%
1	6 UNITS	9.09%
2	6 UNITS	9.09%
3	6 UNITS	9.09%
4	6 UNITS	9.09%
4B	6 UNITS	9.09%
5	6 UNITS	9.09%
6	6 UNITS	9.09%
6B	6 UNITS	9.09%
7	6 UNITS	9.09%
8	6 UNITS	9.09%

UNIT MIX BY # OF BEDROOMS

1BR= 21 UNITS	(31.8%)
2BR= 26 UNITS	(39.4%)
3BR= 18 UNITS	(27.3%)
4BR= 1 UNITS	(1.5%)

DEN NOTE:
PER FLORIDA STATUTE SECTION 381.0065 A BEDROOM IS DEFINED AS A ROOM THAT CAN BE USED FOR SLEEPING AND THAT:
a.) HAS A MINIMUM OF 70 SF OF CONDITIONED SPACE
...
c.) IS LOCATED ON AN EXTERIOR WALL
d.) HAS A CLOSET AND A DOOR OR ENTRANCE WHERE A DOOR COULD BE REASONABLY INSTALLED
e.) HAS AN EMERGENCY MEANS OF ESCAPE AND RESCUE OPENING TO THE OUTSIDE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.

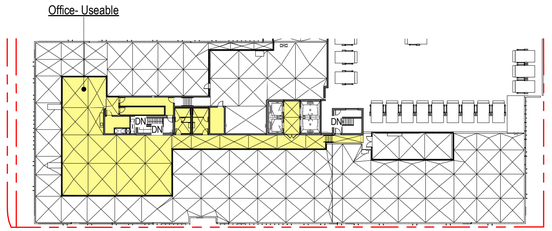
ADDITIONALLY, "BEDROOM" DOES NOT INCLUDE HALLWAY, BATHROOM, KITCHEN, LIVING ROOM, FAMILY ROOM, DINING ROOM, DEN, BREAKFAST NOOK, PANTRY, LAUNDRY ROOM, SUNROOM, RECREATION ROOM, MEDIA/VIDEO ROOM, OR EXCERCISE ROOM.

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

1" = 1'-0"

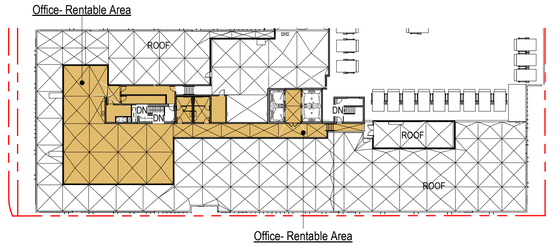
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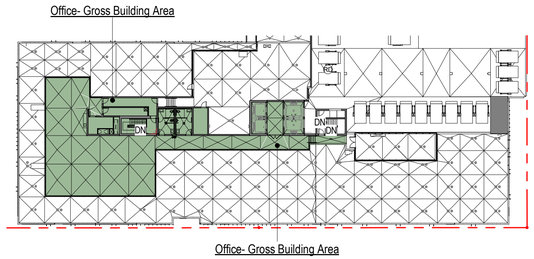
12 OFFICE - USEABLE - ROOF LEVEL

SCALE: 1" = 40'-0"



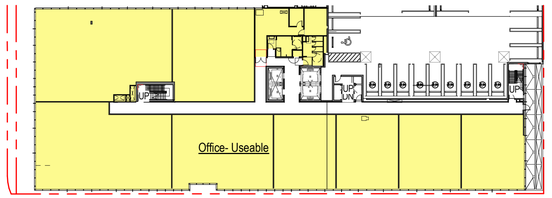
8 OFFICE - RENTABLE - ROOF LEVEL

SCALE: 1" = 40'-0"



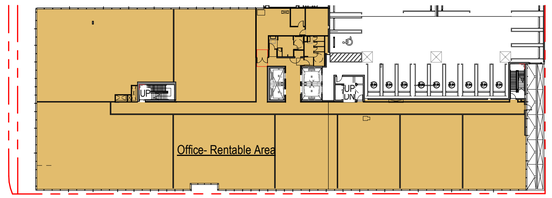
4 OFFICE - FLOOR AREA GROSS - ROOF LEVEL

SCALE: 1" = 40'-0"



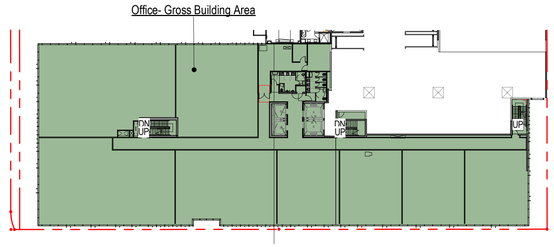
11 OFFICE- USEABLE- LEVEL 02 THRU 05

SCALE: 1" = 40'-0"



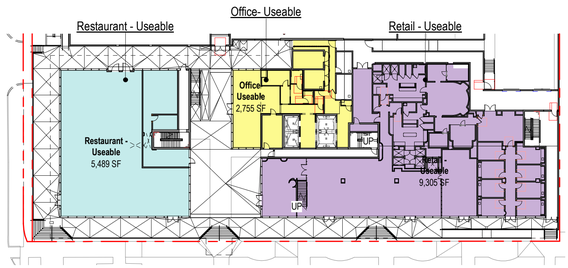
7 OFFICE - RENTABLE - LEVEL 02

SCALE: 1" = 40'-0"



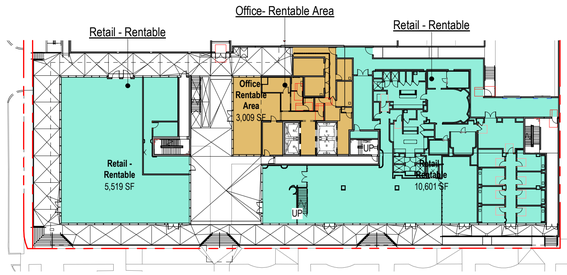
3 OFFICE-FLOOR AREA GROSS - LEVEL 03 T0 05

SCALE: 1" = 40'-0"



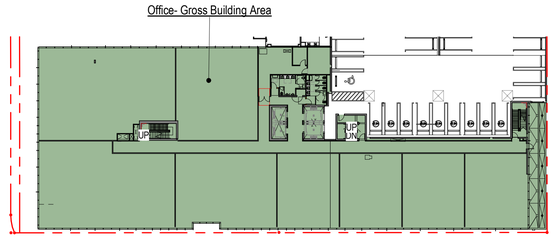
10 OFFICE- USEABLE- LEVEL 01

SCALE: 1" = 40'-0"



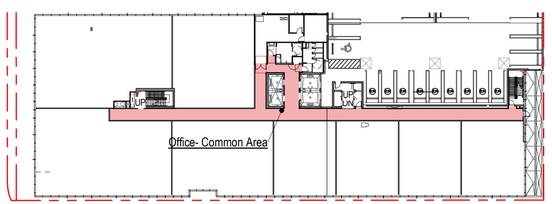
6 OFFICE - RENTABLE - LEVEL 01

SCALE: 1" = 40'-0"



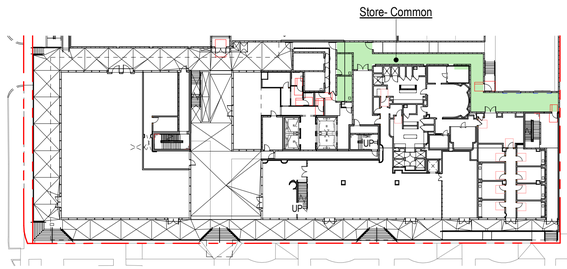
2 OFFICE- FLOOR AREA GROSS - LEVEL 02

SCALE: 1" = 40'-0"



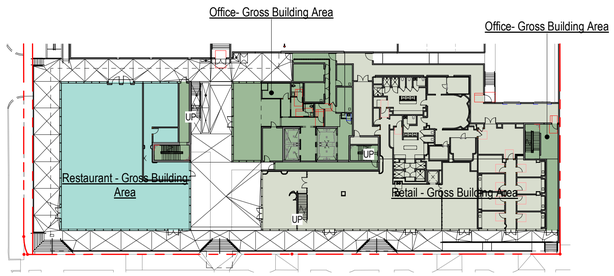
9 OFFICE- COMMON- LEVEL 02 THRU 05

SCALE: 1" = 40'-0"



5 OFFICE- COMMON- LEVEL 01

SCALE: 1" = 40'-0"



1 OFFICE- FLOOR AREA GROSS - LEVEL 01

SCALE: 1" = 40'-0"

OFFICE (FLOOR AREA GROSS)

Level	Name	Area	Number of Stories	Gross SF
Not Placed				
Not Placed	Restaurant - Gross Building Area	Not Placed		
Not Placed				0 SF
LEVEL 01				
LEVEL 01	Office- Gross Building Area	3,986 SF	1	3,986 SF
LEVEL 01	Restaurant - Gross Building Area	5,686 SF		
LEVEL 01	Retail - Gross Building Area	10,812 SF		
LEVEL 01	Office- Gross Building Area	689 SF	1	689 SF
LEVEL 01	Office- Gross Building Area	446 SF	1	446 SF
LEVEL 01				5,121 SF
LEVEL 03 -05 (T.O.S.)				
LEVEL 02 (T.O.S.)	Office- Gross Building Area	23,384 SF	1	23,384 SF
LEVEL 02 (T.O.S.)				23,384 SF
LEVEL 03 (T.O.S)				
LEVEL 03 (T.O.S)	Office- Gross Building Area	22,663 SF	3	67,988 SF
LEVEL 03 (T.O.S)				67,988 SF
LEVEL ROOF				
LEVEL ROOF	Office- Gross Building Area	5,705 SF	1	5,705 SF
LEVEL ROOF	Office- Gross Building Area	Redundant Area	1	
LEVEL ROOF				5,705 SF
Grand total				102,198 SF

Area Schedule (Office - Rentable)

Level	Name	Area	Number of Stories	Rentable SF
LEVEL 01				
LEVEL 01	Office- Rentable Area	3,009 SF	1	3,009 SF
Office- Rentable Area				3,009 SF
LEVEL 01	Retail - Rentable	5,519 SF	1	5,519 SF
LEVEL 01	Retail - Rentable	10,601 SF	1	10,601 SF
Retail - Rentable				16,120 SF
LEVEL 01				19,130 SF
LEVEL 02 -I05 (T.O.S.)				
LEVEL 02 (T.O.S.)	Office- Rentable Area	21,318 SF	4	85,271 SF
Office- Rentable Area				85,271 SF
LEVEL 02 (T.O.S.)				85,271 SF
LEVEL OFFICE REC.				
LEVEL OFFICE REC.	Office- Rentable Area	4,663 SF	1	4,663 SF
LEVEL OFFICE REC.	Office- Rentable Area	Redundant Area	1	
LEVEL OFFICE REC.	Office- Rentable Area	Redundant Area	1	
Office- Rentable Area				4,663 SF
LEVEL OFFICE REC.				4,663 SF
Grand total				109,063 SF

Area Schedule (Office- Useable)

Level	Name	Area	Number of Stories	Useable SF
LEVEL 01				
LEVEL 01	Office- Useable	2,755 SF	1	2,755 SF
Office- Useable				2,755 SF
LEVEL 01	Restaurant - Useable	5,489 SF	1	5,489 SF
Restaurant - Useable				5,489 SF
LEVEL 01	Retail - Useable	9,305 SF	1	9,305 SF
Retail - Useable				9,305 SF
LEVEL 02 - 05 (T.O.S.)				17,549 SF
LEVEL 02 (T.O.S.)				
LEVEL 02 (T.O.S.)	Office- Useable	19,060 SF	4	76,239 SF
Office- Useable				76,239 SF
LEVEL 02 (T.O.S.)				76,239 SF
LEVEL 04 (T.O.S.)				
LEVEL 04 (T.O.S.)	OFFICE	19,773 SF		
OFFICE				0 SF
LEVEL 04 (T.O.S.)				0 SF
LEVEL OFFICE REC.				
LEVEL OFFICE REC.	Office- Useable	4,657 SF	1	4,657 SF
LEVEL OFFICE REC.	Office- Useable	Redundant Area	1	
Office- Useable				4,657 SF
LEVEL OFFICE REC.				4,657 SF
Grand total				98,445 SF

Area Schedule (Office- Common)

Level	Name	Area	Number of Stories	Common SF
LEVEL 01				
LEVEL 01	Store- Common	1,492 SF	1	1,492 SF
Store- Common				1,492 SF
LEVEL 01				1,492 SF
LEVEL 02 -I05 (T.O.S.)				
LEVEL 02 (T.O.S.)	Office- Common Area	1,946 SF	4	7,783 SF
Office- Common Area				7,783 SF
LEVEL 02 (T.O.S.)				7,783 SF
Grand total				9,275 SF

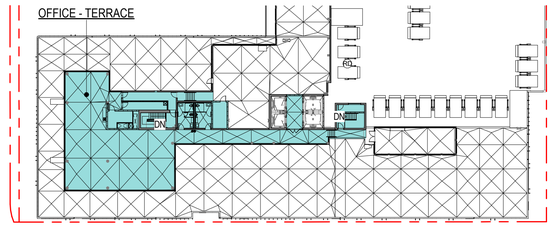
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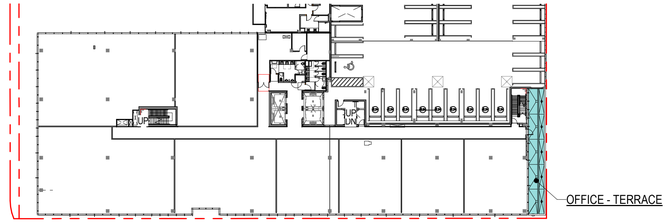
OFFICE TERRACE / BALCONY

Level	Name	Area	Number of Stories	Terrace/Balcony SF
LEVEL 01				
OFFICE ENTRY TERRACE				
LEVEL 01	OFFICE ENTRY TERRACE	1,424 SF	1	1,424 SF
OFFICE ENTRY TERRACE				1,424 SF
OUTDOOR CAFE				
LEVEL 01	OUTDOOR CAFE	478 SF		
LEVEL 01	OUTDOOR CAFE	560 SF		
OUTDOOR CAFE				0 SF
RETAIL TERRACE				
LEVEL 01	RETAIL TERRACE	5,527 SF	1	5,527 SF
RETAIL TERRACE				5,527 SF
SERVICE TERRACE				
LEVEL 01	SERVICE TERRACE	430 SF	1	430 SF
SERVICE TERRACE				430 SF
LEVEL 01				7,381 SF
LEVEL 02 (T.O.S.)				
OFFICE - TERRACE				
LEVEL 02 (T.O.S.)	OFFICE - TERRACE	620 SF	1	620 SF
OFFICE - TERRACE				620 SF
LEVEL 02 (T.O.S.)				620 SF
LEVEL OFFICE REC.				
OFFICE - TERRACE				
LEVEL OFFICE REC.	OFFICE - TERRACE	5,632 SF	1	5,632 SF
OFFICE - TERRACE				5,632 SF
LEVEL OFFICE REC.				5,632 SF
Grand total				13,633 SF



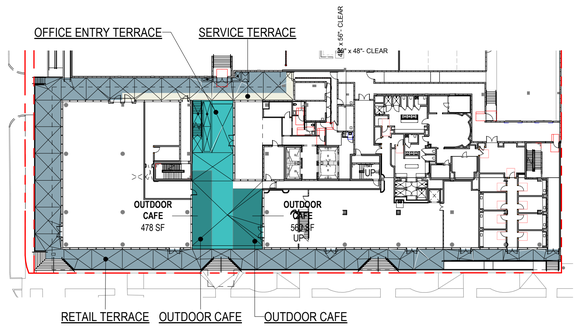
3 OFFICE- TERRACE - ROOF LEVEL

SCALE: 1" = 40'-0"



2 OFFICE- TERRACE/BALCONY- LEVEL 02

SCALE: 1" = 40'-0"



1 RETAIL TERRACE- LEVEL 01

SCALE: 1" = 40'-0"

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

1" = 40'-0"

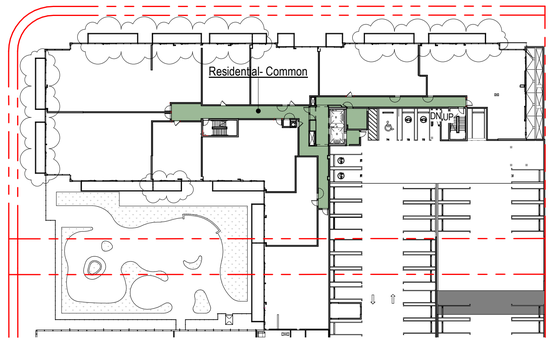
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ARQUITECTONICA | 1177 Kane Concourse | Date: 03/28/2022 | STATISTICS- OFFICE AREAS | A0-04

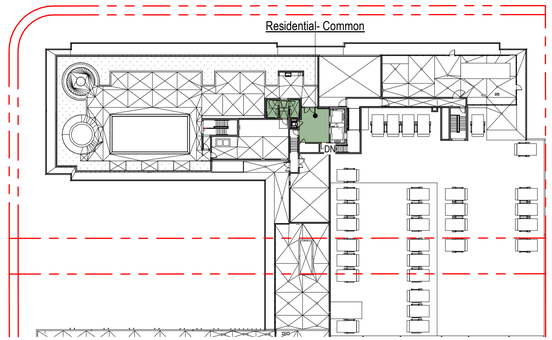
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Area Schedule (Residential- Common)

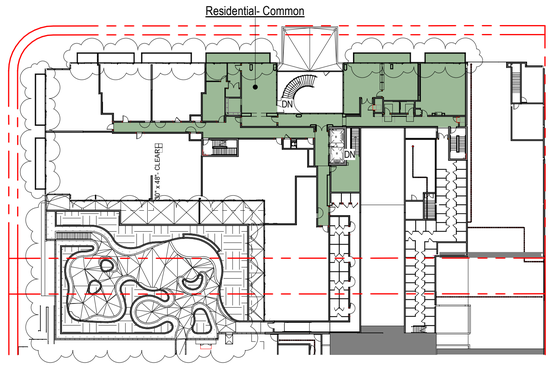
Level	Name	Area	Number of Stories	Common SF
LEVEL R01				
LEVEL R01	Residentail- Lobby	2,089 SF	1	2,089 SF
Residentail- Lobby				2,089 SF
LEVEL R01				2,089 SF
LEVEL R02 (T.O.S.)				
LEVEL R02 (T.O.S.)	Residential- Common	6,195 SF	1	6,195 SF
Residential- Common				6,195 SF
LEVEL R02 (T.O.S.)				6,195 SF
LEVEL R03 (T.O.S)				
LEVEL R03 (T.O.S)	Residential- Common	1,995 SF	6	11,969 SF
Residential- Common				11,969 SF
LEVEL R03 (T.O.S)				11,969 SF
LEVEL R04 - R08 (T.O.S.)				
LEVEL R04 (T.O.S.)	Residential- Common	1,989 SF	5	9,947 SF
Residential- Common				9,947 SF
LEVEL R04 (T.O.S.)				9,947 SF
LEVEL ROOF				
LEVEL ROOF	Residential- Common	525 SF		
Residential- Common				0 SF
LEVEL ROOF				0 SF
Grand total				30,200 SF



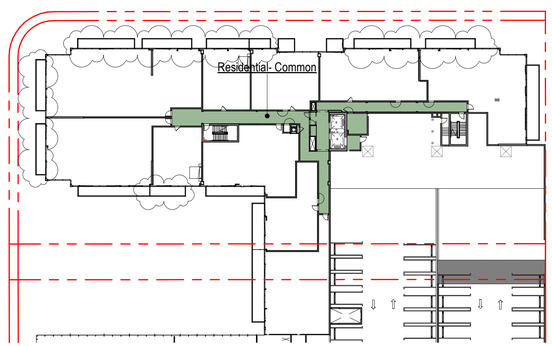
3 LEVEL R03
SCALE: 1" = 40'-0"



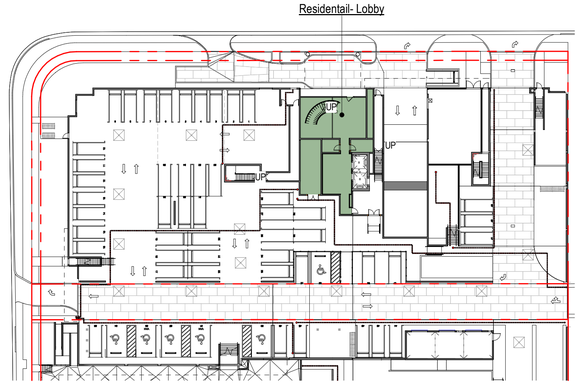
5 LEVEL ROOF
SCALE: 1" = 40'-0"



2 LEVEL R02
SCALE: 1" = 40'-0"



4 LEVEL R04 - R08
SCALE: 1" = 40'-0"



1 LEVEL R01
SCALE: 1" = 40'-0"

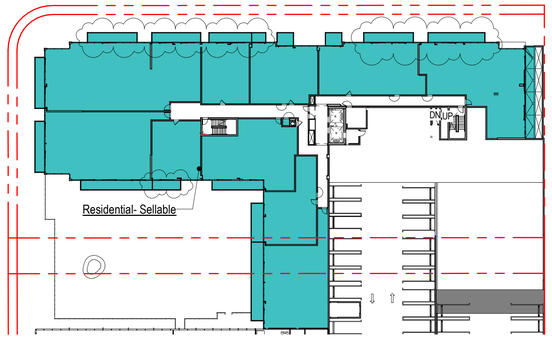
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1" = 40'-0"

1/24/2024 6:19:17 PM

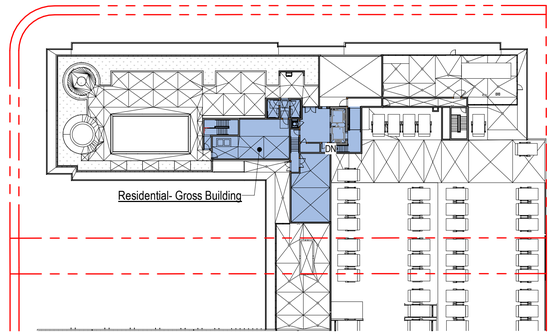
ARQUITECTONICA | 1177 Kane Concourse | Date: 03/28/2022 | STATISTICS - RESI AREAS | A0-05.1

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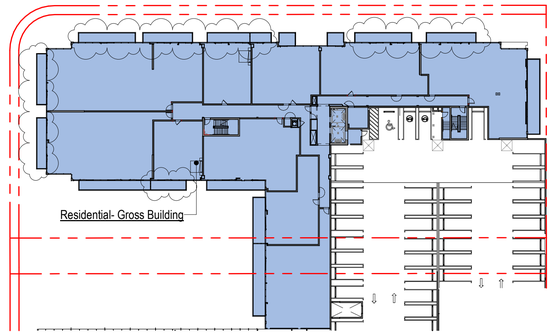
8 RESIDENTIAL - FLOOR AREA SELLABLE - LEVEL R03

SCALE: 1" = 40'-0"



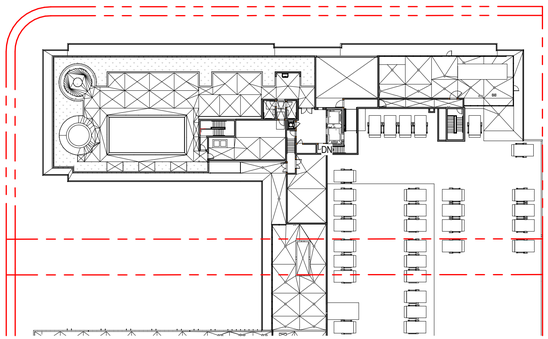
5 RESIDENTIAL - FLOOR GROSS - LEVEL ROOF

SCALE: 1" = 40'-0"



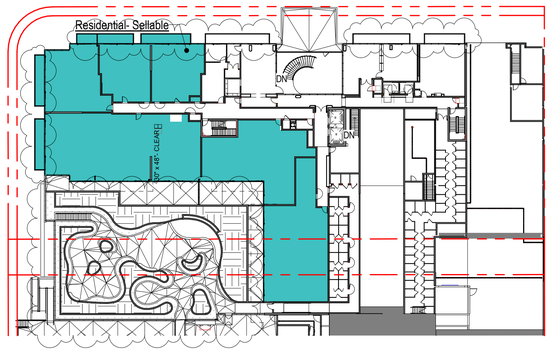
4 RESIDENTIAL - FLOOR AREA GROSS - LEVEL R04 THRU R08

SCALE: 1" = 40'-0"



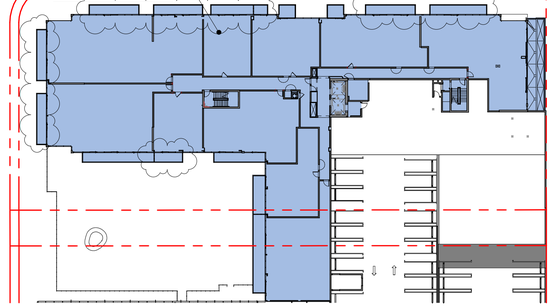
10 RESIDENTIAL - FLOOR SELLABLE - LEVEL ROOF

SCALE: 1" = 40'-0"



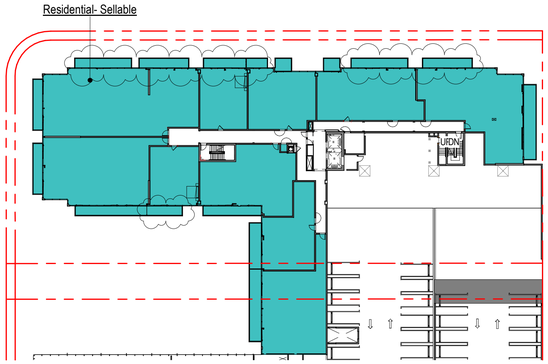
7 RESIDENTIAL - FLOOR AREA SELLABLE - LEVEL R02

SCALE: 1" = 40'-0"



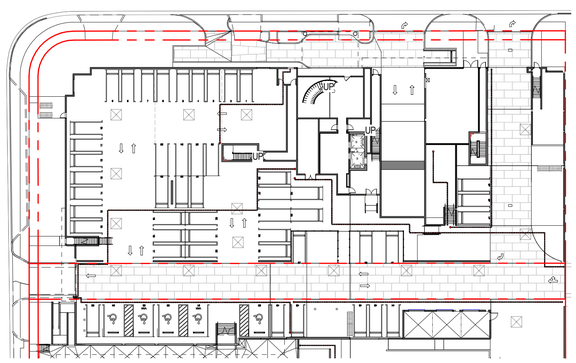
3 RESIDENTIAL - FLOOR AREA GROSS - LEVEL R03

SCALE: 1" = 40'-0"



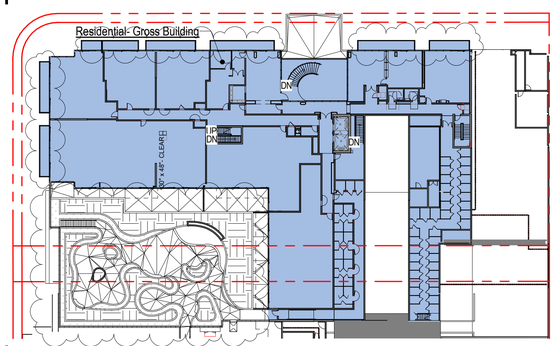
9 RESIDENTIAL - FLOOR AREA SELLABLE - LEVEL R04 THRU R08

SCALE: 1" = 40'-0"



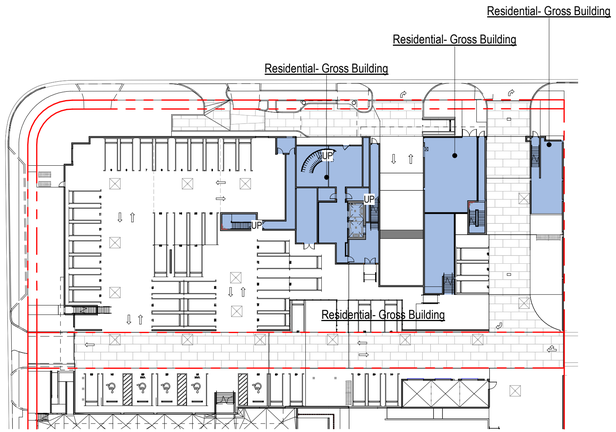
6 RESIDENTIAL - FLOOR AREA SELLABLE - LEVEL R01

SCALE: 1" = 40'-0"



2 RESIDENTIAL - FLOOR AREA GROSS - LEVEL R02

SCALE: 1" = 40'-0"



1 RESIDENTIAL - FLOOR AREA GROSS - LEVEL R01

SCALE: 1" = 40'-0"

Area Schedule (Residential - Gross Building)

Level	Name	Area	Number of Stories	Gross SF
LEVEL R01				
LEVEL R01	Residential- Gross Building	3,511 SF	1	3,511 SF
LEVEL R01	Residential- Gross Building	772 SF	1	772 SF
LEVEL R01	Residential- Gross Building	2,446 SF	1	2,446 SF
LEVEL R01	Residential- Gross Building	Not Enclosed	1	
Residential- Gross Building				6,729 SF
LEVEL R01				6,729 SF
LEVEL R02 (T.O.S.)				
LEVEL R02 (T.O.S.)	Residential- Gross Building	24,135 SF	1	24,135 SF
Residential- Gross Building				24,135 SF
LEVEL R02 (T.O.S.)				24,135 SF
LEVEL R03 (T.O.S)				
LEVEL R03 (T.O.S)	Residential- Gross Building	22,959 SF	1	22,959 SF
LEVEL R04 -3R08 (T.O.S.)				22,959 SF
LEVEL R03 (T.O.S)				22,959 SF
LEVEL R04 (T.O.S.)				
LEVEL R04 (T.O.S.)	Residential- Gross Building	22,836 SF	5	114,180 SF
Residential- Gross Building				114,180 SF
LEVEL R04 (T.O.S.)				114,180 SF
LEVEL ROOF				
LEVEL ROOF	Residential- Gross Building	3,213 SF	1	3,213 SF
Residential- Gross Building				3,213 SF
LEVEL ROOF				3,213 SF
LEVEL RESI REC DECK				
LEVEL RESI REC DECK	Residential - Gross Building	4,286 SF	1	4,286 SF
Residential - Gross Building				4,286 SF
LEVEL RESI REC DECK				4,286 SF
Grand total				175,503 SF

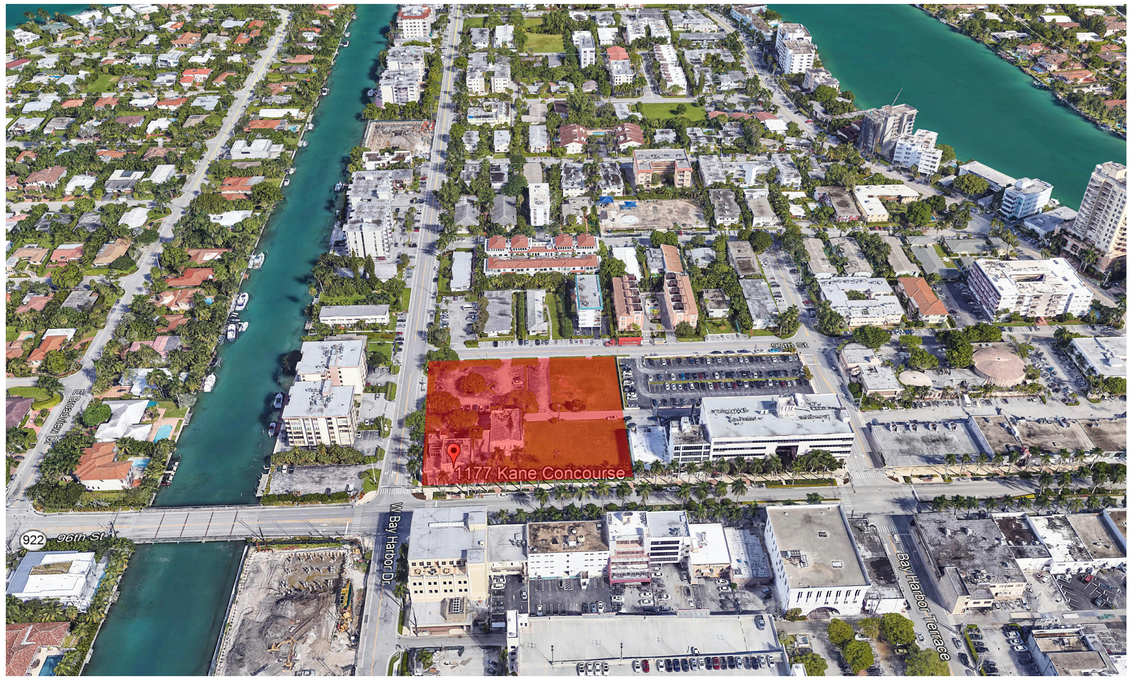
Area Schedule (Residential - Sellable)

Level	Name	Area	Number of Stories	Rentable SF
LEVEL R02 (T.O.S.)				
LEVEL R02 (T.O.S.)	Residential- Sellable	11,306 SF	1	11,306 SF
Residential- Sellable				11,306 SF
LEVEL R02 (T.O.S.)				11,306 SF
LEVEL R03 (T.O.S)				
LEVEL R03 (T.O.S)	Residential- Sellable	20,009 SF	1	20,009 SF
LEVEL R04 -3R08 (T.O.S.)				20,009 SF
LEVEL R03 (T.O.S)				20,009 SF
LEVEL R04 (T.O.S.)				
LEVEL R04 (T.O.S.)	Residential- Sellable	20,133 SF	5	100,663 SF
Residential- Sellable				100,663 SF
LEVEL R04 (T.O.S.)				100,663 SF
Grand total				131,978 SF

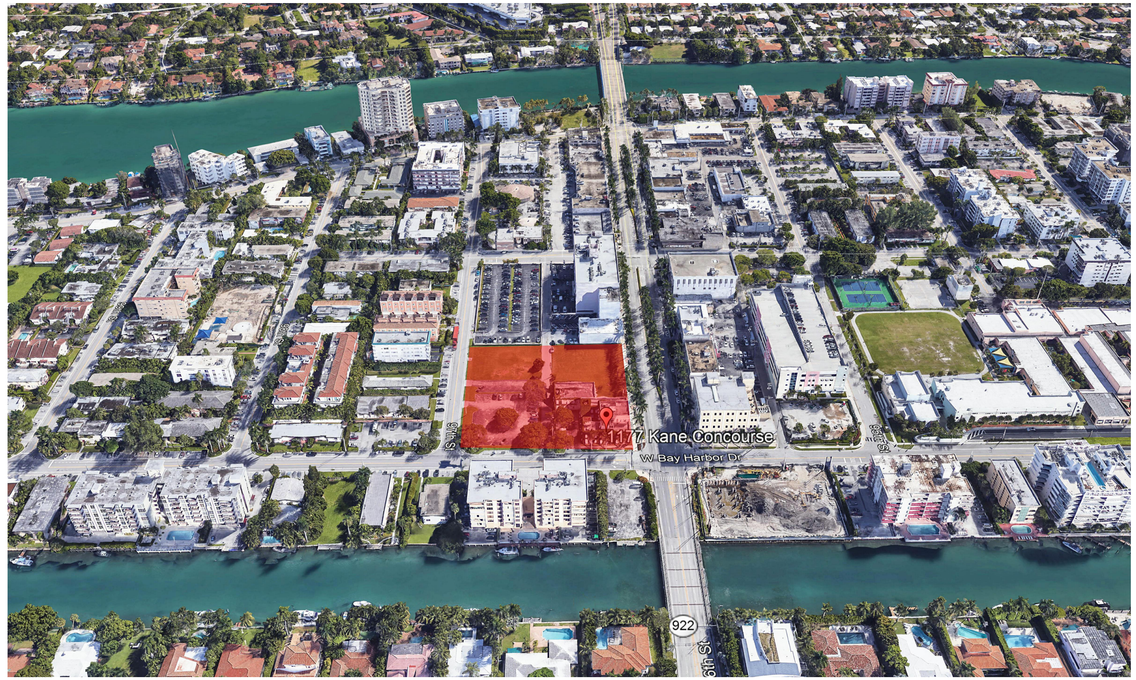
The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

1" = 40'-0"

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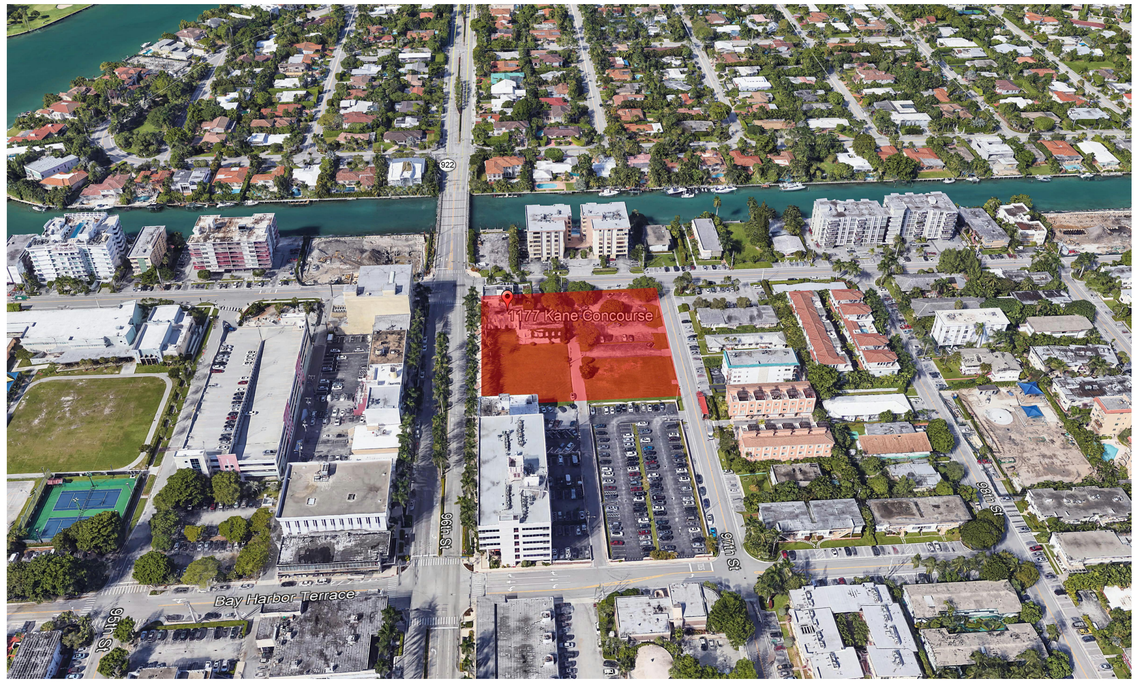
VIEW 01 - LOOKING NORTH



VIEW 02 - LOOKING EAST



VIEW 03 - LOOKING SOUTH

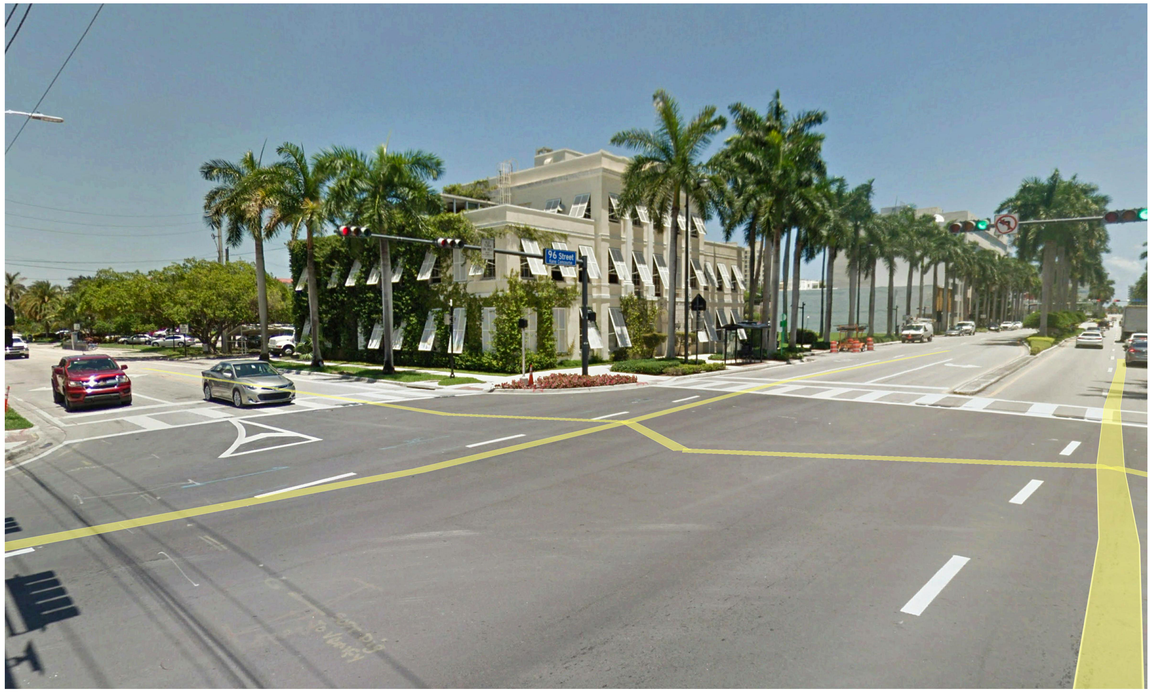


VIEW 04 - LOOKING WEST

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

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STREET VIEW 01



STREET VIEW 02



STREET VIEW 03



LOCATION KEY MAP

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1 Context Site Plan- Roof
SCALE: 1" = 60'-0"

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1" = 60'-0"

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1 Context Site Plan- Ground Floor

SCALE: 1" = 60'-0"

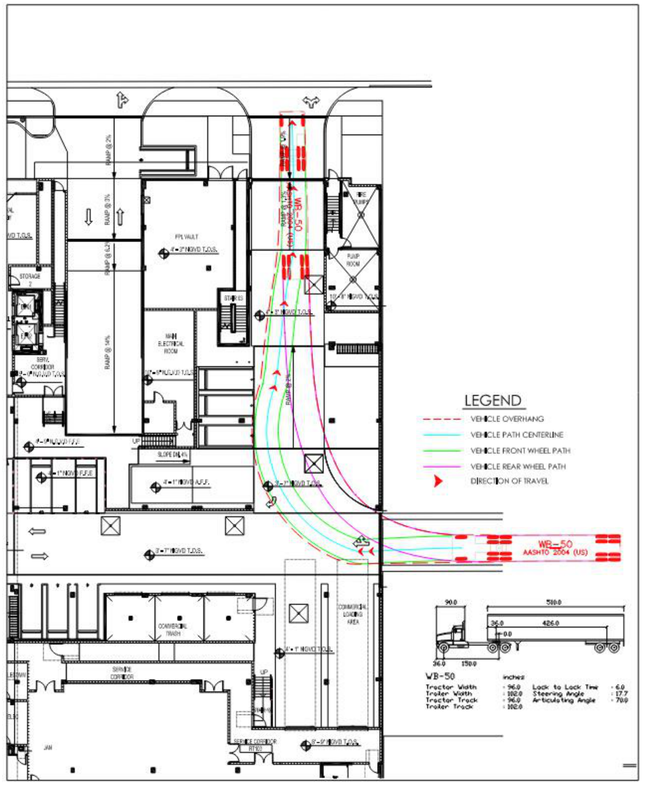
The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

1" = 60'-0"

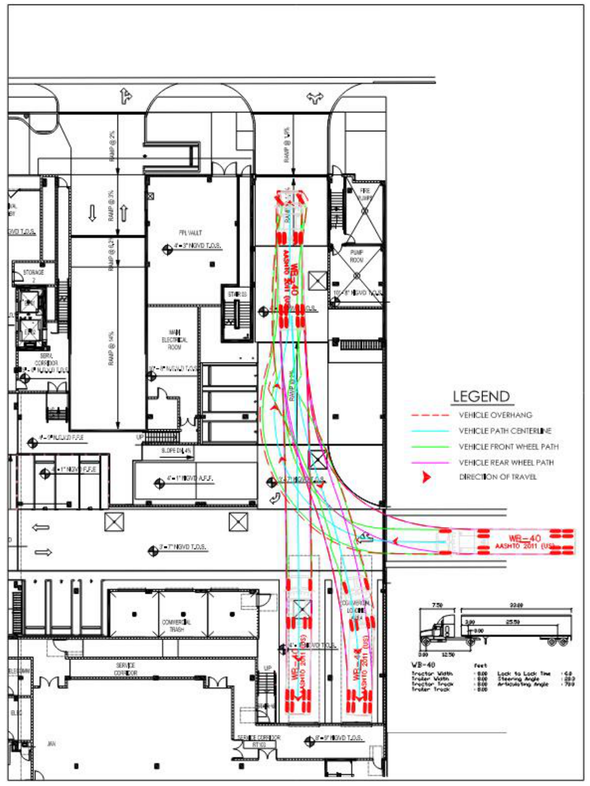
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ARQUITECTONICA | 1177 Kane Concourse | Date: 03/28/2022 | SITE CONTEXT- GRND FLOOR | A0-11

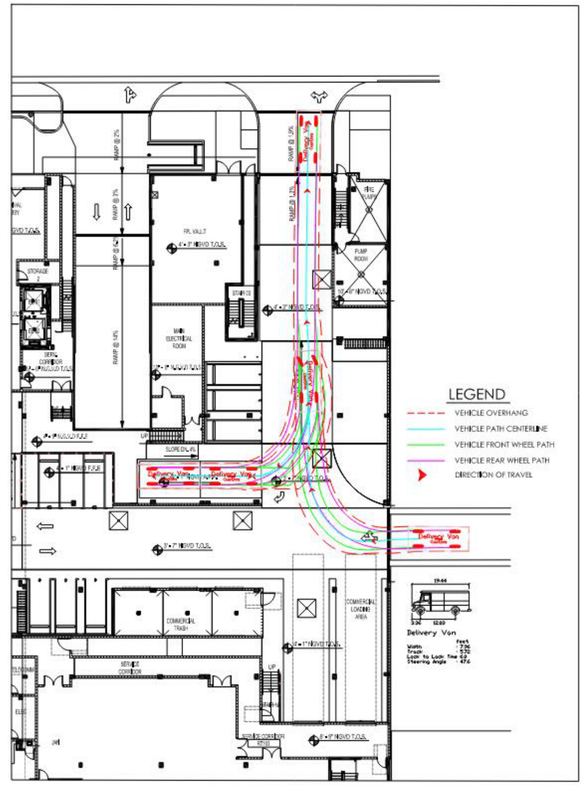
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WB-50 MANEUVERABILITY MODEL



WB-40 MANEUVERABILITY MODEL



DELIVERY VAN MANEUVERABILITY MODEL

3 WB-50 MANEUVERABILITY MODEL
SCALE: 1" = 20'-0"

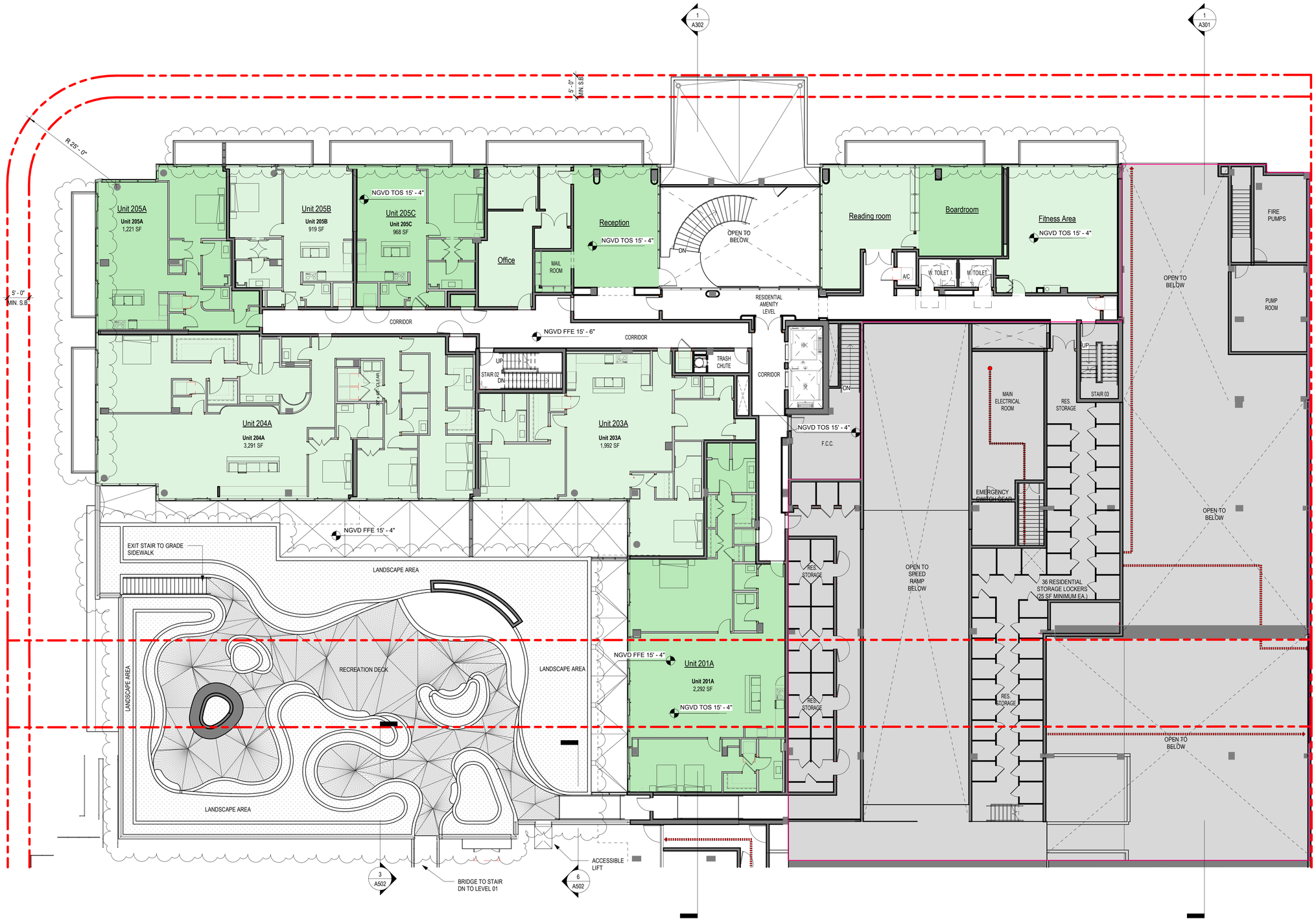
2 WB-40 MANEUVERABILITY MODEL
SCALE: 1" = 20'-0"

1 DELIVERY VAN MANEUVERABILITY MODEL
SCALE: 1" = 20'-0"

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1" = 20'-0"

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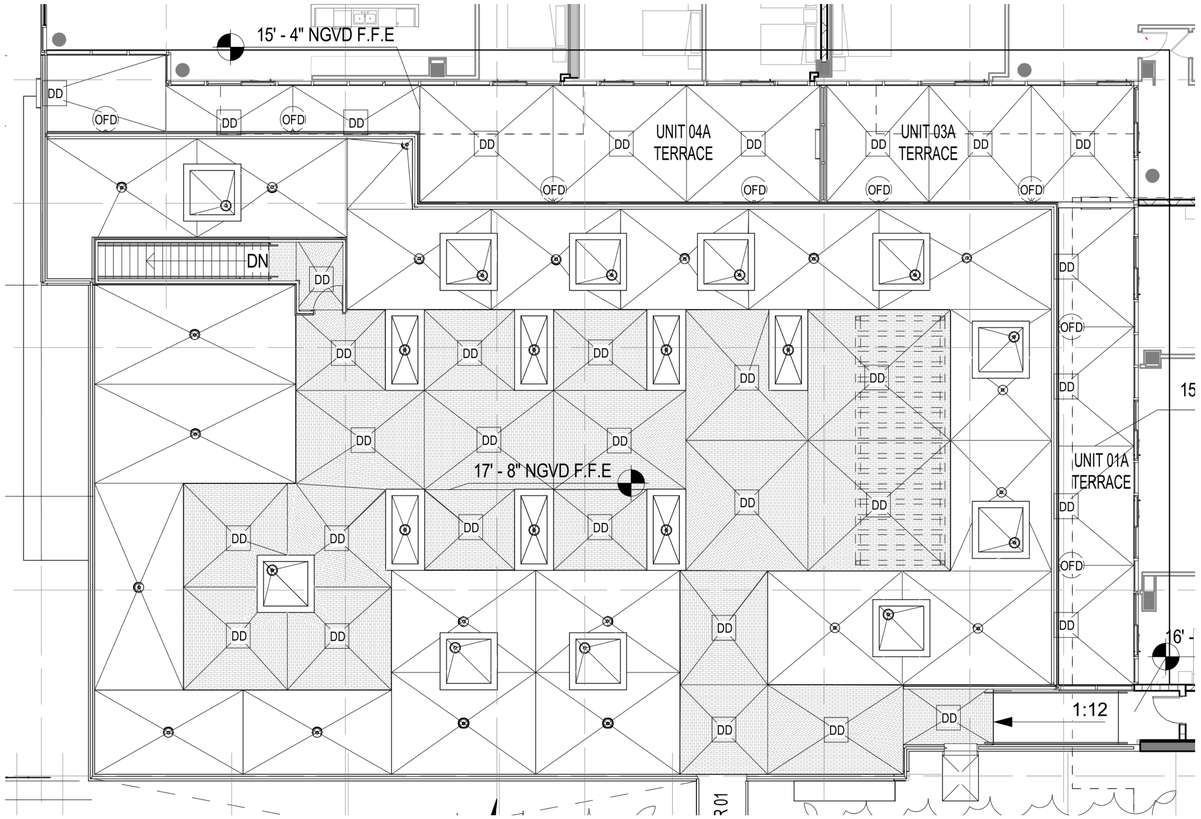
3/32" = 1'-0"

1/24/2024 6:20:49 PM

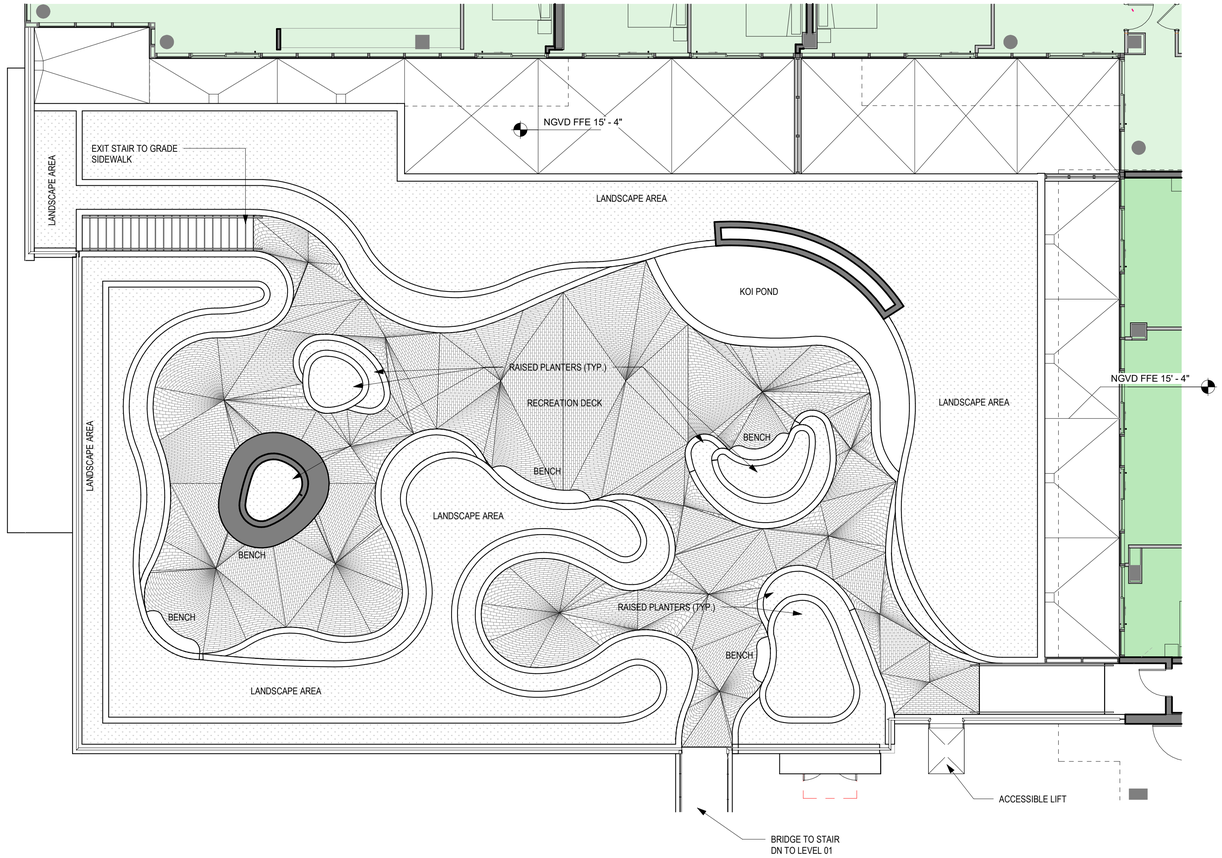
ARQUITECTONICA | 1177 Kane Concourse | Date: 03/28/2022 | ZONING - UNIT SIZES | A0-20

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2nd FLOOR RESIDENTIAL COURTYARD
TOWN COUNCIL - APPROVED



2nd FLOOR RESIDENTIAL COURTYARD
PROPOSED CHANGE



- PLANTERS AREAS WERE REARRANGED AND THE PLANTER SHAPE WAS MODIFY TO PROVIDE A TWO TIER PLANTER.
- A NEW WATER FEATURE WAS ADDED ON THE NORTH EAST SIDE OF THE DECK.
- THE PLAZA USE AND OCCUPANCY CAPACITY WILL REMAIN THE SAME AS THE ORIGINAL DESIGN.
-PLAZA WILL REMAIN FOR PUBLIC USE.

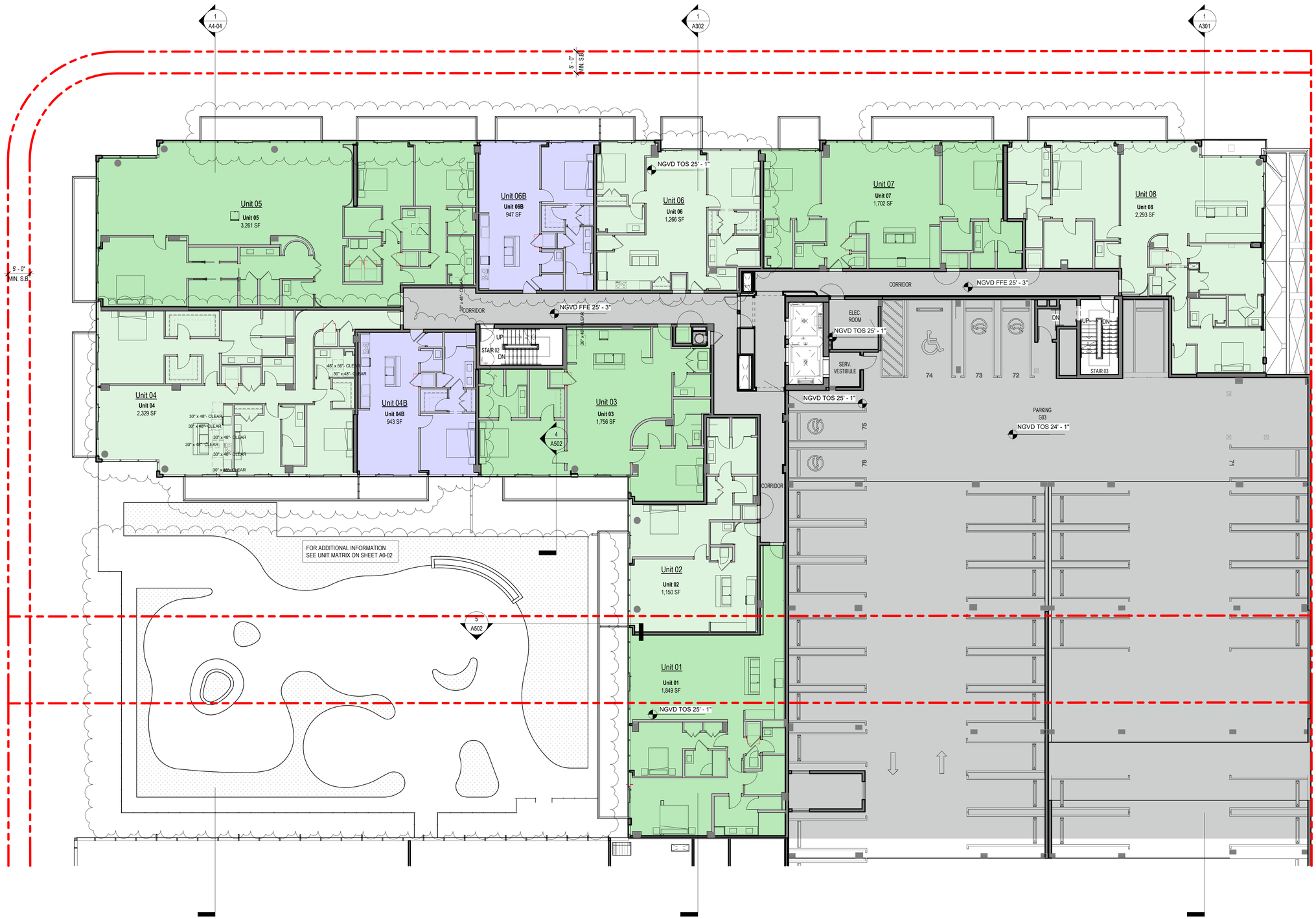
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1/8" = 1'-0"

1/24/2024 6:20:52 PM

ARQUITECTONICA | 1177 Kane Concourse | Date: 01/24/24 | COURTYARD COMPARISON | A0-20A

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1 LEVEL R03 THRU R08

SCALE: 3/32" = 1'-0"

3/32" = 1'-0"

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

1/25/2024 11:02:03 AM

ARQUITECTONICA | 1177 Kane Concourse | Date: 03/28/2022 | ZONING - UNIT SIZES | A0-21

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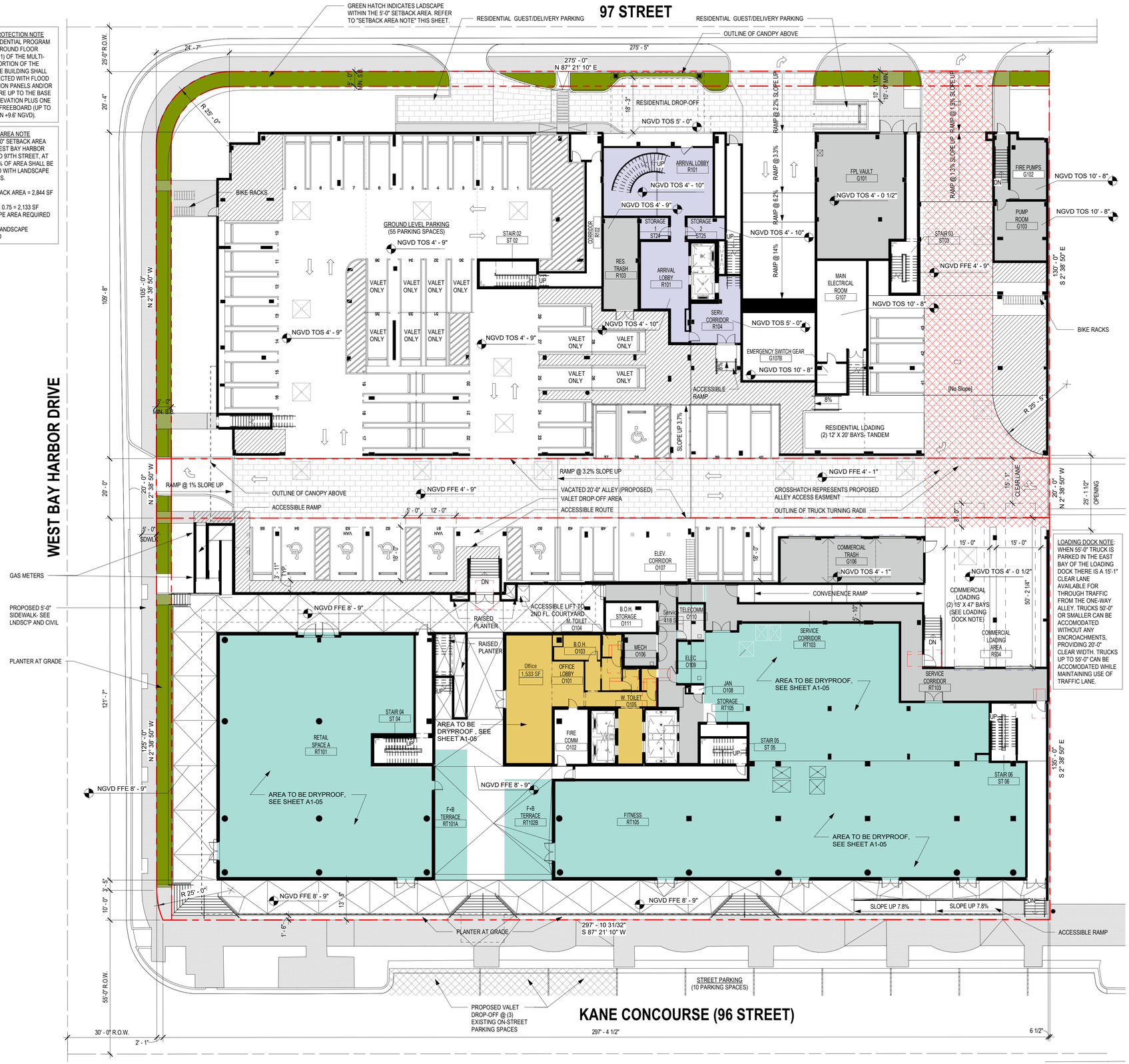
FLOOD PROTECTION NOTE
NON-RESIDENTIAL PROGRAM ON THE GROUND FLOOR (LEVEL R01) OF THE MULTI-FAMILY PORTION OF THE MIXED-USE BUILDING SHALL BE PROTECTED WITH FLOOD PROTECTION PANELS AND/OR STRUCTURE UP TO THE BASE FLOOD ELEVATION PLUS ONE FOOT OF FREEBOARD (UP TO ELEVATION +9.6' NGVD).

SETBACK AREA NOTE
WITHIN 5'-0" SETBACK AREA ALONG WEST BAY HARBOR DRIVE AND 97TH STREET, AT LEAST 75% OF AREA SHALL BE PROVIDED WITH LANDSCAPE MATERIALS.

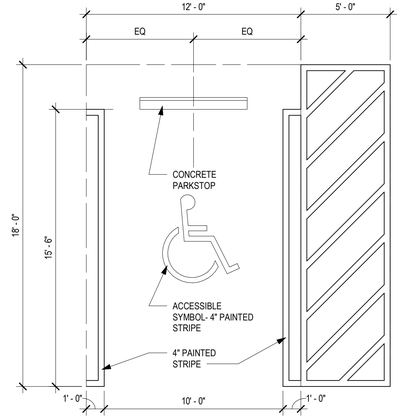
5'-0" SETBACK AREA = 2,844 SF

2,844 SF X 0.75 = 2,133 SF LANDSCAPE AREA REQUIRED

2,133 SF LANDSCAPE PROVIDED



LOADING DOCK NOTE:
WHEN 55'-0" TRUCK IS PARKED IN THE EAST BAY OF THE LOADING DOCK THERE IS A 15'-1" CLEAR LANE AVAILABLE FOR THROUGH TRAFFIC FROM THE ONE-WAY ALLEY. TRUCKS 50'-0" OR SMALLER CAN BE ACCOMODATED WITHOUT ANY ENCROACHMENTS, PROVIDING 20'-0" CLEAR WIDTH. TRUCKS UP TO 55'-0" CAN BE ACCOMODATED WHILE MAINTAINING USE OF TRAFFIC LANE.



2 ACCESSIBLE PARKING STALL- TYP.
SCALE: 1/4" = 1'-0"

3 STANDARD PARKING STALL- TYP.
SCALE: 1/4" = 1'-0"

1 SITE PLAN- GROUND FLOOR
SCALE: 1/16" = 1'-0"

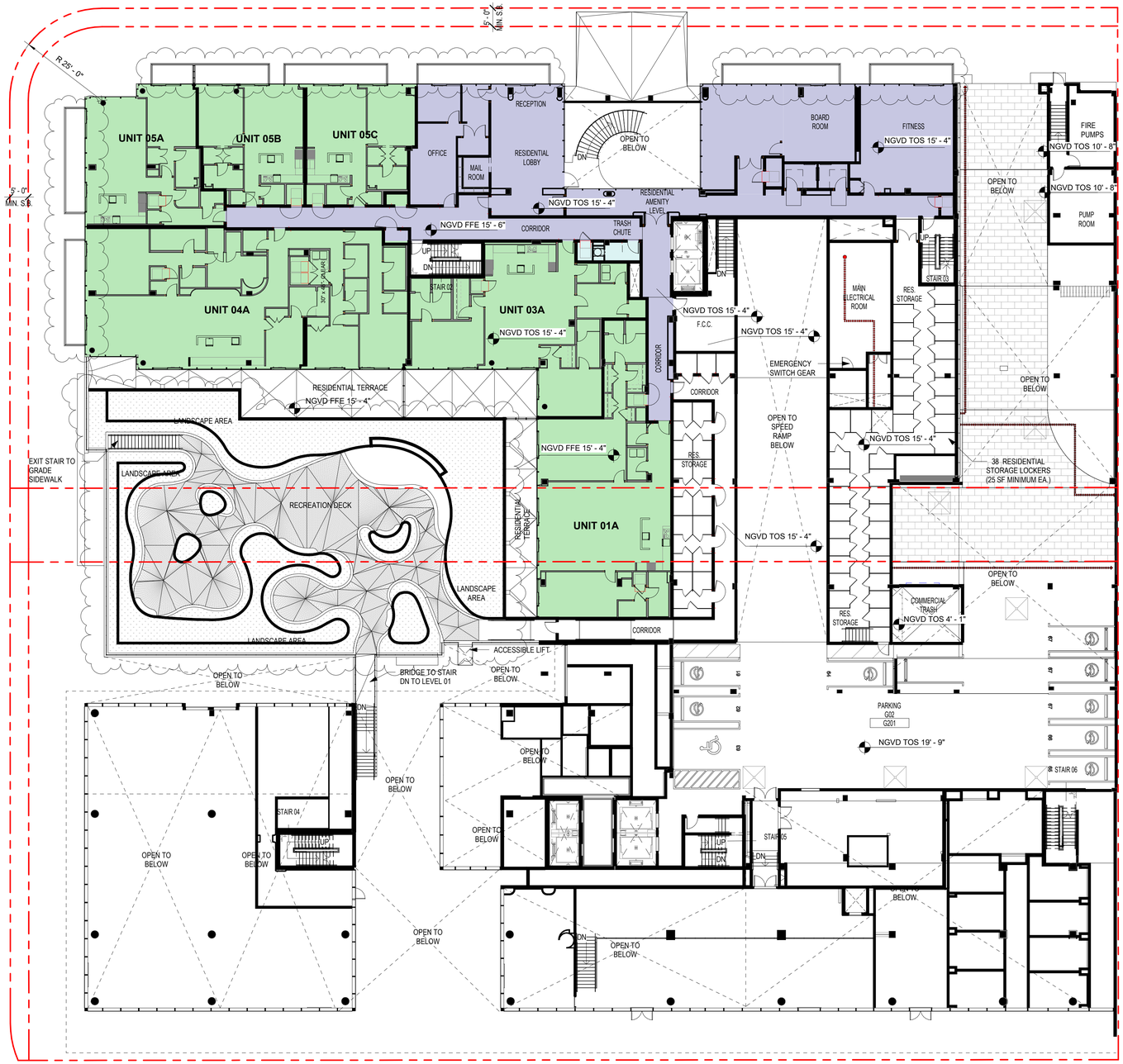
As indicated

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ARQUITECTONICA | 1177 Kane Concourse | Date: 12/8/2022 | SITE PLAN- GROUND FLOOR | A1-01

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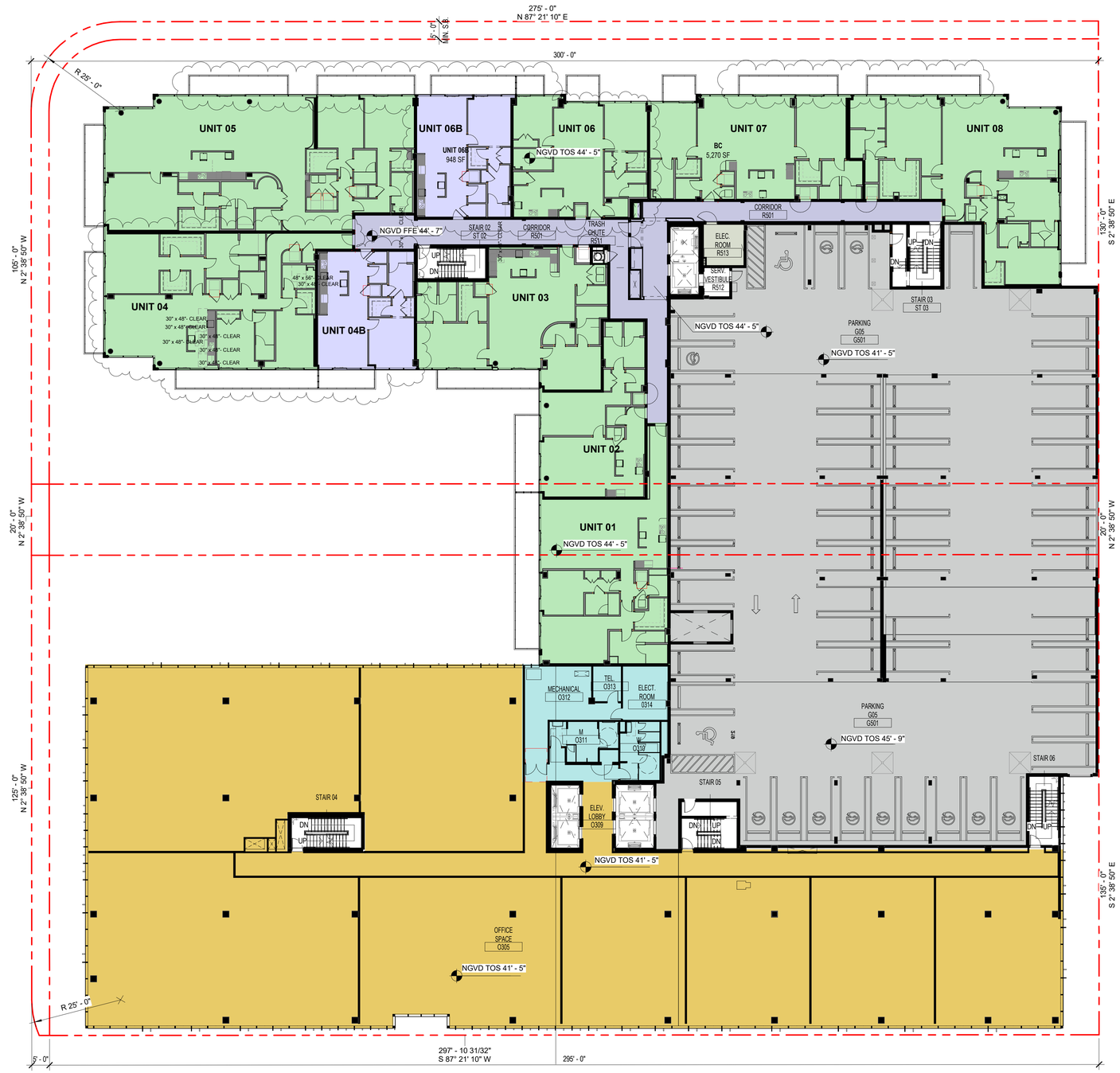
1 LEVEL R02
SCALE: 1/16" = 1'-0"

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1/16" = 1'-0"

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1/16" = 1'-0"

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ARQUITECTONICA | 1177 Kane Concourse | *Date:* 12/8/2022 | OVERALL FLOOR PLAN- TYP. | A1-03

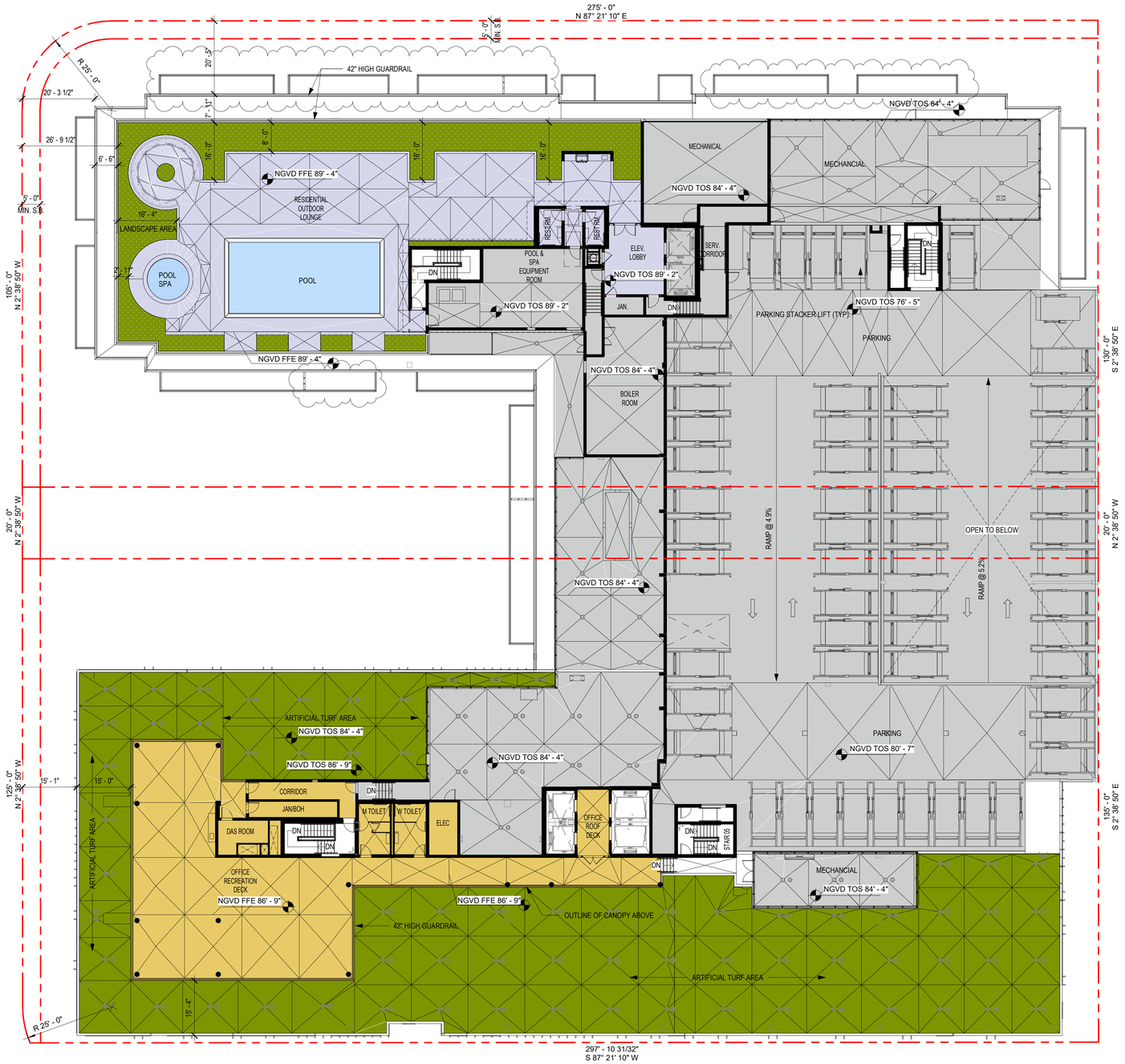
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ROOF LANDSCAPE AREA
ROOFTOPS SHALL HAVE NO LESS THAN 15% OPEN "GREEN" SPACE FOR THOSE PORTIONS USED FOR RECREATION.

ROOFTOPS OVER OFFICE AND RESIDENTIAL = 41,743 SF

GREEN SPACE = 24,114 SF

GREEN SPACE EXCEEDS 15% REQUIRED.



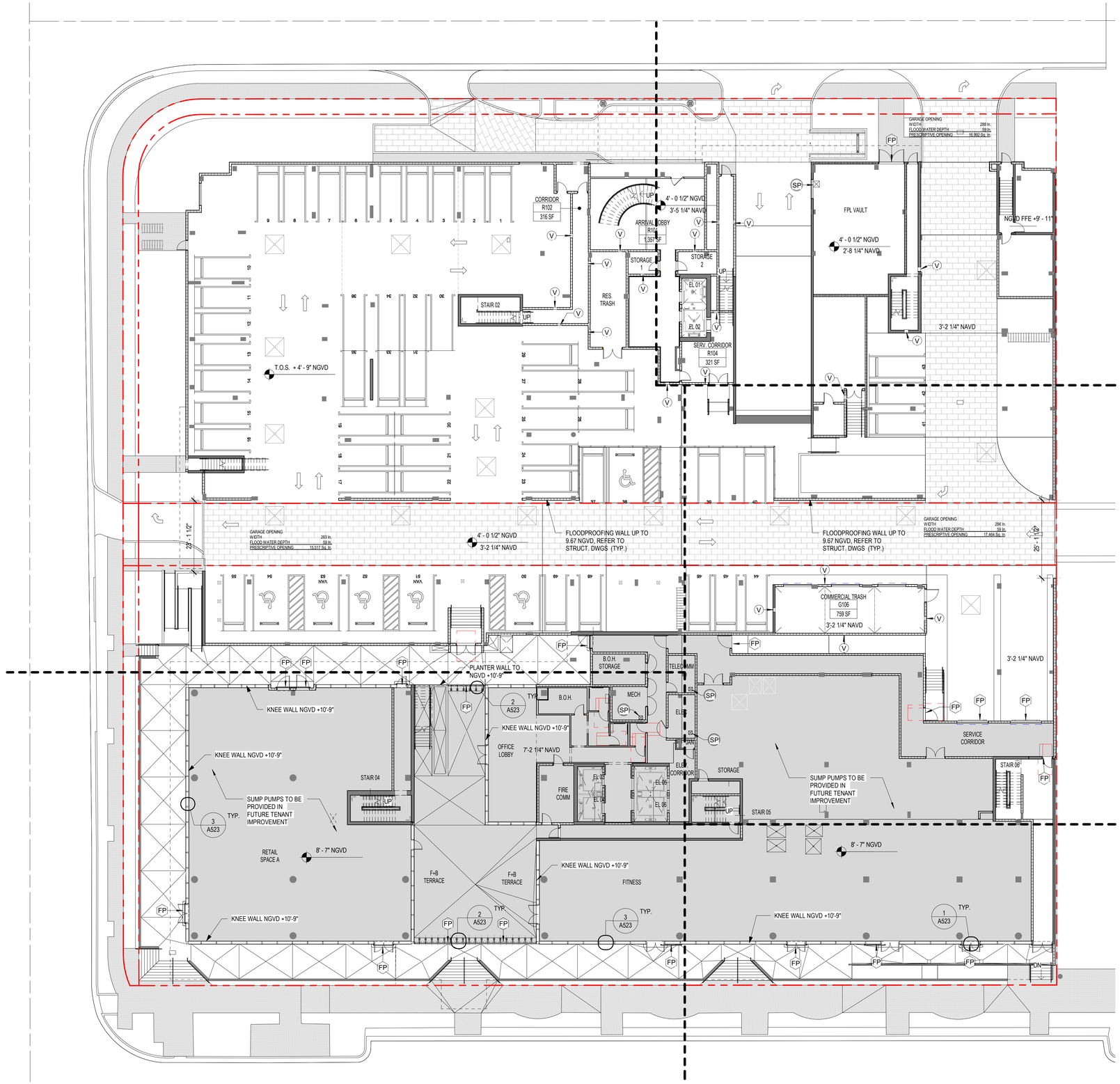
1 OVERALL ROOF PLAN
SCALE: 1/16" = 1'-0"

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

1/16" = 1'-0"

1/4/2024 6:21:36 PM

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1 LEVEL 01 FLOOD PANELS MAP.

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

FLOOD RESISTANT DESIGN CRITERIA

1. FLOOD ZONE INFORMATION
   COMUNITY NUMBER : 120637
   PANEL NUMBER: 0144L
   ZONE: AE
   BASE FLOOD ELEVATION: 9.67' NGVD.

2. FLOOD DESIGN CLASS OF BUILDING : FLOOD DESIGN CLASS 2.

3. FLOOD STRATEGY FOR THE PROPERTY SUBJECT OF THIS PERMIT IS TO WET FLOODPROOF THE PARKING AREA AND FOYER AREA AND PROVIDE DRY FLOODPROOFING ONLY AT FOYER RESTROOMS.

GENERAL NOTES

- AS PER **ASCE 24-14 SECT. 6.2.2** WALLS, FLOORS AND FLOOD SHIELDS TO BE DESIGNED AND CONSTRUCTED TO RESIST HYDROSTATIC, HYDRODYNAMIC AND OTHER FLOOD RELATED LOADS, INCLUDING THE EFFECTS OF BUOYANCY RESULTING FROM FLOODING TO THE ELEVATION OF 9.67' NGVD (BFE +1', AS PER TABLE 6-1 FLOOD DESIGN CLASS 2d)
- WET FLOODPROOFING FOR THE AREAS LOCATED BELOW BFE TO BE ACCOMPLISHED THROUGH THE USE OF FLOOD DAMAGE-RESISTANT MATERIALS AND TECHNIQUES IN ORDER TO MINIMIZE DAMAGE. ALL MATERIALS TO COMPLY WITH ASCE 24-14 CHAPTER 5;
- AS PER **ASCE 24-14, 5.2.1 THRU 5.2.6** ALL MATERIALS EXPOSED TO DIRECT CONTACT WITH FLOOD WATERS, PRECIPITATION OR WIND DRIVEN WATER SHALL BE MADE OF CORROSION RESTISTANT MATERIAL.
- ALL FLOOD PANELS TO BE DESIGNED TO REACH THE HEIGHT OF 10.67' NGVD (BFE+1). FLOOD BARRIERS SHALL BE DESIGNED BY A SPECIALTY ENGINNER. SUBMITT SHOP DRAWINGS AND CALCULATIONS FOR EOR REVIEW AND APPROVAL BEFORE CONSTRUCTION.
- G.C. TO PROVIDE EVALUATION REPORT OF PROPOSED SYSTEM BY A NATIONALLY RECOGNIZED TESTING LAB. SEE SAMPLE AT DETAIL ON THIS PAGE.
- NO OCCUPANCY IS ALLOWED IN ANY AREA RECEIVING FLOOD PANELS.
- **LIMITS ON HUMAN INTERVENTION**
  DRY FLOODPROOFING MEASURES THAT REQUIRE HUMAN INTERVENTION TO ACTIVATE OR IMPLEMENT PRIOR TO OR DURING A FLOOD SHALL BE PERMITTED ONLY WHEN ALL OF THE FOLLOWING CONDITIONS ARE SATISFIED: 1. THE FLOOD WARNING TIME (ALERTING POTENTIAL FLOOD VICTIMS OF A PENDING FLOOD SITUATION) SHALL BE A MINIMUM OF 12 HOURS UNLESS THE COMMUNITY OPERATES A FLOOD WARNING SYSTEM AND IMPLEMENTS AN EMERGENCY PLAN TO ENSURE SAFE EVACUATION OF FLOOD HAZARD AREAS, IN WHICH CASE HUMAN INTERVENTION IS ALLOWED ONLY IF THE COMMUNITY CAN PROVIDE A MINIMUM FLOOD WARNING TIME EQUAL TO OR LONGER THAN THE CUMULATIVE TIME (A) TO NOTIFY PERSONS RESPONSIBLE FOR INSTALLATION OF FLOODPROOFING MEASURES, (B) FOR RESPONSIBLE PERSONS TO TRAVEL TO STRUCTURES TO BE FLOODPROOFED, (C) TO INSTALL, ACTIVATE, OR IMPLEMENT FLOODPROOFING MEASURES, AND (D) TO EVACUATE ALL OCCUPANTS FROM THE FLOOD HAZARD AREA. 2. ALL REMOVABLE SHIELDS OR COVERS FOR OPENINGS SUCH AS WINDOWS, DOORS, AND OTHER OPENINGS IN WALLS SHALL BE DESIGNED TO RESIST FLOOD LOADS SPECIFIED IN SECTION 1.6. 3. WHERE REMOVABLE SHIELDS ARE TO BE USED, A FLOOD EMERGENCY PLAN SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION AND SHALL SPECIFY, AT A MINIMUM, THE FOLLOWING INFORMATION: STORAGE LOCATIONS OF THE SHIELDS, THE METHOD OF INSTALLATION, CONDITIONS ACTIVATING INSTALLATION, MAINTENANCE OF SHIELDS AND ATTACHMENT DEVICES, PERIODIC PRACTICE OF INSTALLING SHIELDS, TESTING SUMP PUMPS AND OTHER DRAINAGE MEASURES, AND INSPECTING NECESSARY MATERIAL AND EQUIPMENT TO ACTIVATE OR IMPLEMENT FLOODPROOFING. THE FLOOD EMERGENCY PLAN SHALL BE POSTED PERMANENTLY IN AT LEAST TWO CONSPICUOUS LOCATIONS WITHIN THE STRUCTURE.

ELECTRICAL SERVICE

- SERVICE CONDUITS & CABLES BELOW 9.67' NGVD (PROJECT DFE) SHALL BE WATERPROOFED OR CONFORM TO NFPA 70/NFPA 2011 FOR WET LOCATIONS. WHEN UNDERGROUND MUST BE BURIED TO A DEPTH SUFFICIENT TO PREVENT MOVEMENT, SEPARATION, LOSS DUE TO EROSION.
- EXPOSED CONDUIT AND CABLES TO BE DESIGNED TO WITHSTAND FLOOD-RELATED LOADS, BUOYANCY, HYDRODYNAMIC FORCES & DEBRIS IMPACT. ELECTRICAL CONDUITS AND CABLES AND PROTECTIVE ENCLOSURES INSTALLED BELOW 9.67' NGVD SHALL BE SEALED TO PREVENT THE ENTRANCE OF FOODWATERS INTO ELECTRICAL CONDUITS AND ELECTRICAL SERVICE COMPONENTS.
- ALL ELECTRICAL ELEMENTS AND LIGHTING ON LEVEL 01 THAT ARE OUTSIDE THE RESTROOMS TO BE PLACED ABOVE B.F.E.
- LIFE SAFETY ELECTRICAL COMPONENTS PLACED BELOW DFE TO BE ENERGIZED FROM A PANEL ABOVE DFE AND SUPPLIED BY BRANCH CIRCUITS ORIGINATING FROM GFI BREAKERS.
- FOR FURTHER DETAILS SEE **ASCE 24-14, CH. 7.2.1 THRU 7.2.5**

PLUMBING SYSTEMS

- PLUMBING SYSTEMS IN THESE NOTES SHALL INCLUDE SANITARY COLLECTION SYSTEMS, RAIN RUNOFF COLLECTION SYSTEMS, SANITARY FACILITIES AND PLUMBING FIXTURES, WATER SUPPLY SYSTEMS (INCLUDING HOT WATER HEATERS AND WATER CONDITIONING EQUIPMENT), AND SEWAGE DISPOSAL SYSTEMS.
- UNDERGROUND SYSTEMS SHALL BE BURIED TO A DEPTH SUFFICIENT TO PREVENT MOVEMENT, SEPARATION, OR LOSS DUE TO FLOODING AND EROSION UNDER DESIGN FLOOD CONDITIONS.
- PLUMBING SYSTEMS AND COMPONENTS EMERGING FROM UNDERGROUND SHALL BE DESIGNED, CONSTRUCTED, ANCHORED, AND PROTECTED TO WITHSTAND FLOOD-RELATED LOADS, INCLUDING THE EFFECTS OF BUOYANCY, HYDRODYNAMIC FORCES, AND DEBRIS IMPACTS.
- WHERE PLUMBING SYSTEMS AND COMPONENTS HAVE OPENINGS BELOW 5.00; NGVD, THE OPENINGS SHALL BE PROTECTED WITH AUTOMATIC BACKWATER VALVES OR OTHER AUTOMATIC BACKFLOW DEVICES. DEVICES SHALL BE INSTALLED IN EACH LINE THAT EXTENDS BELOW THE DFE TO PREVENT RELEASE OF SEWAGE INTO FLOOD WATERS AND TO PREVENT INFLTRATION BY FLOOD WATERS INTO THE PLUMBING. REDUNDANT DEVICES REQUIRING HUMAN INTERVENTION SHALL BE PERMITTED.
- SANITARY SYSTEMS SHALL BE DESIGNED TO MINIMIZE INFLTRATION OF FLOOD WATERS INTO THE SYSTEMS AND DISCHARGES FROM THE SYSTEMS INTO FLOOD WATERS. VENTS AND OPENINGS SHALL BE ABOVE 5.00 NGVD. SANITARY SYSTEM STORAGE TANKS SHALL BE DESIGNED, CONSTRUCTED, INSTALLED, AND ANCHORED TO RESIST AT LEAST 1.5 TIMES THE POTENTIAL BUOYANT AND OTHER FOOD FORCES ACTING ON AN EMPTY TANK DURING DESIGN FLOOD CONDITIONS. TANKS AND PIPING SHALL BE INSTALLED TO RESIST LOCAL SCOUR AND EROSION.
- SANITARY SYSTEMS THAT MUST REMAIN OPERATIONAL DURING OR IMMEDIATELY AFTER THE DESIGN FLOOD OR LESSER FLOODS SHALL BE EQUIPPED WITH A SEALED STORAGE TANK THAT IS SIZED TO STORE AT LEAST 150% OF THE ANTICIPATED SEWAGE FLOW ASSOCIATED WITH OCCUPANCY DURING FLOOD CONDITIONS AND DURING SUBSEQUENT PERIODS OF SATURATED SOIL WHEN SEWAGE WILL NOT PERCOLATE.
- FOR FURTHER DETAILS SEE **ASCE 24-14, CH. 7.3.1 THRU 7.3.4**

MEP SYSTEMS

- FUEL SUPPLY LINES EXTENDING BELOW 9.67' NGVD SHALL BE EQUIPPED WITH A FLOAT OPERATED AUTOMATIC CONTROL VALVE TO SHUT OFF FUEL SUPPLY WHEN FLOOD WATERS RISE ABOVE 9.67' NGVD
- FOR FURTHER DETAILS SEE **ASCE 24-14, CH. 7.4**

ELEVATORS NOTES

- ELEVATOR SHAFT ENCLOSURES TO BE REINFORCED CMU OR CONCRETE TO RESIST HYDROSTATIC, HYDRODYNAMICS AND DEBRIS IMPACT FORCES IN ACCORDANCE WITH **ASCE 7 (ASCE/SEI 2010)**
- ALL ELEVATORS TO BE EQUIPPED WITH FLOAT SWITCHES, PER ASME A17.1
- ELEVATOR EQUIPMENT: USE FLOOD DAMAGE-RESISTANT ELECTRICAL COMPONENTS OR PLACE GEAR IN WATER RESISTANT ENCLOSURE FOR ALL ITEMS LOCATED BELOW BFE +1.
- ELECTRICAL EQUIPMENT: ALL EQUIPMENT LOCATED BELOW BFE TO BE INSIDE A NEMA 4-RATED ENCLOSURE FOR WATER RESISTANCE
- FOR FURTHER DETAILS SEE **NFIP TECHNICAL BULLETTIN 4 / JUNE 2019** AND **ASCE 24-14, CH. 7.5**

STAIRS

- STAIRWAYS AND RAMPS THAT ARE LOCATED BELOW BFE SHALL BE DESIGNED AND CONSTRUCTED TO RESIT FLOOD RELATED LOADS AS SPECIFIED IN SECTION 1.6 ASCE 24-14 AND MINIMIZE TRANSFER OF FLOOD RELATED LOADS TO THE STRUCTURE FOUNDATION. OR
- BREAKAWAY DURING DESIGN FLOOD CONDITIONS WITHOUT CAUSING DAMAGE TO THE STRUCTURE, INCLUDING THE FOUNDATION.
- USE MATERIALS TO CONFORM TO CHAPTER 5 ASCE 24-14. FOR THOSE PORTIONS OF THE STAIR AND RAMPS THAT ARE LOCATED BELOW THE ELEVATIONS SPECIFIED IN TABLE 2.1 AND 4.1 INCLUDING ITEMS SUCH AS GATES AND DOORS.

GENERATOR

THE GENARATOR IS LOCATED AT THE ROOF. REFER TO SHEET E210B AND SHEET A110B.

NON-ENGINEERED OPENING CALCULATION TABLE

ROOM NAME	ROOM AREA Sq.ft	NUMBER OF FLOOD VENTS PROVIDED	AREA COVERED PER VENT in Sq.ft.(220 p/ vent)	REQUIRED PRESCRIPTIVE OPENING (Sq.In.)	PROVIDED OPENING (Sq In)
G 1003 RESI STORAGE	411	1	440		
G 106 COMMERCIAL TRASH	759	4	880		
R 101 RESIDENTIAL LOBBY	1321	5	1320		
RESI TRASH	353	2	440		
R 1002 CORRIDOR	292	3	660		
R 1004 SERVICE CORRIDOR	320	2	440		
R 1005 RESI STORAGE	95	1	440		
R 1007 STORAGE	341	2	440		
PARKING	32.824			32824	49,973

LEGEND

(V)	16" x 8" x 8" DEEP FLOOD FLAP AUTOMOATIC FLOOD VENT MODEL No. FFWF12 OR SIMILAR. WITH 2 HR. FIRE DAMPER KIT. INSTALLED AT 12" A.F.F.
FP	FLOOD BARRIER INC. FLOOD PANEL OR SIMILAR GC TO PROVIDE SIGN AND SEAL CALCULATIONS BY FLORIDA REGISTERED ENGINNER.
SP	SUMP PUMP. REFER TO PLUMBING DRAWINGS.
	WET FLOODPROOFING
	DRY FLOODPROOFING

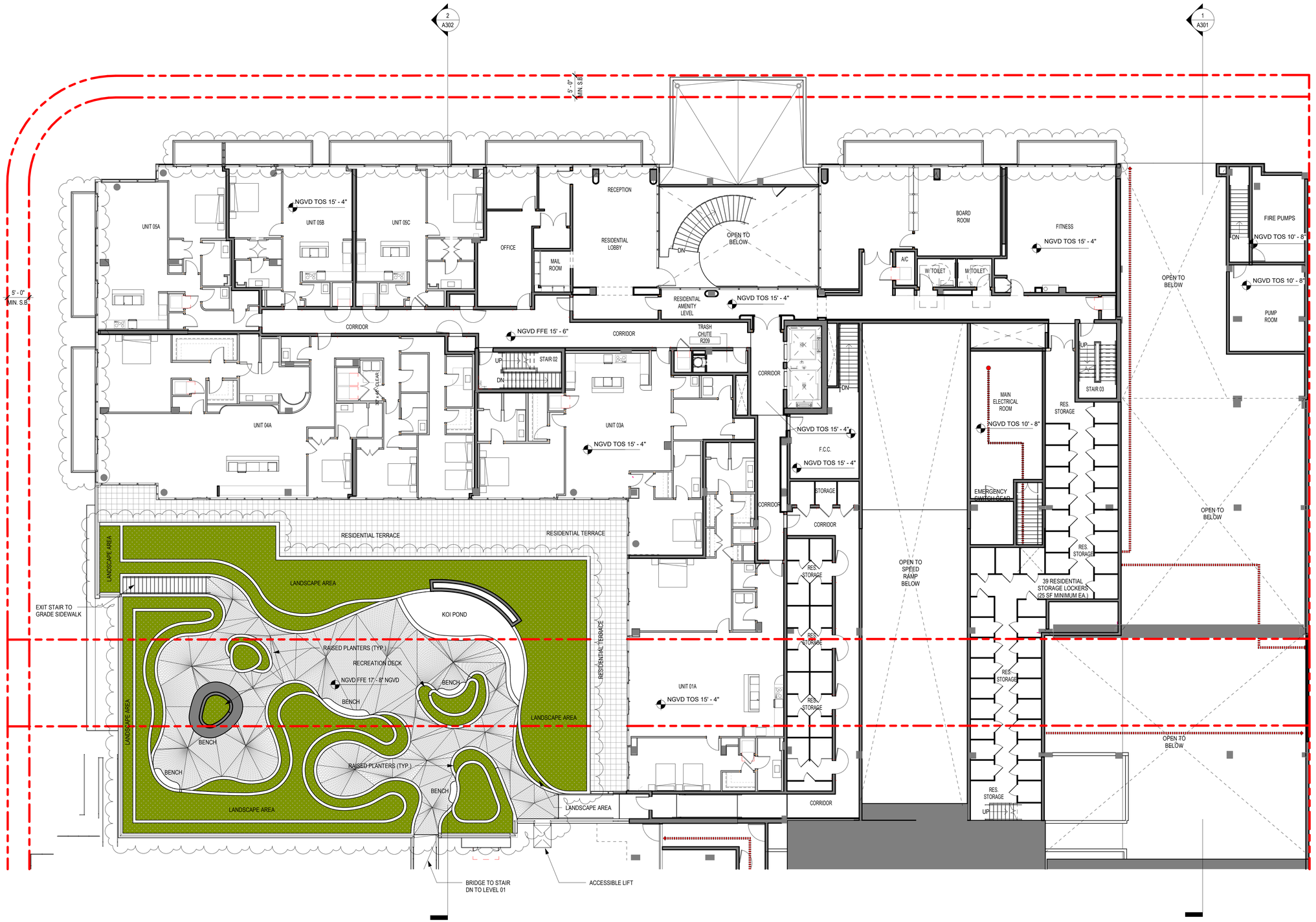
NGVD = NGVD29
NAVD = NAVD88

ALL FLOOD PANELS TO +9'10" NGVD

1/16" = 1'-0"

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1 LEVEL R02- Enlarged

SCALE: 3/32" = 1'-0"

3/32" = 1'-0"

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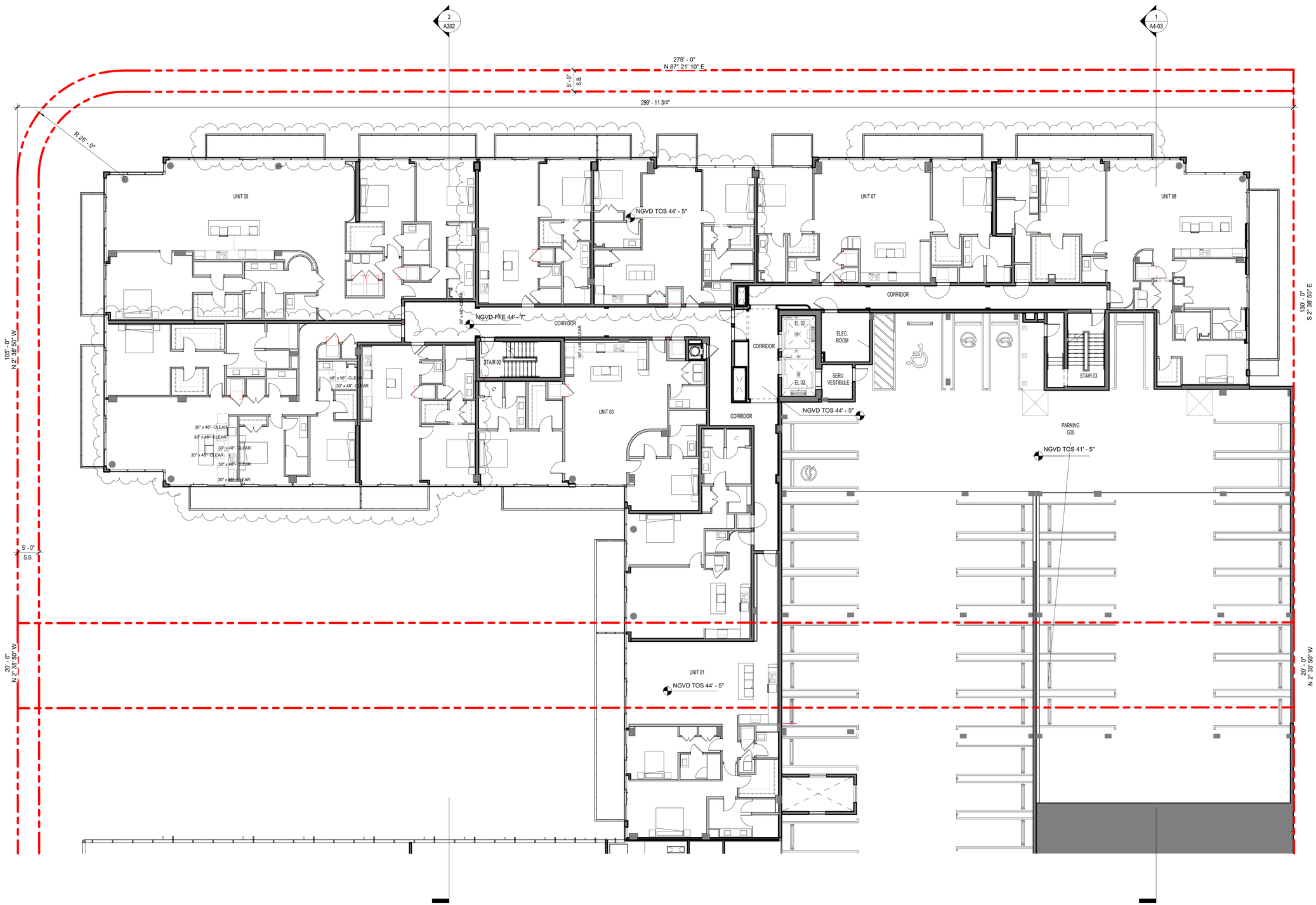
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Date: 03/28/2022

ENLARGED FLOOR PLAN

A1-12



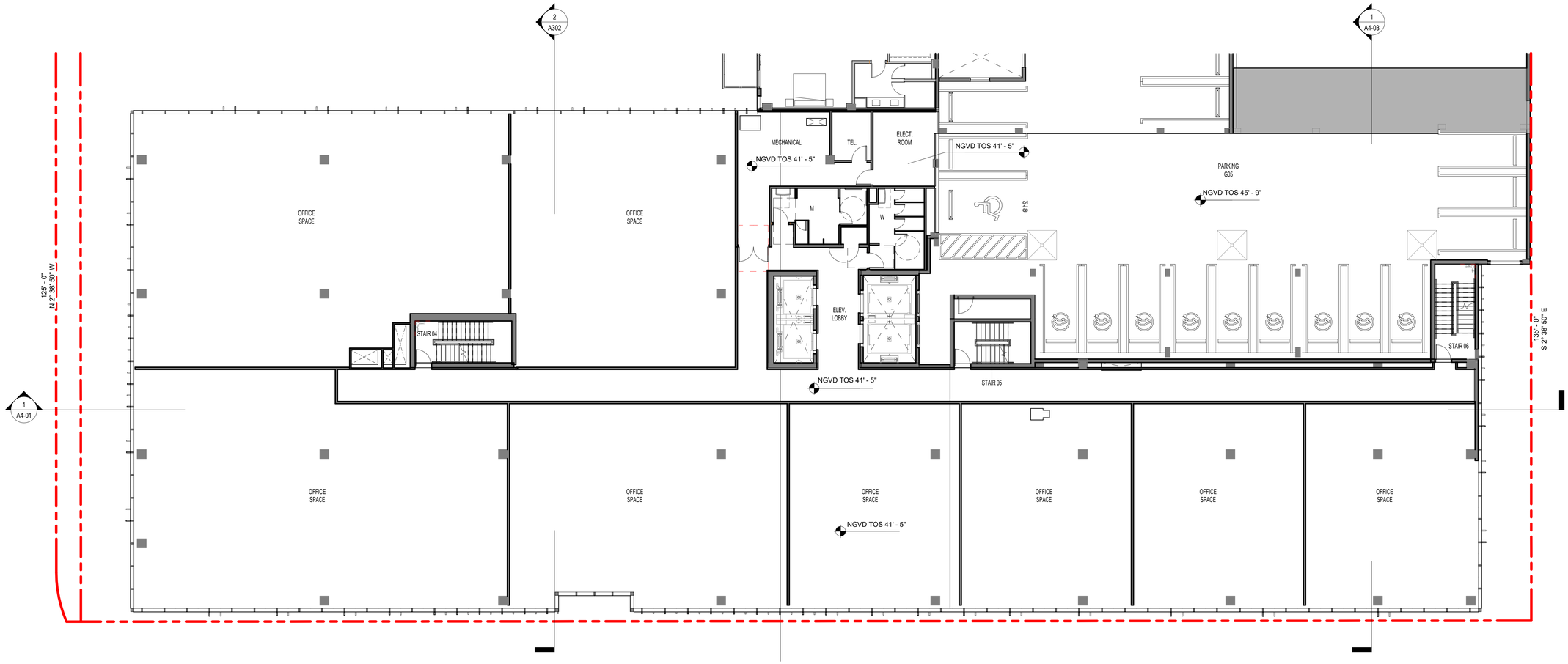
1 RESIDENTIAL FLOOR PLAN - LEVELS R3 TO R8.
SCALE: 3/32" = 1'-0"

3/32" = 1'-0"

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

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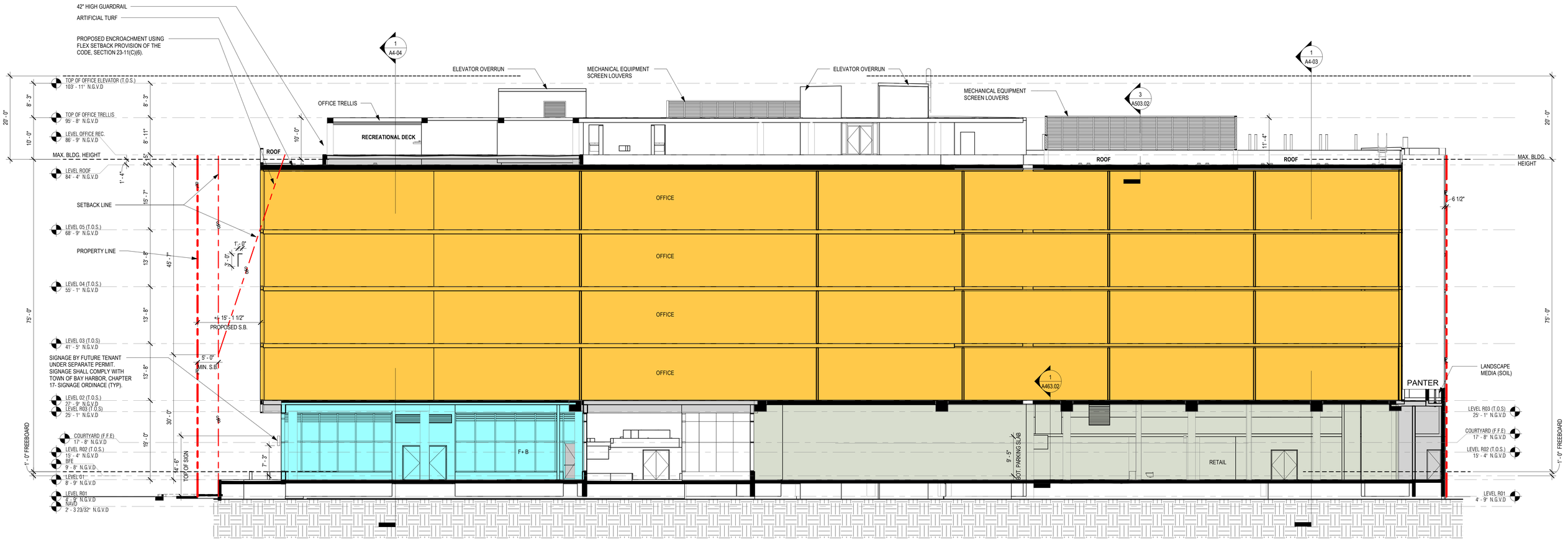
2 OFFICE FLOOR PLAN- LEVELS 02 TO 05.

SCALE: 3/32" = 1'-0"

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

3/32" = 1'-0"

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1 OFFICE- LONGITUDINAL BUILDING SECTION

SCALE: 3/32" = 1'-0"

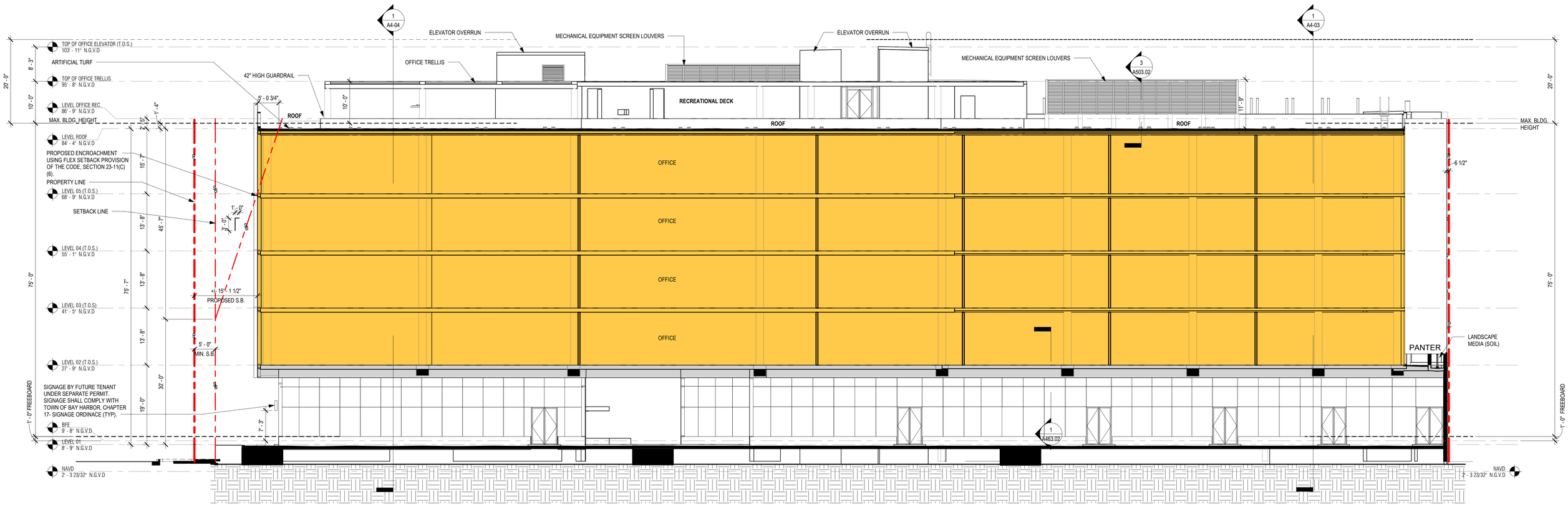
The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

3/32" = 1'-0"

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1 OFFICE- LOGINTUDINAL BUILDING SECTION @ RETAIL OVERHANG

SCALE: 3/32" = 1'-0"

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3/32" = 1'-0"

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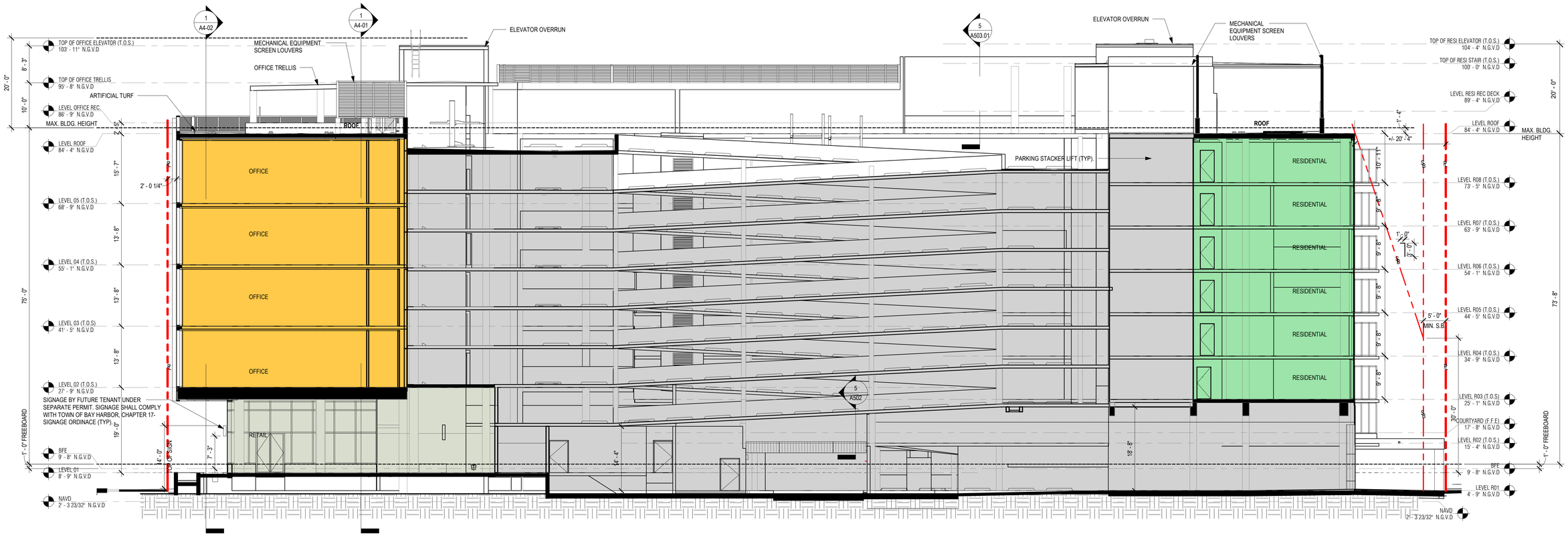
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Date: 03/28/2022

BUILDING SECTION

A4-02



1 BUILDING SECTION @ ALLEY EASMENT

SCALE: 3/32" = 1'-0"

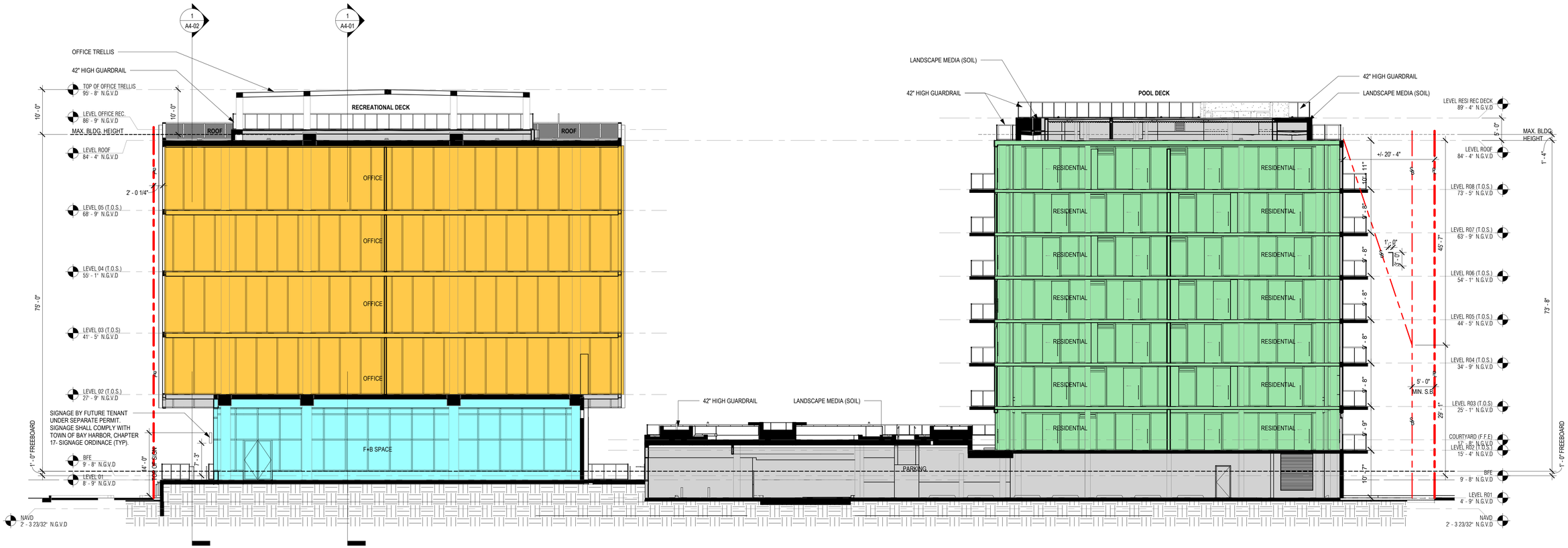
The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

3/32" = 1'-0"

12/4/2024 6:22:17 PM

ARQUITECTONICA | 1177 Kane Concourse | Date: 03/28/2022 | BUILDING SECTION | A4-03

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1 BUILDING SECTION @ COURTYARD

SCALE: 3/32" = 1'-0"

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3/32" = 1'-0"

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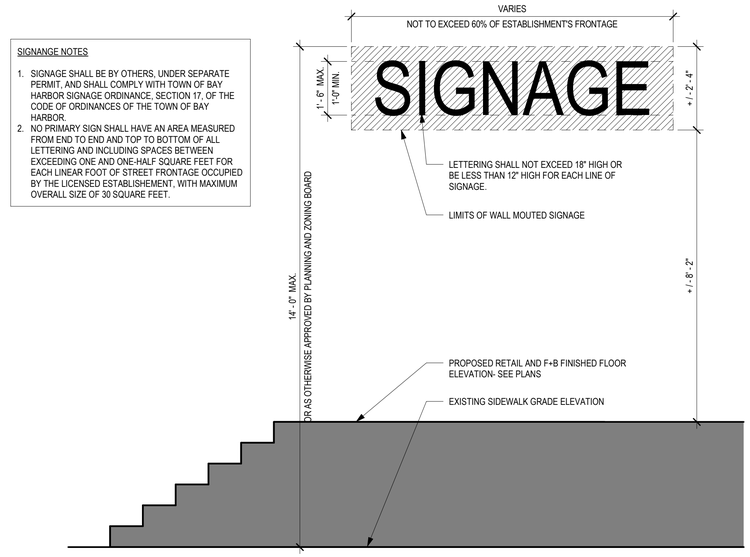
Date: 03/28/2022

BUILDING SECTION

A4-04

SIGNANGE NOTES

1. SIGNAGE SHALL BE BY OTHERS, UNDER SEPARATE PERMIT, AND SHALL COMPLY WITH TOWN OF BAY HARBOR SIGNAGE ORDINANCE, SECTION 17, OF THE CODE OF ORDINANCES OF THE TOWN OF BAY HARBOR.
2. NO PRIMARY SIGN SHALL HAVE AN AREA MEASURED FROM END TO END AND TOP TO BOTTOM OF ALL LETTERING AND INCLUDING SPACES BETWEEN EXCEEDING ONE AND ONE-HALF SQUARE FEET FOR EACH LINEAR FOOT OF STREET FRONTAGE OCCUPIED BY THE LICENSED ESTABLISHEMENT, WITH MAXIMUM OVERALL SIZE OF 30 SQUARE FEET.



1 SIGNAGE DETAIL
SCALE: 1/2" = 1'-0"

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The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

1/2" = 1'-0"

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1 SOUTH ELEVATION A - COLORED

SCALE: 3/32" = 1'-0"

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3/32" = 1'-0"

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1 NORTH ELEVATION- COLORED
SCALE: 3/32" = 1'-0"

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3/32" = 1'-0"

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ARQUITECTONICA | 1177 Kane Concourse | Date: 03/28/2022 | NORTH ELEVATION- COLORED | A7-02

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1 WEST ELEVATION- COLORED

SCALE: 3/32" = 1'-0"

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

3/32" = 1'-0"

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ARQUITECTONICA | 1177 Kane Concourse | Date: 03/28/2022 | WEST ELEVATION- COLORED | A7-03

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1 EAST ELEVATION D - COLORED
SCALE: 3/32" = 1'-0"

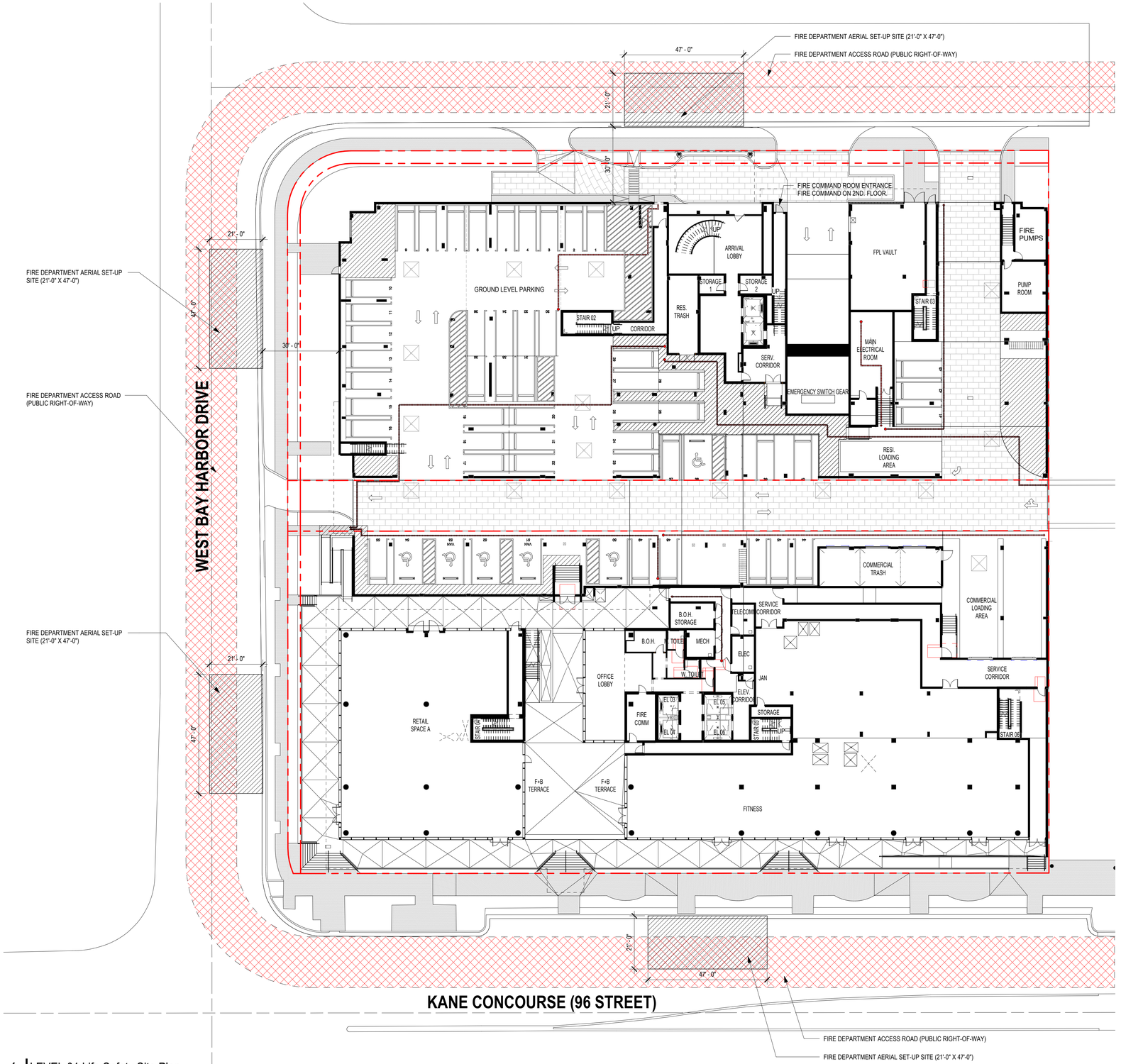
The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

3/32" = 1'-0"

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ARQUITECTONICA | 1177 Kane Concourse | Date: 03/28/2022 | EAST ELEVATION- COLORED | A7-04

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1 LEVEL 01 Life Safety Site Plan
SCALE: 1" = 20'-0"

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

1" = 20'-0"

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ARQUITECTONICA | 1177 Kane Concourse | Date: 03/28/2022 | LIFE SAFETY SITE PLAN | A9-01

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AGENDA ITEM REPORT
April 16, 2024

ITEM NUMBER: 7.

ITEM: Request for approval for a new multifamily dwelling for "1160 101 ST BAY HARBOR CONDO 2618 LLC" located at 1160 101 Street, Lot 8 of Block 7. On March 5, 2024, the Board deferred the project. The architect has made changes to the plans and has resubmitted them for review and approval. The developer is proposing to construct a new nine (9) dwelling unit mid-rise development. The proposed building will have seven (7) stories in height with six (6) floors of dwelling units on top of a grade level parking garage. The proposed dwelling units will range from 2,531 to 4,579 square feet of A/C space plus balconies. The proposed building will not require any TDR's. Enclosed please find the site plan and elevations. (Item #7)

DESCRIPTION:
for the purpose of hearing any public comment with respect to an application for site plan approval at 1160 101 Street.

RECOMMENDED ACTION:
The design meets the Town Code and was approved by the Development Review Committee.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 1160 101 St MFR DRB #2 Staff Report April 1 2024
2.	1160 101 Street DRB Comment Response Letter
3.	1160 101 Street DRB Set 4.16.2024

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Design Review Board (DRB)
Town of Bay Harbor Islands

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

Date: April 1st, 2024

Subject: Site Development Plan Application - #2 DRB Review
New Multi-Family Residential Development (9 DU)
1160 101st Street
Bay Harbor Islands Acct. No. SPR2023-000036
MMPA Acct. No. 01-0702-1178

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the most recent revised plans dated March 12th, 2024, and if found acceptable, as submitted or with modifications, **APPROVE** the Site Development Plan subject to any staff recommended conditions listed herein, or any additional changes / conditions felt to be necessary by the DRB, and a finding by the DRB of the following:

1. The DRB approves the applicant's request to not fully close-in the east side of the above grade parking garage as specified in §23-24(d)(4) by providing screening fences & walls and landscaping, and a suspended screen for those parking spaces in lieu thereof; and

2. The DRB approves the applicant's request to provide a 7'-6" wide landscape strip for the front yard guest / loading / lobby drop-off space in lieu of the standard 10' wide landscape strip pursuant to §23-24(2). The applicant is proposing a 3' wide pervious paver walkway next to the parking space to create the appearance of a 10' wide landscaped area. If the DRB does not approve this request (or an alternative the project will have to be revised.

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, 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. The application was originally filed in late November 2023. The Town's DRC staff reviewed the initial submittal documents at a DRC meeting held on Dec. 14th, 2023 but deferred action to allow the applicant to make the noted corrections required by the DRC staff members. On December 28th, 2023, a revised submittal package was filed which the DRC staff members reviewed and cleared to proceed on January 11th, 2024.

The proposed dwelling units will range from 2,531 to 4,579 sq. ft. of A/C space plus balconies, etc. (far exceed Town 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 / PREVIOUS DRB ACTIONS

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.

The DRB reviewed this application at their March 5th, 2024 meeting, but deferred action. The DRB expressed that the overall design was generally acceptable; however, some concerns were raised about the proposed parking garage design. Code Section 23-24(d) states that for new multiple-family development the parking spaces must be in an enclosed garage, unless the DRB approves otherwise, sufficient screening is provided, and compliance with the listed setbacks are met. MMPA notes the Code was specifically written with options to address the wide variety of development sites in the Town, some of which (single lots) are quite small, and not capable of fully enclosing a garage. The standard rectangular lots on the East Island are typically 75' in width. When one applies the Town's base side setbacks on single lot development sites like this site (10' on each side), and layout out a standard double loaded parking lot (18' parking space depth x 2 + 23' wide 2-way driveway width), plus exterior wall thickness (2'+/-) roughly 81' of land width is required. This is why the Code has options. Many of the newer multi-family developments on single lots either provide one full 10' side setback while the opposite side yard is not enclosed / open with screening fences and/or walls and landscaping, or neither side is fully enclosed with a portion of the parking spaces extending out from under the building with side yard screening fences and/or walls and landscaping. Due to the complexity and cost of mechanical ventilation of parking garages (exhaust gases) most designers want natural ventilation via open but screened panels (louvers / screen panels / etc.). Almost every new single lot multiple-family redevelopment project in the Town has one of these alternative but allowed parking designs, as it is mathematically impossible in the limited lot width to build it otherwise. In this instance the applicant's proposal is to construct a decorative 5' tall solid wall on the eastern property line, provide a 5'+/- wide landscape strip, and then provide a 5'-6" tall solid aluminum fence next to the portion of parking spaces extending out from under the building that would tall enough to screen vehicles to the average hood height. In addition, to

address the DRB comments of angled views from the adjoining site, the revised design now includes a suspended metal screening panel attached to the main building facade (3'+/-) that would screen the upper portion of the vehicles. The proposed landscaping design includes both mid-sized shade trees and shrubs. MMPA believes this would be acceptable and exceed what most new developments have installed to date. It is noted the adjoining single lot development sites have a similar design.

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

No additional road right-of-way ais necessary, as 101st Street was platted as a 50-foot wide roadway and this site never deeded land to the Town for on-street parking. As stated above, the site 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 Code 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 provide a vehicle drop-off space / guest space near the lobby. The applicant was advised to meet with the Miami-Dade Fire Department staff as soon as possible to determine if the proposed staging area is acceptable, as this could affect the project at the time of building permits.

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.

SUGGESTED CONDITIONS OF APPROVAL

Following are our suggested conditions of approval based on the revised plans signed & sealed on March 12th, 2024, submitted to the Town for consideration:

1. This approval is based on the latest Site Development Plans prepared by Studio Baigorria Design Office, LLC, dated March 12th, 2024, as well as any required modifications stated herein, and any modifications required by the Design Review Board (DRB). Any substantial changes desired after the Board's approval may require separate approvals from the Town staff and/or DRB as specified by the Code.

2. This approval is based on the applicant's request to not fully close-in the sides of the above grade parking garage as specified in §23-24(d)(4) by providing decorative fences / walls / screening panels and landscaping for the exposed parking spaces in lieu thereof. If the Board does not approve this request the project must be redesigned to gain approval.

3. This approval is based on the applicant's request to provide a 7'-6" wide landscape strip for the front yard guest / loading / lobby drop-off space in lieu of the standard 10' wide landscape strip pursuant to §23-24(2). The applicant is proposing a 3' wide pervious paver walkway next to the parking space to create the appearance of a 10' wide landscaped area. If the DRB does not approve this request (or an alternative the project will have to be revised.

4. Outdoor Lighting Plan - The preliminary Photometric Lighting Plan shows general compliance with the Town's Exterior Lighting Code requirements found in Sec. 23-19. At the time of building permit review the Town staff will ensure the final lighting plan complies with the Code footcandle limitations / requirements.

5. Miami-Dade & Town Park impact fees must to be paid / satisfied at time of building permits.

6. 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 permits.

7. Miami-Dade County Fire Department approval of the final staging areas shown on the plans is required at the time of building permit review. Any significant changes required by the M-D Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted / reapproved by the DRC / DRB.

8. All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match.

9. The Town Code requires developers to remove existing above ground utility poles / wiring and underground all facilities; however, FPL has been objecting to undergrounding short section of its facilities. Therefore, pending resolution of the above, all utility connections

from the existing utility facilities to this new building must be installed underground. In addition, underground conduits for future undergrounding of overhead utilities along the northern property line is required. Finally, there are existing utility poles / wiring (FPL / others) along the south property line. FPL typically requires a 10' separation between their power lines and any building / balconies / workers for safety. The plans show some proposed balcony projections within 10' of the existing FPL lines. Several other developers have had to revise their plans to remove balconies / other revisions due to FPL not allowing undergrounding. If this occurs on this project, staff is authorized to administratively approve such minor revisions without the need for DRB re-review.

studio
BAIGORRIA

7600 Coquina Dr.
North Bay Village. FL 33141

T 305.815.8122

Project: **BAY HARBOR 1160**
Location: 1160 101st Street - BAY HARBOR ISLANDS
New Multi-Family Residential Development (9DU)
DESIGN REVIEW BOARD COMMENT RESPONSE

In the presentation to the DRB, on March 5th, 2024, the project was *deferred* because the garage is not totally enclosed and there was a concern about the visibility of the cars from the adjacent properties.

1- Antecedent: In single lots (75'-0" x 150'-0"), the 10'-0" setback on each side only allows an enclosed space of 55'-0" on the ground floor. To accommodate double-loaded self-parking, with no valet or mechanical lifts, the required width for the garage is 59'-0" (18' parking + 23' circulation +18' parking). Since the code allows up to 5'-0" of encroachment in the setback for cars, this allowance was utilized on the east side to allow for self-parking of all 18 required spaces.

2- Visibility into the Garage: To address this concern the length of the aluminum louver screens have been extended on the east, west, and south sides of the garage. The screens now extend both upward from the ground level to 5'-6" high, and downward, attached to the columns, 3'-0" from the structural slab above, as seen in revised Elevation sheets A201 and A203. In addition to a 5'-0" high concrete fence at the property line, the louvers will effectively screen the cars and the parking garage lighting from view. Details 1 & 2 on sheet A-401 have been added to illustrate the extended aluminum louvers, and to show the conditions at the east side, which is a unique condition to the west and south. On the east façade, the parking spaces extend 4'-0" into the 10'-0" setback. The proposed trees, as shown on Landscape sheet LA.03B and on sheet A401 Details, will screen the view into the garage from multiple angles, including from the upper levels of the adjacent building.

3- Drainage and Flooding: In regard to the possible flood concerns presented by the neighbors on the East side of the property, all stormwater is to be retained on site per current code requirements. The ground level garage and Lobby are above grade and follows the criteria for ASCE 24 flood design Class 2 applicable to Wet Floodproofing (A000).

NOTE: The proposed design is "as per right" and not asking for variances, or waivers.



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 POLUTION
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
A401	ENLARGED GARAGE ENCLOSURE
A501	DETAILS
A502	DETAILS
A503	FACADE 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

BAY HARBOR 1160

1160 101ST STREET
BAY HARBOR ISLANDS, FL 33154

1160 101 St BAY HARBOR CONDO 2618, LLC

DESIGNER

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

SEAL / SIGNATURE

FLORIDA REGISTRATION **AR-95209**

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STRUCTURAL ENGINEER
Address
Address
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MEP ENGINEER
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CONTRACTOR
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Phone
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No.	Description	Date
1	DRB Revision	03/20/2023

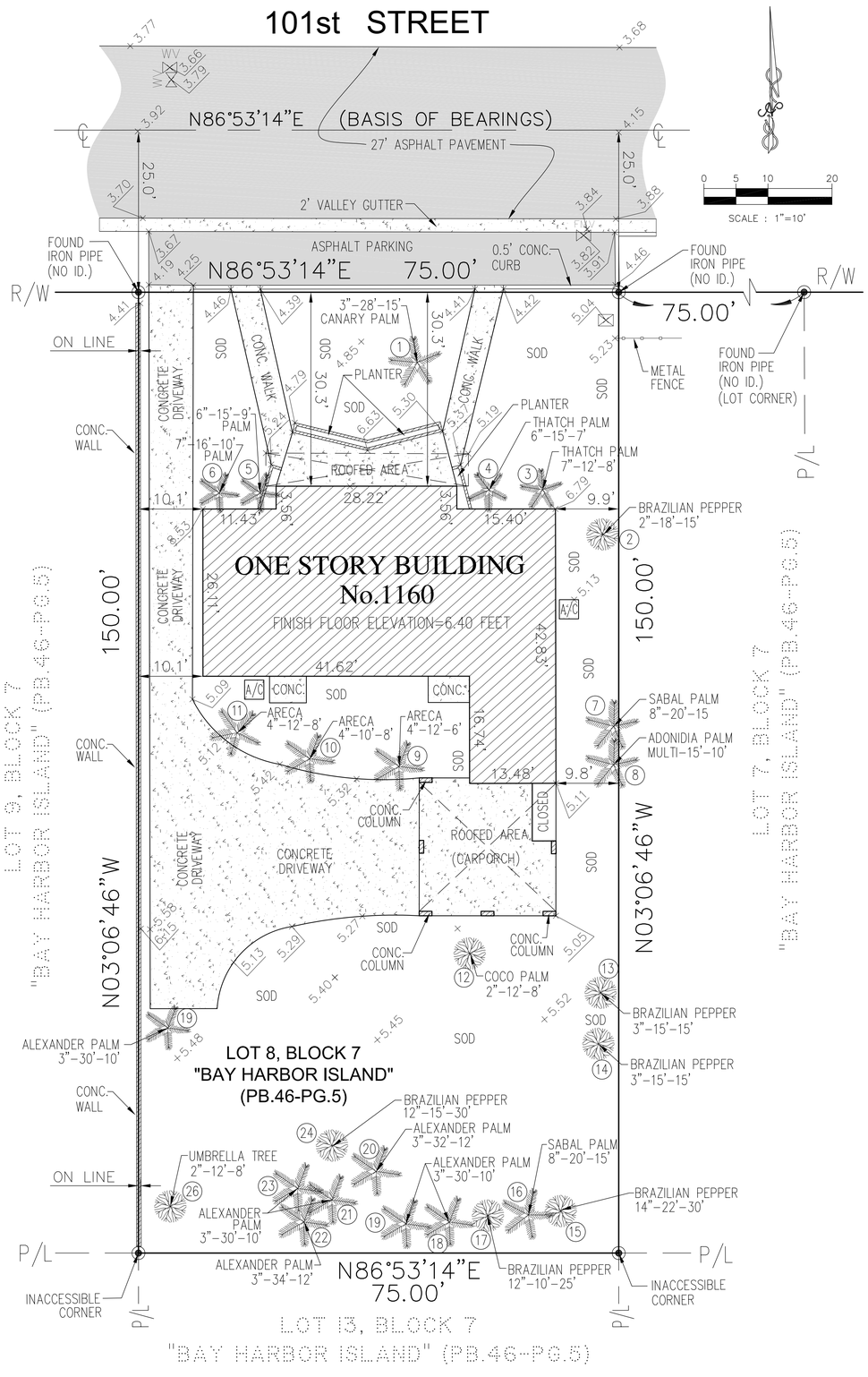
COVER SHEET

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

G000

Scale

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BOUNDARY & TOPOGRAPHIC SURVEY

OF

1160 101ST STREET
BAY HARBOR ISLAND, FLORIDA 33154

ABBREVIATIONS & LEGEND

A/C	= AIR CONDITIONING PAD	△	= CENTRAL ANGLE
A	= ARC DISTANCE		= WOOD FENCE
BLDG.	= BUILDING		= WIRE FENCE
C.	= CANOPY		= C.B.S. WALL
C.B.	= CATCH BASIN	ø	= DIAMETER
C.B.S.	= CONCRETE BLOCK W/ STUCCO		= IRON FENCE
C.G.	= CURB & GUTTER	MLP	= METAL LIGHT POLE
CH.	= CHORD DISTANCE		= GUY WIRE
CL.	= CLEAR		= UTILITY POWER POLE
H.	= HEIGHT		= FIRE HYDRANT
L.F.E.	= LOWEST FLOOR ELEVATION	W	= WATER METER
L.P.	= LIGHT POLE		= ELECTRIC BOX
M.D.E.	= MAINTENANCE & DRAINAGE EASEMENT		= TELEPHONE BOX
B.C.	= BLOCK CORNER	CONC.	= CONCRETE
MH.	= MANHOLE		= LIGHT POLE
M/L	= MONUMENT LINE		= GAS CALVE
M.S.	= METAL SHED ON CONCRETE		= WATER VALVE
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM		= WATER MANHOLE
P.R.M.	= PERMANENT REFERENCE MONUMENT		= UNKNOWN MANHOLE
℄	= CENTER LINE	+10.00	= SPOT ELEVATION
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		

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		
DWY.	= 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.

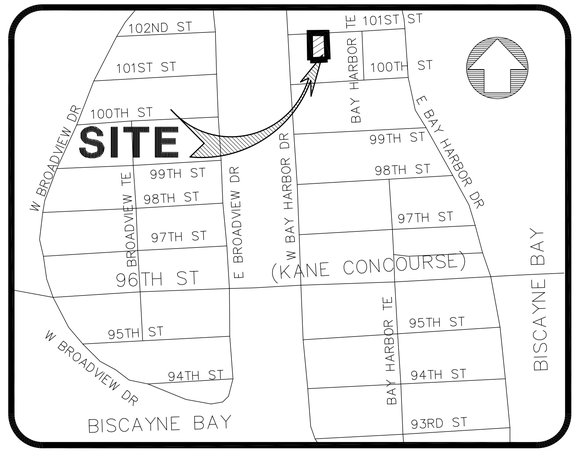
SECTION 3) ACCURACY:

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	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 PALMETTO	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

No.	DATE	DESCRIPTION

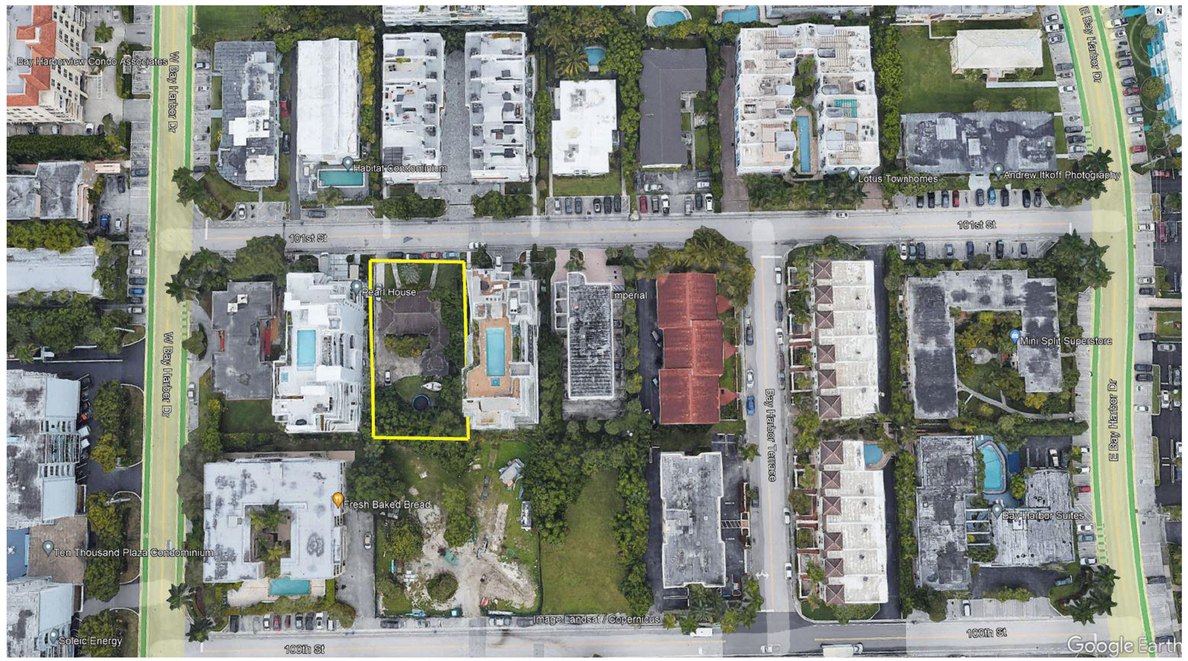
TYPE OF PROJECT: BOUNDARY & TOPOGRAPHIC SURVEY
PROJECT FOR: 1160 101 BAY HARBOR LLC.
ADDRESS: 1160 101st STREET, BAY HARBOR ISLANDS, FL 33154

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







1160 101st STREET, BAY HARBOR ISLAND, FL 33154

BAY HARBOR 1160

1160 101ST STREET
BAY HARBOR ISLANDS, FL 33154

1160 101 St BAY HARBOR CONDO 2618, LLC

DESIGNER

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

SEAL / SIGNATURE

FLORIDA REGISTRATION **AR-95209**

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STRUCTURAL ENGINEER
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Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail

CONTRACTOR
Address
Address
Phone
e-mail

No.	Description	Date

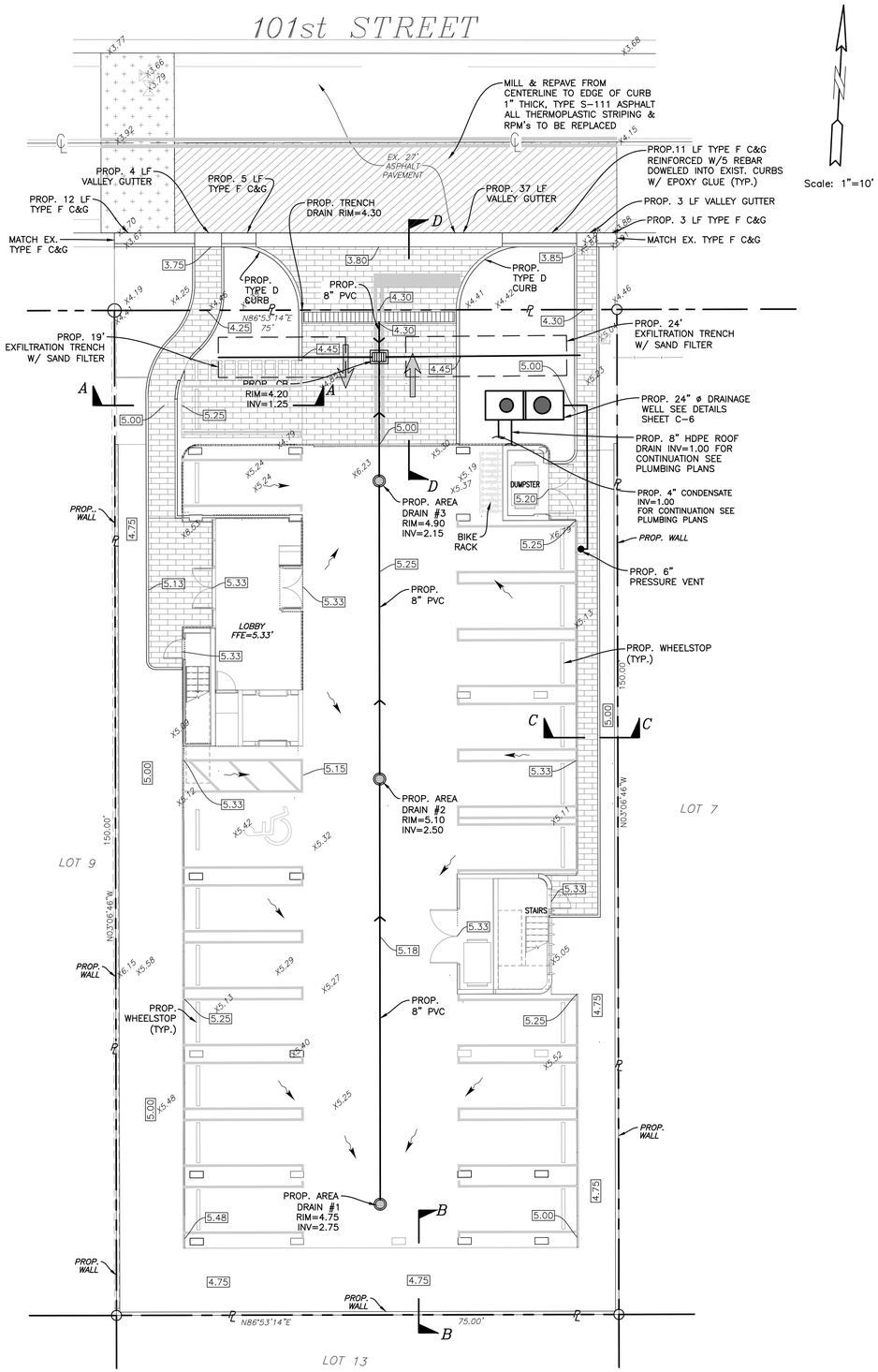
SITE CONTEXT

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

G002

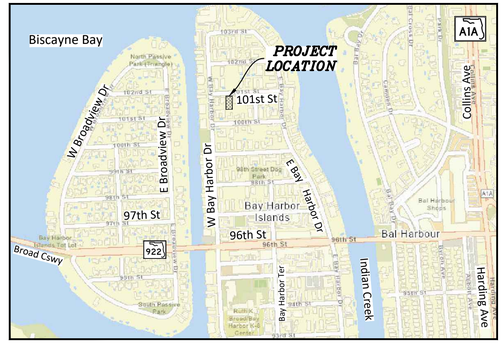
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LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- W 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
- X 3.53 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- X EXISTING FENCE



LOCATION MAP

N.T.S.

SEC 27, TWSP 52S, RNG 42E

NOTE:

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

LEGAL DESCRIPTION:

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

FLOOD INFORMATION:

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

GENERAL NOTES:

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

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

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

NOTES:

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

ALL STORMWATER IS TO BE RETAINED ONSITE

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

BAY HARBOR 1160

2618, LLC
BAY HARBOR ISLANDS, FLORIDA 33154

DEVELOPER

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2618, LLC

DESIGNER

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ARCHITECT OF RECORD **AA26003706**

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SEAL / SIGNATURE

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

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
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

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STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail

CONTRACTOR
Address
Address
Phone
e-mail

NO.	REVISION	DATE	BY

DRAWING TITLE:

PAVING, GRADING & DRAINAGE PLAN

Project Number:	23-26
Date:	11/15/23
Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-1

Scale: 1"=10'

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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:

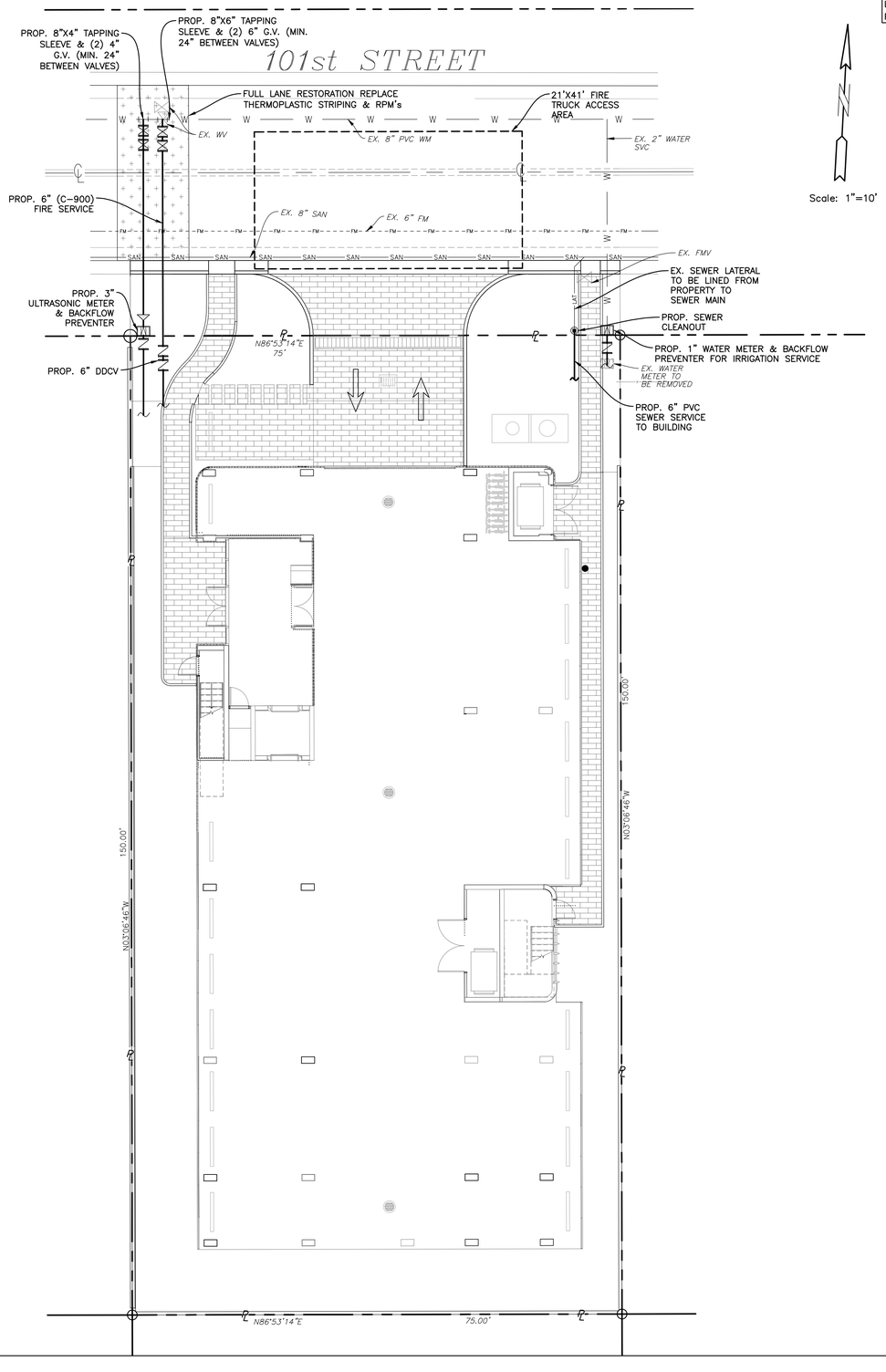
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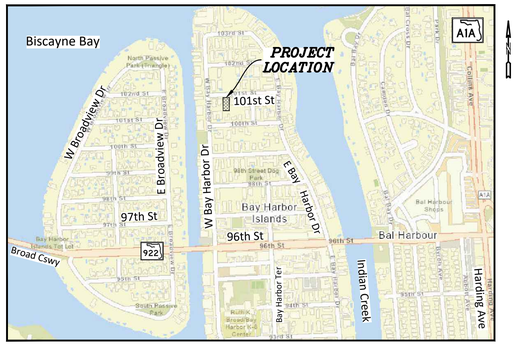
LEGAL DESCRIPTION:

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 LIMEROCK 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.

LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 5.50 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
- X 5.5 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- X EXISTING FENCE

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Check positive response codes before you dig!

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:

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

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.

BAY HARBOR 1160

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BAY HARBOR ISLANDS, FLORIDA 33154

DEVELOPER

1160 101ST STREET
BAY HARBOR CONDO
2618, LLC

DESIGNER

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ARCHITECT OF RECORD **AA26003706**

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

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Certificate of Authorization 7325
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e-mail: mporcari@exoscape.com

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Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail

CONTRACTOR
Address
Address
Phone
e-mail

NO.	REVISION	DATE	BY

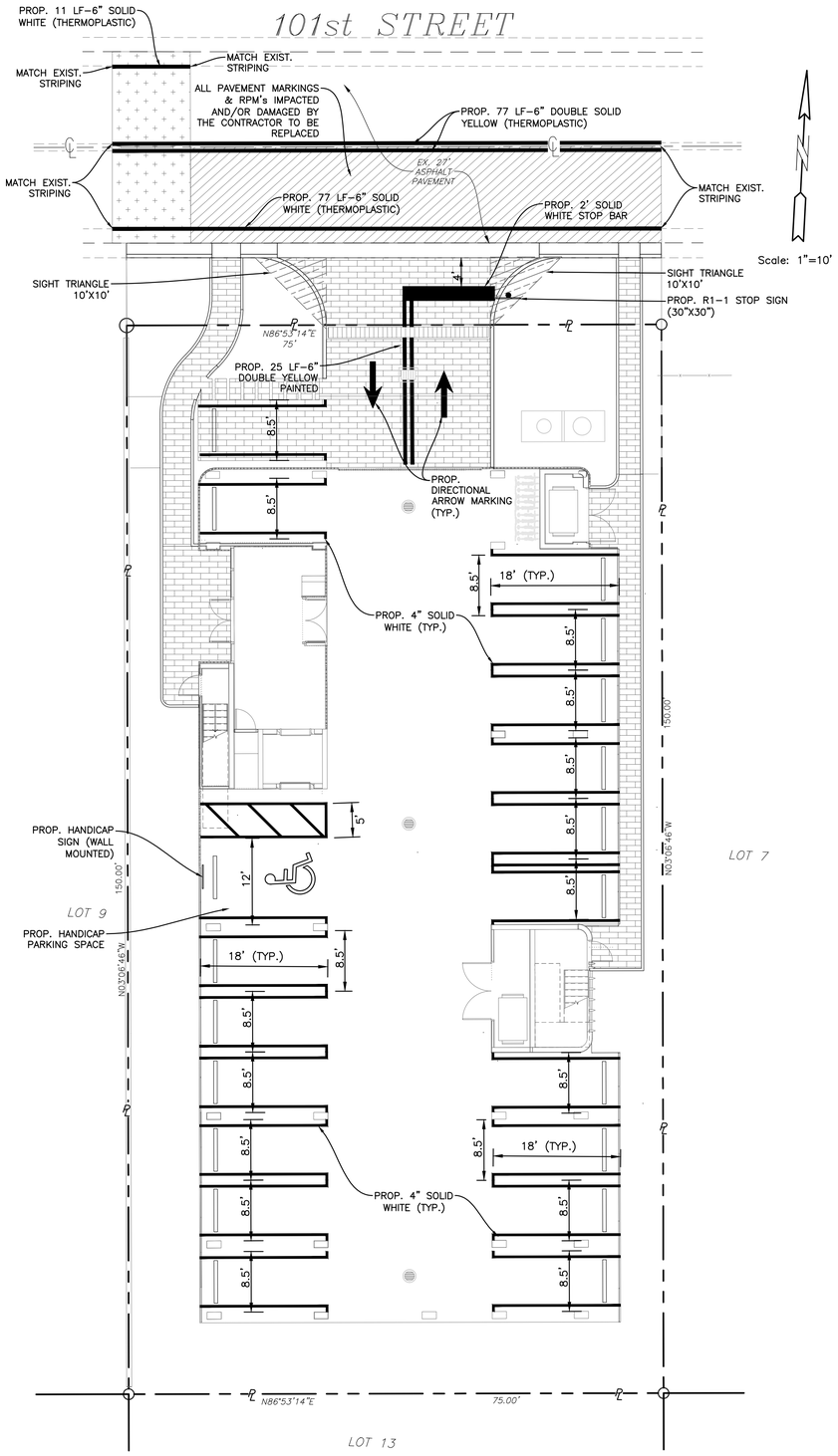
DRAWING TITLE:

WATER & SEWER PLAN

Project Number:	23-26
Date:	11/15/23
Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-2

Scale: 1"=10'

J:\CAD\23-26\CAD Files\23-26_WS Plan.dwg - 12/18/2023 4:28 PM


101st STREET
PROP. 11 LF–6" SOLID WHITE (THERMOPLASTIC)
MATCH EXIST. STRIPING
MATCH EXIST. STRIPING
ALL PAVEMENT MARKINGS & RPM's IMPACTED AND/OR DAMAGED BY THE CONTRACTOR TO BE REPLACED
PROP. 77 LF–6" DOUBLE SOLID YELLOW (THERMOPLASTIC)
EX. 27' ASPHALT PAVEMENT
MATCH EXIST. STRIPING
PROP. 77 LF–6" SOLID WHITE (THERMOPLASTIC)
PROP. 2' SOLID WHITE STOP BAR
MATCH EXIST. STRIPING
SIGHT TRIANGLE 10'X10'
SIGHT TRIANGLE 10'X10'
PROP. R1–1 STOP SIGN (30"X30")
N86°53'14"E 75'
PROP. 25 LF–6" DOUBLE YELLOW PAINTED
8.5'
8.5'
PROP. DIRECTIONAL ARROW MARKING (TYP.)
18' (TYP.)
PROP. 4" SOLID WHITE (TYP.)
8.5'
8.5'
8.5'

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.

NOTE:

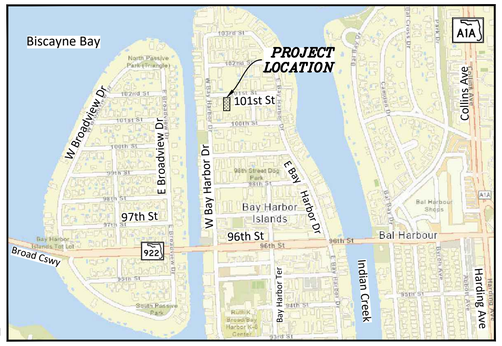
ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

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

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

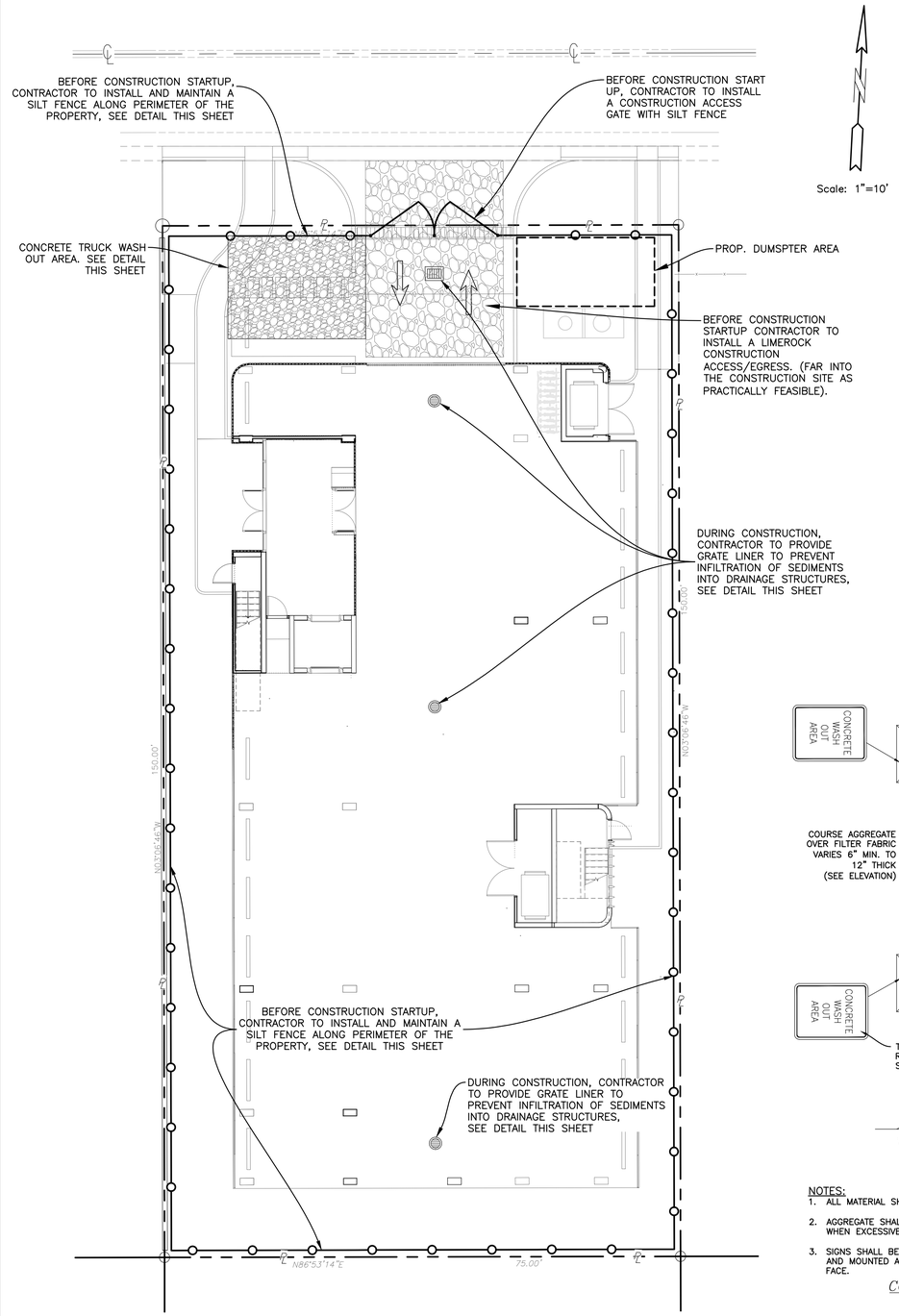
GUTTER BUDDIES SHALL BE PROVIDED IN DRAINAGE PATH LEADING TO THE STORM INLET. GUTTER BUDDIES SHALL NOT BE PLACED TO BLOCK THE STORM INLET.

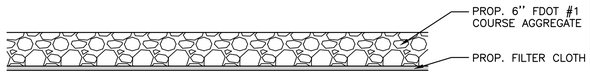


LOCATION MAP

N.T.S.

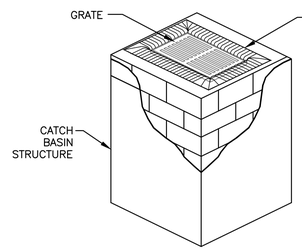
SEC 27, TWSP 52S, RNG 42E





GRAVEL ENTRANCE/EXIT – DURING CONSTRUCTION DETAIL

N.T.S.

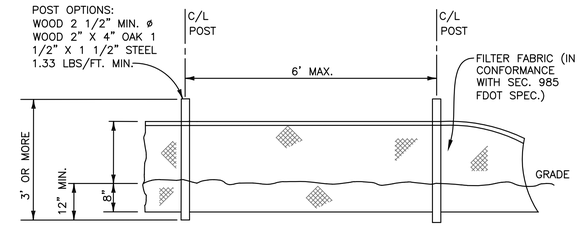


NOTES:

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.

POLLUTION PREVENTION FOR CATCH BASIN

N.T.S.

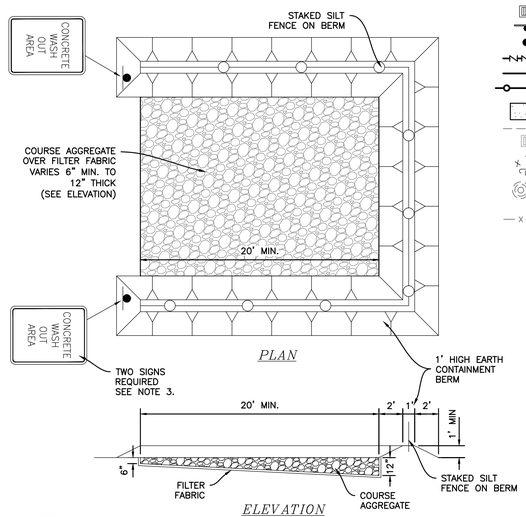


TYPE III SILT FENCE

N.T.S.

LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 5.50 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
- X 3.53 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- X EXISTING FENCE



PLAN

ELEVATION

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.

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 OR 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.

Sunshine 811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

BAY HARBOR 1160

2618, LLC
BAY HARBOR ISLANDS, FLORIDA 33154

DEVELOPER

1160 101ST STREET
BAY HARBOR CONDO
2618, LLC

DESIGNER

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

ARCHITECT OF RECORD **AA26003706**

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Contact: office@bacandesign.com

SEAL / SIGNATURE

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

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

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Certificate of Authorization 7325

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Phone: (+1) 305.361.5782
e-mail: mporcari@exoscape.com

STRUCTURAL ENGINEER
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Phone
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MEP ENGINEER
Address
Address
Phone
e-mail

CONTRACTOR
Address
Address
Phone
e-mail

NO.	REVISION	DATE	BY

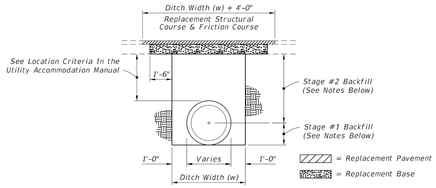
DRAWING TITLE:

STORMWATER POLLUTION PREVENTION PLAN

Project Number:	23–26
Date:	11/15/23
Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-4

Scale: 1"=10'

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NOTES:

PAVEMENT REMOVAL AND REPLACEMENT

1. Pavement shall be mechanically sawed.
2. The replacement asphalt shall match the existing structural and friction courses for type and thickness in accordance with current FDOT asphalt mix specifications.
3. 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

A. Place backfill material in accordance with Specification 125.

B. 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.

C. 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

A. If compaction can not be achieved through normal mechanical methods then flowable fill may be used.

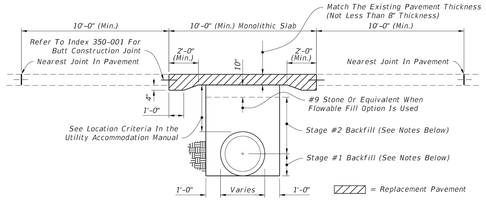
B. Flowable fill is to be placed in accordance with Specification 121, as approved by the Engineer.

C. Do not allow the utility being installed to float. If a method is provided to prevent flotation from occurring, Stages #1 and #2 can be combined, if approved by the Engineer.

D. In Stage #1, place flowable fill midway up on both sides of the utility. Allow to harden before placing Stage #2.

E. In Stage #2, place flowable fill to the bottom of the existing base course.

FLEXIBLE PAVEMENT CUT



NOTES:

PAVEMENT REMOVAL AND REPLACEMENT

1. High early strength cement concrete (3000 psi) meeting the requirements of Specification 346 shall be used for rigid pavement replacement.
2. 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

A. Any edgedrain system that is removed shall be replaced with the same type materials. Any edgedrain system that is damaged shall be repaired with methods approved by the Engineer.

B. Fill material shall be placed in accordance with the Standard Specifications. Fill material shall be special select soil in accordance with Index 350-001.

C. In Stage #1, construct compacted fill beneath the haunches of the pipe, using mechanical tamps suitable for this purpose. This compaction applies to the material placed beneath the haunches of the pipe and above any bedding.

D. In Stage #2, construct fill along the sides of the pipe and up to the bottom of replacement pavement.

2. FLOWABLE FILL

A. If mechanical compaction can not be achieved through normal mechanical methods then flowable fill may be used.

B. Flowable fill is to be placed in accordance with Specification 121, as approved by the Engineer.

C. Do not allow the utility being installed to float. If a method is provided to prevent flotation from occurring, Stages #1 and #2 can be combined, if approved by the Engineer.

D. In Stage #1, place flowable fill midway up on both sides of the utility. Allow to harden before placing Stage #2.

E. In Stage #2, place flowable fill to the bottom of the stone layer.

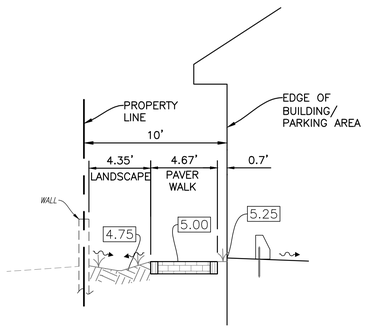
RIGID PAVEMENT CUT

GENERAL NOTES

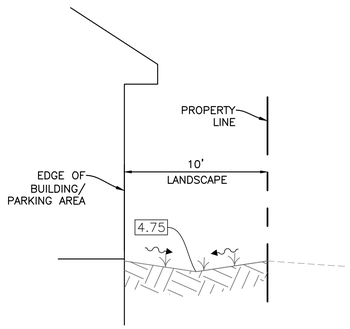
1. The details provided in this Index apply to cases in which jack and bore or directional boring methods are not required by the Engineer.
2. Flowable fill shall not be placed directly over loose, or high plastic, or muck material (see Index 120-001) which will cause settlement due to fill weight. Where highly compressible material exists, the amount, shape and depth of flowable fill must be engineered to prevent pavement settlement.
3. 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.
4. Method of construction must be approved by the Engineer.
5. Some pipe may require special granular backfill up to 6" above top of pipe. Geotextiles may be required to encapsulate the special granular material.
6. Where asphalt concrete overlays exist over full slab concrete pavement, the replacement pavement shall have an overlay constructed over the replacement slab. The overlay shall match the existing asphalt pavement thickness. The replacement friction course shall match the existing friction course, except structural course may be used in lieu of dense graded friction course.
7. All shoulder pavement, curb, curb and gutter, and their substructure disturbed by utility trench cut construction shall be restored in kind.
8. The use of flowable fill to reduce the time traffic is taken off a facility is acceptable but must have prior approval by the Engineer. Flowable fill use is allowed only when properly engineered for pavement 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.
9. Excavatable flowable fill is to be used when the flowable fill option is selected.

TRENCH CUTS AND RESTORATIONS ACROSS ROADWAYS

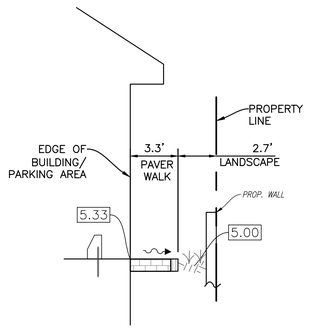
LAST REVISION	DESCRIPTION:		INDEX	SHEET
11/01/17		FY 2023-24 STANDARD PLANS — UTILITY ADJUSTMENTS THRU EXISTING PAVEMENT	125-001	1 of 2



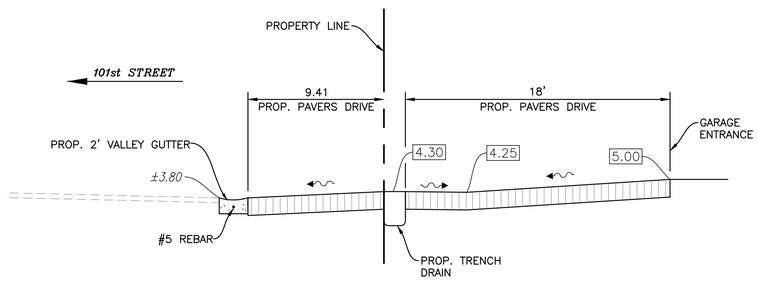
SECTION A–A
N.T.S.



SECTION B–B
N.T.S.



SECTION C–C
N.T.S.



SECTION D–D
N.T.S.

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BAY HARBOR 1160

2618, LLC
BAY HARBOR ISLANDS, FLORIDA 33154

DEVELOPER

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DESIGNER

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SEAL / SIGNATURE

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CONTRACTOR
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e-mail

NO.	REVISION	DATE	BY

DRAWING TITLE:

DETAILS & SECTIONS

Project Number:	23–26
Date:	11/15/23
Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-5

Scale: N.T.S.

GENERAL CONDITION NOTES:

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:

   FLORIDA POWER & LIGHT CO., CONSTRUCTION
   SOUTHERN BELL TELEPHONE & TEL. CO.
   CABLE CONSTRUCTION BUREAU
   LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
   FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
   UNDERGROUND UTILITIES NOIFICATION CENTER OF FLORIDA
   (S.U.N.S.H.I.N.E.)

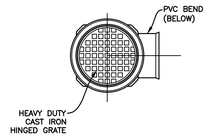
PAVING, GRADING & DRAINAGE NOTES:

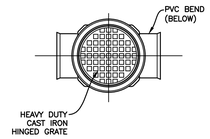
1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT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

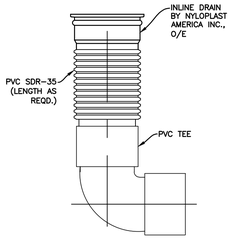
    RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
    CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
    CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
    SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
    PVC = POLYVINYLCHLORIDE PIPE
    PCMP =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

PAVEMENT MARKING & SIGNING STANDARD NOTES:

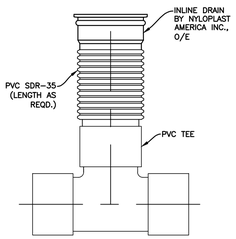
1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7', THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT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



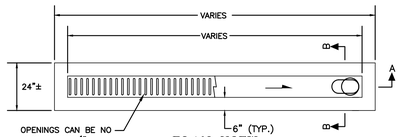




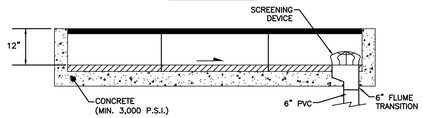
ENDLINE DRAIN BASIN
N.T.S.



INLINE DRAIN BASIN
N.T.S.

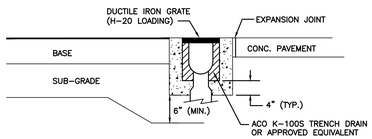


PLAN VIEW



SECTION A-A

AREA DRAIN
N.T.S.

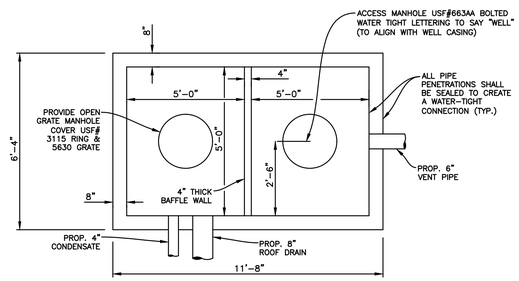


SECTION B-B
TRENCH DRAIN
N.T.S.

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

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DRAINAGE WELL
N.T.S.

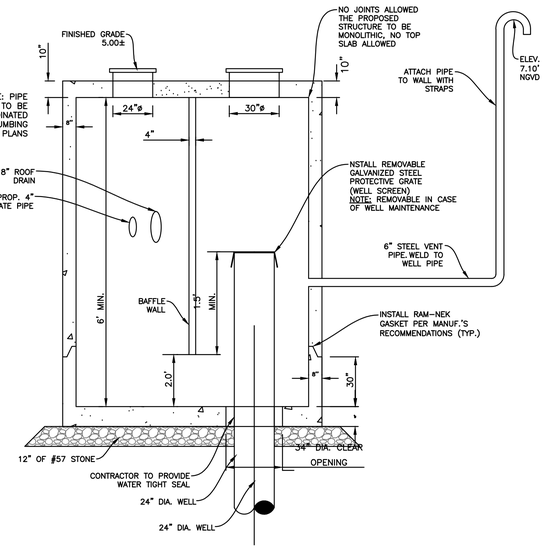


TOP VIEW
N.T.S.

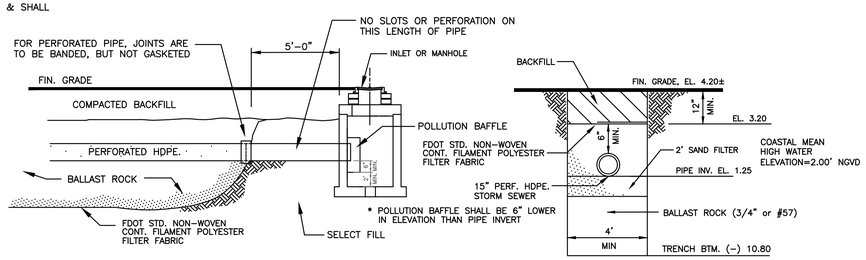
NOTE:
PIPE INVERTS TO BE COORDINATED WITH PLUMBING PLANS.

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



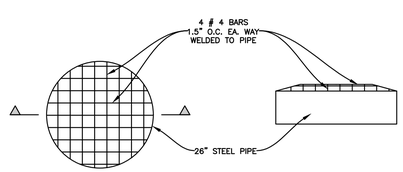
EXFILTRATION NOTES:

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.

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



PLAN SECTION

WELL SCREEN DETAIL
N.T.S.

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BAY HARBOR ISLANDS, FLORIDA 33154

DEVELOPER

1160 101ST STREET
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2618, LLC

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MEP ENGINEER
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Address
Phone
e-mail

CONTRACTOR
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Address
Phone
e-mail

NO.	REVISION	DATE	BY

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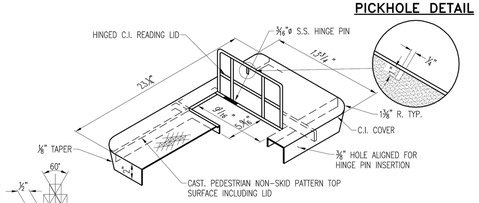
DRAINAGE DETAILS

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Date:	11/15/23
Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-6

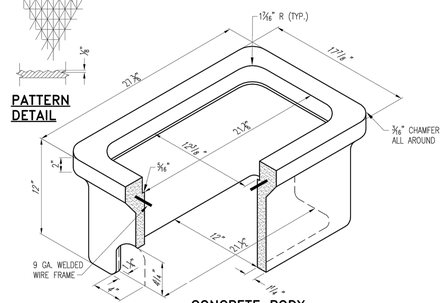
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PICKHOLE DETAIL



C.I. COVER WITH HINGER LID



PATTERN DETAIL

CONCRETE BODY

NOTES:

1. SOME DIMENSIONS MAY VARY WITH DEPARTMENT APPROVAL. LID W.T.= MAX. 53 LBS., MIN. 42 LBS.
2. METERS WILL NOT BE INSTALLED IF THE METER BOX IS IN A DRIVING SURFACE.

ITEM	CROSS REF.	SPEC. REF.
1" SERVICE CONNECTION TYPICAL SERVICE PLAN	WS 4.11 WS 4.10	

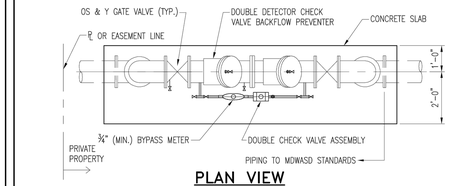
ISSUE DATE	APPROVED BY
06/01/2008	V.F.C.

STANDARD DETAIL

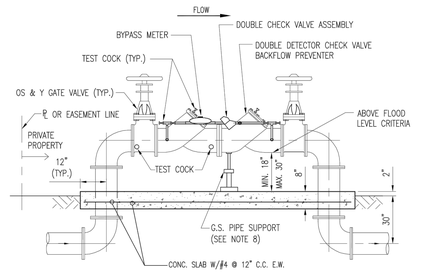
SINGLE METER BOX DETAIL

WS 2.10 SHEET 2 OF 3

MIAMI-DADE COUNTY Delivering Excellence Every Day — WATER & SEWER DEPARTMENT



PLAN VIEW



ELEVATION VIEW

NOTES:

PIPING SHALL BE DUCTILE IRON PIPE WITH FLANGED FITTINGS, IN ACCORDANCE WITH MDWASD "CONSTRUCTION SPECIFICATIONS FOR DONATION WATER MAINS".

ITEM	CROSS REF.	SPEC. REF.
GUARD POST DETAIL	WS 4.5	

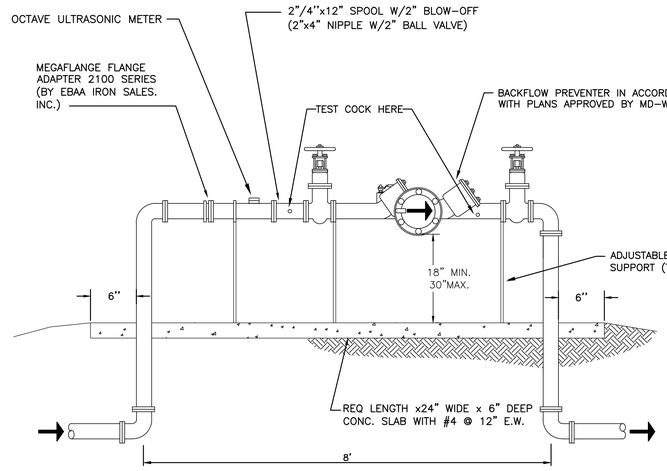
ISSUE DATE	APPROVED BY
09/30/2009	V.F.C.

STANDARD DETAIL

DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR FIRELINE SERVICE

WS 4.20 SHEET 2 OF 4

MIAMI-DADE COUNTY Delivering Excellence Every Day — WATER & SEWER DEPARTMENT



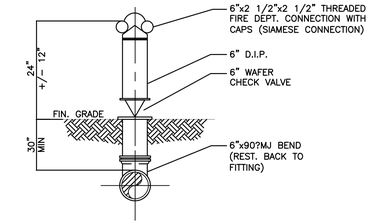
NOTE:

1. THE ASSEMBLY MUST BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCE OF 18', FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON THE APPROVED LIST OF FOUNDATION FOR CROSS CONNECTION CONTROL, UNIVERSITY OF CALIFORNIA, CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATION OF U.S.C. APPROVAL.
3. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE FACTORY ASSEMBLED INCLUDING SHUT-OFF VALVE AS REQUIRED BY U.S.C. FOUNDATION FOR CROSS CONNECTION CONTROL STANDARDS.
4. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION APPROVED BY THE TOWN OF BAY HARBOR ISLANDS. LOCATIONS INSIDE BUILDINGS OR WITH OTHERWISE RESTRICTED ACCESS WILL NOT BE APPROVED.
5. THE ASSEMBLY WILL NEED LANDSCAPING OR SCREENING WITH LANDSCAPING FOR PROTECTION.
6. IF REQUIRED GUARDPOSTS OR PROTECTIVE ENCLOSURE IS RECOMMENDED DEPENDING ON SITE CONDITIONS.
7. ALL ABOVE-GROUND PIPING TO BE FLANGED.
8. INSTALL ADJUSTABLE PIPE SUPPORTS WHERE INDICATED.
9. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR TOWN APPROVAL.

NOTE: 2" & 4" WATER METER/BACKFLOW PREVENTER ASSEMBLY DETAIL TO BE USED FOR WATER METER INSTALLATION.

WATER METER/BACKFLOW PREVENTER ASSEMBLY DETAIL

N.T.S.



FIRE DEPARTMENT CONNECTION

N.T.S.

TEE THRUST BLOCK

TEE THRUST BLOCK

PLAN

ELEVATION

NOTES:

1. NOTIFY THE CITY 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.

WATER MAIN TIE-IN

N.T.S.

HORIZONTAL THRUST BLOCK DETAILS

VERTICAL THRUST BLOCK DETAILS

NOTES:

1. FULL CONCRETE THRUST BLOCKS AS SHOWN ARE REQUIRED WHEN THRUST RESTRAIN IS NOT PROVIDED BY OTHER MEANS SUCH AS RESTRAINED JOINT PIPE.
2. WHEN THRUST RESTRAINT GLANDS ARE INSTALLED FOR THE CONNECTIONS. CONCRETE THRUST BLOCKS SHALL BE PROVIDED UP TO THE THE DOTTED LINE AS SHOWN.
3. ALL BOLTS, NUTS, THRUST RESTRAINT GLANDS AND FITTINGS SHALL BE WRAPPED WITH POLYETHYLENE TUBING TO PREVENT CORROSION AND CONCRETE ADHESION.
4. CONCRETE FOR THRUST BLOCKS MUST NOT CONTAIN FLY ASH.

TABLE 1

PIPE SIZE	DEAD END & TEE				HORIZONTAL 11¼ BEND				HORIZONTAL 22½ BEND			
INCH DIA.	D	H	W	CY	D	H	W	CY	D	H	W	CY
16	1	5.5	4.5	2	1	6.5	5	2.5	1	4.5	4	1.
12	1	3.5	3.5	1	1	4	4	1.5	1	3	3	.7
8	.5	2.5	2.5	.5	.5	3	3	.5	.5	2	2	.2

PIPE SIZE	HORIZONTAL 45 BEND				HORIZONTAL 90 BEND			
INCH DIA.	D	H	W	CY	D	H	W	CY
16	1	3.5	3.5	1	1	2.5	2.5	.6
12	1	2.5	2.5	.5	1	2	2	.4
8	.5	1.5	1.5	.25	.5	1.5	1.5	.25

TABLE 2

PIPE SIZE	VERTICAL 22½ BEND				VERTICAL 90 BEND BOTTOM			
INCH DIA.	D	H	W	CY	D	H	W	CY
16	7	6	6	11	2	4.5	4	2.25
12	5	6	5	7	2	3	3	1.
8	4.5	4	4	3.5	2	2	2	.5

D IS THE DIMENSION INTO UNDISTURBED GROUND IN FEET
H IS HEIGHT OF THRUST BLOCK IN FEET
W IS WIDTH OF THRUST BLOCK IN FEET
ALL DIMENSIONS ARE MINIMUM.
THRUST BLOCKS IN LOOSE FILL OR SAND AREAS ARE NOT INCLUDED IN THESE TABLES AND WILL REQUIRE ADDITIONAL ANALYSIS.

THRUST RESTRAINT

CONCRETE THRUST BLOCK DETAILS

REV:04.07 — D-11

NOTE:
INVERTED BRASS CAP SHALL BE USED IN GRASS AREAS IN LIEU OF CASTING AND CONE COLLAR.

TYPICAL CLEANOUT DETAIL

N.T.S.

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BAY HARBOR 1160

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BAY HARBOR ISLANDS, FLORIDA 33154

DEVELOPER

1160 101ST STREET
BAY HARBOR CONDO
2618, LLC

DESIGNER

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MEP ENGINEER
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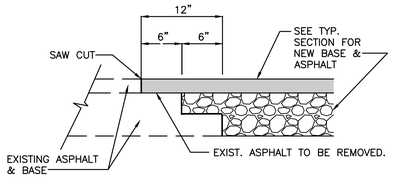
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UTILITY DETAILS

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Date:	11/15/23
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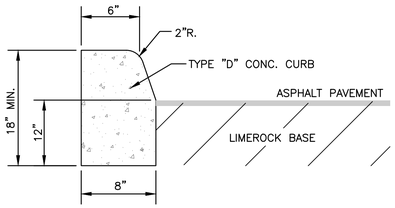


NOTE:

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

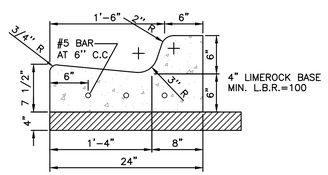
N.T.S.

CURB NOTE:

1. DOWELS SHALL BE DRILLED & EXPOXIED 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.

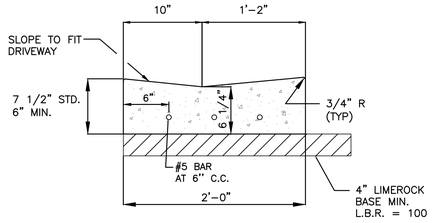
CURB NOTE:

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



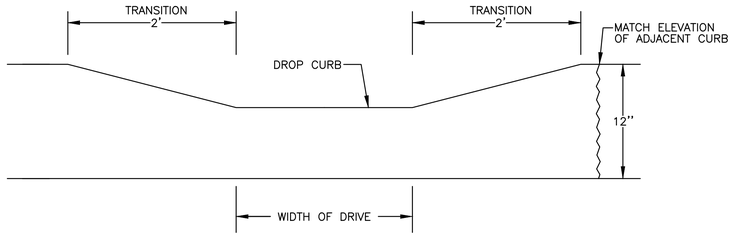
TYPE "F" CONCRETE CURB AND GUTTER PER FDOT STANDARD INDEX 300 DETAIL

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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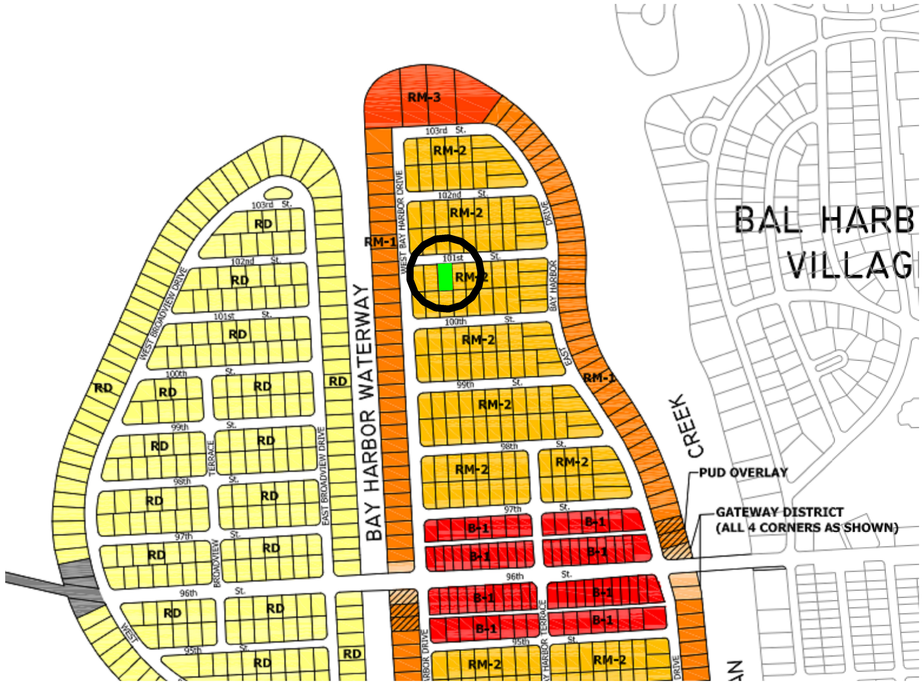
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CIVIL DETAILS

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Date:	11/15/23
Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-8

Scale: N.T.S.



ZONING MAP



AERIAL VIEW

BUILDING INFORMATION AREAS					
LEVEL	COMMON AREA	NET AREA	OPEN AREA	TOTAL AREA	Comments
PARKING LEVEL +5.00 NGVD	671 SF	0 SF	6464 SF	7136 SF	
LEVEL 2	530 SF	5935 SF	854 SF	7319 SF	2 DU: 3 Bed - 3 1/2 Bth
LEVEL 3	530 SF	5935 SF	624 SF	7089 SF	2 DU: 3 Bed - 3 1/2 Bth
LEVEL 4	530 SF	5170 SF	1388 SF	7088 SF	2 DU: 3 Bed - 3 1/2 Bth
LEVEL 5	505 SF	4585 SF	1147 SF	6237 SF	2 DU: 4 Bed - 4 Bth 1/2 Bth
LEVEL 6	402 SF	4063 SF	1109 SF	5574 SF	-
LEVEL 7	406 SF	4055 SF	529 SF	4991 SF	1 DU: 4 Bed - 4 1/2 Bth
ROOF AND POOL DECK	973 SF	0 SF	2969 SF	3942 SF	
	4548 SF	29743 SF	15085 SF	49376 SF	

REFER TO PG G004 FOR FULL AREA CALCULATION

PROJECT INFORMATION

ZONING INFORMATION		APPLICABLE CODES:
CITY:	BAY HARBOR ISLANDS.	-FLORIDA BUILDING CODE (FBC) -2020 7th Edition-FLORIDA BUILDING CODE (FBC) ACCESSIBILITY -2020 7th Edition.- FLORIDA FIRE PREVENTION CODE (FFPC) 2020, 7th Edition Based on NFPA 1,2018 Edition & NFPA 101, 2018 Edition with modifications.- ASCE 24 (FLOOD DESIGN CLASS 2 AS PER ASCE 24-14 TABLE 1-1-)NFPA1 & 101 LIFE SAFETY 2018 EDITION.- AMERICAN WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN 2010-FAIR HOUSING ACT DESIGN MANUAL. LATEST EDITION.
PROPERTY TAX FOLIO:	13-2227-001-1510	
PROPERTY ADDRESS:	1160 101st STREET, BAY HARBOR ISLANDS	
LEGAL DESCRIPTION:	BAY HARBOR ISLAND PB-46-5 LOTS 15 BLVK 22 OF MIAMI DADE COUNTY	
LAND USE DESIGNATION:	MH - MEDIUM HEIGHT DENSITY RESIDENTIAL	
ZONING DESIGNATION:	RM-2 MULTIPLE FAMILY DISTRCIT	
LOT AREA:	11,250.00 SQFT. (0.2583 ACRES)	
	PRINCIPAL FRONT: 75.00 S SIDES: 150.00' E & 150.00' W REAR: 75.00' N	

RM-2 MULTIPLE FAMILY DISTRICT	REQUIRED	CALCULATION	PROVIDED
LOT AREA	.	75.00' X 150.00' = 11,250 SQFT	11,250 SQFT (.2582 ACRES
GROUND FLOOR AREA: 7135 SF	.	BY LOT	11,250 SQFT
LANDSCAPE AREA: 3093 SF	>20%	11,250 X .20 = 2,250 SQFT.	2,725 SQFT. 24.22%
LANDSCAPE AREA AT ROOF LVL: 520 SF	>15% OF DECK AREA	3,780.5 X .15 =567.08 SQFT.	572 SQFT. 15.13%
DENSITY:	34 DU/ACRE	.2582 ACRES X 34 = 9	9.

BUILDING AREA:

TOTAL AREA:	49,376 SQFT.
COMMON AREA:	4,548 SF
NET AREA:	29,743 SQFT.

BUILDING SETBACKS	REQUIRED	PROVIDED
PRINCIPAL FRONT	20' UP TO 30' HEIGHT 25' UP TO 45' HEIGHT 30' UP TO 65' HEIGHT	20' UP TO 30' HEIGHT 25' UP TO 45' HEIGHT 30' UP TO 65' HEIGHT
SIDE SETBACK	10' UP TO 30' HEIGHT 1' / 3' IN HEIGHT AFTER 30' MAX = 20' (SINGLE LOT)	10' UP TO 30' HEIGHT 14' UP TO 43' HEIGHT 17' UP TO 53' HEIGHT 20' UP TO 65' HEIGHT
REAR SETBACK	10' UP TO 30' HEIGHT 1' / 3' IN HEIGHT AFTER 30'	10' UP TO 30' HEIGHT 13' 6" UP TO 40' HEIGHT 17' UP TO 53' HEIGHT 20' UP TO 65' HEIGHT
FLEX SETBACK	1/3 OF TOTAL DIMENSION OF BUILDING: ON SIDES (120'0"/3= 40' 0") FRONT AND BACK (55'0"/3= 18' 3")	WEST SIDE= 40' 0" EAST SIDE = 37' 6" FRONT = 18' 0" BACK = 18' 0"

HEIGT / FLOOD LEGEND **FLOOD ZONE: AE**

AVERAGE CROWN OF ROAD	-0' 11".....(4.03' NGVD)
BUILDING LOBBY (F.F.E.):	0' 4".....(6.08' NGVD)
B.F.E.	3' 0".....(8.00' NGVD)
D.F.E.*	4' 0".....(9.00' NGVD)
1ST HABITABLE FLOOR:	+ 6.00' ABOVE DFE.....(15.00' NGVD)
ROOF DECK:	+ 65.00' ABOVE DFE.....(74.00' NGVD)
POOL DECK:	+ 70.00' ABOVE DFE.....(79.00' NGVD)
STAIR HEIGHT:	+ 80.00' ABOVE DFE.....(89.00' NGVD)

PARKING	REQUIRED	CALCULATION	PROVIDED
RESIDENTIAL	2 PER D/U	2X9= 18 SPACES	SINGLE SPACES = 18 HC SPACE = 1
DROP OFF			SINGLE OFF STREET = 1
TOTAL SPACES	18 SPACES		19 SPACES

***D.F.E. (DESIGN FLOOD ELEVATION) = FEMA B.F.E. + 1' FBC FREEBOARD (8.0' NGVD + 1.0' NGVD = 9.0' NGVD).**

PROJECT INFORMATION

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

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No.	Description	Date

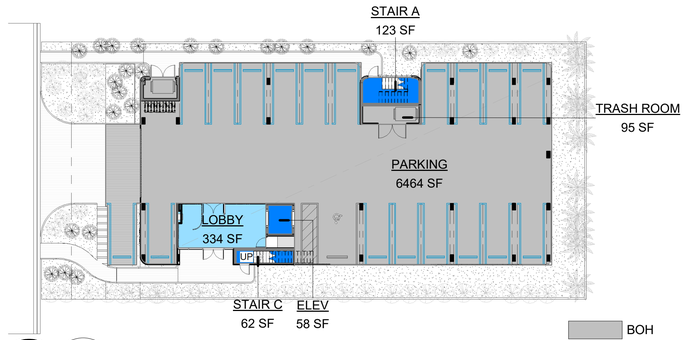
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Date	23/12/2023
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Checked by	Checker

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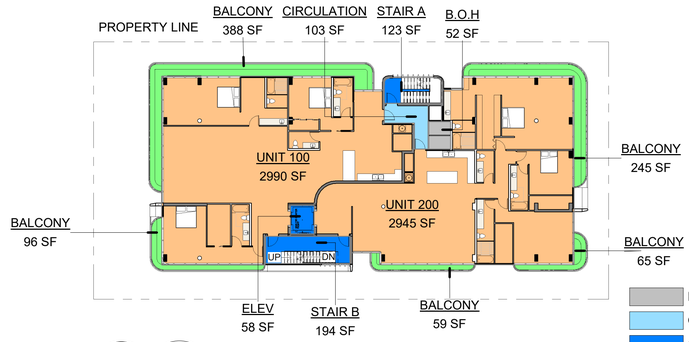
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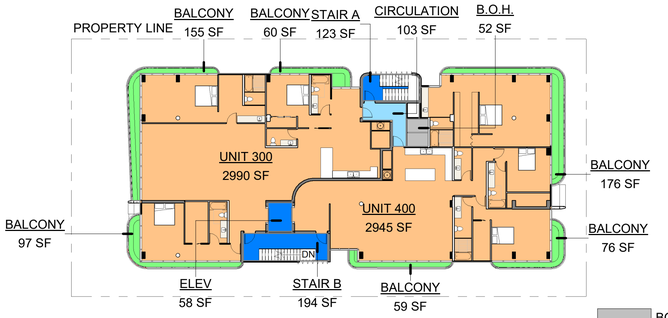
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BOH
CIRCULATION
CORE
GARAGE



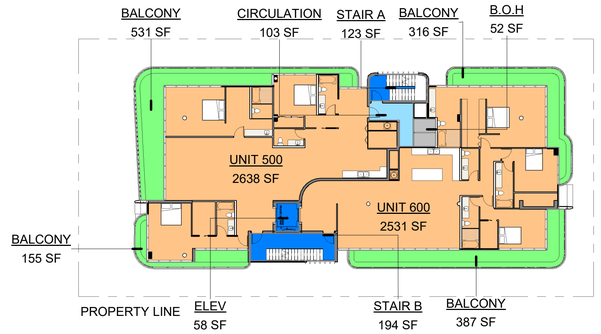
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BOH
CIRCULATION
CORE
NET AREA
OPEN AREA



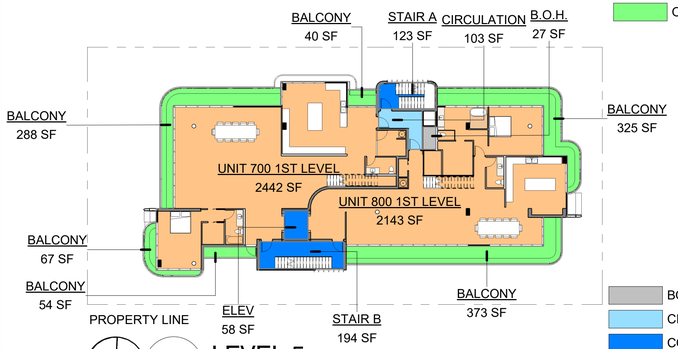
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BOH
CIRCULATION
CORE
NET AREA
OPEN AREA



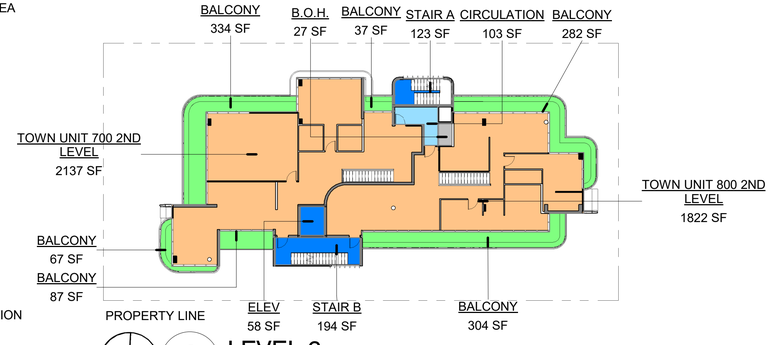
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BOH
CIRCULATION
CORE
NET AREA
OPEN AREA



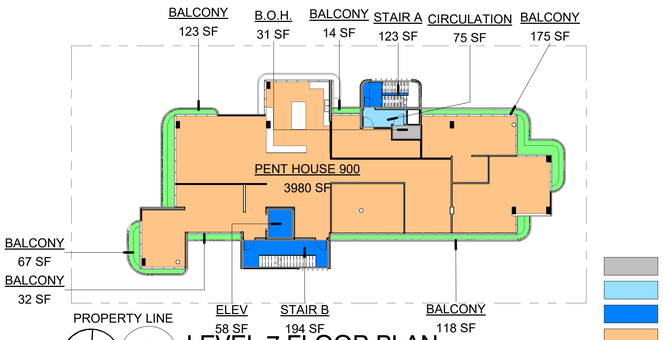
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BOH
CIRCULATION
CORE
NET AREA
OPEN AREA



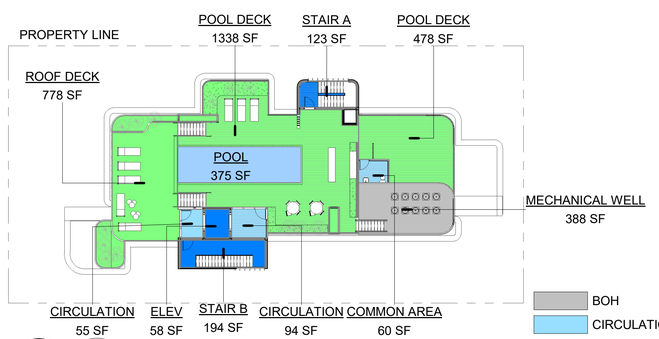
5 A001 — LEVEL 6
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BOH
CIRCULATION
CORE
NET AREA
OPEN AREA



6 A001 — LEVEL 7 FLOOR PLAN
1 : 250

BOH
CIRCULATION
CORE
NET AREA
OPEN AREA



8 A001 — ROOF AND POOL DECK.
1 : 250

BOH
CIRCULATION
CORE
OPEN AREA

GROSS AREA	
NAME	AREA
PARKING LEVEL +5.00 NGVD	
BOH	95 SF
CIRCULATION	334 SF
CORE	242 SF
	671 SF
LEVEL 2	
BOH	52 SF
CIRCULATION	103 SF
CORE	375 SF
NET AREA	5935 SF
	6466 SF
LEVEL 3	
BOH	52 SF
CIRCULATION	103 SF
CORE	375 SF
NET AREA	5935 SF
	6466 SF
LEVEL 4	
BOH	52 SF
CIRCULATION	103 SF
CORE	375 SF
NET AREA	5170 SF
	5700 SF
LEVEL 5	
BOH	27 SF
CIRCULATION	103 SF
CORE	375 SF
NET AREA	4585 SF
	5090 SF
LEVEL 6	
BOH	27 SF
CIRCULATION	103 SF
CORE	375 SF
NET AREA	3960 SF
	4465 SF
LEVEL 7	
BOH	31 SF
CIRCULATION	75 SF
CORE	375 SF
NET AREA	3980 SF
	4462 SF
ROOF AND POOL DECK	
BOH	388 SF
CIRCULATION	209 SF
CORE	375 SF
	973 SF
	34291 SF

NET AREA	
NAME	AREA
LEVEL 2	
NET AREA	5935 SF
LEVEL 3	
NET AREA	5935 SF
LEVEL 4	
NET AREA	5170 SF
LEVEL 5	
NET AREA	4585 SF
LEVEL 6	
NET AREA	3960 SF
LEVEL 7	
NET AREA	3980 SF
11	29565 SF

UNIT AREAS	
Name	Area
UNIT 100	2990 SF
UNIT 200	2945 SF
UNIT 300	2990 SF
UNIT 400	2945 SF
UNIT 500	2638 SF
UNIT 600	2531 SF
UNIT 700 1ST AND 2ND LEVEL	4579 SF
UNIT 800 1ST AND 2ND LEVEL	3965 SF
PENT HOUSE 900	3980 SF
	29565 SF

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MEP ENGINEER
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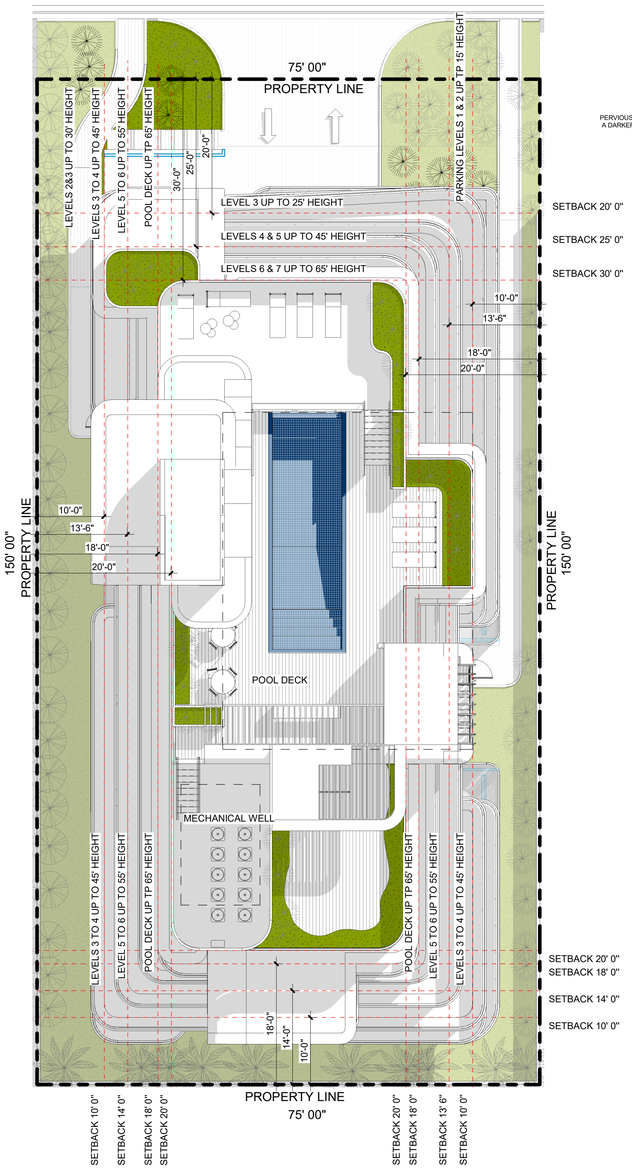
GROSS AREA CALCULATION

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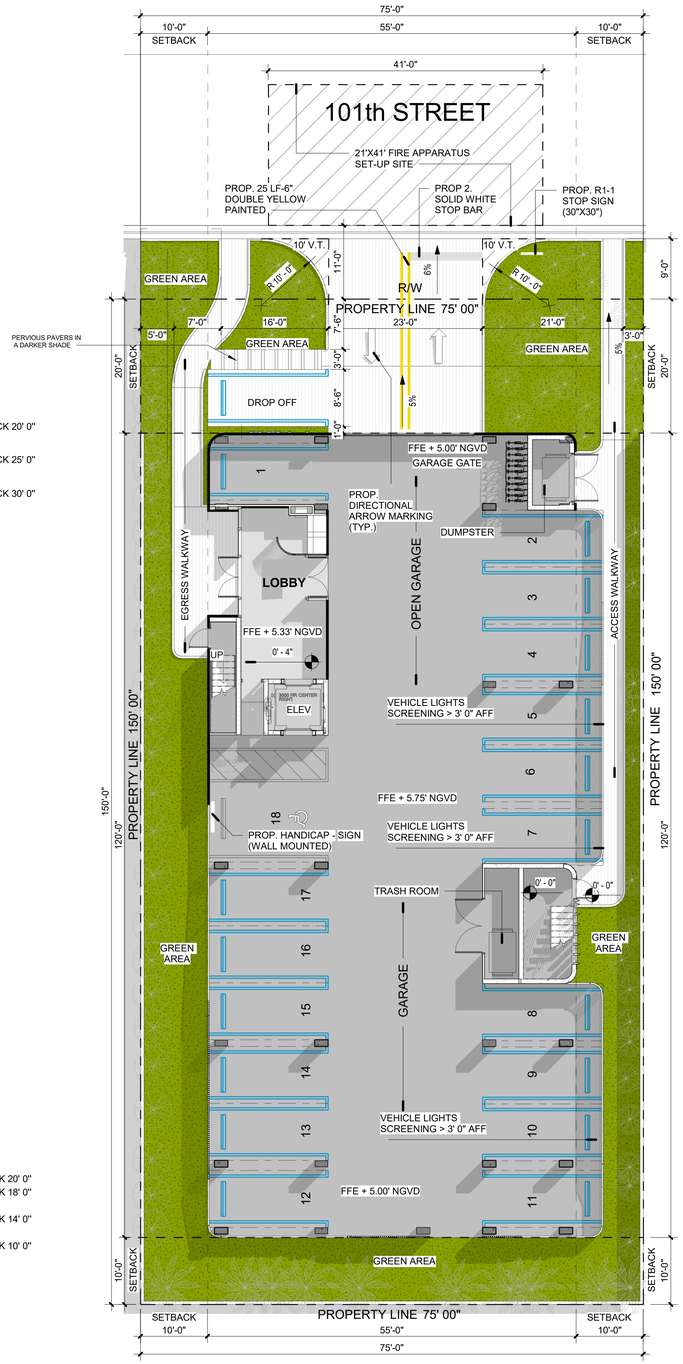
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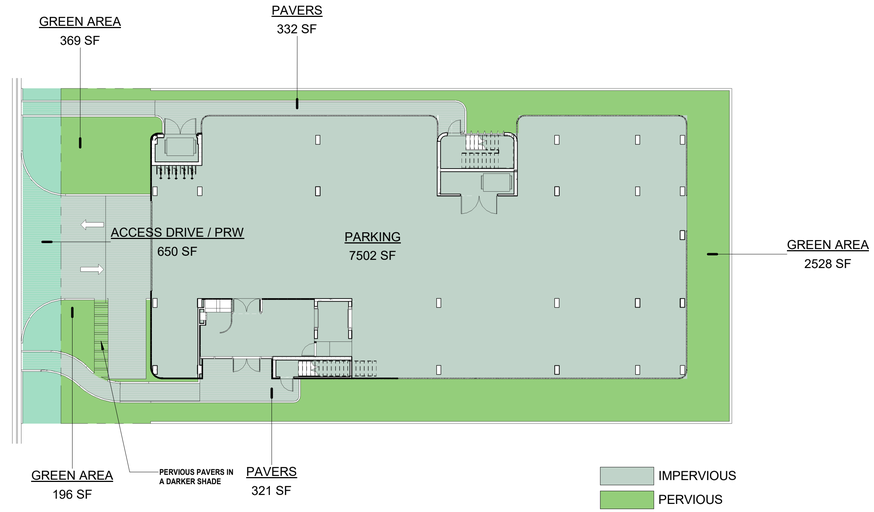


2 A100 ROOF SITE PLAN
3/32" = 1'-0"



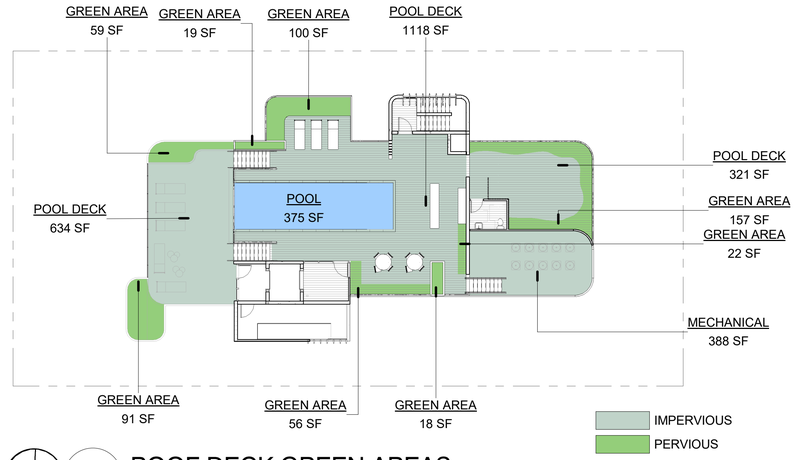
1 A100 GROUND LEVEL FLOOR PLAN.
3/32" = 1'-0"

TOTAL PARKING COUNT 19:
- DROP OFF: 1
- REGULAR PARKING: 17
- ADA PARKING: 1



3 A100 PARKING LEVEL + GREEN AREAS.
1/16" = 1'-0"

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%



4 A100 ROOF DECK GREEN AREAS
1/16" = 1'-0"

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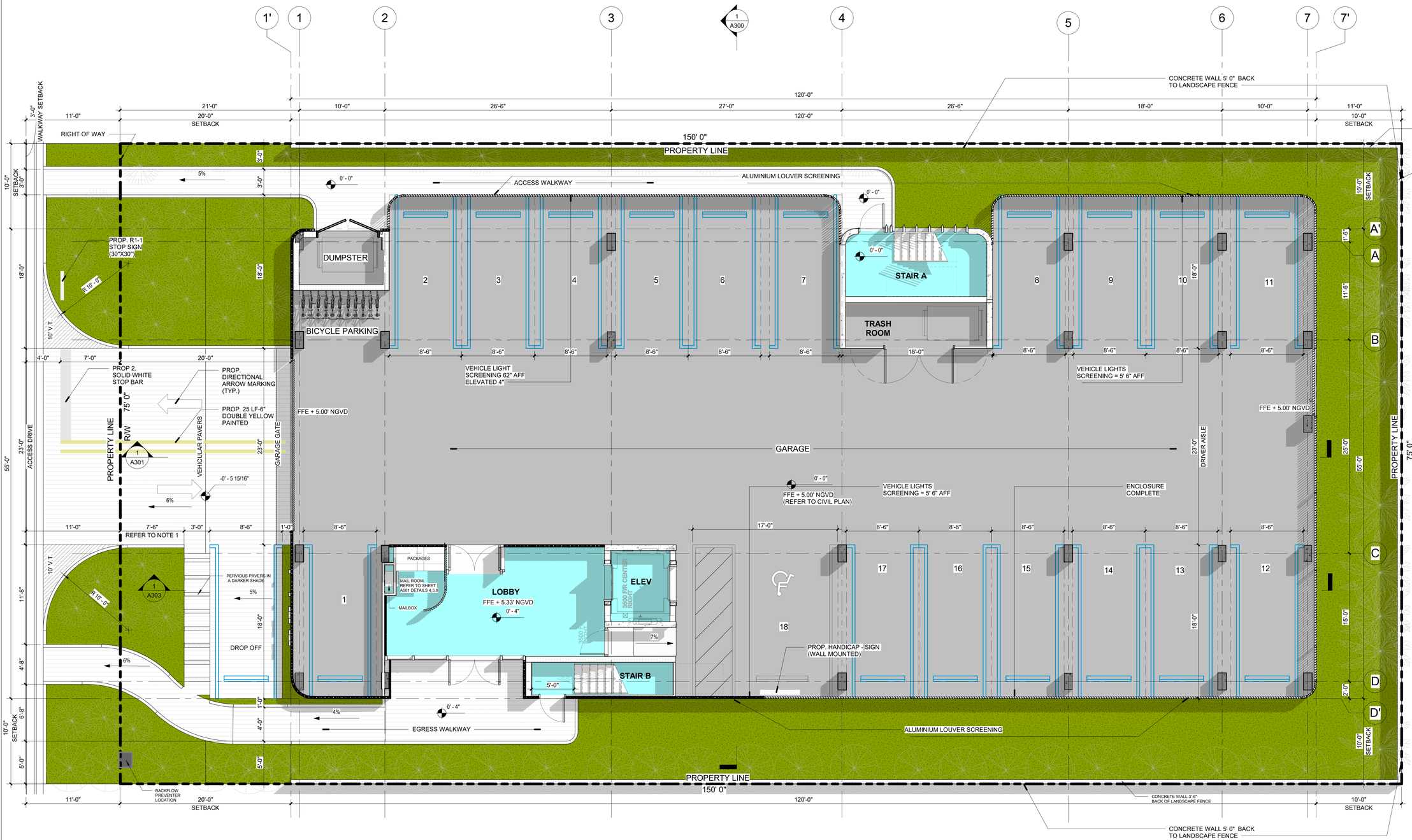
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Project number	22-048
Date	23/12/2023
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Checked by	Checker

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Scale: As indicated

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1 A101 GROUND LEVEL FLOOR PLAN
3/16" = 1'-0"

NOTES
1: AS PER TOWN CODE SEC. 23-24(d) AND SEC 23-30(e), THE PLANNING AND ZONING BOARD HAS THE ABILITY TO VARY THE DIMENSION OF THE LANDSCAPE BUFFER STRIP, TO A DIMENSION OF NON LESS THAN 7'-0" (AS INDICATED IN THE MIAMI-DADE LANDSCAPE CODE MINIMUM) TO ACCOMMODATE LOBBY ACCESS, GUEST SPACES AND DROP-OFF AREA.
2: REFER TO CIVIL PLAN C-3 FOR PAVEMENT MARKING AND SIGNAGE

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MEP ENGINEER
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CONTRACTOR
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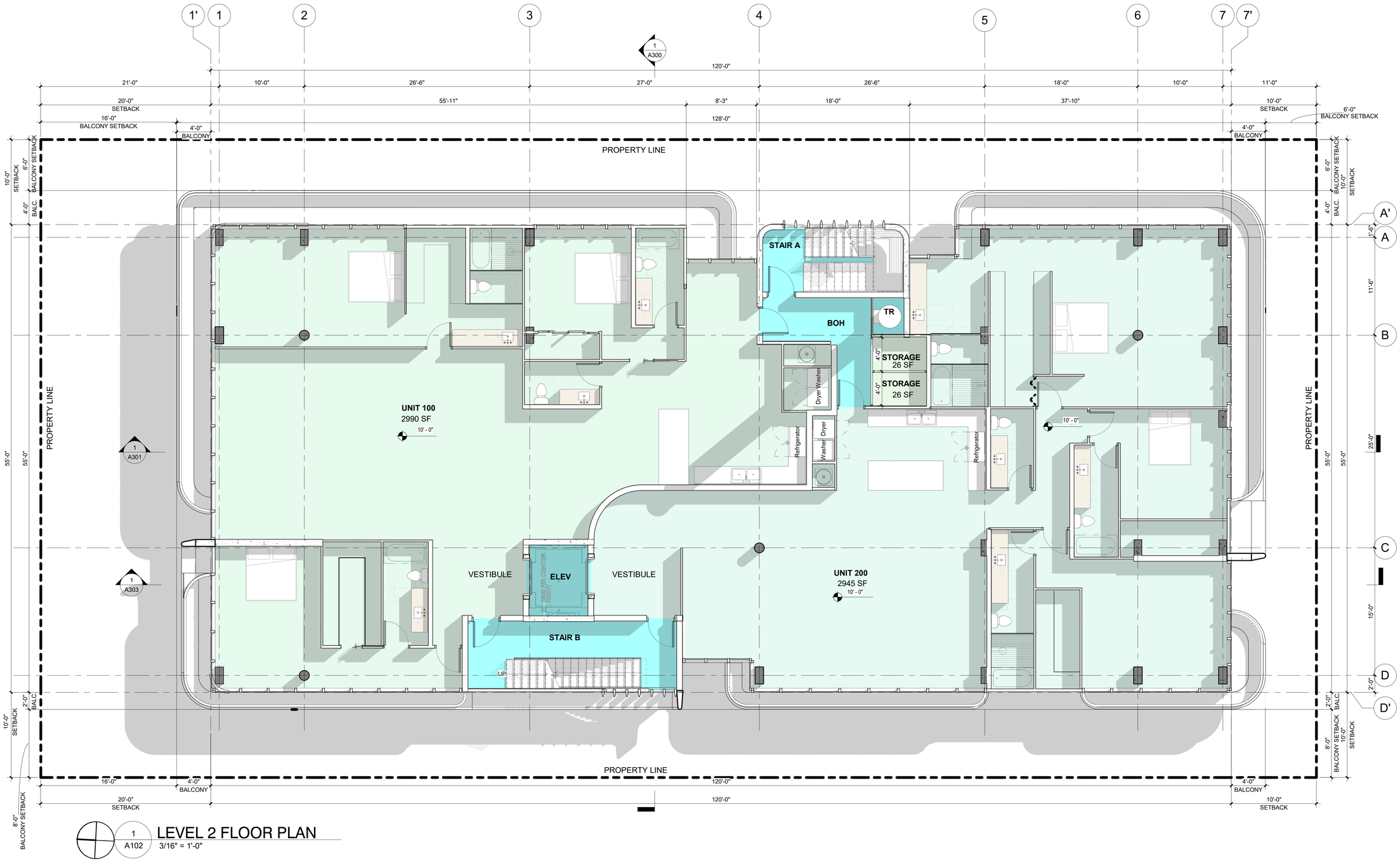
GROUND LEVEL - PARKING

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

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Scale 3/16" = 1'-0"

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1 A102 LEVEL 2 FLOOR PLAN

3/16" = 1'-0"

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No.	Description	Date

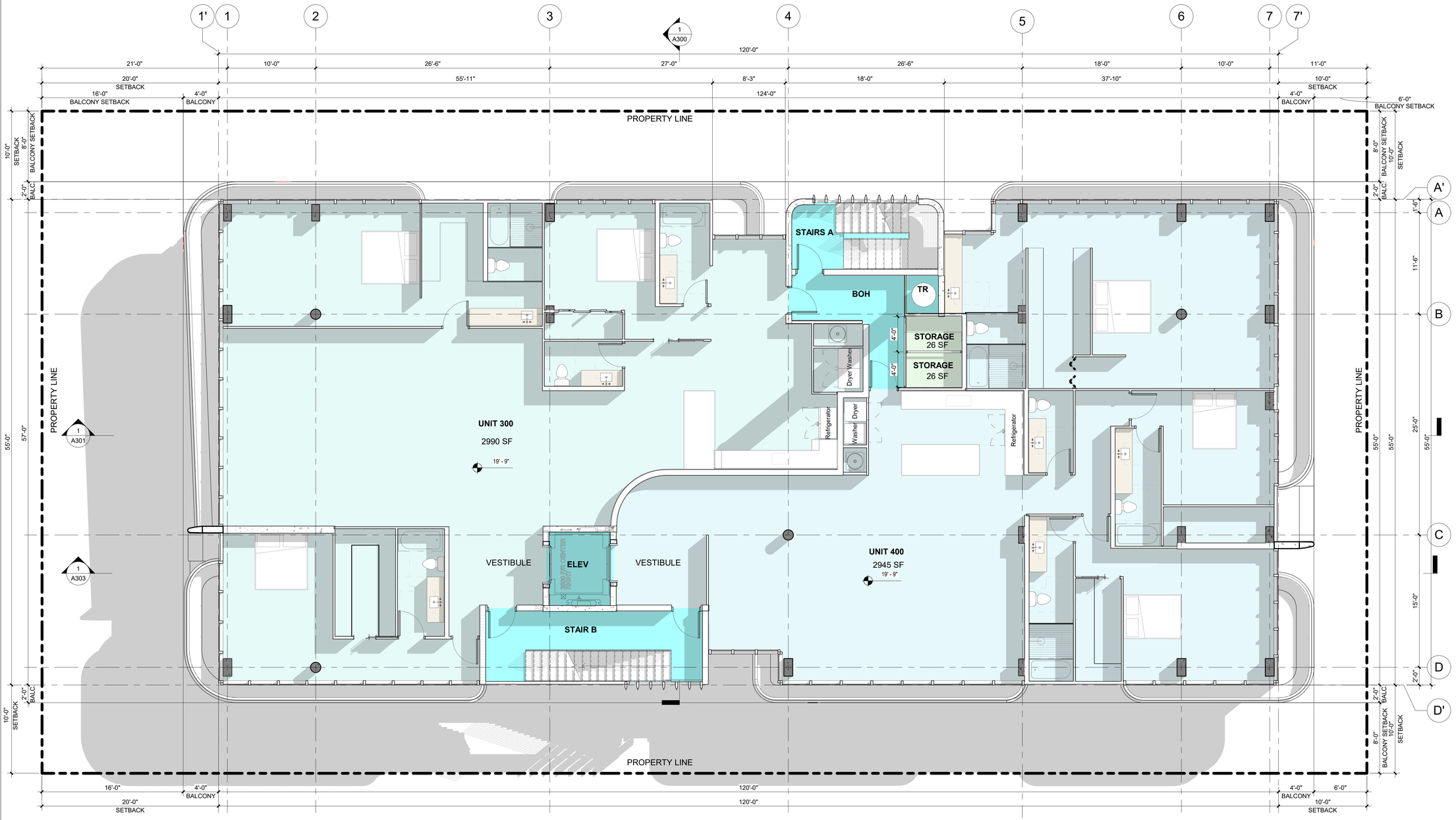
LEVEL 2

Project number	22-048
Date	23/12/2023
Drawn by	Author
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A102

Scale 3/16" = 1'-0"

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1 A103 LEVEL 3 FLOOR PLAN

3/16" = 1'-0"

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DESIGNER

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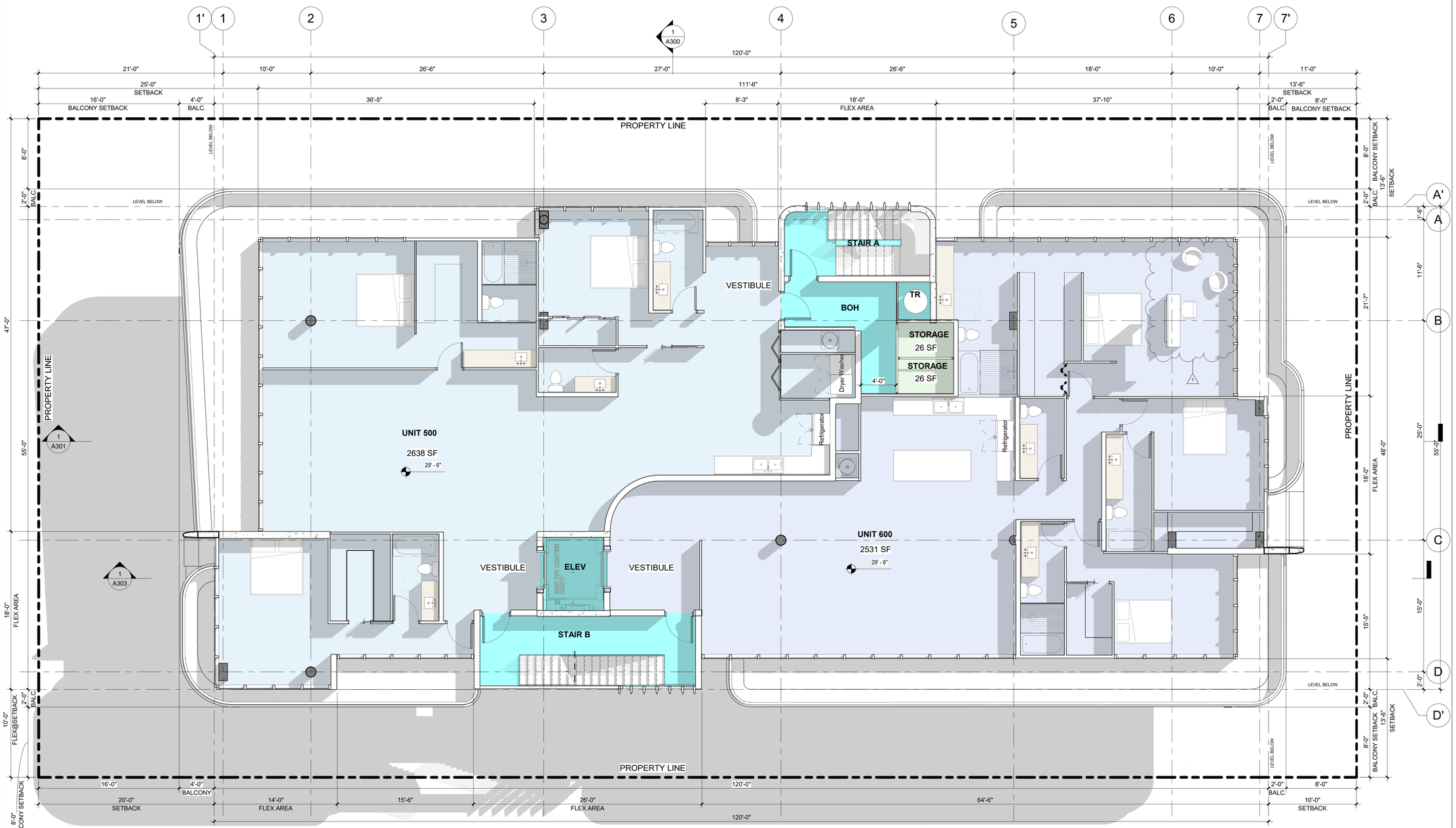
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Project number	22-048
Date	23/12/2023
Drawn by	Author
Checked by	Checker

A103

Scale 3/16" = 1'-0"

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1 A104 **LEVEL 4 FLOOR PLAN**
3/16" = 1'-0"

BAY HARBOR 1160

1160 101ST STREET
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1160 101 St BAY HARBOR CONDO 2618, LLC

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Contact: roxanatillit@gmail.com

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No.	Description	Date
1	DRB Revision	03/20/2024

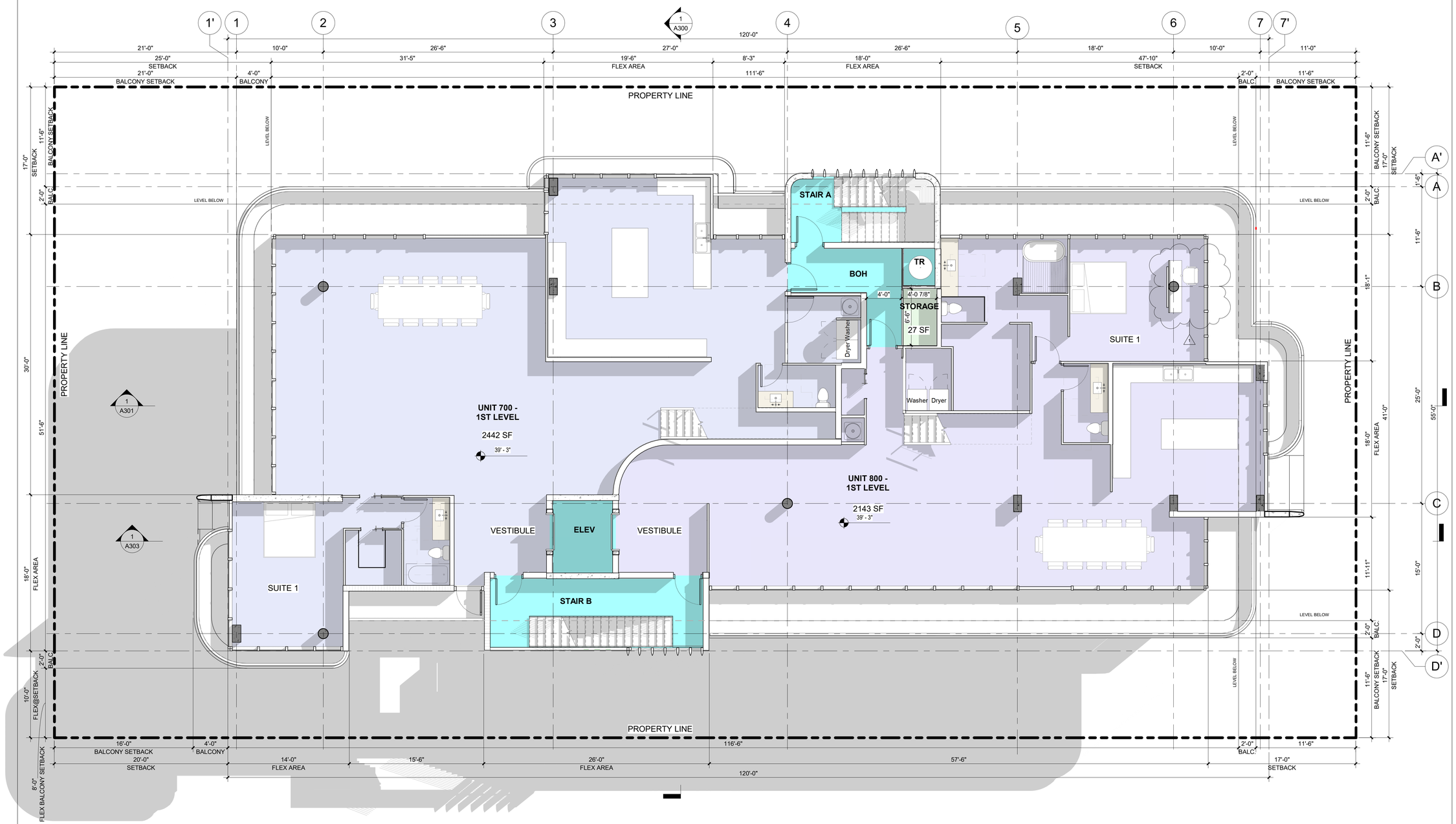
LEVEL 4

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

A104

Scale 3/16" = 1'-0"

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1 A105 — LEVEL 5
3/16" = 1'-0"

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No.	Description	Date
1	DRB Revision	03/20/2024

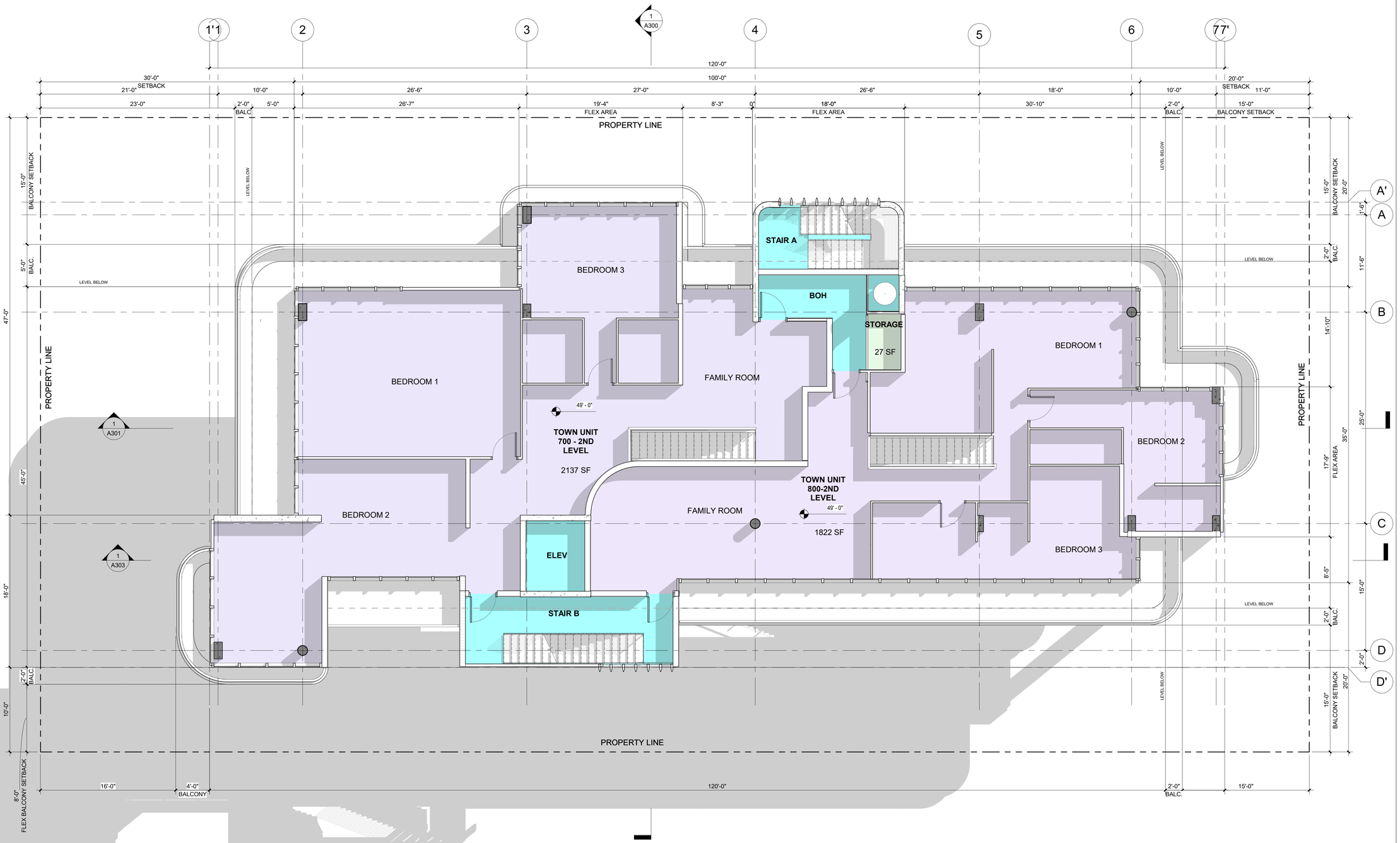
LEVEL 5

Project number	22-048
Date	23/12/2023
Drawn by	Author
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A105

Scale 3/16" = 1'-0"

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1 A106 LEVEL 6
3/16" = 1'-0"

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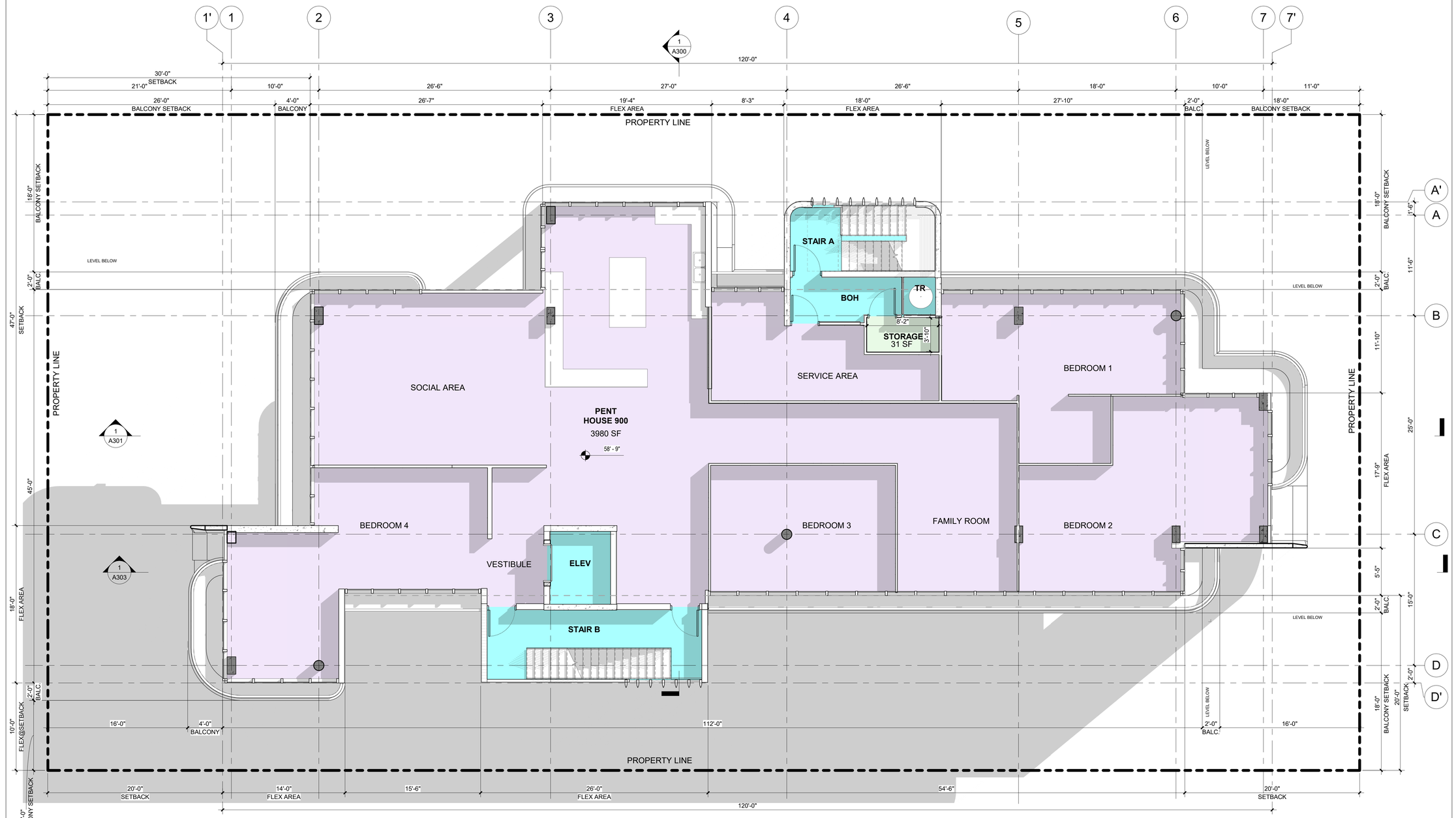
LEVEL 6

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

A106

Scale 3/16" = 1'-0"

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1 A107 **LEVEL 7**
3/16" = 1'-0"

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No.	Description	Date

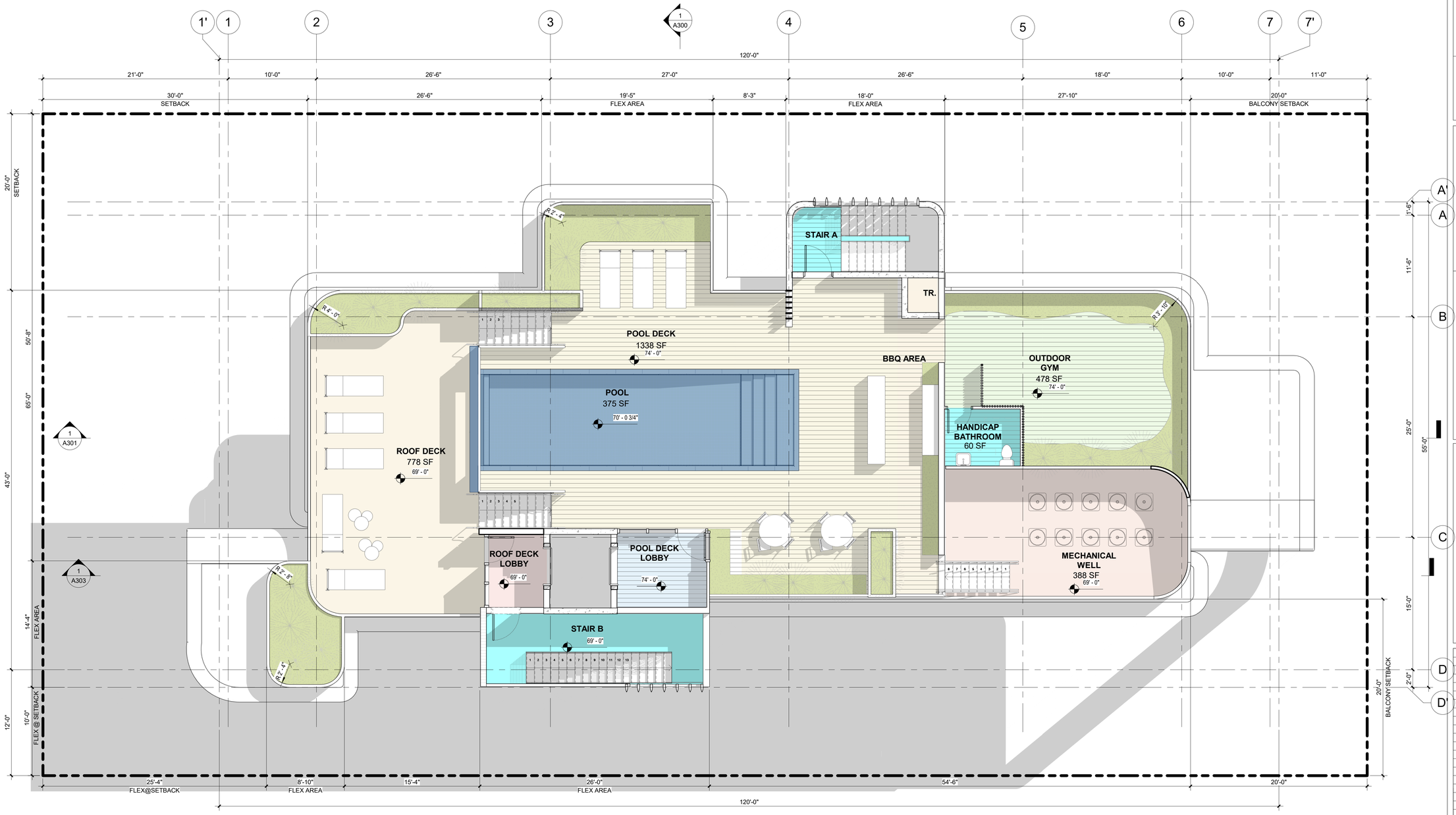
LEVEL 7

Project number	22-048
Date	23/12/2023
Drawn by	Author
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A107

Scale 3/16" = 1'-0"

12/23/2023 9:57:50 AM



2 A108

POOL DECK

3/16" = 1'-0"

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No.	Description	Date

ROOFTOP LEVEL

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

A108

Scale 3/16" = 1'-0"

12/23/2023 9:57:56 AM



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

KEYNOTE LEGEND	
Key Value	Keynote Text
1	ALUMINIUM STOREFRONT ASSEMBLY. W/LAMINATED TINTED GLASS W/A HIGH PERFORMANCE COATING.
2	ARCHITECTURAL CONCRETE/VENEER FINISH TO BE SELECTED.
3	SMOOTH FINISH WHITE STUCCO
5	SMOOTH FINISH GRAY STUCCO
6	VERTICAL LOUVERS ALUMINIUM OR SIMILAR
7	CONCRETE FIN WITH MOLDED EDGE, SMOOTH FINISH, COLOR: WHITE
8	CONCRETE SLAB WITH MOLDED EDGE, SMOOTH FINISH, COLOR WHITE (TYP)
9	GLASS GUARDRAIL 42" H

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NORTH ELEVATION

Project number	22-048
Date	23/12/2023
Drawn by	Author
Checked by	Checker
A200	
Scale	3/16" = 1'-0"

12/26/2023 2:46:46 PM



1 / A201 SOUTH ELEVATION

3/16" = 1'-0"

KEYNOTE LEGEND	
Key Value	Keynote Text
1	ALUMINIUM STOREFRONT ASSEMBLY. W/LAMINATED TINTED GLASS W/A HIGH PERFORMANCE COATING.
2	ARCHITECTURAL CONCRETE/VENEER FINISH TO BE SELECTED.
3	SMOOTH FINISH WHITE STUCCO
5	SMOOTH FINISH GRAY STUCCO
6	VERTICAL LOUVERS ALUMINIUM OR SIMILAR
7	CONCRETE FIN WITH MOLDED EDGE, SMOOTH FINISH, COLOR: WHITE
8	CONCRETE SLAB WITH MOLDED EDGE, SMOOTH FINISH, COLOR WHITE (TYP)
9	GLASS GUARDRAIL 42" H
10	LANDSCAPE FENCE 60"

BAY HARBOR 1160

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No.	Description	Date
1	DRB Revision	03/20/2024

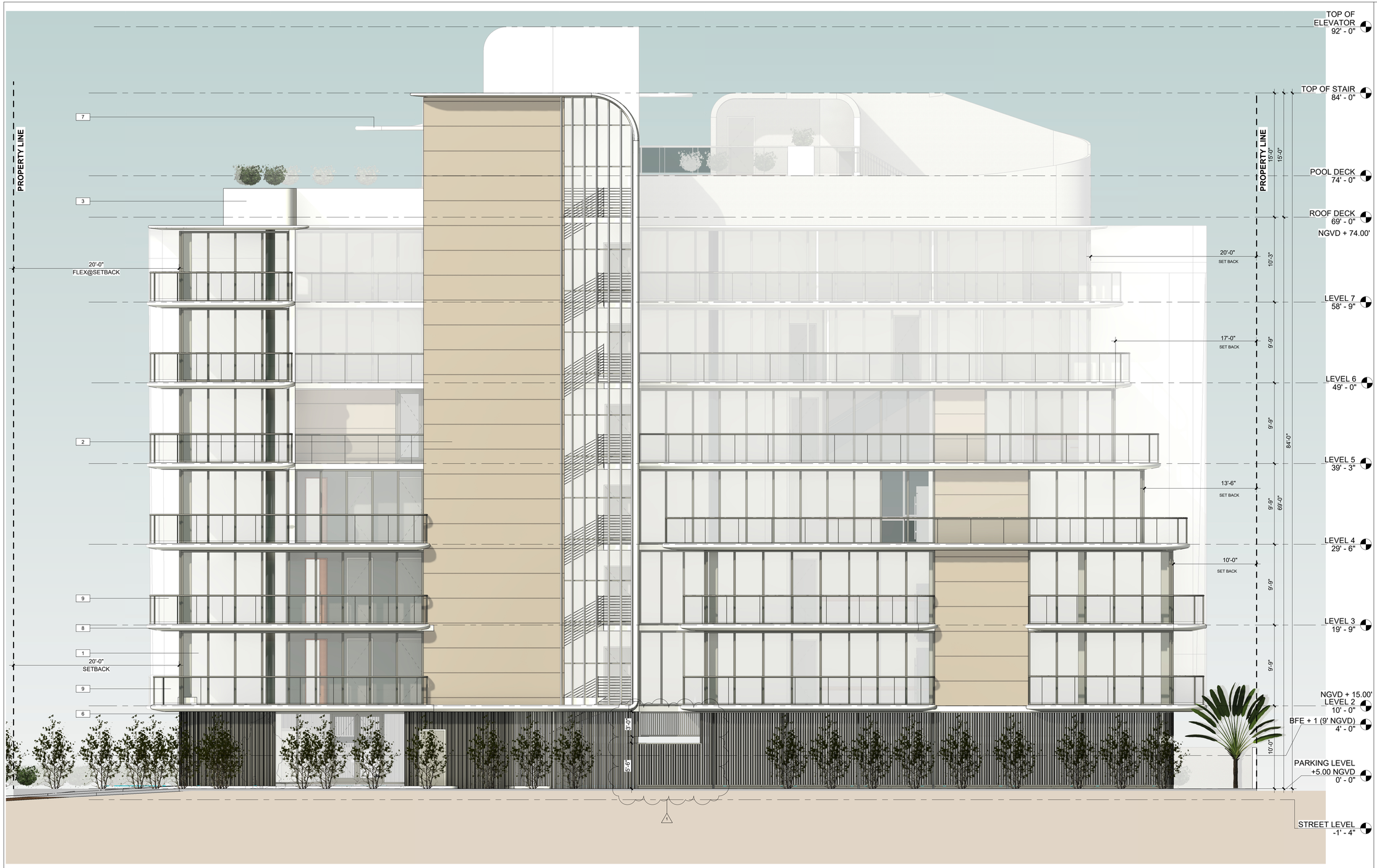
SOUTH ELEVATION

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

A201

Scale 3/16" = 1'-0"

3/21/2024 2:03:54 PM



1 / A202 WEST ELEVATION
3/16" = 1'-0"

KEYNOTE LEGEND	
Key Value	Keynote Text
1	ALUMINIUM STOREFRONT ASSEMBLY. W/LAMINATED TINTED GLASS W/A HIGH PERFORMANCE COATING.
2	ARCHITECTURAL CONCRETE/VENEER FINISH TO BE SELECTED.
3	SMOOTH FINISH WHITE STUCCO
5	SMOOTH FINISH GRAY STUCCO
6	VERTICAL LOUVERS ALUMINIUM OR SIMILAR
7	CONCRETE FIN WITH MOLDED EDGE, SMOOTH FINISH, COLOR: WHITE
8	CONCRETE SLAB WITH MOLDED EDGE, SMOOTH FINISH, COLOR WHITE (TYP)
9	GLASS GUARDRAIL 42" H
10	LANDSCAPE FENCE 60"

BAY HARBOR 1160

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1	DRB Revision	03/20/2024

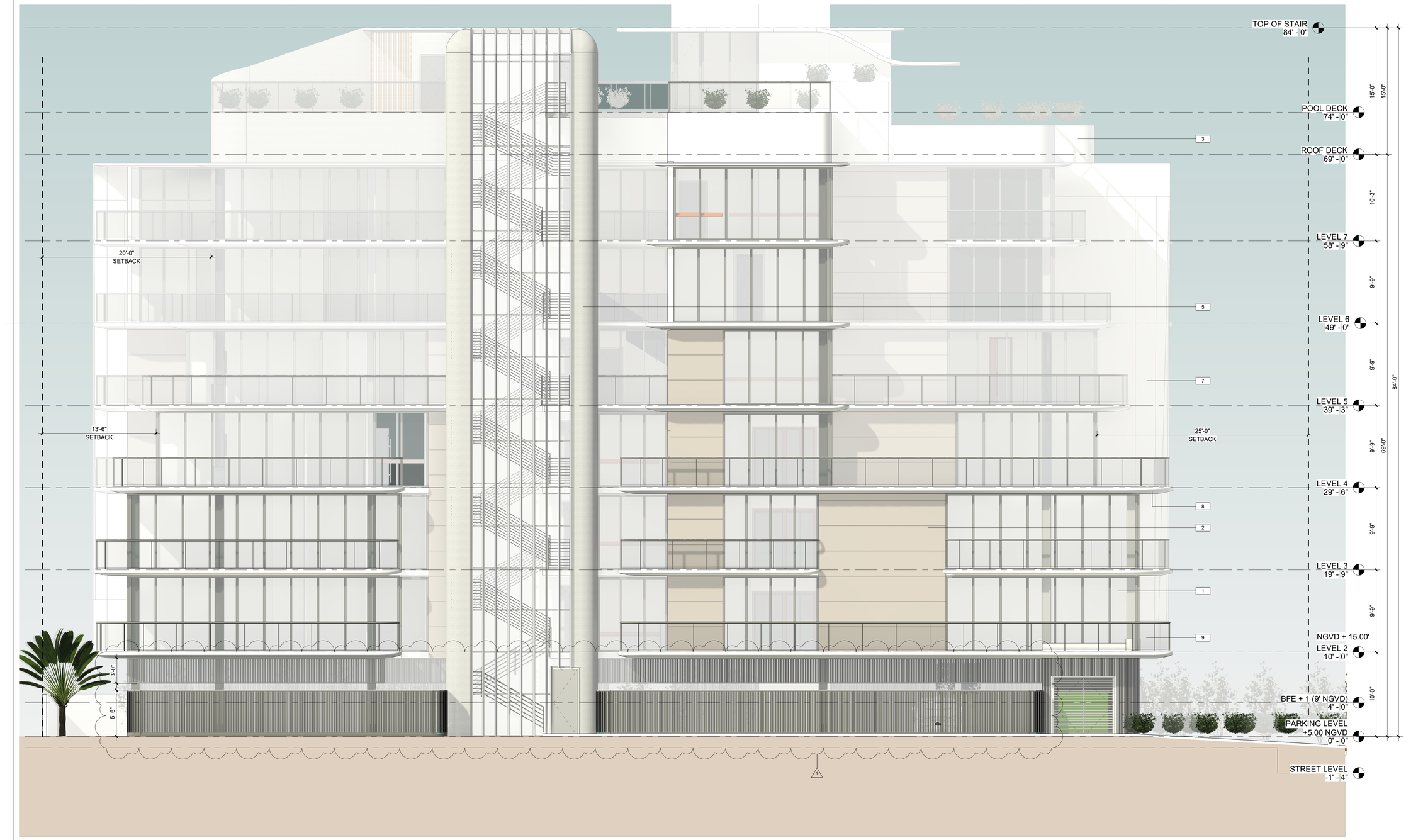
WEST ELEVATION

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

A202

Scale 3/16" = 1'-0"

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1 / A203 — EAST ELEVATION
3/16" = 1'-0"

KEYNOTE LEGEND	
Key Value	Keynote Text
1	ALUMINIUM STOREFRONT ASSEMBLY. W/LAMINATED TINTED GLASS W/A HIGH PERFORMANCE COATING.
2	ARCHITECTURAL CONCRETE/VENEER FINISH TO BE SELECTED.
3	SMOOTH FINISH WHITE STUCCO
5	SMOOTH FINISH GRAY STUCCO
6	VERTICAL LOUVERS ALUMINIUM OR SIMILAR
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9	GLASS GUARDRAIL 42" H
10	LANDSCAPE FENCE 60"

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No.	Description	Date
1	DRB Revision	03/20/2024

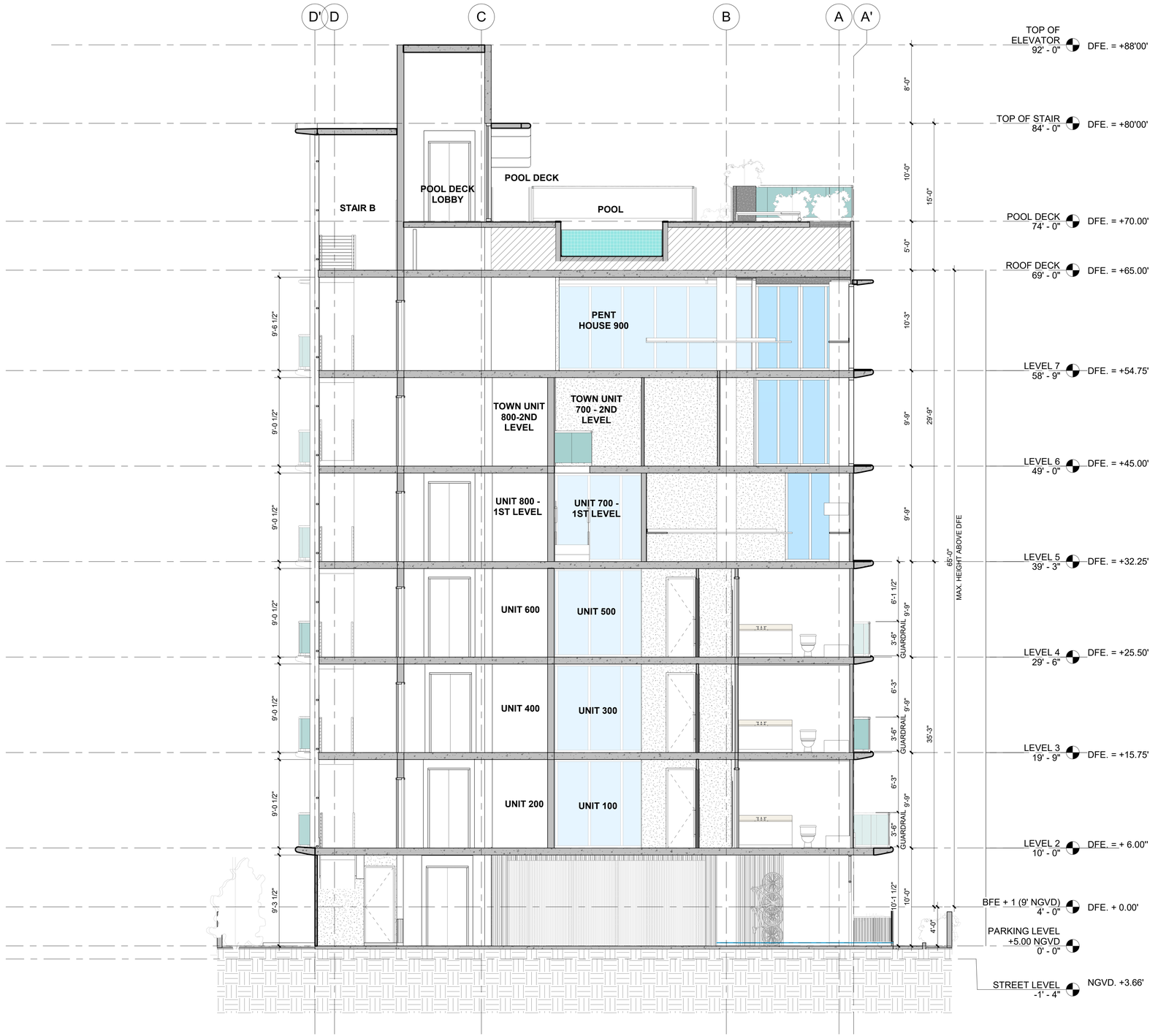
EAST ELEVATION

Project number	22-048
Date	23/12/2023
Drawn by	Author
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A203

Scale 3/16" = 1'-0"

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1 A300 SECTION 1
3/16" = 1'-0"

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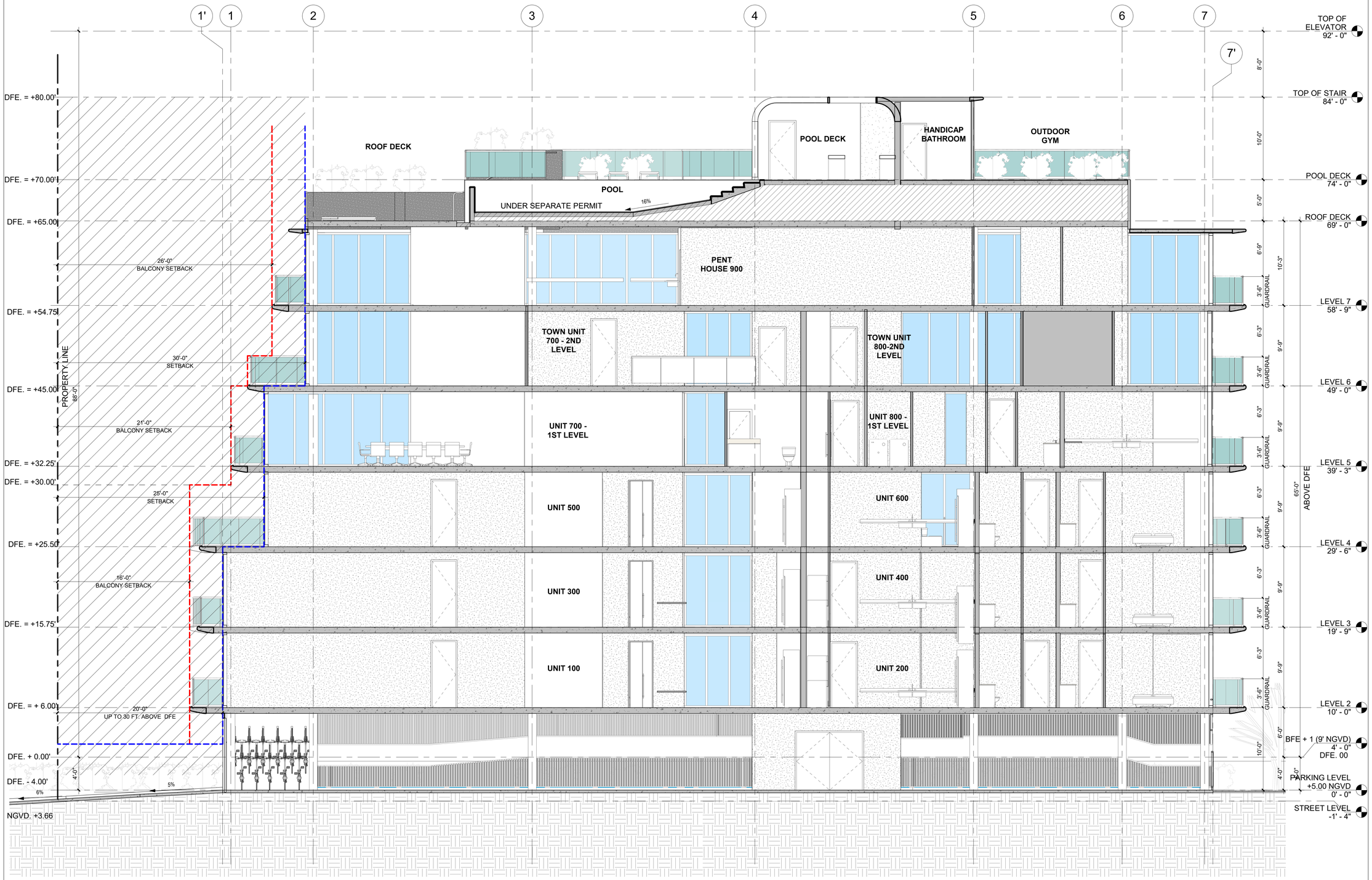
SECTION 1

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

A300

Scale 3/16" = 1'-0"

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1 A301 SECTION 2
3/16" = 1'-0"

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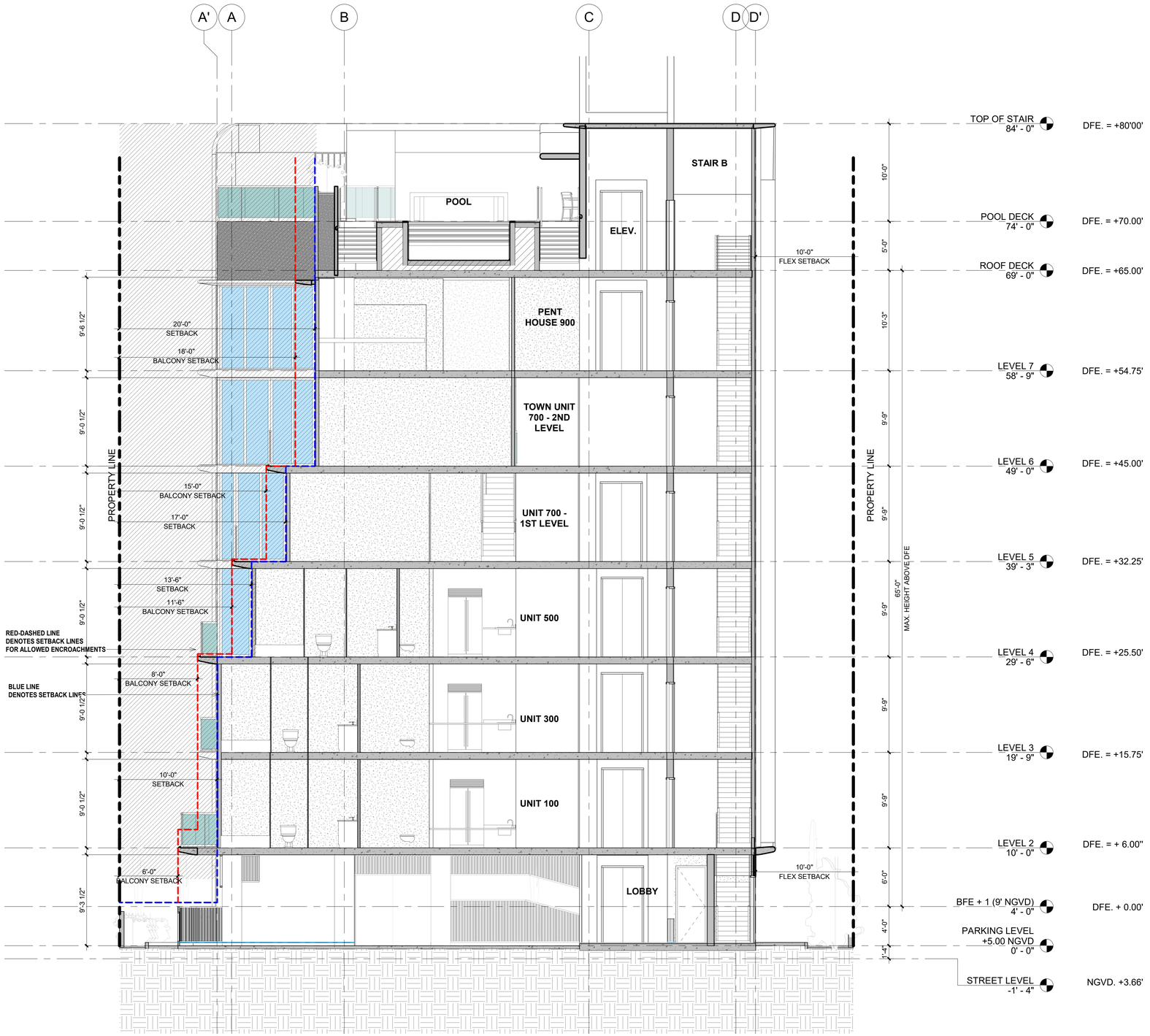
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Project number	22-048
Date	23/12/2023
Drawn by	Author
Checked by	Checker

A301

Scale 3/16" = 1'-0"

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1 / A302 SECTION 3
3/16" = 1'-0"

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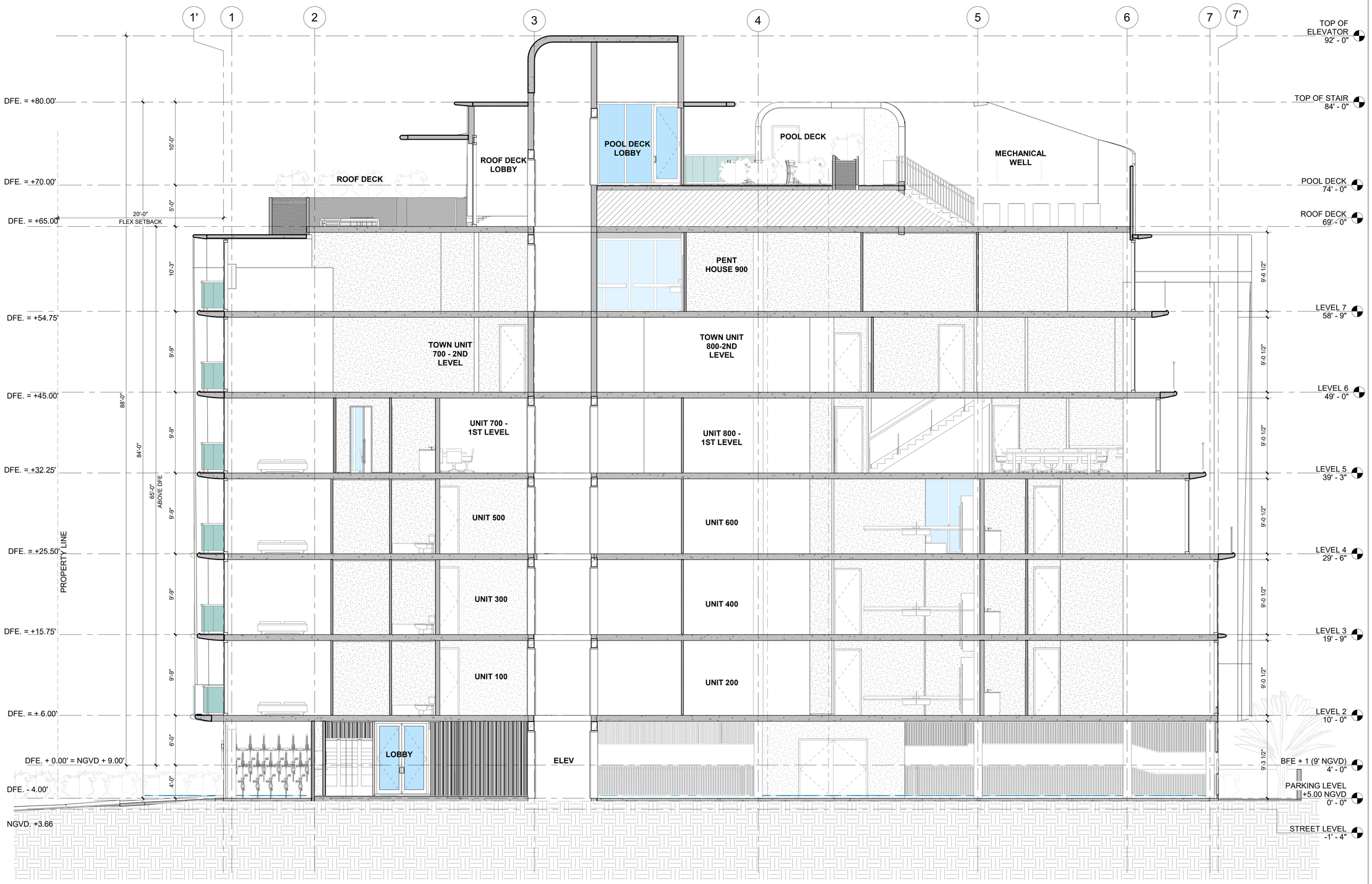
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Project number	22-048
Date	23/12/2023
Drawn by	Author
Checked by	Checker

A302

Scale 3/16" = 1'-0"

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1 / A303 SECTION 4
3/16" = 1'-0"

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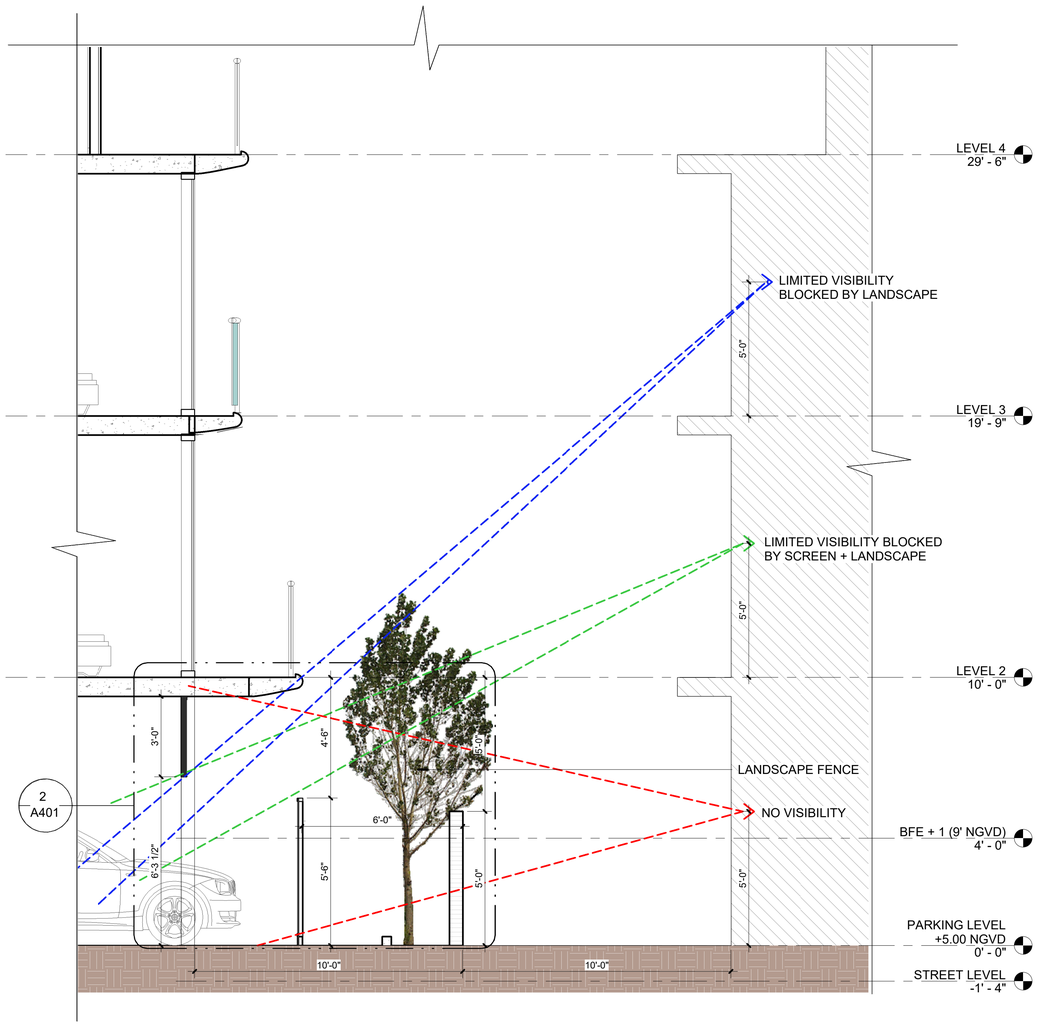
SECTION 4

Project number	22-048
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Drawn by	Author
Checked by	Checker

A303

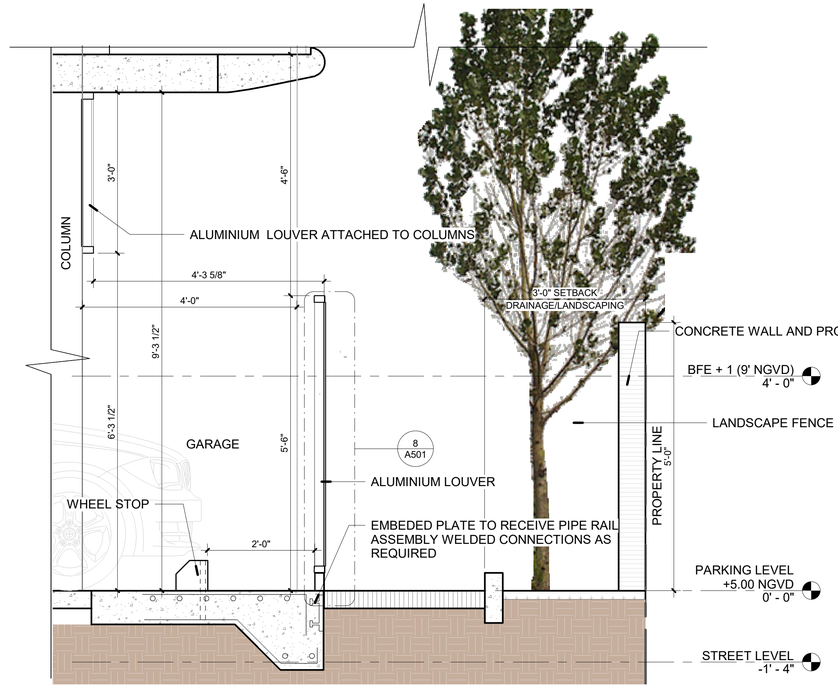
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1 A401 — GARAGE ENCLOSURE VISIBILITY FROM BUILDING ON THE EAST SIDE

3/8" = 1'-0"



2 A401 — PARKING METAL VERTICAL LOUVER

3/4" = 1'-0"

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CONTRACTOR
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No.	Description	Date

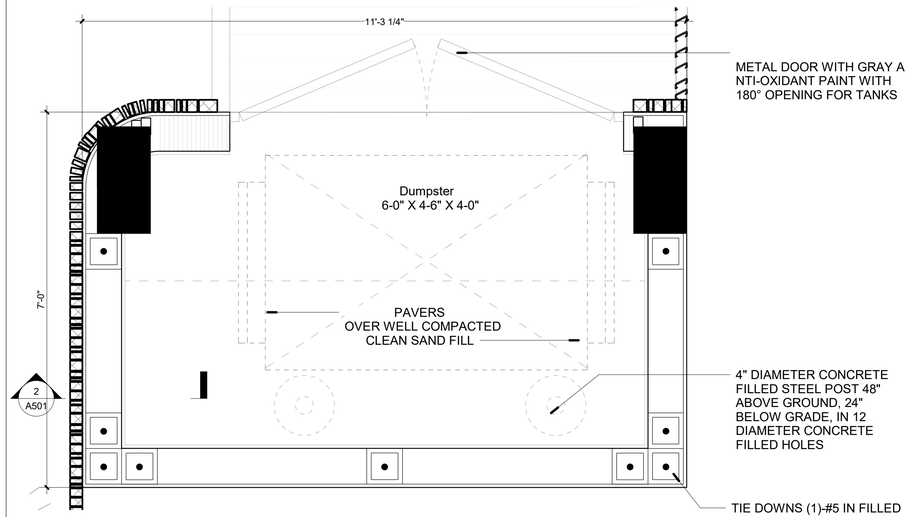
ENLARGED GARAGE ENCLOSURE

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

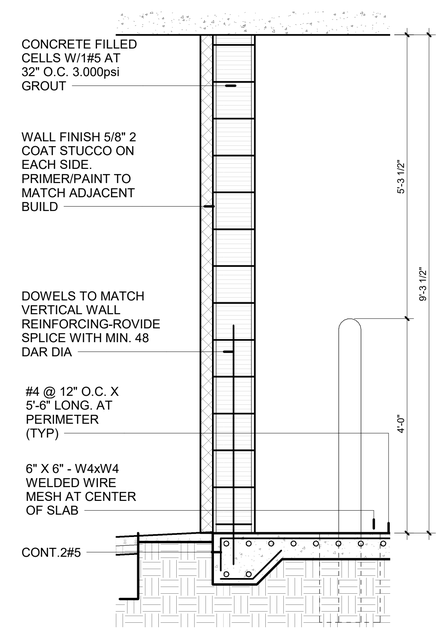
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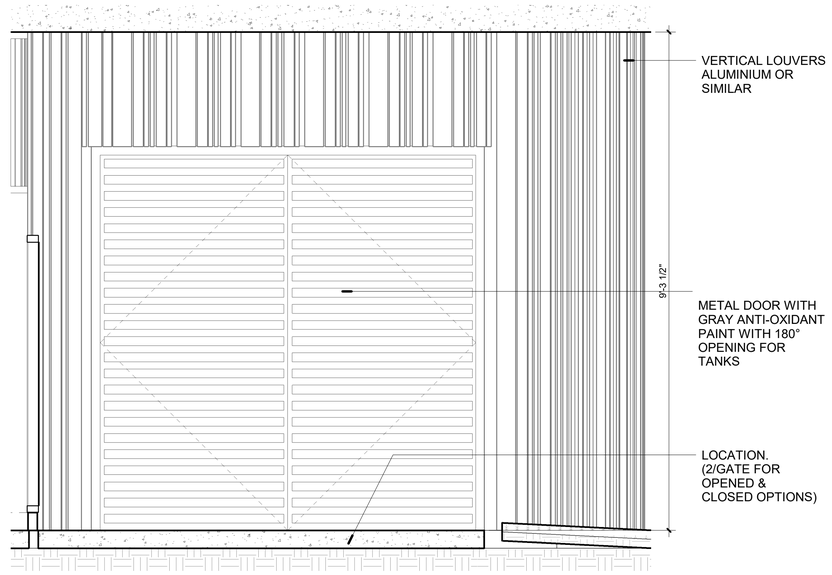
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1 A501 **DUMPSTER**
3/4" = 1'-0"



2 A501 **D WALL SECTION**
3/4" = 1'-0"

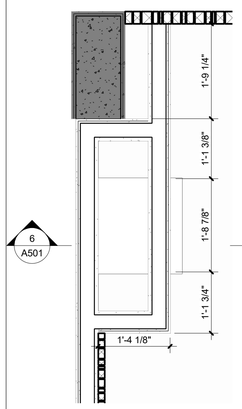


3 A501 **FRONT ELEVATION**
3/4" = 1'-0"

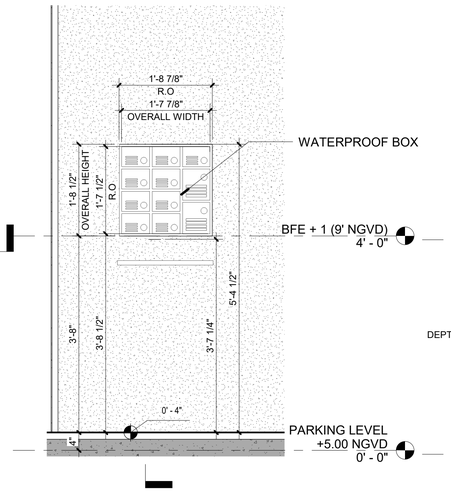
INSTALLATION REQUIREMENTS PER USPS:

1. NO CUSTOMER MAILBOX LOCK SHALL BE LOCATED MORE THAN 67" ABOVE FINISHED FLOOR (AFF)
2. NO CUSTOMER MAILBOX COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 28" AFF.

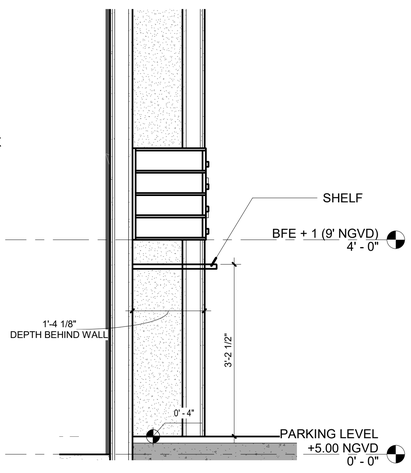
NOTE: FOR NEW CONSTRUCTION AND MAJOR RENOVATIONS. INSTALL HORIZONTAL MAILBOXES WHICH BEEN USPS APPROVED TO THE HIGHER SECURITY REQUIREMENTS OF USPS-STD-4C



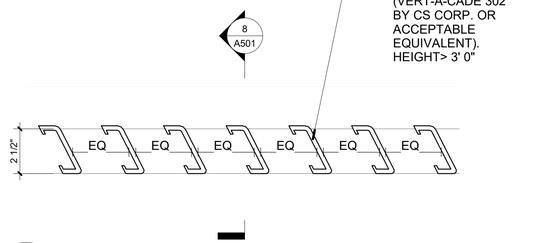
4 A501 **MAILBOX PLAN**
3/4" = 1'-0"



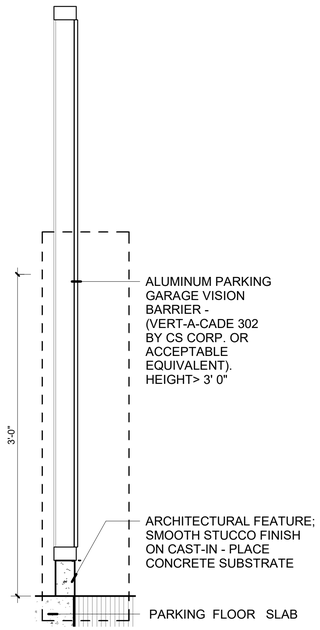
5 A501 **MAILBOX ELEVATION**
3/4" = 1'-0"



6 A501 **MAILBOX SECTION**
3/4" = 1'-0"



9 A501 **LOUVER DETAIL PLAN**
3" = 1'-0"



8 A501 **LOUVER DETAIL SECTION**
1 1/2" = 1'-0"

BAY HARBOR 1160

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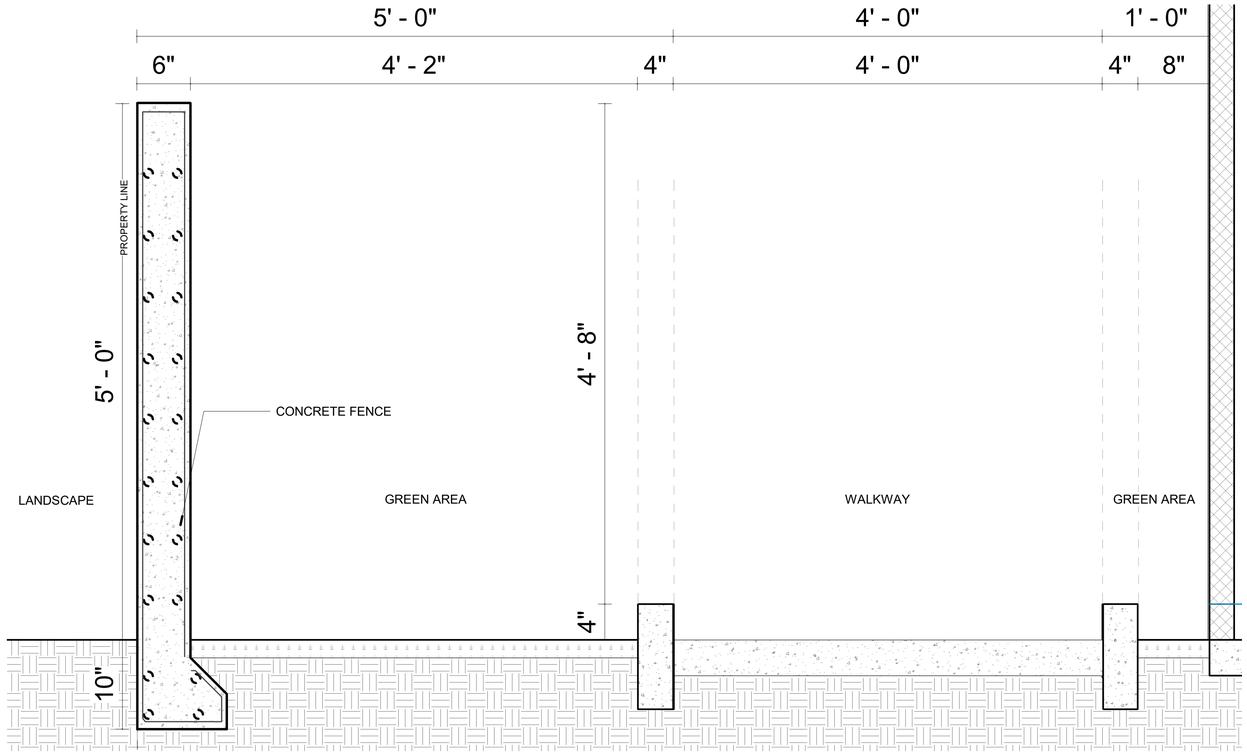
DETAILS

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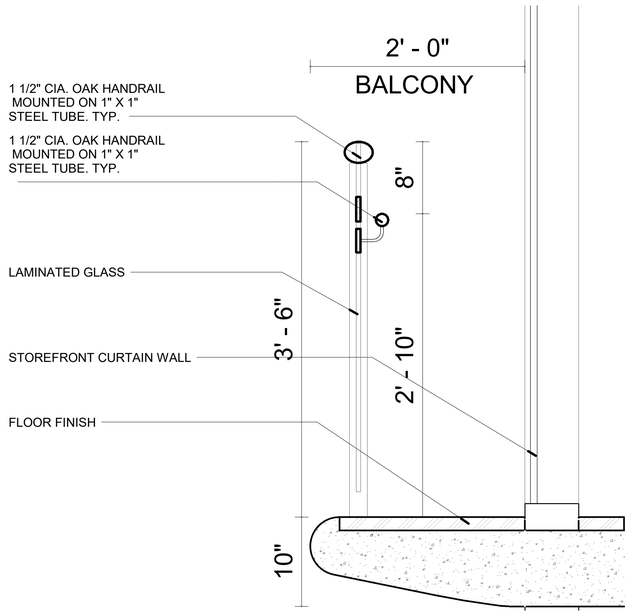
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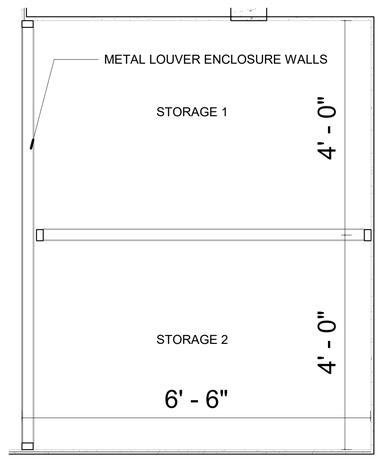
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1 A502 **LANDSCAPE FENCE DETAIL**
1 1/2" = 1'-0"

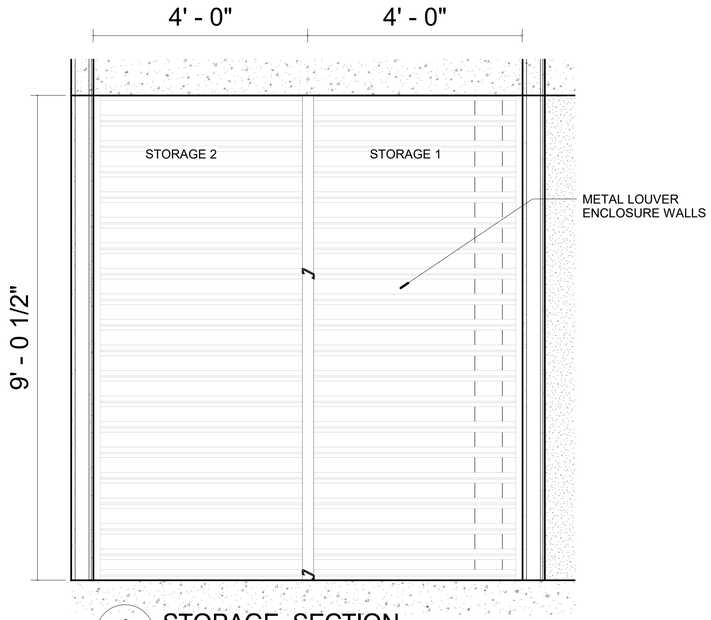


2 A502 **TYPICAL GLASS GUARDRAIL DETAIL**
1 1/2" = 1'-0"



3 A502

4 A502 **STORAGE PLAN**
3/4" = 1'-0"



3 A502 **STORAGE SECTION**
3/4" = 1'-0"

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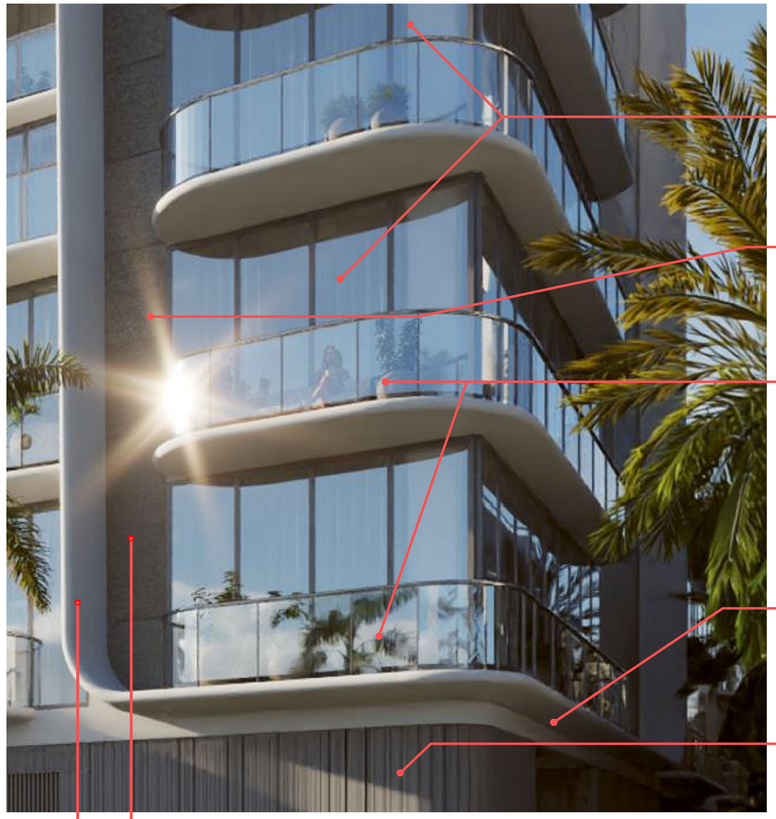
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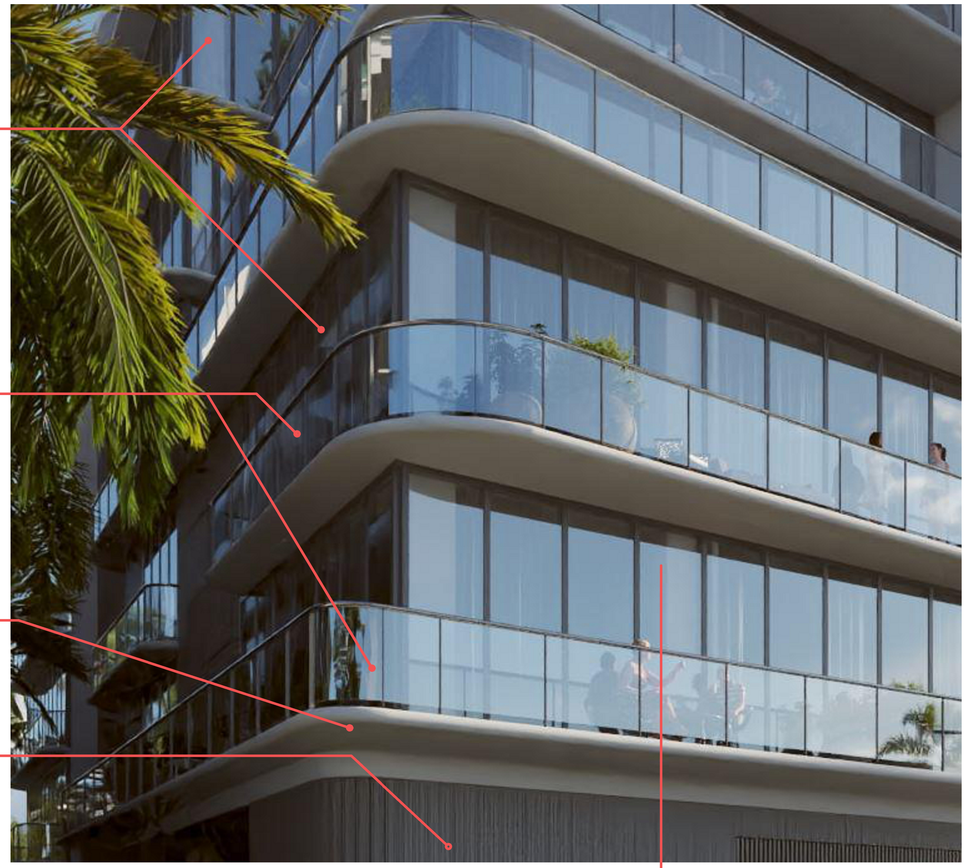
TINTED GLASS

FIBER CEMENT FACADE
WITH MATTE FINISH

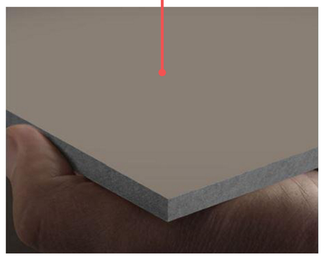
GLASS GUARDRAIL

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

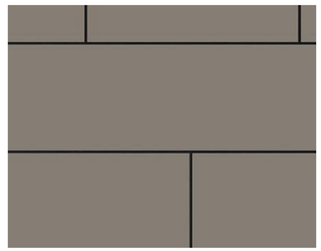
VERTICAL LOUVERS
ALUMINIUM OR SIMILAR

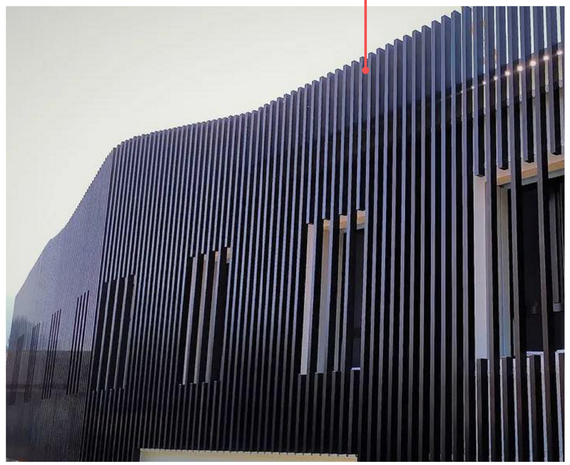


CONCRETE FIN WITH MOLDED EDGE,
SMOOTH FINISH, COLOR: WHITE



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.

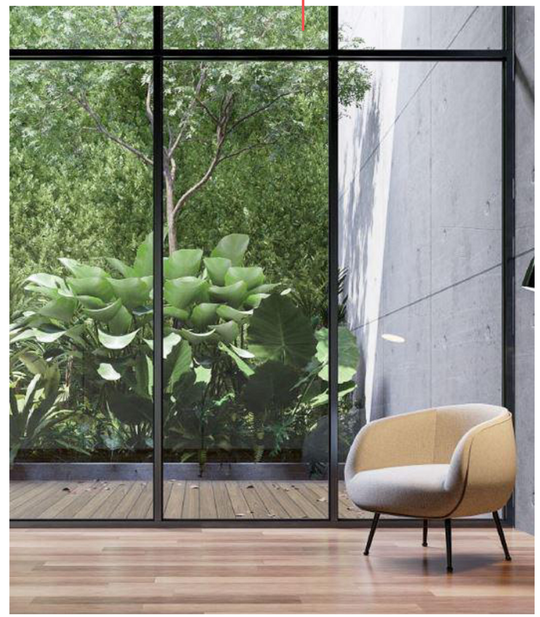




FINS

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

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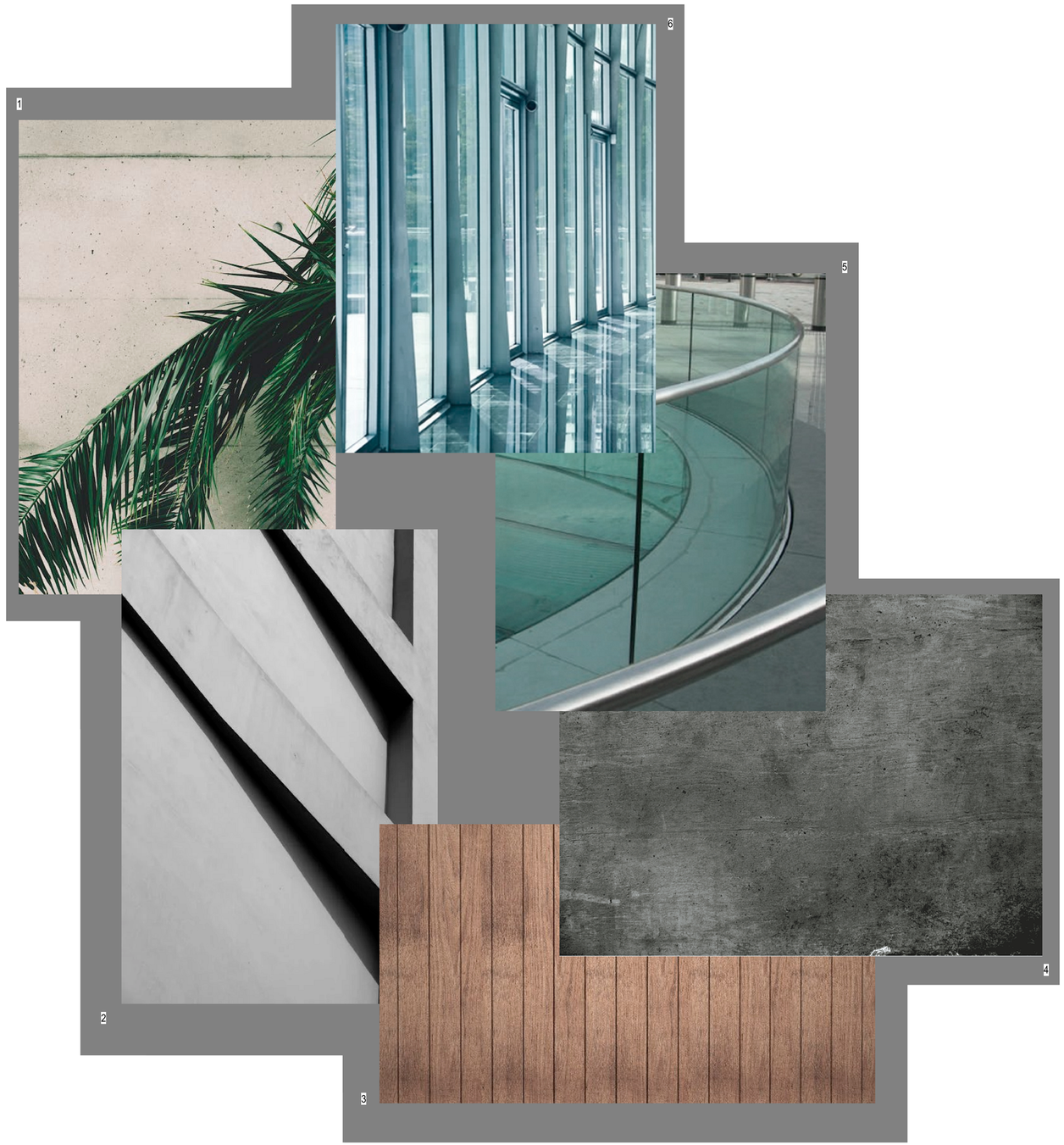
FACADE MATERIALS

Project number	22-048
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MATERIAL BOARD

Project number	22-048
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1
A901
3D SW

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SE VIEW

Project number	22-048
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1 A902 3D NW

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NE VIEW

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1 A903 3D SE

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SW VIEW

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NW VIEW

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NW PEDESTRIAN VIEW

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NE PEDESTRIAN VIEW

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NW AERIAL VIEW

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Phone
e-mail

No.	Description	Date

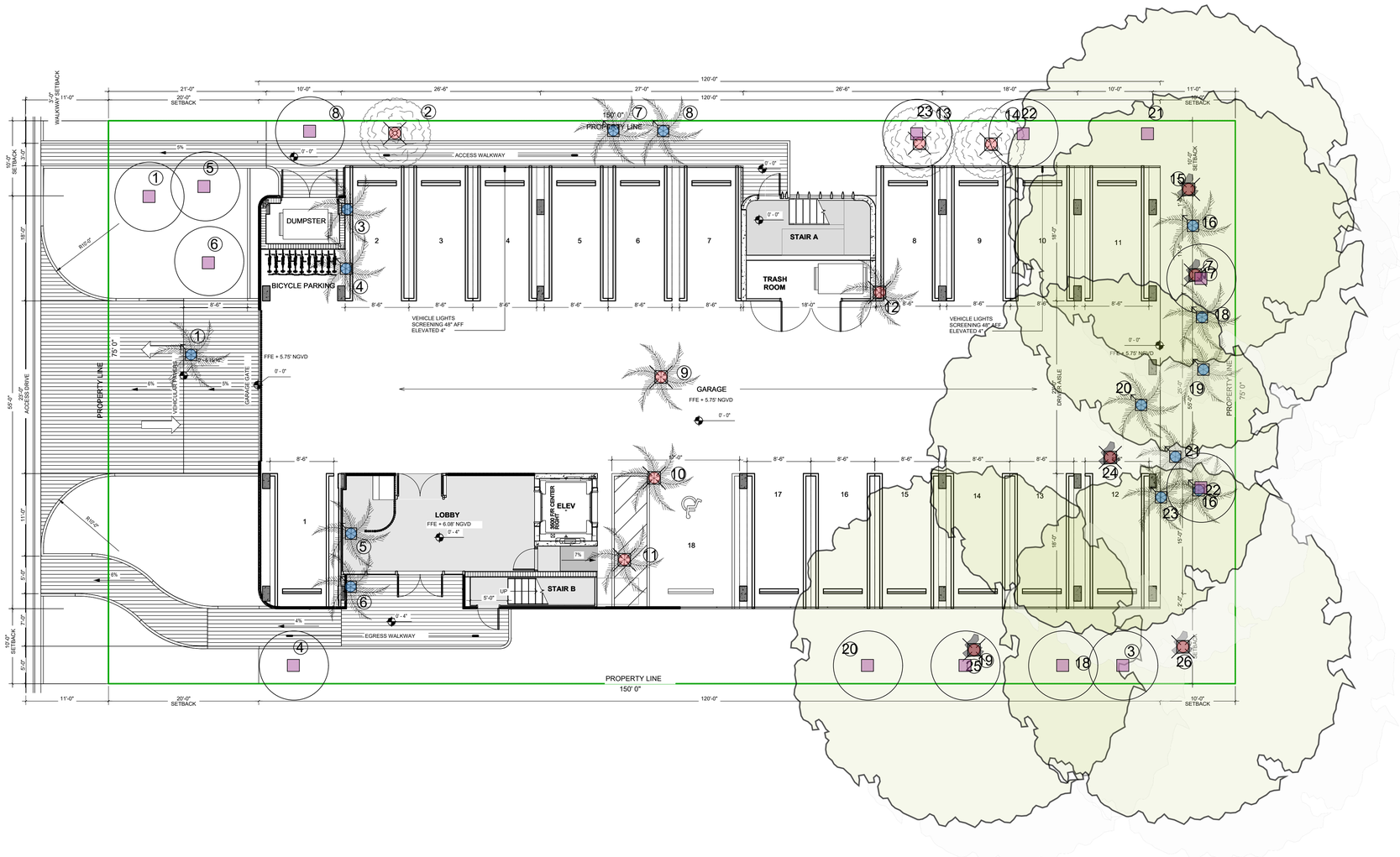
NE AERIAL VIEW

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

A908

Scale

12/26/2023 2:46:53 PM



DIVISION 2. – TREE PRESERVATION AND PROTECTION

Sec. 46-56. – Definitions.

*Palm: Monocotyledonous plant of the Palmaceo 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

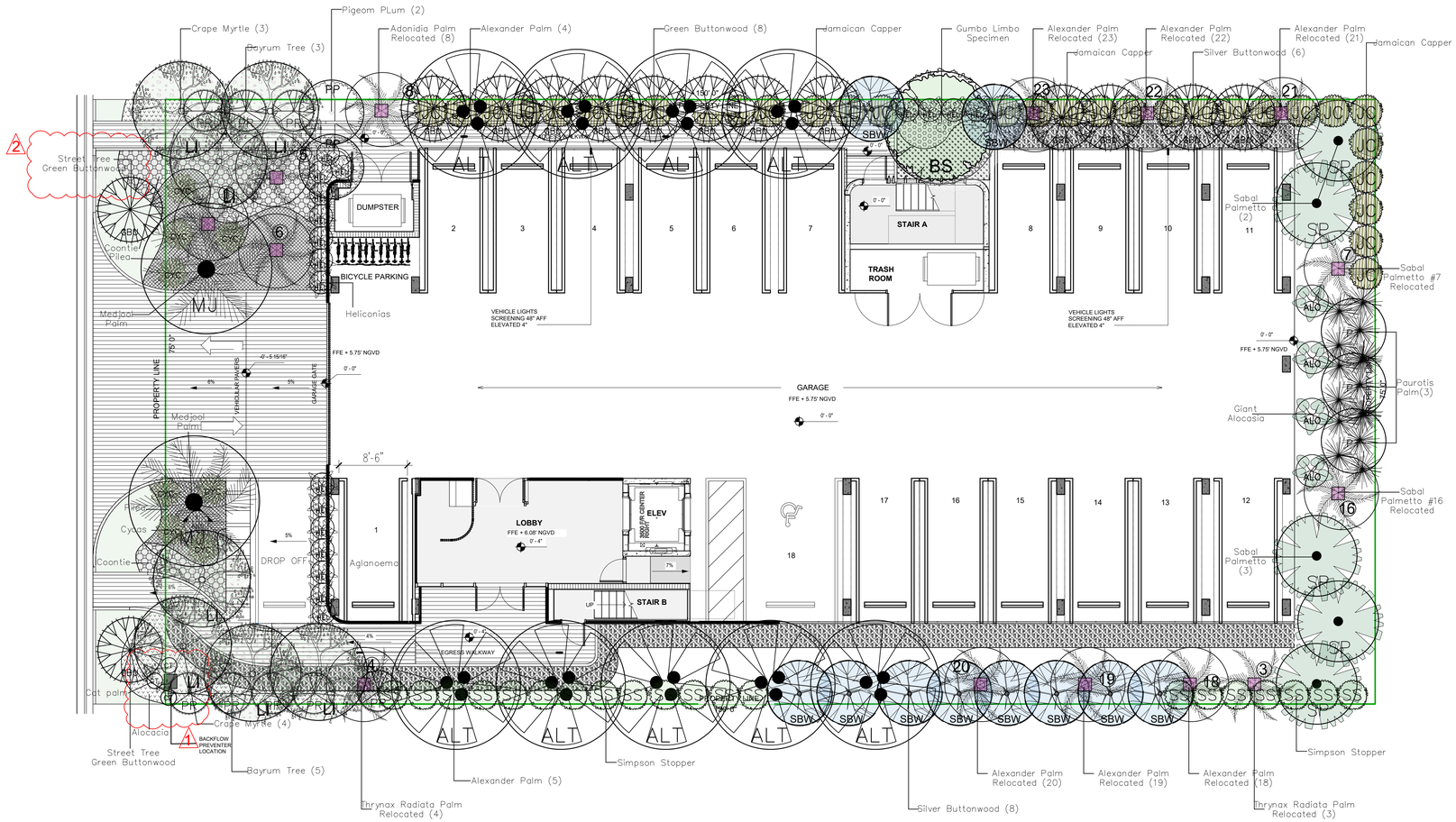
EXOTICSCAPE & ASSOCIATES LANDSCAPE ARCHITECTURE

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

BH 1160

1160 101ST, BAY HARBOR ISLANDS,FL
33154

SHEET TITLE	ISSUE DATE	DESIGN	SEAL	SHEET NUMBER
TREE DISPOSITION PLAN	**11/27/2023**	**MERCEDES PORCARI**	THERESA WYMER LA6667363	**LA.00**
SCALE: **1 / 8" = 1" - 0**	REVISION: **1/8/2023**	DRAWN: **FELIPE MSQROA**		



PLANT LIST

TREES

SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
	LI	7	LAGERSTROEMIA INDICA	CRAPE 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 6' SP 3"DBH SINGLE TRUNK	NATIVE STREET TREE
	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	MEDJOOL 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	ACOELORRHAPHE WRIGHTII	PAUROTIS PALM	12' HT 8'SP MULTI	NATIVE

PLANT LIST

SHRUBS/GROUND COVER

SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
	HEL	19	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	100	PILEA PEPEROMIOIDES	PILEA	1 GAL 2.0'HT	
	AMT	40	AGLANOEMA MODESTUM	AGLANOEMA	7 GAL 3.5'HT	
	ZIT	70	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	

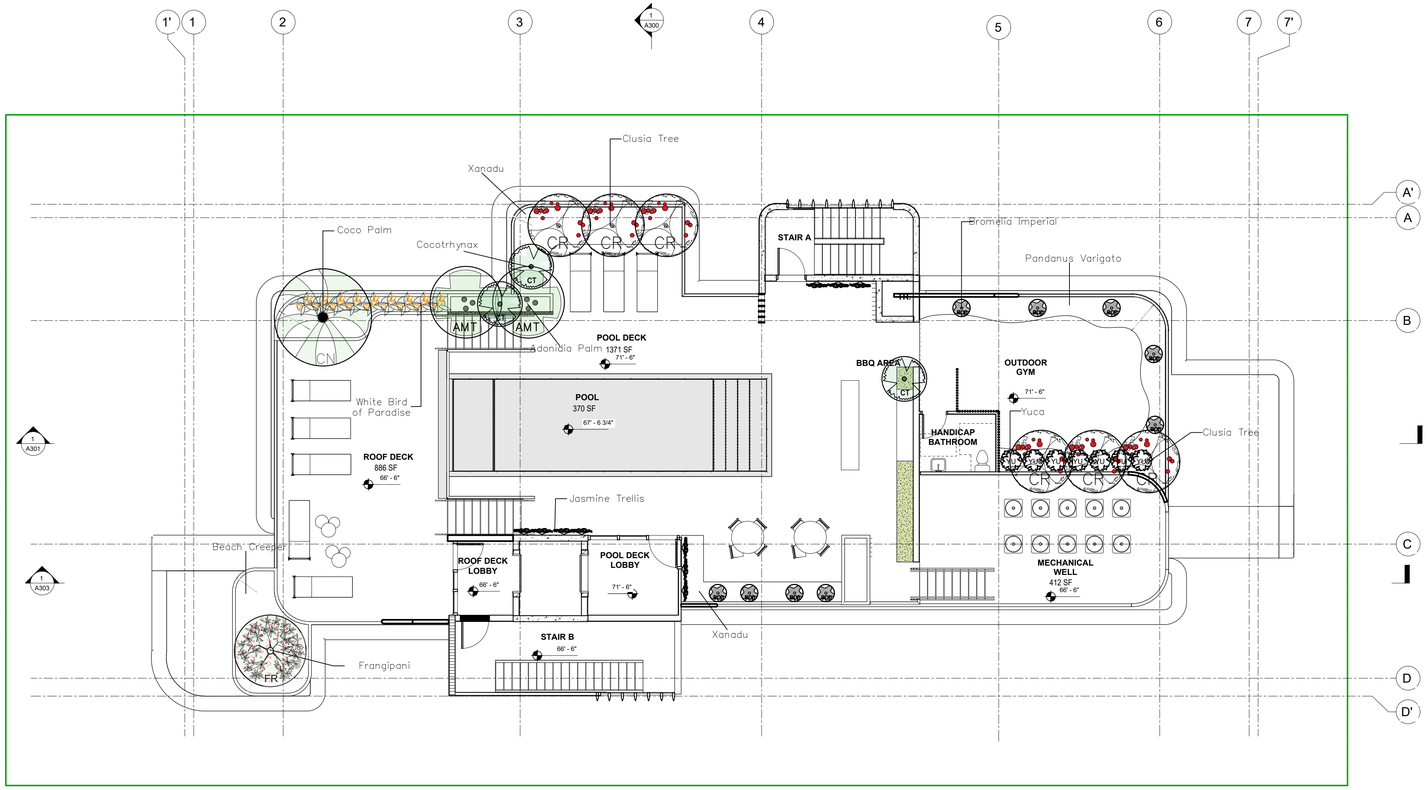
EXOTICSCAPE & ASSOCIATES LANDSCAPE ARCHITECTURE

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

BH 1160

1160 101ST, BAY HARBOR ISLANDS,FL 33154

SHEET TITLE	ISSUE DATE	DESIGN	SEAL	SHEET NUMBER
LANDSCAPE PLAN	12/19/2023	MERCEDES PORCARI	THERESA WYMER LA6667363	LA.01
SCALE	REVISION	DRAWN		
1 / 8" = 1" - 0	1/8/2023	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
LANDSCAPE ARCHITECTURE

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

BH 1160

1160 101ST, BAY HARBOR ISLANDS,FL
33154

SHEET TITLE	ISSUE DATE	DESIGN	SEAL	SHEET NUMBER
ROOFTOP LANDSCAPE PLAN	11/27/2023	MERCEDES PORCARI	THERESA WYMER LA6667363	LA.02
SCALE	REVISION	DRAWN		
1 / 8" = 1" - 0		FELIPE MSQROA		

§ 18A-11

Landscape maintenance.

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

LANDSCAPE NOTES

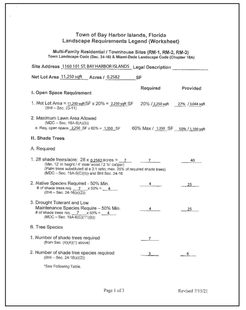
01. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3'' depth.
02. All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
03. All shrubs to be planted a minimum of 24'', and ground covers a minimum of 12'' from the edge of walks, building walls, pond's edge, etc... Ixora Nora Grant and Raphiolepisi Indica to be planted 30'' form edge of walkways.
04. All tees 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 sush as Cocos, Acoelrorraphe. Raphis, and other multitrunk palms, shall have straight trunks, free of scars, decay or anu 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 responsability for the actual plant count necessary for the sucessfull completion of the work.
08. Landscape Contractor and his subcontractors shall be licensed and insured as requierd by the municipality, country, state or any toher governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
09. All work shall comform 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, includins streets-trees.
10. Landscape Contractor is requierd to procure and obtain any necessary permits aplicable for the sucesful 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 neighboors, so as to materially impede vission 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 inspectinh the site and phisically observing all the site conditions prior to entering into Agreements or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor of Construction Manager in such a manner as to allowed for a speedy and orderly completion of all work on the site.
14. Any excess soil, landscape materials and debris from the landscape Contractor's work shall be removed from the site immediately upon completion of his work.
15. Landscape Contractor shall coordinate the proposed planting in the Planting Plan with the work requierd in recolacting and removal of trees in sheet L-1 (Existing Trees).
16. One year guarantee on plan material

Sec. 30-242 - Artificial turf.

(a)Definitions . The following words, terms and phrases when used in this section, shall have the meanings ascribed to them in this section:
(1)Corner Lot. A Lot located at the intersection of two streets and abutting such streets on two adjacent sides.
(2)Artificial Turf. An artificial product manufactured from synthetic materials that simulates the appearance of natural turf, grass, sod or lawn.

(b)Installation.
(1)Single Family and Two-Family Districts. Within the VR, VE, IR and PS Districts, Artificial Turf shall not be permitted to be installed within a Front Yard of any Lot, or within a Street Side Yard of a Corner Lot.
(2)Other Districts. Within all other zoning districts with the exception of the PROS Public Recreation and Open Space Use District and the GU Government Use District, Artificial Turf shall not be permitted to be installed within a Front Yard, or within a Side Yard facing a Street.

(c)Installation, Maintenance and Repair .
(1)No person shall install Artificial Turf without first obtaining a permit from the Village Planning, Building and Zoning Department.
(2)All Artificial Turf shall, at a minimum, be installed according to the manufacturer's specifications.
(4)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.
(5)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.
(6)Artificial Turf shall be visually level, with the grain pointing in a single direction.
(7)An appropriate solid barrier device (e.g., concrete mow strip, bender board) is required to separate Artificial Turf from soil and live vegetation.
(8)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.
(9)All Artificial Turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, animal waste, mud, stains, weeds, debris, tears, holes, and impressions. Maintenance shall include, but not be limited to cleaning, brushing, debris removal; repairing of depressions and ruts to maintain a visually-level surface; elimination of any odors, flat or matted areas, weeds, and evasive roots; and all edges of the Artificial Turf shall not be loose and must be maintained with appropriate edging or stakes.
(10)All Artificial Turf must be replaced if it falls into disrepair with fading or holes or loose areas. Replacement and repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing Artificial Turf, without any matting.
(11)All Artificial Turf shall be installed on a permeable backing in order to ensure proper drainage.(12)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.

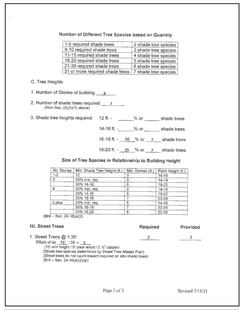

Town of Bay Harbor Islands, Florida
Landscape Requirements Legend (Worksheet)
Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Ordin (Sec. 3A-16) & Miami-Dade Landscape Code (Chapter 18A)

Site Address 1160 101 ST, BAY HARBOR ISLANDS Legal Description

Net Lot Area 11,250 sqft Acres / 0.2582 SF

	Required	Provided
I. Open Space Requirement		
1. Net Lot Area = 11,250 sqft SF x 20% = 2,250 sqft SF	20% / 2,250 sqft	22% / 2,444 sqft
2. Maximum Lawn Area Allowed (MDC – Sec. 18A-6(A)(ii)) = Req. Open Space 2,250 SF x 60% = 1,350 SF	60% Max / 1,350 SF	50% / 1,100 sqft
II. Shade Trees		
A. Required		
1. 28 shade trees/acre: 28 x 0.2582 acres = 7 (Min. 12' in height / 4' inner waist/ 2 ½' caliper) (Shaded trees list may count toward req'ed or 50% of required shade trees) (MDC – Sec. 18A-6(C)(ii)) and BH Sec. 24-19)	7	40
2. Native Species Required - 50% Min. # of shade trees req. 7 x 50% = 4 (DHH – Sec. 24-46(J)(2))	4	25
3. Drought Tolerant and Low Maintenance Species Require – 50% Min. # of shade trees req. 7 x 50% = 4 (MDC – Sec. 18A-6(D)(7) (ii)(c))	4	25
B. Tree Species		
1. Number of shade trees required (From Sec. (II)(A)(1) above)	7	
2. Number of shade tree species required (BH – Sec. 24-46(J)(2))	3	6
*See Following Table.		

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Number of Different Tree Species based on Quantity

1-5 required shade trees	2 shade tree species
6-10 required shade trees	3 shade tree species
11-13 required shade trees	4 shade tree species
16-20 required shade trees	5 shade tree species
21-30 required shade trees	6 shade tree species
31 or more required shade trees	7 shade tree species

C. Tree Heights.

1. Number of Stories of building 4
2. Number of shade trees required 7 (from Sec. (II)(A)(1) above)
3. Shade tree heights required 12 ft. - 5% or shade trees
14-16 ft. 5% or shade trees
16-18 ft. - 90 % or 7 shade trees
19-20 ft. - 20 % or 2 shade trees

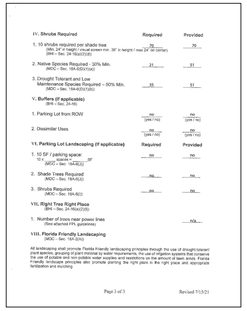
Size of Tree Species in Relationship to Building Height

No. Stories	Min. Shade Tree Height (ft.)	DBH Tolerance (in.)	Plant Height (ft.)
1	10% 12 ft.	3	12-14
	10% 14 ft.	3	14-16
2	10% 14 ft.	3	14-16
	10% 16 ft.	3	16-18
3	10% 16 ft.	3	16-18
	10% 18 ft.	3	18-20
4 or more	10% 18 ft.	3	18-20
	10% 20 ft.	3	20-22

(BH – Sec. 24-19(B)(2))

III. Street Trees	Required	Provided
1. Street Trees @ 1:30' Palm of 30 / 30 = 2 (10' min height / 5' clear wood / 2 ½" caliper) (MDC – Sec. 18A-6(C)(ii) and BH Sec. 24-19(B)(2)) (Shaded trees list may count toward req'ed or 50% of required shade trees) (BH – Sec. 24-46(J)(2)(a))	2	3

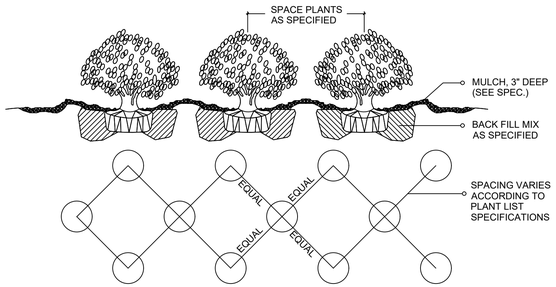
Page 2 of 3 Revised 7/15/21


IV. Shrubs Required

	Required	Provided
1. 10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24' OA height) (BH – Sec. 24-19(a)(2)(d))	70	70
2. Native Species Required - 50% Min. (MDC – Sec. 18A-6(D)(1)(a))	41	51
3. Drought Tolerant and Low Maintenance Species Required – 50% Min. (MDC – Sec. 18A-6(D)(1)(b))	35	53
V. Buffers (if applicable) (BH – Sec. 24-56)		
1. Parking Lot from ROW	no (BH-TAC)	no (BH-TAC)
2. Dissimilar Uses	no (BH-TAC)	no (BH-TAC)
VI. Parking Lot Landscaping (if applicable)	Required	Provided
1. 10 SF / parking space 10 x ___ space = ___ SF (MDC – Sec. 18A-6(E))	no	no
2. Shade Trees Required (MDC – Sec. 18A-6(E))	no	no
3. Shrubs Required (MDC – Sec. 18A-6(E))	no	no
VII. Right Trees Right Place (BH – Sec. 24-56(a)(2)(b))		
1. Number of trees near power lines (Non-shaded HPL guidelines)	n/a	
VIII. Florida Friendly Landscaping (MDC – Sec. 18A-2(A))		

All landscaping shall promote Florida Friendly landscaping principles through the use of drought-tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve water, the use of mulch, and the proper use of fertilizers. Landscaping that is consistent with Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching."

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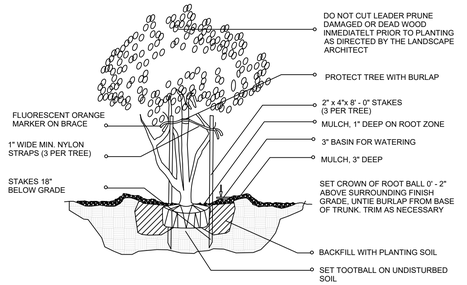
SHRUB / GROUNDCOVER SPACING PLANTING DETAIL

Know what's below Call before you dig It's the Law!

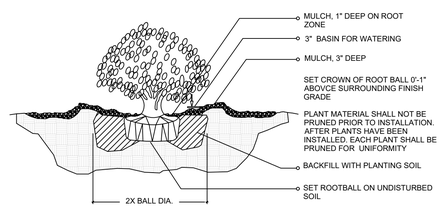
ABBREVIATIONS:

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

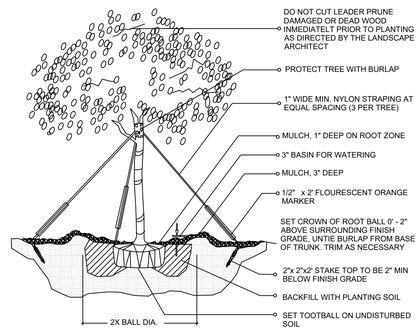
*SC= Shrubs counted toward shrubs requirement.
*TC= Tress /Palm counted toward Tree requirement.
EC= Energy Conservation Zone



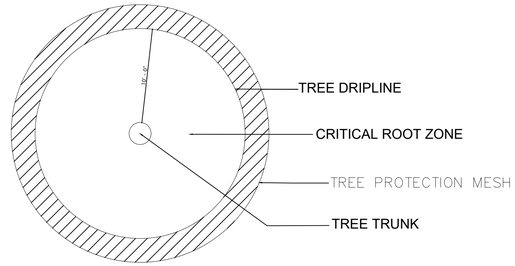
MULTI-TRUNK AND SMALL TREE (2' cal. and under) / PLANTING DETAIL



SHRUB / PLANTING DETAIL

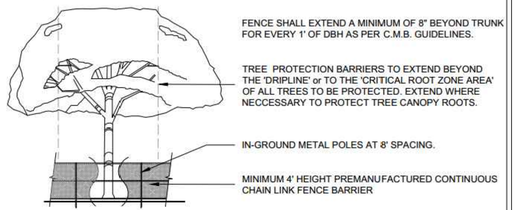


(2" cal. and over) LARGE TREE / PLANTING DETAIL



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

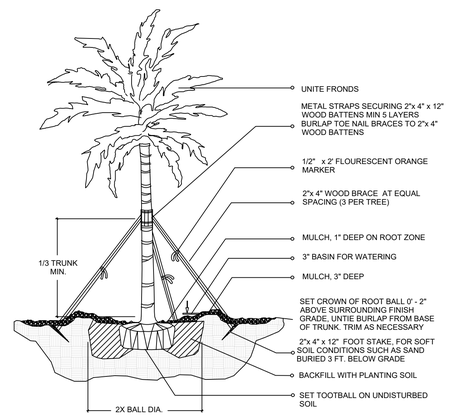
NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC.



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

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

N.T.S.



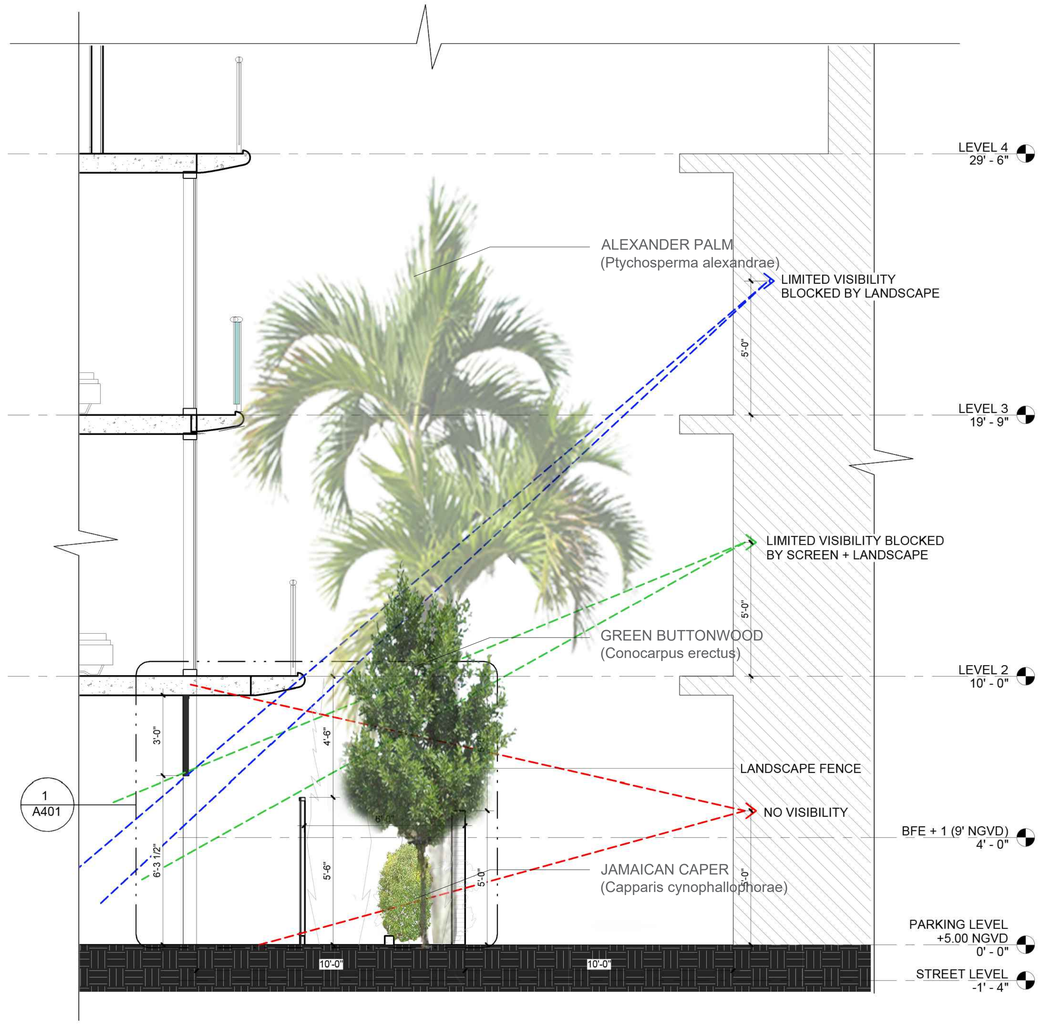
LARGE PALM / PLANTING DETAIL

EXOTICSCAPE & ASSOCIATES LANDSCAPE ARCHITECTURE

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

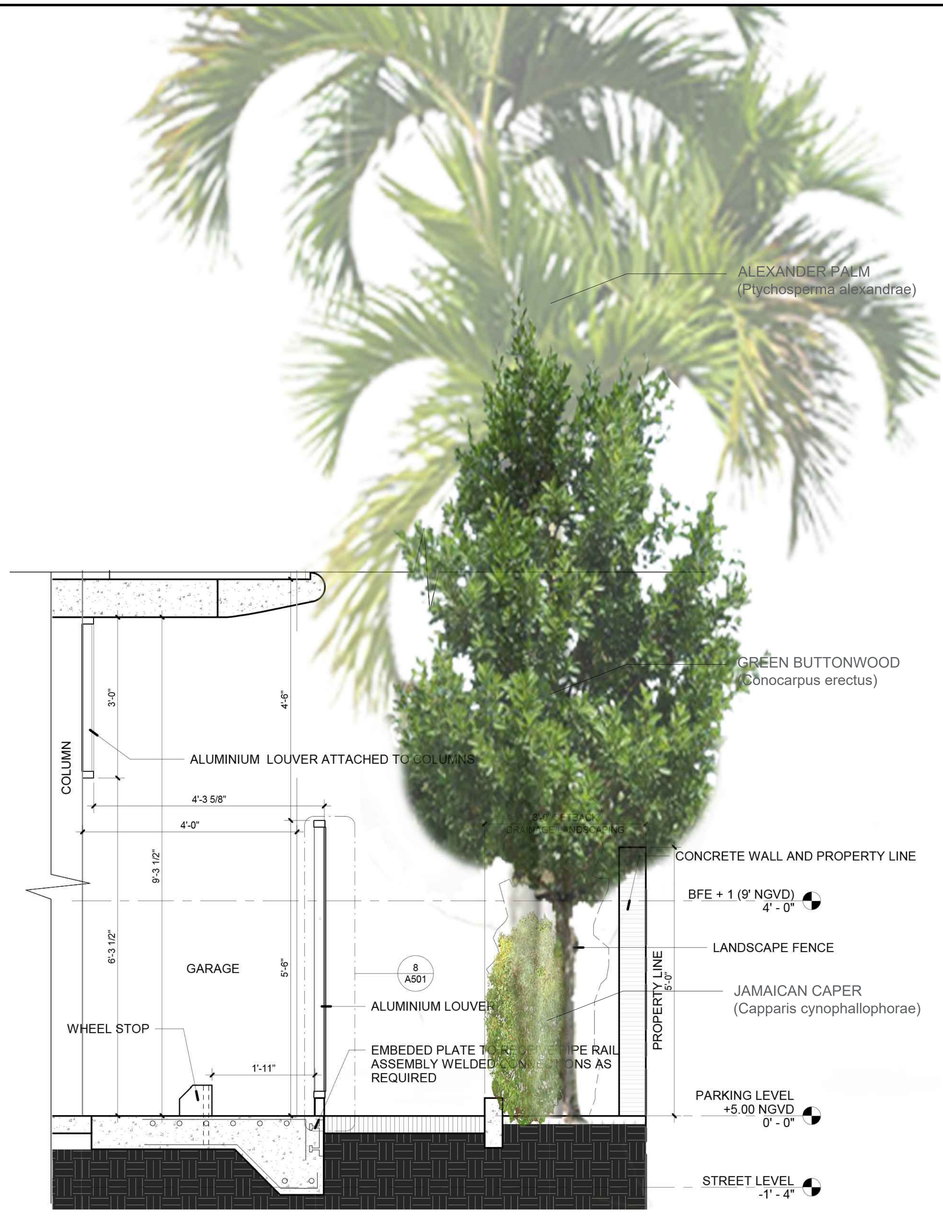
BH 1160
1160 101ST, BAY HARBOR ISLANDS,FL 33154

SHEET TITLE	ISSUE DATE	DESIGN	SEAL	SHEET NUMBER
ROOFTOP LANDSCAPE PLAN	**11/27/2023**	**MERCEDES PORCARI**	THERESA WYMER LA6667363	**LA.03**
SCALE **1 / 8" = 1" - 0**	REVISION	DRAWN **FELIPE MSQROA**		



GARAGE ENCLOSURE VISIBILITY FROM BUILDING ON THE EAST SIDE

2 A401 — 3/8" = 1'-0"



PARKING METAL VERTICAL LOUVER

1 A401 — 3/4" = 1'-0"

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

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

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

SHEET TITLE	ISSUE DATE	DESIGN	SEAL	SHEET NUMBER
LANDSCAPE DETAILS B	**3/20/24**	**MERCEDES PORCARI**	THERESA WYMER LA6667363	**LA.03B**
SCALE **1 / 8" = 1" - 0**	REVISION	DRAWN **FELIPE MSQROA**		

EAST



NORTH



EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

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

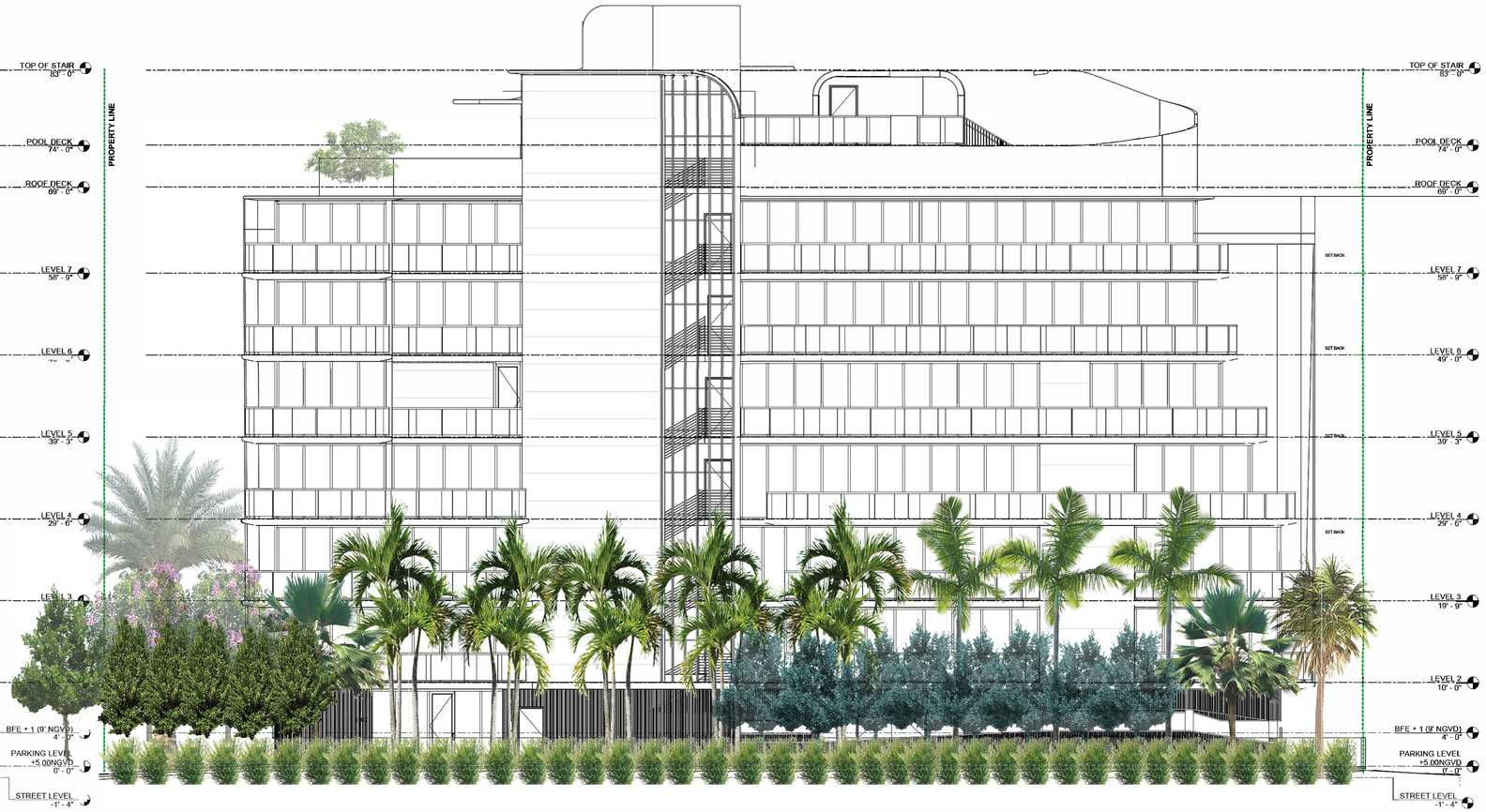
BH 1160
1160 101ST, BAY HARBOR ISLANDS,FL
33154

SHEET TITLE	ISSUE DATE	DESIGN	SEAL	SHEET NUMBER
ELEVATIONS	**11/27/2023**	**MERCEDES PORCARI**	THERESA WYMER LA6667363	**LA.04**
SCALE	REVISION	DRAWN		
1 / 8" = 1" - 0	12/26/2023	**FELIPE MSQROA**		

SOUTH



WEST



EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

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

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

SHEET TITLE	ISSUE DATE	DESIGN	SEAL	SHEET NUMBER
ELEVATIONS	**11/27/2023**	**MERCEDES PORCARI**	THERESA WYMER LA6667363	**LA.05**
SCALE **1 / 8" = 1" - 0**	REVISION **12/26/2023**	DRAWN **FELIPE MSQROA**		

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

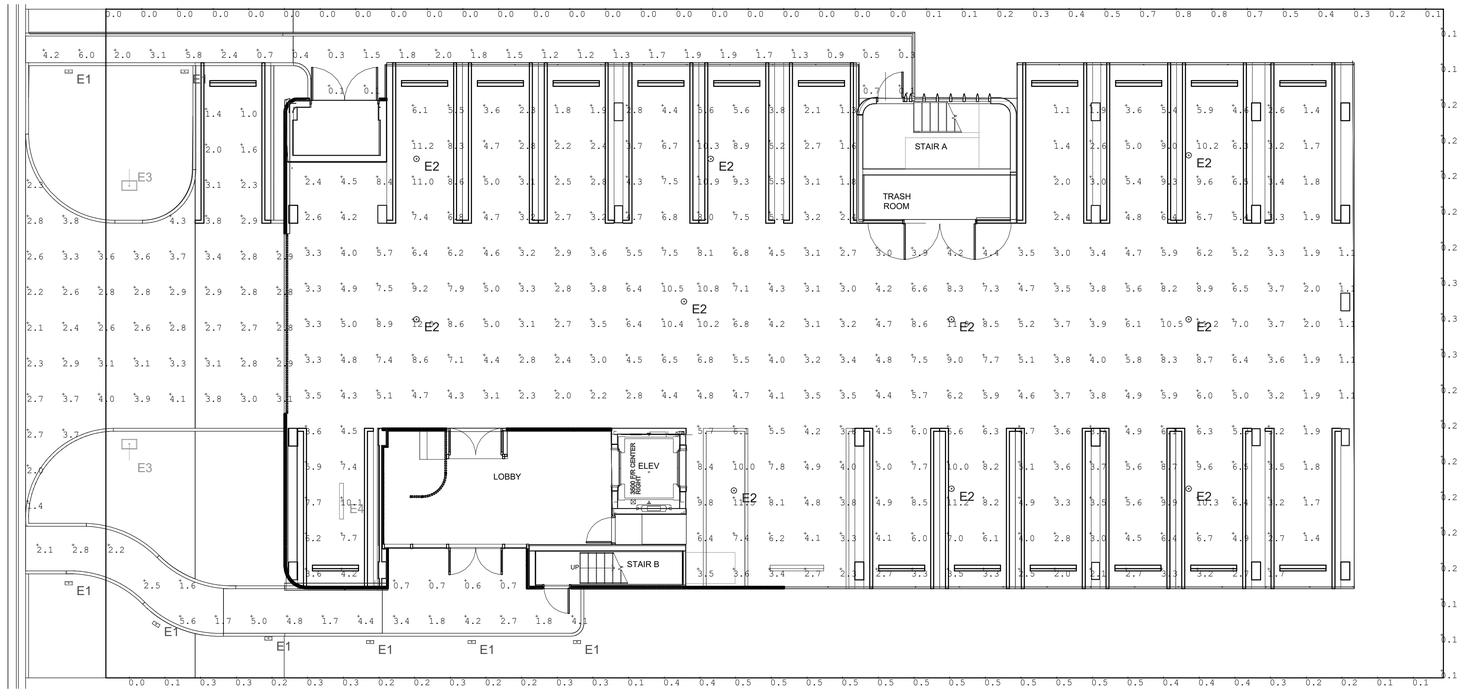
DRAWING TITLE:

FIXTURE SCHEDULE

ISSUE:	DATE:
REV.0	11.27.23

SCALE:	PROJ NO:
	SHEET NO: LD-100

MIAMI LIGHTING DESIGN



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
6725 NW 18TH TERRACE
Suite 213
MIAMI, FL 33122
P: 305-443-3004

DRAWING TITLE:

GARAGE
GROUND LEVEL
PHOTOMETRIC
CALCULATIONS

ISSUE:	DATE:
REV.0	11.27.23

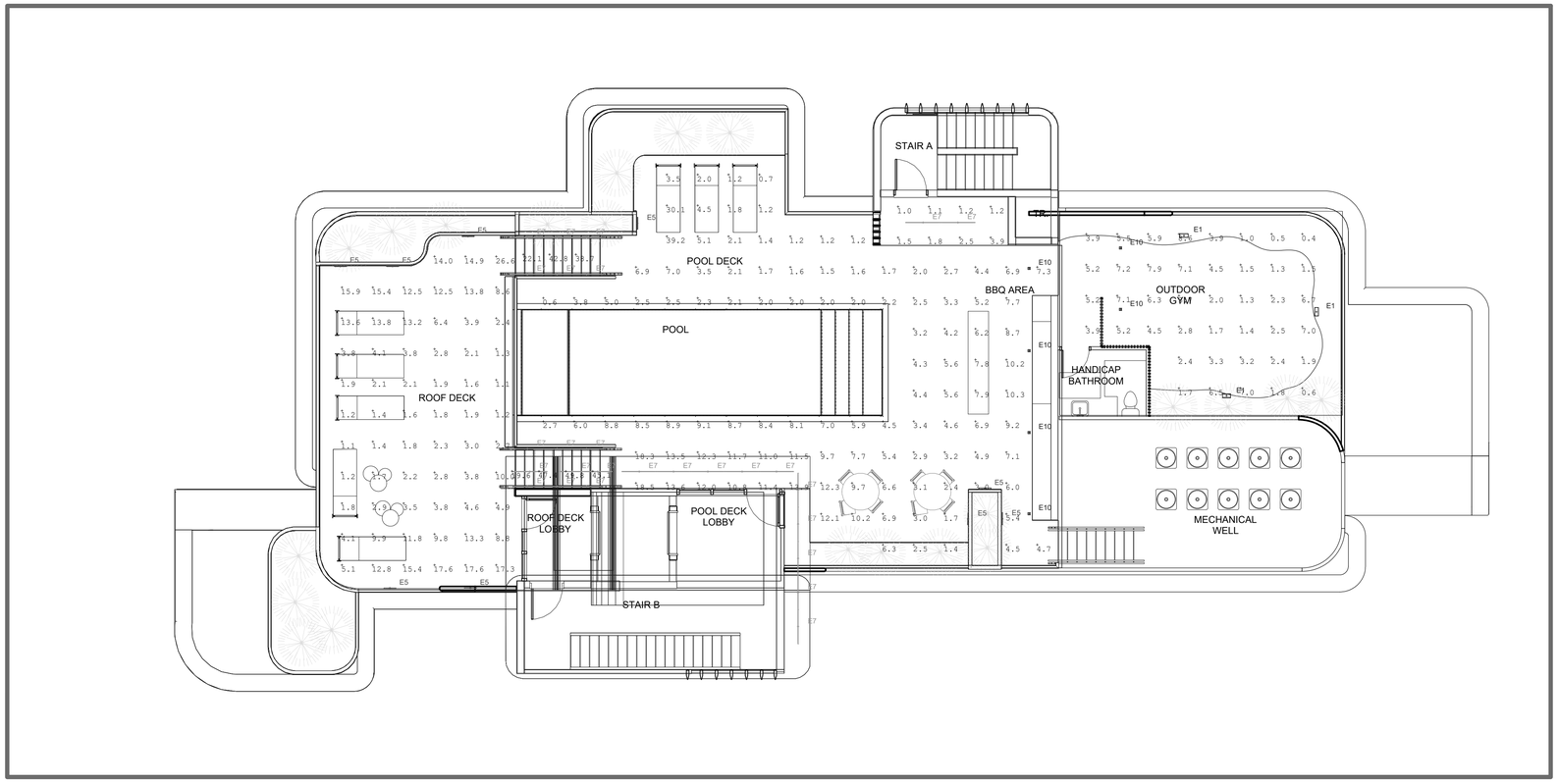
SCALE:

PROJ NO:

SHEET NO:

LD-101

MIAMI LIGHTING DESIGN



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total 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

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 213
MIAMI, FL 33172
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

MIAMI LIGHTING DESIGN

AGENDA ITEM REPORT
April 16, 2024

ITEM NUMBER: 8.

ITEM: Request for approval for a new multifamily dwelling for "1125 97TH BAY HARBOR CONDO 2618 LLC" located at 1125 97th Street, Lot 15 of Block 22. On March 5, 2024, the Board deferred the project. The architect has made changes to the plans and has resubmitted them for review and approval. The developer is proposing to construct a new nine (9) dwelling unit mid-rise development. The proposed site design incorporates one rectangular-shaped building positioned north / south on site. The proposed building will have seven (7) stories in height with six (6) floors of dwelling units on top of a grade level parking garage. The proposed dwelling units will range from 1,897 to 3,869 square feet of A/C space plus balconies. The proposed building will not require any TDR's. Enclosed please find the site plan and elevations. (Item #8)

DESCRIPTION:
for the purpose of hearing any public comment with respect to an application for site plan approval at 1125 97 Street.

RECOMMENDED ACTION:
The design meets the Town Code and was approved by the Development Review Committee.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 1125 97 St MFR DRB #2 Staff Report April 1 2024
2.	1125 97 Street DRB Comment Response
3.	1125 97 Street DRB Set 4.16.2024

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

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Design Review Board (DRB)
Town of Bay Harbor Islands

From: Michael J. Miller, AICP
Consultant Town Planner

Date: April 1st, 2024

Subject: Site Development Plan Application - #2 DRB Review
1125 97th Street - Multi-Family Residential Complex (9 DU)
Bay Harbor Islands Acct. No. SPR23-000028
MMPA Acct. No. 01-0702-1169

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the most recent revised plans dated March 12th, 2024, and if found acceptable, as submitted or with modifications, **APPROVE** the Site Development Plan subject to any staff recommended conditions listed herein, or any additional changes / conditions felt to be necessary by the DRB, and a finding by the DRB of the following:

1. The DRB approves the applicant's request to not fully close-in the sides of the above grade parking garage as specified in §23-24(d)(4) by providing screening fences for the parking spaces and building a decorative CBS wall along the lot lines in lieu thereof.

GENERAL PROJECT INFORMATION

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

PROJECT DESCRIPTION

In September 2023 the project architects, Baena Architecture / Studio Baigorria, as agent for the landowner (1125 97th Bay Harbor Condo 2618 LLC), submitted a Site Development Plan application to the Town allow for the construction of a nine (9) dwelling unit complex located at 1125 97th Street. The proposed dwelling units will range from 1,897 to 3,869 square feet of A/C space plus balconies, etc. The lot is currently developed as a 2-story / 4 DU apartment building. Therefore, there will be a net increase of five (5) DU for the site. The site is located on the north side of 97th Street between Bay Harbor Terrace and West Bay Harbor Drive.

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

The survey submitted shows a lot area of 11,250 sq. ft. / .258 acres in size which would allow for a maximum of nine (9) DU on the property at the maximum allowable base density (34 DUA). The proposed site plan proposed nine (9) DU as permitted (no TDRs requested). The Town's Historic Structure Survey lists the existing structure as a Masonry Vernacular design with some MiMo features that was built in 1951 (DA10173).

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

BACKGROUND INFORMATION / PREVIOUS DRB ACTIONS

The Town completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 22+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while the interior (non-waterfront lots) are zoned RM-2. This interior lot is Zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions.

A Pre-DRC review was held by the Town on August 25th, 2023. Subsequently a formal Site Development Plan submittal was made on August 31st, 2023, and a DRC meeting was held on September 20th, 2023. The DRC found the submittal technically sufficient, subject to a few minor corrections, and OK'd the project to move forward to a Community Meeting (new requirement) and the DRB, subject to final plan correction sign-offs, which occurred on November 2nd, 2023.

The DRB reviewed this application at their March 5th, 2024 meeting, but deferred action. The DRB expressed that the overall design was generally acceptable; however, some concerns were raised about the proposed parking garage / parking lot design. Code Section 23-24(d) states that for new multiple-family development the parking spaces must be in an enclosed garage, unless the DRB approves otherwise, sufficient screening is provided, and compliance with the listed setbacks are met. MMPA notes the Code was specifically written with options to address the wide variety of development sites in the Town, some of which (single lots) are quite small, and not capable of fully enclosing a garage. The standard rectangular lots on the East Island are typically 75' in width. When one applies the Town's base side setbacks on single lot development sites like this site (10' on each side), and layout out a standard double loaded parking lot (18' parking space depth x 2 + 23' wide 2-way driveway width), plus exterior wall thickness (2'+/-) roughly 81' of land width is required. This is why the Code has options. Many of the newer multi-family developments on single lots either provide one full 10' side setback while the opposite side yard is not enclosed / open with screening fences and/or walls and landscaping, or neither side is fully enclosed with a portion of the parking spaces extending out from under the building with side yard screening fences and/or walls and landscaping. Due to the complexity and cost of mechanical ventilation of parking garages (exhaust gases) most designers want natural ventilation via open but screened panels (louvers / screen panels / etc.). Almost every new single lot multiple-family redevelopment project in the Town has one of these alternative but allowed parking designs, as it is mathematically impossible in the limited lot width to build it otherwise. In this instance the applicant's proposal is to construct a decorative 4'-6" tall solid wall on the eastern property line, provide a 5'+/- wide landscape strip, and then provide a 3'-6" tall solid aluminum fence next to the portion of parking spaces extending out from under the building that would tall enough to screen vehicles to the average hood height. In addition, to address the DRB comments of angled views from the adjoining site, the revised design now includes a suspended metal screening panel attached to the main building facade (3'+/-) that would screen the upper portion of the vehicles. The proposed landscaping design includes both mid-sized shade trees and shrubs. MMPA believes this would be acceptable and exceed what most new developments have installed to date.

PREVIOUS REDEVELOPMENT ACTIVITY

It is noted for reference purposes only that in 2015-16 the Town received / reviewed / approved a 7-story / ten (10) DU Site Development Plan for this site. Subsequently a Building Permit application was made to the Town; however, no permits were ever issued according to the Town Building Department, so the project never moved forward. Due to the lack of activity the Town considers the 2015-16 project abandoned / null and void. The original 2-story / 4 DU complex remains on the site at this time.

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

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

Ther site adjoins 97th Street, a platted 50' wide road right-of-way with about 27' of existing asphalt pavement flanked by 2' wide valley gutters. No additional road right-of-way or street pavement is necessary. As stated above, the Site Development Plan depicts access to the site from one (1) main driveway connection to 97th Street. The driveway is shown as a two-way driveway that is 23-feet in width (meets Code minimum) and provides access to a front yard guest parking space as well as the at grade parking spaces below the building.

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

A proposed Fire Department staging area is shown on the plans within 97th Street. The applicant should meet with the Miami-Dade Fire Department staff as soon as possible to identify a staging area, as this may affect the site design. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / DRB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is modern and with an abundant use of glass. The design concept includes expansive curvilinear balconies on the upper floors. The building does not exceed one hundred twenty (120) feet in length; therefore, a formal "breezeway" is not required.

SUGGESTED CONDITIONS OF APPROVAL

Following are suggest conditions of approval and/or comments based on the latest revised plans dated March 12th, 2024, submitted to the Town for consideration:

1. This approval is based on the latest Site Development Plans prepared by Baena Architecture / Studio Baigorria Design Office, LLC, dated March 12th, 2024, as well as any required modifications stated herein, and any modifications required by the Design Review Board (DRB). Any substantial changes desired after the Board's approval may require separate approvals from the Town staff and/or DRB as specified by the Code.

2. This approval is based on the applicant's request to not fully close-in the sides of the above grade parking garage as specified in §23-24(d)(4) by providing decorative fences / walls / screening panels and landscaping for the exposed parking spaces in lieu thereof. If the Board does not approve this request the project must be redesigned to gain approval.

3. Outdoor Lighting - The Photometric Lighting Plan shows general compliance with the Town's Exterior Lighting Code found in Sec. 23-19. At the time of building permit review the Town will ensure the final lighting plan complies with the Code requirements.

4. Town & Miami-Dade Park impact fees must be paid / satisfied at time of building permits.

5. School Concurrency - Coordinate with the M-D County School Board to address any deficiencies at public schools that serve the Town. If impact fees / mitigation is required, an agreement / payment must be finalized prior to the issuance of building permits.

6. Miami-Dade County Fire Department approval of the final staging areas shown on the plans is required at the time of building permit. Any significant changes required subsequent to the Town's approval may require the plans to be reapproved by the Town.

7. All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match.

8. The Town Code requires developers to remove existing above ground utility poles / wiring and underground all facilities upon redevelopment; however, FPL has been objecting to undergrounding short section of its facilities. Therefore, pending resolution of the above, all utility connections from the existing utility facilities to this new building must be installed underground. In addition, underground conduits for future undergrounding of overhead utilities along the northern property line is required. Finally, there are existing utility poles / wiring (FPL / others) along the north property line. FPL typically requires a 10' separation between their power lines and any building / balconies / workers for safety. The plans show some proposed balcony projections within 10' of the existing FPL lines. Several other developers have had to revise their plans to remove balconies / other revisions due to FPL not allowing undergrounding. If this occurs on this project, staff is authorized to administratively approve such minor revisions without the need for DRB re-review.

studio
BAIGORRIA

7600 Coquina Dr.
North Bay Village, FL 33141

T 305.815.8122

Project: **BAY HARBOR 1125**
Location: 1125 97th Street - BAY HARBOR ISLANDS
New Multi-Family Residential Development (9DU)
DESIGN REVIEW BOARD COMMENT RESPONSE

In the presentation to the DRB, on March 5th, 2024, the project was *deferred* because the garage is not totally enclosed and there was a concern about the visibility of the cars from the adjacent properties.

1- Antecedent: In single lots (75'-0" x 150'-0"), the 10'-0" setback on each side only allows an enclosed space of 55'-0" on the ground floor. To accommodate double-loaded self-parking, with no valet or mechanical lifts, the required width for the garage is 59'-0" (18' parking + 23' circulation +18' parking). Since the code allows up to 5'-0" of encroachment in the setback for cars, this allowance was utilized on the east side to allow for self-parking of all 18 required spaces.

2- Visibility into the Garage: To address this concern the length of the aluminum louver screens has been extended on the east, and north sides of the garage. The screens now extend both upward from the ground level minimum to 3'-6" high, and downward, attached to the columns, 3'-0" from the structural slab above, as seen in revised Elevation sheets A201 and A202. In addition to a minimum 4'-0" high concrete fence at the property line, the louvers will effectively screen the cars and the parking garage lighting from view. Detail 7 on sheet A501 illustrates the extended aluminum louvers and shows the conditions at the east side where the parking spaces extend 4'-0" into the 10'-0" setback. The proposed trees, as shown on Landscape sheet LA.03B and on sheet A501 Details, will screen the view into the garage from multiple angles, including from the upper levels of the adjacent building.

NOTE: The proposed design is "as per right" and does not ask for variances, or waivers.



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NUMBER	SHEET TITLE	2023-08-30_ZONING SET	2024-03-12_DRB COMMENTS
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G003	GROSS AREA CALCULATION	•	
C-0	SURVEY	•	
C-0.5	TREE SURVEY	•	
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C-2	WATER & SEWER PLAN	•	
C-3	PAVNT. MARKING & SIGNAGE PLAN	•	
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A201	NORTH ELEVATION	•	•
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A502	MATERIAL BOARD	•	
A900	SE VIEW	•	
A901	SW VIEW	•	
A902	NE VIEW	•	
A903	NW VIEW	•	
A904	STREET VIEW	•	
A905	AERIAL VIEW	•	
LA.00	TREE DISPOSITION PLAN	•	
LA.01	GROUND FLOOR LANDSCAPE PLAN	•	
LA.02	ROOFTOP AREA LANDSCAPE PLAN	•	
LA.03	LANDSCAPE DETAILS	•	
LA.04	LANDSCAPE ELEVATIONS	•	
LA.05	LANDSCAPE ELEVATIONS 2	•	
LD-101	GROUND LEVEL	•	
LD-102	POOL DECK	•	

BAY HARBOR 1125

1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

1125 97TH
BAY HARBOR
CONDO 2618,LLC

DESIGNER

STUDIO BAIGORRIA

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

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Contact: office@bacandesign.com

SEAL / SIGNATURE

FLORIDA REGISTRATION **AR 98686**

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STRUCTURAL ENGINEER
Address
Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail

CONTRACTOR
Address
Address
Phone
e-mail

No.	Description	Date

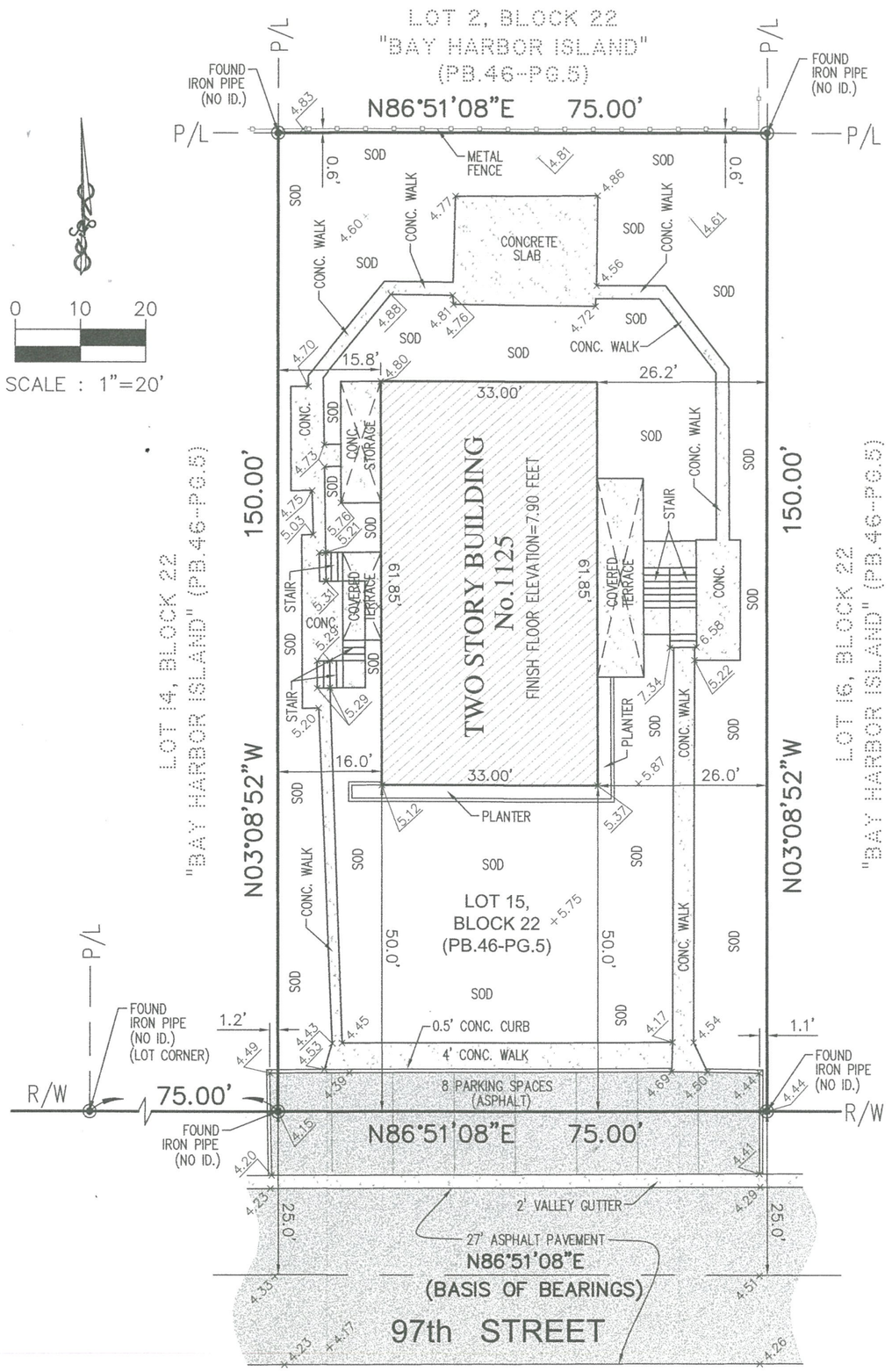
COVER SHEET

Project number	22-048
Date	10/10/2023
Drawn by	ME
Checked by	JB

G000

Scale

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ABBREVIATIONS & LEGEND

A/C	= AIR CONDITIONING PAD	△	= CENTRAL ANGLE
A	= ARC DISTANCE	-//-//-	= WOOD FENCE
BLDG.	= BUILDING	-X-X-	= WIRE FENCE
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SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

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

SECTION 2) LEGAL DESCRIPTION:

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

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

SECTION 3) ACCURACY:

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

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

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

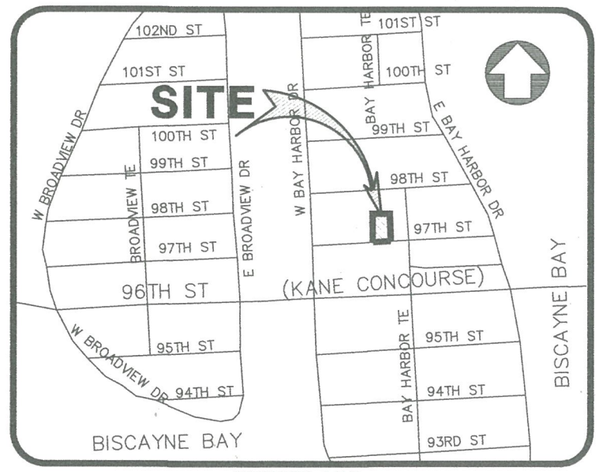
SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

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

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

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



VICINITY MAP
NOT TO SCALE

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SECTION 6) CLIENT INFORMATION:

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

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

SECTION 7) SURVEYOR'S CERTIFICATE:

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

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

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

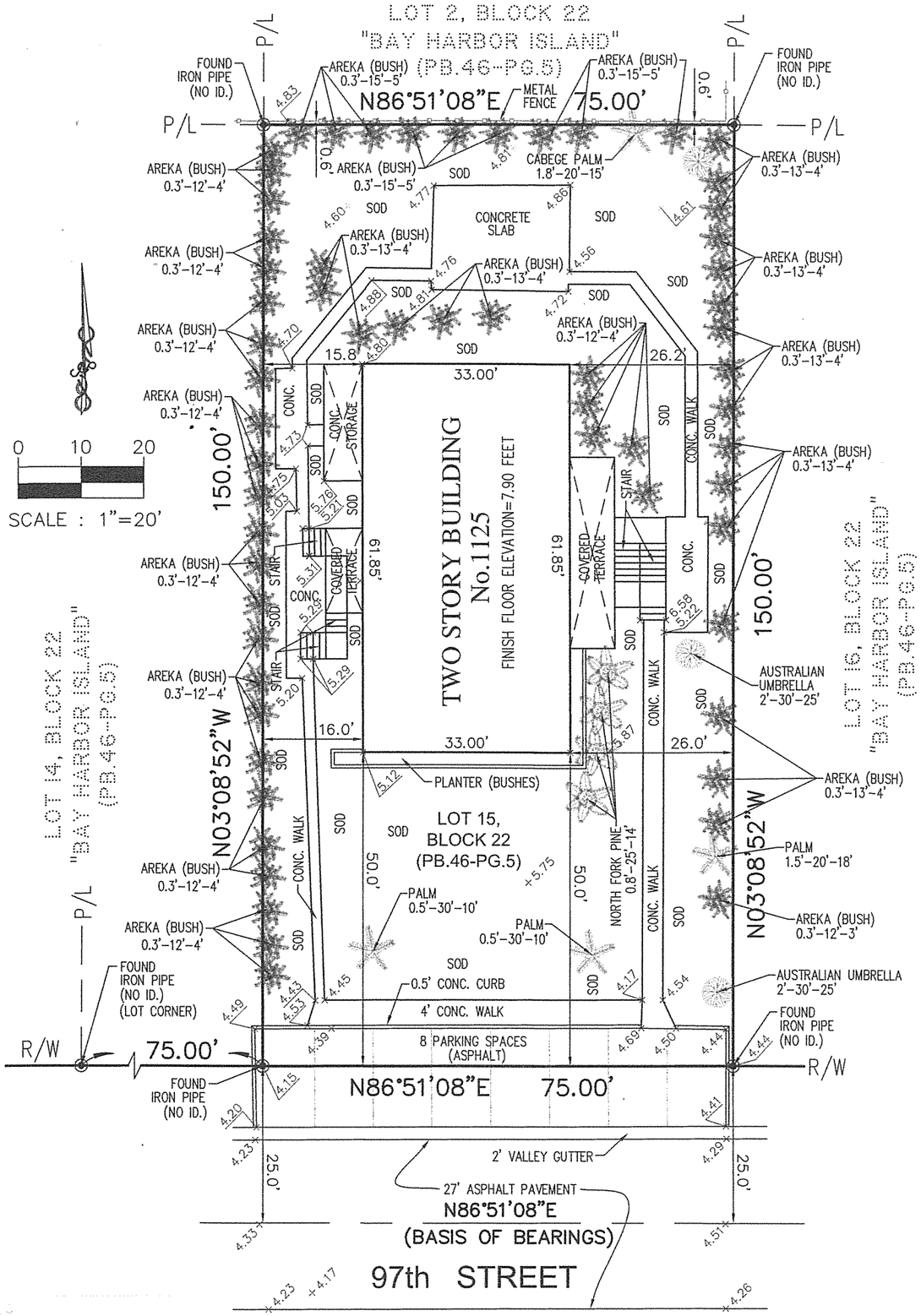
NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

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

No.	DATE	DESCRIPTION
	6-14-23	UPDATE SURVEY

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

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



ABBREVIATIONS & LEGEND

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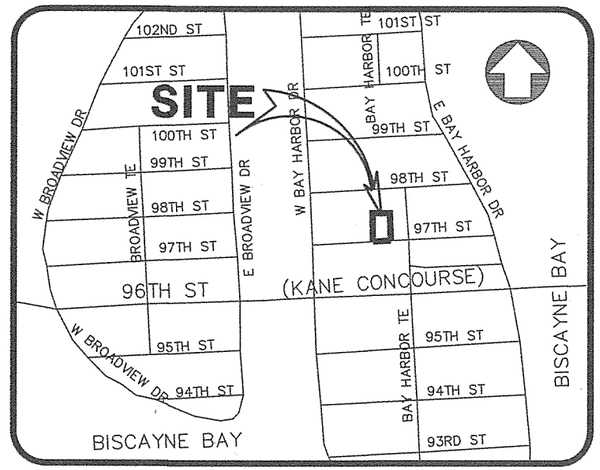
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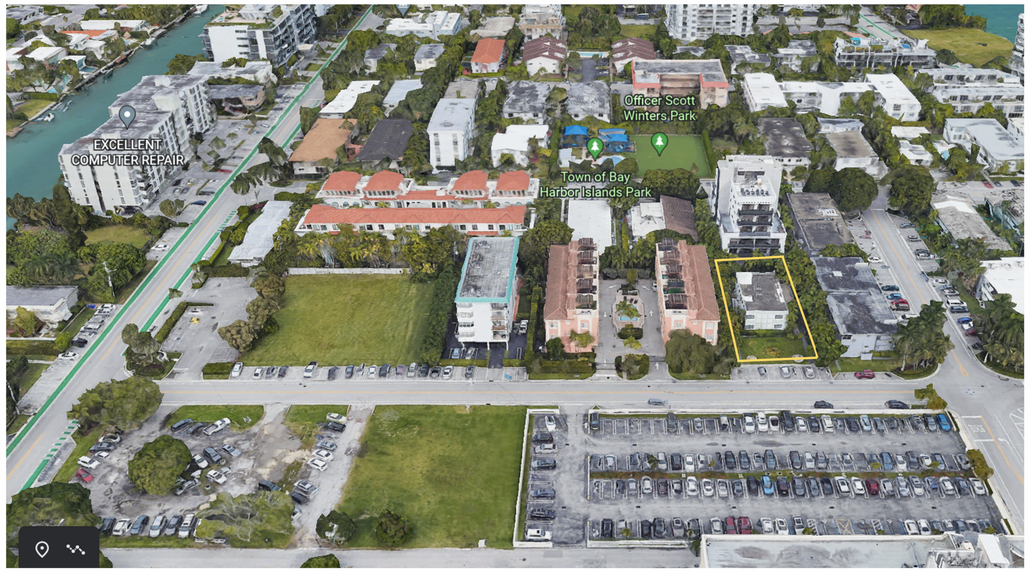
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PH:(305)807-8319 Email: benysuarez@msn.com

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

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

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







1125 97TH STREET, BAY HARBOR ISLAND, FL 33154

BAY HARBOR 1125

1125 97TH STREET
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1125 97TH
BAY HARBOR
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DESIGNER

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SEAL / SIGNATURE

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STRUCTURAL ENGINEER
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No.	Description	Date

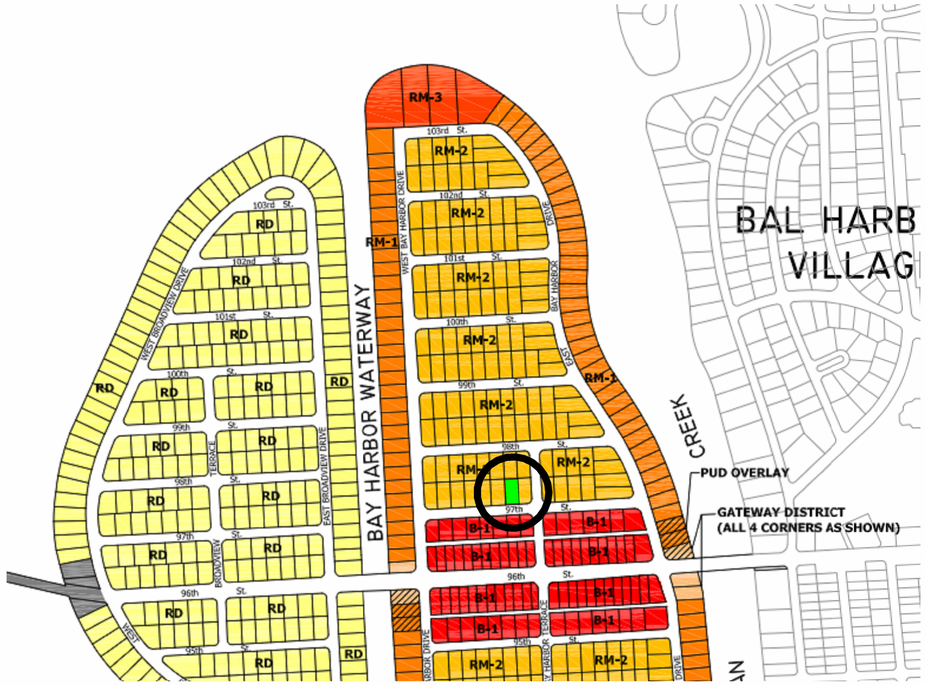
SITE CONTEXT

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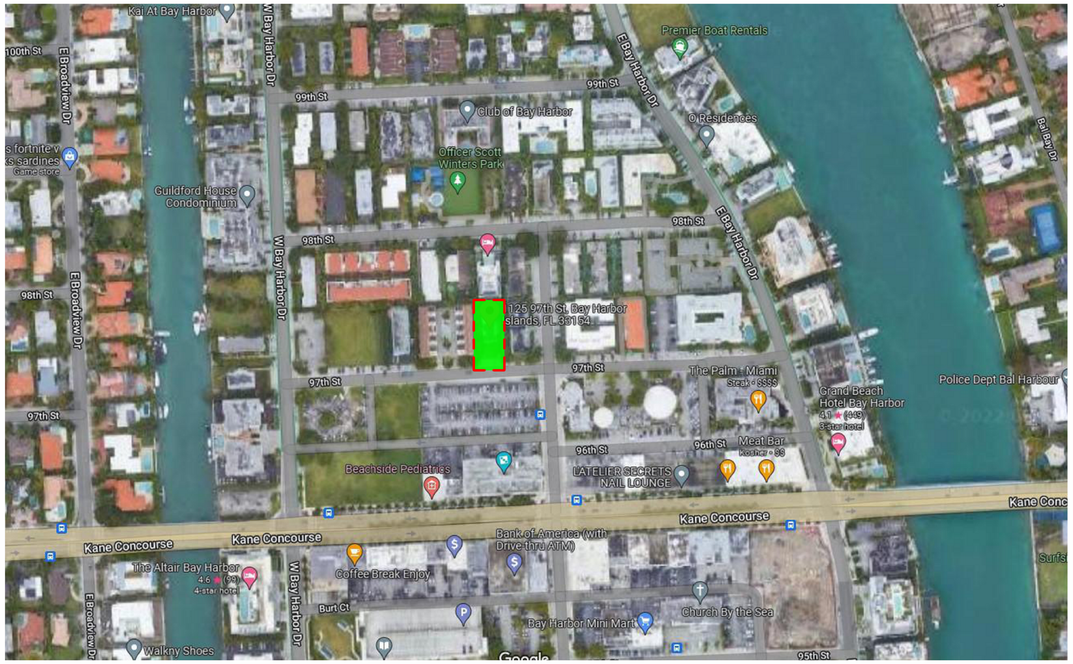
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ZONING MAP



AERIAL VIEW

AREA SUMMARY					
LEVEL	COMMON AREA	NET AREA	OPEN AREA	TOTAL GROSS	Comments
GROUND FLOOR (5.33' NGVD)	7074 SF	0 SF	0 SF	7074 SF	
LEVEL 2	619 SF	5981 SF	870 SF	7470 SF	2 UNITS: 3-3 1/2
LEVEL 3	639 SF	5958 SF	644 SF	7241 SF	2 UNITS: 3-3 1/2
LEVEL 4	630 SF	5033 SF	1578 SF	7241 SF	2 UNITS: 3-3 1/2
LEVEL 5	638 SF	4331 SF	1322 SF	6291 SF	2 UNITS: 3-3 1/2
LEVEL 6	570 SF	3889 SF	1150 SF	5609 SF	1 UNIT: 4-4 1/2
ROOF	1120 SF	0 SF	3333 SF	4453 SF	
	11290 SF	25192 SF	8896 SF	45379 SF	

REFER TO PG G004 FOR FULL AREA CALCULATIONS

1

PROJECT INFORMATION

ZONING INFORMATION		APPLICABLE CODES:
CITY:	BAY HARBOR ISLANDS.	-FLORIDA BUILDING CODE (FBC) - 2020 7th Edition -FLORIDA BUILDING CODE (FFPC). ACCESSIBILITY - 2020 7th Edition. -FLORIDA FIRE PREVENTION CODE (FFPC) - 2020, 7th Edition Based on NFPA 1,2018 Edition & NFPA 101, 2018 Edition with modifications. -ASCE 24 (FLOOD DESIGN CLASS 2 AS PER ASCE 24-14 TABLE 1-1) -NFPA1 & 101 LIFE SAFETY 2018 EDITION. -AMERICAN WITH DISABILITIES ACT (ADA) - STANDARDS FOR ACCESSIBLE DESIGN 2010 -FAIR HOUSING ACT DESIGN MANUAL. LATEST EDITION.
PROPERTY TAX FOLIO:	13-2227-001-3880	
PROPERTY ADDRESS:	1125 97th STREET, BAY HARBOR ISLANDS	
LEGAL DESCRIPTION:	BAY HARBOR ISLAND PB-46-5 LOTS 15 BLVK 22 OF MIAMI DADE COUNTY	
LAND USE DESIGNATION:	MH - MEDIUM HEIGHT DENSITY RESIDENTIAL	
ZONING DESIGNATION:	RM-2 MULTIPLE FAMILY DISTRCIT	
LOT AREA:	11,250.00 SQFT. (0.2583 ACRES)	
	PRINCIPAL FRONT: 75.00 S SIDES: 150.00' E & 150.00' W REAR: 75.00' N	

RM-2 MULTIPLE FAMILY DISTRICT	REQUIRED	CALCULATION	PROVIDED
LOT AREA	.	75.00' X 150.00' = 11,250 SQFT	11,250 SQFT (.2582 ACRES)
GROUND FLOOR AREA:	.	BY LOT	11,250 SQFT
LANDSCAPE AREA:	>20%	11,250 X .20 = 2,250 SQFT.	2,717 SQFT. - 24.15%
LANDSCAPE AREA AT ROOF LVL	>15% OF DECK AREA	3,333 X .15 = 499.95 SQFT.	572 SQFT. - 17.16%
DENSITY:	34 DU/ACRE	.2582 ACRES X 34 = 9	9
BUILDING AREA:			
GROSS AREA:			45,379 SQFT.
NET AREA:			25,192 SQFT.

BUILDING SETBACKS	REQUIRED	PROVIDED
PRINCIPAL FRONT	20' UP TO 30' HEIGHT 25' UP TO 45' HEIGHT 30' UP TO 65' HEIGHT	20' UP TO 30' HEIGHT 25' UP TO 45' HEIGHT 30' UP TO 65' HEIGHT
SIDE SETBACK	10' UP TO 30' HEIGHT 1' / 3' IN HEIGHT AFTER 30' MAX = 20' (SINGLE LOT)	10' UP TO 30' HEIGHT 14' UP TO 43' HEIGHT 17' UP TO 53' HEIGHT 20' UP TO 65' HEIGHT
REAR SETBACK	10' UP TO 30' HEIGHT 1' / 3' IN HEIGHT AFTER 30'	10' UP TO 30' HEIGHT 14' UP TO 43' HEIGHT 17' UP TO 53' HEIGHT 21' UP TO 65' HEIGHT
FLEX SETBACK	1/3 OF TOTAL DIMENSION OF BUILDING ON SIDES (120'), FRONT AND BACK (55')	40' @ SIDES (120'/3) 18' @ FRONT AND BACK (55'/3)

HEIGT / FLOOD LEGEND	FLOOD ZONE: AE
AVERAGE CROWN OF ROAD	-0' 11".....(4.42' NGVD)
BUILDING LOBBY (F.F.E.):	0' 0".....(5.33' NGVD)
B.F.E.	2' 8".....(8.00' NGVD)
D.F.E.*	3' 8".....(9.00' NGVD)
1ST HABITABLE FLOOR:	11' 8".....(17.00' NGVD)
ROOF DECK:	62' 8" ABOVE D.F.E.*.....(71.66' NGVD)
POOL DECK:	67' 8" (5' A.R.D.).....(76.66' NGVD)
ELEV. & STAIR HEIGHT:	78' 0" (15' 4" A.R.D.).....(87.00' NGVD)

PARKING	REQUIRED	CALCULATION	PROVIDED
RESIDENTIAL	2 PER D/U	2X9= 18 SPACES	SINGLE SPACES = 17 HC SPACE = 1
GUEST PARKING	1 SPACE / LOT	1 SPACE	SINGLE OFF STREET = 1
TOTAL SPACES			19 SPACES

*D.F.E. (DESIGN FLOOD ELEVATION) = FEMA B.F.E. + 1' FBC FREEBOARD (8.0' NGVD + 1.0' NGVD = 9.0' NGVD).

GENERAL FLOOD NOTES

GENERAL FLOOD NOTES:

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

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1125 97TH
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Phone
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MEP ENGINEER
Address
Address
Phone
e-mail

CONTRACTOR
Address
Address
Phone
e-mail

No.	Description	Date
1	CRB COMMENTS	09-27-2023

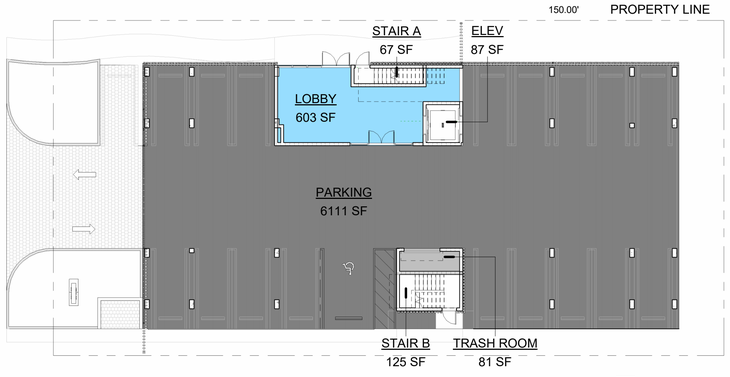
ZONING DATA

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

G002

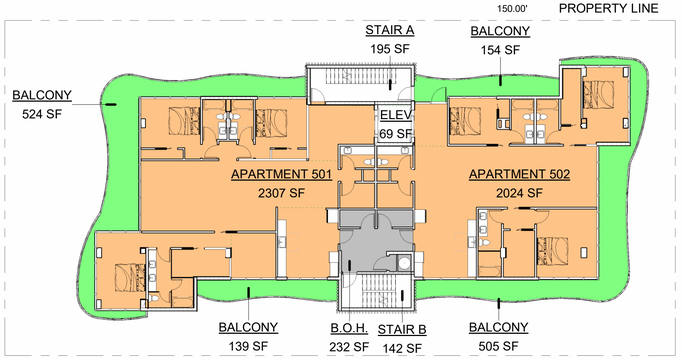
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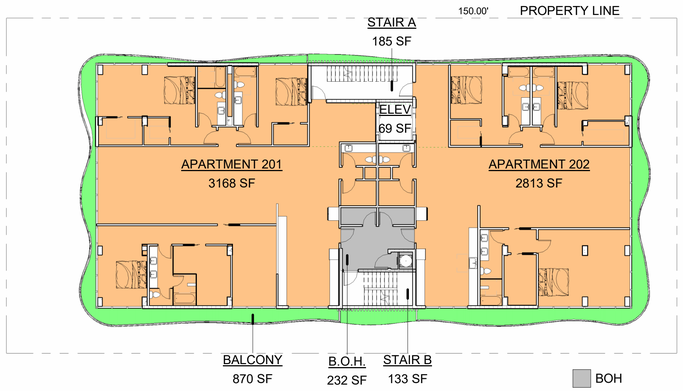
1 G003 — GROUND FLOOR (5.33' NGVD)
1/16" = 1'-0"

BOH
CIRCULATION
CORE
GARAGE



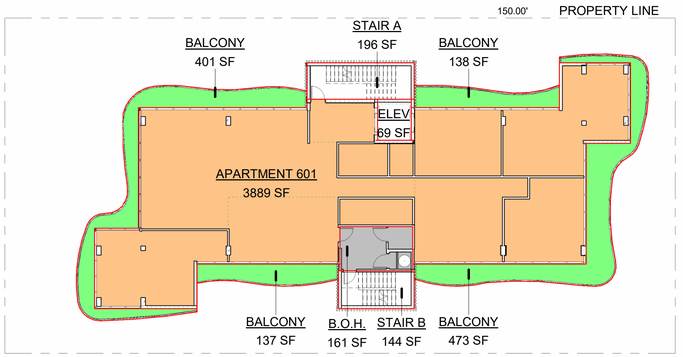
4 G003 — LEVEL 5
1/16" = 1'-0"

BOH
CORE
NET AREA
OPEN AREA



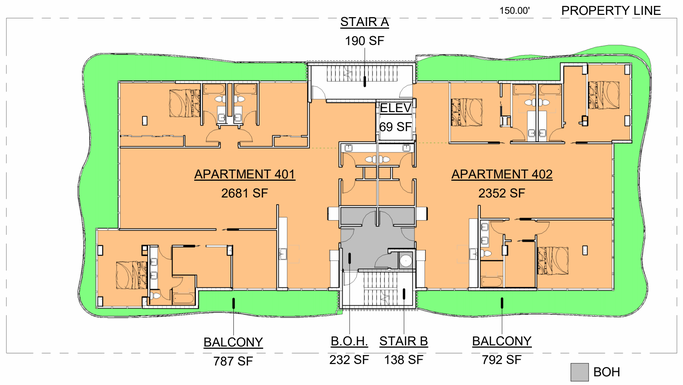
2 G003 — LEVEL 2-3
1/16" = 1'-0"

BOH
CORE
NET AREA
OPEN AREA



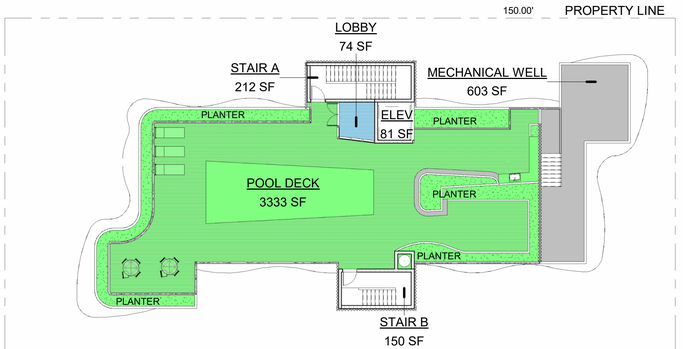
6 G003 — LEVEL 6
1/16" = 1'-0"

BOH
CORE
NET AREA
OPEN AREA



3 G003 — LEVEL 4
1/16" = 1'-0"

BOH
CORE
NET AREA
OPEN AREA



5 G003 — ROOF DECK
1/16" = 1'-0"

BOH
CIRCULATION
CORE
OPEN AREA

UNIT AREAS	
Name	AREA
APARTMENT 201	3168 SF
APARTMENT 202	2813 SF
APARTMENT 301	3280 SF
APARTMENT 302	2678 SF
APARTMENT 401	2681 SF
APARTMENT 402	2352 SF
APARTMENT 501	2307 SF
APARTMENT 502	2024 SF
APARTMENT 601	3889 SF
	25192 SF

NET AREA	
NAME	AREA
LEVEL 2	
NET AREA	5981 SF
LEVEL 3	
NET AREA	5958 SF
LEVEL 4	
NET AREA	5033 SF
LEVEL 5	
NET AREA	4331 SF
LEVEL 6	
NET AREA	3889 SF
	25192 SF

GROSS AREA	
NAME	AREA
GROUND FLOOR (5.33' NGVD)	
BOH	81 SF
CIRCULATION	603 SF
CORE	279 SF
GARAGE	6111 SF
LEVEL 2	
BOH	232 SF
CORE	387 SF
NET AREA	5981 SF
OPEN AREA	870 SF
LEVEL 3	
BOH	225 SF
CORE	414 SF
NET AREA	5958 SF
OPEN AREA	644 SF
LEVEL 4	
BOH	232 SF
CORE	398 SF
NET AREA	5033 SF
OPEN AREA	1578 SF
LEVEL 5	
BOH	232 SF
CORE	406 SF
NET AREA	4331 SF
OPEN AREA	1322 SF
LEVEL 6	
BOH	161 SF
CORE	409 SF
NET AREA	3889 SF
OPEN AREA	1150 SF
ROOF	
BOH	603 SF
CIRCULATION	74 SF
CORE	443 SF
OPEN AREA	3333 SF
	45379 SF

1

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1125 97TH BAY HARBOR CONDO 2618,LLC

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No.	Description	Date
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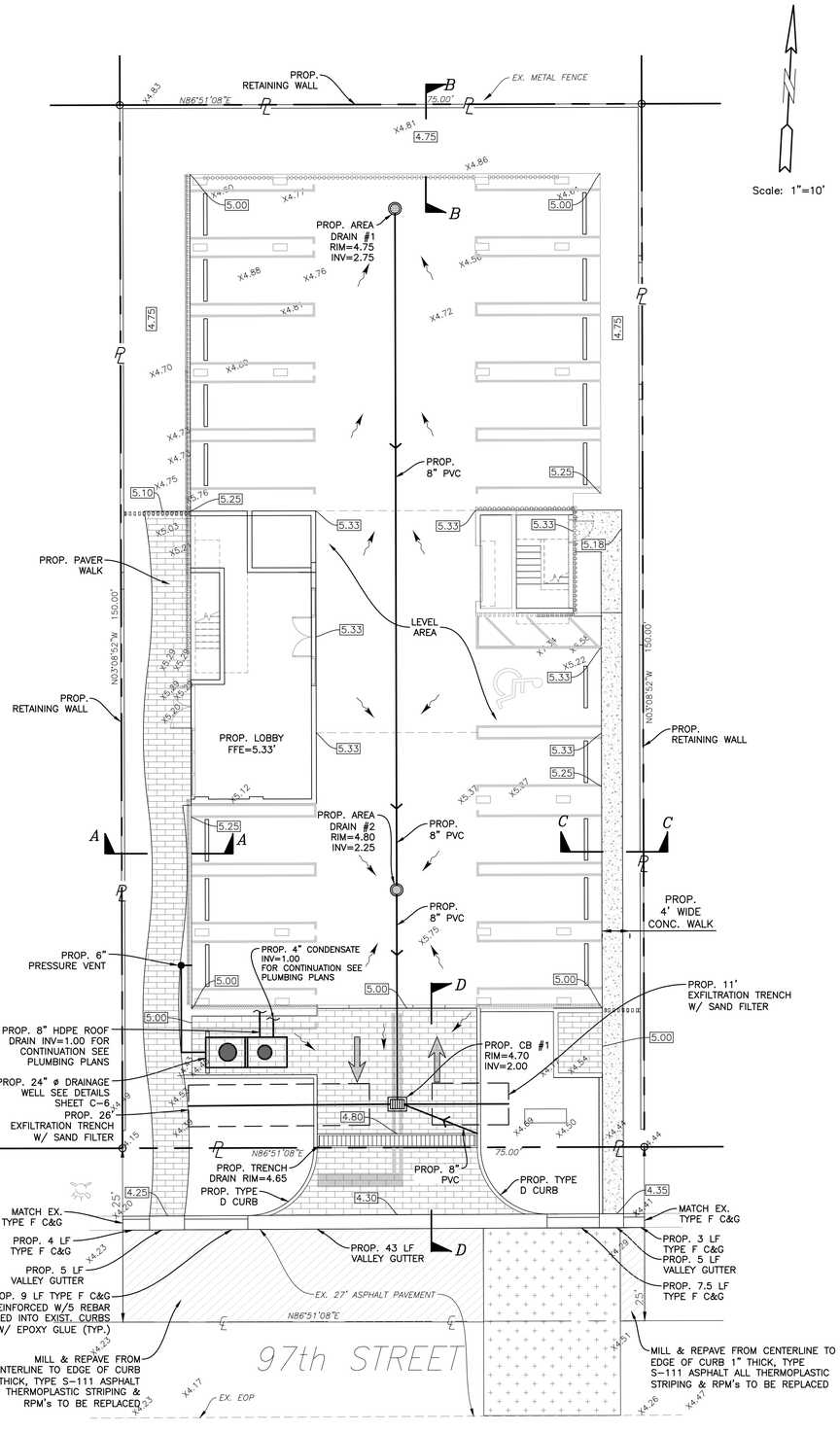
GROSS AREA CALCULATION

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

G003

Scale 1/16" = 1'-0"

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LOCATION MAP

N.T.S.

SEC 27, TWSP 52S, RNG 42E

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

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

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

GENERAL NOTES:

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

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

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

NOTES:

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

ALL STORMWATER IS TO BE RETAINED ONSITE

SUSAN C HOLLAND LICENSE No 41831 STATE OF FLORIDA PROFESSIONAL ENGINEER

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.

LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 5.50 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
- X 3.53 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE

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Check positive response codes before you dig!

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BAY HARBOR ISLANDS, FLORIDA 33154

DEVELOPER

1125 97TH
BAY HARBOR CONDO 2618, LLC

DESIGNER

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

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Contact: office@bacandesign.com

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Certificate of Authorization 7325
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STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

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Address
Phone
e-mail

CONTRACTOR
Address
Address
Phone
e-mail

NO.	REVISION	DATE	BY

DRAWING TITLE:
PAVING, GRADING & DRAINAGE PLAN

Project Number:	23-06
Date:	05/11/23
Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-1

Scale: 1"=10'

23-06

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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:

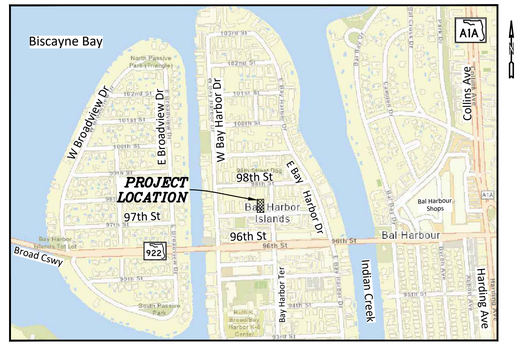
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LEGAL DESCRIPTION:

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

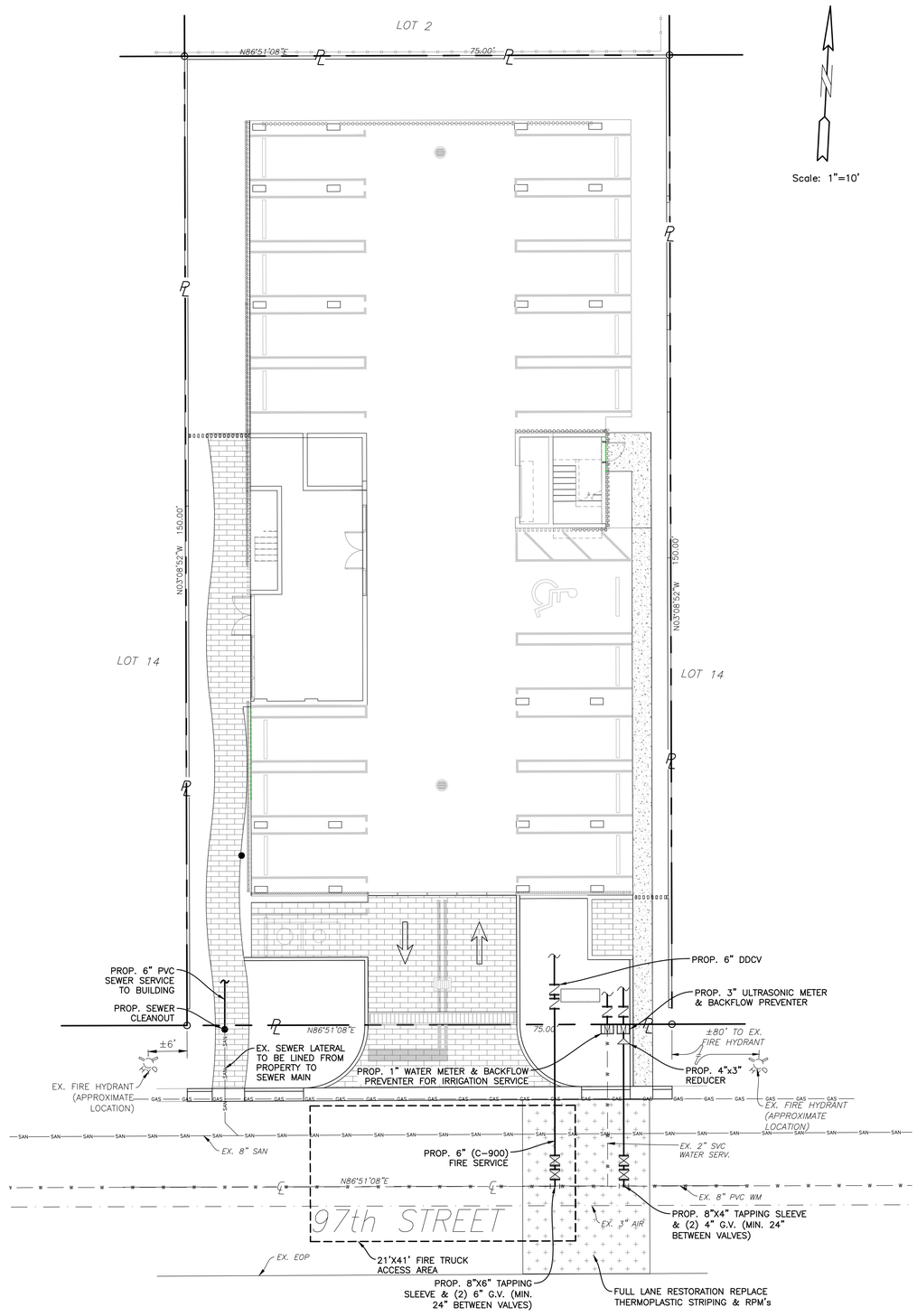
SEWAGE VOLUME

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



LOCATION MAP
N.T.S.

SEC 27, TWSP 52S, RNG 42E



NOTES:

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

GENERAL NOTES:

1. TEMPORARY ASPHALT PATCH SHALL BE MADE IF ANY WATER SERVICE IS ABANDONED AT THE CORPORATION STOP.
2. ALL EXCAVATION IN THE ROW SHALL BE RESTORED WITH FLOWABLE FILL AND COMPACTED LIMEROCK 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.

LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 5.50 PROPOSED ELEVATION
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- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- X 3.5 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE

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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:

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

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.

SUSAN C HOLLAND LICENSE No 41831 STATE OF FLORIDA PROFESSIONAL ENGINEER

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BAY HARBOR ISLANDS, FLORIDA 33154

DEVELOPER

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Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail

CONTRACTOR
Address
Address
Phone
e-mail

NO.	REVISION	DATE	BY

DRAWING TITLE:

WATER & SEWER PLAN

Project Number:	23-06
Date:	05/11/23
Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-2

Scale: 1"=10'

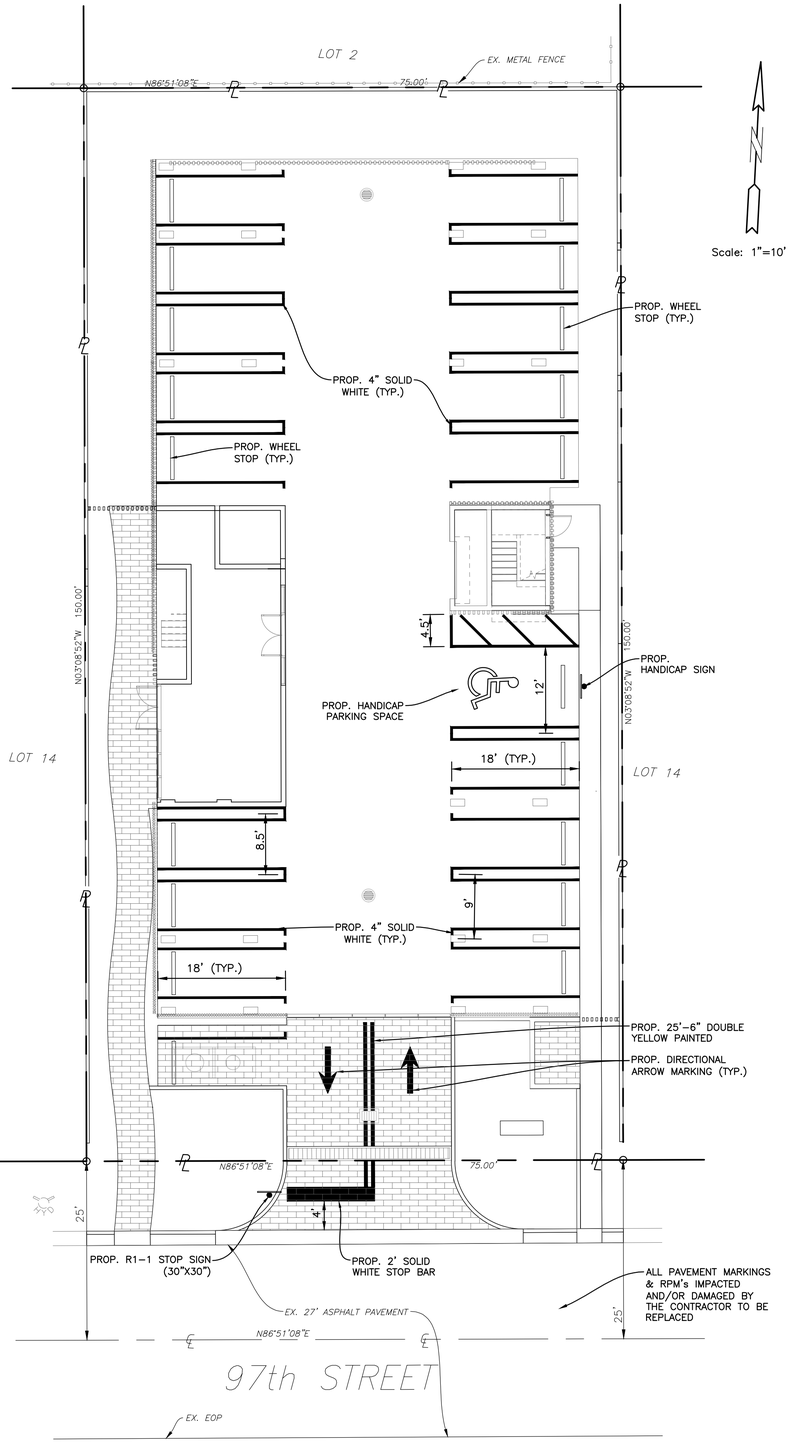
23-06

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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.

STRIPING SHALL BE IN COMPLIANCE WITH FDOT STANDARDS

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



Scale: 1"=10'

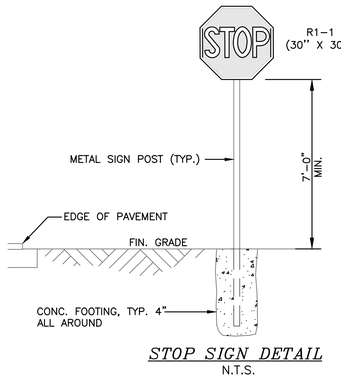


LOCATION MAP
N.T.S.

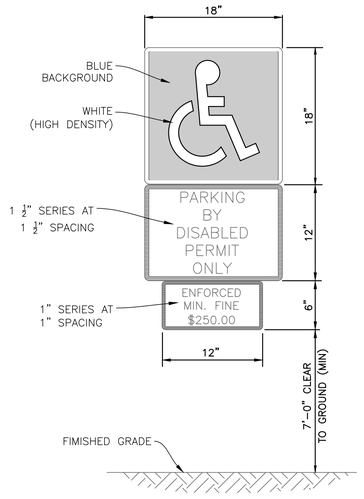
SEC 27, TWSP 52S, RNG 42E

LEGEND:

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- 5.50 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
- X 3.53 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE



STOP SIGN DETAIL
N.T.S.



FTP-26 HANDICAP PARKING SIGN WITH SUPPLEMENTAL 12" x 6" "MINIMUM FINE $250.00" SIGN

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

NOTES:
1. 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.
2. LOCATE SIGN AT CENTERLINE AND HEAD OF EACH HANDICAP PARKING STALL, WHERE APPLICABLE.

SUSAN C HOLLAND LICENSE No 41831 STATE OF FLORIDA PROFESSIONAL ENGINEER

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NO.	REVISION	DATE	BY

DRAWING TITLE:
PAVEMENT MARKING & SIGNAGE PLAN

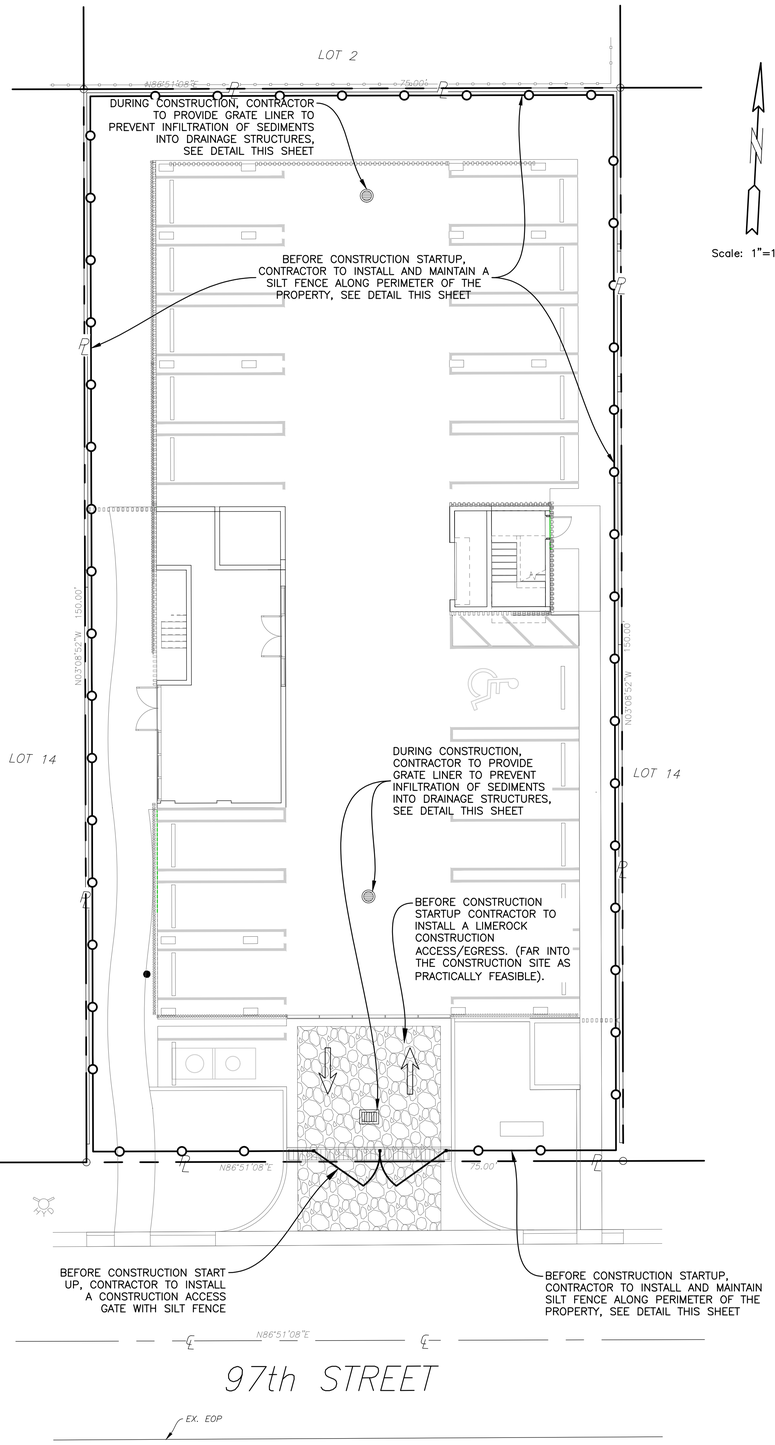
Project Number:	23-06
Date:	05/11/23
Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-3

Scale: 1"=10'

23-06

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Scale: 1"=10'

NOTE:

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

LEGAL DESCRIPTION:

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

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

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

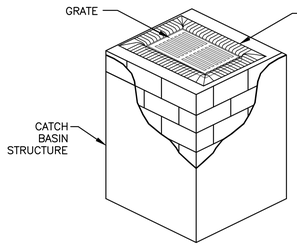
NOTE:

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



LOCATION MAP
N.T.S.

SEC 27, TWSP 52S, RNG 42E



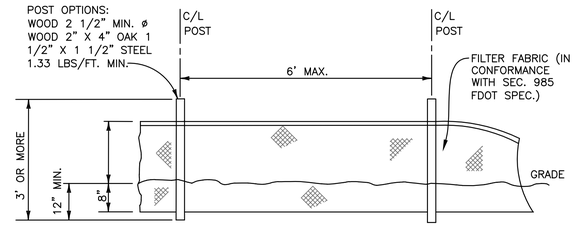
CONTRACTOR TO LIFT GRATE OFF CATCH BASINS AND INSTALL FILTER FABRIC ACROSS INLET OPENING. REPLACE GRATE TO HOLD FABRIC SECURELY IN PLACE

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.

POLLUTION PREVENTION FOR CATCH BASIN

N.T.S.



TYPE III SILT FENCE

N.T.S.

LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 5.50 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
- X 3.53 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- X EXISTING FENCE

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.

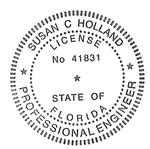
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

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.



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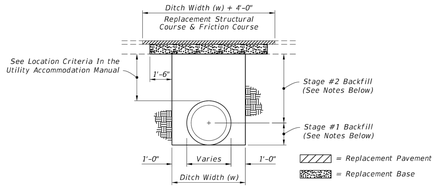
STORMWATER POLLUTION PREVENTION PLAN

Project Number:	23-06
Date:	05/11/23
Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-4

Scale: 1"=10'

23-06

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NOTES:

PAVEMENT REMOVAL AND REPLACEMENT

1. Pavement shall be mechanically sawed.
2. The replacement asphalt shall match the existing structural and friction courses for type and thickness in accordance with current FDOT asphalt mix specifications.
3. 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

A. Place backfill material in accordance with Specification 125.

B. 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.

C. 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

A. If compaction can not be achieved through normal mechanical methods then flowable fill may be used.

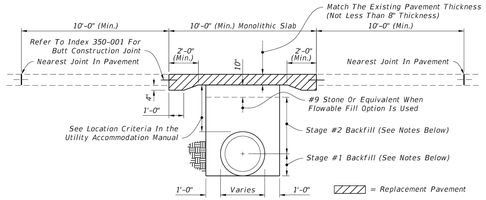
B. Flowable fill is to be placed in accordance with Specification 121, as approved by the Engineer.

C. Do not allow the utility being installed to float. If a method is provided to prevent flotation from occurring, Stages #1 and #2 can be combined, if approved by the Engineer.

D. In Stage #1, place flowable fill midway up on both sides of the utility. Allow to harden before placing Stage #2.

E. In Stage #2, place flowable fill to the bottom of the existing base course.

FLEXIBLE PAVEMENT CUT



NOTES:

PAVEMENT REMOVAL AND REPLACEMENT

1. High early strength cement concrete (3000 psi) meeting the requirements of Specification 346 shall be used for rigid pavement replacement.
2. 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

A. Any edgedrain system that is removed shall be replaced with the same type materials. Any edgedrain system that is damaged shall be repaired with methods approved by the Engineer.

B. Fill material shall be placed in accordance with the Standard Specifications. Fill material shall be special select soil in accordance with Index 350-001.

C. In Stage #1, construct compacted fill beneath the haunches of the pipe, using mechanical tamps suitable for this purpose. This compaction applies to the material placed beneath the haunches of the pipe and above any bedding.

D. In Stage #2, construct fill along the sides of the pipe and up to the bottom of replacement pavement.

2. FLOWABLE FILL

A. If mechanical compaction can not be achieved through normal mechanical methods then flowable fill may be used.

B. Flowable fill is to be placed in accordance with Specification 121, as approved by the Engineer.

C. Do not allow the utility being installed to float. If a method is provided to prevent flotation from occurring, Stages #1 and #2 can be combined, if approved by the Engineer.

D. In Stage #1, place flowable fill midway up on both sides of the utility. Allow to harden before placing Stage #2.

E. In Stage #2, place flowable fill to the bottom of the stone layer.

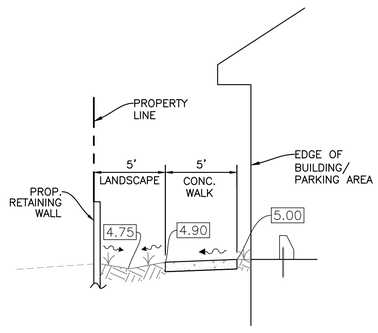
RIGID PAVEMENT CUT

GENERAL NOTES

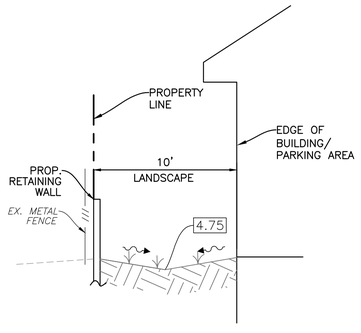
1. The details provided in this Index apply to cases in which jack and bore or directional boring methods are not required by the Engineer.
2. Flowable fill shall not be placed directly over loose, or high plastic, or muck material (see Index 120-001) which will cause settlement due to fill weight. Where highly compressible material exists, the amount, shape and depth of flowable fill must be engineered to prevent pavement settlement.
3. 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.
4. Method of construction must be approved by the Engineer.
5. Some pipe may require special granular backfill up to 6" above top of pipe. Geotextiles may be required to encapsulate the special granular material.
6. Where asphalt concrete overlays exist over full slab concrete pavement, the replacement pavement shall have an overlay constructed over the replacement slab. The overlay shall match the existing asphalt pavement thickness. The replacement friction course shall match the existing friction course, except structural course may be used in lieu of dense graded friction course.
7. All shoulder pavement, curb, curb and gutter, and their substructure disturbed by utility trench cut construction shall be restored in kind.
8. The use of flowable fill to reduce the time traffic is taken off a facility is acceptable but must have prior approval by the Engineer. Flowable fill use is allowed only when properly engineered for pavement 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.
9. Excavatable flowable fill is to be used when the flowable fill option is selected.

TRENCH CUTS AND RESTORATIONS ACROSS ROADWAYS

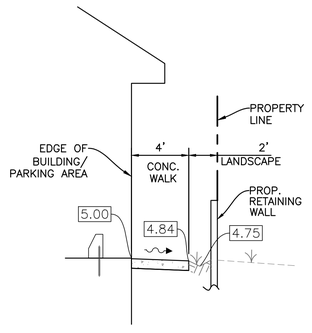
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11/01/17					125-001	1 of 2



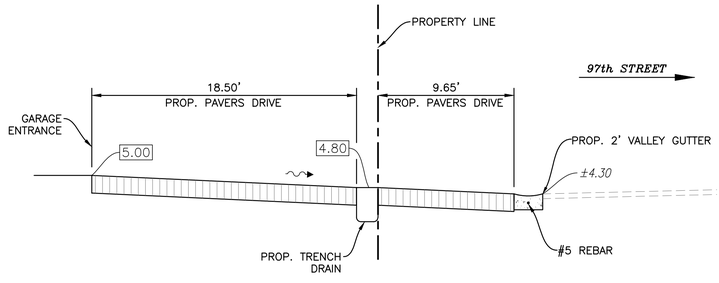
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N.T.S.



SECTION B–B
N.T.S.



SECTION C–C
N.T.S.



SECTION D–D
N.T.S.

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SUSAN C. HOLLAND
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LICENSE No. 41831

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STRUCTURAL ENGINEER
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Address
Phone
e-mail

MEP ENGINEER
Address
Address
Phone
e-mail

CONTRACTOR
Address
Address
Phone
e-mail

NO.	REVISION	DATE	BY

DRAWING TITLE:

DETAILS & SECTIONS

Project Number:	23–06
Date:	05/11/23
Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-5

Scale: N.T.S. 23–06

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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 GRADIATION REPORTS, CONC. CYLINDERS, ETC.

5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.

6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.

7. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.

8. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180.

9. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.

10. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS.

11 PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.

12. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.

13. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS –

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

PAVEMENT MARKING & SIGNING STANDARD NOTES:

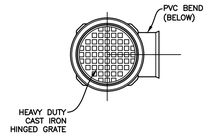
1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.

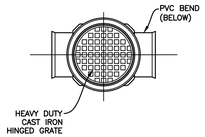
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7', THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.

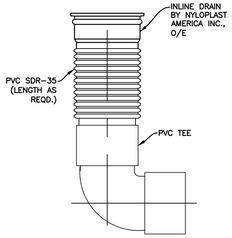
3. STOP BARS SHALL BE 24" WHITE.

4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINT. (UNLESS INDICATED OTHERWISE)

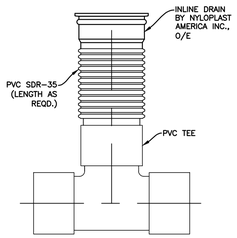
5. ALL PAVEMENT MARKINGS IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO FDOT OR LOCAL CITY/COUNTY STANDARDS.





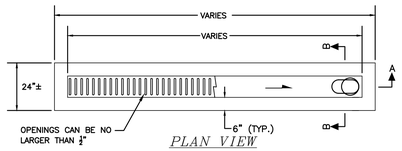


ENDLINE DRAIN BASIN
N.T.S.

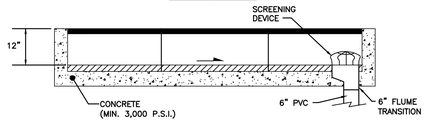


INLINE DRAIN BASIN
N.T.S.

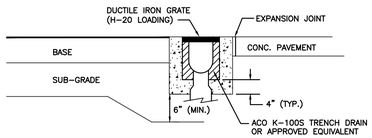
AREA DRAIN
N.T.S.



PLAN VIEW

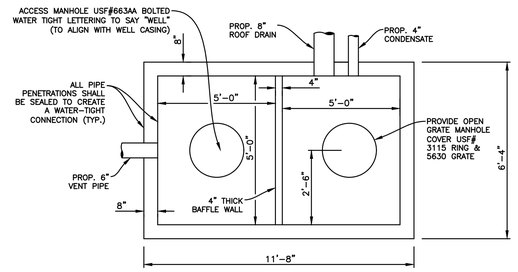


SECTION A-A



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

DRAINAGE WELL
N.T.S.

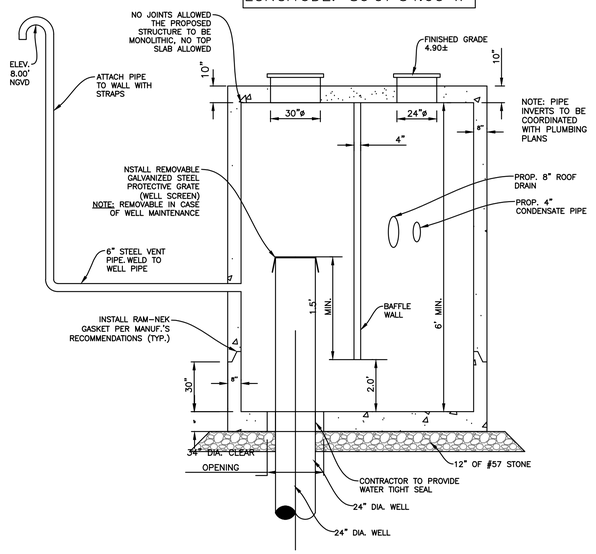


TOP VIEW
N.T.S.

NOTE:
PIPE INVERTS TO BE COORDINATED WITH PLUMBING PLANS.

CONTRACTOR TO VERIFY PIPE INVERTS PRIOR TO WELL BOX CONSTRUCTION

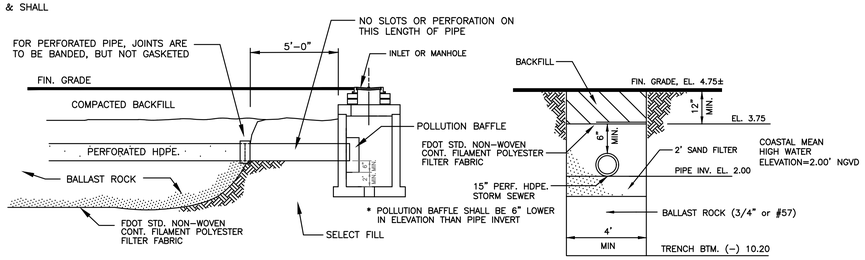
WELL LOCATION
LATITUDE: 25°53'16.13"N
LONGITUDE: 80°07'54.60"W



SECTION VIEW
NTS



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.



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 STRUCTURE TABLE				
STRUCTURE	*RIM*	*INVERT*	*INVERT*	*PIPE*
CB #1	4.70	2.00 E	2.00 W	15" HDPE
AREA DRAIN #1	4.75	2.75 S		8" PVC
AREA DRAIN #2	4.80	2.25 N	2.25 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.

NOTES:

1. WELL DRILLER RESPONSIBLE FOR OBTAINING WELL CONSTRUCTION PERMIT.

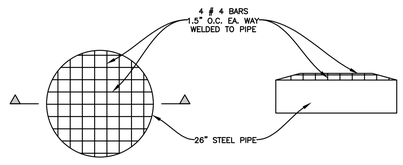
2. NEOPRENE GASKETS TO BE INSTALLED UNDER LIDS AND AROUND PIPES.

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



PLAN SECTION

WELL SCREEN DETAIL
N.T.S.

BAY HARBOR 1125

1125 97TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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NO.	REVISION	DATE	BY

DRAWING TITLE:

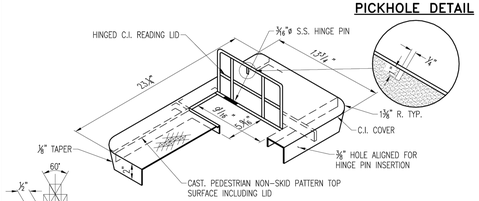
DRAINAGE DETAILS

Project Number:	23-06
Date:	05/11/23
Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-6

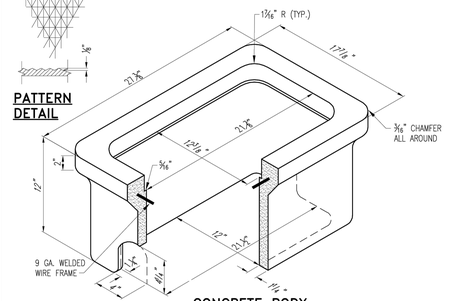
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PICKHOLE DETAIL



C.I. COVER WITH HINGER LID



PATTERN DETAIL

CONCRETE BODY

NOTES:

1. SOME DIMENSIONS MAY VARY WITH DEPARTMENT APPROVAL. LID W.T.= MAX. 53 LBS., MIN. 42 LBS.
2. METERS WILL NOT BE INSTALLED IF THE METER BOX IS IN A DRIVING SURFACE.

ITEM	CROSS REF.	SPEC. REF.
1" SERVICE CONNECTION	WS 4.11	
TYPICAL SERVICE PLAN	WS 4.10	

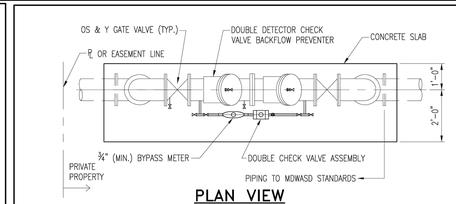
ISSUE DATE	APPROVED BY
06/01/2008	V.F.C.

STANDARD DETAIL

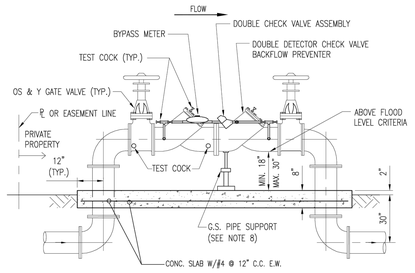
SINGLE METER BOX DETAIL

WS 2.10 SHEET 2 OF 3

MIAMI-DADE COUNTY Delivering Excellence Every Day — WATER & SEWER DEPARTMENT



PLAN VIEW



ELEVATION VIEW

NOTES:

PIPING SHALL BE DUCTILE IRON PIPE WITH FLANGED FITTINGS, IN ACCORDANCE WITH MDWASD "CONSTRUCTION SPECIFICATIONS FOR DONATION WATER MAINS".

ITEM	CROSS REF.	SPEC. REF.
GUARD POST DETAIL	WS 4.5	

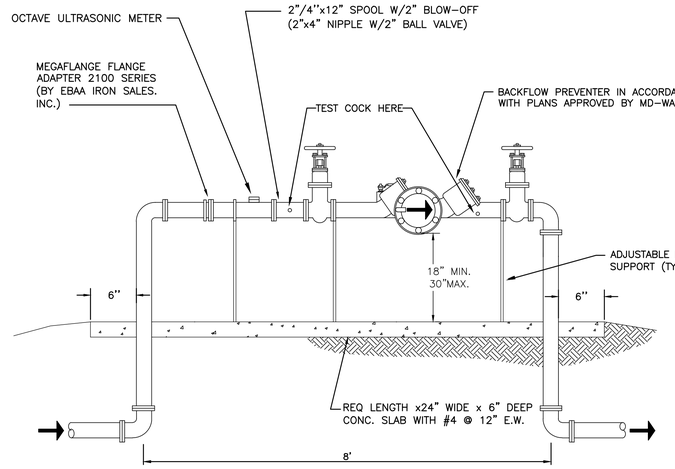
ISSUE DATE	APPROVED BY
09/30/2009	V.F.C.

STANDARD DETAIL

DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR FIRELINE SERVICE

WS 4.20 SHEET 2 OF 4

MIAMI-DADE COUNTY Delivering Excellence Every Day — WATER & SEWER DEPARTMENT



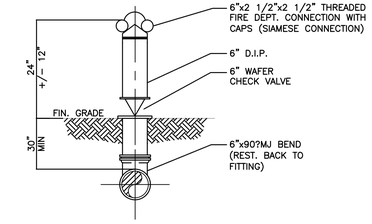
NOTE:

1. THE ASSEMBLY MUST BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCE OF 18", FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON THE APPROVED LIST OF FOUNDATION FOR CROSS CONNECTION CONTROL, UNIVERSITY OF CALIFORNIA, CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATION OF U.S.C. APPROVAL.
3. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE FACTORY ASSEMBLED INCLUDING SHUT-OFF VALVE AS REQUIRED BY U.S.C. FOUNDATION FOR CROSS CONNECTION CONTROL STANDARDS.
4. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION APPROVED BY THE TOWN OF BAY HARBOR ISLANDS. LOCATIONS INSIDE BUILDINGS OR WITH OTHERWISE RESTRICTED ACCESS WILL NOT BE APPROVED.
5. THE ASSEMBLY WILL NEED LANDSCAPING OR SCREENING WITH LANDSCAPING FOR PROTECTION.
6. IF REQUIRED GUARDPOSTS OR PROTECTIVE ENCLOSURE IS RECOMMENDED DEPENDING ON SITE CONDITIONS.
7. ALL ABOVE-GROUND PIPING TO BE FLANGED.
8. INSTALL ADJUSTABLE PIPE SUPPORTS WHERE INDICATED.
9. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR TOWN APPROVAL.

NOTE: 2" & 4" WATER METER/BACKFLOW PREVENTER ASSEMBLY DETAIL TO BE USED FOR WATER METER INSTALLATION.

WATER METER/BACKFLOW PREVENTER ASSEMBLY DETAIL

N.T.S.



FIRE DEPARTMENT CONNECTION

N.T.S.

TEE THRUST BLOCK

TEE THRUST BLOCK

PLAN

ELEVATION

NOTES:

1. NOTIFY THE CITY 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.

WATER MAIN TIE-IN

N.T.S.

PROFILE

VERTICAL THRUST BLOCK DETAILS

HORIZONTAL THRUST BLOCK DETAILS

TABLE 1

PIPE SIZE	DEAD END & TEE				HORIZONTAL 1/4 BEND				HORIZONTAL 1/8 BEND			
INCH DIA.	D	H	W	CY	D	H	W	CY	D	H	W	CY
16	1	5.5	4.5	2	1	6.5	5	2.5	1	4.5	4	1.
12	1	3.5	3.5	1	1	4	4	1.5	1	3	3	.7
8	.5	2.5	2.5	.5	.5	3	3	.5	.5	2	2	.:

PIPE SIZE	HORIZONTAL 1/16 BEND				HORIZONTAL 1/32 BEND			
INCH DIA.	D	H	W	CY	D	H	W	CY
16	1	3.5	3.5	1	1	2.5	2.5	.6
12	1	2.5	2.5	.5	1	2	2	.4
8	.5	1.5	1.5	.25	.5	1.5	1.5	.25

TABLE 2

PIPE SIZE	VERTICAL 1/8 BEND				VERTICAL 1/8 BEND BOTTOM			
INCH DIA.	D	H	W	CY	D	H	W	CY
16	7	6	6	11	2	4.5	4	2.25
12	5	6	5	7	2	3	3	1
8	4.5	4	4	3.5	2	2	2	.5

D IS THE DIMENSION INTO UNDISTURBED GROUND IN FEET
H IS HEIGHT OF THRUST BLOCK IN FEET
W IS WIDTH OF THRUST BLOCK IN FEET
ALL DIMENSIONS ARE MINIMUM.
THRUST BLOCKS IN LOOSE FILL OR SAND AREAS ARE NOT INCLUDED IN THESE TABLES AND WILL REQUIRE ADDITIONAL ANALYSIS.

NOTES:

1. FULL CONCRETE THRUST BLOCKS AS SHOWN ARE REQUIRED WHEN THRUST RESTRAIN IS NOT PROVIDED BY OTHER MEANS SUCH AS RESTRAINED JOINT PIPE.
2. WHEN THRUST RESTRAINT GLANDS ARE INSTALLED FOR THE CONNECTIONS. CONCRETE THRUST BLOCKS SHALL BE PROVIDED UP TO THE THE DOTTED LINE AS SHOWN.
3. ALL BOLTS, NUTS, THRUST RESTRAINT GLANDS AND FITTINGS SHALL BE WRAPPED WITH POLYETHYLENE TUBING TO PREVENT CORROSION AND CONCRETE ADHESION.
4. CONCRETE FOR THRUST BLOCKS MUST NOT CONTAIN FLY ASH.

THRUST RESTRAINT
CONCRETE THRUST BLOCK DETAILS D-11

REV:04.07

NOTE: 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.

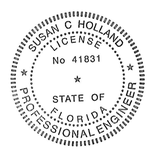
NOTE: FOR SEWER CONNECTION, CONTRACTOR TO CONNECT TO CITY'S V.C.P. CLAY PIPE SYSTEM. NO CAST IRON FITTINGS TO BE BETWEEN THE CLAY AND THE NEW CONNECTION AS NOT TO COMPROMISE THE NEW CONNECTION.

NOTE: INVERTED BRASS CAP SHALL BE USED IN GRASS AREAS IN LIEU OF CASTING AND CONE COLLAR.

TYPICAL CLEANOUT DETAIL

N.T.S.

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



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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BAY HARBOR ISLANDS, FLORIDA 33154

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1125 97TH
BAY HARBOR CONDO 2618, LLC

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SEAL / SIGNATURE

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MEP ENGINEER
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Phone
e-mail

CONTRACTOR
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Phone
e-mail

NO.	REVISION	DATE	BY

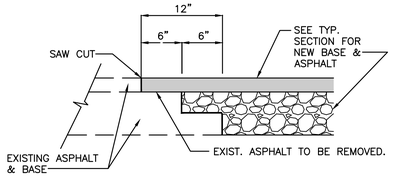
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UTILITY DETAILS

Project Number:	23-06
Date:	05/11/23
Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-7

Scale: N.T.S. 23-06

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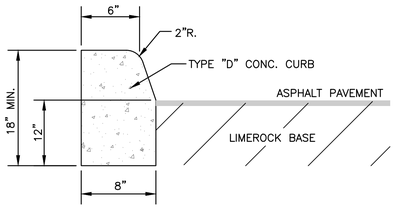


NOTE:

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

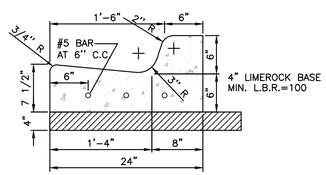
N.T.S.

CURB NOTE:

1. DOWELS SHALL BE DRILLED & EXPOXIED 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.

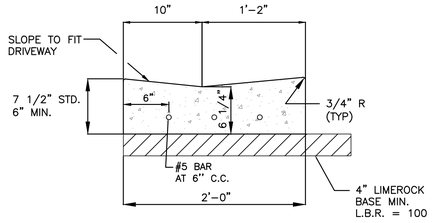
CURB NOTE:

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



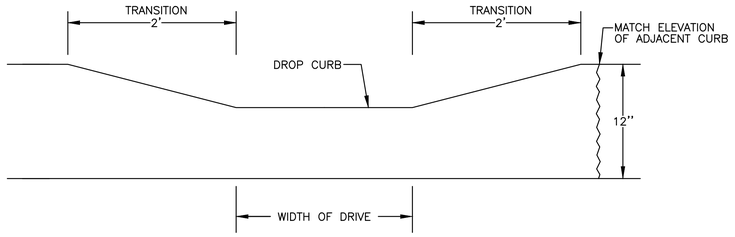
TYPE "F" CONCRETE CURB AND GUTTER PER FDOT STANDARD INDEX 300 DETAIL

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

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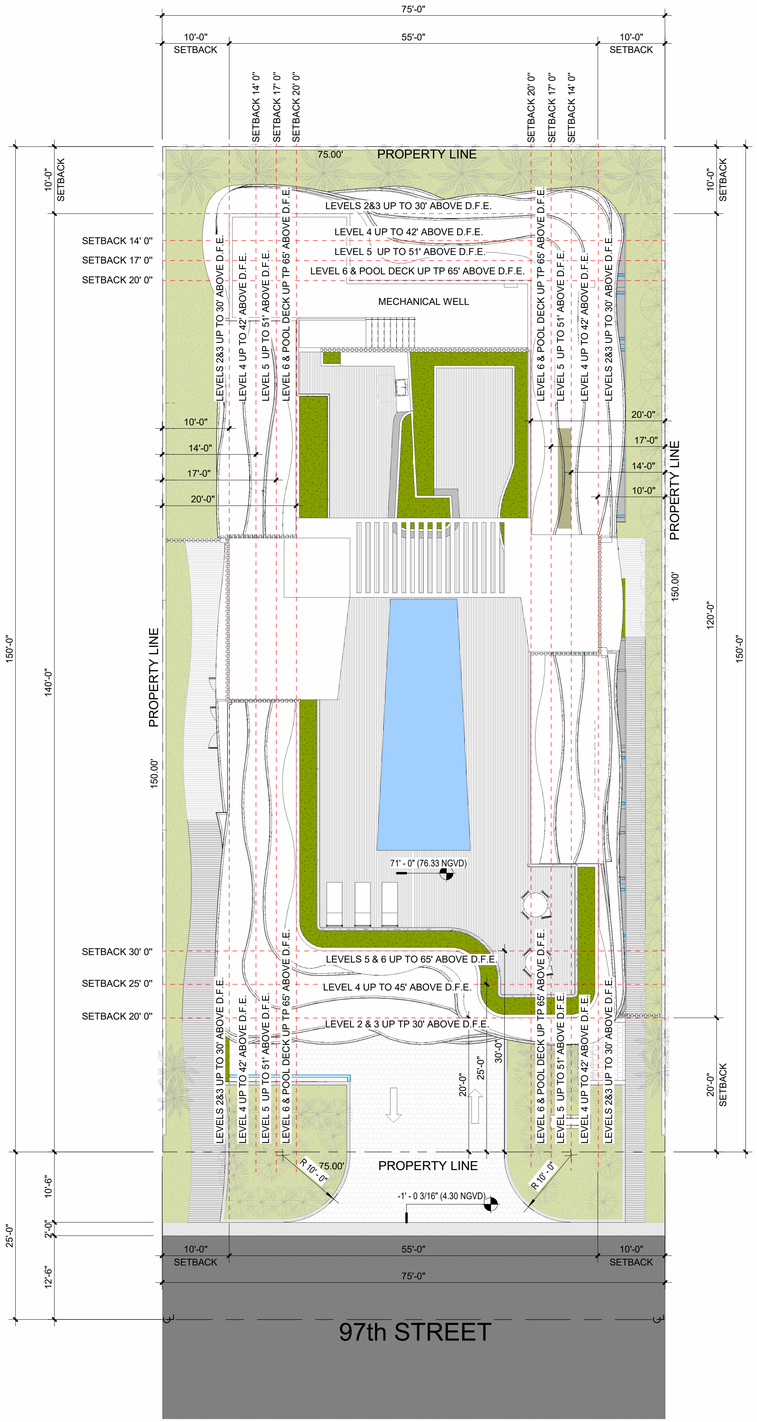
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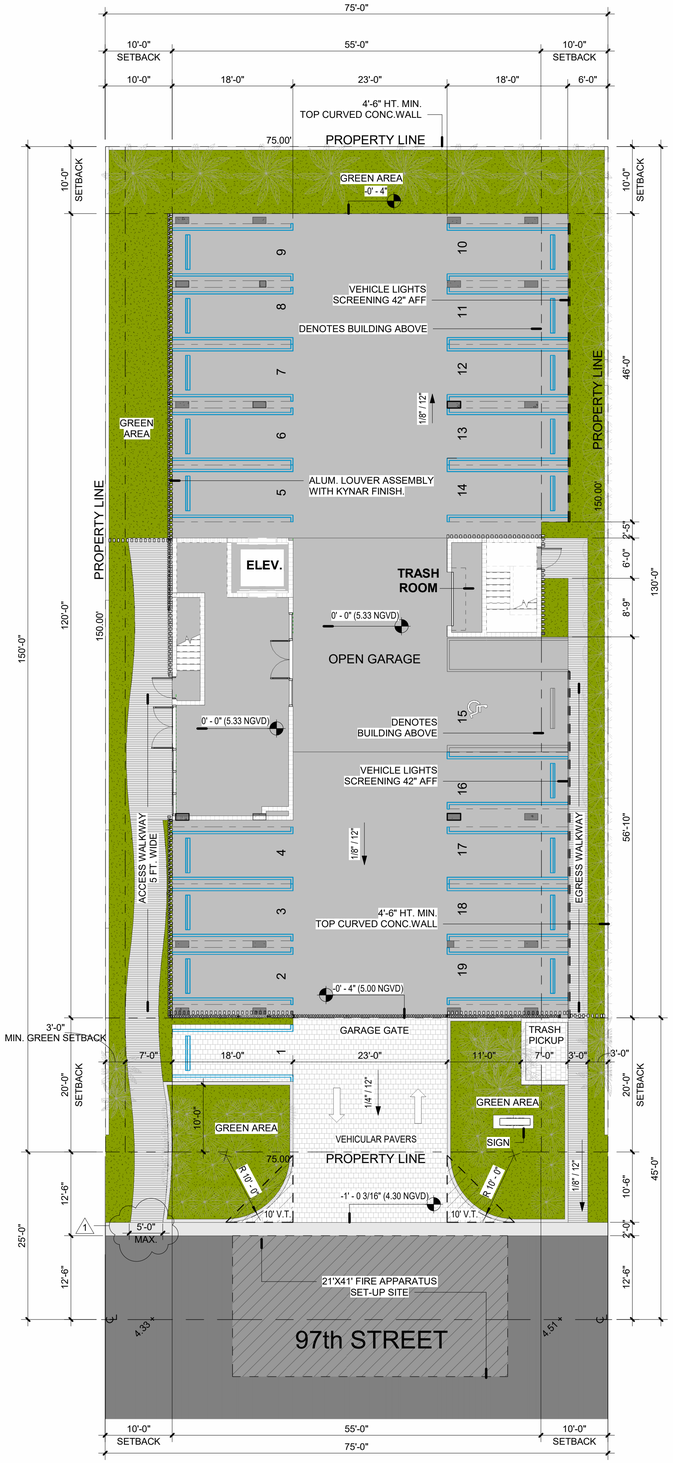
CIVIL DETAILS

Project Number:	23-06
Date:	05/11/23
Drawn by:	HS
Checked by:	SCH
Sheet Number:	C-8

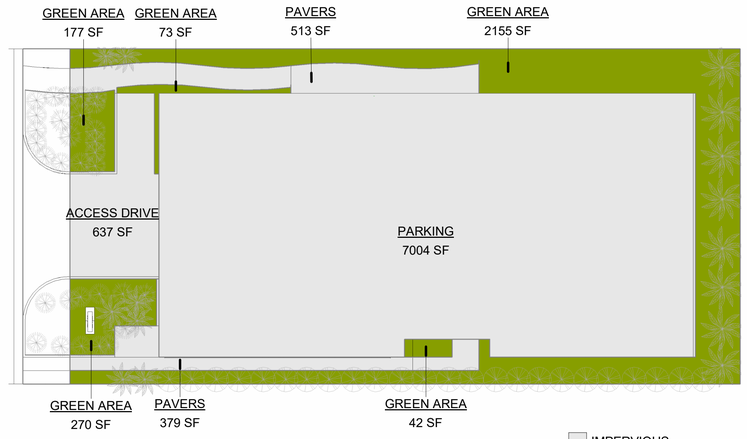
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2 A100 ROOF SITE PLAN
3/32" = 1'-0"

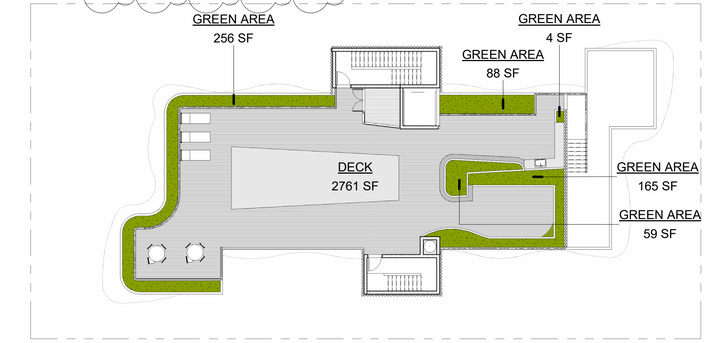


1 A100 GROUND SITE PLAN
3/32" = 1'-0"



3 A100 GROUND FLOOR - GREEN AREAS
1/16" = 1'-0"

PERVIOUS/IMPERVIOUS		
Name	Area	Classification
ACCESS DRIVE	637 SF	IMPERVIOUS
PARKING	7004 SF	IMPERVIOUS
PAVERS	892 SF	IMPERVIOUS
	8533 SF	
GREEN AREA	2717 SF	PERVIOUS
	2717 SF	
	11250 SF	



4 A100 POOL DECK - GREEN AREAS
1/16" = 1'-0"

DECK GREEN AREA	
Name	Area
DECK	2761 SF
GREEN AREA	572 SF
	3333 SF

GENERAL FLOOD NOTES

GENERAL FLOOD NOTES:

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

BAY HARBOR 1125

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1125 97TH BAY HARBOR CONDO 2618,LLC

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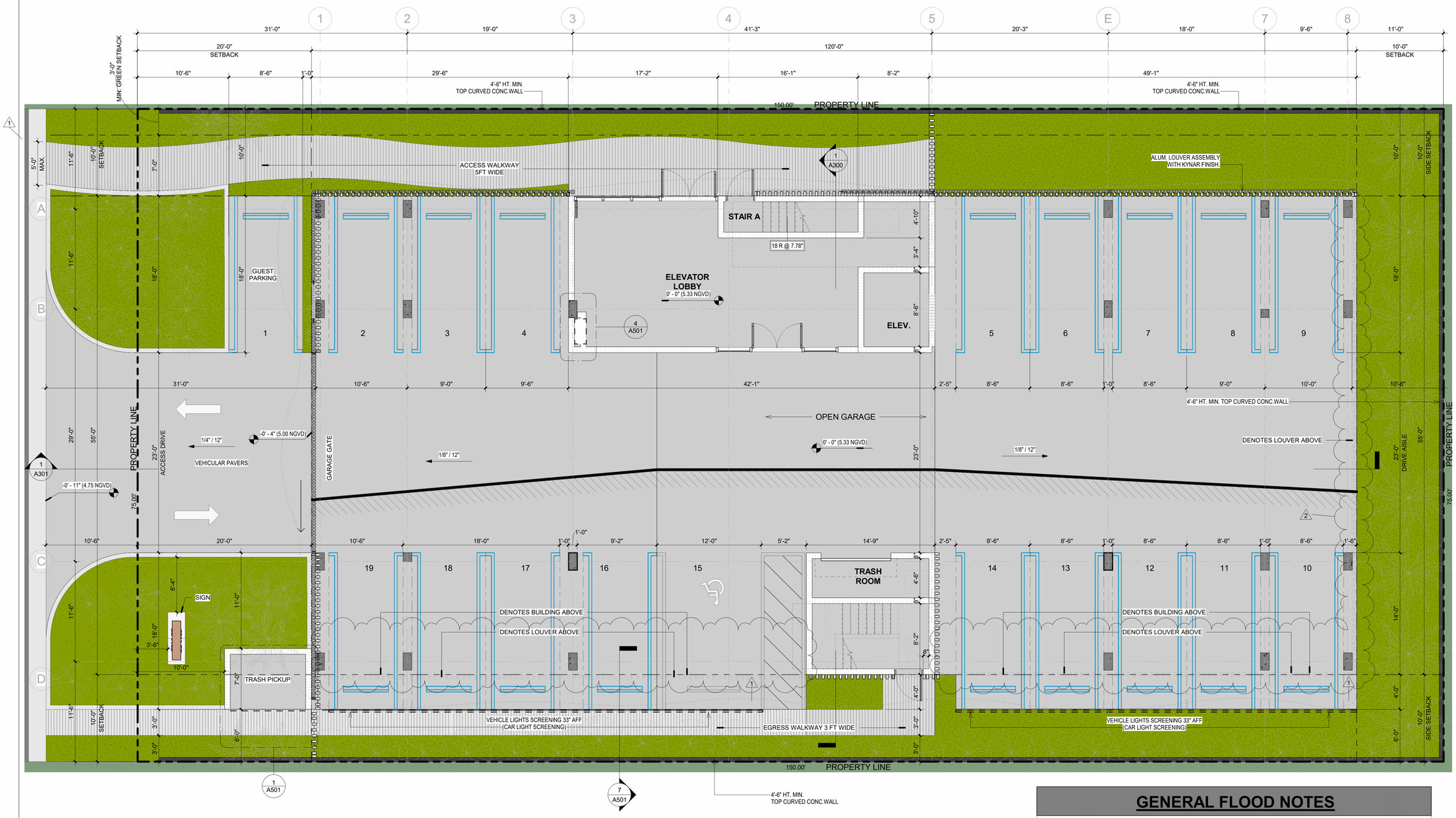
CONTRACTOR
Address
Address
Phone
e-mail

No.	Description	Date
1	CRB COMMENTS	09-27-2023

SITE PLAN

Project number	22-048
Date	08/30/2023
Drawn by	ME
Checked by	JB
	A100
Scale	As indicated

10/4/2023 11:43:47 AM



1 A101 — GROUND LEVEL FLOOR PLAN
3/16" = 1'-0"

GENERAL FLOOD NOTES

GENERAL FLOOD NOTES:

1. AS PER ASCE 24 FLOOD DESIGN CLASS 2 APPLICABLE WET FLOODPROFFING
2. ALL AREAS OF ACCESS TO THE BUILDING: LOBBY, GARAGE AND STORAGE THAT ARE BELOW THE DESIGN FLOOD ELEVATION (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);
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No.	Description	Date
1	CRB COMMENTS	09-27-2023
2	DRB COMMENTS	03-12-2024

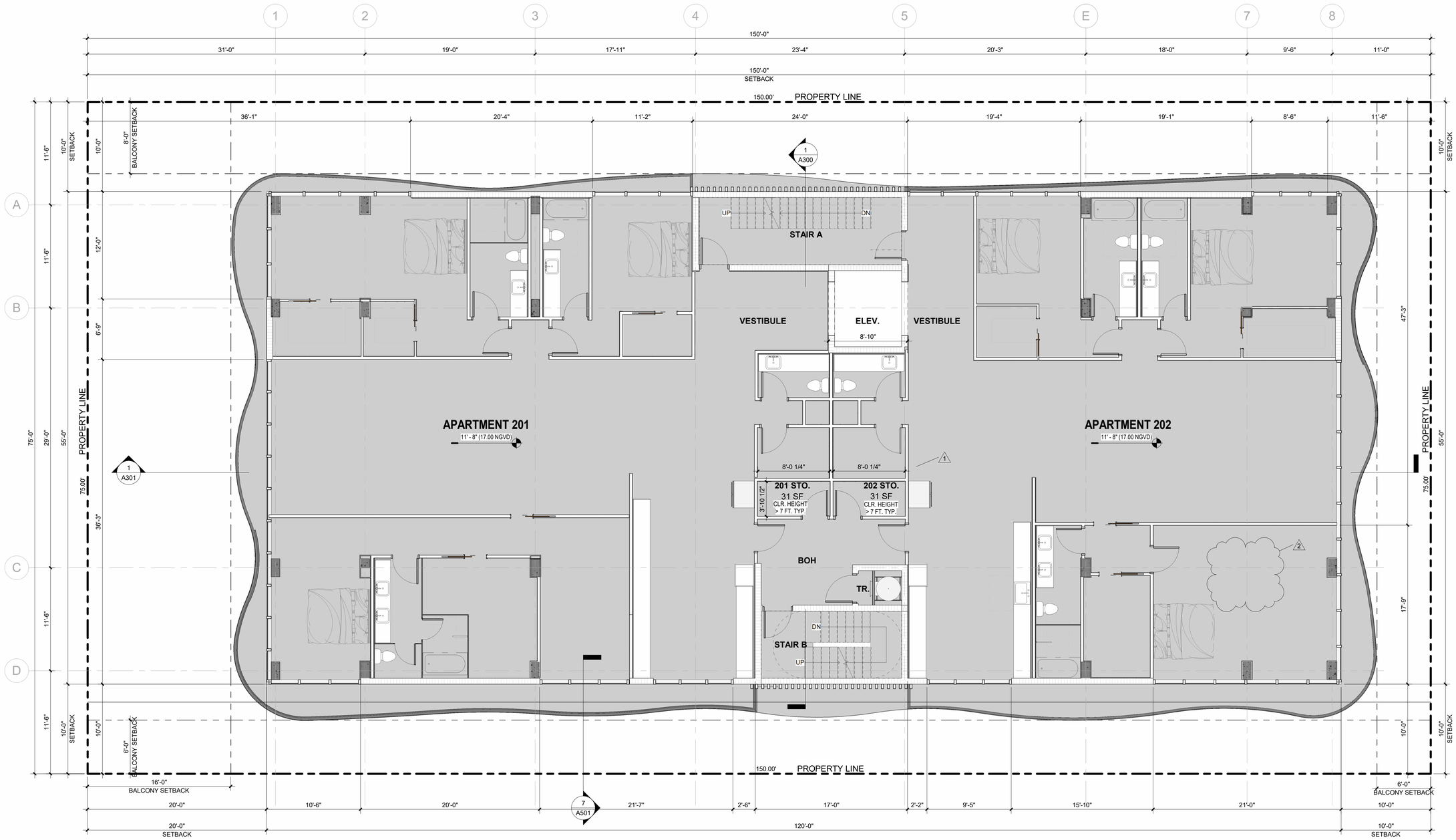
GROUND LEVEL - PARKING

Project number	22-048
Date	10/10/2023
Drawn by	ME
Checked by	JB

A101

Scale: As indicated

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1 / A102 LEVEL 2 FLOOR PLAN

3/16" = 1'-0"

BAY HARBOR 1125

1125 97TH STREET
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2	DRB COMMENTS	03-12-2024

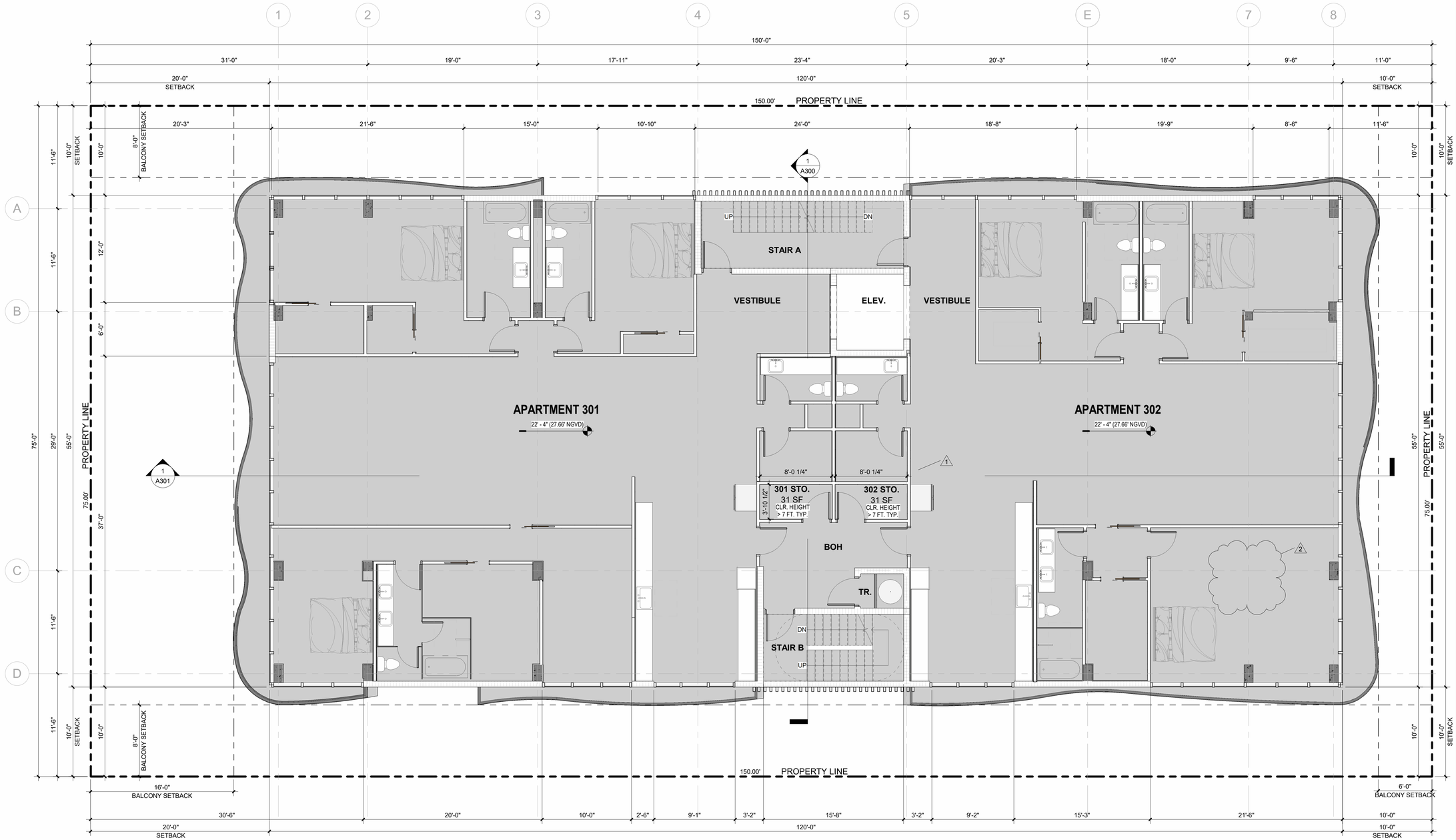
LEVEL 2

Project number	22-048
Date	10/10/2023
Drawn by	ME
Checked by	JB

A102

Scale 3/16" = 1'-0"

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1 A103 LEVEL 3 FLOOR PLAN

3/16" = 1'-0"

BAY HARBOR 1125

1125 97TH STREET
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2	DRB COMMENTS	03-12-2024

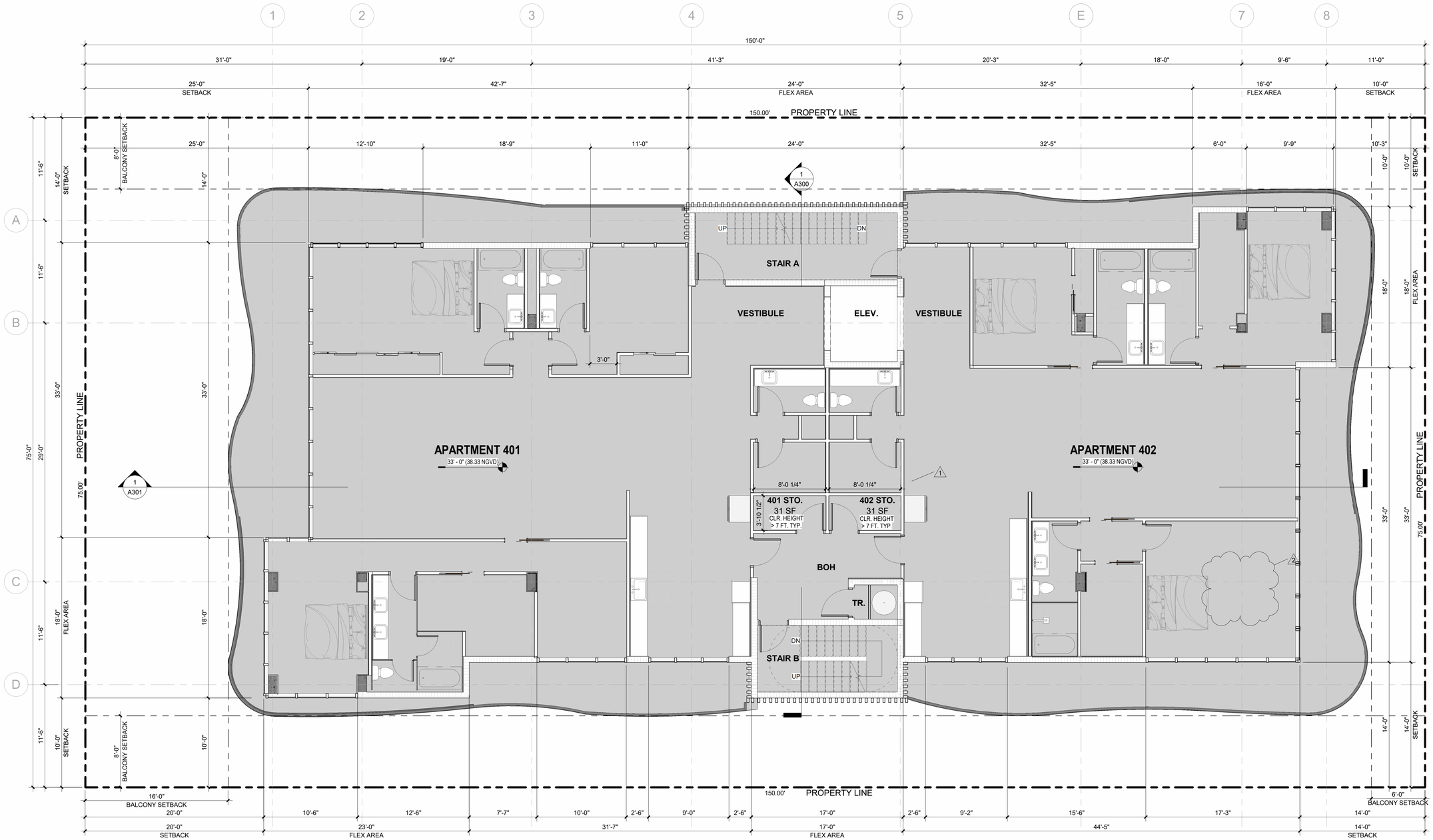
LEVEL 3

Project number	22-048
Date	10/10/2023
Drawn by	ME
Checked by	JB

A103

Scale 3/16" = 1'-0"

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1 A104 LEVEL 4 FLOOR PLAN
3/16" = 1'-0"

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2	DRB COMMENTS	03-12-2024

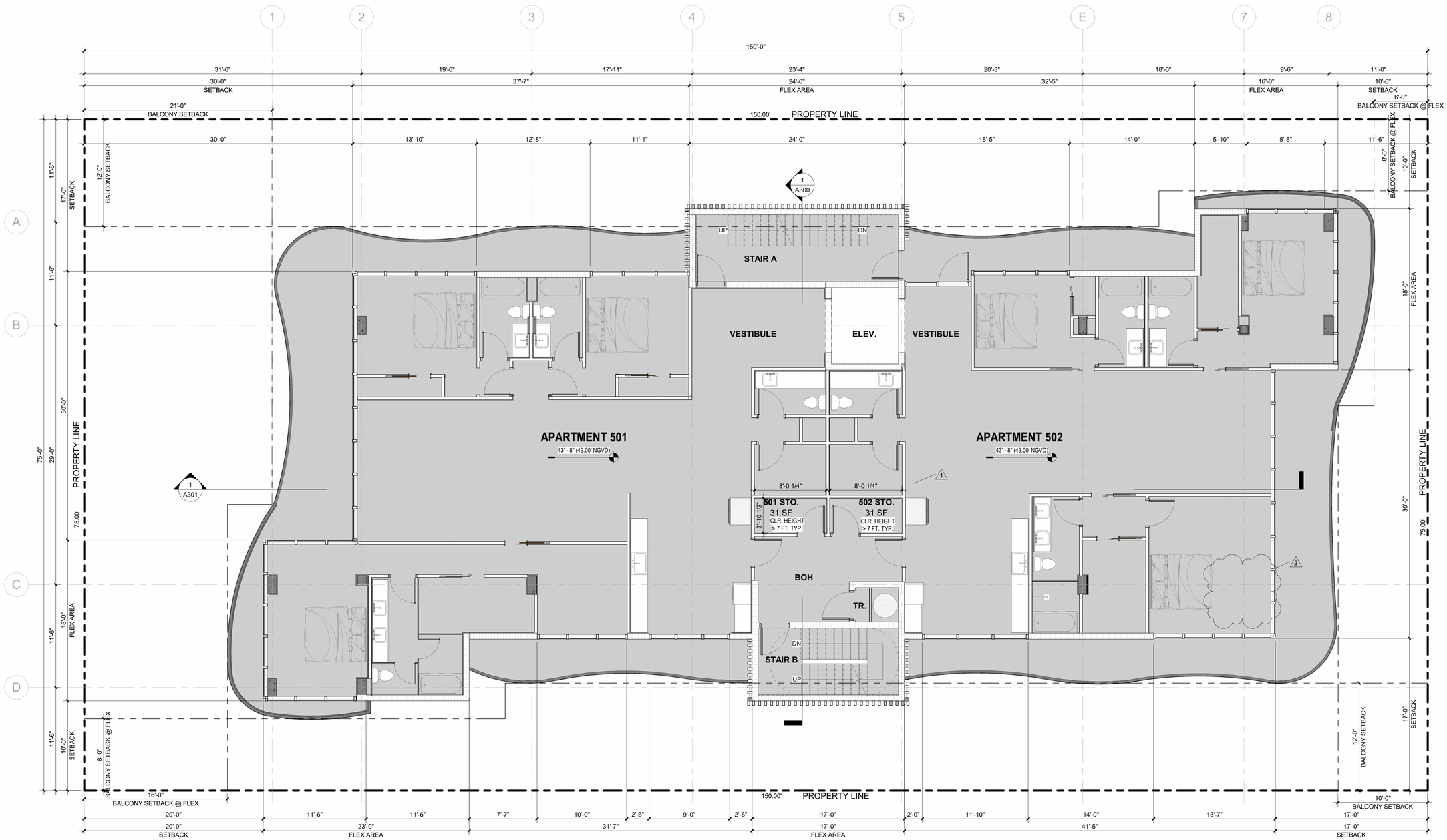
LEVEL 4

Project number	22-048
Date	10/10/2023
Drawn by	ME
Checked by	JB

A104

Scale 3/16" = 1'-0"

3/20/2024 3:51:54 PM



1 A105 LEVEL 5 FLOOR PLAN
3/16" = 1'-0"

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MEP ENGINEER
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No.	Description	Date
1	CRB COMMENTS	09-27-2023
2	DRB COMMENTS	03-12-2024

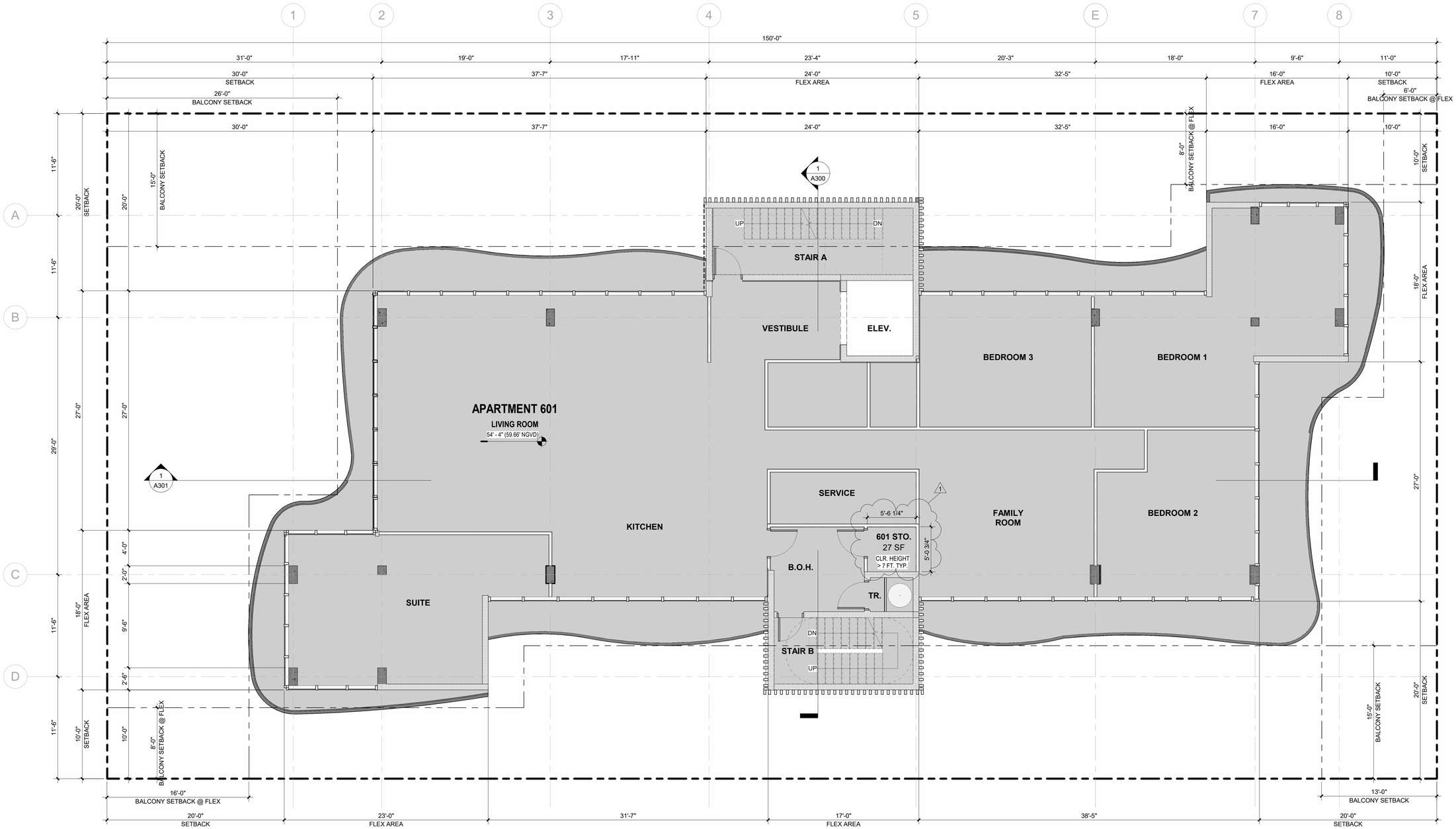
LEVEL 5

Project number	22-048
Date	10/10/2023
Drawn by	ME
Checked by	JB

A105

Scale 3/16" = 1'-0"

3/20/2024 3:51:56 PM



1 A106 LEVEL 6 FLOOR PLAN

3/16" = 1'-0"

BAY HARBOR 1125

1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

1125 97TH BAY HARBOR CONDO 2618,LLC

DESIGNER

STUDIO BAIGORRIA

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

ARCHITECT OF RECORD **AA26003706**

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

SEAL / SIGNATURE

FLORIDA REGISTRATION **AR 98686**

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No.	Description	Date
1	CRB COMMENTS	09-27-2023

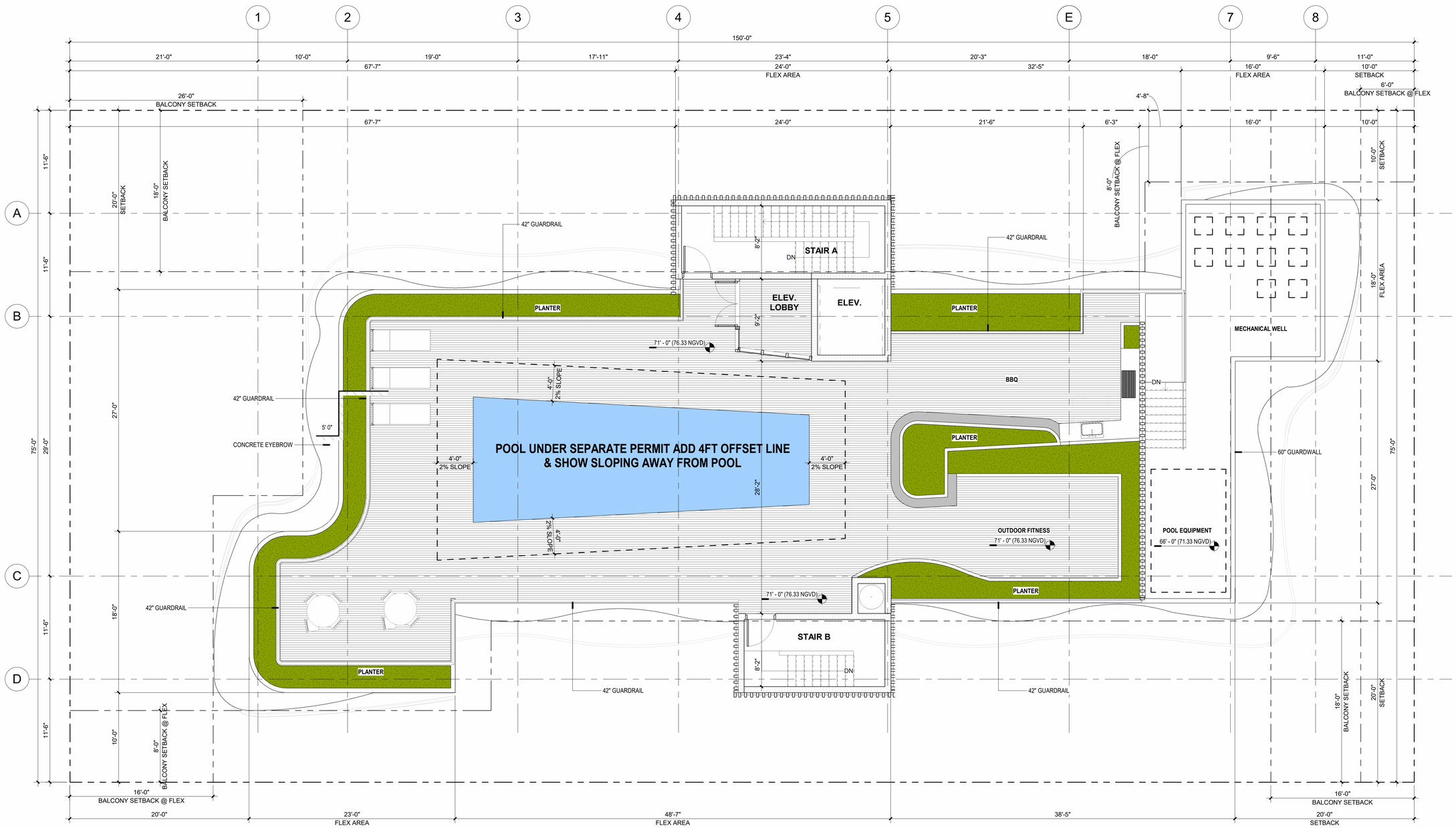
LEVEL 6

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

A106

Scale 3/16" = 1'-0"

10/4/2023 11:44:19 AM



1 A107 POOL DECK
3/16" = 1'-0"

BAY HARBOR 1125

1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

1125 97TH BAY HARBOR CONDO 2618,LLC

DESIGNER

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No.	Description	Date

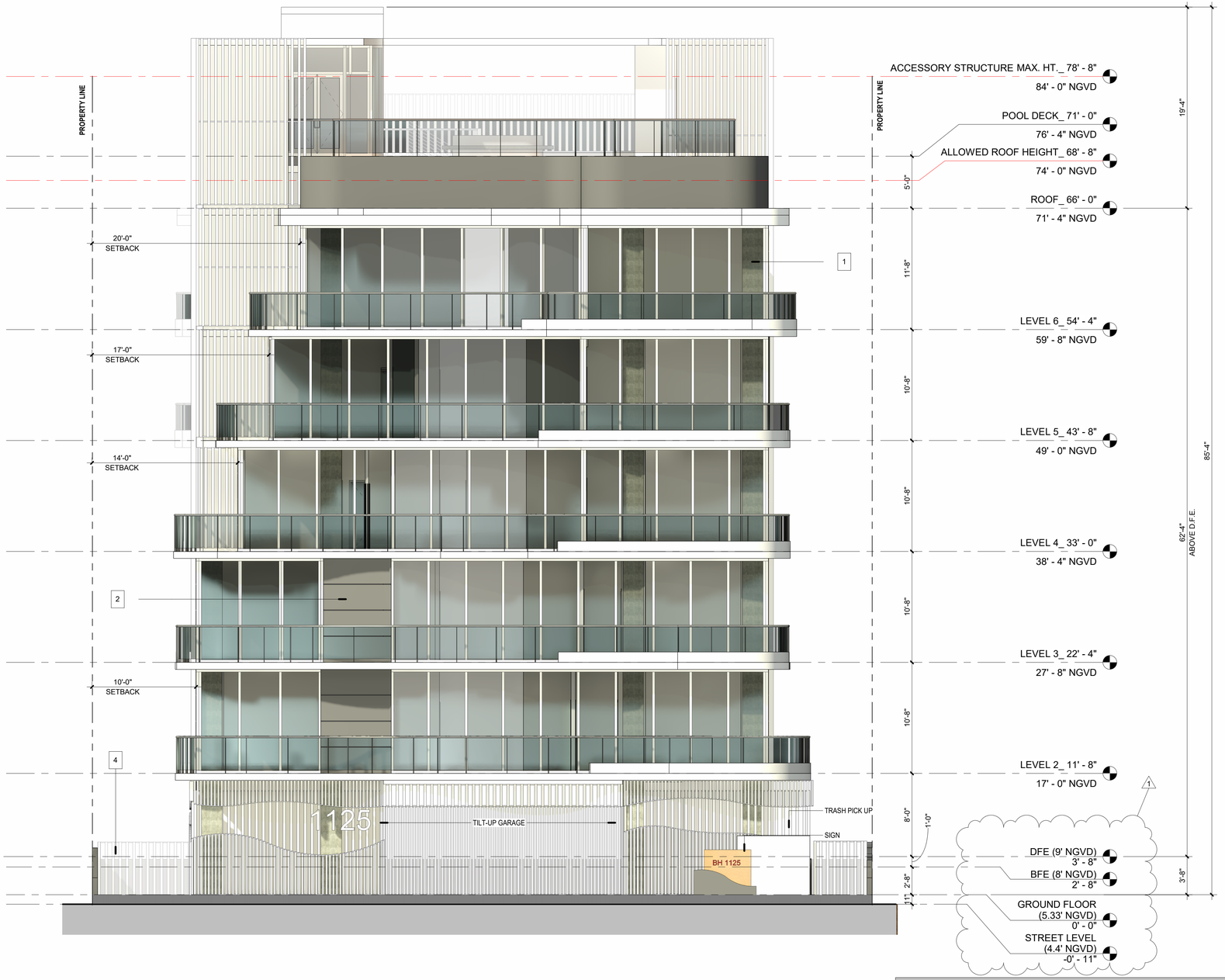
ROOFTOP LEVEL

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

A107

Scale 3/16" = 1'-0"

10/4/2023 11:44:24 AM



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

KEYNOTE LEGEND

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

BAY HARBOR 1125

1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

1125 97TH BAY HARBOR CONDO 2618,LLC

DESIGNER

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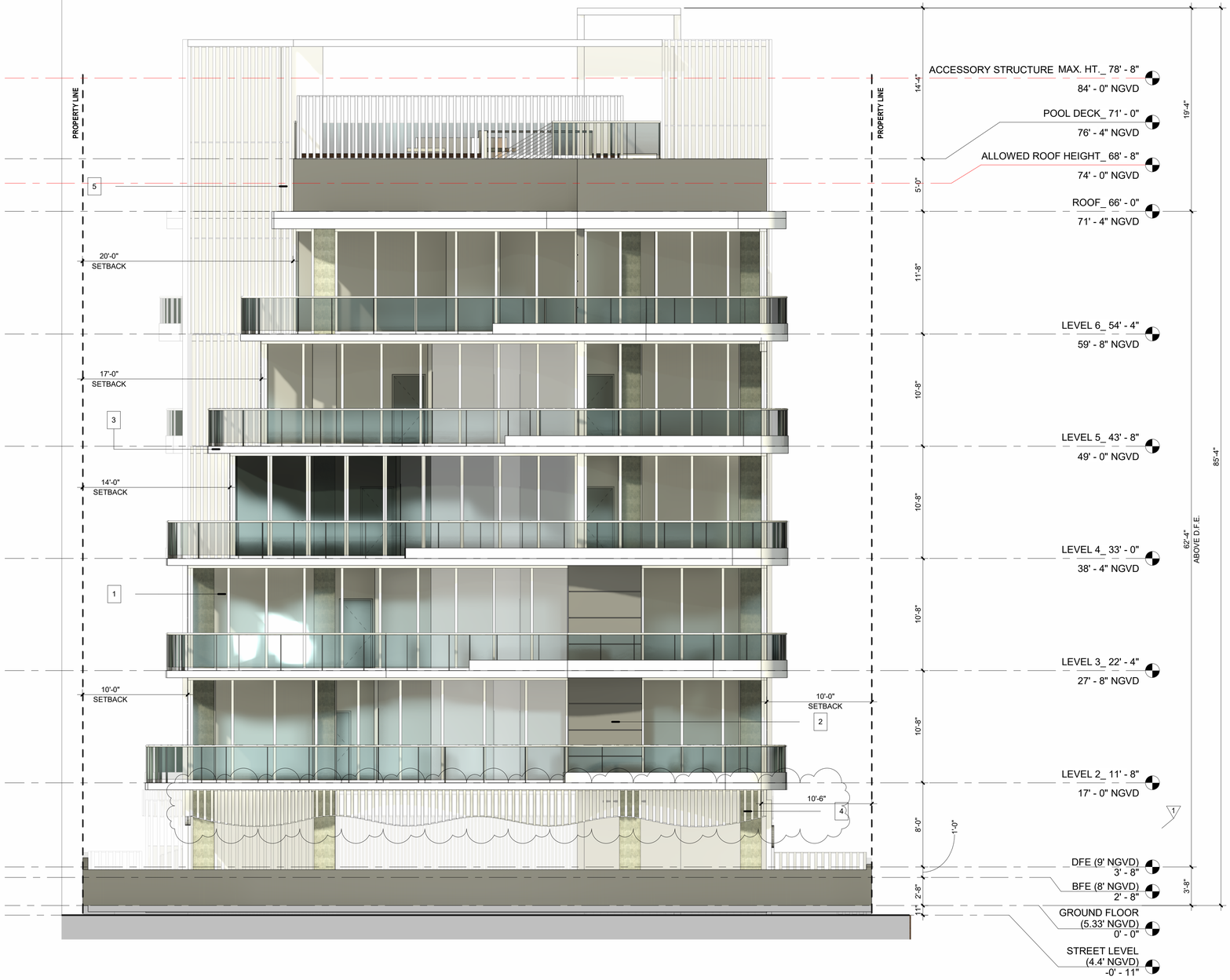
SOUTH ELEVATION

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

A200

Scale 3/16" = 1'-0"

10/4/2023 11:45:02 AM



1 / A201 NORTH ELEVATION
3/16" = 1'-0"

KEYNOTE LEGEND

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

BAY HARBOR 1125

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2	DRB COMMENTS	03-12-2024

NORTH ELEVATION

Project number	22-048
Date	10/10/2023
Drawn by	ME
Checked by	JB

A201

Scale 3/16" = 1'-0"

3/20/2024 7:40:54 PM



1 / A202 — EAST ELEVATION
3/16" = 1'-0"

KEYNOTE LEGEND

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

BAY HARBOR 1125

1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

1125 97TH BAY HARBOR CONDO 2618,LLC

DESIGNER

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No.	Description	Date
1	CRB COMMENTS	09-27-2023
2	DRB COMMENTS	03-12-2024

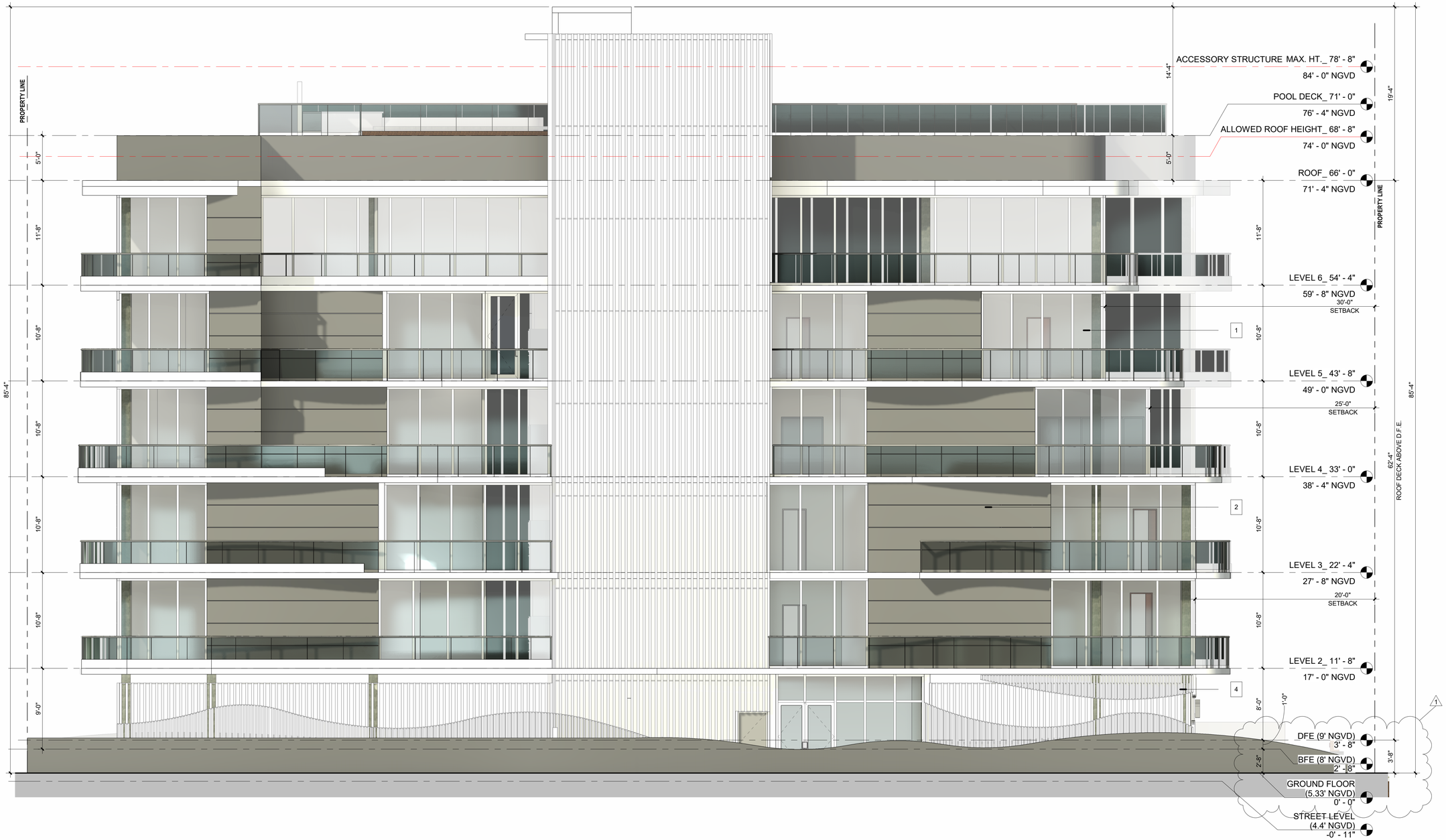
EAST ELEVATION

Project number	22-048
Date	10/10/2023
Drawn by	ME
Checked by	JB

A202

Scale 3/16" = 1'-0"

3/20/2024 7:41:59 PM



1 A203 WEST ELEVATION
3/16" = 1'-0"

KEYNOTE LEGEND

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

BAY HARBOR 1125

1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

1125 97TH BAY HARBOR CONDO 2618,LLC

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No.	Description	Date
1	CRB COMMENTS	09-27-2023

WEST ELEVATION

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

A203

Scale 3/16" = 1'-0"

10/4/2023 11:46:08 AM



1 A300 SECTION 1
3/16" = 1'-0"

BAY HARBOR 1125

1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

1125 97TH BAY HARBOR CONDO 2618,LLC

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No.	Description	Date
1	CRB COMMENTS	09-27-2023

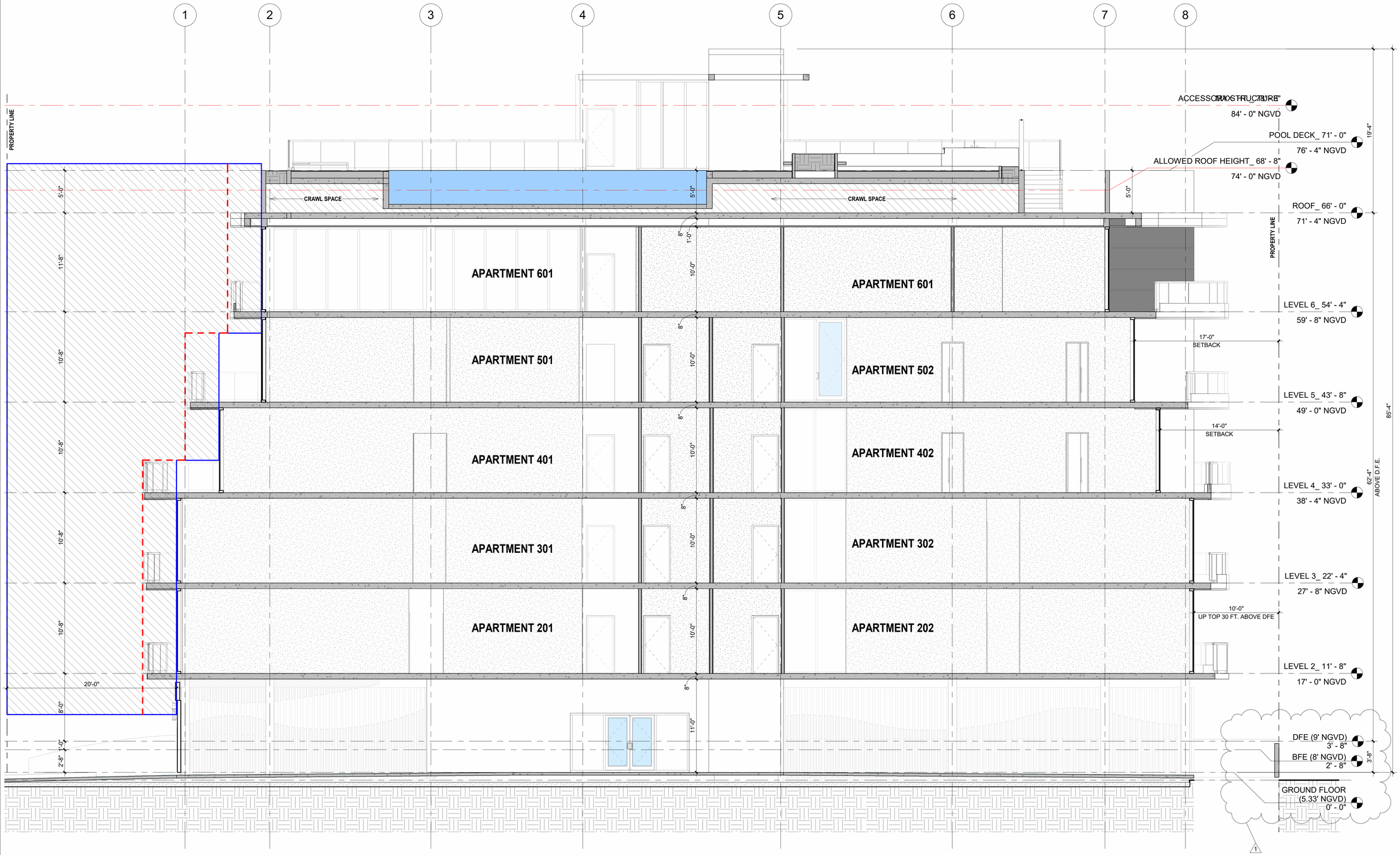
SECTION 1

Project number	22-048
Date	08/30/2023
Drawn by	ME
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A300

Scale 3/16" = 1'-0"

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1 / A301 SECTION 2
3/16" = 1'-0"

BAY HARBOR 1125

1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

1125 97TH
BAY HARBOR
CONDO 2618,LLC

DESIGNER

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No.	Description	Date
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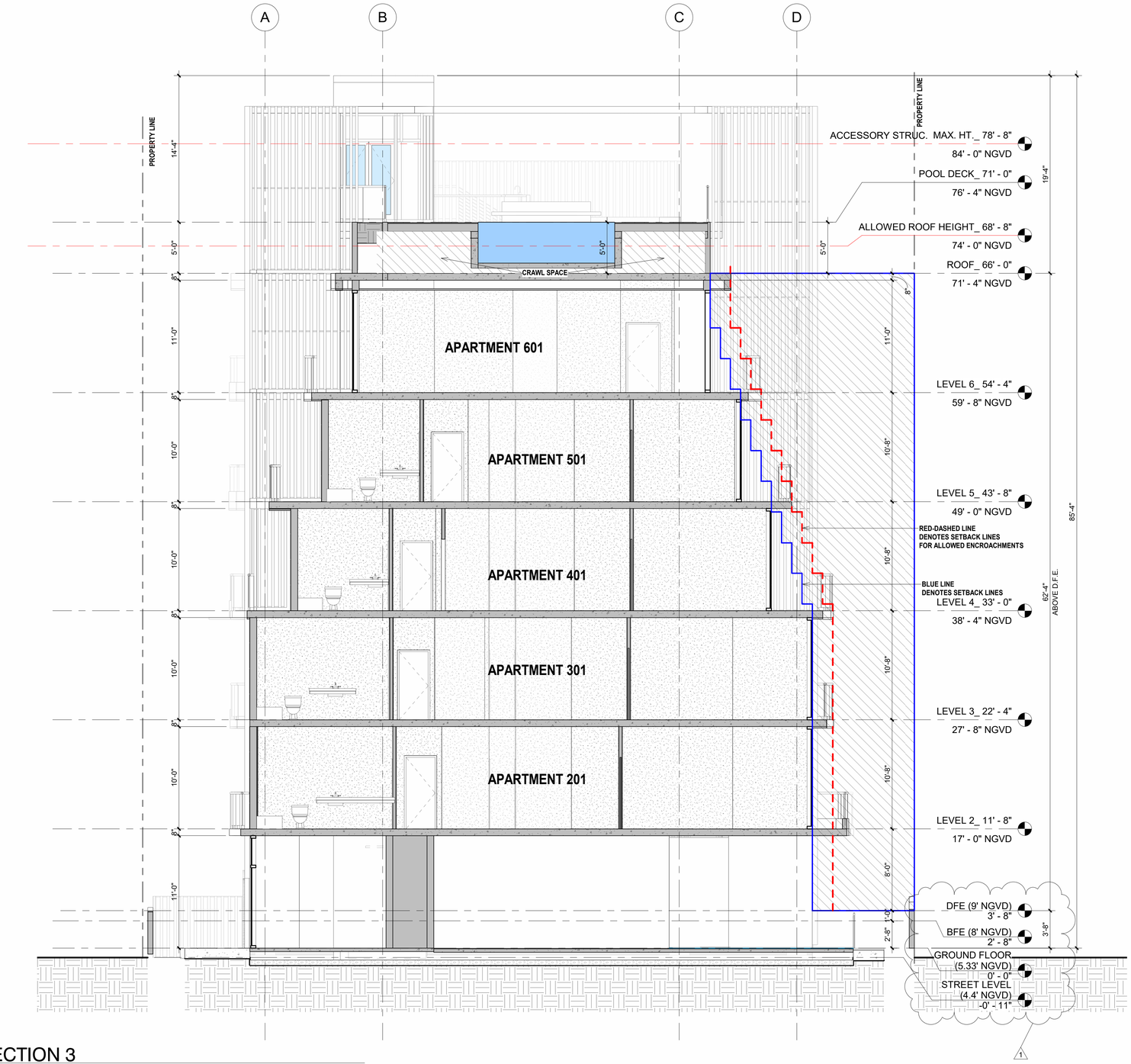
SECTION 2

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

A301

Scale 3/16" = 1'-0"

10/4/2023 11:46:30 AM



1 A302 SECTION 3
3/16" = 1'-0"

BAY HARBOR 1125

1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

1125 97TH BAY HARBOR CONDO 2618,LLC

DESIGNER

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No.	Description	Date
1	CRB COMMENTS	09-27-2023

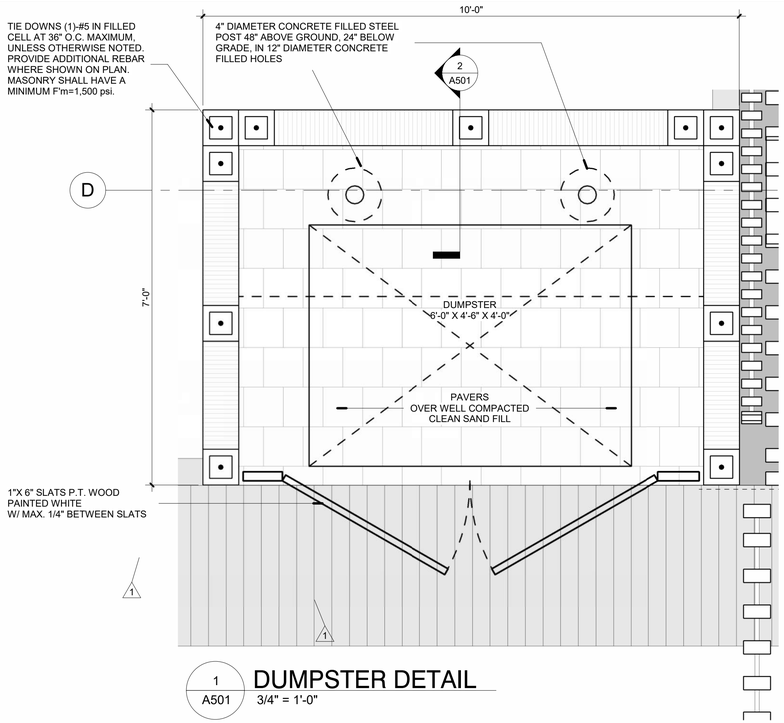
SECTION 3

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

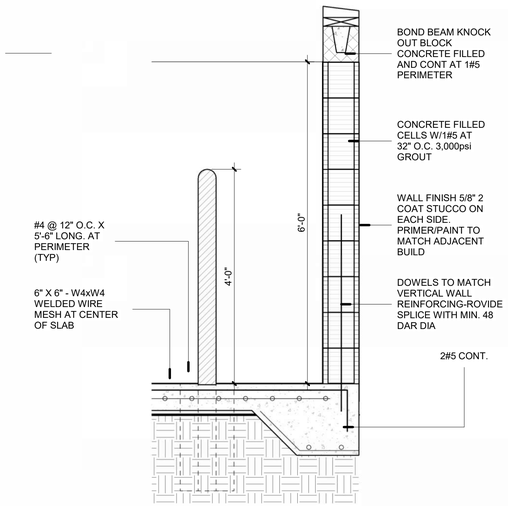
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Scale 3/16" = 1'-0"

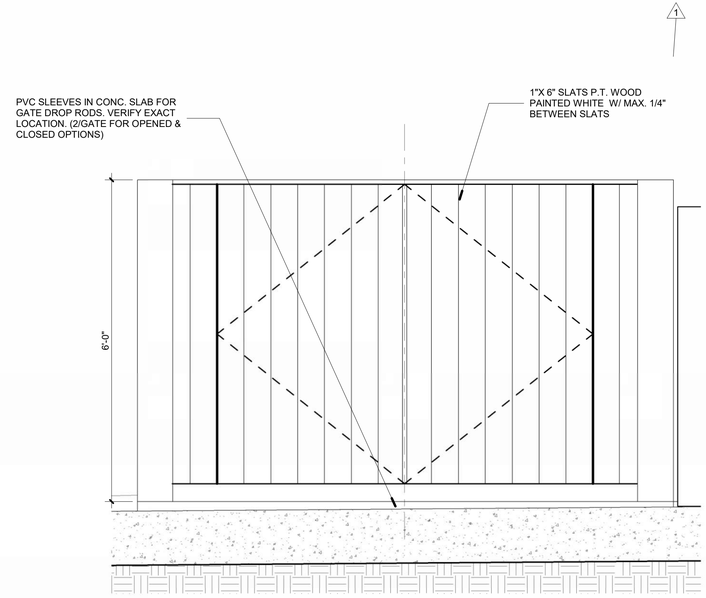
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1 A501 — DUMPSTER DETAIL
3/4" = 1'-0"



2 A501 — D WALL SECTION
3/4" = 1'-0"

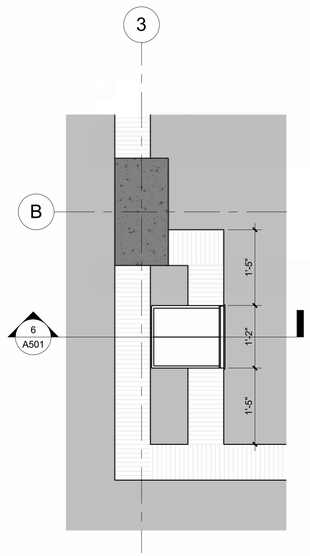


3 A501 — FRONT ELEVATION
3/4" = 1'-0"

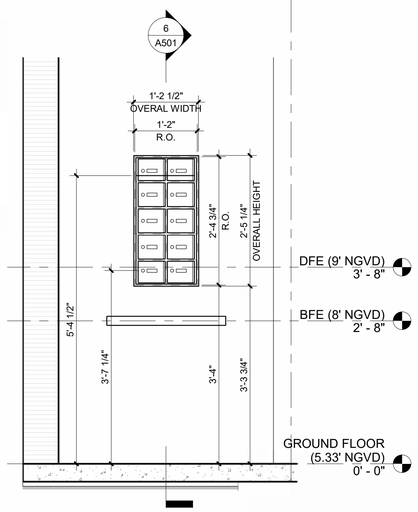
INSTALLATION REQUIREMENTS PER USPS:

1. NO CUSTOMER MAILBOX LOCK SHALL BE LOCATED MORE THAN 67" ABOVE FINISHED FLOOR (AFF)
2. NO CUSTOMER MAILBOX COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 28" AFF.

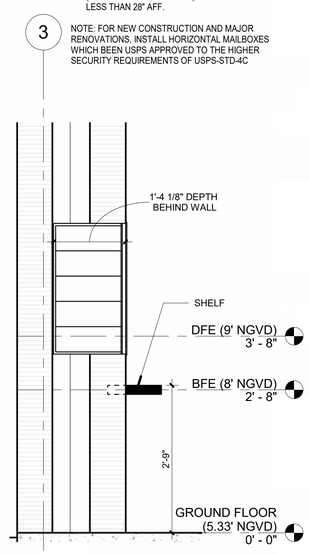
NOTE: FOR NEW CONSTRUCTION AND MAJOR RENOVATIONS, INSTALL HORIZONTAL MAILBOXES WHICH BEEN USPS APPROVED TO THE HIGHER SECURITY REQUIREMENTS OF USPS-STD-4C



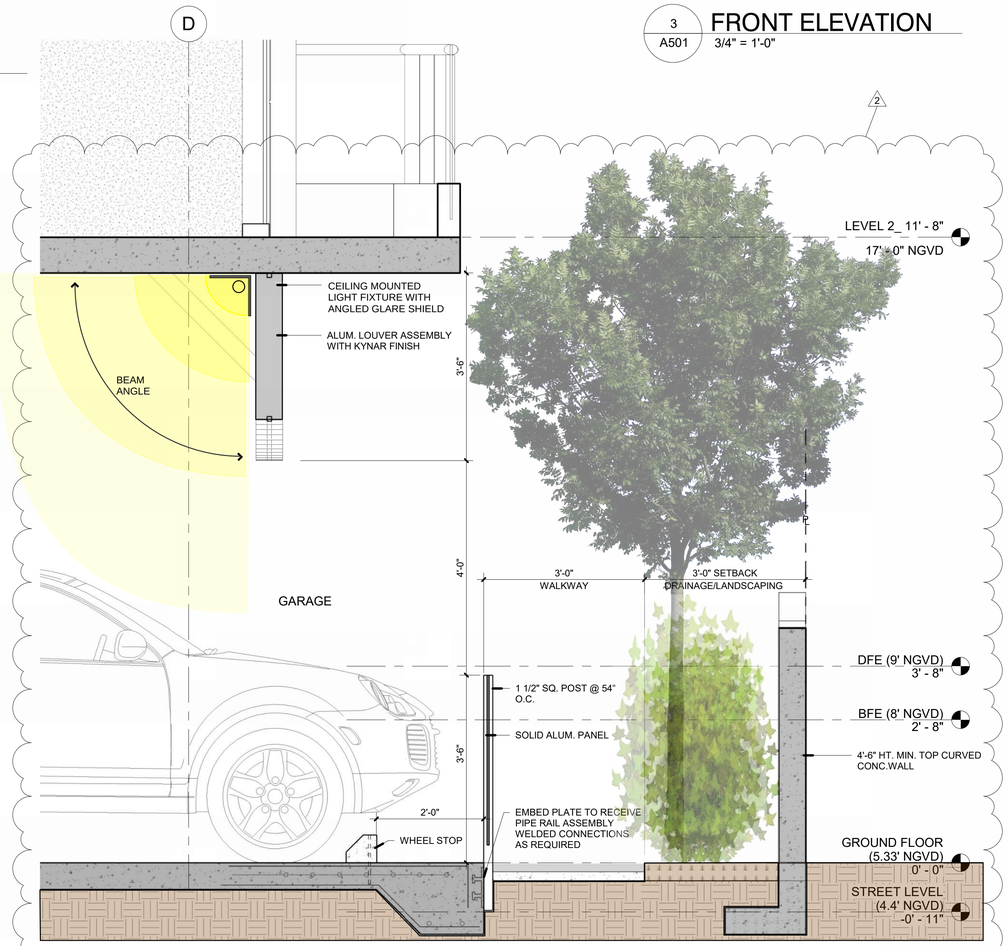
4 A501 — MAILBOX PLAN
3/4" = 1'-0"



5 A501 — MAILBOX ELEVATION
3/4" = 1'-0"



6 A501 — MAILBOX SECTION
3/4" = 1'-0"



7 A501 — EAST GARAGE LIGHTS SCREEN
3/4" = 1'-0"

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DETAILS

Project number	22-048
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Drawn by	ME
Checked by	JB

A501

Scale 3/4" = 1'-0"

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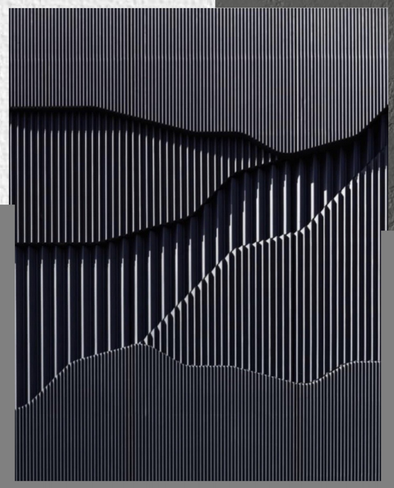


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BAY HARBOR 1125

1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

1125 97TH BAY HARBOR CONDO 2618,LLC

DESIGNER

STUDIO BAIGORRIA

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Miami, FL 33137
Ph: +1 305 815 8122
Contact: roxanatillit@gmail.com

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SEAL / SIGNATURE

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LANDSCAPE ARCHITECT
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MEP ENGINEER
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CONTRACTOR
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No.	Description	Date

MATERIAL BOARD

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

A502

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1 A900 SE VIEW

BAY HARBOR 1125

1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

1125 97TH BAY HARBOR CONDO 2618,LLC

DESIGNER

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No.	Description	Date

SE VIEW

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

A900

Scale

10/4/2023 11:47:31 AM



1 A901 SW VIEW

BAY HARBOR 1125

1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

1125 97TH BAY HARBOR CONDO 2618,LLC

DESIGNER

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No.	Description	Date

SW VIEW

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

A901

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10/4/2023 11:48:04 AM



1
A902

NE VIEW

BAY HARBOR 1125

1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

1125 97TH BAY HARBOR CONDO 2618,LLC

DESIGNER

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No.	Description	Date

NE VIEW

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

A902

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1 A903 NW VIEW

BAY HARBOR 1125

1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

1125 97TH BAY HARBOR CONDO 2618,LLC

DESIGNER

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No.	Description	Date

NW VIEW

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

A903

Scale

10/4/2023 11:46:14 AM



BAY HARBOR 1125

1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

1125 97TH BAY HARBOR CONDO 2618,LLC

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No.	Description	Date

STREET VIEW

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

A904

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10/4/2023 11:49:16 AM



BAY HARBOR 1125

1125 97TH STREET
BAY HARBOR ISLAND, FL 33154

1125 97TH BAY HARBOR CONDO 2618,LLC

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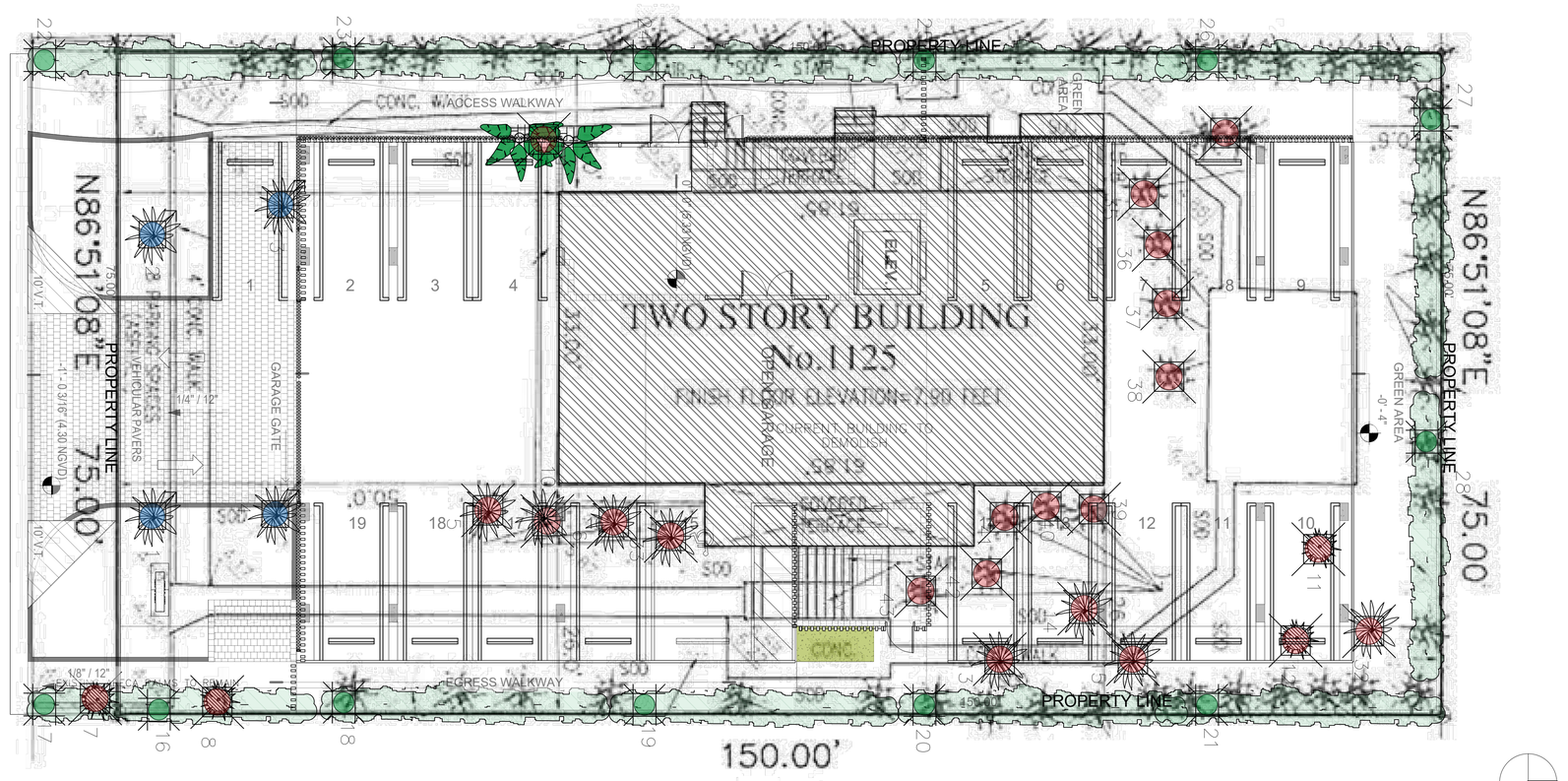
AERIAL VIEW

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

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DIVISION 2. – TREE PRESERVATION AND PROTECTION

Sec. 46-56. – Definitions

*Palm: Monocotyledonous plant of the Palmaceae 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

MITIGATION LIST

	TREES		QTY	DBH	HEIGHT	SPREAD	NATIVE
BS	Bursera simaruba	Gumbo limbo	1	4"	14'	10'	YES
SBW	Conocarpus erectus	Silver buttonwood	6	4"	14'	8'	YES
PP	Coccoloba diversifolia	Pigeon plum	6	3"	14'	8'	YES
TAB	Tabebuia impetiginosa	Pink tabebuia	1	3"	14'	8'	
YE	Tecoma stans	Yellow elder	4	3"	14'	8'	
GEI	Conta sebestena	Geiger tree	3	3"	12'	6'	YES
PP	Coccoloba diversifolia	Pigeon plum	6	3"	14'	8'	YES

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

EXISTING TREE TABLE

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

**Invasive species.

MITIGATION SUMMARY

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

PROPOSED MITIGATION:

+ for the 55 "DBH invasive trees — 7 trees having 14'HT 4"DBH 8'SP (or more) + 10 trees having 14'HT 3"DBH 8'SP

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

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

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

EXISTING TREE TABLE

#	COMMON NAME	SCIENTIFIC NAME	DBH"	HEIGHT	SPREAD	CONDITION	ACTION
23	ARECA PALM	DYPSIS LUTESCENS	clump	25	12	GOOD	REMAIN
24	ARECA PALM	DYPSIS LUTESCENS	clump	25	10	GOOD	REMAIN
25	ARECA PALM	DYPSIS LUTESCENS	clump	25	12	GOOD	REMAIN
26	ARECA PALM	DYPSIS LUTESCENS	clump	25	12	GOOD	REMAIN
27	ARECA PALM	DYPSIS LUTESCENS	clump	25	10	GOOD	REMAIN
28	ARECA PALM	DYPSIS LUTESCENS	clump	25	11	GOOD	REMAIN
29	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	5	22	20	GOOD	REMOVE
30	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	4	25	20	GOOD	REMOVE
31	SOLITAIRE PALM	PTYCHOSPERMA ELEGANS	5	20	20	GOOD	REMOVE
32	SABAL PALM	SABAL PALMETTO	12	20	10	GOOD	REMAIN
33**	PINE TREE	ARAUCARIA HETEROPHYLLA	10	20	10	GOOD	REMOVE
34	ARECA PALM	DYPSIS LUTESCENS	clump	20	10	POOR	REMOVE
35	ARECA PALM	DYPSIS LUTESCENS	clump	20	10	POOR	REMOVE
36	ARECA PALM	DYPSIS LUTESCENS	clump	20	10	POOR	REMOVE
37	ARECA PALM	DYPSIS LUTESCENS	clump	20	10	POOR	REMOVE
38	ARECA PALM	DYPSIS LUTESCENS	clump	20	10	POOR	REMOVE
39	ARECA PALM	DYPSIS LUTESCENS	clump	20	10	POOR	REMOVE
40	ARECA PALM	DYPSIS LUTESCENS	clump	20	10	POOR	REMOVE
41	ARECA PALM	DYPSIS LUTESCENS	clump	20	10	POOR	REMOVE
42	ARECA PALM	DYPSIS LUTESCENS	clump	20	10	POOR	REMOVE
43	ARECA PALM	DYPSIS LUTESCENS	clump	20	10	POOR	REMOVE

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

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LA Theresa Wymer LA6667363
Mercedes B.Porcari

BH 1125

1125 Bay Harbor,
Bay Harbor islands, FL 33154

SHEET TITLE
TREE DISPOSITION PLAN

ISSUE DATE
04/22/2023

REVISION
08/29/2023

DESIGN
MERCEDES PORCARI

DRAWN
FELIPE MOSQUERA

SCALE
1 / 16" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.00

Comments

19

a ROW cleaned

c Paradise Tree at ROW



PLANT LIST

TREES

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

PLANT LIST

SHRUBS

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

PLANT LIST

PALMS

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

PLANT LIST

GROUND COVER

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

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BH 1125

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Bay Harbor islands, FL 33154

SHEET TITLE
GROUND FLOOR LANDSCAPE PLAN

ISSUE DATE
04/22/2023

REVISION
03/20/2024

DESIGN
MERCEDES PORCARI

DRAWN
FELIPE MOSQUERA

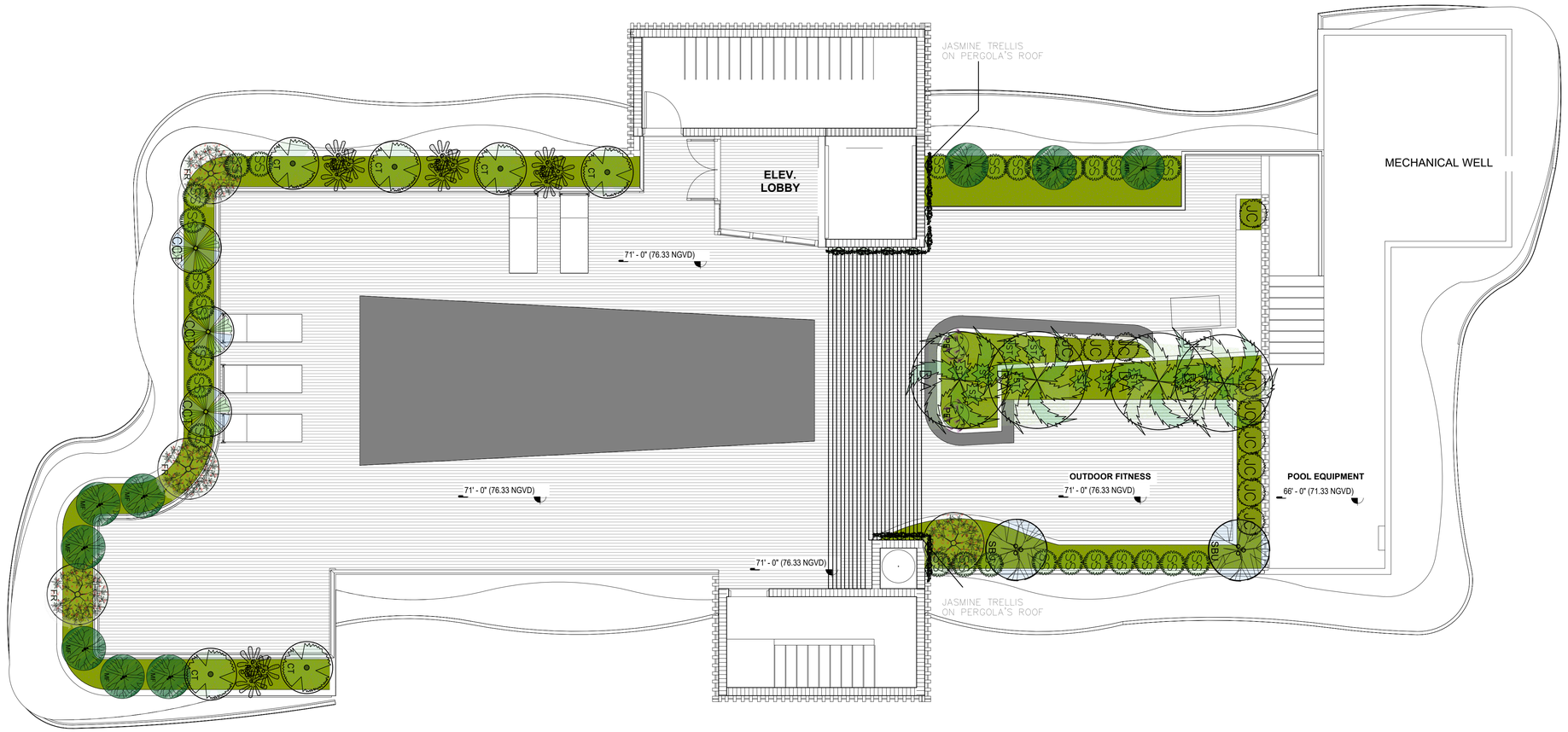
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SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.01



PLANT LIST

TREES

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

PLANT LIST

SHRUBS

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

PLANT LIST

PALMS

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

PLANT LIST

GROUND COVER

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

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

SHEET TITLE
ROOFTOP AREA LANDSCAPE PLAN

ISSUE DATE
04/22/2023

REVISION
08/29/2023

DESIGN
MERCEDES PORCARI

DRAWN
FELIPE MOSQUERA

SCALE
1 / 8" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER
LA.02

Comments

#

19

b Chart updated

§ 18A-11

Landscape maintenance.

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

LANDSCAPE NOTES

01. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3'' depth.
02. All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
03. All shrubs to be planted a minimum of 24'', and ground covers a minimum of 12'' from the edge of walks, building walls, pond's edge, etc... Ixora Nora Grant and Raphiolepsisi Indica to be planted 30'' form edge of walkways.
04. All tees 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 sush as Cocos, Acoelorraphe. Raphis, and other multitrunk palms, shall have straight trunks, free of scars, decay or anu 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 responsability for the actual plant count necessary for the sucessfull completion of the work.
08. Landscape Contractor and his subcontractors shall be licensed and insured as requierd by the municipality, country, state or any toher governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
09. All work shall comform 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, includins streets-tres.
10. Landscape Contractor is requierd to procure and obtain any necessary permits applicable for the sucesfull 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 neighboors, so as to materially impede vission 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 inspectinh the site and phisically observing all the site conditions proir to entering into Agreements or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor of Construction Manager in such a manner as to allowed for a speedy and orderly completion of all work on the site.
14. Any excess soil, landscape materials and debris from the landscape Contractor's work shall be removed from the site immediately upon completion of his work.
15. Landscape Contractor shall coordinate the proposed planting in the Planting Plan with the work requierd in recolacting and removal of trees in sheet L-1 (Existing Trees).
16. One year guarantee on plan material

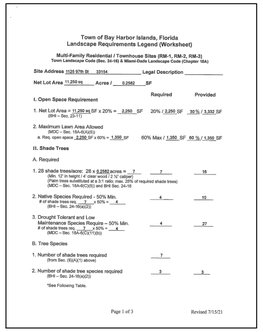
Sec. 30-242. - Artificial turf.

(a)Definitions . The following words, terms and phrases when used in this section, shall have the meanings ascribed to them in this section:
(1)Corner Lot. A Lot located at the intersection of two streets and abutting such streets on two adjacent sides.
(2)Artificial Turf. An artificial product manufactured from synthetic materials that simulates the appearance of natural turf, grass, sod or lawn.

(b)Installation.
(1)Single Family and Two-Family Districts. Within the VR, VE, IR and PS Districts, Artificial Turf shall not be permitted to be installed within a Front Yard of any Lot, or within a Street Side Yard of a Corner Lot.
(2)Other Districts. Within all other zoning districts with the exception of the PROS Public Recreation and Open Space Use District and the GU Government Use District, Artificial Turf shall not be permitted to be installed within a Front Yard, or within a Side Yard facing a Street.

(c)Installation, Maintenance and Repair .
(1)No person shall install Artificial Turf without first obtaining a permit from the Village Planning, Building and Zoning Department.
(2)All Artificial Turf shall, at a minimum, be installed according to the manufacturer's specifications.
(4)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.
(5)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.
(6)Artificial Turf shall be visually level, with the grain pointing in a single direction.
(7)An appropriate solid barrier device (e.g., concrete mow strip, bender board) is required to separate Artificial Turf from soil and live vegetation.
(8)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.
(9)All Artificial Turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, animal waste, mud, stains, weeds, debris, tears, holes, and impressions. Maintenance shall include, but not be limited to cleaning, brushing, debris removal; repairing of depressions and ruts to maintain a visually-level surface; elimination of any odors, flat or matted areas, weeds, and evasive roots; and all edges of the Artificial Turf shall not be loose and must be maintained with appropriate edging or stakes.
(10)All Artificial Turf must be replaced if it falls into disrepair with fading or holes or loose areas. Replacement and repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing Artificial Turf, without any matting.
(11)All Artificial Turf shall be installed on a permeable backing in order to ensure proper drainage.(12)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.

b



Town of Bay Harbor Islands, Florida
Landscape Requirements Legend (Worksheet)

Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 34-16) & Miami-Dade Landscape Code (Chapter 18A)

Site Address 1125 87th St ... 33154 ... Legal Description

Net Lot Area 11,250 sq. ... Acres / ... 0.2582 ... SF

	Required	Provided
I. Open Space Requirement		
1. Net Lot Area = 11,250 sq SF x 20% = 2,250 SF (BH – Sec. 22-11)	20% / 2,250 SF	30 % / 3,332 SF
2. Maximum Lawn Area Allowed (MDC – Sec. 18A-6(G)(i)) a. Req. open space 2,250 SF x 60% = 1,350 SF	60% Max / 1,350 SF	60 % / 1,350 SF
II. Shade Trees		
A. Required		
1. 28 shade trees/acre: 28 x 0.2582 acres = 7 (Palm trees substituted at a 3:1 ratio, max. 25% of required shade trees) (MDC – Sec. 18A-6(C)(5) and BH Sec. 24-16	7	18
2. Native Species Required - 50% Min. # of shade trees req. 7 x 50% = 4 (BH – Sec. 24-16(a)(2))	4	10
3. Drought Tolerant and Low Maintenance Species Require – 50% Min. # of shade trees req. 7 x 50% = 4 (MDC – Sec. 18A-6(C)(7)(b))	4	27
B. Tree Species		
1. Number of shade trees required (from Sec. 3(5)A(1) above)	7	
2. Number of shade tree species required (BH – Sec. 24-16(a)(2))	3	3

*See Following Table.

Page 1 of 3 ... Revised 7/15/21

Number of Different Tree Species based on Quantity

1-5 required shade trees	2 shade tree species
6-10 required shade trees	3 shade tree species
11-15 required shade trees	4 shade tree species
16-20 required shade trees	5 shade tree species
21-30 required shade trees	6 shade tree species
31 or more required shade trees	7 shade tree species

C. Tree Heights

1. Number of Stories of building ... 6

2. Number of shade trees required ... 7 (from Sec. 3(5)A(1) above)

3. Shade tree heights required: 12 ft. - ... % or ... shade trees; 14-16 ft. - ... % or ... shade trees; 16-18 ft. - 80 % or 7 shade trees; 18-20 ft. - 20 % or 7 shade trees

Size of Tree Species in Relationship to Building Height

No. Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)
1	10% 10ft. min.	5	12-14
2	50% 14-16	6	14-16
4	30% 16-18	6	16-20
	20% 18-20	6	18-22
	20% 16-18	7	20-24
5 plus	30% 18-20	7	20-24
	50% 18-20	7	20-24
	20% 18-20	8	22-26

(BH – Sec. 24-16(a)(2))

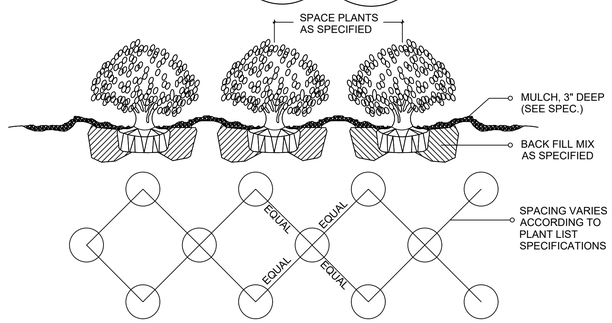
	Required	Provided
III. Street Trees		
1. Street Trees @ 1:20' Width of Street ... 0 (1/2" min height (1" clear minus) / 2 ½" caliper) (Street tree species determined by Street Tree Master Plan) (Street trees do not count toward required on site shade trees) (BH – Sec. 24-16(a)(2)(b))	0	0

Page 2 of 3 ... Revised 7/15/21

	Required	Provided
IV. Shrubs Required		
1. 10 shrubs required per shade tree. (Shrubs must be minimum 24" screen ht. 36" ht height / max 24" on center) (BH – Sec. 24-16(a)(2)(d))	70	177
2. Native Species Required – 30% Min. (MDC – Sec. 18A-6(D)(1)(a))	21	119
3. Drought Tolerant and Low Maintenance Species Required – 50% Min. (MDC – Sec. 18A-6(D)(1)(b))	35	119
V. Buffers (If applicable) (BH – Sec. 24-16)		
1. Parking Lot from ROW	no (yes / no)	no (yes / no)
2. Dissimilar Uses	no (yes / no)	no (yes / no)
VI. Parking Lot Landscaping (If applicable)	Required	Provided
1. 10 SF / parking space: 10 x ... spaces = ... SF (MDC – Sec. 18A-6(J))	no	no
2. Shade Trees Required (MDC – Sec. 18A-6(J))	no	no
3. Shrubs Required (MDC – Sec. 18A-6(I))	no	no
VII. Right Tree Right Place (BH – Sec. 24-16(a)(2)(d))		
1. Number of trees near power lines (See attached FPL guidelines)		n/a
VIII. Florida Friendly Landscaping (MDC – Sec. 18A-6(J))		

All landscaping shall promote Florida Friendly landscaping principles through the use of drought-tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve water, the use of mulch, and appropriate maintenance. In addition to the principles of Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.

Page 3 of 3 ... Revised 7/15/21



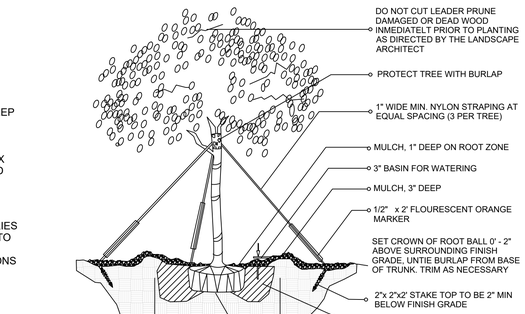
SHRUB / GROUNDCOVER SPACING PLANTING DETAIL

Know what's below. Call before you dig. It's the Law!

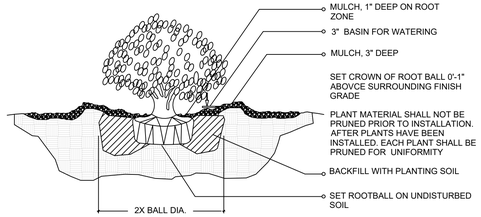
ABBREVIATIONS:

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

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

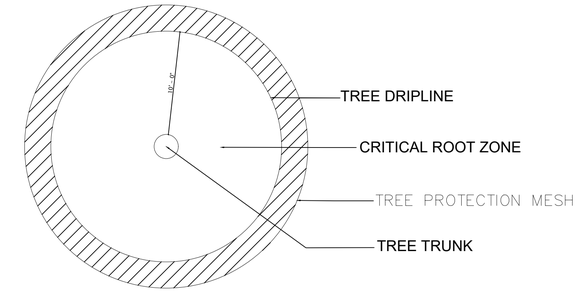


MULTI-TRUNK AND SMALL TREE (2' cal. and under) / PLANTING DETAIL



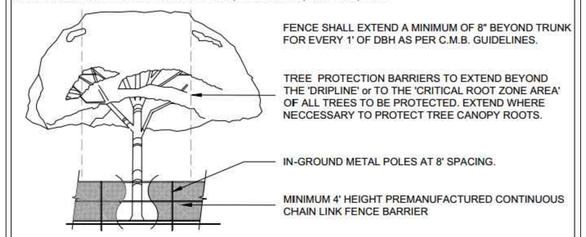
SHRUB / PLANTING DETAIL

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



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

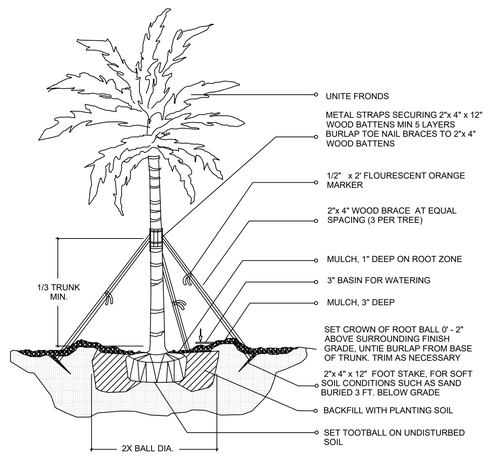
NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC.



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

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

N.T.S.



LARGE PALM / PLANTING DETAIL

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

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

SHEET TITLE
LANDSCAPE DETAILS

ISSUE DATE
04/22/2023

REVISION
08/29/2023

DESIGN
MERCEDES PORCARI

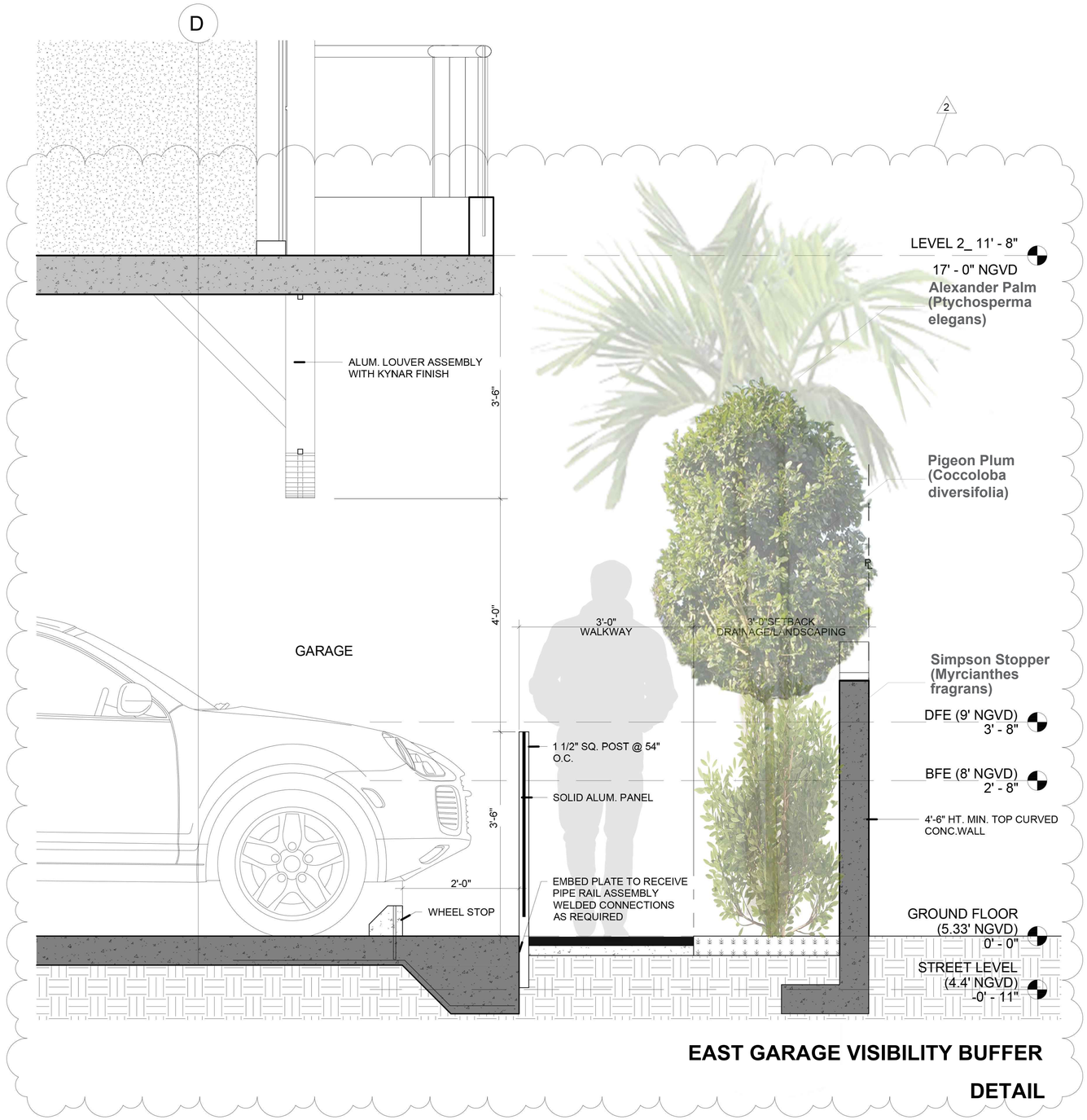
DRAWN
FELIPE MOSQUERA

SCALE
1 / 8" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER
LA.03



EAST GARAGE VISIBILITY BUFFER DETAIL

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

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

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

SHEET TITLE
LANDSCAPE DETAILS-B

ISSUE DATE
04/22/2023

REVISION
03/20/2024

DESIGN
MERCEDES PORCARI

DRAWN
VERONICA RIVAS

SCALE
1" = 1' - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER
LA.03B



WEST ELEVATION



SOUTH ELEVATION

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

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

BH 1125

1125 Bay Harbor,
Bay Harbor islands, FL 33154

SHEET TITLE
LANDSCAPE ELEVATIONS 1

ISSUE DATE
04/22/2023

REVISION
08/29/2023

DESIGN
MERCEDES PORCARI

DRAWN
FELIPE MOSQUERA

SCALE
1 / 8" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.04



EAST ELEVATION



NORTH ELEVATION

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

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

BH 1125

1125 Bay Harbor,
Bay Harbor islands, FL 33154

SHEET TITLE
LANDSCAPE ELEVATIONS 2

ISSUE DATE
04/22/2023

REVISION
03/20/2024

DESIGN
MERCEDES PORCARI

DRAWN
FELIPE MOSQUERA

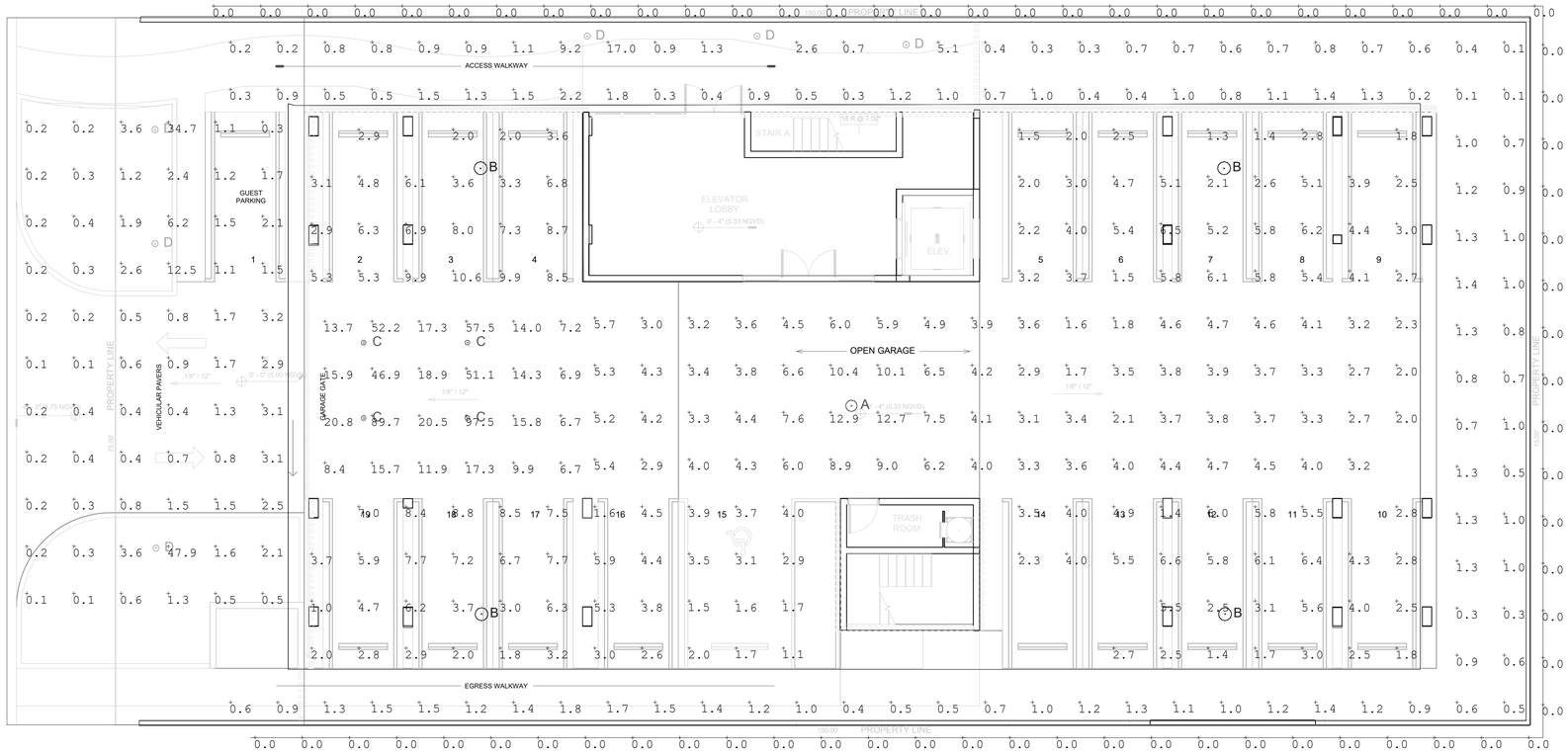
SCALE
1 / 8" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.05



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

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

BAY HARBOR 1125

SITE ADDRESS:
Bay Harbor 1125
Miami, FL

OWNER:

ARCHITECT:

ENGINEER MEP:

ENGINEER STRUCTURAL:

SURVEYOR:

LIGHTING CONSULTANT:
MIAMI LIGHTING DESIGN
2509 South Bayshore Drive
Suite 209
MIAMI, FL 33133
P: 305-442-2664

DRAWING TITLE:
Garage
Photometric Calcs

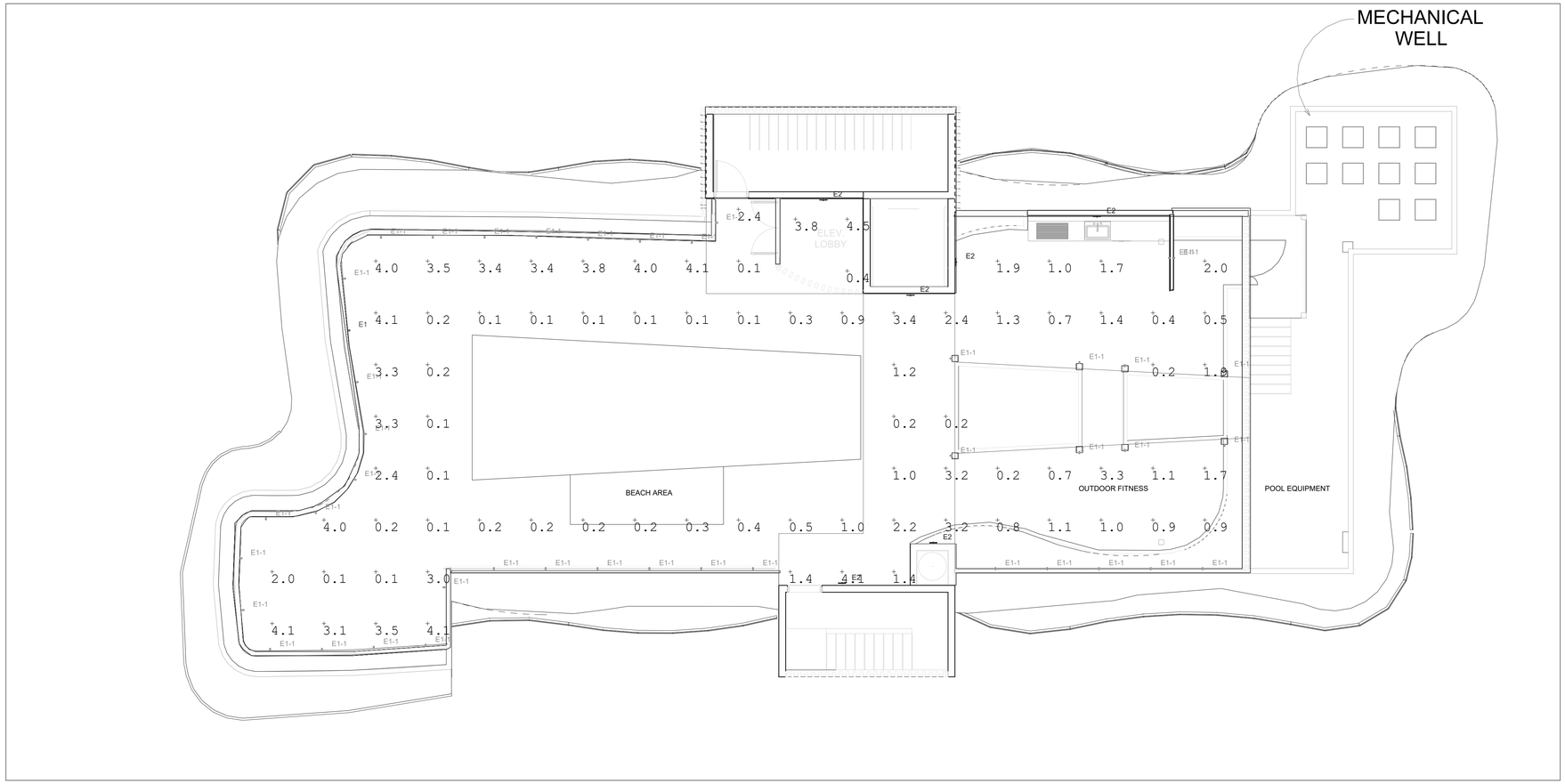
ISSUE:	DATE:

SCALE:

PROJ NO:

SHEET NO:
LD-101

MIAMI LIGHTING DESIGN



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

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

BAY HARBOR 1125

SITE ADDRESS:
Bay Harbor 1125
Miami, FL

OWNER:

ARCHITECT:

ENGINEER MEP:

ENGINEER STRUCTURAL:

SURVEYOR:

LIGHTING CONSULTANT:
MIAMI LIGHTING DESIGN
2200 South Bayshore Drive
Suite 206
Miami, FL 33133
T: 305.443.2004

DRAWING TITLE:
Pool Deck
EM Egress
Photometric Calcs

ISSUE: DATE:

SCALE: PROJ NO:

SHEET NO:
LD-102

MIAMI LIGHTING DESIGN

AGENDA ITEM REPORT
April 16, 2024

ITEM NUMBER: 9.

ITEM: Approval of the minutes of the meeting held on August 15, 2023 and November 27, 2023 (Item #9).

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	8.15.2023 Design Review Board Meeting
2.	11.27.2023 Special Council Meeting

TOWN OF BAY HARBOR ISLANDS
MINUTES OF A DESIGN REVIEW BOARD MEETING

A Regular Meeting of the Design Review Board was held on Tuesday, August 15, 2023, at 7:06 p.m. The Meeting was opened with the pledge of Allegiance. Upon roll call, the following Board Members responded:

Vice Chair Alan Bebchik — Board Member Janet Adler
Board Member Alexander Feldman — Board Member Jed Frankel
Boad Member Wesley Kean

Chair Steven Hurwitz and Board Member Alexander Feldman were absent.

1. Request for approval for an addition to a single-family home for "Rasha Rivkin" located at 1311 95 Street, Lot 10 of Block 33. The owner is proposing an addition of 590 sq. ft. to the existing 2,321 sq. ft. single-story home. The new a/c floor area will be 2,932 sq. ft. The expanded home will have 5 bedrooms, 4 full baths, 1 half bath, no garage and a proposed roof terrace.

   Project Architect Erick Torres, 7725 SW 155th Place, Miami, Florida came forward and presented the project on behalf of the property owner. He described the proposed rear addition to the house which would consist of a first floor and a Florida Room with a master bedroom on the second floor. The stairs to the roof will access the terrace only; a total of 1,349 square feet will be added to the existing house.

   Vice Chair Bebchik pointed out a discrepancy with the square footage. Mr. Torres clarified that according to the Site Plans the first floor will be 588 square feet, and the second floor will be 761 square feet. The Vice Chair asked about the relationship of the design between the existing house, the addition, and the neighborhood, because it looks like two completely separate volumes, versus one cohesive addition. Mr. Torres questioned why the addition design has to be the same as the existing.

   Board Member Kean stated that there is an argument about creating a distinction between the new and the existing. He felt the distinction was not strong enough in terms of the point where the new was created, somehow separating it either with a window or material transition. Vice Chair Bebchik said there is no cohesive design strategy in the project. He wanted to know about the design and the ideas behind it. He said the design looks multifamily oriented or like something seen on office buildings; it does not look like it fits within a residential neighborhood.

   Mr. Torres stated that that they are not able to use the tiles, because the house has a flat roof. The angle roof is a characteristic of the existing house; it distinguishes itself because of the flat roof versus the slope roof of the existing house.

Board Member Kean stated that looking at the elevations, especially the back, he likes the fact that they are going vertical, which will have a view; but then it turns back on the pool deck. There is not a lot of engagement between the outdoor area and the pool façade; there are no balconies or anything like that. More importantly is how well all these things are resolved. The windows are placed off of the plans, but they are not related in elevation from first floor to second floor, or across the façade. He said he was having a difficult time rationalizing the design strategy. Mr. Torres responded that the problem is that the first floor and the second floor are not related; a window cannot be placed there to align with the floors. He explained that on the second floor, looking at the rear façade, there is only a bathroom and a walking closet to the left; windows cannot be placed there. The big window on the right occupies mostly all the walls of the bedroom, hardly anything else can be done there.

Vice Chair Bebchik stated that the back of the house is the main focal point of the house. He suggested making the front porch with a higher slope roof to cover the back of the house and elevate the main entrance. Mr. Torres said the front porch does not exist. He said putting the roof a little higher will not work, because it will be a different slope of the house.

Board Member Kean expressed concern with the existing roof slopes to the vertical wall of the addition. He asked how they would deal with the water that would collect there, which would require some type of drainage system.

Board Member Barnard stated that he understands it's a new addition that can be done in many ways, but context has to be taken into consideration; the immediate context to the neighbors and the building itself. There are control joints that could act as registration lines to tie back to the existing building. Everything speaks its own language, nothing integrates. It's a mass that has no connection back to either the existing or the context around it. The materiality is the same, so it wants to blend it, but it doesn't; so, it's caught between two worlds. There are ways, easily, without affecting the intention of the design that can tie the addition to the existing building, move some of the lines to register with the existing windows, and play with some of the elements on the façade to make it have more of a cohesive contextual sense.

Board Member Kean stated that there is great opportunity; the pool deck is on the northside of the home, which is the indirect light side, and gives the opportunity to open up that façade more; with more openings or more glazing to bring in more natural light to experience some of that rear yard from those interior spaces. It seems there is a lot of opportunity built in the plans that was not completely taken into consideration. He said he likes and appreciates the location of the massing in the back, which is the right way to do an addition, where you don't overwhelm the street. It creates other challenges for the rear yard, which is what is lacking. Materially, if the Architect accepts this is going to be more of a modern contemporary connecting into the barrel-tile style home, it has to be more distinct; how that transition happens has to be very distinct where the old and new exist. There is language on the new design about eyebrows and scorelines, then the original is more mid-century with more materiality; they could come together a little bit more. He said the design is not refined enough; it needs a little bit more materiality, thought, and fenestration.

Vice Chair Bebchik suggested having a pitch roof similar to the house, instead of the roof deck if it is not going to be used. Mr. Torres said it cannot be done, because the house is too high.

Rasha Rivkin, property owner, came forward and asked the Board if all the questions regarding the exterior were related to materials, building, architecture-nothing to do with looks on the outside. She said she did not think about that; she figured they would make the house look cohesive at the end of the project with different design features and figure out how to bring it all together. Board Member Kean informed her that part of the Board's review is to see what that idea is to ensure it is consistent with the spirit of the community. The issue is how the addition architecturally connects to the house, the rear yard, and the outdoor spaces, which is lacking in the outside design, and can be improved.

Mr. Torres said it's a small space and not much can be done. Board Member Barnard responded that no one was proposing that they take more space than what was given; the concern is that there is an existing house with a completely different architecture and context behind it, which could be an intentional move. If there is a different materiality to that building that sets it apart in a stronger way, it would be seen as a different move. It's the same material, it ties in directly; there are moments where there is direct connection and it's a small wall. It's trying to be iconic and separated and speaks its own language; then it's trying to merge back in, in such a way that it does not complete either of ideas. It could be something where you lean totally into the contextual and give in to the fact the house and the neighbors' houses all have a similar language and build the addition that way. They didn't break far enough from where it speaks that language; it seems like it is just missing some components of that language. Either make it a standoff in this beautiful box behind it or something that integrates more into the context.

Board Member Frankel asked how the air condition units on the roof are screened from view of the other properties. Mr. Torres said there is a 42' high wall around them. He asked about the height of the units and how far they are setback from the wall. Mr. Torres said the units are less than 36 inches. He asked if the staircase access to the roof is visible from outside and how it is screened. Mr. Torres said it is screened with concrete block wall around it, and it is open to the roof.

Board Member Kean pointed out that a lot of water will compile down the stairs. Mr. Torres said plumbing is in place to address that issue. He informed the Applicant the Board approves similar projects all the time; they try to be as critical as they can, which is their responsibility. There are two directions that they can go with the project; it would be part of one home in which case the themes in the existing home need to make their way into the addition; or, it could make a statement that this is a new element, which needs to articulate itself in a new language. Would it be something above the roof line, a different material about light and air so that it is more reflective or more refined than the materials that are on the lower level or either grounded in stone or wood or fenestration. A lot more work is needed to meet the Board's standard of approval.

Mr. Torres asked if it was possible to have an informational meeting once he had the sketches, so that he did not have to come back before the Board. He was informed that he could meet with the Town Planner, but the Board had to meet in public to approve the plans.

Board Member Frankel suggested that Mr. Torres look at houses around the west island that fit with the character of the neighborhood and are architecturally appealing.

Board Member Adler advised Mr. Torres that the plans have to be completely finished when they are resubmitted to the Board.

ACTION: Board Member Adler made a motion to defer the request. Board Member Kean seconded the motion, and all voted in favor.

2. Request for approval for an addition to an existing single-family home for "Alexander Galsky Trust" located at 1271 95 Street, Lot 9 of Block 31. On June 6, 2023 the Board deferred the project. The Board requested a better front facade rendering showing the project addition. The architect has submitted new sheets for review. The owner is proposing an addition of 742 sq. ft. The expanded home will have 4 bedrooms/4 baths and no garage. The new total square footage will be 3,549 sq. ft.

Architect Wesley Castellanos, Castellanos Design Studio, 7300 Biscayne Boulevard, Miami, Florida and Property Owner Alexander Galsky were present. Mr. Castellanos presented the proposed project to the Board; he explained the house was going on its fourth addition. This proposed addition is on the southwest side; the applicant is trying to get more bedrooms. The project meets the criteria for the square footage required by the Town Code. They pushed out the existing foyer to create a grander space and created bathrooms. They match the windows and the floor plan for an elevation that works in harmony. They sloped the roof in one direction and created a parapet at the façade. The façade transitioned into a more modern architecture style, which gives a lot more light in the entrance, a skylight, building on top of the existing wall and creating a parapet. A valley gutter will be installed to collect the water. The new roof will match the existing metal roof. He described the design of the white and grey home. The side of the structure will be hidden behind the landscape; there will be two standard windows and the one for the bathroom. The roof will pitch down and pickup from rainwater, leaders, and gutters.

Board Member Frankel pointed out that the entrance doors are not centered with the stairs. Mr. Castellanos said they are slightly to the right, as there will be a mudroom. He asked if solid materials would be on the side of the doors. Mr. Castellanos said there will be opaque glass on both sides.

Board Member Adler asked about the landscaping. Mr. Castellanos referred to Page S1 of the Site Plans and described the landscaping of proposed trees on the front, landscaping throughout the east and the west, use of bamboo, nice landscaping in the front, and the addition of planters.

Further discussion continued with the Board on the landscaping, the roof, the fascia detail, changes to the driveway, and the bands on the design. Mr. Castellanos said that the pavers on the driveway will be illuminated.

Regarding the first submittal, Board Member Barnard informed the Applicant it was never about not having faith in the design. There was a lot of nuances, especially to the design. They were referring to a portion of the fascia that was a two-inch reveal versus something that is projected forward. Here, especially with the axle, you are able to get a sense of that. He said he likes the warmth of the wood in the front door; it creates some warmth into something that has more mono chrome greyscale approach to it.

He shared Board Member Kean concern that it comes down to details of how they would pull off the issue with the fascia, because it wants to be robust, but it could end up being thin, in general successful, and able to tie it in. It can go many different ways, but this is a viable way.

ACTION: Board Member Barnard made a motion to approve the request with the conditions outlined in Town Planner Michael Miller's Staff Report. Board Member Janet Adler seconded the motion, and all voted in favor.

3. Request for approval for exterior modifications for "Mary Shaked" located at 10125 West Broadview Drive, Lot 9 of Block 25. The owner is proposing to modify portions of the exterior house facade (West/South), the driveway along West Broadview Drive and related landscaping modifications.

Architect Yoann Andreu, ARTE Homes Design Studio, 1801 NE 123rd Street, Suite 314, Miami, FL 33181, came forward and presented the proposed project. He explained the intent to magnify the old fashion property with a very minimalistic, refined material in black and white. The façade will be improved with a white and blend material, double ceiling, opening up of maximum landscaping to see the light structure and provide contrast to the project. Black lines will be used for the windows and the doors will be changed using nice materials. The driveway will be changed from brick, there will be nice vegetation, a Japanese Garden, materials of white stone, and concrete fiber glass will be used.

ACTION: Board Member Kean made a motion to approve the request with the condition in Town Planner Michael Miller's Staff Report. Board Member Adler seconded the motion, and all voted in favor.

4. Approval of the minutes that was held on May 2, 2023.

ACTION: Board Member Barnard made a motion to approve the Minutes. Board Member Wesley Kean seconded the motion, and all voted in favor.

ADJOURNMENT:

There being no further business to discuss, the meeting was adjourned at 7:49 P.M.

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CHAIR

ATTEST

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TOWN CLERK

TOWN OF BAY HARBOR ISLANDS
MINUTES OF A DESIGN REVIEW BOARD MEETING

A Special Meeting of the Design Review Board was held on Monday, November 27, 2023, at 7:06 p.m. The Meeting was opened with the pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz
Vice Chair Alan Bebchik
Board Member Janet Adler
Board Member Alexander Feldman
Board Member Jed Frankel
Boad Member Wesley Kean

Board Member Matthew Barnard was absent.

1. Request for approval of the 92nd Street Dog Park Expansion.

Town Clerk Yvonne P. Hamilton swore in all individuals who testified.

PUBLIC COMMENT

Public Works Director Jason Atkinson came forward and described the plan for the design of the 92nd Street Dog Park Expansion Project. The existing park consists of park area with some exercise equipment; it splits off with a dog park area. The idea for the project is to make different areas for large and small dogs, to make the park softer with nice lines and gazebos, and equipment for the dogs. The intent is to provide extra shade and a walking path with brick pavers to match the other side. Focus will be on ensuring there is plenty of shade and sunlight and keeping the soil where it can drain, to keep the dog park clean. The exercise equipment will be replaced; the color theme will be the Town colors with a large amount of blue and the roofs of the gazebos will be grey. A bike repair station and smaller equipment for use by the public will be included. Wood material will be used under the roof, following the same pattern of the roof.

A representative of Waypoint was present at the meeting.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward and spoke about the lack of parking in the Business District and the negative effect on parking in that area with the Town putting trailers in the 95th Street Parking. She said 16 parking spaces are being taken away with the extension of the Dog Park.

PUBLIC COMMENT CLOSED

Public Works Director Atkinson referred to Page 12 of the Site Plans and clarified that 12 parking spots will be used for the Dog Park.

Board Member Kean asked if the only change to the open field, the placement of new equipment would be. Mr. Atkinson confirmed that no other changes will be made other than the addition of equipment. The same footprint will remain.

Board Member Kean pointed out the entrance to the park from the open field on the north side to the dog park, where the one gate can be closed, before the other can open. He suggested the dogs be isolated from the kids, if the dogs have to be brought into the field to get to the park. Also, there should be a mechanism to prevent the dogs from running into the street.

Mr. Atkinson stated that the double doors on the east side are used to access maintenance equipment. He pointed out the one entrance on Page 13 of the Site Plans; the main access into the Dog Park would be through the parking lot. Chair Hurwitz explained that both of the double doors without traps will be locked. Pedestrian access with dogs would be through the trap, where other dogs would not be able to get out.

Board Member Kean reiterated the importance of not allowing dogs through the open field, where kids play, to get to the Dog Park.

At this time Town Attorney Geller swore in Mayor Elizabeth Tricoche.

Mayor Tricoche stated that dogs are not allowed in the open field, and there are signs which indicate such. The thought process was to have the dogs come through the parking lot. Having the entrance off of East Bay Harbor Drive will become problematic, because there is a lot of traffic and a lot of buildings-a lot going on. The idea was to bring the dogs into a safer environment where they could enter and exit more easily. The entrance is just off of the parking lot.

Chair Hurwitz stated that the intent is to have pedestrians come with their dogs through the parking lot along the field. He asked about access through the Dog Park coming through the parking lot. Mr. Atkinson said the Site Plans did not show a gate there for the separation of the open field. He suggested enclosing that area to keep it completely separated. Chair Hurwitz mentioned that the intent would be to gate off the area or make it clear that dogs are not to come through the open field to get to the Dog Park.

Mr. Atkinson suggested that a fence be placed on the back side with a complete separation, so there would be no issue when kids are playing in the open field. One would have to come through the parking lot to get to the Dog Park and not through the main entrance.

Board Member Kean asked if consideration could be given to using some type of plant aromatic quality like rosemary or jasmine to offset the smells. Mr. Atkinson said the soil is alkaline, and it would require a more acid soil, he will give it a try.

Board Member Kean asked about EV stations on Town owned lots. Town Manager Lasday stated that the Town is exploring the idea; it's in the process of having a new parking garage and there is an opportunity to put charging stations.

Board Member Feldman stated that there is a strong community of dog owners, who do not like the idea of having different dog parks, which means there will be different sitting areas. Mayor Tricoche responded that with the completion of the 92nd Street Dog Park, there will be three dog parks in the Town. The 98th Street Dog Park is a mixed park. Part of the thought process of doing the slip park was due to the feedback that was received from the residents that they did not want their small dog in the same park with the big dogs.

Board Member Adler stated that she did some research on dog parks. She advised that jasmine is poisonous to dogs. She suggested the park signs be in English and Spanish, so everybody can understand. She questioned the use of the metal material for the shelters and benches in hot weather.

Mr. Atkinson stated that the metal will be coated, the benches will be positioned in the cooler area, and there will be a large number of shade trees in the park. She asked what materials would be used on the ground, and Mr. Atkinson said real grass.

Board Member Adler stated that one of the parks she looked at had tunnels for the dogs and fire misting hydrants; she suggested one be placed in the middle of both Dog Parks where the water will gather. Mr. Atkinson said misting hydrants will be in both Dog Parks. Ms. Adler suggested the placement of a splash pad for use by the dogs. Town Manger Lasday informed Ms. Adler that this feature will have to be priced out, and a new Change Order will be required for approval by the Town Council. Ms. Adler asked about having fountains in the Dog Parks. Mayor Tricoche stated that one of her concerns is that they do not drain properly; they will require specific maintenance. As to sizing and type, the tall ones will be for humans and the smaller ones will be for the dogs.

Board Member Frankel asked if there is any intent to use the net parking spaces that remain for users of the parks or if it would be on a first come, first served basis. Mr. Atkinson said the spaces will be for the users of the parks; there will also be after-hours pay parking. Mr. Frankel disclosed he also received feedback from the dog community. Based on the Site Plans, there would not be enough open running area for the dogs, as some of the things in the middle may interfere with that. Mr. Atkinson said the area is set up with pavilion and the slopes are not massive. He explained the history of the design with the Council receiving a design from FIU, putting out the design for bid, selecting a vendor, and approval by the Council. The Site Plans were then submitted to the Board for their input.

Mr. Atkinson explained that trees will be added to the park; only the palm trees along the perimeter will be removed, which will open up the area. The goal is to have something nice and cool. It is not a vast open space where the dogs can run straight lines. Mr. Frankel said the design for the middle of the park looks very crowded, where it is now open. He asked if it is going to be similar where the dogs will have enough space to run without going through obstacles in the middle of the parks.

Mayor Tricoche stated that the size of the Dog Park is being almost doubled. Looking at the space that the dogs will have in terms of feet, they are getting almost double the size; there will be a Small Dog Park and a Big Dog Park, and they should be commensurate to what the dogs are used to now. In terms of the actual space, the area is being enlarged, keeping each segregated area pretty much the same that they have now. The key difference with the large dog park is the pavilion in the middle of it, which should not impede them to run. It should make it easier, because the seats sit on the outside of the park and the dogs run around behind it in between the bushes and the fence line; some of that is being moved towards the center. It will provide more space for them to run around than they are used to now.

Mayor Tricoche thanked the Design Review Board members for their service.

PUBLIC COMMENT

Kathleen Kennedy, 9180 West Bay Harbor Drive, came forward and thanked Chair Hurwitz for his years of service to the Town. She asked if the park will be handicapped accessible. It was mentioned there is a ramp and two accessible parking spaces.

PUBLIC COMMENT CLOSED

ACTION: Board Member Kean made a motion to approve the request with the condition to consider a separation between the open field and the dog park. Vice Chair Bebchik seconded the motion, and all voted in favor.

ADJOURNMENT:

There being no further business the meeting adjourned at 10:44 p.m.

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CHAIR

ATTEST

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TOWN CLERK