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.

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

MEETING OF THE DESIGN REVIEW BOARD

QUASI-JUDICIAL PUBLIC HEARING

August 6, 2024
7:00 PM

AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL

1. Request for a revision for a new multi-family dwelling for "LDC WBHD Property Owner LLC" located at 9110 W. Bay Harbor Drive, Lot 29 of Block 2. On May 3, 2023, the Board approved the site development plan. The developer is proposing to construct a new nine (9) dwelling unit mid-rise development. On July 3, 2024, a revised site plan application was submitted for the removal of the duplex units indicating that the dwelling units will now be ranging from 3,218 to 5,984 square feet of AC space. With the proposed modified design of the units, the exterior facade facing the waterfront has been improved. Enclosed please find the previously approved and proposed site plan and elevations. (Item #1)

   ** 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 9110 West Bay Harbor Drive.

2. Request for a revision for a new multi-family dwelling for "BH Investments, LLC." located at 1135 103 Street, Tract F. On May 7, 2019, the Board approved the site development plan. The developer has built a new forty-one (41) dwelling unit mid-rise development. On May 23, 2024, an inspection was requested in anticipation of a temporary Certificate of Occupancy. During the inspection some issues were observed. On July 15, 2024, a revised site plan application was submitted for "substantial" modifications. The original site plan approval included a fully enclosed garage. To comply with the Florida Building Code (FBC), the Federal Emergency Management Agency (FEMA), the garage must be naturally ventilated, meaning the garage cannot be fully enclosed. One side of the garage has been opened for natural ventilation. They propose installing a screen panel to cover the opening. In addition, on the underside of each

balcony they are requesting the change of the previously approved material from a light brown "Engineered Wood" to a white stucco finish. Enclosed please find the previously approved and proposed site plan and elevations. (Item #2)

** 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 1135 103 Street.

3. Request for approval for a new multi-family dwelling for "HORIZON AT CASA VERDE, LLC" located at 1130-1150 93 Street, Lots 3-5 of Block 17. On March 5, 2024, the Board deferred the project due to some design considerations. On May 28, 2024, a revised site plan application was submitted for modifications as requested by the Board. The revised plans have reduced the number of dwelling units from 43 DU to 39 DU. They have adjusted the breezeway to be fully open from levels 3 through 7. The entry canopy has been enlarged for a more prominent entry feature. The developer is proposing to construct a new thirty-nine (39) 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 revised building would require the developer to acquire 1 TDR. Enclosed please find the site plan and elevations. (Item #3)

   ** 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 1130 - 1150 93 Street.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

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
August 6, 2024

ITEM NUMBER: 1.

ITEM: Request for a revision for a new multi-family dwelling for "LDC WBHD Property Owner LLC" located at 9110 W. Bay Harbor Drive, Lot 29 of Block 2. On May 3, 2023, the Board approved the site development plan. The developer is proposing to construct a new nine (9) dwelling unit mid-rise development. On July 3, 2024, a revised site plan application was submitted for the removal of the duplex units indicating that the dwelling units will now be ranging from 3,218 to 5,984 square feet of AC space. With the proposed modified design of the units, the exterior facade facing the waterfront has been improved. Enclosed please find the previously approved and proposed site plan and elevations. (Item #1)

DESCRIPTION:
for the purpose of hearing any public comment with respect to an application for site plan approval at 9110 West Bay Harbor Drive.

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 9110 WBHD MFR 2024 Rev DRB Staff Report July 18 2024
2.	9110 West Bay Harbor - Application Form DRB Revision
3.	BHI 9110 WBHD 2024 Rev LOI & Backup
4.	9110 WBH Drive DRB Set 8.6.2024

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: July 18th, 2024

Subject: Site Development Plan Application (2024 Revisions)
9110 West Bay Harbor Drive - Multi-Family Residences (9 DU)
Bay Harbor Islands Acct. No.: SPR24-000017
MMPA Acct. No. 01-0702-1130D

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report, the new revised Site Development Plans received July 3rd, 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 DRB on October 18th, 2022, and the revised plans approved by the DRB on May 2nd, 2023, to allow the construction of a new replacement nine (9) DU multiple-family development located at 9110 West Bay Harbor Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-1 Multiple Family District
General Location: 9110 West Bay Harbor Drive
Legal Description: Lot 29 of Block 2; together with the northwesterly 20 feet of Tract "A", of "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 / HISTORY

The project attorney, Neisen Kasdin, from Akerman LLP, as agent for the new property owners, LDC WBHD Property Owner LLC, has submitted a Site Development Plan application to allow for revisions to a previously approved project. The revised multi-family development will still

have nine (9) DU. The site was previously developed with a 2-story / 10 DU multifamily complex built in 1953 according to the MDPA website (Bay Harbor Apartment Condominium).

In July 2022 a Site Development Plan application was made to the Town by another developer for an eleven (11) unit multifamily complex on this site. A related rezoning also occurred for a 20' wide strip of land within the site, as it was discovered the 20' wide land parcel was zoned RM-3 while Lot 29 was zoned RM-1. The Town has now officially rezoned the 20' wide parcel to RM-1 – so the entire site is zoned the same, and to better facilitate the redevelopment of the property under a common set of land development regulations. Also, it was discovered a Town-owned drainage pipe had existed for decades between WBHD and the Indian Creek that crosses over a portion of the 20' wide parcel with no easement. As part of the 2022 Town approvals the developer agreed to grant a drainage easement to the Town over the outfall pipe (Res. #2274). It was agreed this will be completed prior to the issuance of building permits. The DRB approved the 11 DU Site Development Plan on October 18th, 2022. Subsequently the site was sold to another party. The new developer worked with the project architect (Kobi Karp) on some refinements, including lowering the number of DU from 11 to 9, making the units larger and more luxurious, and requesting some exterior façade revisions. In March 2023 the Town was contacted about some desired plan refinements and were instructed that based on the "substantial" nature of the proposed changes, the DRB would need to approve the revisions. On May 3rd, 2023, the DRB reviewed / approved the revisions (Res. #2303). The developer moved forward with the preparation of construction plans / pre-sales and is desirous of making some further modifications. On July 3rd, 2024, the Town received a new application for the revisions. The application package includes a Letter of Intent from the law firm representing the developer, and memos from the Architect / Landscape Architect describing the changes.

The new plans indicate the dwelling units will be quite large, ranging in size from about 3,218 to 5,984 square feet of A/C space. The proposed building still shows seven (7) floors used for residential purposes over one level (at grade) used as an enclosed parking garage. The 2nd Level will have one (1) residential unit, administrative offices, and most building core areas. The 3rd and 4th Levels will still have two (2) residential units per floor. The two (2) residential units proposed for the 5th and 6th Levels were previously 2-stories units but have now been converted to one (1) DU per floor. The 7th and 8th Levels will still have only one (1) residential unit each (total of 9 DU). The existing building and other improvements have now been demolished. Similar to the original design, the proposed northern driveway is an inbound only 12' wide one-way driveway from West Bay Harbor Drive into the building parking garage on the north side of the building. The proposed southern driveway is an outbound-only one-way driveway from the south side of the building that will connect to West Bay Harbor Drive. Across the front of the site is a circular one-way 12' wide driveway for the lobby drop-off / deliveries. No guest spaces are required or provided (single lot / no TDRs); however, a lobby drop-off / guests could temporarily park in the driveway. Some building facades were modified as well per the revised floor plans.

The lot area is 15,047 square feet / 0.345 acres in size. Based on the current land area this would allow a maximum of twelve (12) DU on the property at the maximum allowable base density (34 DUA). The developer is now proposing to build only nine (9) DU. Therefore, three (3) TDR units would be available (12 DU - 9 DU = 3 TDR DU). However, on November 8th, 2023, the Town Council approved a TDR transaction to transfer the above 3 TDR units to the new 9740-60 WBHD multi-family site. The nine (9) DU project will have a density of 26 DUA.

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 originally approved by the DRB in October 2022 and the revisions approved by the DRB on May 3rd, 2023; however, some items have been altered based on the developer's desired 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.

BACKGROUND INFORMATION

The Town completed major analysis / amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) over the last 22+/- years. The former RE zoned lands located on waterfront lots are now zoned RM-1, while interior (non-waterfront lots) are zoned RM-2. As was previously mentioned a 20' wide parcel within the site (easterly 20') was rezoned from RM-3 to RM-1 in June 2022 so the entire site now has the same zoning district. Also, the Town adopted other modifications to several other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions as well as other building design standards.

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 via the TDR system to increase density if approved by the Town Council. This redevelopment project is not requesting any TDR units. The proposed use of the property and density would be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code –The property now has a singular Zoning District classification of RM-1 Multiple Family Zoning District. The proposed density / use of the property is consistent with this zoning classification. The revised site design now meets all applicable land development regulations.

PLATTING

The site will not require re-platting, as the site is currently platted as described above. However, as the land is comprised of Lot 29 together with the northwesterly portion of Tract "A", a Unity of Title will be necessary to be approved / recorded prior to the issuance of building permits.

RIGHT-OF-WAY AND ACCESS DESCRIPTION

As summarized above, the site plan depicts access to the under-building parking garage and front yard lobby drop-off / loading area via 12' wide one-way service drives. The proposed access to the parking garage is via two (2) one-way driveways to West Bay Harbor Drive (north / south edges of the site). The minimum required driveway design width is 12' for a one-way driveway in accordance with Section 21-30. Based on 9 DU the Code requires at least eighteen (18) parking spaces which include 1 ADA space. Eighteen (18) parking spaces are provided (8 tandem = 16 spaces plus 1 standard space and 1 ADA space. Again, no guest spaces are required or provided (single lot / no TDRs); however, a lobby drop-off / guests could temporarily park in the driveway.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The revised building design, similar to the original design, is a clean / modern design glass curtain wall with glass railings. The latest architectural design includes "curved / rounded off" features. The extensive balconies still have a curved / rounded appearance. The 2024 revisions include slight modifications based on the Level 5 & 6 DU changes (from 2-story DU to 1-story DU). Aluminum louvered screening material is proposed to screen the garage level elevations, which requires DRB approval (fully enclosed parking garages are mandatory unless the DRB approves otherwise (substantial noise / visual barrier). The building does not exceed one hundred twenty (120) feet in length, therefore, no "breezeway" is required.

SUMMARY / SUGGESTED CONDITIONS OF APPROVAL / COMMENTS

The latest revised Site Development Plans submitted for the construction of a new replacement nine (9) DU multiple-family residential complex located at 9110 West Bay Harbor Drive 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.

The following conditions of approval are recommended:

1) This approval is based on the latest revised Site Development Plans prepared by Kobi Karp Architecture Interior Design Planning, dated received by the Town July 3rd, 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) All of the original waivers (parking space tandem layout / closed-in garage design / landscape strip width) and conditions of approval listed in the Town's 2022 Site Development Plan approval (Resolution No. 2281) and Town's 2023 Site Development Plan approval (Resolution No. 2303) remain in full force and affect, unless modified herein.

3) If the Town's DRB approves this modified Site Development Plan, the new July 3rd, 2024 plans will supersede the previous Town approval (so there are not 2 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 B23-000422

APPLICANT INFORMATION

Company LDC WBHD Property Owner, LLC

Name c/o Neisen Kasdin Contact Number 305-982-5629

Address 98 SE 7th Street, Suite 1100

City Miami State FL Email Address neisen.kasdin@akerman.com

OWNER / PROPERTY INFORMATION

Name Jonathan Landau Address 105 Madison Avenue, New York, NY 10016

Folio# 13-2227-087-0001 (9110 W Bay Harbor Dr) Lot 29 Block 2

Contact Number 410-370-4992 Email Address jlandau@landauproperties.com

DATE OF ORIGINAL APPROVAL ~ DRC: 4/13/2023 P&Z: 5/2/2023

REVISION # 1 REVISION DATE: 7/3/2024

ENTER SHEET # See submitted revised plans and narrative.

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

akerman

Neisen Kasdin

Akerman LLP
Three Brickell City Centre
98 Southeast Seventh Street
Suite 1100
Miami, FL 33131

D: 305 982 5629
neisen.kasdin@akerman.com

July 3, 2024

Jenice Rosado
Town Manager
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

Re: Letter of Intent - 9110 West Bay Harbor Drive – DRB Revision

Dear Ms. Rosado:

Akerman LLP represents LDC WBHD Property Owner, LLC ("Owner"), owner of the subject property located at 9110 West Bay Harbor Drive ("Property") in the Town of Bay Harbor Islands ("Town"), near the southern tip of the East Island. Owner is proposing to construct an eight (8)-story building with nine (9) luxury residential units ("Project"). The Project replaces an existing, outdated building that was constructed in the 1950s with a modern, boutique residential development.

On May 2, 2023, the Design Review Board ("DRB") approved a previous design of the Project under Town Resolution No. 2303, which included, among other differences, duplex units on the 5th and 6th floors. Due to the scope of the modifications to the previous DRB approved plans, the Town determined that the Project requires DRB re-approval. In addition to the removal and replacement of the 5th and 6th floor duplex units with lateral units similar to the other floors, modifications to the previous plans include relocation of the storage units in the garage area, changes to planting design and species for the ground floor and roof, and the replacement of a CMU wall with a glass partition between the penthouse roof deck and communal pool deck and linking the two pool decks with stairs. Subsequent to the DRB approval, a renowned landscape architecture firm, ENEA, was retained to improve the landscape design.

A. Zoning and Current Conditions

The Property has a lot area of approximately 15,047 square feet.[1] The Property was a split-zoned parcel with the eastern 20-foot portion zoned RM-3 and the remaining larger portion zoned RM-1. The 20-foot portion was approved by the Town Council for a rezoning from RM-3 to RM-1 on June 9, 2022 to be consistent with the remainder of the Property's RM-1 zoning designation and to better facilitate redevelopment of the Property.[2] Separate and apart from the rezoning, the Owner has also granted a ten (10) foot easement to the Town due to the presence of a Town stormwater drainage pipe on the Property.

B. Proposed Project and Architectural Features

The Project entails nine (9) residential units, the same number as the previously approved design. Level one (1) consists of a parking garage containing 18 parking spaces and an accessory pool area on the waterfront. Level two (2) consists of a lobby, gym, spa room, and one (1) residential unit. Residential units range from levels three (3) through eight (8). Levels three (3) through four (4) have two (2) units per floor. Levels five (5) through eight (8) consist of single full floor units. The units are spacious and are intended to cater to families. The roof deck contains a pool with poolside amenities.

DRB Approved Design

Proposed Modified Design

The design of the proposed building is influenced by its waterfront location. The façade resembles waves and has a nautical character. Large floor to ceiling windows maximize views of the bay and the Indian Creek golf course beyond, that will be especially beautiful with western

[1] The Property's lot area and the Project's design includes the front 11 feet of the site, which was deeded from the Town on September 13, 2022. According to the survey, the 11 foot wide less-out area is 861 square feet. The quit claim deed is recorded in the Miami-Dade County Official Records Book 33395, Page 1724 (CFN: 20220742632).
[2] The rezoning was approved as Ordinance No. 1072.

exposure to natural light as the sun is setting. All of the units are through units from bay to land. The building rises over a one-story podium that conceals the fully internalized parking area, which also contains space for an off-street drop off.

C. DRB Application and Site Plan Approval

The proposed modified design for the Project improves upon the previously approved design. The removal of the duplex units improves the façade design facing the waterfront. Overall, the Project provides ultra-luxury family oriented residential units and its size and scale is harmonious with the Town's character and surroundings for this beautiful waterfront location adjacent to the Indian Creek lagoon. Enclosed herein for review are the required plans and architectural details for the Project prepared by *Kobi Karp* and dated July 1, 2024 ("Site Plans"), along with other supporting materials for the DRB submittal.

Please accept this letter, the Site Plans, and other enclosed materials as our official request for site plan approval of the Project. We look forward to working with the Town on this process and proceeding towards final approvals. Thank you for your consideration.

Sincerely,

AKERMAN, LLP

Neisen O. Kasdin

Enclosures

cc: Michael Miller, Town Planner
Mike Mesa, Assistant Town Manager/Building Official
Yvonne Hamilton, Town Clerk
Joe Geller, Greenspoon Marder, LLP, Town Attorney

enea

Enea Landscape Architecture Inc.
7500 NE 4th Court, Suite 104, Miami, Florida, 33138

NARRATIVE
Project: MA22113 9110 W BAY HARBOR DR.
Date: 07/03/2024
Att: Michael Miller

Reference:
DRB SUBMITTAL

No.

L000 **Cover Sheet & Index:**
Cover sheet indicated drawings included from Enea Landscape Architecture. Total 8 sheets.

L001 **Landscape Notes:**
Enea Landscape Architecture landscape notes.

L002 **Zoning Information:**
Updated landscape legend per Enea's design and planting plans. No modifications on hardscape from previous submittal. Enea changes are for planting design only.

L003 **Tree Disposition Plan & Schedule**
Updated Tree disposition Plan and schedule per Enea's design and intent.
Refer to latest Survey and Arborist reports.

L200 **Canopy Planting Plan & Schedule – Ground Floor:**
Updated canopy planting plans & schedule as per Enea's design.

L201 **Understory Planting Plan & Schedule – Ground Floor:**
Updated understory plans & schedule as per Enea's design.

L9200 **Planting Plan & Schedule – Rooftop:**
Updated Canopy and Understory plans as per Architectural changes, and per Enea's Design.
No changes in hardscape as per previously approved drawings, planting changes only.

L500 **Planting Details:**
Planting details as per Enea's planting plans.

Enea Landscape Architecture Inc.
7500 NE 4th Court, Suite 104, Miami, FL, 33138
T+1 305 576 6702
www.enea.ch | info.miami@enea.ch

PROJECT: 9110 West Bay Harbor Dr - New DRC submission

KOBI KARP

ARCHITECTURE INTERIOR DESIGN PLANNING

DATE: 7/1/2024

CITY OF BAY HARBOR ISLAND - NARRATIVE

Revisions to levels 2,5 and 6:

1.New unit layout at 2nd floor.
2.New unit layout at 5th floor.
3.New unit layout at 6th floor (same as the existing level 7)
4.Coordinate the exterior façade based on new layout, including building elevations & window elevation coordination.
5.Coordinate the ceiling of the units below based on the new layout.
6.Coordinate the architectural plans with the MEP plans based on the new layout
7.Coordinate in the PH unit:

Revisions to levels 7 and 8:

Revisions to levels 7-8:
1. Revise floor plans
2. Revise RCP plans
3. Coordinate the dimensions of each level
4. Coordinate the wall tag
5. Coordinate the door tag
6. Coordinate with the structural and MEP Engineers

Revisions to level 9:

1) Change penthouse partition between private and communal roof to privacy glass. Add door and stairs.
2) Coordinate the new landscape plans based on Enea design.
3) Move storage units back to central area.

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

ZONING SUBMISSION

DATE: 07-01-2024

SCOPE OF WORK:
THE EXTENT OF THE SCOPE OF WORK FOR THIS PACKAGE CONSISTS OF THE FOLLOWING:

1- NEW CONSTRUCTION OF AN 8 STORY RESIDENTIAL BUILDING, INCLUDING PARKING GARAGE AT LEVEL 1 & ROOF DECK. ON A CLEAN AND GRUBBED SITE READY FOR FOUNDATION.

2- STRUCTURE IS P.T. CONCRETE, TYPE 1A CONSTRUCTION.

3- THE NEW BUILDING WILL BE ABOVE GRADE (5'-5") WITH GROUND FLOOR AT 5'-5" NGVD.

4- FULLY EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER AND ALARM SYSTEM, AND IMPACT RESISTANT STOREFRONT & DOORS.

5- TOTAL CONSTRUCTION AREA: 61,023 SF.

6- TOTAL RESIDENTIAL AREA: 37,138 SF.

7- 18 TOTAL PARKING SPACES, INCLUDING 1 ADA PARKING SPACE.

8- THE PROJECT WILL BE FULLY ACCESSIBLE IN COMPLIANCE WITH ADA REQUIREMENTS.

AREA OF WORK : GROSS LOT AREA : 15,047 SF.

DRAWING INDEX

PROJECT:2234 9110 W Bay Harbor Dr

Delta (Revision):

Discipline	Sheet	Description	SUBMISSION 07-01-2024
Arch. KKAID	A0.00	COVER	X
		SURVEY	
	A1.00	PROJECT DATA	X
	A1.01	OPEN AREA CALCULATIONS	X
	A1.02	CONTEXT SITE MAP	
	A1.03	CONTEXT PHOTOS	X
	A1.04	SURROUNDING BUILDINGS	
	A1.05	RENDERING - BAY VIEW	X
	A1.06	RENDERING - STREET VIEW	X
	A2.00	SITE PLAN	X
	A3.00	FLOOR PLAN - LEVEL 1	X
	A3.01	FLOOR PLAN - LEVEL 2	X
	A3.02	FLOOR PLAN - LEVEL 3	X
	A3.03	FLOOR PLAN - LEVEL 4	X
	A3.04	FLOOR PLAN - LEVEL 5	X
	A3.05	FLOOR PLAN - LEVEL6	X
	A3.06	FLOOR PLAN - LEVEL 7	X
	A3.07	FLOOR PLAN - LEVEL 8	X
	A3.08	FLOOR PLAN - LEVEL 9 (ROOF DECK)	X
	A4.00	BUILDING COLOR ELEVATION - SOUTH	X
	A4.01	BUILDING COLOR ELEVATION - EAST	X
	A4.02	BUILDING COLOR ELEVATION - NORTH	X
	A4.03	BUILDING COLOR ELEVATION - WEST	X
	A5.00	A - BUILDING SECTION DIAGRAM	X
	A5.01	B - BUILDING SECTION DIAGRAM	X
	A5.02	C - BUILDING SECTION DIAGRAM	X
MEP FRANYIE ENGINEERS INC.	SE-101	SITE PLAN - PHOTOMETRIC STUDY	
	SE.102	ROOF PLAN - PHOTOMETRIC STUDY	
LANDSCAPE enea	L000	COVER SHEET & INDEX	X
	L001	LANDSCAPE NOTES	X
	L002	ZONING INFORMATION	X
	L100	TREE DISPOSITION PLAN & SCHEDULE	X
	L200	CANOPY PLANTING PLAN & SCHEDULE - GROUND FLOOR	X
	L201	UNDER STORY PLANTING PLAN & SCHEDULE - GROUND FLOOR	X
	L9200	PLANTING PLAN & SCHEDULE - ROOF TOP	X
	L500	PLANTING DETAL	X
CIVIL OCEAN ENG.	C100	GENERAL NOTES AND SPECIFICATIONS	
	C200	PAVING GRADING AND DRAINAGE PLAN	
	C300	WATER AND SEWER PLAN	
	C400	DRAINAGE DETAILS	
	C500	SEDIMENTATION AND EROSION CONTROL PLAN	
	C600	SEDIMENTATION AND EROSION CONTROL NOTES	

CIVIL ENGINEER
OCEAN ENGINEERING
8101 BISCAYNE BLVD
SUITE 508
MIAMI, FL 33138
TEL: 786-518-2008

MEP ENGINEER
H. VIDAL & ASSOCIATES, INC
241 NW S. RIVER DR.
MIAMI, FL 33128
TEL: 305.571.1860

LANDSCAPE DESIGN
ENEA
7500 NE 4TH COURT, SUITE 104
MIAMI, FLORIDA 33138
TEL: 305.576.6702

TRAFFIC CONSULTANT
LANGAN
100 CAMBRIDGE STREET, SUITE 1310
BOSTON, MA 02114
TEL: 786-264-7200

OWNER
LDC WBHD
PROPERTY OWNER LLC
105 MADISON AVE, 2ND FLOOR
NEW YORK, NY 10016

FIRE PROTECTION / LIFE SAFETY CONSULTANT
SLS
260 PALERMO AVENUE
CORAL GABLES, FLORIDA 33134
TEL: 786-352-7377

ARCHITECTS
KOBI KARP ARCHITECTURE & INTERIOR DESIGN
571 NW 28th STREET
MIAMI, FL 33127
TEL: 305.573.1818

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ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE
9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: LDC WBHD
Address: PROPERTY OWNER LLC
105 MADISON AVE, 2ND FLOOR
NEW YORK, NY 10016

LANDSCAPE DESIGN:
Name: ENEA
Address: 7500 NE 4TH COURT, SUITE 104
MIAMI, FL 33138
Tel: 305.576.6702

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 786.518.2008
Email: wlugo@oceanengineeringinc.com

MEP ENGINEER:
Name: H. VIDAL & ASOCIATES, INC
Address: 241 NW S. RIVER DR.
MIAMI, FL 33128
Tel: 305.571.1860

ARCHITECT:
Name: KOBI KARP ARCHITECTURE AND INTERIOR DESIGN, INC.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

KOBI KARP

COVER

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Project	2234		

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

DRB SUBMISSION

DATE: 04-14-2023

SCOPE OF WORK:
THE EXTENT OF THE SCOPE OF WORK FOR THIS PACKAGE CONSISTS OF THE FOLLOWING:

1- NEW CONSTRUCTION OF AN 8 STORY RESIDENTIAL BUILDING, INCLUDING PARKING GARAGE AT LEVEL 1 & ROOF DECK. ON A CLEAN AND GRUBBED SITE READY FOR FOUNDATION.

2- STRUCTURE IS P.T. CONCRETE, TYPE 1A CONSTRUCTION.

3- THE NEW BUILDING WILL BE ABOVE GRADE (5'-5") WITH GROUND FLOOR AT 5'-5" NGVD.

4- FULLY EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER AND ALARM SYSTEM, AND IMPACT RESISTANT STOREFRONT & DOORS.

5- TOTAL CONSTRUCTION AREA: 61,023 SF.

6- TOTAL RESIDENTIAL AREA: 37,138 SF.

7- 18 TOTAL PARKING SPACES, INCLUDING 1 ADA PARKING SPACE.

8- THE PROJECT WILL BE FULLY ACCESSIBLE IN COMPLIANCE WITH ADA REQUIREMENTS.

AREA OF WORK : GROSS LOT AREA : 15,047 SF.

DRAWING INDEX

PROJECT:2234 9110 W Bay Harbor Dr

REV. # 1 DATE: 02-29-2023

Delta (Revision):

Discipline	Sheet	Description	SUBMISSION 01-26-2023	REV # 1 02-09-2023	REV # 2 03-29-2023 (2)
Arch. KKAID	A0.00	COVER	X	X	X
		SURVEY	X		
	A1.00	PROJECT DATA	X	X	
	A1.01	OPEN AREA CALCULATIONS	X	X	
	A1.02	CONTEXT SITE MAP	X		
	A1.03	CONTEXT PHOTOS	X	X	
	A1.04	SURROUNDING BUILDINGS	X		
	A1.05	RENDERING - BAY VIEW	X	X	
	A1.06	RENDERING - STREET VIEW	X		
	A2.00	SITE PLAN	X	X	X
	A3.00	FLOOR PLAN - LEVEL 1	X	X	X
	A3.01	FLOOR PLAN - LEVEL 2	X	X	X
	A3.02	FLOOR PLAN - LEVEL 3	X	X	
	A3.03	FLOOR PLAN - LEVEL 4	X	X	
	A3.04	FLOOR PLAN - LEVEL 5	X	X	
	A3.05	FLOOR PLAN - LEVEL6	X	X	
	A3.06	FLOOR PLAN - LEVEL 7	X	X	
	A3.07	FLOOR PLAN - LEVEL 8	X	X	
	A3.08	FLOOR PLAN - LEVEL 9 (ROOF DECK)	X	X	
	A4.00	BUILDING COLOR ELEVATION - SOUTH	X	X	
	A4.01	BUILDING COLOR ELEVATION - EAST	X	X	
	A4.02	BUILDING COLOR ELEVATION - NORTH	X	X	
	A4.03	BUILDING COLOR ELEVATION - WEST	X	X	
	A5.00	A - BUILDING SECTION	X	X	
	A5.01	B - BUILDING SECTION DIAGRAM	X	X	
	A5.02	C - BUILDING SECTION DIAGRAM	X	X	
MEP FRANYIE ENGINEERS INC.	SE-101	SITE PLAN - PHOTOMETRIC STUDY	X	X	
	SE.102	ROOF PLAN - PHOTOMETRIC STUDY	X	X	
LANDSCAPE ECO-PACHECO	L-1	LANDSCAPE PLAN	X	X	X
	L-2	ROOF DECK LANDSCAPE PLAN	X	X	
	TD-1	TREE DISPOSITION PLAN	X	X	X
CIVIL OCEAN ENG.	C100	GENERAL NOTES AND SPECIFICATIONS	X	X	
	C200	PAVING GRADING AND DRAINAGE PLAN	X	X	X
	C300	WATER AND SEWER PLAN	X	X	X
	C400	DRAINAGE DETAILS	X	X	X
	C500	SEDIMENTATION AND EROSION CONTROL PLAN	X	X	
	C600	SEDIMENTATION AND EROSION CONTROL NOTES	X	X	

CIVIL ENGINEER
OCEAN ENGINEERING
8101 BISCAYNE BLVD
SUITE 508
MIAMI, FL 33138
TEL: 786-518-2008

MEP ENGINEER
FRANYIE ENGINEERS, INC
10610 NW 27 th STREET
DORAL, FL 33172
TEL: 305-592-1360

LANDSCAPE DESIGN
TOPO_GRAPHIC
3656 PEACE RIVER DR
PUNTA GORDA, FLORIDA 33983
TEL: 941.564.5016

TRAFFIC CONSULTANT
LANGAN
100 CAMBRIDGE STREET , SUITE 1310
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NY, NY 10016
Tel:
Email: info@landauproperties.com

LANDSCAPE DESIGN:
Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DR
PUNTA GORDA, FL 33983
Tel: 941.564.5016
Email: juan@ecopacheco.com

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Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 786.518.2008
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MEP ENGINEER:
Name: FRANYIE ENGINEERS, INC
Address: 10610 NW 27th STREET
DORAL, FL 33172
Tel: 305.592.1360
Email: tonyjr@franyie.com

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Lic. # AR0012578

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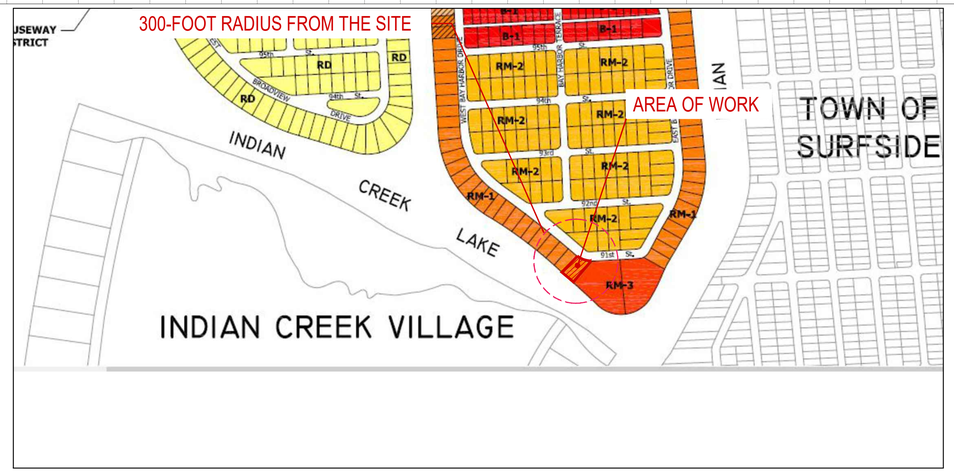

1 ZONING DESIGNATIONS MAP

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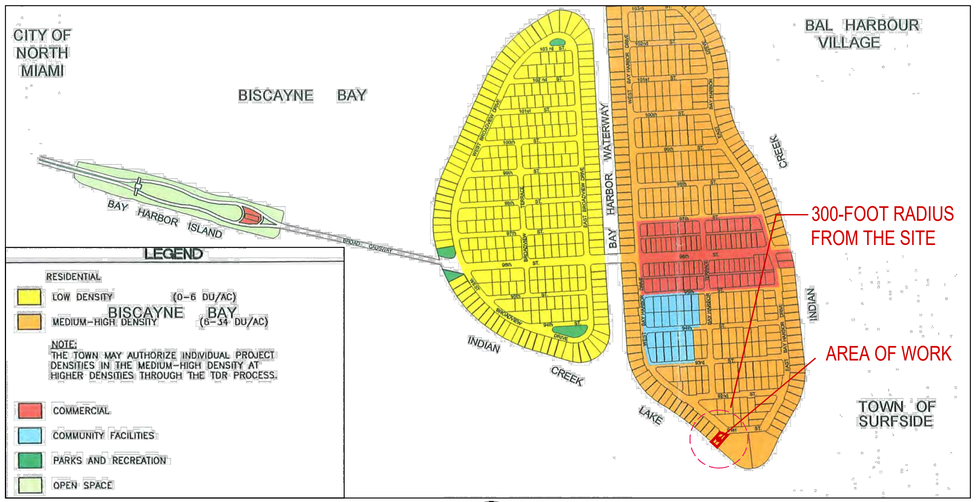

2 FUTURE LAND USE MAP

N.T.S

3 FLOOD MAP

N.T.S

ZONING INFORMATION

SECTION

PROJECT NAME: 9110 WEST BAY HARBOR DRIVE
PROJECT ADDRESS: 9110 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154
ZONING: RM-1
COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
GROSS LOT AREA: 15,047 SF (0.345 ACRES)
BASE FLOOD ELEVATION: 8 NGVD
DESIGN FLOOD ELEVATION: 8' + 1' = 9' NGVD

1

SITE REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) LOT AREA	15,047 SF	15,047 SF (0.345 ACRES)
B) DENSITY	34 DU/AC MAX 34 x 0.345 = 11.73 UNITS MAX = (12 UNITS)	9 UNITS
C) BUILDING HEIGHT	75'-0"	75'-0" + 5'-0" POOL DECK
D) BUILDING LENGTH	110' MAX ABOVE 45,' 120' MAX	108'-0"
E) LANDSCAPE REQUIREMENTS	20% LOT AREA MIN. 15,047 X 0.20 = 3,009 SF MIN.	3,009 SF = 20%
F) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 6,837 X 0.15 = 1,025 SF MIN.	1,025 SF = 15%

2

SETBACK REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) FRONT YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT . 20 FEET BLDG LESS THAN 45 FEET IN HEIGHT . 25 FEET BLDG LESS THAN 75 FEET IN HEIGHT . 30 FEET	22'-0" 28'-0" 32'-0"
C) SIDE YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT . 10 FEET FOR EACH ADDITIONAL 3 FEET OF BLDG HEIGHT ABOVE 30 FEET, THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FEET IN HEIGHT. THE MAXIMUM SETBACK SHALL BE 20 FEET	LEVEL 1 EAST 17'-0" WEST 17'-0" LEVEL 2 EAST 15'-0" WEST 13'-0" LEVEL 3 EAST 13'-0" WEST 13'-0" LEVEL 4 EAST 13'-0" WEST 13'-0" LEVEL 5 EAST 16'-0" WEST 16'-0" LEVEL 6 EAST 20'-8" WEST 20'-8" LEVEL 7 EAST 20'-8" WEST 20'-8" LEVEL 8 EAST 20'-8" WEST 20'-8" LEVEL 9 EAST 20'-0" WEST 20'-0"
D) REAR YARD SETBACK	20 FEET	23'-0"
E) FLEX SETBACKS EAST + WEST SIDES NORTH SIDE SOUTH SIDE	1/3 OF MAX. ALLOWABLE BUILDING WIDTH = 25.00 FEET 1/3 OF MAX. ALLOWABLE BUILDING LENGTH = 36.67 FEET 1/3 OF MAX. ALLOWABLE BUILDING LENGTH = 43.75 FEET	10'-0" 10'-0" 10'-0"

3

AREA BREAKDOWN

LEVEL	TOTAL AREA	SELLABLE AREA
LEVEL 1 (PARKING GARAGE)	6,695 SF	-
LEVEL 2	6,736 SF	3,380 SF
LEVEL 3	7,361 SF	6,498 SF
LEVEL 4	7,322 SF	6,590 SF
LEVEL 5	6,489SF	5,755 SF
LEVEL 6	5,748 SF	5,012 SF
LEVEL 7	5,748 SF	5,012 SF
LEVEL 8	5,748 SF	5,012 SF
LEVEL 9 (ROOF DECK)	1,208 SF	338 SF
GRAND TOTAL	53,055 SF	37,597 SF

4

PARKING REQUIREMENTS

	AREA / UNIT	PARKING RATE	REQUIRED	PROPOSED
-RESIDENTIAL	9 UNITS	2 P.S. x UNIT	18 P.S.	18 P.S.
	VISITOR	0 P.S. PER ZONING CODE SEC 23-24 (c)(3).		
TOTAL PARKING			18 P.S.	18 P.S.

PARKING PER FLOORS		TOTAL OF PARKING
LEVEL 1	17 STANDARD P.S. + 1 ACCESSIBLE P.S. = 18 P.S.	18 P.S.

5

OF UNIT BREAKDOWN

LEVELS	UNITS PER FLOOR	SUBTOTAL UNITS	TOTAL UNITS PROPOSED
2	1 RESIDENTIAL UNIT	1 UNIT	9 UNITS
3-4	2 RESIDENTIAL UNITS	2 UNITS x 2 LEVELS = 4 UNITS	
5-8	1 RESIDENTIAL UNIT	4 UNITS	
		TOTAL = 9 UNITS	

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ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: LDC WBHD
Address: PROPERTY OWNER LLC
105 MADISON AVE, 2ND FLOOR
NEW YORK, NY 10016

LANDSCAPE DESIGN:
Name: ENEA
Address: 7500 NE 4TH COURT, SUITE 104
MIAMI, FL 33138
Tel: 305.576.6702

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Name: H. VIDAL & ASOCIATES, INC
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MIAMI, FL 33128
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KOBI KARP
Lic. # AR0012578

PROJECT DATA

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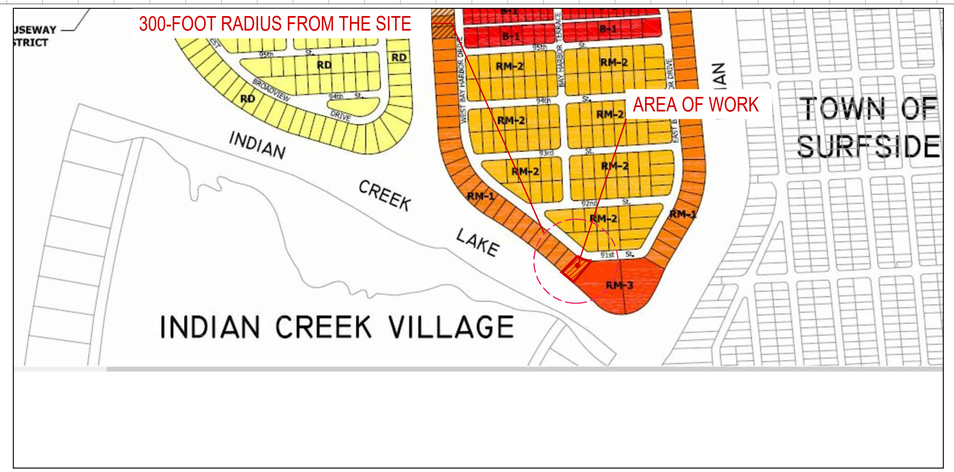

1 ZONING DESIGNATIONS MAP

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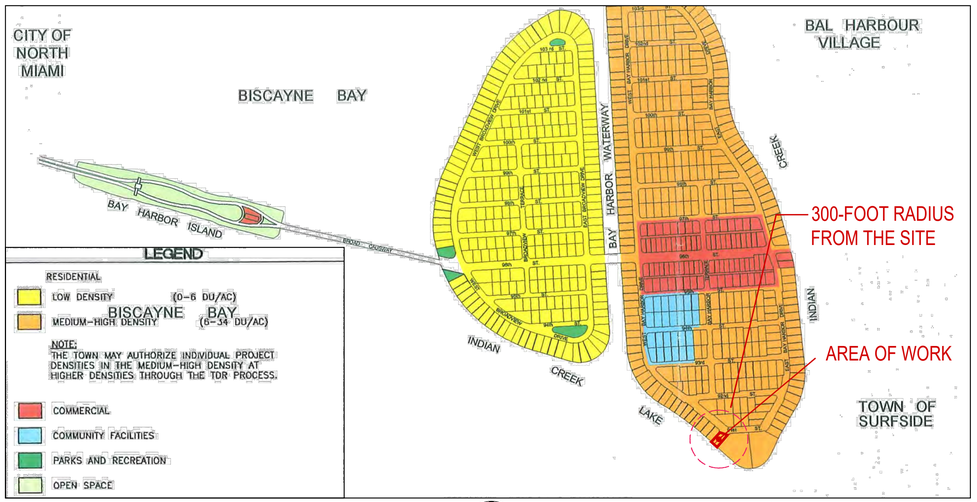

2 FUTURE LAND USE MAP

N.T.S

3 FLOOD MAP

N.T.S

ZONING INFORMATION

SECTION

PROJECT NAME: 9110 WEST BAY HARBOR DRIVE
PROJECT ADDRESS: 9110 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154
ZONING: RM-1
COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
GROSS LOT AREA: 15,047 SF (0.345 ACRES)
BASE FLOOD ELEVATION: 8 NGVD
DESIGN FLOOD ELEVATION: 8' + 1' = 9' NGVD

1

SITE REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) LOT AREA	15,047 SF	15,047 SF (0.345 ACRES)
B) DENSITY	34 DU/AC MAX 34 x 0.345 = 11.73 UNITS MAX = (12 UNITS)	9 UNITS
C) BUILDING HEIGHT	75'-0"	75'-0" + 5'-0" POOL DECK
D) BUILDING LENGTH	110' MAX ABOVE 45,' 120' MAX	108'-0"
E) LANDSCAPE REQUIREMENTS	20% LOT AREA MIN. 15,047 X 0.20 = 3,009 SF MIN.	4,172 SF = 27%
F) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 6,837 X 0.15 = 1,025 SF MIN.	1,025 SF = 15%

2

SETBACK REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) FRONT YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT . 20 FEET BLDG LESS THAN 45 FEET IN HEIGHT . 25 FEET BLDG LESS THAN 75 FEET IN HEIGHT . 30 FEET	22'-0" 28'-0" 32'-0"
C) SIDE YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT . 10 FEET FOR EACH ADDITIONAL 3 FEET OF BLDG HEIGHT ABOVE 30 FEET, THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FEET IN HEIGHT. THE MAXIMUM SETBACK SHALL BE 20 FEET	LEVEL 1 EAST 17'-0" WEST 17'-0" LEVEL 2 EAST 15'-0" WEST 13'-0" LEVEL 3 EAST 13'-0" WEST 13'-0" LEVEL 4 EAST 13'-0" WEST 13'-0" LEVEL 5 EAST 16'-0" WEST 16'-0" LEVEL 6 EAST 20'-8" WEST 20'-8" LEVEL 7 EAST 20'-8" WEST 20'-8" LEVEL 8 EAST 20'-8" WEST 20'-8" LEVEL 9 EAST 20'-0" WEST 20'-0"
D) REAR YARD SETBACK	20 FEET	23'-0"
E) FLEX SETBACKS EAST + WEST SIDES NORTH SIDE SOUTH SIDE	1/3 OF MAX. ALLOWABLE BUILDING WIDTH = 25.00 FEET 1/3 OF MAX. ALLOWABLE BUILDING LENGTH = 36.67 FEET 1/3 OF MAX. ALLOWABLE BUILDING LENGTH = 43.75 FEET	10'-0" 10'-0" 10'-0"

3

AREA BREAKDOWN

LEVEL	TOTAL AREA	SELLABLE AREA
LEVEL 1 (PARKING GARAGE)	6,783 SF	
LEVEL 2	7,296 SF	3,386 SF
LEVEL 3	7,823 SF	6.553 SF
LEVEL 4	7,770 SF	6,598 SF
LEVEL 5	7,142 SF	5,984 SF
LEVEL 6	4,656 SF	3,972 SF
LEVEL 7	6,389 SF	5,167 SF
LEVEL 8	6,389 SF	5,167 SF
LEVEL 9 (ROOF DECK)	6,837 SF	311 SF
GRAND TOTAL	73,441SF	37,138 SF

4

PARKING REQUIREMENTS

	AREA / UNIT	PARKING RATE	REQUIRED	PROPOSED
-RESIDENTIAL	9 UNITS	2 P.S. x UNIT	18 P.S.	18 P.S.
	VISITOR	0 P.S. PER ZONING CODE SEC 23-24 (c)(3).		
TOTAL PARKING			18 P.S.	18 P.S.

PARKING PER FLOORS		TOTAL OF PARKING
LEVEL 1	17 STANDARD P.S. + 1 ACCESSIBLE P.S. = 18 P.S.	18 P.S.

5

OF UNIT BREAKDOWN

LEVELS	UNITS PER FLOOR	SUBTOTAL UNITS	TOTAL UNITS PROPOSED
2	1 RESIDENTIAL UNITS	1 UNITS	9 UNITS
3-5	2 RESIDENTIAL UNITS	2 UNITS x 3 LEVELS = 6 UNITS	
6	PART OF THE UNIT BELOW (LVL 5)	-	
7-8	1	1 UNITS x 2 LEVELS = 2 UNITS	
		TOTAL UNITS = 9 UNITS	

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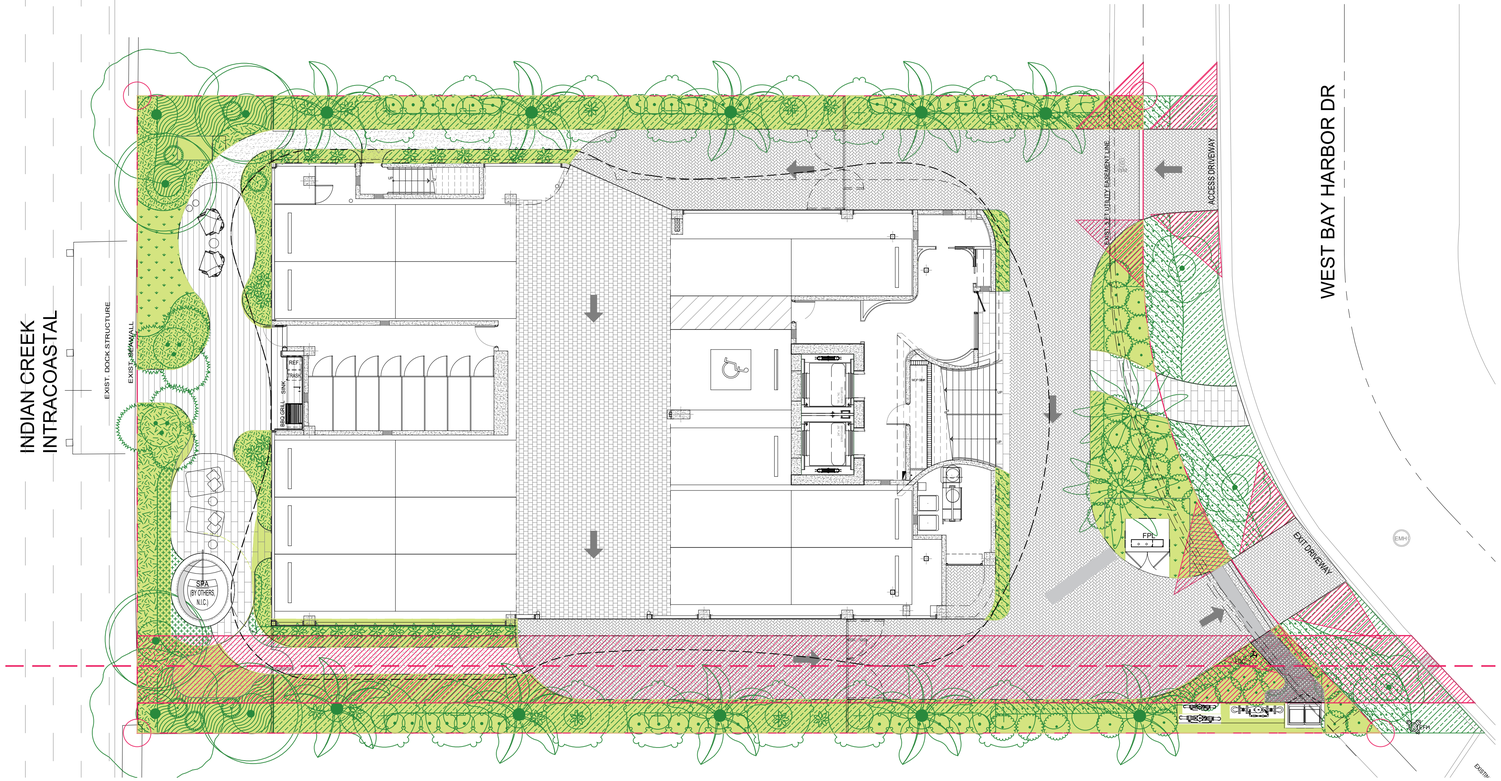
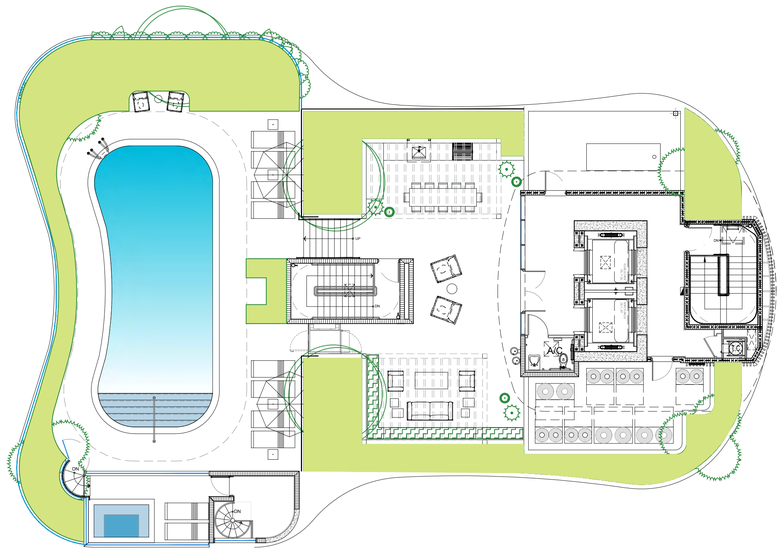


LOT AREA	OPEN SPACE 20% MIN. BY CODE			
	MINIMUM	PROPOSED	%	COLOR
15,047 SF.	3,009 SF.	3,009 SF.	20%	

1 GROUND FLOOR - OPEN SPACE

SCALE: 3/32" = 1'-0"



ROOF AREA	ROOF LANSCAPED 15% MIN.			
	MINIMUM	PROPOSED	%	COLOR
6,837 SF.	1,025 SF.	1,025 SF.	15%	

2 ROOF DECK - OPEN SPACE

SCALE: 3/32" = 1'-0"

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NEW YORK, NY 10016

LANDSCAPE DESIGN:
Name: ENEA
Address: 7500 NE 4TH COURT, SUITE 104
MIAMI, FL 33138
Tel: 305.576.6702

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 786.518.2008
Email: wlugo@oceanengineeringinc.com

MEP ENGINEER:
Name: H. VIDAL & ASOCIATES, INC
Address: 241 NW S. RIVER DR.
MIAMI, FL 33128
Tel: 305.571.1860

ARCHITECT:
Name: KOBI KARP ARCHITECTURE AND INTERIOR DESIGN, INC.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

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Lic. # AR0012578

K O B I
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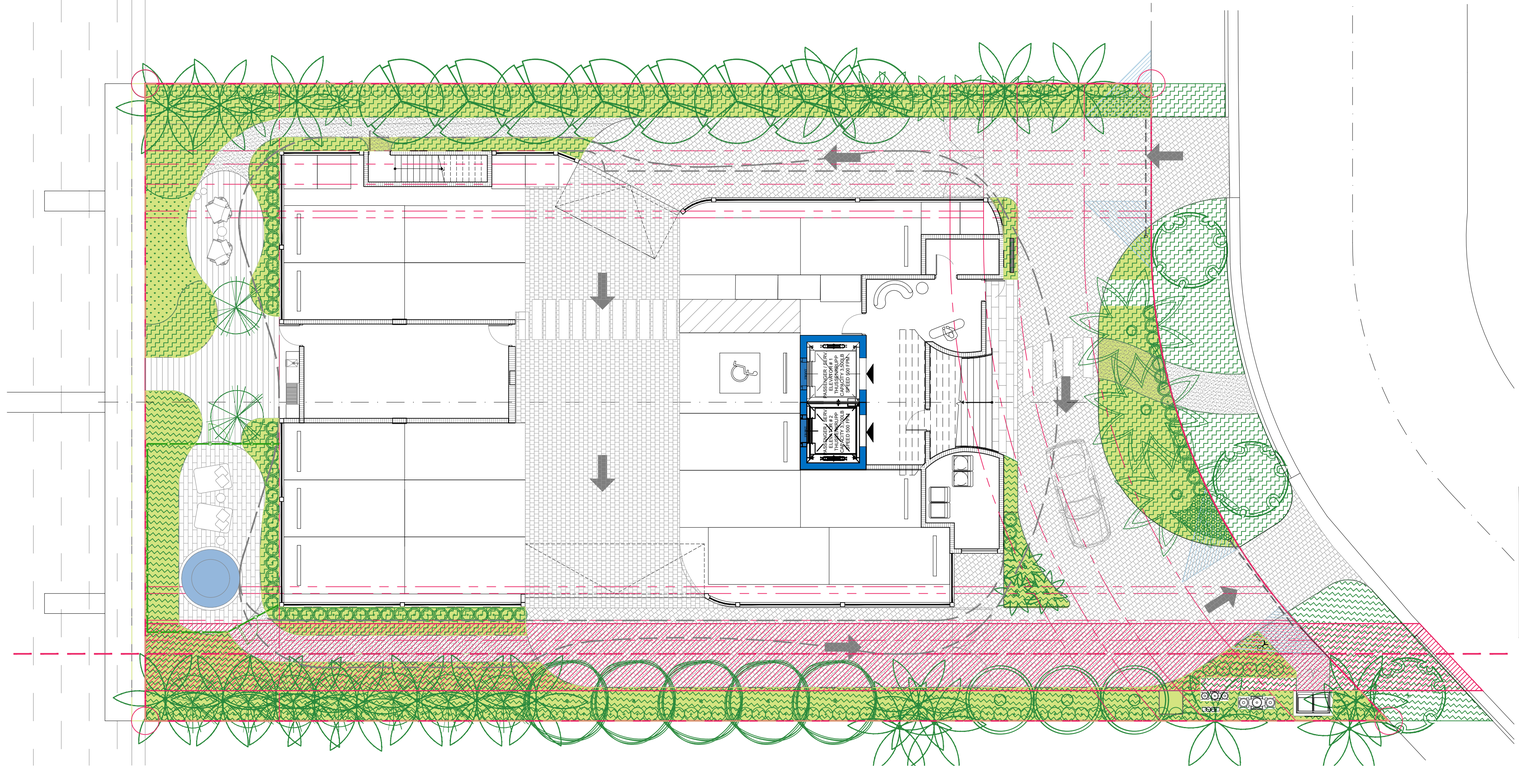
OPEN AREA CALCULATION

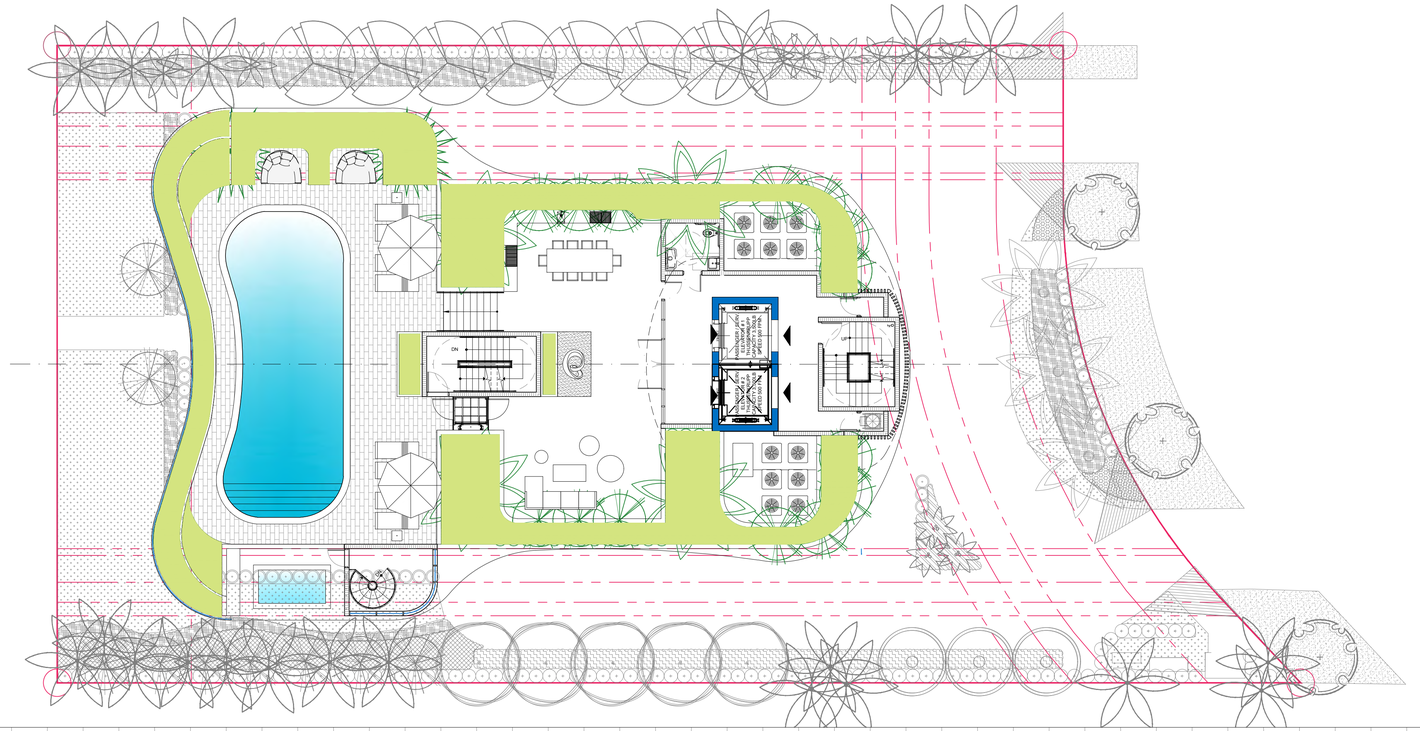
Date	02-23-2023	Sheet No.
Scale		A1.01
Project	2234	



LOT AREA	OPEN SPACE 20% MIN. BY CODE			
	MINIMUM	PROPOSED	%	COLOR
15,047 SF.	3,009 SF.	3,469 SF.	23.05%	

1 GROUND FLOOR - OPEN SPACE

SCALE: 3/32" = 1'-0"



ROOF AREA	ROOF LANSCAPED 15% MIN.			
	MINIMUM	PROPOSED	%	COLOR
6,837 SF.	1,025 SF.	1,524 SF.	22.2%	

2 ROOF DECK - OPEN SPACE

SCALE: 3/32" = 1'-0"

VOID

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ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE

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BAY HARBOR ISLANDS, FL 33154

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Tel:
Email: info@landauproperties.com

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Date	02-23-2023	Sheet No.	A1.01
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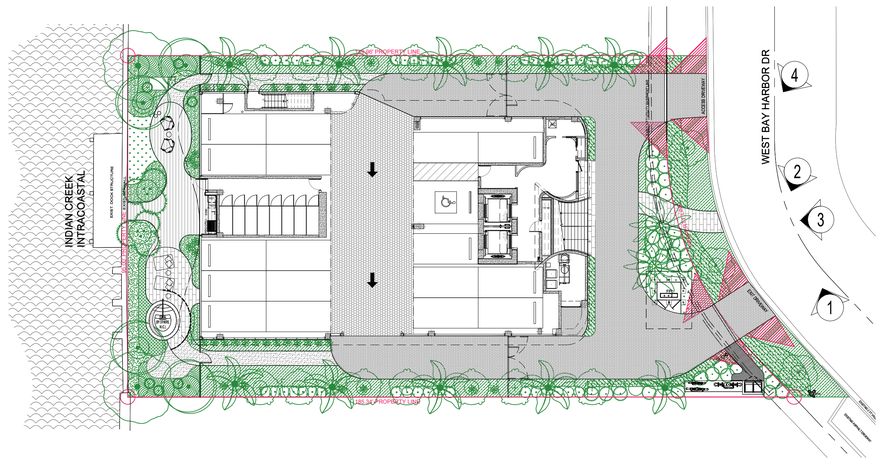
1 STREET VIEW
SCALE: N.T.S.

2 PROPERTY VIEW
SCALE: N.T.S.

3 STREET VIEW
SCALE: N.T.S.

4 STREET VIEW
SCALE: N.T.S.



5 KEY PLAN
SCALE: N.T.S.

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CONTEXT PHOTOS

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1 STREET VIEW
SCALE: N.T.S.

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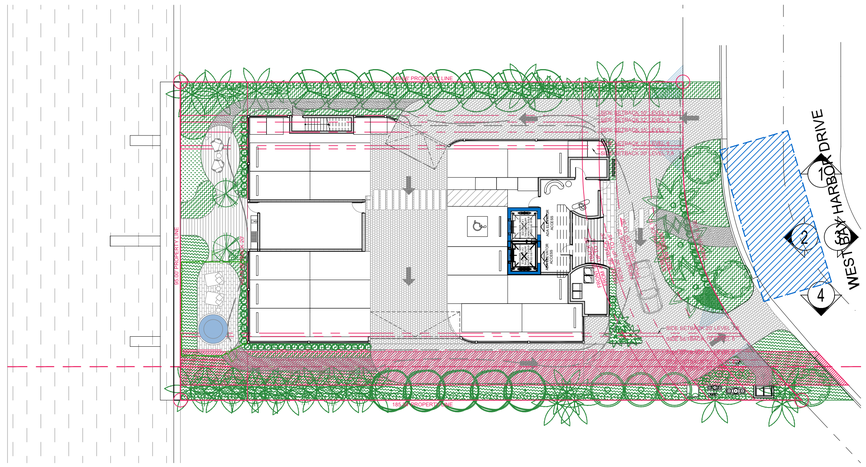
SCALE: N.T.S.

3 STREET VIEW
SCALE: N.T.S.

4 STREET VIEW
SCALE: N.T.S.



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1 RENDERING - BAY VIEW
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RENDERING BAY VIEW

Date	02-23-2023	Sheet No.	A1.05
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RENDERING BAY VIEW

Date	02-23-2023	Sheet No.	A1.05
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2 RENDERING - STREET VIEW
N.T.S

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K O B I
K A R P

RENDERING STREET VIEW

Date	02-23-2023	Sheet No.	A1.06
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2 RENDERING - STREET VIEW
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RENDERING STREET VIEW

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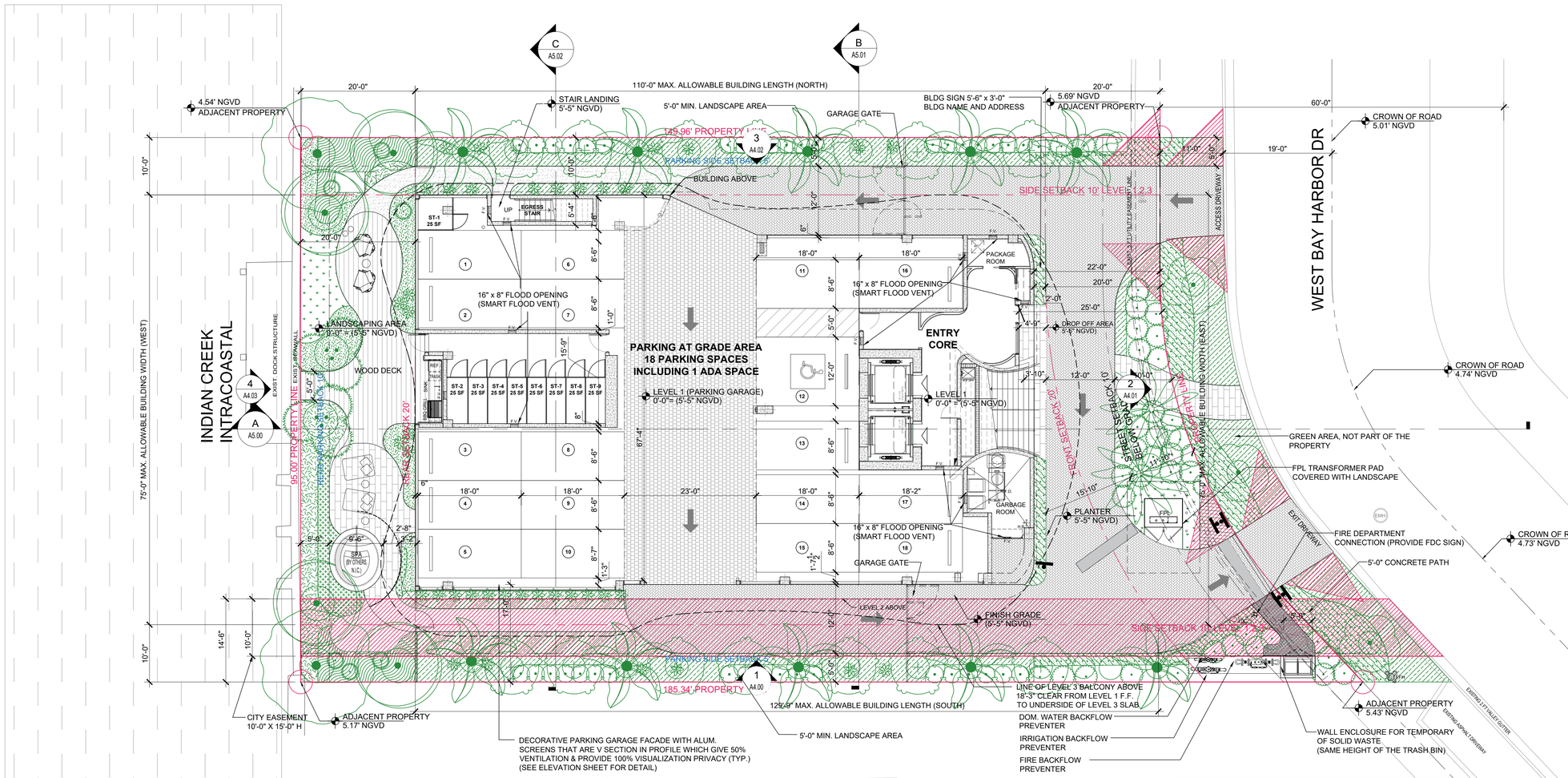

FLOOD PROOFING

1. ALL CONSTRUCTION WILL BE WET FLOODPROOFING UP TO BASE FLOOD ELEVATION (B.F.E.)+ 8'-0" +1'-0" ELEVATION (DESIGN FLOOD ELEVATION +9'-0" NGVD) DESIGNED IN ACCORDANCE WITH ASCE 24, TABLE 6-1 AND TABLE 1-1 AND FBC, SECTION 1612.5

2. FLOOD PROOFING FOR STRUCTURES LOCATED OUTSIDE OF HIGH RISK FLOOD AREAS SHALL BE DESIGNED IN ACCORDANCE WITH ASCE24, TABLE 6-1 AND TABLE 1-1

3. ALL CONSTRUCTION MATERIALS AND FINISHES BELOW ELEVATION +10'-0" NGVD AND OUTSIDE THE WET FLOOD PROOFED AREA SHALL BE FLOOD DAMAGED RESISTANT IN ACCORDANCE WITH ASCE 24 TABLE 1-1 AND TABLE 5-1 FOR TYPE II CLASSIFICATION.AND FEMA TECHNICAL BULLETIN 2-2008

-AT LEVEL 1:
ENTRY CORE AREA AND GARBAGE ROOM AREA WILL REQUIRE 5 FLOOD OPENINGS IN TOTAL
-16" x 8" FLOOD OPENING (SMART FLOOD VENT)
MODEL#: 1540-510
DESCRIPTION : SMART VENT
FLOOD COVERAGE: 200 SF.
AIR VENTILATION : 51 SF.
COLOR: GRAY
-THE FLOOD OPENINGS SHALL NOT BE LESS THAN 3" IN ANY DIRECTION
-THE BOTTOM OF THE OPENING MUST BE NO HIGHER THAN 1'-0"ABOVE THE HIGHER OF THE EXTERIOR OR INTERIOR GRADE.
-ANY LOUVER, SCREENS, OR OTHER OPENING COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATERS INTO OR OUT OF THE ENCLOSED AREA.

FLOOD VENT CALCULATION

ENTRY CORE = 411 SF. REQ. 3 (SMART FLOOD VENT)
GARBAGE ROOM= 256 SF. REQ. 2 (SMART FLOOD VENT)
PACKAGE ROOM = 58 SF. REQ. 1 (SMART FLOOD VENT)
STORAGE ROOM = 470 SF. REQ. 3 (SMART FLOOD VENT

FLOOD VENT SPECIFICATION:
MATERIAL: STAINLESS STEEL
OPERATION FLOOD: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION
OPERATION AIR: AUTOMATIC LOUVERS FULLY OPEN AT 75 DEG. FULLY CLOSED AT 35 DEG. NO POWER REQUIRED.

TYPE:

FLOOD LEGEND

F.F.E (Level 1) = 0'-0" (5'-5" NGVD)
F.F.E (Level 2) = 9'-3" (14'-8" NGVD)
EQUIP. LEVEL = 9'-3" (14'-8" NGVD)
FLOOD ZONE = ZONE AE (EL 8)
B.F.E. = 8'-0" NGVD
D.F.E. = 8'-0" + 1'-0" = 9'-0" NGVD
MAX. CROWN OF ROAD = 5.01' NGVD
MAX. ADJACENT GRADE = 5.69' NGVD
MIN. ADJACENT GRADE = 5.17' NGVD
NOTE : LEGEND ABOVE MEETS MINIMUM PLAN REVIEW CRITERIA AS PER FBC 107.3.5, ASCE 24, AND FEMA.
NOTE : ALL SPACES BELOW DESIGN FLOOD ELEVATION WILL BE WET FLOODPROOFING

1 SITE PLAN
SCALE: 10'-0" = 1"

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SITE PLAN

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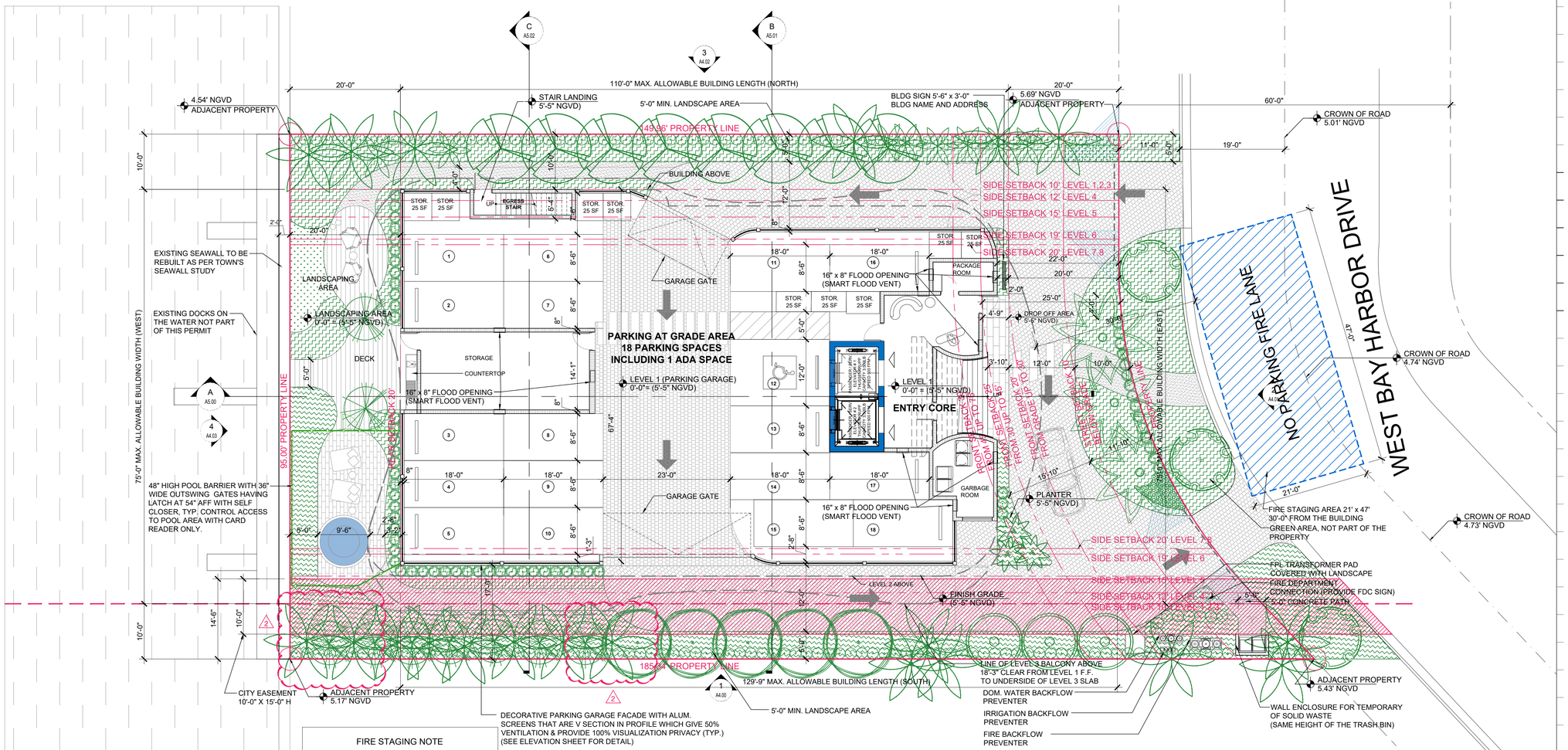
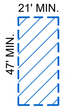


FIRE STAGING NOTE



GENERAL NOTES:

EACH FIRE DEPARTMENT SET-UP SITE SHALL HAVE A CROSS SLOPE LESS THAN 5% AND HAVE THE DRIVING AND SET UP SURFACE COMPACTED AND FINISHED OR OTHER WISE DESIGNED TO SUPPORT A MINIMUM OF 32 TONS

*FIRE ACCESS ROADS TO BE DESIGNED WITH A SURFACE SUITABLE FOR ALL-WEATHER DRIVING CAPABILITIES

*F.C.R. = FIRE COMMAND ROOM

LANDSCAPE NOTE: TREES TO BE LIMITED TO SPECIES THAT DO NOT EXCEED 15' IN HEIGHT FOR LADDER APPARATUS CLEARANCE

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-ANY LOUVER, SCREENS, OR OTHER OPENING COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATERS INTO OR OUT OF THE ENCLOSED AREA.

FLOOD VENT CALCULATION

ENTRY CORE = 411 SF. REQ. 3 (SMART FLOOD VENT)
GARBAGE ROOM= 256 SF. REQ. 2 (SMART FLOOD VENT)
PACKAGE ROOM = 58 SF. REQ. 1 (SMART FLOOD VENT)
STORAGE ROOM = 470 SF. REQ. 3 (SMART FLOOD VENT)

FLOOD VENT SPECIFICATION:
MATERIAL: STAINLESS STEEL
OPERATION FLOOD: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION
OPERATION AIR: AUTOMATIC LOUVERS FULLY OPEN AT 75 DEG. FULLY CLOSED AT 35 DEG. NO POWER REQUIRED.

TYPE:

FLOOD LEGEND

F.F.E (Level 1) = 0'-0" (5'-5" NGVD)
F.F.E (Level 2) = 9'-3" (14'-8" NGVD)
EQUIP. LEVEL = 9'-3" (14'-8" NGVD)
FLOOD ZONE = ZONE AE (EL 8)
B.F.E. = 8'-0" NGVD
D.F.E. = 8'-0" + 1'-0" = 9'-0" NGVD
MAX. CROWN OF ROAD = 5.01' NGVD
MAX. ADJACENT GRADE = 5.69' NGVD
MIN. ADJACENT GRADE = 5.17' NGVD
NOTE : LEGEND ABOVE MEETS MINIMUM PLAN REVIEW CRITERIA AS PER FBC 107.3.5, ASCE 24, AND FEMA.
NOTE : ALL SPACES BELOW DESIGN FLOOD ELEVATION WILL BE WET FLOODPROOFING

1 SITE PLAN
SCALE: 10'–0" = 1"

VOID

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1 DRC COMMENTS 02-09-2023		9	
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ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: LANDAU DEVELOPMENT
Address: 105 MADISON AVE, 2ND FLOOR
NY, NY 10016
Tel:
Email: info@landauproperties.com

LANDSCAPE DESIGN:
Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DR
PUNTA GORDA, FL 33983
Tel: 941.564.5016
Email: juan@ecopacheco.com

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 786.518.2008
Email: wlugo@oceanengineeringinc.com

MEP ENGINEER:
Name: FRANYIE ENGINEERS, INC
Address: 10610 NW 27th STREET
DORAL, FL 33172
Tel: 305.592.1360
Email: tonyjr@franyie.com

ARCHITECT:
Name: KOBI KARP ARCHITECTURE AND INTERIOR DESIGN, INC.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

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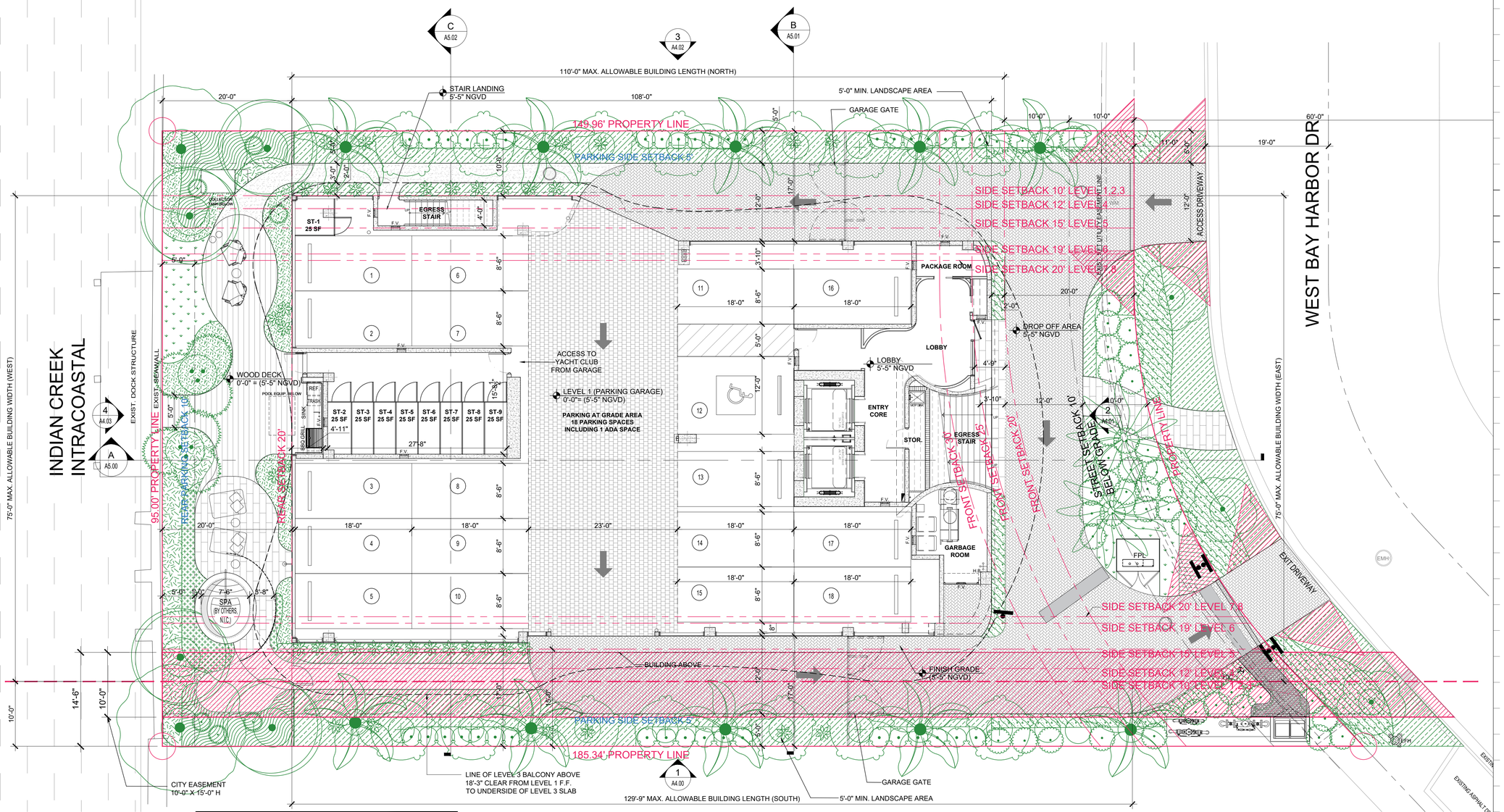
SITE PLAN

Date	02-23-2023	Sheet No.	A2.00
Scale			
Project	2234		



FLOOD LEGEND
F.F.E (Level 1) = 0'-0" (5'-5" NGVD)
F.F.E (Level 2) = 9'-3" (14'-8" NGVD)
EQUIP. LEVEL = 9'-3" (14'-8" NGVD)
FLOOD ZONE = ZONE AE (EL 8)
B.F.E. = 8'-0" NGVD
D.F.E. = 8'-0" + 1'-0" = 9'-0" NGVD
MAX. CROWN OF ROAD = 5.01' NGVD
MAX. ADJACENT GRADE = 5.69' NGVD
MIN. ADJACENT GRADE = 5.17' NGVD
NOTE : LEGEND ABOVE MEETS MINIMUM PLAN REVIEW CRITERIA AS PER FBC 107.3.5, ASCE 24, AND FEMA.
NOTE : ALL PARKING SPACES BELOW DESIGN FLOOD ELEVATION WILL BE WET PROOFING

1 FLOOR PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

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ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: LDC WBHD
Address: PROPERTY OWNER LLC
105 MADISON AVE, 2ND FLOOR
NEW YORK, NY 10016

LANDSCAPE DESIGN:
Name: ENEA
Address: 7500 NE 4TH COURT, SUITE 104
MIAMI, FL 33138
Tel: 305.576.6702

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 786.518.2008
Email: wlugo@oceanengineeringinc.com

MEP ENGINEER:
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MIAMI, FL 33128
Tel: 305.571.1860

ARCHITECT:
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Fax: 305.573.3766

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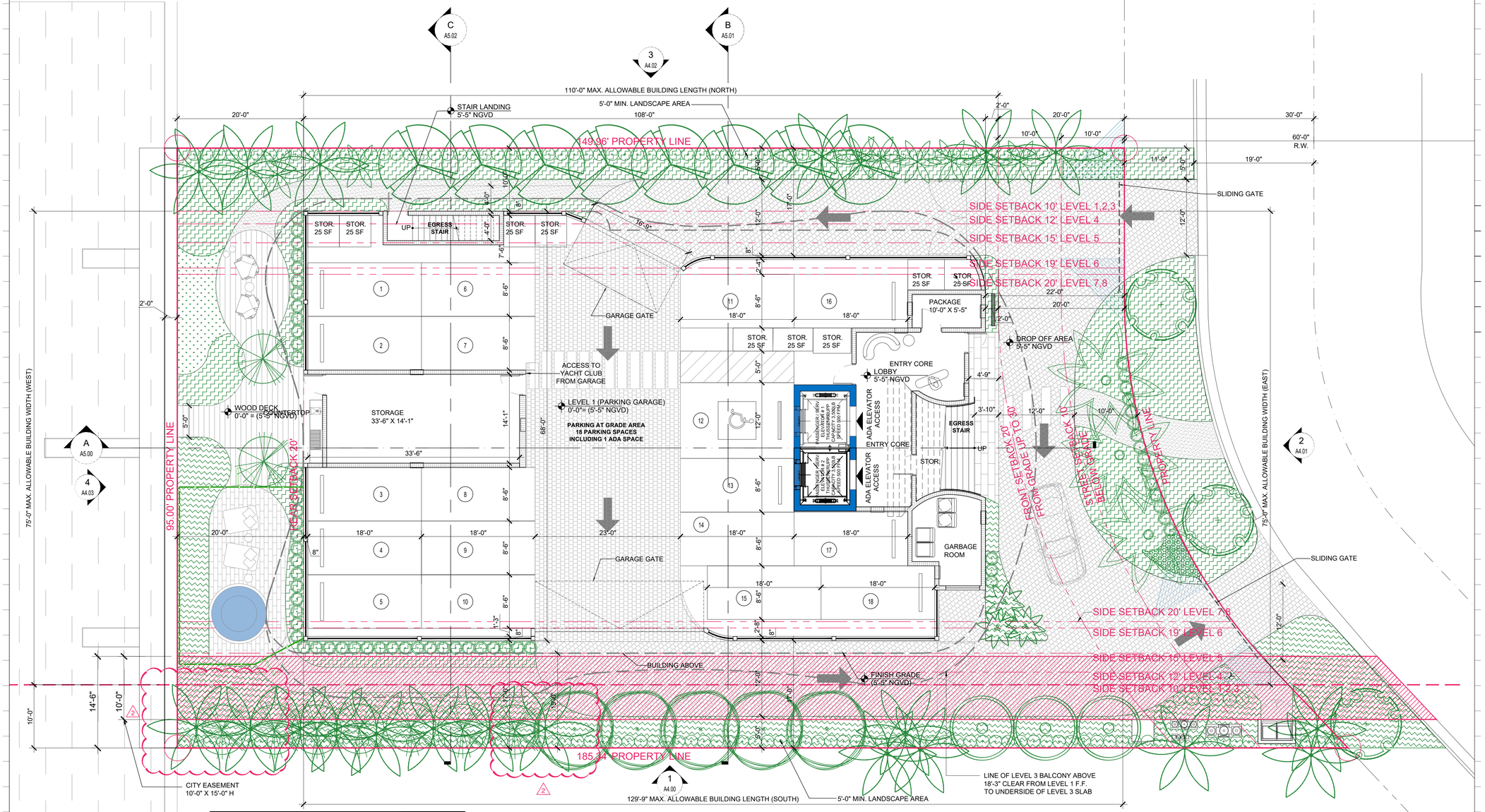
FLOOR PLAN - LEVEL 1

Date	02-23-2023	Sheet No.	A3.00
Scale			
Project	2234		



FLOOD LEGEND
F.F.E (Level 1) = 0'-0" (5'-5" NGVD)
F.F.E (Level 2) = 9'-3" (14'-8" NGVD)
EQUIP. LEVEL = 9'-3" (14'-8" NGVD)
FLOOD ZONE = ZONE AE (EL 8)
B.F.E. = 8'-0" NGVD
D.F.E. = 8'-0" + 1'-0" = 9'-0" NGVD
MAX. CROWN OF ROAD = 5.01' NGVD
MAX. ADJACENT GRADE = 5.69' NGVD
MIN. ADJACENT GRADE = 5.17' NGVD
NOTE : LEGEND ABOVE MEETS MINIMUM PLAN REVIEW CRITERIA AS PER FBC 107.3.5, ASCE 24, AND FEMA.
NOTE : ALL PARKING SPACES BELOW DESIGN FLOOD ELEVATION WILL BE WET PROOFING

VOID

1 FLOOR PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

Rev.	Date	Rev.	Date
1	DRC COMMENTS 02-09-2023	9	
2	DRC COMMENTS 03-29-2023	10	
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ZONING PHASE

100%

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9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
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Email: info@landauproperties.com

LANDSCAPE DESIGN:
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FLOOR PLAN - LEVEL 1

Date	02-23-2023	Sheet No.	A3.00
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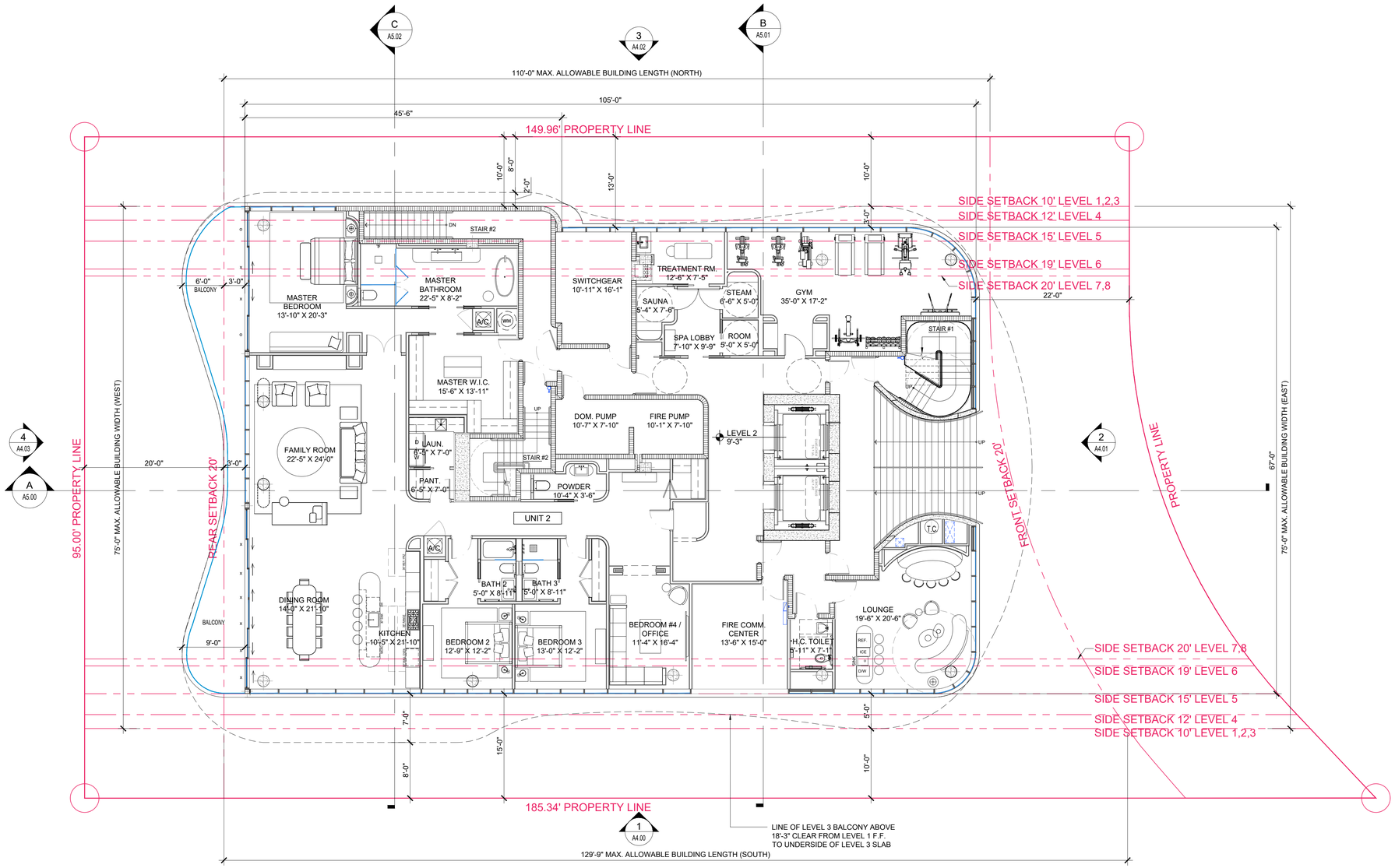
Project	2234		



1 FLOOR PLAN - LEVEL 2

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
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BAY HARBOR ISLANDS, FL 33154

OWNER:
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Address: PROPERTY OWNER LLC
105 MADISON AVE, 2ND FLOOR
NEW YORK, NY 10016

LANDSCAPE DESIGN:
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Address: 7500 NE 4TH COURT, SUITE 104
MIAMI, FL 33138
Tel: 305.576.6702

CIVIL ENGINEER:
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FLOOR PLAN - LEVEL 2

Date	02-23-2023	Sheet No.	A3.01
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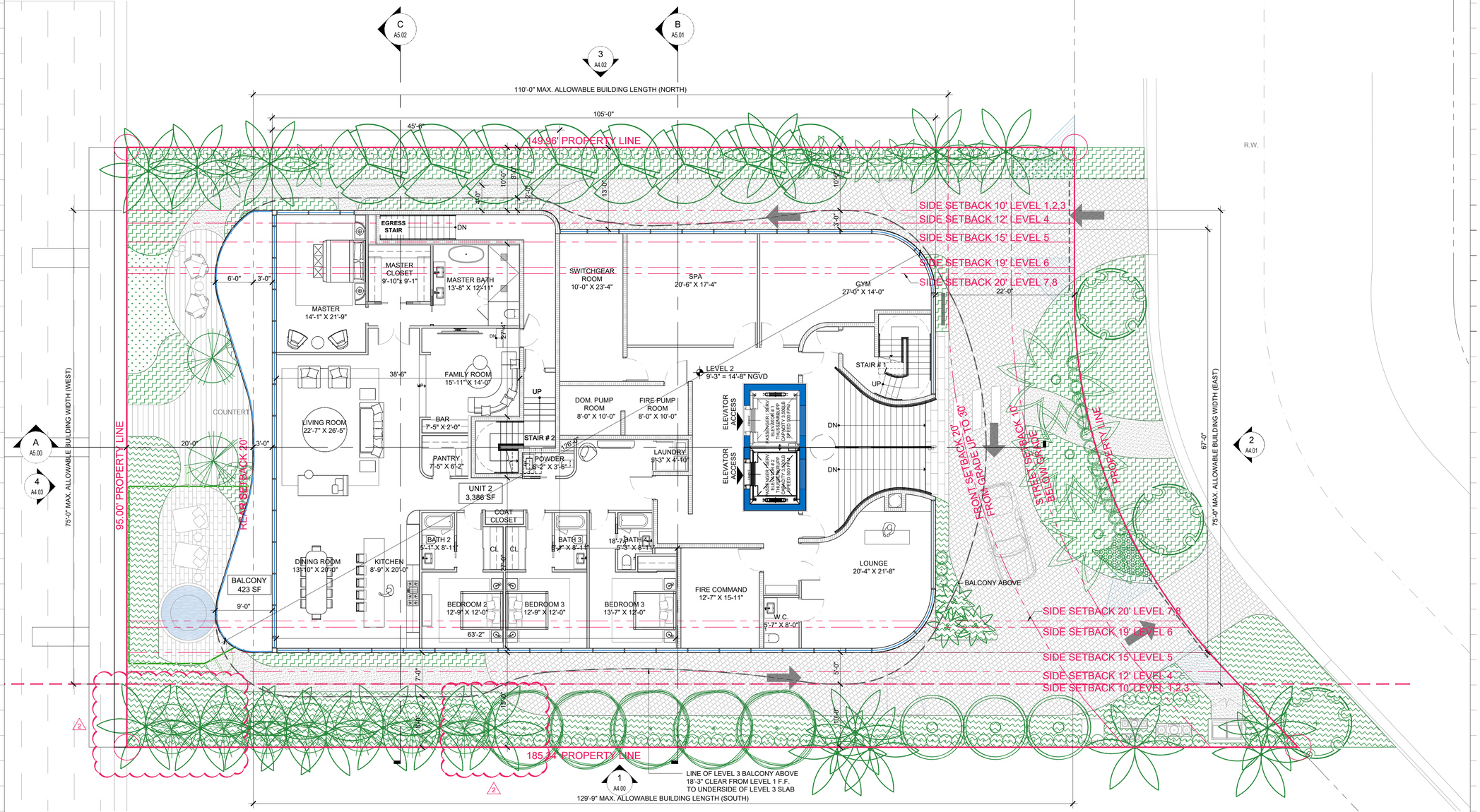

UNIT 2 (4 BEDROOMS) = 3,386 SF	
MINIMUM REQUIRED = 1,550 SF	

VOID

1 FLOOR PLAN - LEVEL 2
SCALE: 1/8" = 1'-0"

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1 DRC COMMENTS 02-09-2023		9	
2 DRC COMMENTS 03-29-2023		10	
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ZONING PHASE

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OWNER:
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105 MADISON AVE, 2ND FLOOR
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Tel:
Email: info@landauproperties.com

LANDSCAPE DESIGN:
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PUNTA GORDA, FL 33983
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MEP ENGINEER:
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FLOOR PLAN - LEVEL 2

Date	02-23-2023	Sheet No. A3.01
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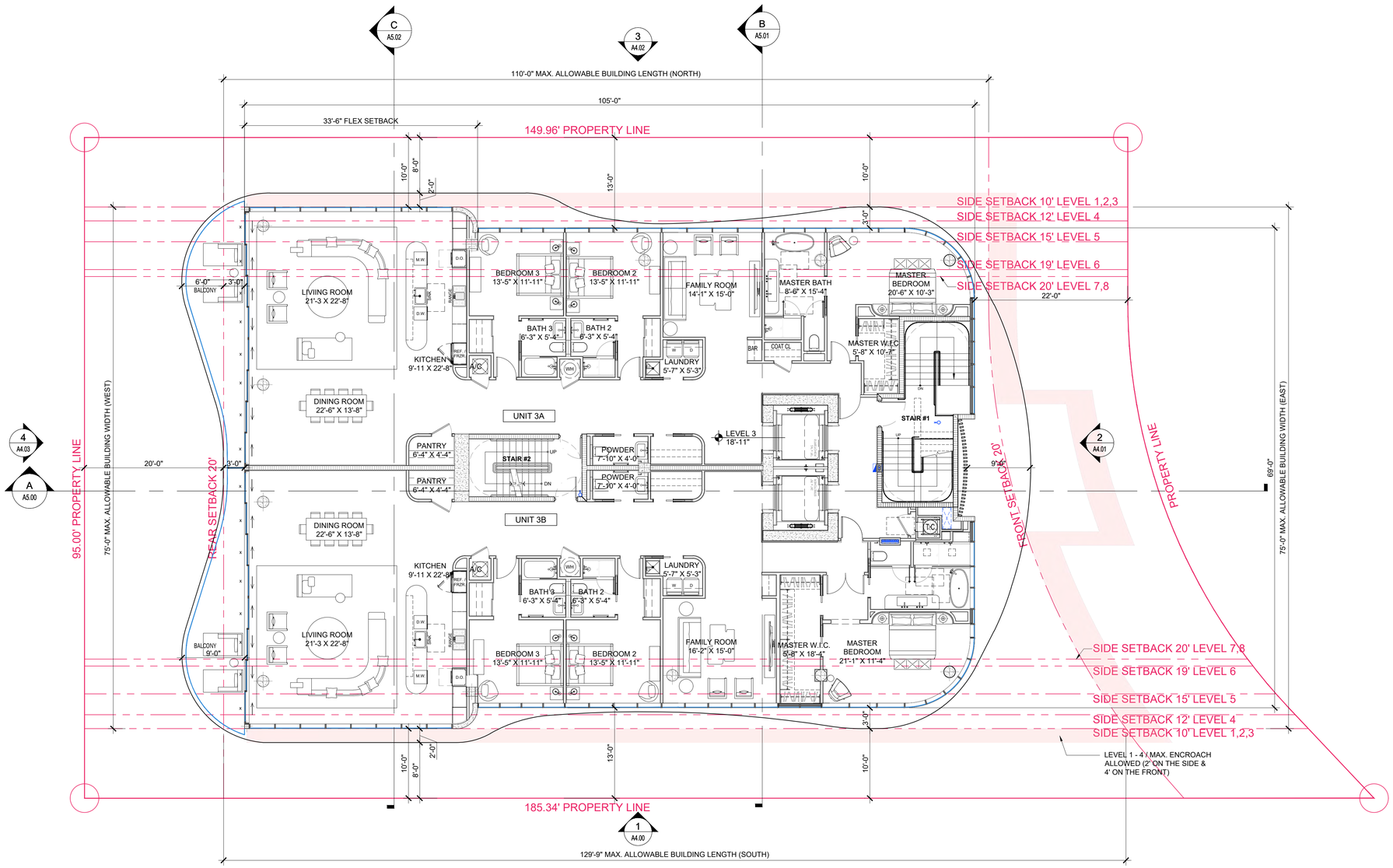

1 FLOOR PLAN - LEVEL 3

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

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9110 WEST BAY HARBOR DRIVE

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BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: LDC WBHD
Address: PROPERTY OWNER LLC
105 MADISON AVE, 2ND FLOOR
NEW YORK, NY 10016

LANDSCAPE DESIGN:
Name: ENEA
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MIAMI, FL 33138
Tel: 305.576.6702

CIVIL ENGINEER:
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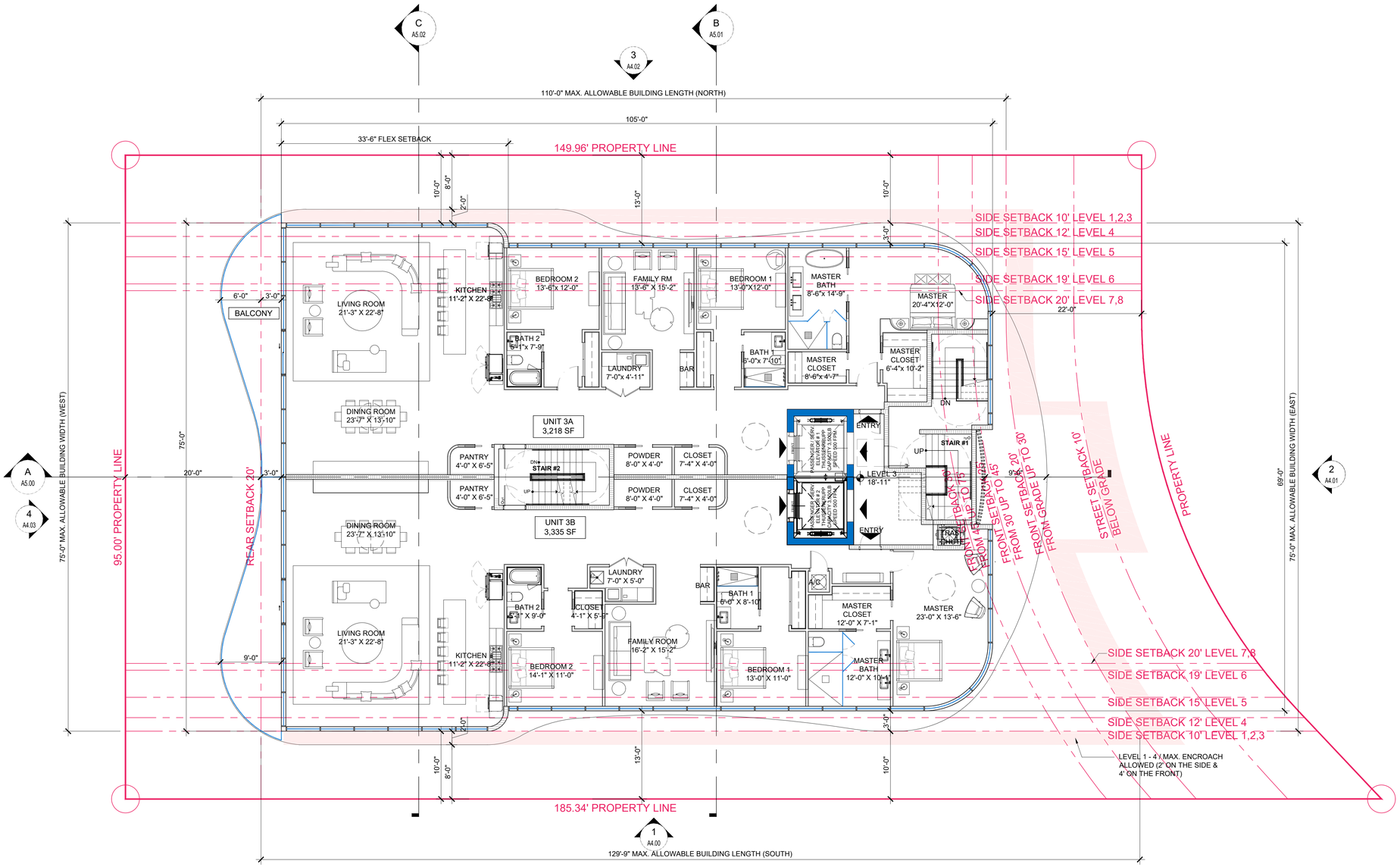
FLOOR PLAN - LEVEL 3

Date	02-23-2023	Sheet No.	A3.02
Scale			
Project	2234		



UNIT 3A (3 BEDROOMS) = 3,218 SF
MINIMUM REQUIRED = 1,350 SF

UNIT 3B (3 BEDROOMS) = 3,335 SF
MINIMUM REQUIRED = 1,350 SF

VOID

1 FLOOR PLAN - LEVEL 3
SCALE: 1/8" = 1'-0"

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1 DRB COMMENTS 02-09-2023		9	
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ZONING PHASE

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BAY HARBOR ISLANDS, FL 33154

OWNER:
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Tel:
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FLOOR PLAN - LEVEL 3

Date	02-23-2023	Sheet No.
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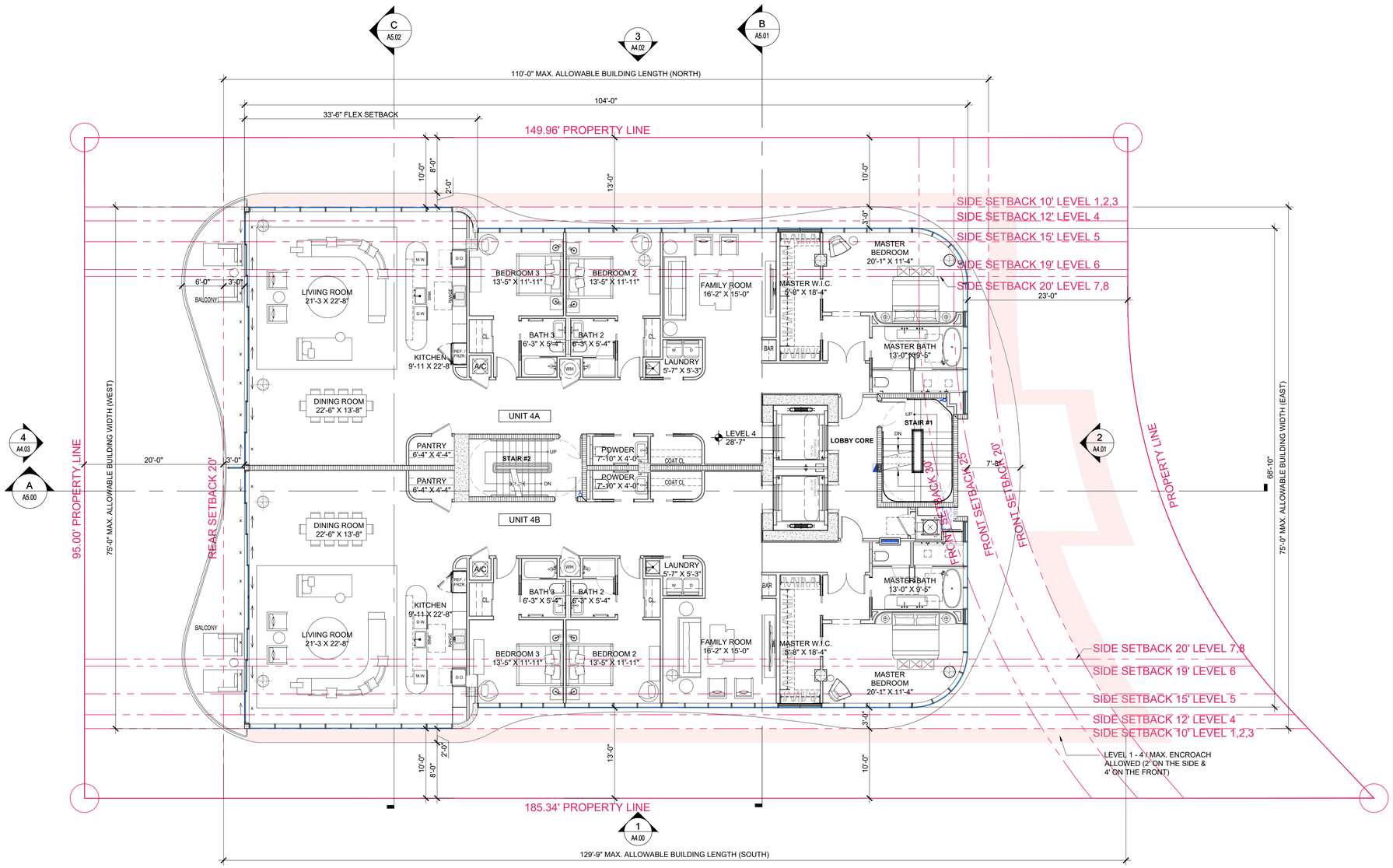
Project	2234	



Rev.	Date	Rev.	Date
1		9	
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STATE OF FLORIDA
KOBI KARP
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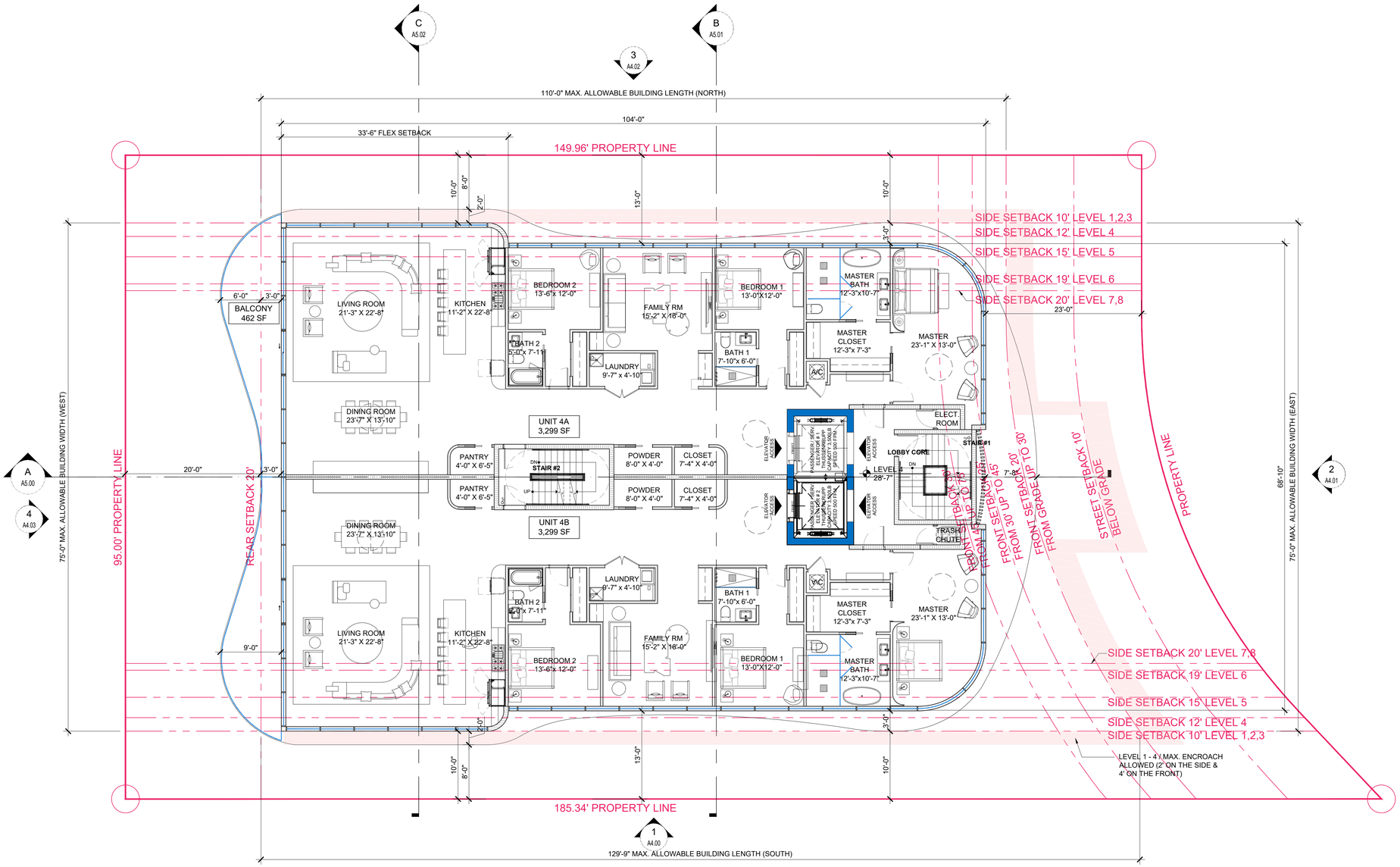
FLOOR PLAN - LEVEL 4

Date	02-23-2023	Sheet No.	A3.03
Scale			
Project	2234		

1 FLOOR PLAN - LEVEL 4
SCALE: 1/8" = 1'-0"



UNIT 4A (3 BEDROOMS) = 3,299 SF
MINIMUM REQUIRED = 1,350 SF

UNIT 4B (3 BEDROOMS) = 3,299 SF
MINIMUM REQUIRED = 1,350 SF

VOID

1 FLOOR PLAN - LEVEL 4

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

Rev.	Date	Rev.	Date
1 DRC COMMENTS 02-09-2023		9	
2		10	
3		11	
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ZONING PHASE

100%

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Tel:
Email: info@landauproperties.com

LANDSCAPE DESIGN:
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PUNTA GORDA, FL 33983
Tel: 941.564.5016
Email: juan@ecopacheco.com

CIVIL ENGINEER:
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STATE OF FLORIDA
KOBI KARP
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KOBI KARP
Lic. # AR0012578

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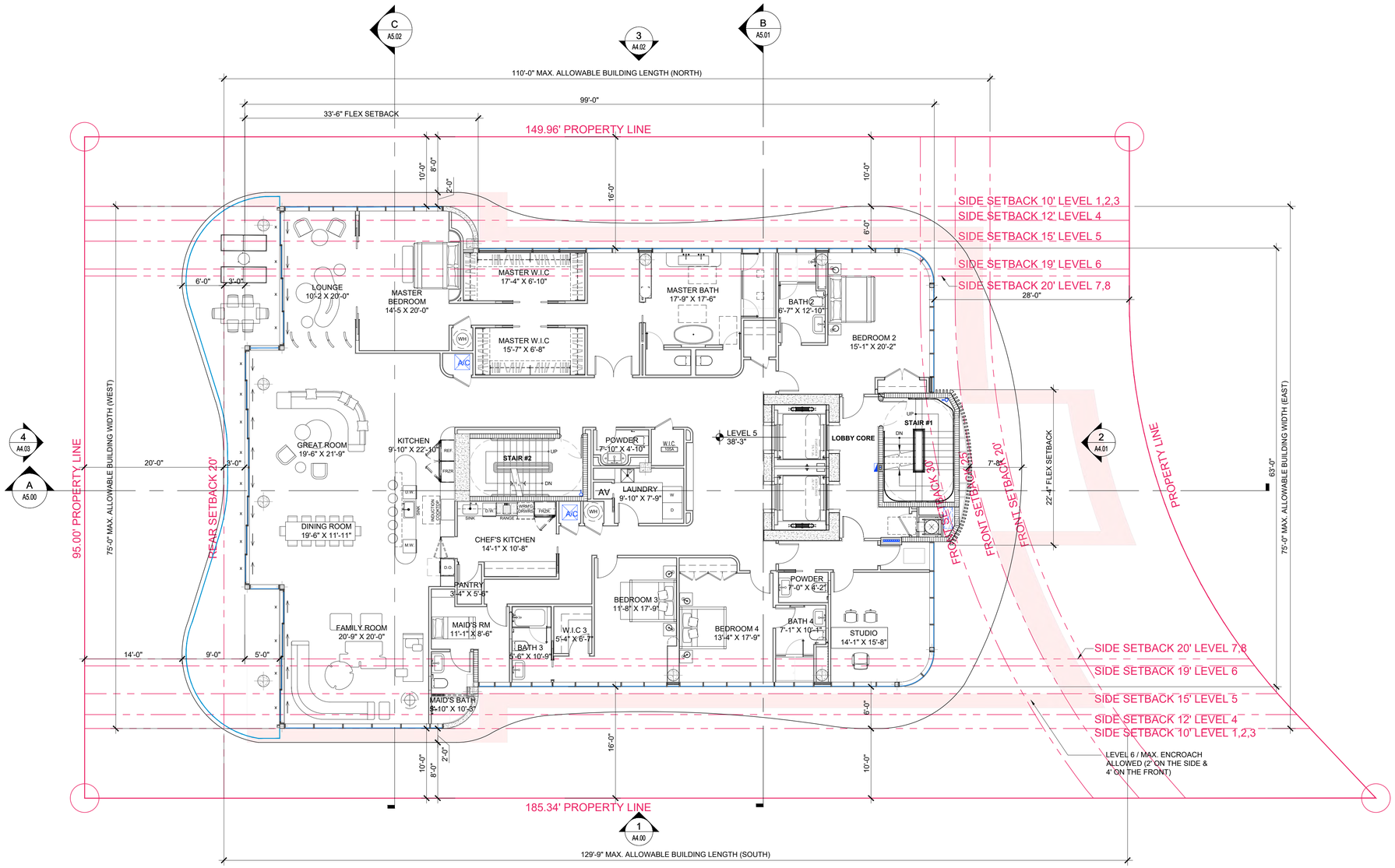
K A R P

FLOOR PLAN - LEVEL 4

Date	02-23-2023	Sheet No.
Scale		A3.03
Project	2234	



1 FLOOR PLAN - LEVEL 5

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

Rev.	Date	Rev.	Date
1		9	
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ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: LDC WBHD
Address: PROPERTY OWNER LLC
105 MADISON AVE, 2ND FLOOR
NEW YORK, NY 10016

LANDSCAPE DESIGN:
Name: ENEA
Address: 7500 NE 4TH COURT, SUITE 104
MIAMI, FL 33138
Tel: 305.576.6702

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 786.518.2008
Email: wlugo@oceanengineeringinc.com

MEP ENGINEER:
Name: H. VIDAL & ASOCIATES, INC
Address: 241 NW S. RIVER DR.
MIAMI, FL 33128
Tel: 305.571.1860

ARCHITECT:
Name: KOBI KARP ARCHITECTURE AND INTERIOR DESIGN, INC.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

STATE OF FLORIDA
KOBI KARP
AR0012578
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KOBI KARP
Lic. # AR0012578

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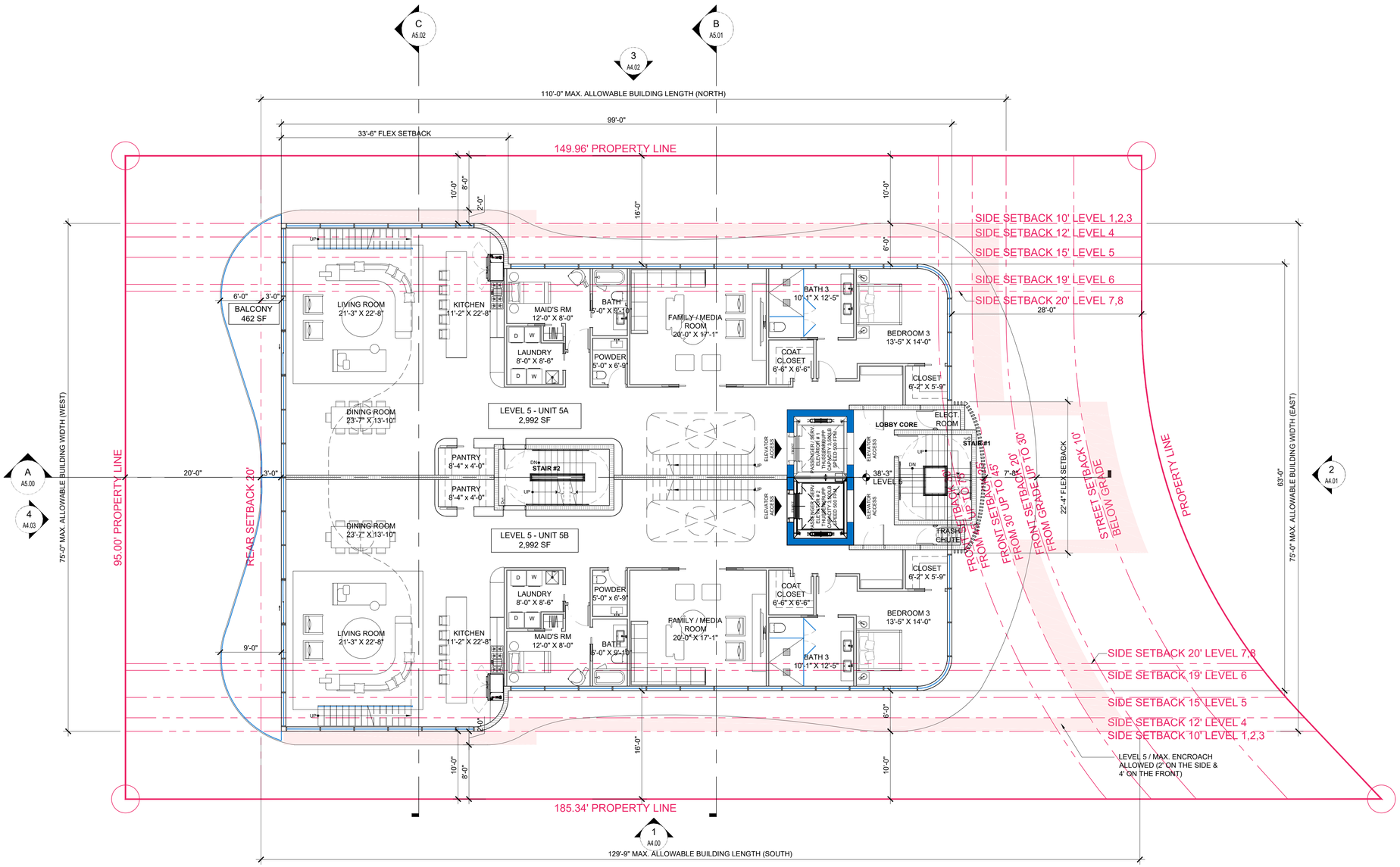
FLOOR PLAN - LEVEL 5

Date	02-23-2023	Sheet No.	A3.04
Scale			
Project	2234		



UNIT 5A - INCLUDES UNIT ABOVE (5 BEDROOMS) = 4,978 SF
MINIMUM REQUIRED = 1,750 SF

UNIT 5A - INCLUDES UNIT ABOVE (5 BEDROOMS) = 4,978 SF
MINIMUM REQUIRED = 1,750 SF

VOID

1 FLOOR PLAN - LEVEL 5
SCALE: 1/8" = 1'-0"

Rev.	Date	Rev.	Date
1 DRC COMMENTS 02-09-2023		9	
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Tel:
Email: info@landauproperties.com

LANDSCAPE DESIGN:
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PUNTA GORDA, FL 33983
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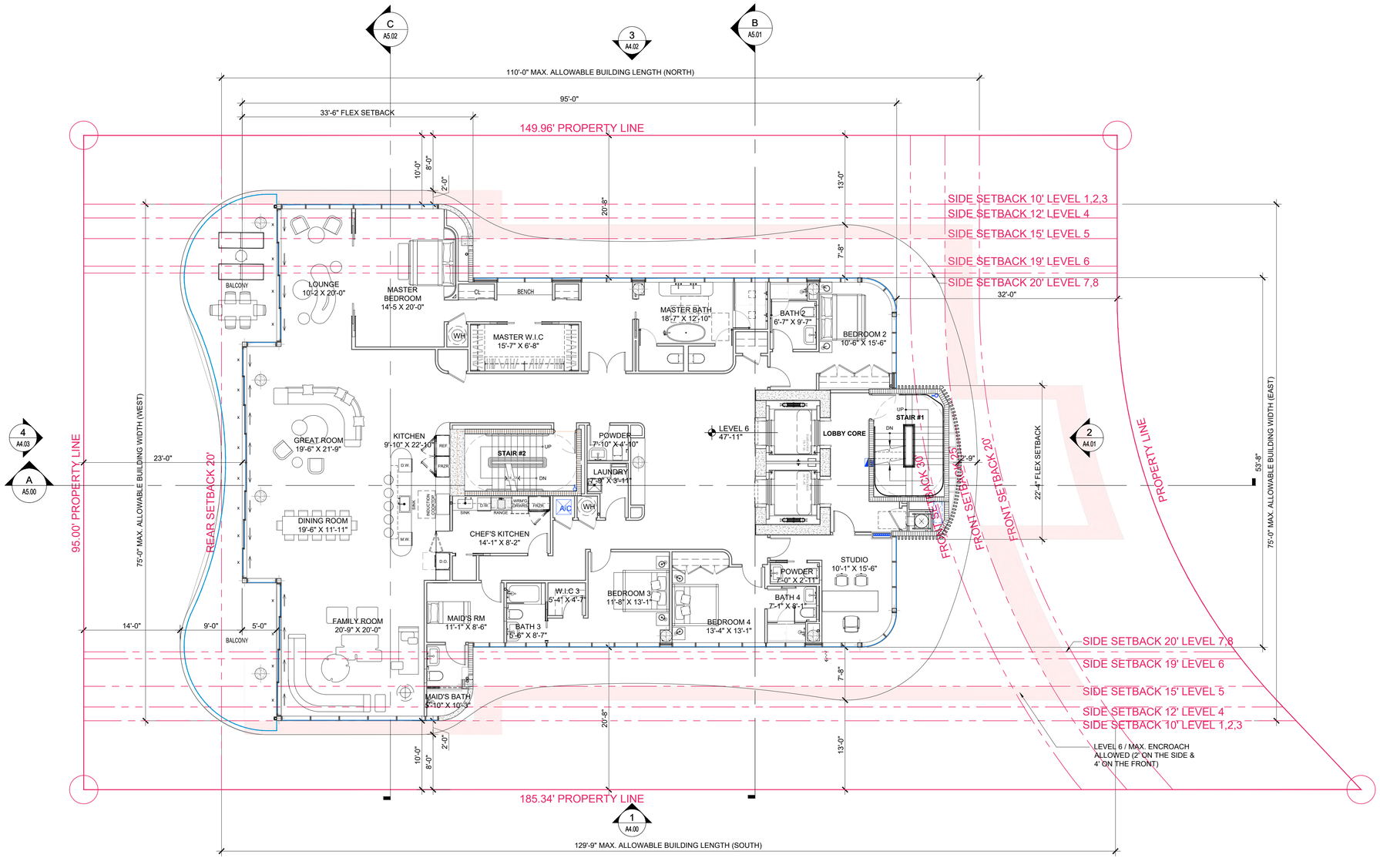
FLOOR PLAN - LEVEL 5

Date 02-23-2023	Sheet No. A3.04
Scale	
Project 2234	



1 FLOOR PLAN - LEVEL 6
SCALE: 1/8" = 1'-0"

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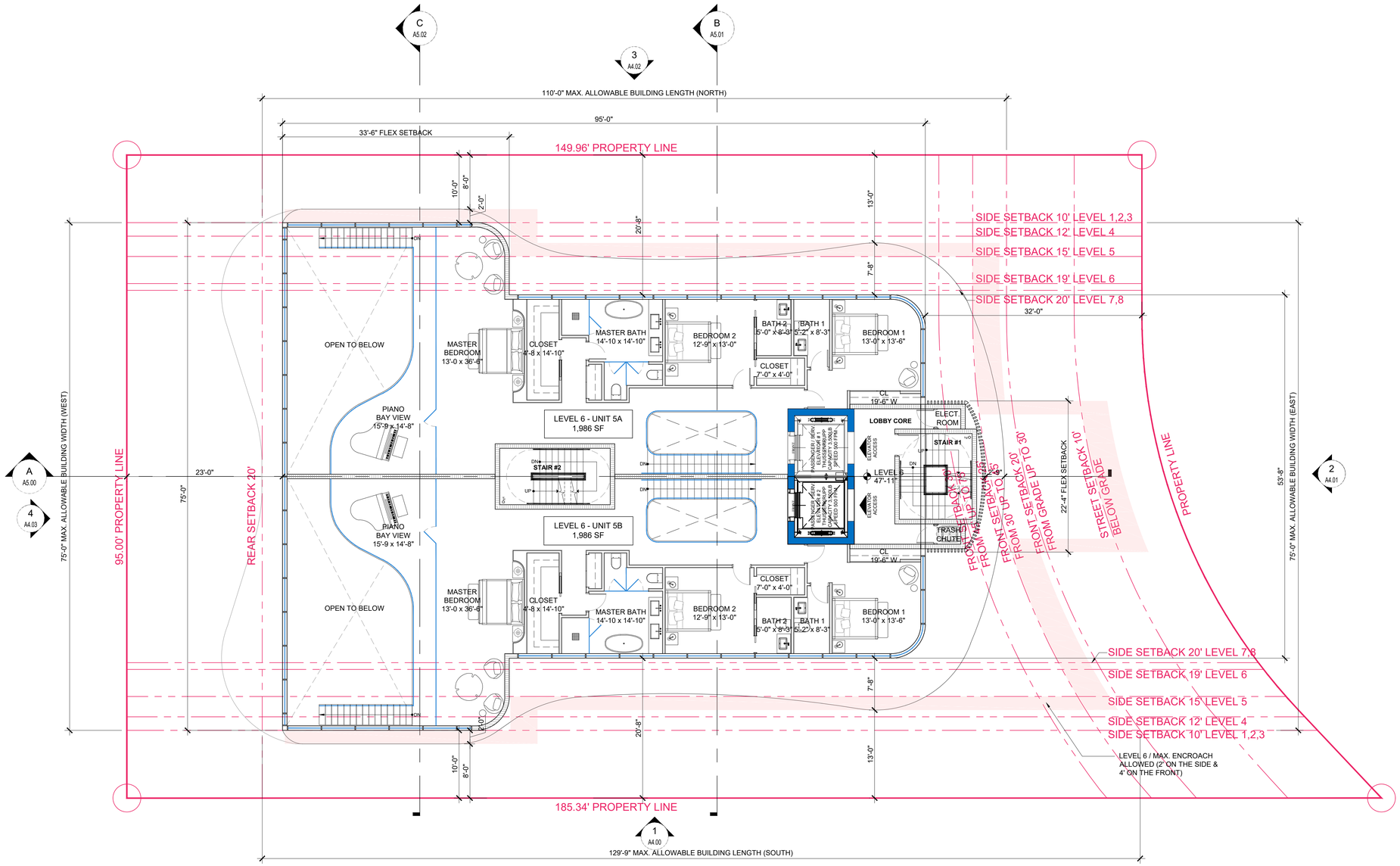
FLOOR PLAN - LEVEL 6

Date	02-23-2023	Sheet No.	A3.05
Scale			
Project	2234		



Rev.	Date	Rev.	Date
1 DRC COMMENTS 02-09-2023		9	
2		10	
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FLOOR PLAN - LEVEL 6

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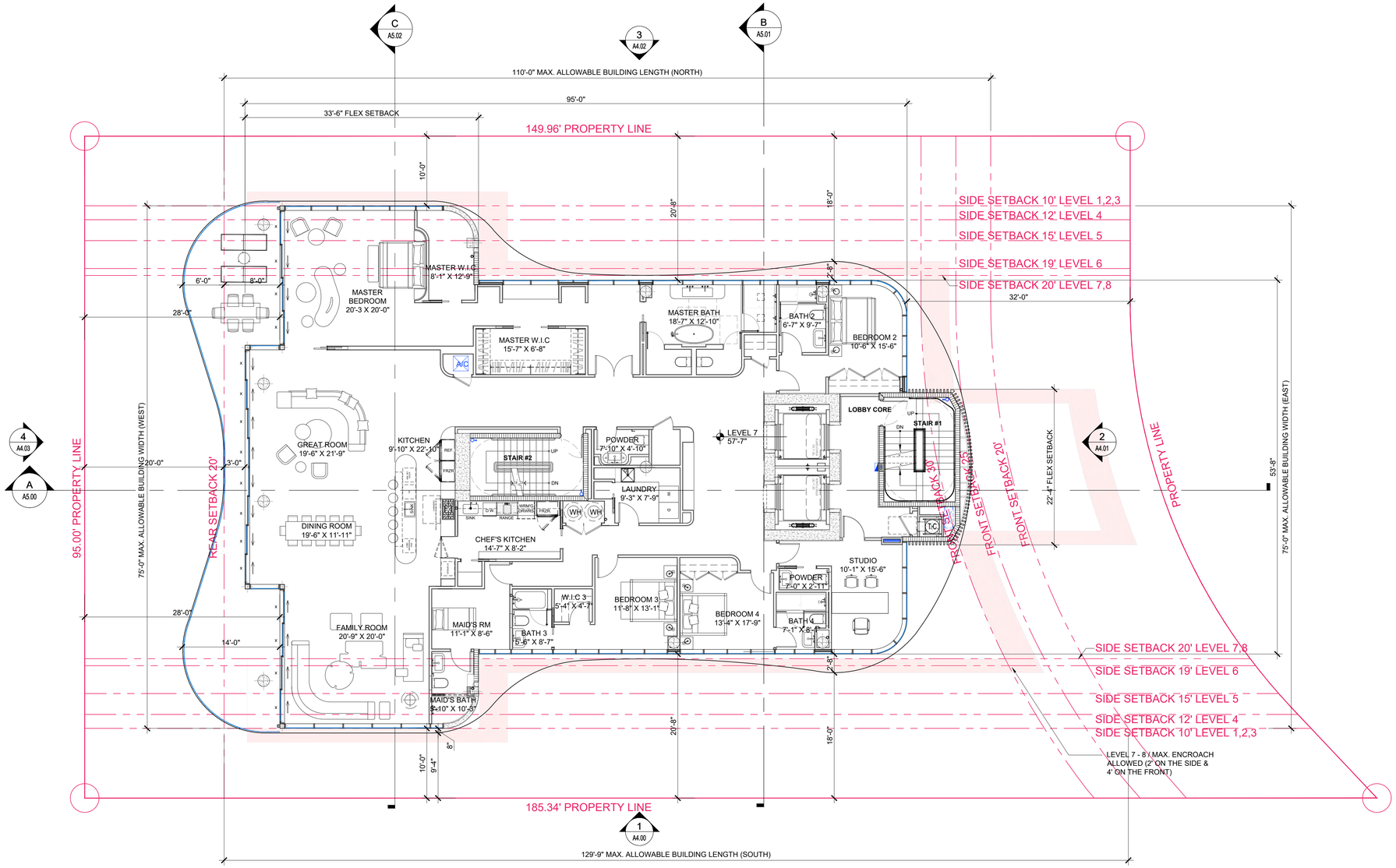
1 FLOOR PLAN - LEVEL 6
SCALE: 1/8" = 1'-0"

Date	02-23-2023	Sheet No.	A3.05
Scale			
Project	2234		



1 FLOOR PLAN - LEVEL 7

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

Rev.	Date	Rev.	Date
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FLOOR PLAN - LEVEL 7

Date	02-23-2023	Sheet No.	A3.06
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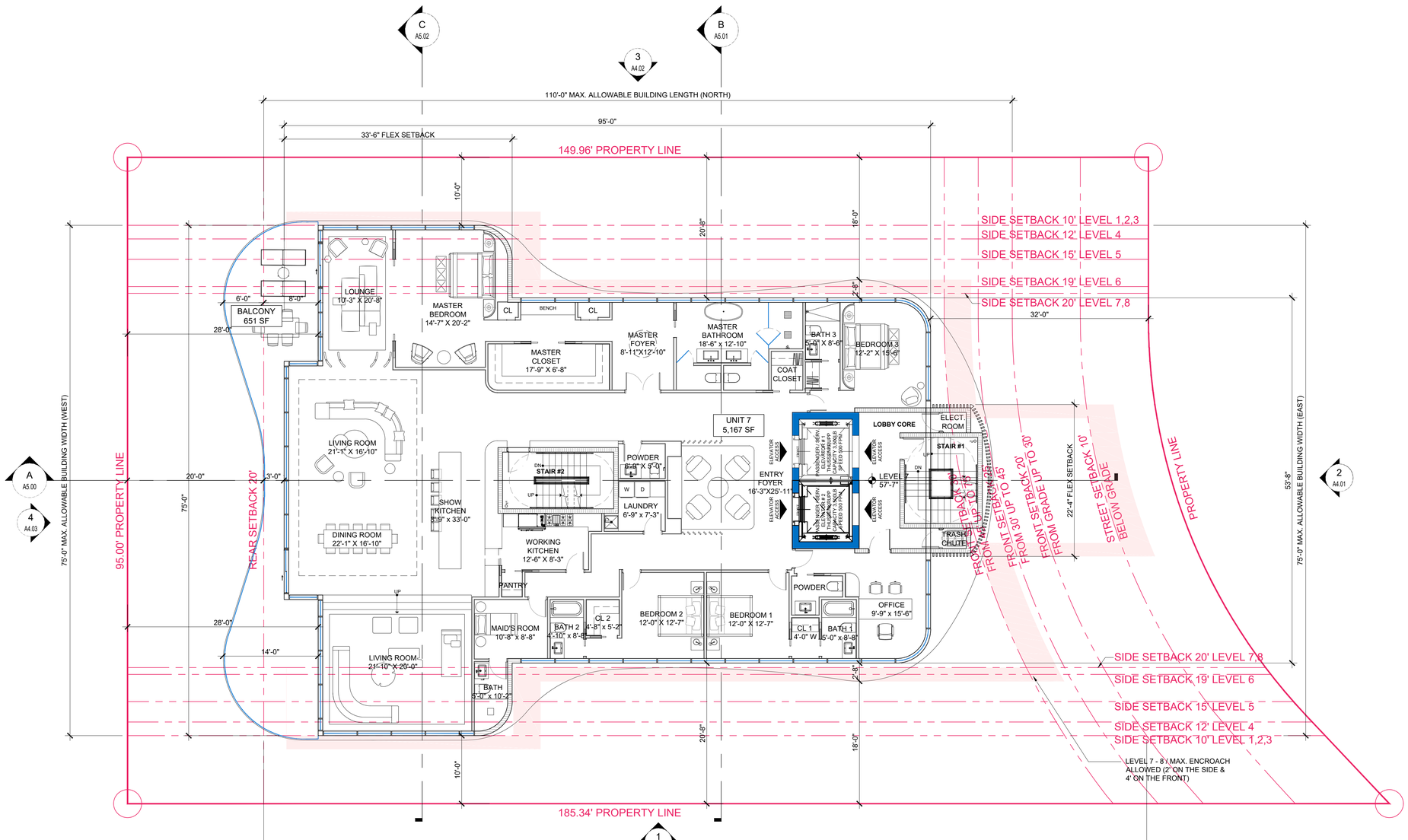
Project	2234		



UNIT 7 (5 BEDROOMS) = 5,167 SF
MINIMUM REQUIRED = 1,750 SF

VOID

1 FLOOR PLAN - LEVEL 7

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

Rev.	Date	Rev.	Date
1 DRC COMMENTS 02-09-2023		9	
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KOBI KARP
Lic. # AR0012578

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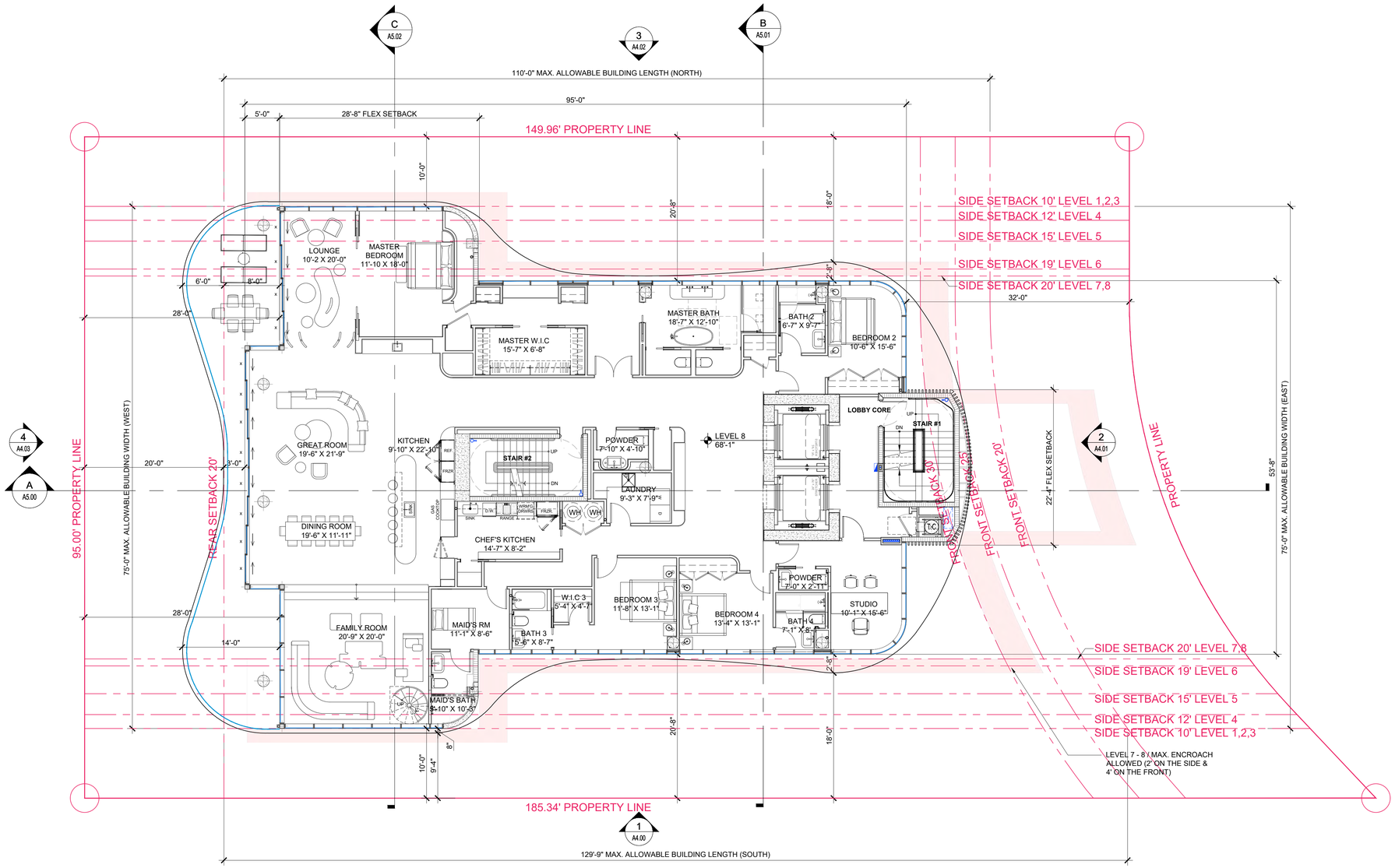
FLOOR PLAN - LEVEL 7

Date	02-23-2023
Scale	
Project	2234

Sheet No. A3.06



1 FLOOR PLAN - LEVEL 8

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

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STATE OF FLORIDA
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FLOOR PLAN - LEVEL 8

Date	02-23-2023	Sheet No.	A3.07
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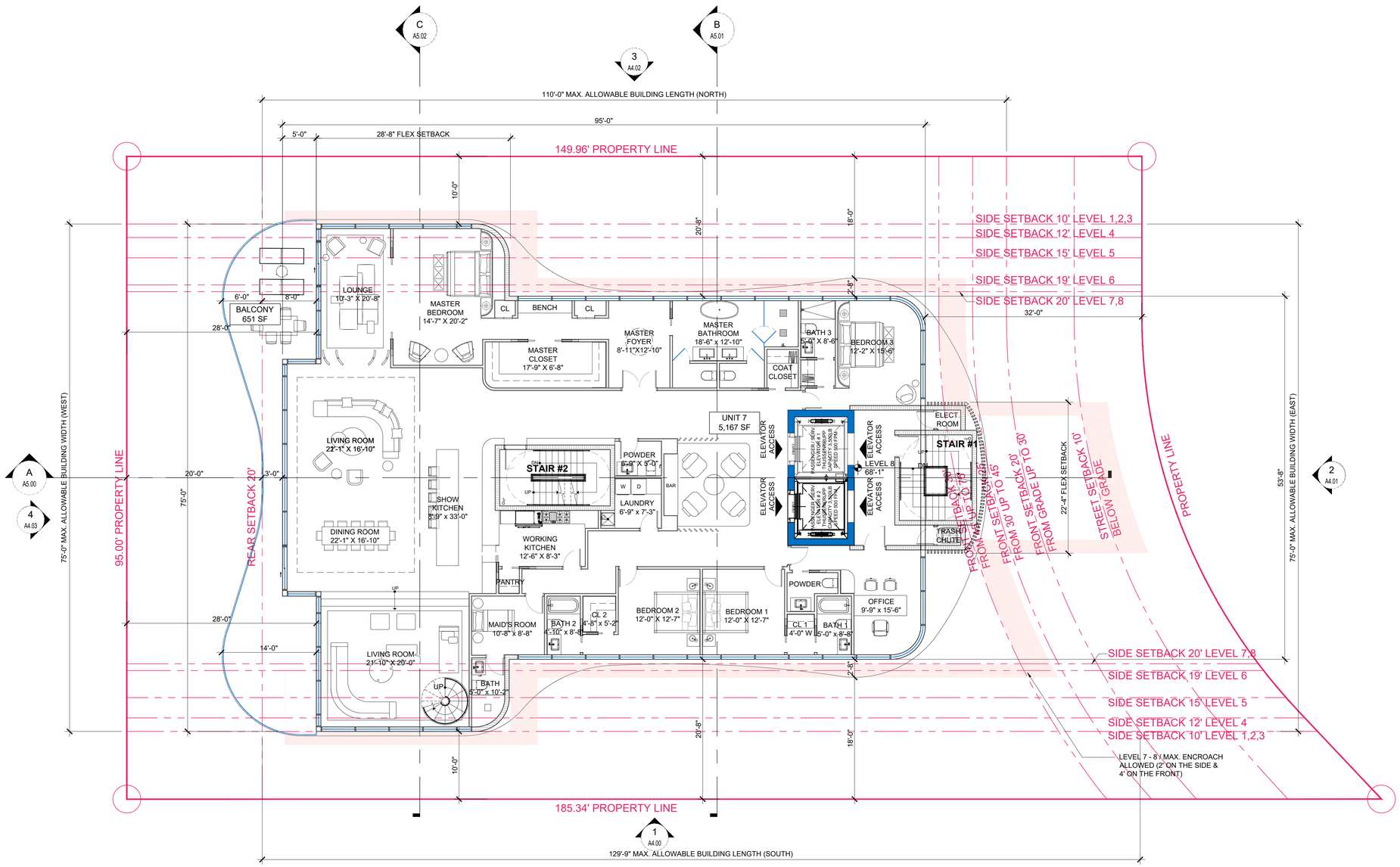
Project	2234		



UNIT 8 (5 BEDROOMS) = 5,167 SF
MINIMUM REQUIRED = 1,750 SF

VOID

1 FLOOR PLAN - LEVEL 8

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

Rev.	Date	Rev.	Date
1 DRC COMMENTS 02-09-2023		9	
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FLOOR PLAN - LEVEL 8

Date	02-23-2023	Sheet No.	A3.07
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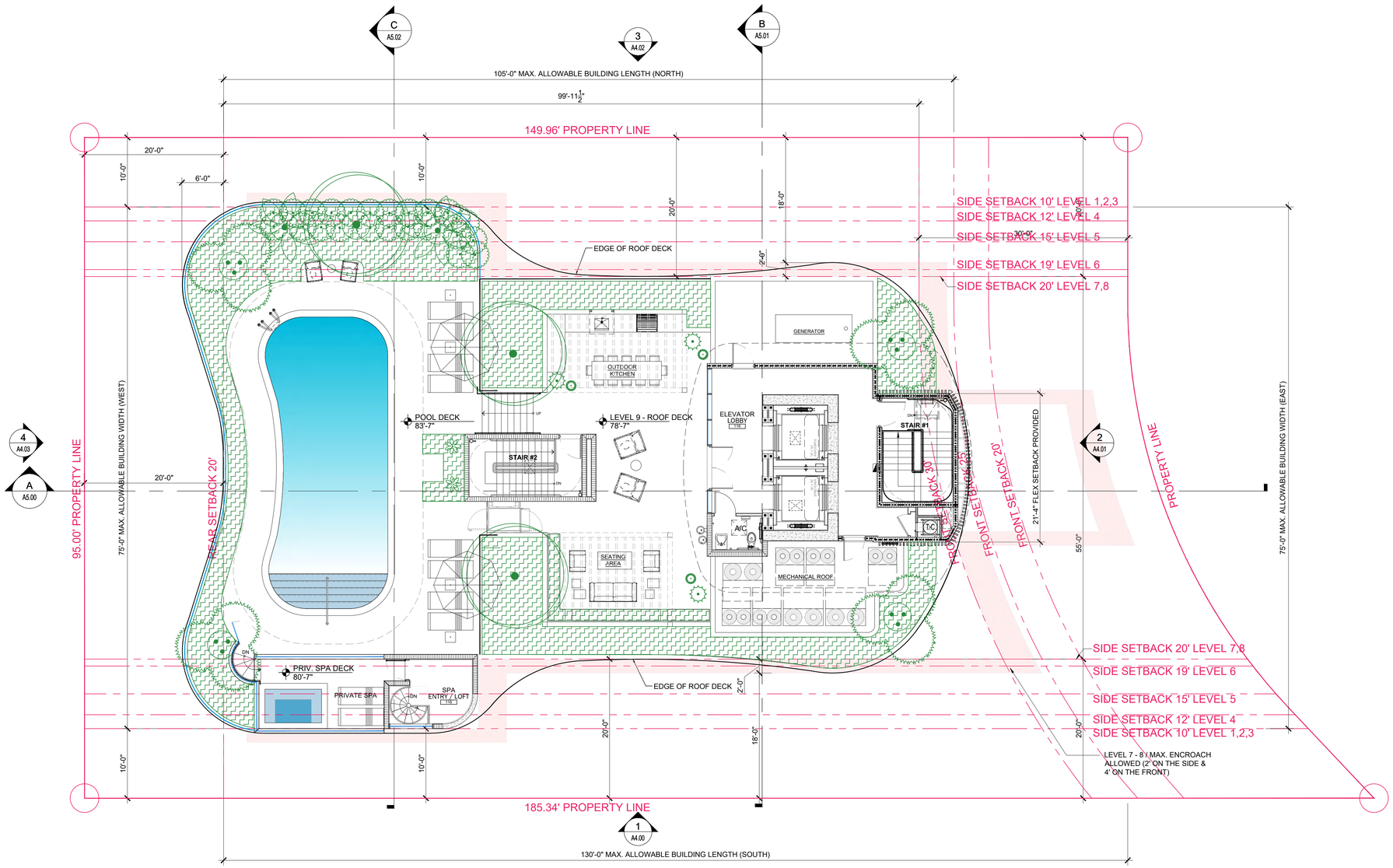
Project	2234		



1 FLOOR PLAN - LEVEL 9 ROOF DECK

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

Rev.	Date	Rev.	Date
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FLOOR PLAN - LEVEL 9

Date	02-23-2023	Sheet No.	A3.08
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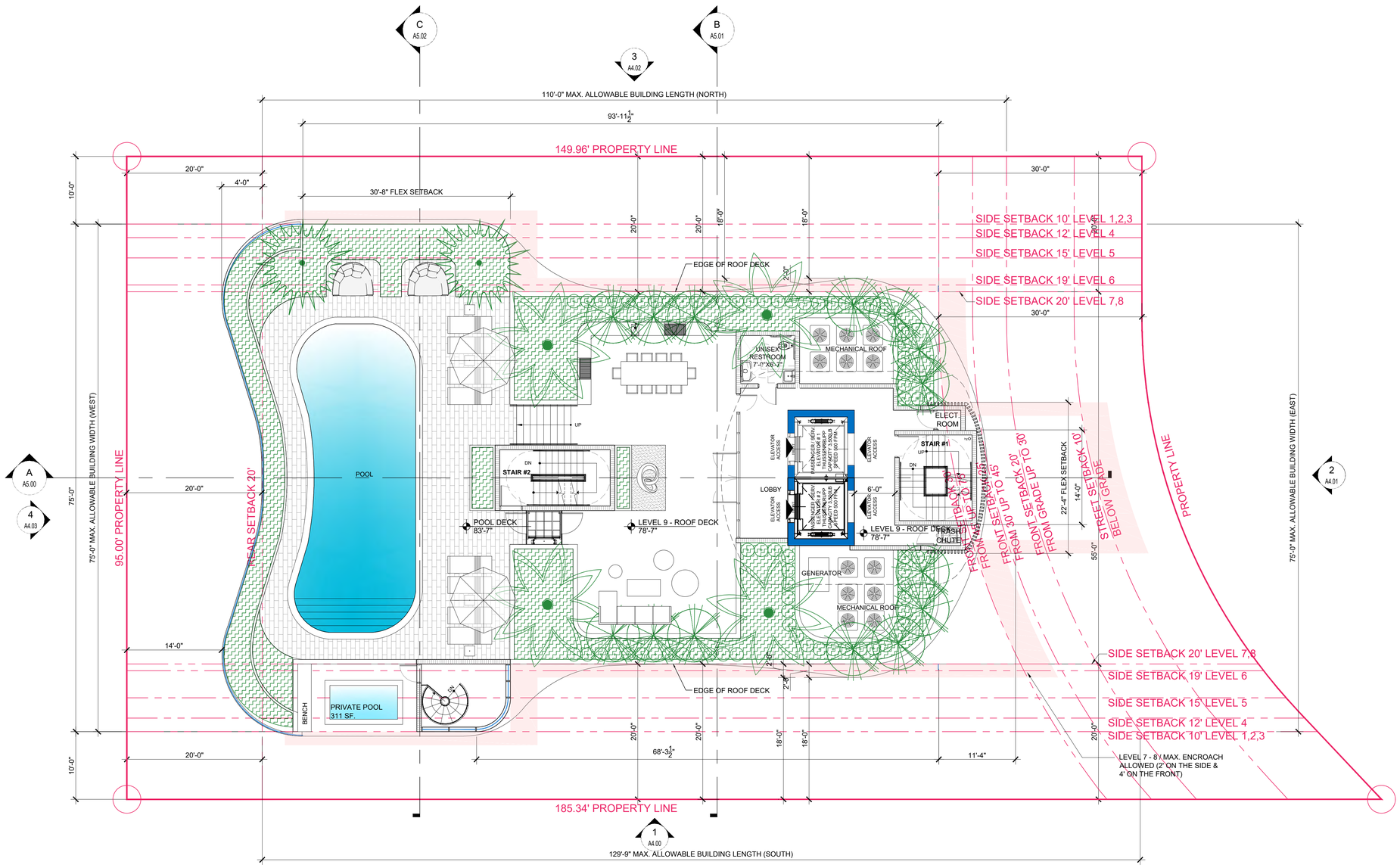
Project	2234		



VOID

1 FLOOR PLAN - LEVEL 9 ROOF DECK

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

Rev.	Date	Rev.	Date
1 DRC COMMENTS 02-09-2023		9	
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FLOOR PLAN - LEVEL 9

Date	02-23-2023	Sheet No.	A3.08
Scale			
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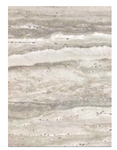
A GLAZING COLOR BRONZE

B RAILING COLOR CLEAR

C ALUM. FRAMING CHAMPAGNE BRONZE



D EXTERIOR STONE TRAVERTINE

E POWDER COATED WHITE ALUM SCREEN
ANGLED FLAT SECTIONS
50 % VENTILATION & 100%
VISUALIZATION PRIVACY
(BY C/S Muncy, PA -MODEL BL-7709)

F EXTERIOR ALUM.
DECORATIVE PROFILE
COLOR : POWDER COATED
WHITE

1 BUILDING ELEVATION-SOUTH
SCALE: 1/8" = 1'-0"

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ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: LDC WBHD
Address: PROPERTY OWNER LLC
105 MADISON AVE, 2ND FLOOR
NEW YORK, NY 10016

LANDSCAPE DESIGN:
Name: ENEA
Address: 7500 NE 4TH COURT, SUITE 104
MIAMI, FL 33138
Tel: 305.576.6702

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 786.518.2008
Email: wlugo@oceanengineeringinc.com

MEP ENGINEER:
Name: H. VIDAL & ASOCIATES, INC
Address: 241 NW S. RIVER DR.
MIAMI, FL 33128
Tel: 305.571.1860

ARCHITECT:
Name: KOBI KARP ARCHITECTURE AND INTERIOR DESIGN, INC.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

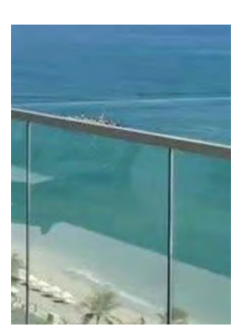
KOBI KARP
Lic. # AR0012578

KOBI KARP

BUILDING ELEVATION - SOUTH

Date	02-23-2023	Sheet No.	A4.00
Scale			
Project	2234		

A GLAZING COLOR GREY



B RAILING COLOR CLEAR

C ALUM. FRAMING COLOR SUNSTORM SILVERSTORM

D EXTERIOR STONE VENEER COLOR BEIGE / BIANCO LUNA

E ALUM SCREEN, (V SECTION IN PROFILE)
50 % VENTILATION & 100% VISUALIZATION PRIVACY
(BY C/S Muncy, PA -MODEL BL-7709)
(FINISH: ANODIZED ALUMINUM)
(COLOR: SILVER

F EXTERIOR ALUM. SCREEN COLOR : BEACHWOOD

1 BUILDING ELEVATION-SOUTH VOID
SCALE: 1/8" = 1'-0"

Rev.	Date	Rev.	Date
1 DRC COMMENTS 02-09-2023		9	
2		10	
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ZONING PHASE

100%

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STATE OF FLORIDA REGISTERED ARCHITECT KOBI KARP AR0012578

KOBI KARP
Lic. # AR0012578

BUILDING ELEVATION - SOUTH

Date	02-23-2023	Sheet No.
Scale		A4.00
Project	2234	

1

A GLAZING COLOR BRONZE

B RAILING COLOR CLEAR

C ALUM. FRAMING CHAMPAGNE BRONZE

D EXTERIOR STONE TRAVERTINE

E POWDER COATED WHITE ALUM SCREEN ANGLED FLAT SECTIONS 50 % VENTILATION & 100% VISUALIZATION PRIVACY (BY C/S Muncy, PA -MODEL BL-7709)

F EXTERIOR ALUM. DECORATIVE PROFILE COLOR : POWDER COATED WHITE

2 BUILDING ELEVATION-EAST

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

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1		9	
2		10	
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5		14	
6		15	
7		16	
8		17	

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Lic. # AR0012578

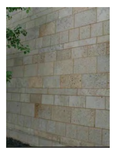
BUILDING ELEVATION - EAST

Date	02-23-2023	Sheet No.	A4.01
Scale			
Project	2234		

A GLAZING COLOR
GREY

B RAILING COLOR
CLEAR

C ALUM. FRAMING COLOR
SUNSTORM SILVERSTORM



D EXTERIOR STONE VENEER
COLOR BEIGE / BIANCO LUNA

E ALUM SCREEN, (V SECTION IN PROFILE)
50 % VENTILATION & 100% VISUALIZATION PRIVACY
(BY C/S Muncy, PA -MODEL BL-7709)
(FINISH: ANODIZED ALUMINUM)
(COLOR: SILVER

F EXTERIOR ALUM. SCREEN
COLOR : BEACHWOOD

2 BUILDING ELEVATION-EAST

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

VOID

Rev.	Date	Rev.	Date
1	DRC COMMENTS 02-09-2023	9	
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STATE OF FLORIDA
KOBI KARP
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KOBI KARP
Lic. # AR0012578

K O B I
K A R P

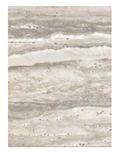
BUILDING ELEVATION - EAST

Date	02-23-2023	Sheet No.	A4.01
Scale			
Project	2234		

A GLAZING COLOR BRONZE

B RAILING COLOR CLEAR

C ALUM. FRAMING CHAMPAGNE BRONZE



D EXTERIOR STONE TRAVERTINE

E POWDER COATED WHITE ALUM SCREEN
ANGLED FLAT SECTIONS
50 % VENTILATION & 100% VISUALIZATION PRIVACY
(BY C/S Muncy, PA -MODEL BL-7709)

F EXTERIOR ALUM. DECORATIVE PROFILE
COLOR : POWDER COATED WHITE

3 BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

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1		9	
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KOBI KARP
Lic. # AR0012578

KOBI KARP

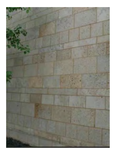
BUILDING ELEVATION - NORTH

Date	02-23-2023	Sheet No.	A4.02
Scale			
Project	2234		

A GLAZING COLOR
GREY

B RAILING COLOR
CLEAR

C ALUM. FRAMING COLOR
SUNSTORM SILVERSTORM



D EXTERIOR STONE VENEER
COLOR BEIGE / BIANCO LUNA

E ALUM SCREEN, (V SECTION IN PROFILE)
50 % VENTILATION & 100% VISUALIZATION PRIVACY
(BY C/S Muncy, PA -MODEL BL-7709)
(FINISH: ANODIZED ALUMINUM)
(COLOR: SILVER

F EXTERIOR ALUM. SCREEN
COLOR : BEACHWOOD

3 BUILDING ELEVATION - NORTH

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

VOID

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ZONING PHASE

100%

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BAY HARBOR ISLANDS, FL 33154

OWNER:
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STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

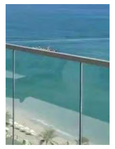
KOBI KARP
Lic. # AR0012578

K O B I
K A R P

BUILDING ELEVATION - NORTH

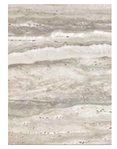
Date	02-23-2023	Sheet No.	A4.02
Scale			
Project	2234		

A GLAZING COLOR BRONZE



B RAILING COLOR CLEAR

C ALUM. FRAMING CHAMPAGNE BRONZE



D EXTERIOR STONE TRAVERTINE

E POWDER COATED WHITE ALUM SCREEN
ANGLED FLAT SECTIONS
50 % VENTILATION & 100%
VISUALIZATION PRIVACY
(BY C/S Muncy, PA -MODEL BL-7709)

F EXTERIOR ALUM.
DECORATIVE PROFILE
COLOR : POWDER COATED
WHITE

4 BUILDING ELEVATION - WEST
SCALE: 1/8" = 1'-0"

Rev.	Date	Rev.	Date
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2		10	
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ZONING PHASE

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Lic. # AR0012578

KOBI KARP

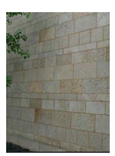
BUILDING ELEVATION - WEST

Date	02-23-2023	Sheet No.	A4.03
Scale			
Project	2234		

A GLAZING COLOR
GREY

B RAILING COLOR
CLEAR

C ALUM. FRAMING COLOR
SUNSTORM SILVERSTORM



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COLOR BEIGE / BIANCO LUNA

E ALUM SCREEN, (V SECTION IN PROFILE)
50 % VENTILATION & 100% VISUALIZATION PRIVACY
(BY C/S Muncy, PA -MODEL BL-7709)
(FINISH: ANODIZED ALUMINUM)
(COLOR: SILVER

F EXTERIOR ALUM. SCREEN
COLOR : BEACHWOOD

4 BUILDING ELEVATION - WEST
SCALE: 1/8" = 1'-0"

VOID

Rev.	Date	Rev.	Date
1	DRC COMMENTS 02-09-2023	9	
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BUILDING ELEVATION - WEST

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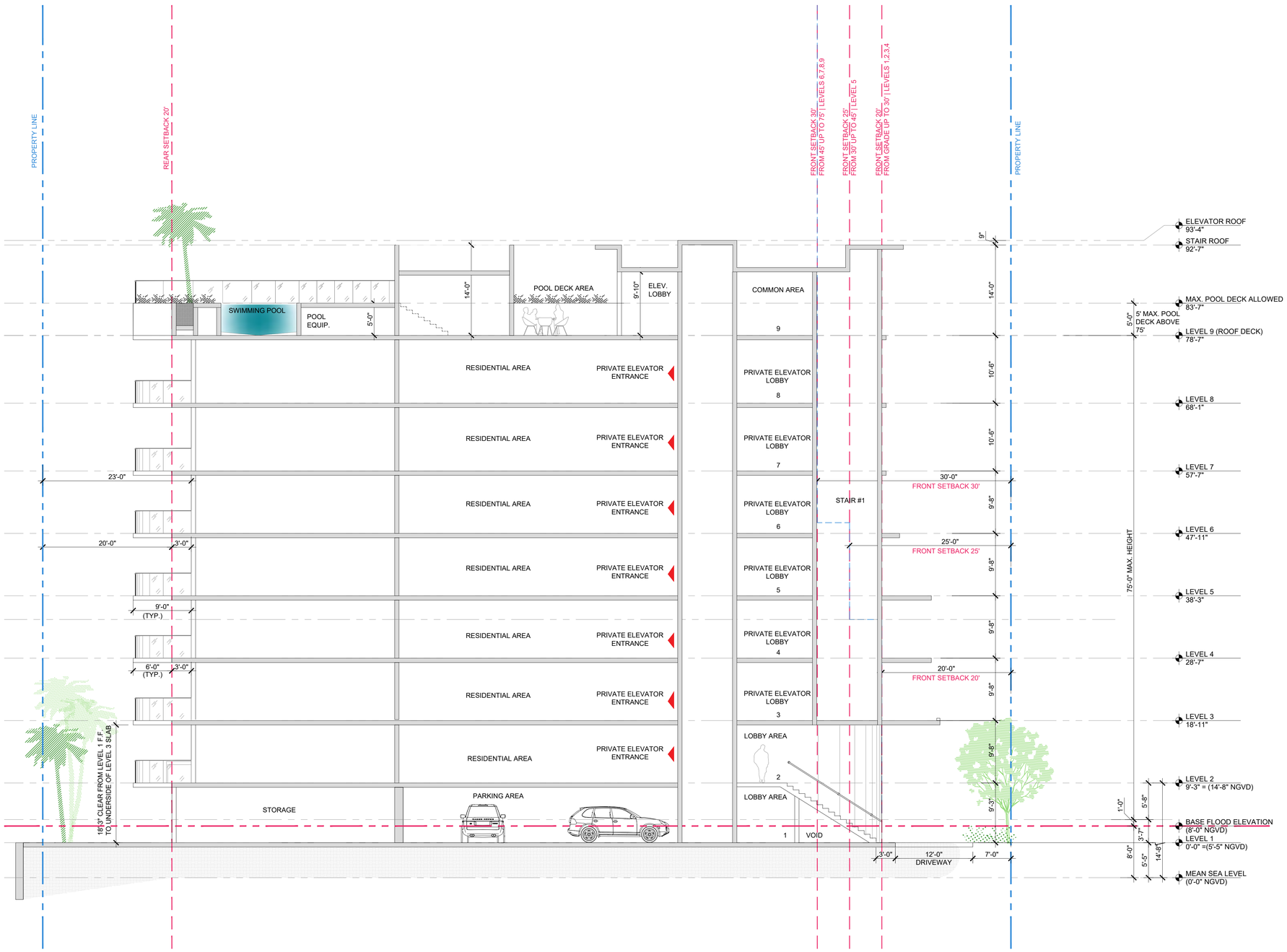
Project	2234		



A BUILDING SECTION - A

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

Rev.	Date	Rev.	Date
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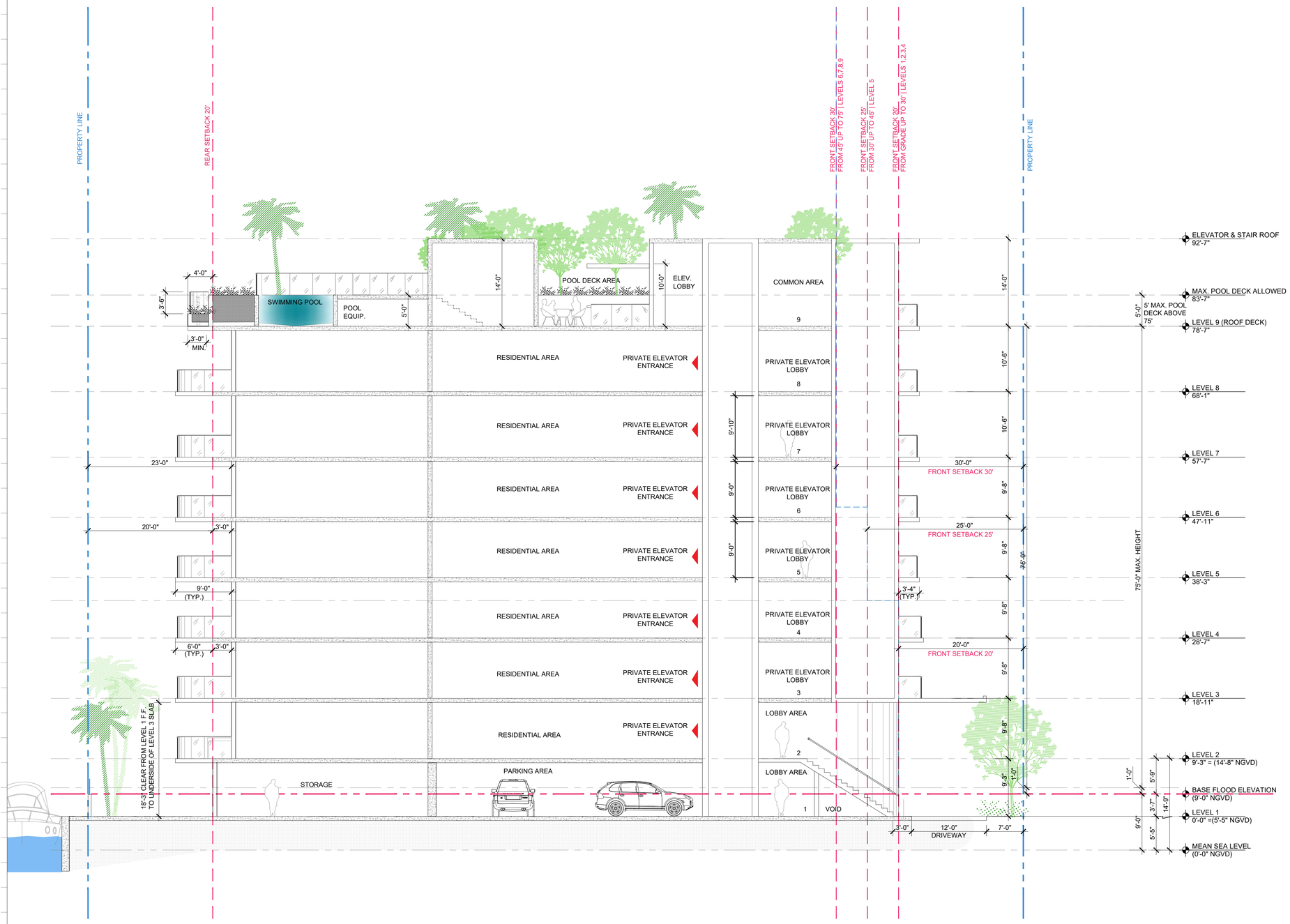
BUILDING SECTION - A

Date	02-23-2023	Sheet No.	A5.00
Scale			
Project	2234		



VOID

A BUILDING SECTION - A

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

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Tel: 786.518.2008
Email: wlugo@oceanengineeringinc.com

MEP ENGINEER:
Name: FRANYIE ENGINEERS, INC
Address: 10610 NW 27th STREET
DORAL, FL 33172
Tel: 305.592.1360
Email: tonyj@franyie.com

ARCHITECT:
Name: KOBI KARP ARCHITECTURE AND INTERIOR DESIGN, INC.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

BUILDING SECTION - A

Date	02-23-2023	Sheet No.	A5.00
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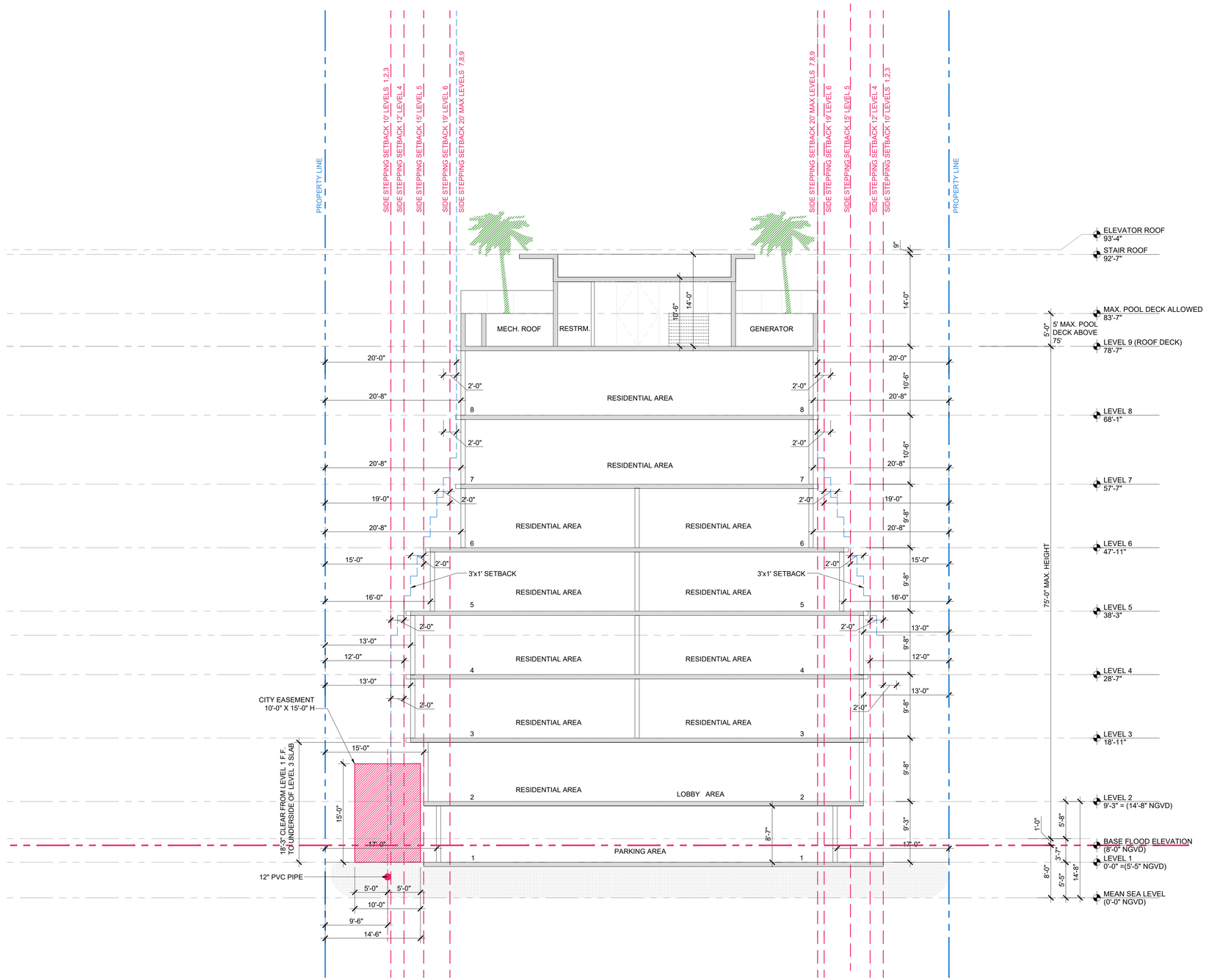
Project	2234		



B BUILDING SECTION - B

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

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ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: LDC WBHD
Address: PROPERTY OWNER LLC
105 MADISON AVE, 2ND FLOOR
NEW YORK, NY 10016

LANDSCAPE DESIGN:
Name: ENEA
Address: 7500 NE 4TH COURT, SUITE 104
MIAMI, FL 33138
Tel: 305.576.6702

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 786.518.2008
Email: wlugo@oceanengineeringinc.com

MEP ENGINEER:
Name: H. VIDAL & ASOCIATES, INC
Address: 241 NW S. RIVER DR.
MIAMI, FL 33128
Tel: 305.571.1860

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Name: KOBI KARP ARCHITECTURE AND INTERIOR DESIGN, INC.
Address: 571 NW 28th STREET
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Tel: 305.573.1818
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BUILDING SECTION - B

Date	02-23-2023	Sheet No.	A5.01
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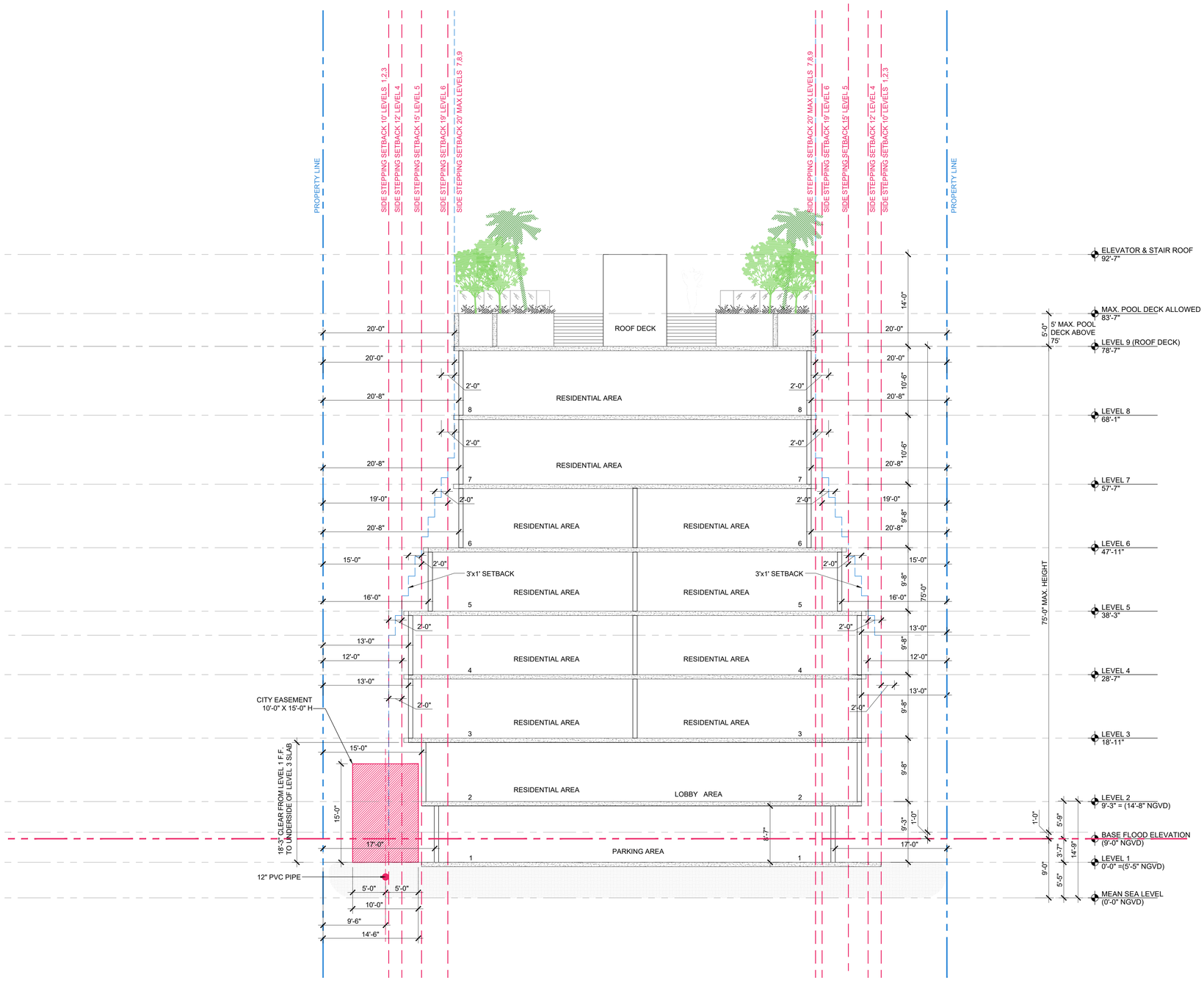
Project	2234		



B BUILDING SECTION - B

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

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OWNER:
Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016
Tel:
Email: info@landauproperties.com

LANDSCAPE DESIGN:
Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DR
PUNTA GORDA, FL 33983
Tel: 941.564.5016
Email: juan@ecopacheco.com

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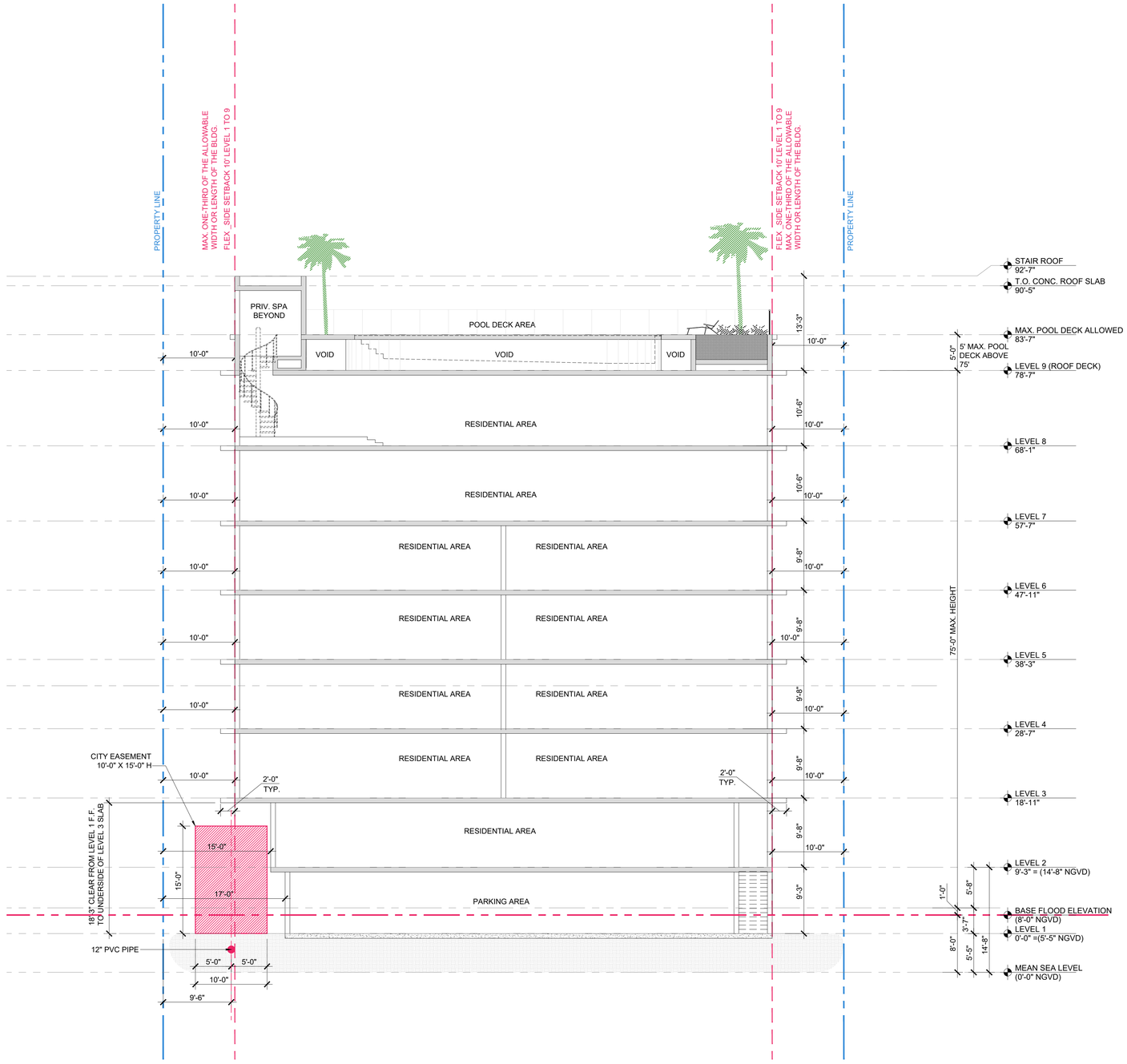

C BUILDING SECTION - C

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

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BUILDING SECTION - C

Date	02-23-2023	Sheet No.	A5.02
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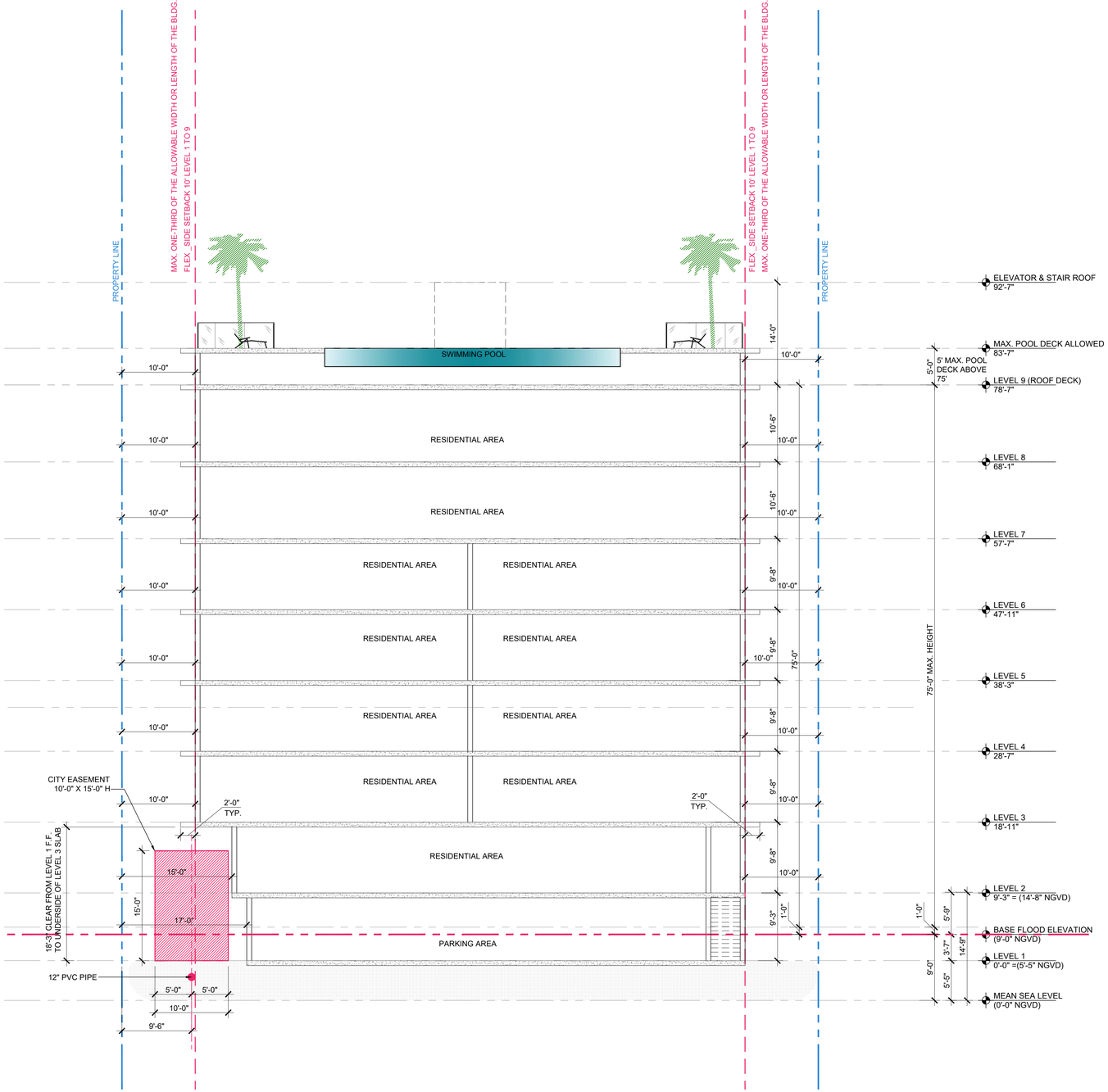
Project	2234		



C BUILDING SECTION - C

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

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Fax: 305.573.3766

STATE OF FLORIDA
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K O B I
K A R P

BUILDING SECTION - C

Date	02-23-2023	Sheet No.	A5.02
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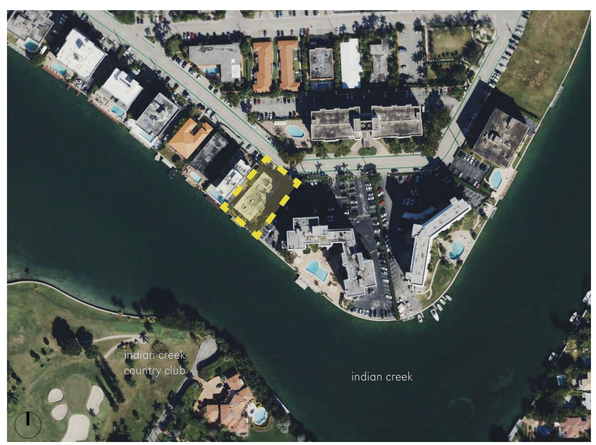
- MA22113 9110 W BAY HARBOR -
BAY HARBOR ISLAND, FLORIDA

LANDSCAPE SHEET INDEX

LEGEND **X= SHEET SUBMITTED •=SHEET REVISED**

SHEET #	SHEET NAME	DRB 07/03/2024	
L-000	COVER SHEET AND INDEX	X	
L-001	LANDSCAPE NOTES	X	
L-002	ZONING INFORMATION	X	
L-100	TREE DISPOSITION PLAN & SCHEDULE	X	
L-200	CANOPY PLANTING PLAN & SHEDULE- GROUND FLOOR	X	
L-201	UNDERSTORY PLANTING PLAN & SHEDULE - GROUND FLOOR	X	
L9-200	PLANTING PLAN & SHEDULE - ROOFTOP	X	
L-500	PLANTING DETAILS	X	

LOCATION MAP



Rev.	Date	Rev.	Date

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100%

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: LANDAU PROPERTIES
Address: 105 MADISON AVE
NY, NY 10016 33154
Tel: 212-561-8620
Email: jlandau@landauproperties.com

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 786-518-2008
Email: wlugo@oceanengineeringinc.com

LANDSCAPE DESIGN:
Name: ENEA LANDSCAPE ARCHITECTURE
Address: 7580 NE 4th COURT, SUITE 104
MIAMI BEACH, FL 33138
Tel: 305-576-6702
Email: i.becker@enea.ch

STRUCTURAL DESIGN:
Name: OPTIMUS STRUCTURAL DESIGN , LLC
Address: 7850 NW 146tH STREET, SUITE 305
MIAMI LAKES, FL 33016
Tel: 305-512-5861
Email: jgutierrez@optimussd.com

MEP ENGINEER:
Name: H.VIDAL & ASSOCIATES, INC
Address: 241 NW SOUTH RIVER DRIVE
MIAMI, FL 33128
Tel: 305-571-1860
Email: henry@vidalengineering.com

ARCHITECT:
Name: KOBI KARP ARCHITECTURE INTERIOR DESIGN, Inc.
Address: 571 NW 28th STREET
MIAMI, FL 33127
Tel: 305.573.1818
Email: kobikarp@kobikarp.com

REGISTERED LANDSCAPE ARCHITECT GERARDO JAVIER DELGADO LA 0001574 STATE OF FLORIDA

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574

enea
landscape architecture

Enea Landscape Architecture Inc.
7580 NE 4th Court, Studio 104
Miami, Florida 33138, USA
T+1 305.576.6702

www.enea.ch | info.miami@enea.ch

REG.No: LC26000339

COVER SHEET & INDEX

Date	02-23-2023	Sheet No.	
Scale	AS SHOWN		L000
Project	MA22113		

LANDSCAPE NOTES

1. Scope of work
   i. The work consists of furnishing all labor, materials, equipment, tools, transportation, and any other appurtenances necessary for and incidental to the completion of this project as shown on the drawings, as included in the plant list, and as herein specified.
   ii. Work shall include maintenance and watering of all planting areas of this drawing set until certification of acceptability by the owner and/or the Landscape Architect.
   iii. Protection of existing structures, all existing buildings, walks, walls, paving, piping, and other items of construction and planting already completed or established shall be protected from damage by the contractor unless otherwise specified. All damage resulting from negligence shall be repaired or replaced to the satisfaction of the owner with costs by contractor.
   iv. All work shall be performed to specifications written in accordance with the most current version of the ANSI A-300, ANSI Z-133, government, and local standards.
   v. The contractor is responsible for obtaining all necessary permits prior to the commencement of site work.

healthy. Use soil needle for watering new transplant. Direct fine spray at foliage to help harden off new leaves.

4. Materials
4a. Submittals:
   i. General samples of materials as listed below shall be submitted for approval, on the site or as otherwise determined by the owner or Landscape Architect, at least fourteen (14) working days prior to its intended delivery to the site. Upon approval of submittals, delivery of materials may begin.
      a. Mulch - One (1) Cubic foot
      b. Root Stimulator - One (1) container
      c. Fertilizer - One (1) Container
      d. Topsoil - One (1) Cubic Yard
      e. Plants - One (1) representative photograph of each shrub and groundcover for approval prior to tagging.
      f. Trees – One photograph w/ clearly legible measuring rod of actual contractor pre-tagged trees. Upon approval of tree submittal, landscape contractor shall provide at least one week notice to schedule tree tagging.
      g. Planting mix - One (1) Cubic Yard
4b. Mulch:
   i. Mulch type: pine bark mini nuggets
   ii. Mulch material shall be moistened at the time of application.
   iii. All trees, shrubs, and ground cover beds shall receive a minimum of 2" of mulch immediately after planting.
   iv. Mulch shall be maintained below the elevation of adjacent finished surfaces and swept clear of paths.
4c. Fertilizer:
   i. Commercial Fertilizer: Commercial fertilizer shall be a complete formula; it shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
   ii. Fertilizer shall be organic in material containing nitrogen, phosphoric acid and potash in equal percentages of plant food by weight, in the following form:
   iii. Containerized material (i.e. shrubs, vines, ground covers) shall receive a granular such as 'Tri-nite' or approved equal.
   iv. Specimens shall receive time-released fertilizer, such as osmocote, or approved equal.
   v. This instruction shall supersede other notes regarding fertilizers on the drawings or details.
4d. Plants:
   i. Plant species and size shall conform to those indicated on the drawings and cited herein. All sizes shown for plant material on the plan are to be considered as minimums.
   ii. All plants shall be Florida grade No.1 or better, graded in accordance with Grades and Standards for Nursery plants, published by the State of Florida, Department of Agriculture. Trees and shrubs shall have pronounced symmetry of foliar crown. Plants judged to be not in accordance with these standards will be rejected and shall be immediately removed from the site of the work and replaced at the contractor's expense.
   iii. All plants not listed in Grades and Standards for Nursery Plants shall conform to a Florida No.1 as to: 1) health and vitality, 2) condition of foliage, 3) root system, 4) freedom from pest or mechanical damage, and 5) heavily branched and densely foliated according to the accepted normal shape of the species.
   iv. All quantities indicated on the plant list are intended as a guide for the bidders and does not relieve the bidder of their responsibility to do a comprehensive plant take off. Should a discrepancy occur between the bidder's take off and the plant list quantity, the Landscape Architect is to be notified for clarification prior to final bid acceptance.
4e. Planting mix:
   i. Unless otherwise noted, planting mix shall be 70/30 mix. 70% crushed oolitic limestone or sand, and 30% organic material (composed of 15% decomposed wood chips and 15% compost).
   ii. The Landscape Architect reserves the right to reject planting mix utilized that fails to meet the specification at any time during execution of work.
4f. Sod:
   i. Selection:
      a. Grass species: Zoysia spp
      b. American Sod Producers Association Grade: Nursery grown or approved.
      c. Furnished in pads: 18" x 24" x 1" thick excluding top growth and thatch.
      d. Not stretched, broken or torn.
      e. Uniformly mowed height when harvested.
      f. Inspected and found free of diseases, nematodes, pests, and pest larvae.
      g. Uniform in color, leaf texture, and density.
      h. Do not deliver more sod than can be installed within 24 hours.
   i. Begin installation of sod after completion of preceding work (i.e. earth work, underground sprinkler system, soil preparation, installation of trees, shrubs and ground covers, etc.)
   ii. Installation:
      a. Transplant sod within 48 hours after harvesting
      b. Contractor shall sod all areas that are not paved or planted as designated on the drawings herein
      c. Begin sodding at bottom of slopes
      d. Lay first row of sod in straight line with long dimension of pads parallel to slope contours
      e. Lay all rows with alternating and abutting joints.
      f. Do not stretch or overlap rows
      g. Roll sod, except pegged areas, with roller weighing no more than 100lbs per foot of roller width.
      h. During rolling, all depressions caused by settlement of rolling shall be filled with additional soil, and the surface shall be re-graded and rolled until presenting a smooth and even finish that is up to the required grade.
   iii. Soil Preparation:
      a. Prepare loose bed four (4) inches deep. Apply fertilizer at rate of twenty (20) pounds per one thousand (1000) square feet. Application shall be uniform, utilizing approved mechanical spreaders.
      b. Mix fertilizer thoroughly with the soil to a depth of three (3) inches. Hand rake until all bumps and depressions are removed.
   iv. Soil Watering:
      a. Water sod and soil to depth of 6" within four hours after rolling.
      b. Keep sod moist during first week after planting.
      c. After first week, supplement rainfall to produce a total of 2" per day.
      d. It is the contractor's responsibility to water all plant material.

5. Trees:
   i. Trees and palms shall be freshly dug, balled and burlapped. All plant material shall be free of broken or damaged root balls, or root bound conditions. Plant materials shall be sound, healthy, vigorous, free from plant disease, insect pests or their eggs, and shall have healthy, normal root systems.
   ii. Trees are noted on plans and herein as approved by the Landscape Architect.
   iii. Landscape Architect shall tag all trees. Tags shall not be removed. Absence of tag at delivery to project site will be grounds for rejection of the tree
   iv. Substitutions in plant species or sizes shall be made only after written authorization by the Landscape Architect. All proposed changes prior to construction shall be qualified in the landscape bid.
   v. The height and or width of trees shall be measured from the top of the root ball to the top of canopy. This measurement shall not include the immediate terminal growth.
   vi. Plants larger in size than those specified in the plant list may be used if approved by the owner and/or Landscape Architect.
   vii. If the use of larger plants is approved, the ball of earth or spread of roots shall be increased in proportion to the size of the plant.
   viii. Plants shall be subject to inspection and approval at the place of growth, or upon delivery to the site, as determined by the owner and/or Landscape Architect, for quality, size, and variety; such approval shall not impair the right of inspection and rejection at the site during progress of the work or after completion for size and condition of balls or roots, latent defects or injuries. Rejected plants shall be removed immediately from the site. Notice requesting inspection shall be submitted in writing at least one (1) week prior to anticipated date.
   ix. Caliper measurement (defined as Diameter at Breast Height (DBH), taken at 54" above crown of root ball), height and spread measurements, root ball dimensions, and container size when applicable, shall conform to the applicable standards established within reference documents cited herein, and the requirements for this project.

6. Execution
6a. Inspection:
   i. In the event of discrepancy, immediately notify Landscape Architect in writing.
   ii. Do not proceed with installation of materials or plants in areas of discrepancy until all such discrepancies have been fully resolved to the satisfaction of the owner and/or Landscape Architect.
   iii. Verify locations of all utilities, conduits, supply lines and cables, including but not limited to: electrical, gas (lines and tanks), water, sanitary sewer, storm water lines, cable and telephone. Properly maintain and protect existing utilities and landscape materials shall adhere to required clearances. It is the responsibility of the contractor to coordinate with other trades.
6b. Preparation:
   i. Stake or mark with paint the proposed location of all trees and palms to be planted.
   ii. Excavate plant beds.
   iii. Ensure all planting areas are freely draining.
6c. Application:
   i. Finish sub-grade: upon acceptance of rough grading elevations, establish fine sub-grade with smooth and even finish. Remove rocks exceeding one (1) inch diameter, sticks, debris, deleterious material, grass and soil clods, and vegetation.
   ii. Cultivate all planting areas to a minimum depth of 6", remove and dispose of all debris. Till into top 4" the planting soil mix as specified.
   iii. Provide plant materials, fertilizer, sod, planting mix, and incidental materials as specified.
   iv. Set plants, backfill, and guy or brace plants as required and as noted in the landscape details.
   v. Complete incidental work related to planting operations, and as specified.
6d. Excavation:
   i. Excavations identified as having potential utility or service line conflicts shall be excavated with hand tools to determine the location of, and avoid damage to, such utilities.
   ii. Excavate tree and palm planting pits a minimum of 24" greater in diameter than the root ball, and minimum of 12" deeper than vertical depth of the root ball. Test soil for quality of percolation. If drainage is inadequate, create underground seepage/drainage layer with drainage media and non-woven geotextile filter fabric separation. Notify Landscape Architect for approval. Budget should allocate an allowance to cover this possibility and should be part of the original bid.
   iii. Barricade or mark excavations to prevent hazards to mechanical equipment, vehicles, and pedestrians.
6e. Planting:
   i. Set trees in vertical position with the top of the root ball flush with the adjacent, finish grade. After settlement, the root crown will stand one (1) to two (2) inches above grade.
   ii. Set plant in upright position in center of planting pit and place specified planting mix under and around the root ball. For burlapped root balls, cut top 1/3 of burlap away from root ball, and turn down into the side of the planting pit, before placing planting mix around the root ball.
   iii. Proper "Jetting in" shall be assured to eliminate air pockets around the roots. 'Jet stick' or equal is recommended.
   iv. Prune trees, removing no more than 1/3 of twigs and branches, while maintaining the uniform character and shape of the tree. Remove all dead, diseased, rubbing, and dying branches. All plant material shall meet specifications after pruning.
   v. Earth shall be banked at edge of each planting pit to form a watering saucer approximately 6" in depth. Flush planting soil into place with slow hose stream until air pockets are eliminated around root ball, and pit is filled with Planting Mix to top of root ball.
   vi. Place mulch in loose measure 2" min. layer within each watering saucer. Keep mulch 6" away from root collar of tree.
   vii. If planting is performed after sod placement, proper protection shall be provided and damage resulting from planting operations shall be repaired promptly.
   viii. Tree Guying: For materials up to 12' in height, a minimum of four woven anchor strap lines each at ninety degrees from and connected to tree trunk and anchored below grade with pressure treated stakes. Secure tree against movement in wind.
   ix. Tree Bracing: For materials greater than 12' in height, a minimum of three 2x4 appearance grade braces, set at 60 degrees to the ground plane, equidistant around the trunk of the tree, and secured into the ground plane with one, 12" #4 rebar or ½" galvanized pipe passing through each such 2x4 brace, driven into the ground, and set flush with the top of the brace. Secure each angled brace to one 12" long 2x4 vertical block over five layers of burlap. Secure blocks with two metal or plastic straps, one 3" from the top and one 3" from the bottom of each block. Nail brace to block with four 16d nails, the top of braces shall be angle cut to lay flush with block. Periodic inspection of tree support systems shall be made by a qualified arborist. See planting details sheet for additional information and bracing details. Braces to be painted with Benjamin Moore 2118-10 Universal Black, flat/matte exterior.
   x. There will be no plant material planted into root balls of trees and palms.
   xi. Shrubs and ground covers shall be evenly spaced in accordance with the drawing and as indicated on the plant list.
   xii. Thoroughly water all plants after installation.
6f. Water and Irrigation:
   i. Contractor shall provide water from a legal source.
   ii. Daily watering and monitoring shall be performed during the term of the construction contract and until final acceptance.
   iii. Water shall be clean and free of substances harmful to plant growth, objectionable odor or staining agents free of soil, debris, poisons, pesticides, contaminants, and any other material that is harmful or inhibits vigorous plant growth
   iv. All landscaped areas within limits of work shall be irrigated with an automatic irrigation system which shall utilize well and/or domestic water supply. If domestic water is used, a backflow preventer shall be installed.
   v. Irrigation system shall provide 100% coverage with minimum 50% overlap.
   vi. Irrigation system shall be equipped with a rain sensor.
   vii. Installation of irrigation systems shall conform to specifications provided with irrigation plans.

7. Warranty of Work
7a. Warranty:
   i. Contractor is responsible for maintenance on all Landscape materials, including sod, for no less than ninety (90) days after acceptance by owner.
   ii. After ninety (90) days, contractor must visit the site once every month for twelve (12) months, and shall provide the Owner with a written letter notifying the owner of any wrong doing, negligence, or issues that might affect the Owner's warranty. Contractor shall warranty all landscape material for no less than (12) months after final acceptance by the Owner.
7b. Maintenance:
   i. Owner is responsible to ensure that landscaping required to be planted pursuant to the latest municipal and state codes is installed in compliance with the Landscape requirements; maintained as to present a healthy, vigorous, and neat appearance free from refuse and debris; and sufficiently fertilized and watered to maintain the plant material in a healthy condition.
   ii. 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 meeting code requirement.
   iii. Trees shall be pruned in the following matter:
      a. 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
      b. Removal of dead wood, crossing branches, weak or insignificant branches, and sucker shall be accomplished simultaneously without any reduction in crown and shall be performed prior to final acceptance.
      c. Cutting of lateral branches that results in the removal of more than one-third (1/3) of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning.
      d. Lifting of branches or tree thinning shall be designed to distribute over half of the tree mass in the lower two-thirds (2/3) of the tree.
      e. No more than one-third (1/3) of a tree's living canopy shall be removed within a one (1) year period.
      f. Trees shall be pruned according to the current ANSI A300 Standards and the Landscape Manual.
   iv. Trees and planting shall receive regular maintenance for a minimum of one (1) year following installation.
      a. A contracted maintenance service shall be responsible for fertilization and pest control
      b. Check irrigation heads and lines for breaks and regular function, check timer and irrigation schedule, adjust for seasonal water usage. Check and make sure that rain sensor is working at all times.
      c. Check all drains for proper drainage. Address clogs and resolve maintenance issues.
      d. Observe all plants to ensure that no abnormal yellowing or disfigurement occurs which indicate nutrient deficiencies.
      e. Replace or repair bracing as necessary. Maintain until landscape contractor deems appropriate for removal so that tree has developed a substantial root mass and has natural stability. Do not remove during hurricane season.
      f. Trees shall be maintained in a firm position in the ground and all stakes and guys shall be checked regularly.
      g. Provide mulch over roots to drip line of tree if applicable or within tree planting ring/ planter bed. Add fresh mulch as necessary per note herein.
      h. Maintain all beds free of debris and deleterious material.
      i. Landscape inspections shall occur after strong winds, tropical storms, hurricanes, and other disturbances of nature.
      j. Landscape materials shall be maintained as noted, to local standards and ordinances, and to maintain clear vision corridors as required at intersections.

8. Certificates Required:
   i. Grass species, and location of nursery from which sod is cut.
   ii. Compliance with state and federal quarantine restrictions.
   iii. Manufacturer's certificate of fertilizer and herbicide composition.
   iv. Certificates from suppliers stating that the delivered planting mix, delivered plant materials, and fertilizer comply with requirements specified.
   v. Certificate of Registration for all Nursery vendors.

9. General Submittals:
9a. Shop Drawings, Product data, Mock-ups, or Samples for the following:
   i. Landscape Materials - Samples per documents herein
   ii. Landscape Irrigation Data - Shop Drawings and Product Data
   iii. Root barriers - Product Data
   iv. Steel edging - Product Data and Sample
   v. Fertilizer - Product Data
   vi. Root stimulators - Product Data
   vii. Tree bracing details - Shop Drawings
   viii. Soil mixture - documentation of testing for this project and which identifies job and contractor and which includes: pH, key nutrients required for healthy plant growth, mineral concentrations, and recommendations of soil amendments for proposed landscape planting. 1 gal Sample.
   ix. Fill material for rough and fine grading - Testing as above and 1 gal. Sample
   x. Concrete mix and colors - Design Mix Sample and Product Sample. Create on site a mock up 6'x6' of the finished concrete slab and do not destroy or remove from the job site until completion of all slabs on grade and acceptance by owner and Landscape Architect.
   xi. Geotextile materials – Sample and Product Data
   xii. Sand stabilizer - Product Data
   xiii. Storm drainage materials - Product Data and specification sheets
   xiv. Caulks and sealants - Product Data
   xv. Stain and paint – Sample and Product Data
   xvi. Ipe Products, Ipe deck fasteners, and hardware – Samples of each
   xvii. Stone Products – Sample and for materials to be installed on exterior walking surfaces: slip resistance testing of wet surface dynamic coefficient of friction to ANSI A326.3 standard using British Pendulum test method ASTM E303.
9b. All mock ups, samples, and shop drawings shall be included as part of the original contract cost.

Rev.	Date	Rev.	Date

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BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: LANDAU PROPERTIES
Address: 105 MADISON AVE
NY, NY 10016 33154
Tel: 212-561-8620
Email: jlandau@landauproperties.com

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 786-518-2008
Email: wlugo@oceanengineeringinc.com

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Name: ENEA LANDSCAPE ARCHITECTURE
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MIAMI BEACH, FL 33138
Tel: 305-576-6702
Email: i.becker@enea.ch

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MIAMI LAKES, FL 33016
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www.enea.ch | info.miami@enea.ch

REG.No: LC26000339

LANDSCAPE NOTES

Date	02-23-2023	Sheet No.	L001
Scale	AS SHOWN		
Project	MA22113		

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

Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)

Site Address 9110 W Bay Harbor Drive, Bay Harbor Islands **Legal Description** LOT 29, BLOCK 2 OF BAY HARBOR ISLAND

Net Lot Area 0.345 **Acres /** 15,042 **SF**

	Required	Provided
I. Open Space Requirement		
1. Net Lot Area = 15,042 SF x 20% = 3,008 SF (BHI – Sec. 23-11)	20% / 3,008 SF	22.3% / 3,356 SF
2. Maximum Lawn Area Allowed (MDC – Sec. 18A-6(A)(5)) a. Req. open space 3,008 SF x 60% = 1,804 SF	60% Max / 1,804 SF	3.9 % / 196 SF
II. Shade Trees		
A. Required		
1. 28 shade trees/acre: 28 x 0.345 acres = 9.66 (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(C)(5)) and BHI Sec. 24-16	10	14 (12 canopy trees + 2 (8 palms at 3:1)
2. Native Species Required - 50% Min. # of shade trees req. 10 x 50% = 5 (BHI – Sec. 24-16(a)(2))	5	12
3. Drought Tolerant and Low Maintenance Species Require – 50% Min. # of shade trees req. 10 x 50% = 5 (MDC – Sec. 18A-6(C)(11)(b))	5	6
B. Tree Species		
1. Number of shade trees required (from Sec. (II)(A)(1) above)	10	
2. Number of shade tree species required (BHI – Sec. 24-16(a)(2))	3	3

*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 9
2. Number of shade trees required 10 (from Sec. (II)(A)(1) above)
3. Shade tree heights required:
   12 ft. - 25 % or 3 shade trees
   14-16 ft. - ____ % or ____ shade trees
   16-18 ft. - 50 % or 5 shade trees
   18-20 ft. - 25 % or 3 shade trees

Size of Tree Species in Relationship to Building Height

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

(BHI – Sec. 24-16(a)(2)

III. Street Trees	Required	Provided
1. Street Trees @ 1:35' Width of lot 105' / 35' = 3 (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))	3	3

IV. Shrubs Required	Required	Provided
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))	100	1,390
2. Native Species Required - 30% Min. (MDC – Sec. 18A-6(D)(1)(a))	30	635
3. Drought Tolerant and Low Maintenance Species Required – 50% Min. (MDC – Sec. 18A-6(D)(1)(b))	50	635
V. Buffers (If applicable) (BHI – 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))	N/A	N/A
2. Shade Trees Required (MDC – Sec. 18A-6(J))	N/A	N/A
3. Shrubs Required (MDC – Sec. 18A-6(I))	N/A	N/A

VII. Right Tree Right Place
(BHI – Sec. 24-16(a)(2)(f))

1. Number of trees near power lines (See attached FPL 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 the use of potable and non-potable water supplies and restrictions on the amount of lawn areas. Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.

LOT AREA	OPEN SPACE 20% MIN. BY CODE		
	MINIMUM	PROPOSED	%
15,042 SF.	3,008 SF.	3,356 SF.	22.3 %

ROOF AREA	ROOF LANSCAPED 15% MIN.		
	MINIMUM	PROPOSED	%
6,838 SF.	1,026 SF.	1,445 SF.	21.1 %

Rev.	Date	Rev.	Date

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enea
landscape architecture

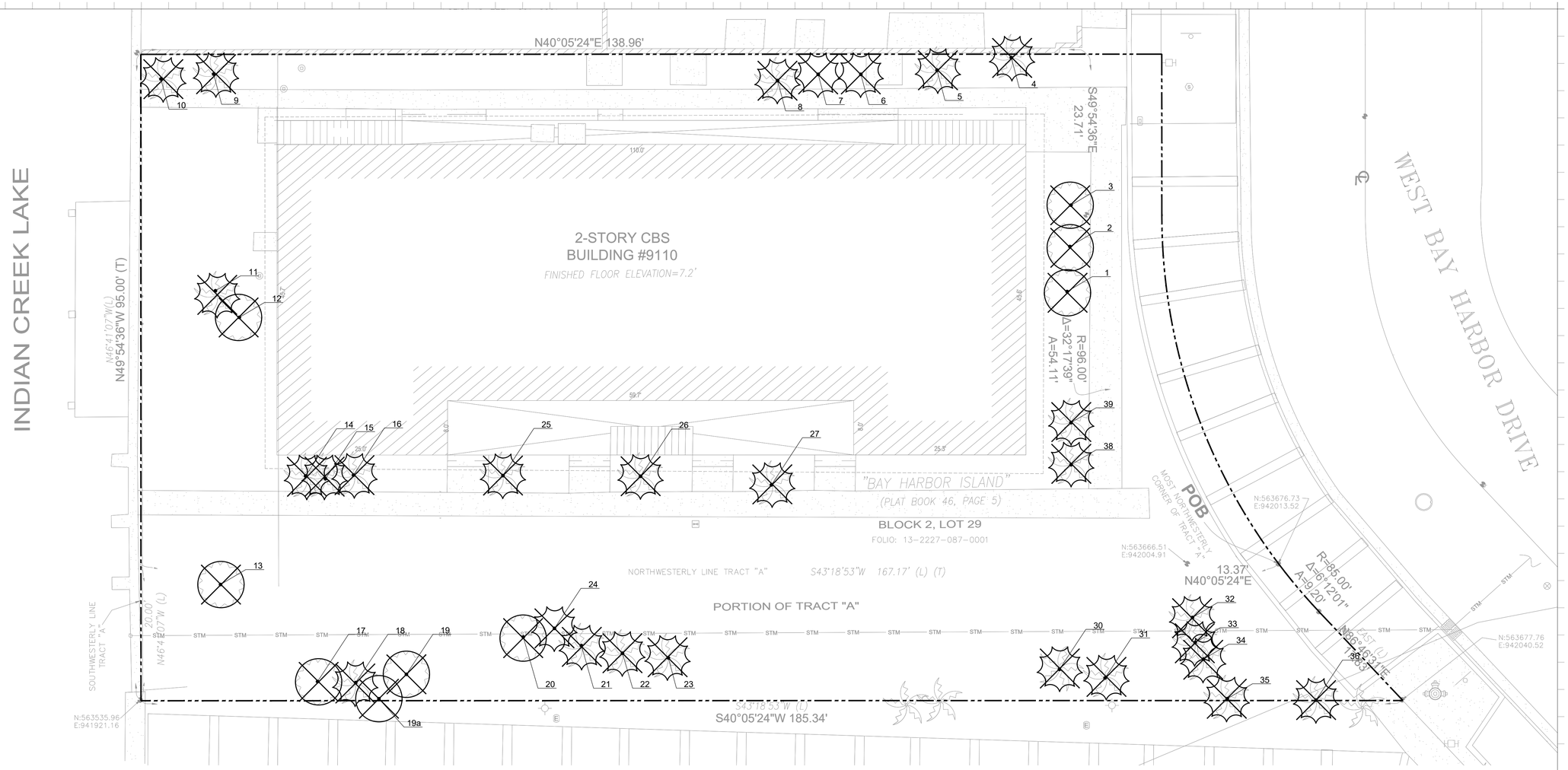
Enea Landscape Architecture Inc.
7580 NE 4th Court, Studio 104
Miami, Florida 33138, USA
T+1 305.576.6702

www.enea.ch | info.miami@enea.ch

REG.No: LC26000339

ZONING INFORMATION

Date	02-23-2023	Sheet No.
Scale	AS SHOWN	L002
Project	MA22113	



TREE #	BOTANICAL NAME	COMMON NAME	DBH (in)	HEIGHT (ft)	SPREAD (DIA)(ft)	TPZ (R)(ft)	CONDITION	NOTES	DISPOSITION	CANOPY TO MITIGATE
1	*Araucaria heterophylla*	NORFOLK ISLAND PINE	15	18	14	10	MODERATE	POOR PRUNING (TOPPED)	REMOVE	154
2	*Araucaria heterophylla*	NORFOLK ISLAND PINE	16	20	18	10	MODERATE	POOR PRUNING (TOPPED)	REMOVE	254
3	*Araucaria heterophylla*	NORFOLK ISLAND PINE	10	20	15	10	MODERATE	POOR PRUNING (TOPPED)	REMOVE	177
4	*Cocos nucifera*	COCONUT PALM	13	35	18	5	MODERATE	CLIMBING SPIKE DAMAGE, SLIME FLUX AROUND TRUNK WOUNDS	REMOVE	254
5	*Dypsis lutescens*	ARECA PALM	CLUSTER	18	15	5	GOOD		REMOVE	177
6	*Ptychosperma elegans*	TRIPLE SOLITAIRE PALM	5.4.4	25	8	5	GOOD	PENCILLED TRUNK	REMOVE	50
7	*Ptychosperma elegans*	TRIPLE SOLITAIRE PALM	3.4.4	25	8	5	MODERATE	TRUNK DAMAGE	REMOVE	50
8	*Washingtonia robusta*	MEXICAN FAN PALM	14	25	14	5	GOOD	CONFLICT WITH ADJACENT ROOF LINE	REMOVE	154
9	*Washingtonia robusta*	MEXICAN FAN PALM	14	18	10	5	MODERATE	LEAF SCORCH	REMOVE	79
10	*Washingtonia robusta*	MEXICAN FAN PALM	17	25	12	5	MODERATE	LEAF SCORCH	REMOVE	113
11	*Cocos nucifera*	COCONUT PALM	14	35	20	5	GOOD	PENCILLED TRUNK	REMOVE	314
12	*Persea americana*	AVOCADO	12	30	12	10	MODERATE	NECROTIC FOLIAGE, DECAY AT WOUNDS	REMOVE	113
13	*Persea americana*	AVOCADO	9.6	20	18	10	POOR	CROWN DIEBACK, GIRDLED ROOTS, ADVENTITIOUS GROWTH	REMOVE	254
14	*Adonidia merrillii*	CHRISTMAS PALM	6	22	10	5	GOOD	CONFLICT WITH ADJACENT ROOF LINE	REMOVE	79
15	*Adonidia merrillii*	CHRISTMAS PALM	6	22	10	5	GOOD	CONFLICT WITH ADJACENT ROOF LINE	REMOVE	79
16	*Adonidia merrillii*	CHRISTMAS PALM	6	22	10	5	GOOD	CONFLICT WITH ADJACENT ROOF LINE	REMOVE	79
17	*Yucca gigantea*	SPINELESS YUCCA	CLUSTER	16	8	4	GOOD		REMOVE	50
18	*Sabal palmetto*	SABAL PALM	18	18	12	5	MODERATE	BOOTED (DBH OBSCURED), WIND BURN	REMOVE	113
19	*Yucca gigantea*	SPINELESS YUCCA	CLUSTER	13	6	4	POOR	CHLOROTIC, LEAF SCORCH	REMOVE	28
19a	*Schinus terebinthifolia*	BRAZILIAN PEPPER	9	20	12	6	MODERATE	INVASIVE, ATTACHED TO ADJACENT AUSTRALIAN PINE	REMOVE	113
20	*Mangifera indica*	MANGO	5	16	18	10	MODERATE	LEAF SCORCH	REMOVE	254
21	*Sabal palmetto*	SABAL PALM	18	25	12	5	GOOD		REMOVE	113
22	*Dypsis lutescens*	ARECA PALM	CLUSTER	10	8	5	POOR	DIEBACK, CHLOROTIC	REMOVE	50
23	*Cocos nucifera*	COCONUT PALM	10	25	25	5	GOOD		REMOVE	491
24	*Sabal palmetto*	SABAL PALM	8	12	12	5	GOOD	JUVENILE	REMOVE	113
25	*Ptychosperma elegans*	SOLITAIRE PALM	7	8	22	5	GOOD		REMOVE	380
26	*Dypsis lutescens*	ARECA PALM	CLUSTER	20	10	5	POOR	DIEBACK, CHLOROTIC	REMOVE	79
27	*Hyophorbe lagenicaulis*	BOTTLE PALM	14	16	7	5	GOOD		REMOVE	38
30	*Sabal palmetto*	SABAL PALM	12	15	12	5	MODERATE	BOOTED (DBH OBSCURED), LEAF SCORCH	REMOVE	113
31	*Cocos nucifera*	COCONUT PALM	9	35	12	5	GOOD		REMOVE	113
32	*Washingtonia robusta*	MEXICAN FAN PALM	15	30	12	5	GOOD		REMOVE	113
33	*Cocos nucifera*	COCONUT PALM	15	15	18	5	GOOD	JUVENILE	REMOVE	254
34	*Cocos nucifera*	COCONUT PALM	10	35	20	5	MODERATE	CLIMBING SPIKE DAMAGE	REMOVE	314
35	*Sabal palmetto*	SABAL PALM	18	16	16	5	GOOD	BOOTED (DBH OBSCURED)	REMOVE	201
36	*Cocos nucifera*	COCONUT PALM	13	35	20	5	MODERATE	DECAY AT WOUNDS	REMOVE	314
38	*Livistona chinensis*	CHINESE FAN PALM	9	17	14	5	GOOD		REMOVE	154
39	*Ptychosperma elegans*	SOLITAIRE PALM	4	30	8	5	MODERATE	TRUNK DAMAGE	REMOVE	50
									TOTAL REQUIRED MITIGATION POINTS	6167
									TOTAL PROVIDED MITIGATION POINTS	6400

TREE MITIGATION				
REQUIRED MITIGATION POINTS				6167
PROPOSED LANDSCAPE MITIGATION				
PLANTING	SIZE	MITIGATION PTS.	QUANTITY	TOTALS PTS.
HARDWOOD TREE	12'+ TREE	500	8	4000
HARDWOOD TREE	8-12' TREE	300	0	0
SMALL TREE	6-8' TREE	200	0	0
PALM	10'+ GW	300	8	2400
PALM	3-10' GW	100	0	0
TOTAL PROPOSED LANDSCAPE MITIGATION PT. CREDITS.				6400

TREE DISPOSITION SYMBOLS

⊗	EXISTING TREE TO BE REMOVED	✳	EXISTING PALM TO BE REMOVED

NOTES:
1. EXISTING TREE AND PALM LOCATIONS ARE BASED ON THE VEGETATION SURVEY BY A PROFESSIONAL LAND SURVEYOR; REFER TO FORTIN, LEAVY, SKILES, INC.. PLANS (DATED 03/18/2023).
2. TREE DISPOSITION IS BASED ON THE WRITTEN EVALUATION BY THE ISA CERTIFIED ARBORIST, KENIA MEDINA. REFER TO THE ARBORIST ASSESSMENT REPORT (DATED 03/18/2023)

Always call 811 two full business days before you dig

Sunshine811.com

SCALE: 1/8"=1'

0' 4' 8' 16'

Rev.	Date	Rev.	Date

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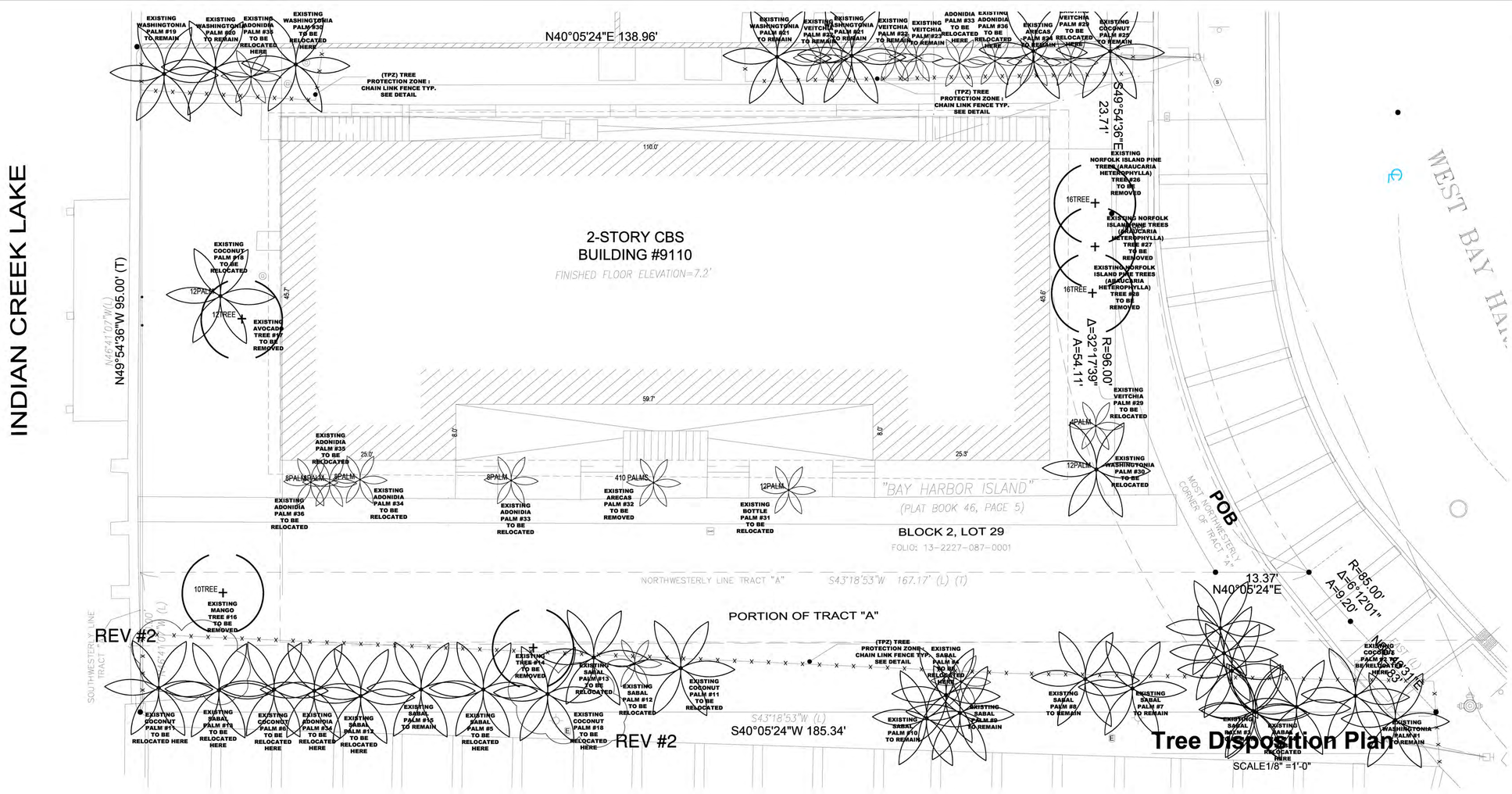
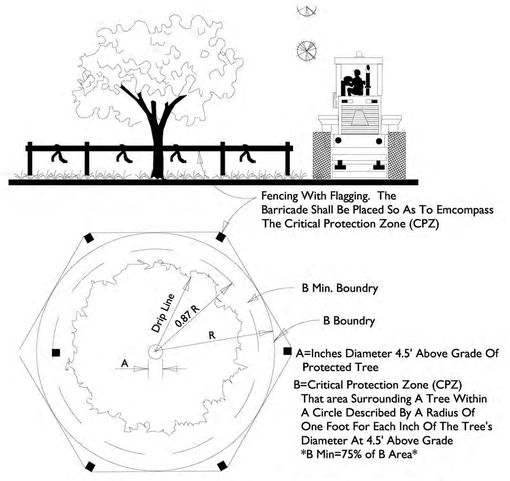
TREE DISPOSITION PLAN & SCHEDULE

Date	02-23-2023	Sheet No.	L100
Scale	AS SHOWN		
Project	MA22113		



EXISTING TREES ON SITE AS PER VISIT BY LANDSCAPE ARCHITECT ON 06.04.2022							
TREE #	NAME	DIAMETER	HEIGHT	SPREAD	CONDITION	ACTION	MITIGATION
1	LIVISTONA CHINENSIS/ CHINESE FAN PALM (IN R.O.W.)	12"	20'	10'	GOOD	REMAIN	N/A
2	COCOS NUCIFERA/ COCOMUT	12"	30'	25'	GOOD	REMAIN	N/A
3	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	REMAIN	N/A
4	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	RELOCATE	N/A
5	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	RELOCATE	N/A
6	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	RELOCATE	N/A
7	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	REMAIN	N/A
8	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	REMAIN	N/A
9	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	REMAIN	N/A
10	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	REMAIN	N/A
11	COCOS NUCIFERA/ COCOMUT	12"	30'	25'	GOOD	RELOCATE	N/A
12	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	RELOCATE	N/A
13	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	RELOCATE	N/A
14	PINE TREE (SMALL)	4"	8'	8'	GOOD	REMOVE	N/A
15	SABAL PALMETTO/ SABAL PALM	12"	10'	10'	GOOD	REMAIN	N/A
16	MANGUIFERA INDICA/ MANGO TREE (SMALL)	10"	18'	12'	GOOD	REMOVE	N/A
17	AVOCADO TREE	10'	20'	15'	FAIR	REMOVE	N/A
18	COCOS NUCIFERA/ COCOMUT	12"	30'	25'	GOOD	RELOCATE	N/A
19	LIVISTONA CHINENSIS/ CHINESE FAN PALM (IN R.O.W.)	12"	20'	10'	GOOD	REMAIN	N/A
20	LIVISTONA CHINENSIS/ CHINESE FAN PALM (IN R.O.W.)	12"	20'	10'	GOOD	REMAIN	N/A
21	LIVISTONA CHINENSIS/ CHINESE FAN PALM (IN R.O.W.)	12"	20'	10'	GOOD	REMAIN	N/A
22	(2) PTYCHOSPERMA ELEGANS/ ALEXANDER PALM	4"	25'	10'	GOOD	REMAIN	N/A
23	(2) PTYCHOSPERMA ELEGANS/ ALEXANDER PALM	4"	25'	10'	GOOD	REMAIN	N/A
24	DYPSIS LUTESCENS/ ARECA PALM (MULTIPLE)	4"	25"	8"	GOOD	REMAIN	N/A
25	COCOS NUCIFERA/ COCOMUT	12"	30'	25'	GOOD	REMAIN	N/A
26	NORFOLK ISLAND PINE TREES (ARAUCARIA HETEROPHYLLA)	16"	20'	20'	FAIR/ HATRACKED SEVERELY	REMOVE	N/A
27	NORFOLK ISLAND PINE TREES (ARAUCARIA HETEROPHYLLA)	16"	20'	20'	FAIR/ HATRACKED SEVERELY	REMOVE	N/A
28	NORFOLK ISLAND PINE TREES (ARAUCARIA HETEROPHYLLA)	16"	20'	20'	FAIR/ HATRACKED SEVERELY	REMOVE	N/A
29	PTYCHOSPERMA ELEGANS/ ALEXANDER PALM	4"	25'	10'	GOOD	RELOCATE	N/A
30	LIVISTONA CHINENSIS/ CHINESE FAN PALM	8"	15'	8'	GOOD	RELOCATE	N/A
31	HYOPHORBE/ BOTTLE PALM	8"	6'	4'	GOOD	RELOCATE	N/A
32	DYPSIS LUTESCENS/ ARECA PALM (MULTIPLE)	4"	25"	8"	GOOD	REMOVE	N/A
33	PTYCHOSPERMA ELEGANS/ ALEXANDER PALM	4"	25'	10'	GOOD	RELOCATE	N/A
34	PTYCHOSPERMA ELEGANS/ ALEXANDER PALM	4"	25'	10'	GOOD	RELOCATE	N/A
35	PTYCHOSPERMA ELEGANS/ ALEXANDER PALM	4"	25'	10'	GOOD	RELOCATE	N/A
36	PTYCHOSPERMA ELEGANS/ ALEXANDER PALM	4"	25'	10'	GOOD	RELOCATE	N/A



TREE PROTECTION DETAIL

NTS.

* THIS DETAIL APPLIES TO ALL TREES THAT WILL REMAIN OR BE RELOCATED

VOID

TOPO GRAPHIC
landscape architecture & design
TOPO_GRAPHIC LLC
LC26000577
941-564-5016
Miami Beach FL. / Punta Gorda FL.
info@topo-graphic.com

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Project:

9110 WEST BAY HARBOR DRIVE

Roofdeck Level Landscape Plan

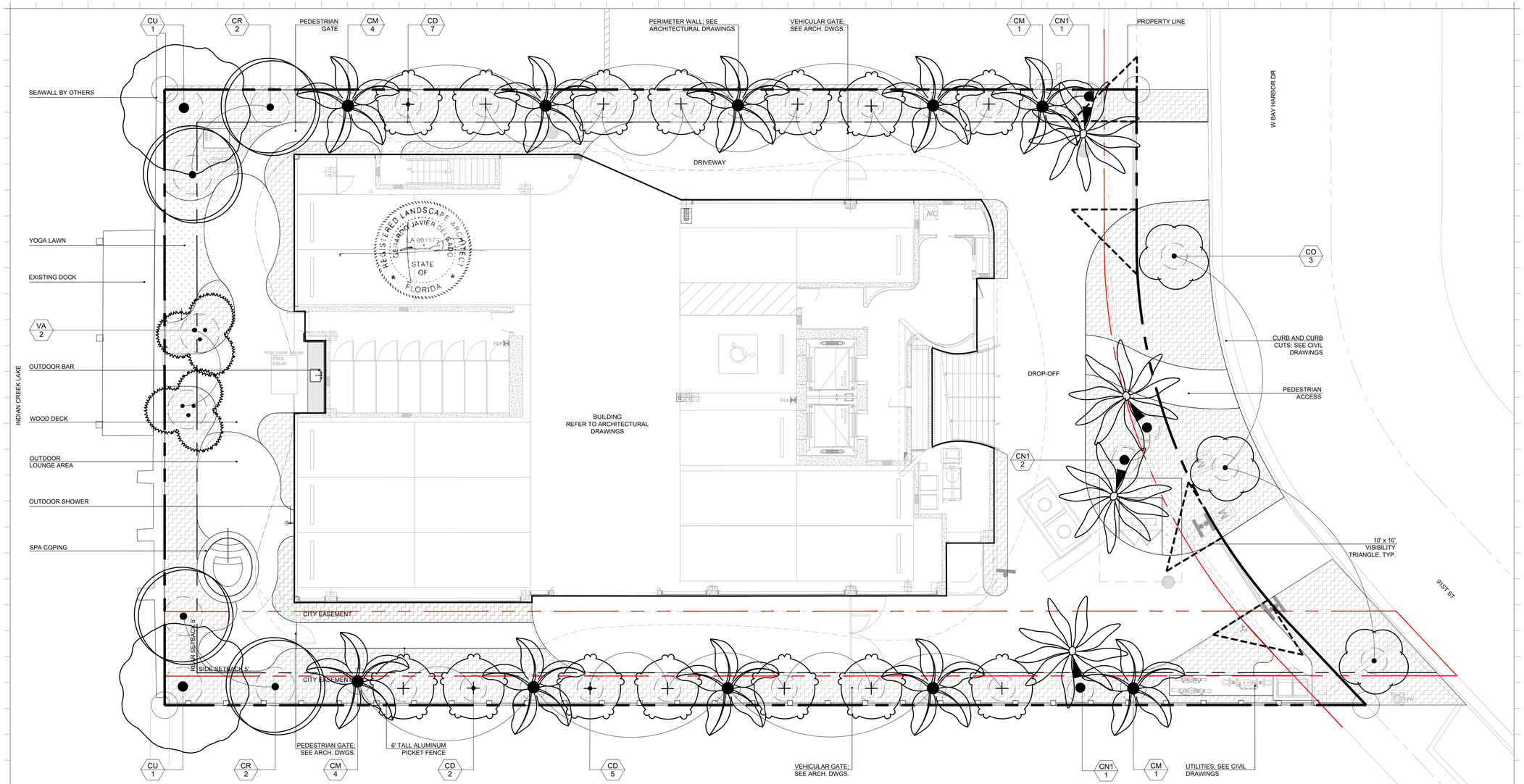
9101 W. BAY HARBOR DR.
BAY HARBOR, FL. 33154

Revisions:
REVISION #2
DRC COMMENTS 03.29.2023

Seal:
REGISTERED LANDSCAPE ARCHITECT MANUEL C. ALONSO LA6666666 STATE FLORIDA 3.29.23
MANUEL C ALONSO

Drawing: Tree Disposition Plan
Date: 01.15.2023
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.:

TD-1



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	DBH	NATIVE	REMARKS
	CR	4	Clusia rosea	Autograph Tree	200 GAL	20 FT	16 FT	6 IN MIN.	YES	SPECIMEN, MULTI-BRANCH, SPECIMEN, 4' CLEAR TRUNK
	CD	14	Coccoloba diversifolia	Pigeon Plum	FG, B&B	16 FT	8 FT	4 IN MIN.	YES	STANDARD, FLORIDA FANCY, FULL, 4' C.T.
	CU	2	Coccoloba uvifera	Sea Grape	COLLECTED SPECIMEN	20 FT CT. MIN.	14 FT	6 IN MIN.	YES	MULTI-TRUNK, COLLECTEDSPECIMEN, 4' CLEAR TRUNK.
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	DBH	NATIVE	REMARKS
	CM	10	Cocos ' maypan'	Coconut Palm	B&B	18 FT CT. MIN.	14 FT	6 IN MIN.	NO	STRAIGNT, 12' G.W. MINIMUM.
	CN1	4	Cocos nucifera 'maypan'	Coconut Palm	FG, B&B	25FT CURVED O.A. MIN	18 FT		NO	CHARACTER PALM; 15 FT GW
	VA	2	Veitchia montgomeryana	Montgomery Palm	FG, B&B	12 FT GW	14 FT	4 IN MIN.	NO	TRIPLE TRUNK
STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	DBH	NATIVE	REMARKS
	CO	3	Chrysophyllum oliviforme	Satinleaf	FG, B&B	16 FT	10 FT	4 IN MIN.	YES	STANDARD, FLORIDA FANCY, FULL CANOPY, 6' CLEAR TRUNK.

SYMBOL LEGEND

ROOT BALL

AAA 1 — PROPOSED PLANT

SCALE: 1/8"=1"

0' 4' 8' 16'

Rev.	Date	Rev.	Date

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ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: LANDAU PROPERTIES
Address: 105 MADISON AVE
NY, NY 10016 33154
Tel: 212-561-8620
Email: jlandau@landauproperties.com

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 786-518-2008
Email: wlugo@oceanengineeringinc.com

LANDSCAPE DESIGN:
Name: ENEA LANDSCAPE ARCHITECTURE
Address: 7580 NE 4th COURT, SUITE 104
MIAMI BEACH, FL 33138
Tel: 305-576-6702
Email: i.becker@enea.ch

STRUCTURAL DESIGN:
Name: OPTIMUS STRUCTURAL DESIGN , LLC
Address: 7850 NW 146tH STREET, SUITE 305
MIAMI LAKES, FL 33016
Tel: 305-512-5861
Email: jgutierrez@optimussd.com

MEP ENGINEER:
Name: H.VIDAL & ASSOCIATES, INC
Address: 241 NW SOUTH RIVER DRIVE
MIAMI, FL 33128
Tel: 305-571-1860
Email: henry@vidalengineering.com

ARCHITECT:
Name: KOBI KARP ARCHITECTURE INTERIOR DESIGN, Inc.
Address: 571 NW 28th STREET
MIAMI, FL 33127
Tel: 305.573.1818
Email: kobikarp@kobikarp.com

REGISTERED LANDSCAPE ARCHITECT GERARDO JAVIER DELGADO LA 0001574 STATE OF FLORIDA

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574

enea
landscape architecture

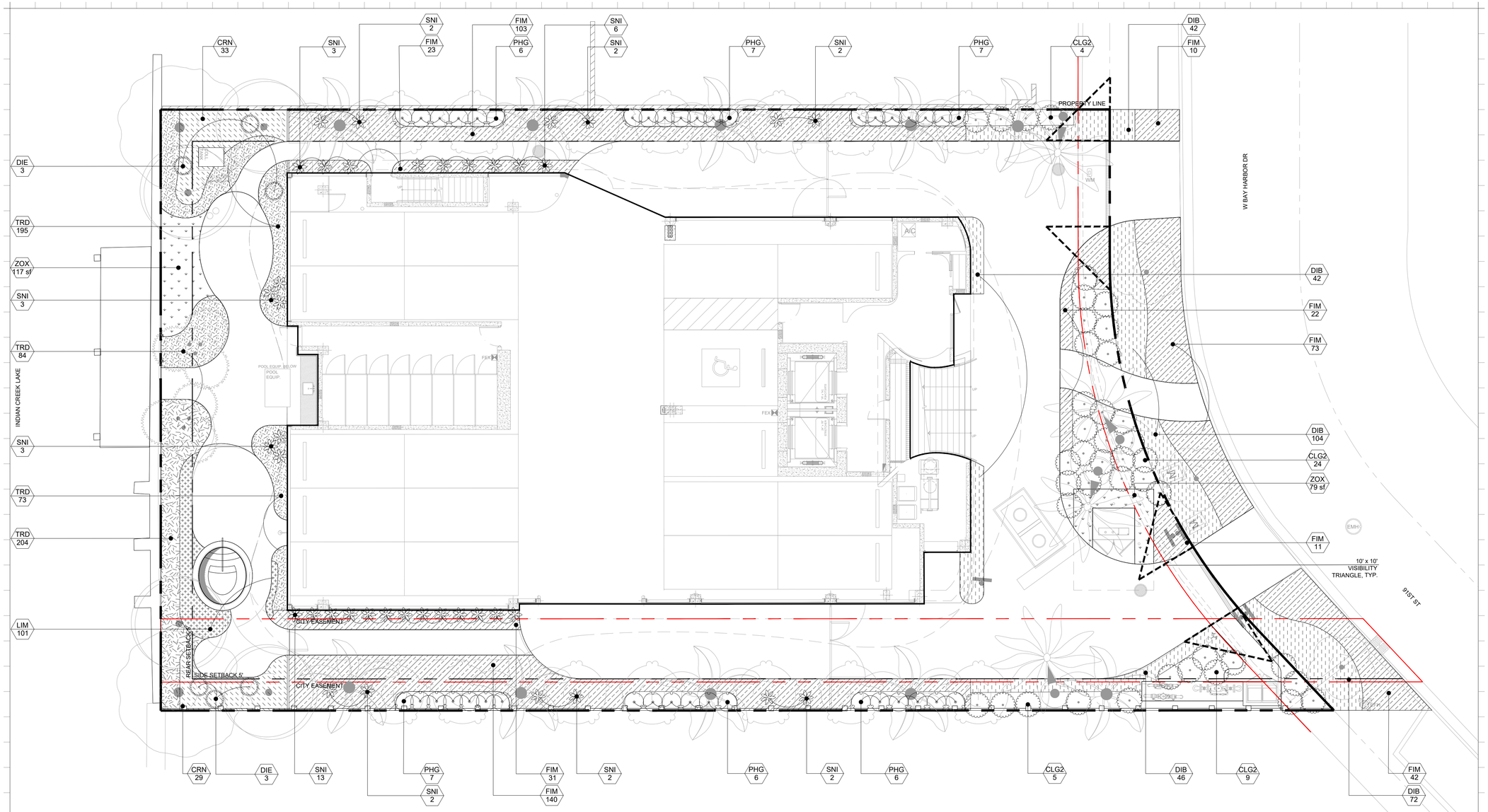
Enea Landscape Architecture Inc.
7580 NE 4th Court, Studio 104
Miami, Florida 33138, USA
T+1 305.576.6702

www.enea.ch | info.miami@enea.ch

REG.No: LC26000339

CANOPY PLANTING PLAN & SCHEDULE - GROUND FLOOR

Date	02-23-2023	Sheet No.	L200
Scale	AS SHOWN		
Project	MA22113		



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	NATIVE		REMARKS
SHRUBS											
	CLG2	42	Clusia guttifera	Small Leaf Clusia	65 GAL.	10 FT	48 IN	48 IN O.C.	NO		FULL TO BASE
	DIE	6	Dioon edule	Mexican Cycad	15 GAL.	3 FT	5 FT	4 IN O.C.	NO		FULL
	PHG	39	Philodendron giganteum	Giant Philodendron	7 GAL.	3 FT	36 IN	36 IN O.C.	NO		FULL
	SNI	40	Strelitzia nicolai	White Bird of Paradise	15 GAL.	6 FT	36 IN	36 IN O.C.	NO		FULL
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	NATIVE	SPACING	REMARKS
SHRUB AREAS											
	CRN	62	Clusia rosea 'Nana'	Dwarf Pitch Apple	7 GAL.	24 IN	24 IN	24 IN O.C.	YES	24" o.c.	FULL TO BASE
	DIB	306	Dietes bicolor	African Iris	3 GAL	24 IN	18 IN	18 IN O.C.	NO	18" o.c.	FULL
	FIM	455	Ficus microcarpa 'Green Island'	Green Island Ficus	7 GAL	24 IN	24 IN	24 IN O.C.	NO	24" o.c.	FULL
	TRD	556	Tripsacum floridanum	Dwarf Fakahatchee Grass	3 GAL.	24 IN	12 IN	18 IN O.C.	YES	12" o.c.	FULL
GROUND COVERS											
	LIM	101	Liriope muscari	Lilyturf	3 GAL.	12 IN	12 IN	12 IN O.C.	NO	12" o.c.	FULL
	ZOX	196 sf	Zoysia x	Zoysia Grass	---						SOD

SYMBOL LEGEND

AAA 1 — PROPOSED PLANT

SCALE: 1/8"=1'

0' 4' 8' 16'

Rev.	Date	Rev.	Date

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Name: ENEA LANDSCAPE ARCHITECTURE
Address: 7580 NE 4th COURT, SUITE 104
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landscape architecture

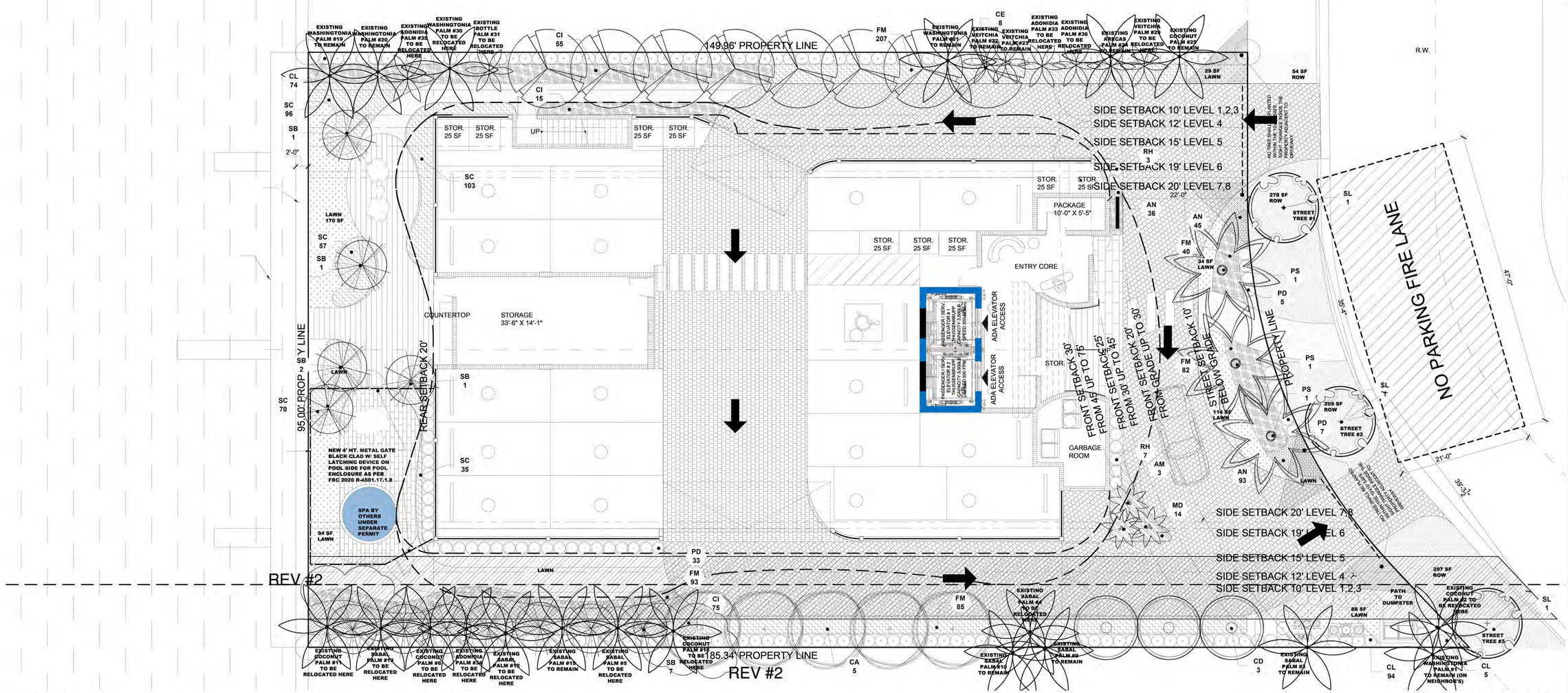
Enea Landscape Architecture Inc.
7580 NE 4th Court, Studio 104
Miami, Florida 33138, USA
T+1 305.576.6702

www.enea.ch | info.miami@enea.ch

REG.No: LC26000339

UNDERSTORY PLANTING PLAN & SCHEDULE - GROUND FLOOR

Date	02-23-2023	Sheet No.	L201
Scale	AS SHOWN		
Project	MA22113		



Landscape Plan

SCALE1/8" =1'-0"

LANDSCAPE NOTES

1. All plant material to be Florida No.1 or better per most current version of "Grades and Standards for Nursery Plants, Part I and II," prepared by the State of Florida Department of Agriculture and Consumer Services.
2. All planting beds to be topped with 2" min. mulch "Grade A", unless otherwise noted. A two-inch layer, after watering in, of mulch must be placed and maintained around all newly installed trees, shrubs, and ground cover plantings. Each tree must have a ring of mulch no less than 24 inches beyond its' trunk in all directions. Red mulch is not acceptable. CYPRESS MULCH WILL NOT BE USED.
3. All trees to be staked in good workmanlike manner. No nail staking permitted. (Refer to planting details) Landscape contractor is responsible for removing trees stakes once trees are established.
4. Landscape plan shall be installed in compliance with all local codes. Local codes take precedence over Landscape plan.
5. All tree holes to be back filled around and under root ball with planting soil. All shrub beds to be installed with planing soil (see planting details).
6. Sod shall be as specified in the landscape plan. Solid sod shall be laid with alternative and abutting joints, with 2" top soil minimum if required.
7. All trees and palms are to be guaranteed for one year. All shrubs and ground covers shall be guaranteed for six months from date of final acceptance.
8. All planting beds shall be free of weeds, grass, litter, and construction debris prior to planting.
9. All trees, palms, shrubs, and groundcover plants shall be fertilized at installation with slow release fertilizer, according to manufacturer's recommendations (submit sample for approval).
10. Landscape contractor shall review all drawings and prepare his own take off and plant list prior to bid cost, and compare to Landscape Architect's plant list. Sizes specified on Landscape plan are deemed to be minimums. Landscape Contractor is responsible for attaining accurate counts of plant materials specified. In the event of discrepancies, Landscape Contractor shall bring to the attention of the Landscape Architect. Plan shall take precedence over plant list. No Exceptions!
11. Landscape Contractor shall locate and verify all underground utility prior to digging. Plantings in Easements: Utility, power, or drainage easements may overlap required buffers; however no required trees or shrubs may be located in any utility, power, or street easement or right-of-way.
12. All trees, except street trees, shall be a minimum of twelve (12) feet high and have a minimum dbh of two (2) inches at time of planting except that thirty (30) percent of the tree requirement may be met by native species with a minimum height of eight (8) feet and a minimum dbh of one and one-half (1½) inches at time of planting. Street trees shall have a clear trunk of four (4) feet, an overall height of fifteen (15) feet and a minimum dbh of three (3) inches at time of planting, and shall be provided along all roadways at a maximum average spacing of thirty (30) feet on center.
13. All shrubs must be a minimum of 18" in height at time of planting. When used as a visual screen, buffer, or hedge, shrubs shall be planted at a maximum average spacing of thirty (30) inches on center or if planted at a minimum height of thirty-six (36) inches, shall have a maximum average spacing of forty-eight (48) inches on center and shall be maintained so as to form a continuous, unbroken and solid visual screen within one (1) year after time of planting.
14. All material is subject to availability at time of installation. Substitutions MUST be cleared with Landscape Architect prior to install.
15. All newly planted areas to receive 100% coverage (with 50% overlap) by automatic irrigation system (refer to irrigation plan).
16. All existing plant material to remain shall be protected (see planting details).
17. All trees to be relocated will get root pruned a minimum of 30 days prior to relocation (more if req. by species). Upon relocation, thin out (under LA direction) 25% of tree canopy.
18. After removal/relocation of existing trees and palms, backfill tree pit with planting soil and sod disturbed area (if needed) to bring them to the same level of the surrounding areas.
19. No changes shall be made without the prior consent of the Landscape Architect and Owner.

Town of Bay Harbor Islands, Florida
Landscape Requirements Legend (Worksheet) REVISED 07.15.2021
Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)
Site Address 9110 W Bay Harbor Drive, Bay Harbor Islands
Legal Description: COMPREHENSIVE PLAN FLUM DESIGNATION:
MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
Net Lot Area 0.345 Acres / 15,047 SF

		Required	Provided
I.	**Open Space Requirement**		
1.	Net Lot Area = 15,047 SF x 20% = 3,009 SF 20% (BHI - Sec. 23-11)	3,009 SF (20%)	3,469 SF (23.05%)
2.	Maximum Lawn Area Allowed (MDC - Sec. 18A-6(A)(5))		
a.	Req. open space 3,009 SF x 60% =1,805 SF	60% Max 1,805 SF (60%)	529 SF (17.5%)
II.	**Shade Trees**		
A.	**Required**		
1.	28 shade trees/acre: 28 x 0.345 acres = 9.66=10 (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(C)(5)) and BHI Sec. 24-16	10	28 trees + 17 Existing Palms 3:1= 6 + 3 New Palms @3:1= 1 for a total of 35 trees
2.	Native Species Required - 50% Min. # of shade trees req.10 x 50% = 5 (BHI - Sec. 24-16(a)(2))	5	23
3.	Drought Tolerant and Low Maintenance Species Require - 50% Min. of shade trees req. 7 x 50% = 3.5=4 (MDC - Sec. 18A-6(C)(11)(b))	5	28
B.	**Tree Species**		
1.	Number of shade trees required (from Sec. (II)(A)(1) above)	10	16
2.	Number of shade tree species required (BHI - Sec. 24-16(a)(2))		
3.	Number of Different Tree Species based on Quantity		
	6-10 required shade trees/ 3 shade tree species Needed	3	6
C.	**Tree Heights**		
1.	Number of Stories of building (8)		
2.	Number of shade trees required 7 (from Sec. (II)(A)(1) above)		
3.	Shade tree heights required:		
	14-16 ft. - ___25___% or __2____ shade trees	2	3 (CD)
	16-18 ft. - ___50___% or __2____ shade trees	4	8 (CE)
	18-20 ft. - ____25__% or __2____ shade trees	2	5 (CA)

Size of Tree Species in Relationship to Building Height

No. Stories	Min.	Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft
5 plus	25%	14-16	6	14-18
	50%	16-18	7	22-28
	25%	18-20	8	22-28

(BHI – Sec. 24-16(a)(2) Sec. 24-16(a)(2)

		Required	Provided
III.	**Street Trees**		
Street Trees @ 1:35'	Width of lot 105' / 35' = 3 (15' min height / 6' clear wood / 2 ½" caliper)	3	3

Town of Bay Harbor Islands, Florida
Landscape Requirements Legend (Worksheet) REVISED 07.15.2021
Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)
Site Address 9110 W Bay Harbor Drive, Bay Harbor Islands
Legal Description: COMPREHENSIVE PLAN FLUM DESIGNATION:
MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
Net Lot Area 0.345 Acres / 15,047 SF

		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))	100	1,255
2.	Native Species Required - 30% Min. (MDC - Sec. 18A-6(D)(1)(a))	30	679
3.	Drought Tolerant and Low Maintenance Species Required - 50% Min. (MDC - Sec. 18A-6(D)(1)(b))	50	670
V.	**Buffers (If applicable) N/A**		
VI.	**Parking Lot Landscaping (If applicable) N/A**		
VII.	**Right Tree Right Place** (BHI - Sec. 24-16(a)(2)(f))		
	Number of trees near power lines (See attached FPL guidelines)	3	3 (Satin Leafs/ SL)
VIII.	**Florida Friendly Landscaping:** (MDC - Sec. 18A-2(A))	**Applied**	

All landscaping shall promote Florida Friendly landscaping principles through the use of drought-tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve the use of potable and non-potable water supplies and restrictions on the amount of lawn areas. Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.

LOT AREA	OPEN SPACE 20% MIN. BY CODE		
	MINIMUM	PROPOSED	%
15,047 SF.	3,009 SF.	3,469 SF.	23.05 %

PLANT SCHEDULE

SHRUBS

KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
AN	174	ANNUALS/ SINGLE COLOR	NO	HIGH	4" HT. X 4" SPR. / 4" POT/ FULL/ BL/ 4" O.C.
CL	173	CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA (FOR HEDGE)	YES	LOW	48" HT. X 24" SPR. / 15 GAL/ FULL/ 24" O.C.
CI	145	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
PD	45	PODOCARPUS MACROPHYLLUS/ PODOCARPUS (HEDGE)	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
FM	507	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
SC	361	SPARTINA BAKERI/ SAND CORDGRASS	YES	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2' OC.
MD	14	MONSTERA DELICIOSA/ MONSTERA	NO	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2' OC.
RH	10	RAHPIS EXCELSA/ LADY PALM	NO	LOW	48" HT. X 24" SPR. / 15 GAL/ FULL/ 24" O.C.
LAWN	529 SF	SOYSIA 'EMERALD' (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	MED	SOLID EVEN PIECES
ROW	838 SF	STENOTRAPPHUM SECUNDATUM/ ST. AUGUSTINE (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	LOW	SOLID EVEN PIECES

TREES AND PALMS

SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
	PS/ 3	PHOENIX SYLVESTER/ SYLVESTER PALM	NO	LOW	18' O.A.HT./ 9' CLEAR TRUNK, THICK TRUNK, FG, BB, FF, DIAMOND CUT
	CE/ 8	CONOCARPUS ERECTUS GREEN BUTTONWOOD	YES	LOW	16'-18' HT. X 7' SPR X 5' CLEAR WOOD.,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER
	CA/ 5	CALOPHYLLUM BRASILIENSE BRAZILIAN BEAUTYLEAF	NO	LOW	18'-20' HT. X 8' SPR X 6' CLEAR WOOD.,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER
	CD/ 3	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	YES	LOW	14'-16' HT. X 6' SPR X 4' CLEAR WOOD.,3" CAL, FG, BB, FF/ SINGLE MAIN LEADER
	AM/ 3	ADONIDIA MERRILLII (TRIPLE) TRIPLE CHRISTMAS PALM	NO	LOW	8' - 12' O.A. HT./ F.G. / FULL / HEAVY HEADS/ TRIPLE,
	SB/ 12	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	YES	LOW	14' HT. X 5' SPR.X 5' CLEAR WOOD.,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER

STREET TREES

	SL/ 3	CHRYSOPHYLLUM OLIVIFORME SATIN LEAF (STREET TREES UNDER POWERLINES)	YES	LOW	15' HT. X 6' SPR.X 6' CLEAR WOOD.,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER

VOID

TOPO GRAPHIC
landscape architecture & design
TOPO_GRAPHIC LLC
LC26000577
941-564-5016
Miami Beach FL / Punta Gorda FL.
info@topo-graphic.com

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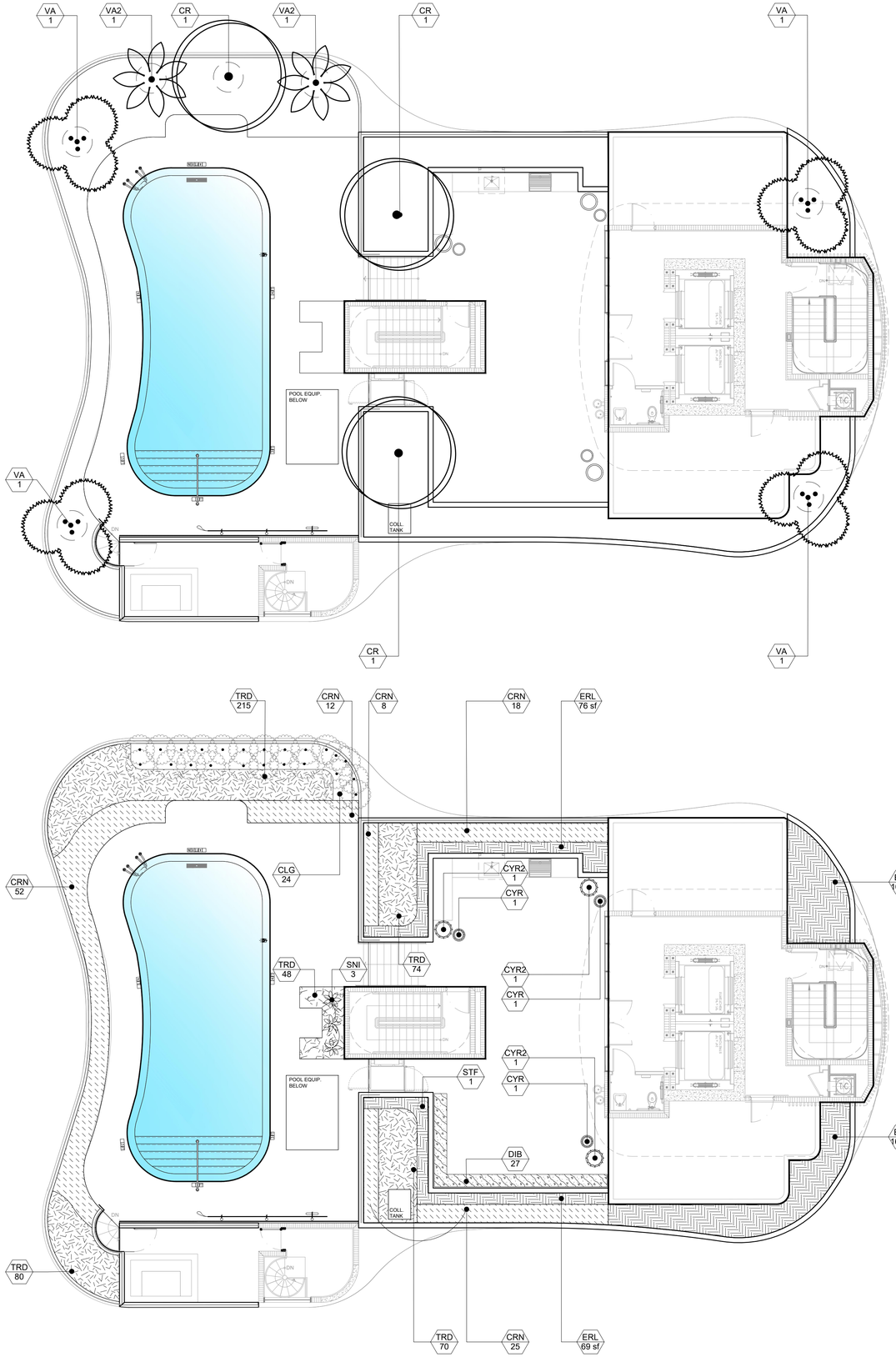
Project:
9110 WEST BAY HARBOR DRIVE
Ground Level Landscape Plan
9101 W. BAY HARBOR DR.
BAY HARBOR, FL 33154

Revisions:
REVISION #1
DRV COMMENTS 02.09.2023
REVISION #2
DRC COMMENTS 03.29.2023

Seal:
REGISTERED LANDSCAPE ARCHITECT MANUEL C. ALONSO LA6666882 STATE OF FLORIDA 3.28.23
MANUEL C ALONSO

Drawing: Landscape Plan
Date: 01.15.2023
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.:
L-1



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	DBH	NATIVE	REMARKS
TREES										
	CR	3	Clusia rosea SPECIMEN, MULTI-BRANCH, SPECIMEN, 4' CLEAR TRUNK	Autograph Tree	200 GAL	20 FT	16 FT	6 IN MIN.	YES	SPECIMEN, MULTI-BRANCH, SPECIMEN, 4' CLEAR TRUNK
PALM TREES										
	VA	4	Veitchia montgomeryana TRIPLE TRUNK	Montgomery Palm	FG, B&B	12 FT GW	14 FT	4 IN MIN.	NO	TRIPLE TRUNK
	VA2	2	Veitchia montgomeryana SINGLE TRUNK;	Montgomery Palm	FG, B&B	12 FT GW	14 FT	4 IN MIN.	NO	SINGLE TRUNK;

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	NATIVE	SPACING	REMARKS
SHRUBS											
	CLG	24	Clusia guttifera FULL TO BASE	Small Leaf Clusia	15 GAL	48 IN	36 IN	36 IN O.C.	NO		FULL TO BASE
	CYR2	3	Cycas revoluta FULL	Sago Palm	15 GAL.	24 IN	30 IN	36 IN O.C.	NO		FULL
	CYR	3	Cycas revoluta FULL	Sago Palm	7 GAL.	18 IN	24 IN	24 IN O.C.	NO		FULL
	SNI	3	Strelitzia nicolai FULL	White Bird of Paradise	15 GAL.	6 FT	36 IN	36 IN O.C.	NO		FULL
VINE/ESPALIER											
	STF	1	Stephanotis floribunda VINE ON TRELLIS	Madagascar Jasmine	7 GAL.	36 IN	18 IN	18 IN	NO		VINE ON TRELLIS
SHRUB AREAS											
	CRN	115	Clusia rosea 'Nana' FULL TO BASE	Dwarf Pitch Apple	7 GAL.	24 IN	24 IN	24 IN O.C.	YES	24" o.c.	FULL TO BASE
	DIB	27	Dietes bicolor FULL	African Iris	3 GAL	24 IN	18 IN	18 IN O.C.	NO	18" o.c.	FULL
	ERL	413 sf	Ernodea littoralis FULL	Golden Creeper	1 GAL.	6 IN		12 IN O.C.	YES		FULL
	TRD	487	Tripsacum floridanum FULL	Dwarf Fakahatchee Grass	3 GAL.	24 IN	12 IN	18 IN O.C.	YES	12" o.c.	FULL

NOTE:
- ALL PLANTERS SHALL BE PROVIDED WITH BI-LEVEL DRAINS. SEE MEP DRAWINGS.
- STRUCTURAL ENGINEER TO REVIEW AND APPROVE SUPERIMPOSED LOADS DUE TO PLANTING.

SCALE: 1/8"=1'

0' 4' 8' 16'

Rev.	Date	Rev.	Date

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ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: LANDAU PROPERTIES
Address: 105 MADISON AVE
NY, NY 10016 33154
Tel: 212-561-8620
Email: jlandau@landauproperties.com

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 786-518-2008
Email: wlugo@oceanengineeringinc.com

LANDSCAPE DESIGN:
Name: ENEA LANDSCAPE ARCHITECTURE
Address: 7580 NE 4th COURT, SUITE 104
MIAMI BEACH, FL 33138
Tel: 305-576-6702
Email: i.becker@enea.ch

STRUCTURAL DESIGN:
Name: OPTIMUS STRUCTURAL DESIGN , LLC
Address: 7850 NW 146IH STREET, SUITE 305
MIAMI LAKES, FL 33016
Tel: 305-512-5861
Email: jgutierrez@optimussd.com

MEP ENGINEER:
Name: H.VIDAL & ASSOCIATES, INC
Address: 241 NW SOUTH RIVER DRIVE
MIAMI, FL 33128
Tel: 305-571-1860
Email: henry@vidalengineering.com

ARCHITECT:
Name: KOBI KARP ARCHITECTURE INTERIOR DESIGN, Inc.
Address: 571 NW 28th STREET
MIAMI, FL 33127
Tel: 305.573.1818
Email: kobikarp@kobikarp.com

REGISTERED LANDSCAPE ARCHITECT GERARDO JAVIER DELGADO LA 0001574 STATE OF FLORIDA

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574

enea
landscape architecture

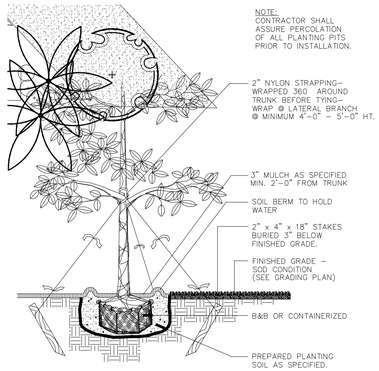
Enea Landscape Architecture Inc.
7580 NE 4th Court, Studio 104
Miami, Florida 33138, USA
T+1 305.576.6702

www.enea.ch | info.miami@enea.ch

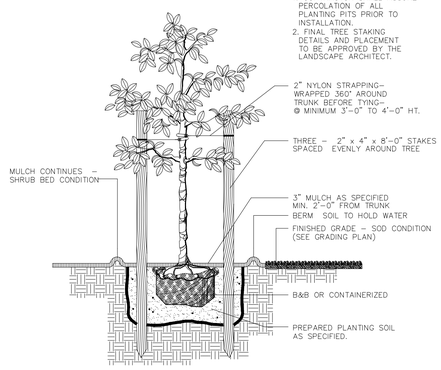
REG.No: LC26000339

PLANTING PLAN & SCHEDULE - ROOFTOP

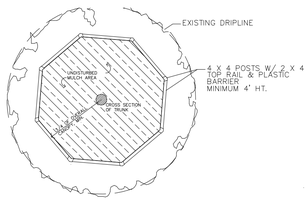
Date	02-23-2023	Sheet No.
Scale	AS SHOWN	L9200
Project	MA22113	



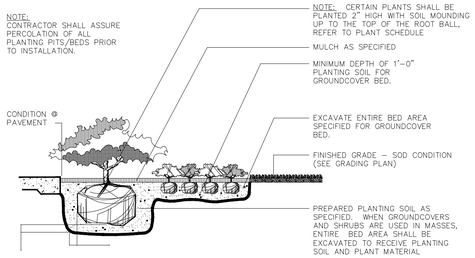
LARGE TREE



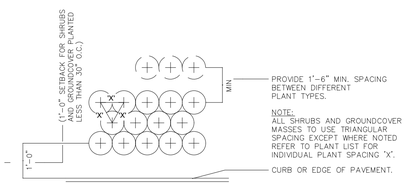
SMALL TREE DETAIL



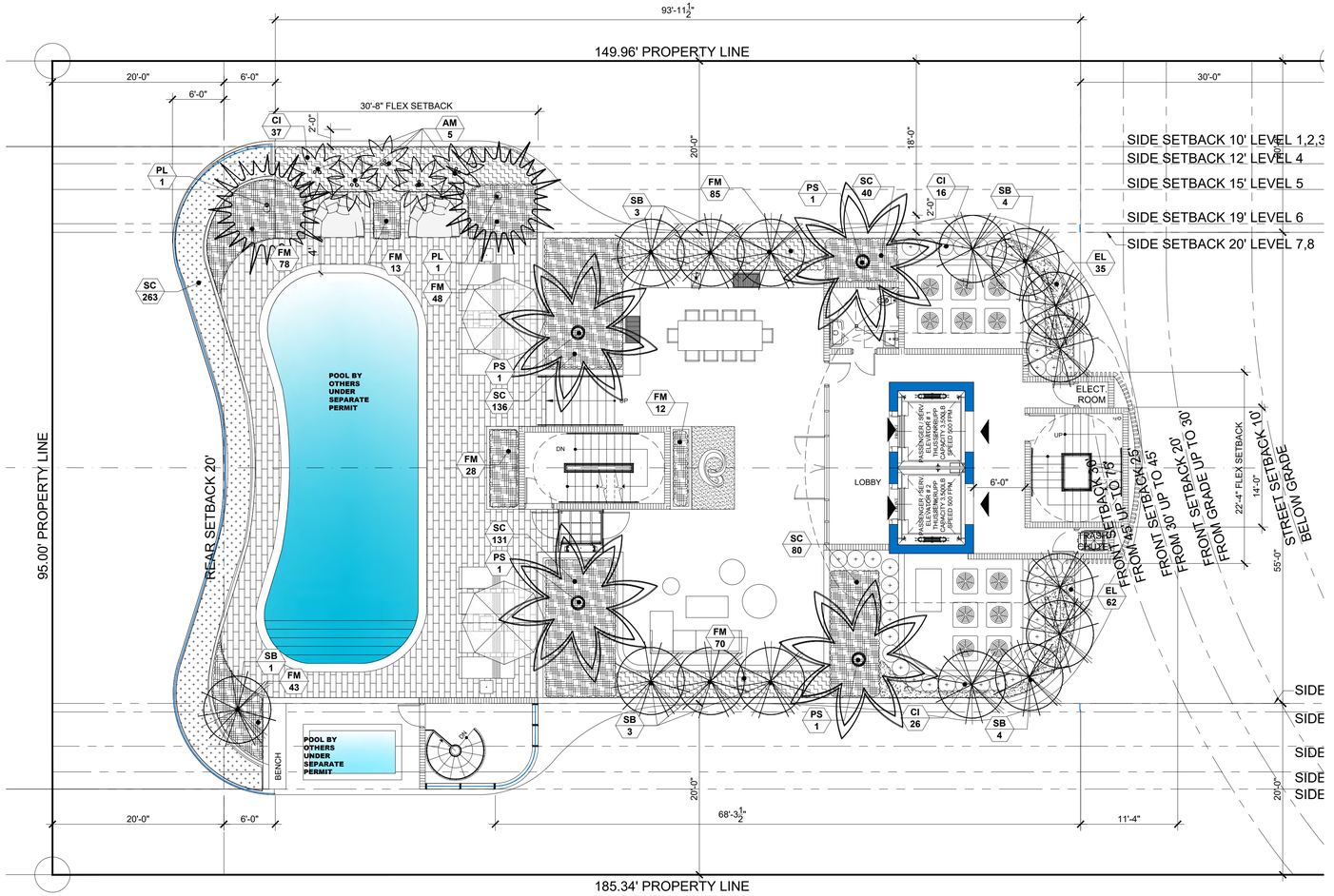
TREE PROTECTION DETAIL



SHRUB / GROUNDCOVER



TYPICAL PLANT SPACING

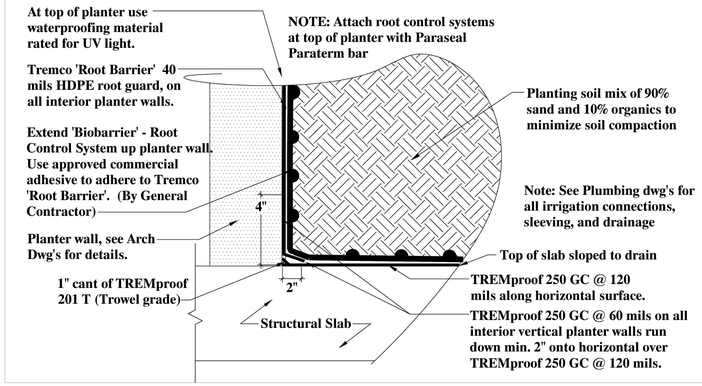


Roof Deck Landscape Plan

SCALE1/8" =1'-0"

ROOF AREA	ROOF LANSCAPED 15% MIN.		
	MINIMUM	PROPOSED	%
6,387 SF.	1,025 SF.	1,524 SF.	22.2 %

NOTE: This detail is for reference only. All materials and waterproofing listed are to show a typical example of how to handle an on deck planter. Shop drawings are to be submitted by G.C.'s selected waterproofing manufacturer showing actual type of water proofing to use, thickness, and all relevant specifications needed to properly build planters. See Arch and structural dwg's for planter walls, thickness, etc.



Roof Deck Planter Section

SCALE1/8" =1'-0"

PLANT SCHEDULE

SHRUBS

KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
CI	79	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	36" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
FM	377	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
SC	387	SPARTINA BAKERI/ SAND CORDGRASS	YES	LOW	18" HT. X 18" SPR. / 3 GALLONS/ FULL/ 2' OC.
EL	97	ERNODEA LITTORALIS/ GOLDEN BEACH CREEPER	YES	LOW	10" HT. X 10" SPR. / 3 GALLONS/ 12" O.C./ FULL

TREES AND PALMS

SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
	PS/ 4	PHOENIX SYLVESTER/ SYLVESTER PALM	NO	LOW	6' HT. CLEAR TRUNK, THICK TRUNK FG, BB, FF, DIAMOND CUT
	SB/ 15	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	YES	LOW	12' HT. X 5' SPR.,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER
	PL/ 2	PLUMERIA RUBRA 'ALBA'/ WHITE FRANGIPANI	NO	LOW	14' HT. X 5' SPR.,2.5" CAL,FG, BB, FF/ MULTITRUNK

VOID

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landscape architecture & design
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Project:

9110 WEST BAY HARBOR DRIVE

Roofdeck Level Landscape Plan

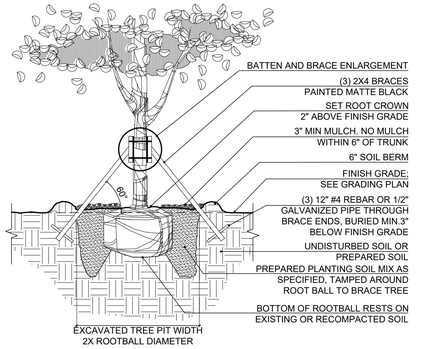
9101 W. BAY HARBOR DR.
BAY HARBOR, FL 33154

Revisions:
REVISION #1
DRV COMMENTS 02.09.2023

Seal:
REGISTERED LANDSCAPE ARCHITECT MANUEL C. ALONSO LA666666 STATE OF FLORIDA
MANUEL C ALONSO

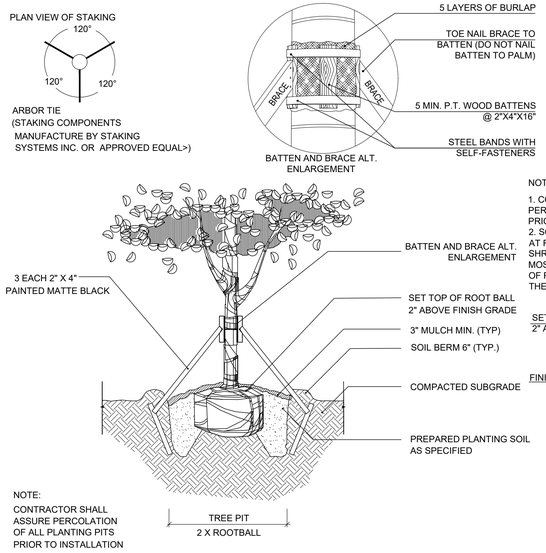
Drawing: Landscape Plan
Date: 01.15.2023
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.:

L-2



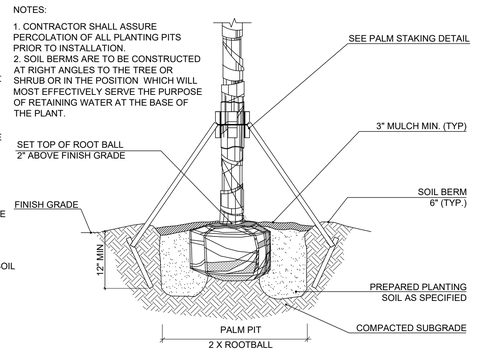
NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION

1 TREE PLANTING DETAIL
SCALE: N.T.S.

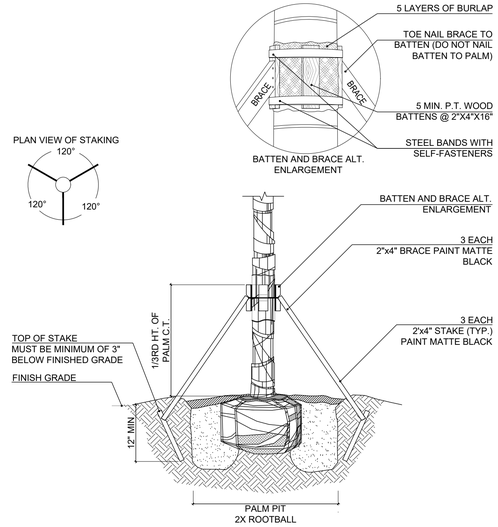


NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION

2 TREE STAKING DETAIL
SCALE: N.T.S.

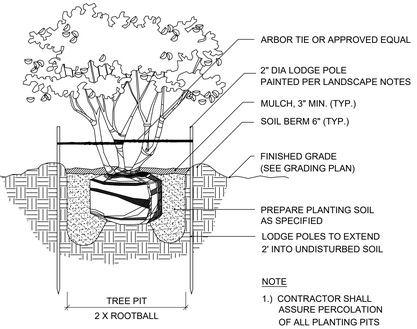


3 PALM PLANTING DETAIL
SCALE: N.T.S.



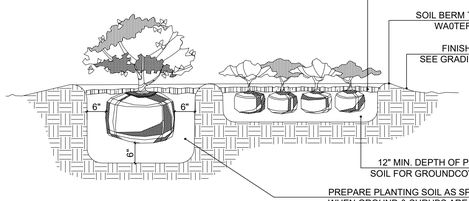
NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

4 PALM STAKING DETAIL
SCALE: N.T.S.



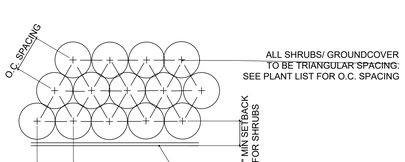
NOTE
1.) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION
2.) SET TOP OF ROOT BALL 2" ABOVE FINISH GRADE.

5 MULTI-TRUNK TREE MORE THAN 10' PLANTING DETAIL
SCALE: N.T.S.



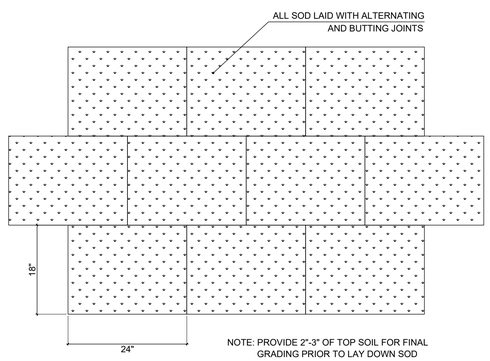
NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/ BEDS PRIOR TO INSTALLATION

6 SHRUB AND GROUNDCOVER PLANTING DETAIL
SCALE: N.T.S.



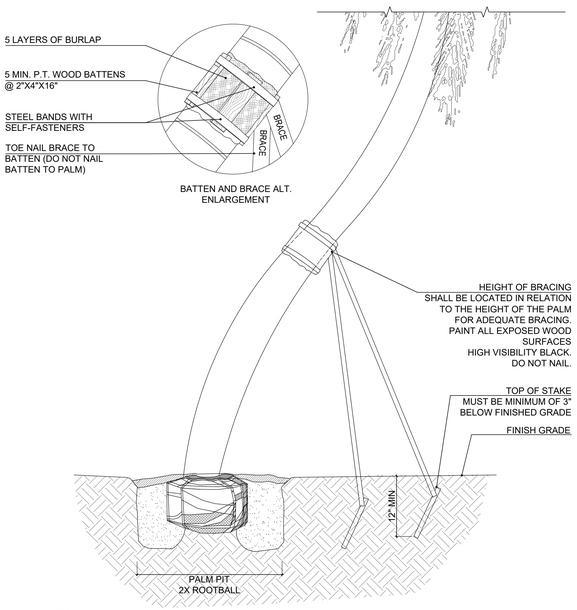
NOTE:
THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL. DO NOT LEAVE GAPS BETWEEN DIFFERENT PLANT MATERIALS.

7 PLANT SPACING DETAIL
SCALE: N.T.S.



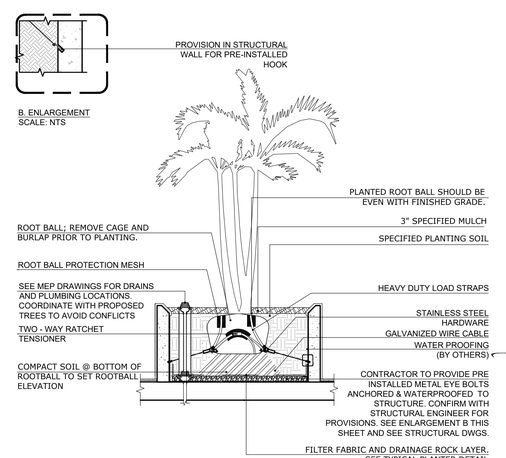
NOTE: PROVIDE 2"-3" OF TOP SOIL FOR FINAL GRADING PRIOR TO LAY DOWN SOD

8 SOD PLANTING DETAIL
SCALE: N.T.S.



NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

9 CHARACTER PALM STAKING DETAIL
SCALE: N.T.S.



NOTE: COORDINATE TREE ANCHORS WITH STRUCTURAL ENGINEER. TREE ANCHORING SYSTEM BY PLATIPUS OR APPROVED EQUAL. CONTRACTOR TO PROVIDE SYSTEM BASED ON TREE SIZE AND WIND LOAD AS RECOMMENDED BY MANUFACTURER.
CONTRACTOR TO SUBMIT SHOP DWGS FOR APPROVAL

10 TREE / PALM ANCHORING SYSTEM AT PLANTER
Scale: N.T.S

Rev.	Date	Rev.	Date

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ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: LANDAU PROPERTIES
Address: 105 MADISON AVE
NY, NY 10016 33154
Tel: 212-561-8620
Email: jlandau@landauproperties.com

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 786-518-2008
Email: wlugo@oceanengineeringinc.com

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Name: ENEA LANDSCAPE ARCHITECTURE
Address: 7580 NE 4th COURT, SUITE 104
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Email: jgutierrez@optimussd.com

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Name: H.VIDAL & ASSOCIATES, INC
Address: 241 NW SOUTH RIVER DRIVE
MIAMI, FL 33128
Tel: 305-571-1860
Email: henry@vidalengineering.com

ARCHITECT:
Name: KOBI KARP ARCHITECTURE INTERIOR DESIGN, Inc.
Address: 571 NW 28th STREET
MIAMI, FL 33127
Tel: 305.573.1818
Email: kobikarp@kobikarp.com

REGISTERED LANDSCAPE ARCHITECT GERARDO JAVIER DELGADO LA 0001574 STATE OF FLORIDA

FOR THE FIRM
GERARDO JAVIER DELGADO
R.L.A. 0001574

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landscape architecture

Enea Landscape Architecture Inc.
7580 NE 4th Court, Studio 104
Miami, Florida 33138, USA
T+1 305.576.6702

www.enea.ch | info.miami@enea.ch

REG.No: LC26000339

PLANTING DETAILS

Date	02-23-2023	Sheet No.	L500
Scale	AS SHOWN		
Project	MA22113		

AGENDA ITEM REPORT
August 6, 2024

ITEM NUMBER: 2.

ITEM: Request for a revision for a new multi-family dwelling for "BH Investments, LLC." located at 1135 103 Street, Tract F. On May 7, 2019, the Board approved the site development plan. The developer has built a new forty-one (41) dwelling unit mid-rise development. On May 23, 2024, an inspection was requested in anticipation of a temporary Certificate of Occupancy. During the inspection some issues were observed. On July 15, 2024, a revised site plan application was submitted for "substantial" modifications. The original site plan approval included a fully enclosed garage. To comply with the Florida Building Code (FBC), the Federal Emergency Management Agency (FEMA), the garage must be naturally ventilated, meaning the garage cannot be fully enclosed. One side of the garage has been opened for natural ventilation. They propose installing a screen panel to cover the opening. In addition, on the underside of each balcony they are requesting the change of the previously approved material from a light brown "Engineered Wood" to a white stucco finish. Enclosed please find the previously approved and proposed site plan and elevations. (Item #2)

DESCRIPTION:
for the purpose of hearing any public comment with respect to an application for site plan approval at 1135 103 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 ONDA MFR 2024 Rev DRB Staff Report July 22 2024
2.	DRB Application Revisions
3.	LOI
4.	1135 103 Street DRB Set 8.6.2024

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: July 22nd, 2024

Subject: ONDA Condominium – 41 DU Multifamily Residential (Revisions)
1135 103rd Street
Requested Developer 2024 Revisions for As-Built Project
Bay Harbor Islands Acct. No. SPR24-000018
MMPA Acct. No. 01-0702-1081B

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report, the applicant's desired revised Site Development Plans and narrative received July 15th, 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 Planning & Zoning Board (PZB / now DRB) on May 7th, 2019, to allow the final completion / construction of a new forty-one (41) DU multiple-family development located at 1135 103rd Street.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-3 Multiple Family District
General Location: 1135 103rd Street
Legal Description: Tract "F", "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 / HISTORY

The project attorney, Neisen Kasdin from the Akerman, LLP law firm, as agent for the new property owners, BH Investments, LLC, has submitted a Site Development Plan application to allow for revisions to a previously approved 41 DU multi-family development.

In early 2019 the Town reviewed / approved a Site Development Plan for the above referenced land development project. The Planning and Zoning Board (PZB) approved the original Site Development Plan on May 7th, 2019, subject to several conditions (Res. #2174). In late 2019 / early 2020 the Town received several inquiries from the project architectural firm (Arquitectonica), who was working on the Design Development plans, concerning desired refinements. In 2020 the Town issued building permits for the initial development. Construction has been ongoing since that time and as of mid-2024 the project is nearing completion. During the construction period, a number of BP revisions and/or requested site alterations were requested. The PZB approved plans control what gets built unless the Town staff (TM / Bldg. Official / Planner) approve the changes after determining Code compliance and "non-substantial" changes are requested. This development included 41 DU which did not require any TDRs. In late May 2024, an initial inspection was requested for the building complex in anticipation of a Temporary CO. As requested MMPA inspected the site on May 23rd, 2024, and several other times subsequently. At that time the site was still under active construction. MMPA reviewed the approved PZB Site Development Plans, the PZB meeting recording, MMPA staff reports, misc. correspondence, the applicable Town Codes, and various Town Building Permit files. MMPA reached out to the project architectural to discuss the issues discovered during the inspections. MMPA prepared a memo to the Town highlighting the results of the inspection. Coordination (emails / phone / mtg.) occurred to discuss the cited issues. Based on the issues noted the Town decided the DRB will need to review / approve several substantial modifications made to the project. Most of the MMPA minor inspection items have now been addressed. On July 2nd, 2024, MJM performed a second TCO inspection and provided an updated inspection memo to the Town. A meeting was held with the developer's team (attorney / architects / contractor) to discuss the project. Based on the meeting the Town informed the developer that a revised Site Development Plan application was necessary for a few of the "substantial" modifications requested. On July 15th, 2024 an application was filed.

CODE REQUIREMENTS / SITE PLAN APPROVAL / PROJECT COMPLIANCE

The Town Code requires that most new land development / major revisions project submit for / obtain a Site Development Plan approval from the Town prior to construction. The Town has a long-established formalized review process that includes staff reviews (Development Review Committee (DRC)), the Design Review Board (DRB) (formerly Planning & Zoning Board (PZB)), and occasionally the Town Council. In this instance the DRC staff reviewed the Site Development Plan application for technical sufficiency and the PZB reviewed & approved the ONDA application. As a condition of approval, the Town always includes a reference to a specific set of plans (project name / architect / date of plans). Subsequent to the approval of a Site Development Plan all building permits and physical construction must be in substantial conformity to the approved Site Development Plans. If desired modifications are desired the Code has a procedure for site plan amendments. See the following Code provision.

Sec. 5-23.1. - Architectural and aesthetic review of plans; failure to comply with plans as agreed.

Purpose. The purpose of this section is to promote compatibility and cohesiveness in architectural design while preserving, to the extent deemed appropriate, the town's historic architectural and neighborhood character, providing a framework for new and redevelopment

reviews that respond to the existing context of the built environment and open spaces. The design review board shall review and evaluate applications as to whether the design of the new or redevelopment and/or improvements within the town are compatible with existing development, are of cohesive architectural character, provide sufficient buffering of uses from public property and rights-of-way and adjacent properties, and are consistent with all codes and/or supplemental design criteria, and meeting protocols approved by the town council by ordinance, resolution or other action and kept on file with the town clerk. The purpose and duties set forth above are meant to be compliant with F.S. § 163.3202 relative to single-family and two-family development reviews and approvals.

(a) The design review board shall examine, approve, approve with conditions, or disapprove the site development plans prior to the issuance of a building permit in any matter subject to its jurisdiction after consideration of whether the following criteria are complied with:

(1) The plan for the proposed structure or project is in conformity with good design and in general, contributes to the image of the town as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.

(2) The proposed structure or project is not, in its exterior design and appearance, of inferior qualities such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.

(3) The exterior building components and exterior architectural features shall have attractive and cohesive architectural character.

(4) The orientation, appearance, and design of exterior architectural features of new and existing buildings and structures, and/or modifications to existing buildings and structures, shall indicate sensitivity to and shall be compatible with the streetscape and adjacent property, not detract from the appearance of surrounding properties, and create or maintain view corridors.

(5) Landscaping and paving materials shall ensure a cohesive relationship with and enhancement of the overall site plan design

(6) Buffering materials shall ensure that headlights from vehicles, noise, light. and mechanical equipment are adequately shielded from public view, adjacent properties, and sidewalks.

(7) The proposed structure is in conformity with standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved

(8) The proposed structure or project is consistent with other actual and proposed developments in the general area, considering the following additional criteria:

a. Site layout, orientation, location of structures and relationship to one another and to open spaces, and topography

b. Harmonious relationship with existing and proposed adjoining developments, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted.

c. Maximum height, area, setbacks, and overall masks as well as parts of any structure (buildings, walls, screens, towers, or signs) and effective concealment of all mechanical equipment

d. Building design, materials, and colors to be sympathetic with surroundings.

e. Harmony of materials, colors, and composition of low sides of a structure which are visible simultaneously.

f. Consistency of composition and treatment. The choice of materials and their usage shall be conducive to regular maintenance and durability, given the town's location to surrounding saltwater bodies.

g. Location and type of planting with due regard for climatic conditions, preservation of specimen and landmark plantings upon a site, and proper irrigation to insure maintenance of all plant materials.

h. Design and appropriateness of signs, as well as interior and exterior lighting of signs.

i. Graphics, as understood in architectural design.

j. The design review board shall not have jurisdiction over the number, types or layout of interior rooms or spaces in single-family homes or two-family homes.

(b) If the above criteria are met, the application shall be approved. Conditions may be applied when the proposed building or structure does not comply with the above criteria and shall be such as to bring said structure or project into conformity. If any application is disapproved, the design review board shall detail in its findings the criterion or criteria that are not met. The action taken by the board shall be reduced to writing, signed by the chairman, and a copy thereof made available to the applicant upon request. Any action taken by the design review board may be appealed to the town council, whose decision on appeal shall be final. If the town council approves a land development application after consideration by the design review board (Gateway site / B-1 Business District building height / RM-3 building height / appeals / other), the action of the town council shall take precedence over the actions of the board.

(c) **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 amount of up to $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(s), may approve minor modifications to final working plans and building permit plans that do not significantly alter the original design in order to meet building or fire code requirements, 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 PLANNING & ZONING COMMENTS

MMPA found that most of the as-built development was generally consistent with the approved PZB plans; however, a few problems were noted – including one major issue (parking garage façade enclosure). It is to be expected that on occasion Building Codes or Fire Codes require certain plan refinements, and the architect / developer on occasion requests slight modifications. In this instance both occurred, and in most cases, each item was discussed, and plan modifications / re-approvals were given. The Town does not typically issue a TCO until most active construction is completed, as residents could be in danger or impacted. In this instance the DRB will need to review / approve several revisions to address Code / previous approval details (parking garage enclosure / etc.). If the DRB does not approve the applicant's revisions, this could create conflict. However, it was agreed between the Town / developer that a TCO would be issued pending resolution of the DRB changes.

Based on the Town's inspection and continued completion of punch-list items the following three (3) main issues remain that the Town administration feels required DRB re-review & approval.

1. **Parking Garage Enclosure** – The Town Code requires all above grade parking garages to be **fully enclosed on all sides** to screen vehicles (noise / lights) and the interior of garages, unless the DRB approves an acceptable alternative design. From the initial review of this project in 2019 the Site Development Plans have always shown a completely enclosed parking garage. During our inspections we noted that large areas of the exterior walls have significant voids / openings that expose much of the interior of the parking garage to adjoining properties. MMPA researched this matter and found numerous documents (DRC staff reports / DRB staff report / Akerman letter / Architect letters) acknowledging this and confirming the parking garage would be fully enclosed except at the designated driveway openings. During the May 2019 PZB meeting a lengthy discussion occurred about the parking garage design. The project representatives stated the parking garage would be closed-in and mechanically ventilated. A limitation was added by the PZB that mechanical ventilation must only occur towards the street or water (N/S) to avoid noise / exhaust to the adjoining residential sites. During the subsequent BP review, due to proposed FEMA flood map changes (still not finalized) that would have altered Town flood elevations and been beneficial to the design, the project design had to be revised. A former Bldg. Official apparently agreed to some changes unaware of the consequences (Zoning Code / DRB approval of revisions). Subsequently, building permit plan revisions

were made to show openings in the parking garage walls for natural ventilation that should have been rejected based on the above. This was apparently handled as a mechanical permit revision with no Zoning review or sign-off. This is not allowed per Code unless the DRB approves a suitable alternative design. See the Code excerpt below:

ARTICLE II. - OFF-STREET PARKING

Sec. 23-24.

(d) Whereas, multifamily buildings of more than one story in height generate a gross multitude of cars parked in the setback areas as well as all around the multifamily buildings themselves and thereby adversely affect the aesthetic beauty of the East Island of Bay Harbor Islands; and whereas multifamily buildings of one story do not create the poor appearance of a gross multitude of cars because not so many cars are parked around the perimeters of such one-story multifamily buildings; now, therefore, no automobiles or vehicles of any kind shall be parked in the setback area of any multifamily buildings in the East Islands which exceed one story in height, unless such multifamily buildings are presently constructed, except as allowed below.

Multifamily development parking design criteria.

Off-street parking for multifamily buildings with more than one story shall be required to have, at a minimum, the following setbacks:

Parking garages must meet the minimum setback requirements found with the appropriate multifamily zoning district; however, a below grade parking structure may cantilever to the setbacks established in this section. **If a parking garage structure is provided above grade, the building facades of the parking garage facing adjoining development sites shall be closed-in and/or screened as required by the design review board so that vehicular visibility, noise or odors emanating onto adjoining lots is minimized. If mechanical ventilation is used for the parking garage it shall be vented to outdoor areas and designed in such a manner to minimally impact adjoining residential development sites.**

The current large openings in the parking garage walls are illegal (violate Sec. 23-23(d)(4) and the approved PZB plans per Sec. 5-23.1(c). The parking garage walls need to be fully enclosed per the approved PZB plans and Town Code or alternatively, a request could be made for an alternative design (ex. fully enclosed but with screened panels).

July 2024 Requested Revision – The applicant is requesting to install a series of screening panels (solid metal panel with gaps at top & bottom for ventilation with bronze metal "fins / ribs" mimicking the existing features on other exterior facades of the building. These would be applied on the east / west facades only facing neighboring residential sites (not facing the water). The façade facing 103rd Street is completely closed-in with a solid wall. MMPA believes this would be an acceptable solution – DRB to decide. If this is acceptable Resolution No. 2174 Condition 4(k) should be deleted as it no longer applies.

2. **Utility / Temporary Trash Holding Area at Southwest Corner of Site** – The approved PZB plans show a typical small concrete area that was to have a temporary trash enclosure, FPL transformers, and Fire Dept. FDC facilities. As built, there is no temporary trash enclosure, the FPL transformers were installed in a room inside the building. What was installed was an underground vault with a sanitary sewer lift station, and the FDC connections. The area is fenced off with a metal picket aluminum fence and large hedges that screen the area. The unusually large concrete pad is still partially visible, but MMPA / staff feels it could be softened by applying Artificial Turf or painting the concrete green.

   July 2024 Requested Revision - The applicant would like it to remain as-is. The DRB should discuss this and decide.

3. **Balcony Ceilings and Floors** – The approved PZB plans show a light brown colored "Engineered Wood or Similar Ceiling" for the balconies, and the renderings show this same material on the floors of the balconies. This material is shown on the project colors / materials sheet as well. Our inspections noted this material has not been installed (stucco finish / white). As this was part of the PZB presentation and approval the wood material must be installed, unless the DRB approves an alteration at a public hearing.

   July 2024 Requested Revision – The applicant has submitted a request to not install the "wood" accent materials to either the ceilings or floors of the balconies as shown on the May 2019 approved PZB plans. The applicant would like it to remain as-is (stucco / white). The DRB should discuss this and decide.

In addition to the developer's request for the above main items they include in their submittal, MMPA / staff notes the following additional items that we feel should be discussed by the DRB:

4. **Site Landscaping** – At the MMPA #2 TCO inspection a review was undertaken of the landscaping, and subsequently MJM reviewed the approved PZB Landscape Plans. In general, the landscaping installed is in general compliance with the approved plans and Code requirements; however, it was noted that in the landscape strip between the seawall and parallel walkway only ground cover was planted. The approved Landscape Plans and project renderings show five (5) Pitch Apple trees spaced along the waterfront for shade (100 gallon / 12'-14' hgt. / 6' spread / 6" trunk caliper) at planting. We feel these trees must be planted as they are needed to meet Code quantity and placement. The applicant has submitted a revised Landscape Plan deleting these trees. The DRB should discuss this and decide.

5. **Benches along Waterfront Walkway** – The approved Site Development Plans show five (5) pedestrian benches spaced evenly along the waterfront walkway. At the time of our last inspection the benches had not been installed as yet. The PZB meeting discussions focused on a pedestrian walkway around the entire site for residents and the bench amenities. The applicant has submitted revised plans deleting the benches. The DRB should discuss this and decide.

6. **Pedestrian Walkways Around Perimeter of Site** – As discussed and seemingly agreed to between the parties at the PZB May 7th, 2019 meeting and as shown on the approved Site Development Plans, a circular walkway system (so-called "Bay-walk" on revised 2024 plans) was shown completely around the perimeter of the site for the residents as an amenity. Most portions of the walkway were shown as stone pavers with one area (SW corner) as stabilized turf. Most of the walkway was built; however, on the eastern side yard area from the parking garage entry to the street the walkway was not built at all. This area was required to be designed to support an Aerial Fire Truck but the likelihood of the area ever being used for that purpose is remote (concrete construction / sprinklers). MMPA feels a walkway should be built across this area as contemplated to complete the walkway system. Either similar pavers or a designated route on the surface to guide users. The applicant would like it to remain as-is. The DRB should discuss this and decide.

SUMMARY / SUGGESTED CONDITIONS OF APPROVAL / COMMENTS

In early 2019 the Town reviewed / approved a Site Development Plan for the above referenced land development project. The Planning and Zoning Board (PZB) approved the original Site Development Plan on May 7th, 2019, subject to several conditions (Res. #2174). In 2020 the Town issued building permits for the initial development. Construction has been ongoing since that time and as of mid-2024 the project is nearing completion. During the construction period some BP revisions and/or site alterations were requested. In late May 2024, site inspections were requested for the building complex in anticipation of a TCO. MMPA discovered several site alterations that violate the Codes and/or are not consistent with the approved May 2019 PZB Site Development Plans. After discussing the issues with the developer's representatives, a revised Site Development Plan application was filed to seek the Town's DRB (former PZB) approval of several project modifications. In addition, staff has identified a few other issues that we feel should be discussed by the DRB with instruction given to the developer.

The applicant has submitted a Site Development Plan application for proposed revisions for the construction of a forty-one (41) DU multiple-family residential complex located at 1135 103rd Street. MMPA / Town staff have reviewed the request, previous Town approvals, and Town Codes.

The following conditions of approval are recommended:

1) This revised approval is based on the revised Site Development Plans prepared by Arquitectonica, dated received by the Town July 15th, 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) The DRB finds the applicant's alternative parking garage enclosure / screening method acceptable as presented or with modifications. If the DRB does not agree to the alternative design the project must be re-designed to provide an acceptable screening method.

3) If the DRB approves the applicant's alternative parking garage screening method, Resolution #2174 Condition #4(k) should be deleted (no longer applicable).

4) All other conditions listed in the Town's 2019 Site Development Plan approval (Resolution No. 2174) shall remain in full force and affect, unless modified herein.

5) The Town's DRB is requested to review items 4, 5 and 6 listed above and provide direction to the developer and Town staff on the topics. MMPA recommends the DRB instruct the developer to install the missing shade trees within the landscape area adjoining the seawall as shown on the original Landscape Plans, install the missing benches, and install a designated pedestrian walkway on the eastern side yard between the completed paver walkway and street as shown on the original Site Development Plans. These can be implemented during the time period between the TCO and final CO.

6) The revisions noted in this modified Site Development Plan dated July 15th, 2024 will supersede the previous Town approval (so there are not 2 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 _____

APPLICANT INFORMATION

Company Akerman LLP

Name Neisen O. Kasdin Contact Number 305-982-5629

Address 98 SE 7th Street, Suite 1100

City Miami State FL Email Address neisen.kasdin@akerman.com

OWNER / PROPERTY INFORMATION

Name BH Investment, LLC Address 1135 103 Street, Bay Harbor Islands, FL

Folio# 13-2227-001-6770 Lot Tract F, Plat Book 46 Page 5

Contact Number 305.531.1234 Ext. 103 Email Address edward@morabitoproperties.com

DATE OF ORIGINAL APPROVAL ~ DRC: March 14, 2019 P&Z: May 7, 2019, BP#: B20-000496

REVISION # First PZB Revision REVISION DATE: August 6, 2024

ENTER SHEET # A0-00, A0-01, A0-02, A0-03, A0-05, A0-06, A1-01, A1-02
A1-07, A1-08, A2-01, A2-02, A2-03, A2-04, A5-01

Owner / Applicant given copy of Plan Revision Checklist (✔) 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

akerman

Neisen O. Kasdin

Akerman LLP
Three Brickell City Centre
98 SE 7th Street, Suite 1100
Miami, FL 33131
Tel: 305 982 5629
neisen.kasdin@akerman.com

July 11, 2024

Jenice Rosado
Town Manager
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

RE: Letter of Intent – 1135 103 Street
Onda Project – DRB Revisions

Dear Ms. Rosado:

Akerman LLP represents B H Investment LLC ("BHI" or "Owner"), owner of the property located at 1135 103rd Street (the "Property") in the Town of Bay Harbor Islands (the "Town"), on the northern tip of the East Island. The principals of BHI, Valerio Morabito and Ugo Colombo – who have developed many of the finest luxury residential properties in South Florida[1] – are excited to bring their vision to the Town's East Island. BHI has nearly completed construction of the 41-unit residential building, known as Onda ("Project"), and the Project is returning to the Design Review Board to review certain elements that had to be modified after the predecessor Planning & Zoning Board approved the Project.

A. Overall Project and Architectural Features

As revised since the prior approval, the Project entails 41 residential units, comprised of units ranging from 1,889 square feet (2 bedroom) to 5,073 square feet (4 bedroom), along with amenities for the residents and a total of 90 parking spaces (including 3 ADA spaces). Level one consists of a parking garage containing 81 parking spaces. Level two consists of the lobby, a fitness center and other amenities, and an additional 9 parking spaces. Levels two through eight contain the residential units, and the rooftop contains a pool and poolside amenities.

The proposed building follows the curvature of the waterfront. The fluid lines turn the corners to the sides and wrap to the street front, creating a single tapered volume with a nautical vocabulary. The horizontal bands emphasize the horizontality of the building volume. They are interrupted by a series of ripples that traverse the façade diagonally. They imply a painterly image of a wake of wave

[1] Most recently, Morabito completed *Beach House 8*, an eight-unit ultra-luxury condominium on the ocean at 37th Street and Collins Avenue. Colombo has developed some of Miami's most highly regarded luxury projects, including *Bristol Tower* and *Santa Maria* on Brickell Avenue, *Porto Vita* in Aventura and *Grovenor House* in Coconut Grove.

action crossing the calm seas. The plan is organized within this pure volume. Multiple elevator banks provide private access to the units. This arrangement results in through units from bay to land. It is capped by a rooftop pool terrace.

B. Current Proposed Revisions to Site Plan

On May 7, 2019, the Planning and Zoning Board approved the Project through Resolution No. 2174 ("PZB Approval" enclosed as **Exhibit A**). Several design elements have since changed and require review before the Design Review Board ("DRB" or "Board"). The modifications for review are enumerated below, along with applicable project history as indicated by the architects and ownership.

1. Parking garage screen enclosure: The PZB Approval included a fully enclosed garage, which entailed dry floodproofing. After PZB review, the prior Building Official required revisions to the enclosure because applicable building regulations prohibit dry floodproofing for a residential garage and, because the garage is below the design flood elevation (DFE) of 11 feet NGVD, also prohibit mechanical ventilation equipment. To comply with the Florida Building Code and Federal Emergency Management Agency (FEMA) requirements pursuant to the National Flood Insurance Program, the garage must instead be naturally ventilated, meaning that the garage cannot be fully enclosed. The garage openings were ultimately constructed as approved by the prior Building Official, but Town Staff noted that the screening elements require this Board's review and approval.
    - Owner respectfully requests that the DRB approve the parking garage as revised.
    - In addition, PZB Approval Condition 4(K) should be stricken, as mechanical ventilation is prohibited and the parking garage must instead be naturally ventilated.

2. Utility Area: The PZB Approval showed, in the southwest corner of the lot, a utility area with a large trash enclosure and above-ground transformers on a concrete pad. What was ultimately constructed was less intense than what PZB approved: no trash enclosures were constructed and no transformers were installed; instead, the area contains a simple concrete pad with a manhole cover for a below-ground lift station and relatively small above-ground backflow prevention pipes, although the concrete pad itself is slightly larger than the PZAB approval. Because of the change in the aesthetics, the Zoning Administrator asked that we submit the revised utility area for this Board's review and approval.
    - The Project complies with PZB Approval Condition 4(I), which requires all facilities to be screened and hidden with landscaping and painted fences to match.
    - Owner respectfully requests that the DRB approve the revised utility area.

3. Balcony ceilings: The PZB Approval included a light brown colored "Engineered Wood or Similar Ceiling" on the underside of each balcony and the roof, to be the ceiling of the floor below. Ultimately, Owner had concerns about durability and weather resistance for this area. Accordingly, the balcony ceilings have been revised to have a white finish.
    - Owner respectfully requests that the DRB approve the revised balcony ceiling finish.

C. Design Review Board Application for Revised Site Plan

Enclosed herein for review are the required plans and architectural details for the relevant revisions to the Project, prepared by *Arquitectonica,* dated August 6, 2024 ("Site Plans"), along with other supporting materials for the DRB submittal.

Please accept this letter, the Site Plans, and the other enclosed materials as our official request for DRB approval of revisions to the site plan approval of the Project. We look forward to working with the Town on this process. Thank you for your consideration.

Sincerely,

AKERMAN, LLP

Neisen O. Kasdin

Enclosures

cc:

Michael Miller, Town Planner
Joseph Geller, Town Attorney
Yvonne Hamilton, Town Clerk
Ayanidys Martinez, Building and Zoning Supervisor

Exhibit A

RESOLUTION NO. 2174

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, APPROVING THE SITE DEVELOPMENT PLAN APPLICATION FOR THE ONDA PROJECT LOCATED AT 1135 103RD STREET.

WHEREAS, on or about January 30, 2019, BH Investment, LLC (hereinafter the "Applicant"), filed an initial application for site plan approval. On April 15, 2019, Applicant submitted a revised site plan for a forty-one (41) unit condominium building consisting of one (1) level of partially depressed parking garage and seven (7) stories of habitable units thereupon located at1135 103rd Street, Bay Harbor Islands, Florida, and legally described as:

> Tract "F," "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;

(hereinafter the "Project" or "Site Plan"); and

WHEREAS, a site plan for new construction requires approval by the Planning and Zoning Board pursuant to Sections 5-23.1(a) of the Town of Bay Harbor Islands' Code of Ordinances (hereinafter the "Code"); and

WHEREAS, on May 7, 2019 the Town's Planning and Zoning Board approved the Site Plan, pursuant to Sections 5-23.1(a) of the Code, with the conditions set forth below.

NOW THEREFORE, be it resolved that:

1. **Recitals**. The foregoing recitals are hereby ratified as true and correct and incorporated herein by reference.

2. **Finding**. The Planning and Zoning Board finds that the Site Plan is consistent with the criteria set forth in Section of 5-23.1 of the Code and approves the Site Plan submitted April 15, 2019, subject to the below conditions for approval.

3. **Effective** Date. This Resolution shall take effect upon the date of its adoption (the "Effective Date").

4. **Conditions of Approval.**

   A. This approval is based on the Site Plan submitted on April 15, 2019. Any modifications thereto shall require approval from staff and/or the Planning and Zoning Board, as specified in the Code;

   B. Prior to the issuance of a building permit, the Applicant shall obtain and present a concurrency determination demonstrating that the Project meets school concurrency requirements. Applicant shall coordinate with Miami-Dade County School Board staff through the Town staff (Building Dept.) to provide calculations and address any

deficiencies at the public schools that serve the Project. If mitigation is required, an agreement, including any payment, must be finalized prior to the issuance of building permits;

C. When the Miami-Dade Fire Department formally reviews the Project, if any material site design changes are required, a re-approval of the Site Plan shall be required by staff or the Planning and Zoning Board, as specified in the Code;

D. Applicant shall submit final working plans within 365 days after the Effective date of this Resolution, unless extended by the Town Manager, or his or her designee, for up to 180 days. Applicant shall obtain a building permit within 90 days after the approval of final working plans, unless extended by the Town Manager, or his or her designee, for up to 90 days. Failure to obtain a building permit within the prescribed time shall result in the invalidation of the Site Plan, except and unless this Resolution is extended pursuant to the Code or other valid extension as prescribed by Florida law;

E. The existing overhead power lines adjoining the Project shall be relocated underground during the redevelopment of the site or infrastructure necessary for the Project to connect to the undergrounding of the utility service facilities, at the sole expense of the Applicant, pursuant to Section 18-22 of the Code;

F. Applicant shall comply with the exterior lighting requirements of the Code, including Section 23-19 including, but not limited to, the entrance ramp and pickup and drop off area that are not depicted on the Site Plan;

G. Town park impact fees shall be paid as a prerequisite to receipt of building permits;

H. The Applicant shall dedicate an easement to the Town for the drainage pipe, the width of such drain pipe shall be approved by the Town Engineer;

I. All transformers, backflow preventers, and exposed facilities shall be screened and hidden with landscaping and painted fences to match;

J. The boat dock shown on the Site Plan is only conceptual. A separate application and permit shall be required for any boat dock;

K. The parking garage ventilation shall be located on the north and south sides of the parking garage; and

L. The stone shown on the Site Plan shall be a light color stone.

5. **Severability**. If any provision, section, phrase or word of this Resolution is declared invalid or unenforceable by a court of competent jurisdiction, the remaining provisions, sections, phrases or words of this Resolution shall remain in full force and effect.

6. This Resolution shall become effective immediately upon its adoption, unless a timely appeal is filed with the Town Council.

PASSED this 7th day of May, 2019.

PLANNING AND ZONING BOARD
TOWN OF BAY HARBOR ISLANDS

By: _____
Steve Hurwitz,
Chair Person

ATTEST:

_____
Marlene M. Siegel,
Town Clerk

APPROVED AS TO FORM:

_____
Frank C. Simone, Esq.,
Assistant Town Attorney

ONDA

1135 103rd Street, Bay Harbor Islands, FL 33154

AUGUST 6TH, 2024

DRB SUBMITTAL

Anna Carusi
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BH INVESTMENT LLC

1691 Michigan Avenue
Suite 440
MIami Beach FL 33139
+1 305 531 1234

Architect:

ARQUITECTONICA

2900 Oak Avenue,
Miami, Florida, USA, 33133
+1 (305) 372-1812

Landscape Architect:

enea

7580 NE 4th Ct Studio 105,
Miami, FL 33138
+1 305 576 6702

Traffic & Parking:

DAVID PLUMMER & ASSOCIATES

1750 Ponce de Leon Boulevard
Coral Gables, Florida 33134
+1 305 447 0900

Civil:

LANGAN

Parkside Corporate Center
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
786.264.7200

MEP:

SHAMROCK ENGINEERING

12485 SW 137th Ave, Suite # 201
Miami, FL 33186
Ph: 786-250-5847

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ONDA

AUGUST 6TH, 2024

1135 103rd Street, Bay Harbor Islands, FL 33154

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ZONING DATA

PROJECT ADDRESS:
1135 103 St. BAY HARBOR ISLANDS, FL 33154

PROPERTY FOLIO NUMBER:
13-2227-001-6770

ZONING DISTRICT:
RM-3 Multiple Family Residential district

LAND USE DESIGNATION
MEDIUM HIGH DENSITY

SURVEY INFORMATION:
PREPARED BY:
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
3240 CORPORATE WAY,
MIRAMAR, FL 33025
CERTIFICATE OF INFORMATION: LB#4775
PH: (954) 435-7010

LEGAL DESCRIPTION (PER SURVEY):
TRACT "F" OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

F.E.M.A. FLOOD ZONE INFORMATION (PER SURVEY):
COMMUNITY NUMBER: 120637
PANEL NUMBER: 0144
ZONE AE. +10'
BFE = 10'
FEMA MAP EFFECTIVE DATE: 09/11/2009

ZONING CODE MINIMUM UNIT SIZES

STUDIO	750 SF
1 BEDROOM (1BR)	900 SF
2 BEDROOM (2BR)	1,150 SF
3 BEDROOM (3BR)	1,350 SF
4 BEDROOM (3BR)	1,550 SF

UNIT TYPES

UNIT A	4BR+D	3,340 SF
UNIT B	2BR+D	2,210 SF
UNIT C	3BR+D	3,170 SF
UNIT D	4BR+D	3,540 SF
UNIT E	2BR+D	2,200 SF
UNIT F	4BR+D	3,520 SF
UNIT G	2BR	2,220 SF
UNIT H	2BR+D	1,850 SF
UNIT I	3BR	2,400 SF
UNIT J	2BR	1,895 SF
UNIT K	3BR+D	2,500 SF
PH A	4BR+D	4,670 SF
PH B	3BR+D	4,040 SF
PH C	4BR+D	4,410 SF
PH D	4BR+D	4,840 SF

	UNIT A	UNIT B	UNIT C	UNIT D	UNIT E	UNIT F	UNIT G	UNIT H	UNIT I	UNIT J	UNIT K	PH A	PH B	PH C	PH D	Total Units p/floor
LEVEL 08												1	1	1	1	4
LEVEL 07	1	1	1	1	1	1										6
LEVEL 06	1	1	1	1	1	1										6
LEVEL 05	1	1	1	1	1	1										6
LEVEL 04		1	1	1	1		1	1	1	1						8
LEVEL 03		1	1	1	1		1	1	1	1						8
LEVEL 02-LOBBY		1					1				1					3
LEVEL 01	PARKING															
TOTALS	3	6	5	5	5	3	3	2	2	2	1	1	1	1	1	41

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ZONING DATA

PROJECT ADDRESS:
1135 103 St. BAY HARBOR ISLANDS, FL 33154

PROPERTY FOLIO NUMBER:
13-2227-001-6770

ZONING DISTRICT:
RM-3 Multiple Family Residential district

LAND USE DESIGNATION
MEDIUM HIGH DENSITY

SURVEY INFORMATION:
PREPARED BY:
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
3240 CORPORATE WAY,
MIRAMAR, FL 33025
CERTIFICATE OF INFORMATION: LB#4775
PH: (954) 435-7010

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F.E.M.A. FLOOD ZONE INFORMATION (PER SURVEY):
COMMUNITY NUMBER: 120637
PANEL NUMBER: 0144
ZONE AE. +10'
BFE = 10'
FEMA MAP EFFECTIVE DATE: 09/11/2009

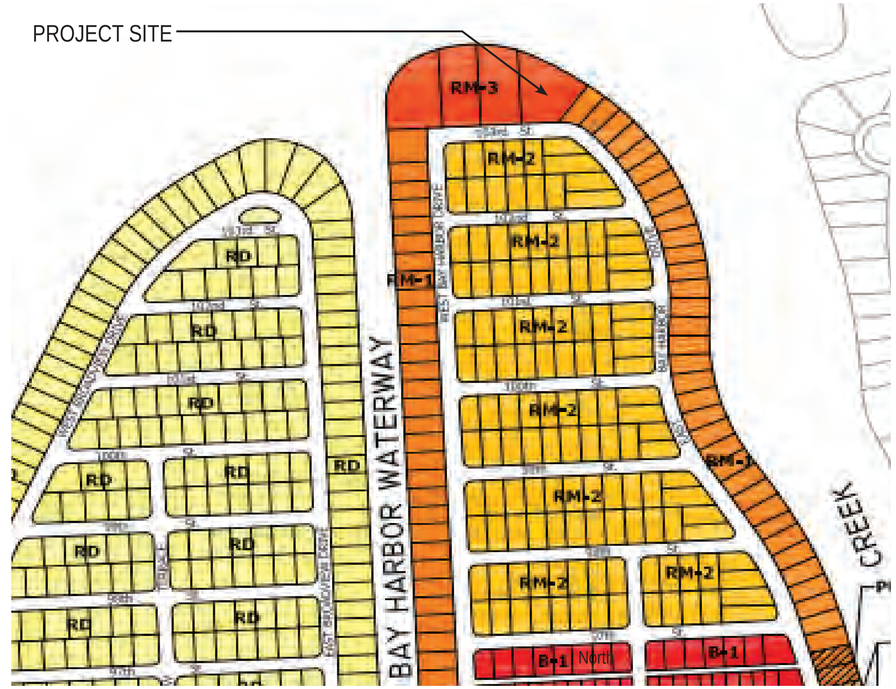
ZONING CODE MINIMUM UNIT SIZES

STUDIO	750 SF
1 BEDROOM (1BR)	900 SF
2 BEDROOM (2BR)	1,150 SF
3 BEDROOM (3BR)	1,350 SF
4 BEDROOM (3BR)	1,550 SF

UNIT TYPES

UNIT 1 -G 3BR	2,495 SF
UNIT 2 -G 2BR+D	1,889 SF
UNIT 3 -G 3BR+D	2,333 SF
UNIT 1L 3BR	2,188 SF
UNIT 2 2BR+D	2,241 SF
UNIT 3 3BR+D	3,075 SF
UNIT 4 4BR+D	3,520 SF
UNIT 5 2BR+D	2,177 SF
UNIT6L 3BR	2,400 SF
UNIT 7 2BR+D	1,917 SF
UNIT 8 2BR+D	1,809 SF
UNIT 1 4BR+D	3,174 SF
UNIT 6 4BR+D	3,523 SF
PH1	4,756 SF
PH2	4,004 SF
PH3	4,401 SF
PH4	5,073 SF

	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 3G	UNIT 7	UNIT8	Total Units p/floor
LEVEL 08-**PH**	1	1	1	1						4
LEVEL 07	1	1	1	1	1	1				6
LEVEL 06	1	1	1	1	1	1				6
LEVEL 05	1	1	1	1	1	1				6
LEVEL 04-**Lower**	1	1	1	1	1	1		1	1	8
LEVEL 03-**Lower**	1	1	1	1	1	1		1	1	8
LEVEL 02-**G**	1	1					1			3
LEVEL 01	PARKING									
TOTALS	7	7	6	6	5	5	1	2	2	**41**



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ZONING DATA

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CN=Anna Carusone, AIA, E=acarusone@arquitectonica.com, dnQualifier=A01410C0000018E7EC5E0E8383B61, O=ARQUITECTONICA INTERNATIONAL CORPORATION, C=US
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PROJECT DATA

ZONING CLASSIFICATION
RM-3

LAND USE DESIGNATION
MEDIUM HIGH DENSITY

LOT AREA
1.207 ACRES (52,567 SF)

DENSITY ALLOWED:
34 DU/ACRE: 34X1.207 = 41 UNITS
80 DU/ACRE W/TDR = 80X1.207 = 96 UNITS

DENSITY PROPOSED:
41 DWELLING UNITS

SETBACKS:
FRONT/FACING STREET
REQUIRED 30 FT
PROVIDED 30 FT
REAR/WATER
REQUIRED 20 FT
PROVIDED 20 FT
SIDE
REQUIRED FROM 0'-30' = 20' +1' FOR EACH 3' ADDITIONAL HEIGHT AT (30' MAX)
PROVIDED FROM 0'-30'= 21'-4"
PROVIDED FROM 30'-75'= 30'-0"

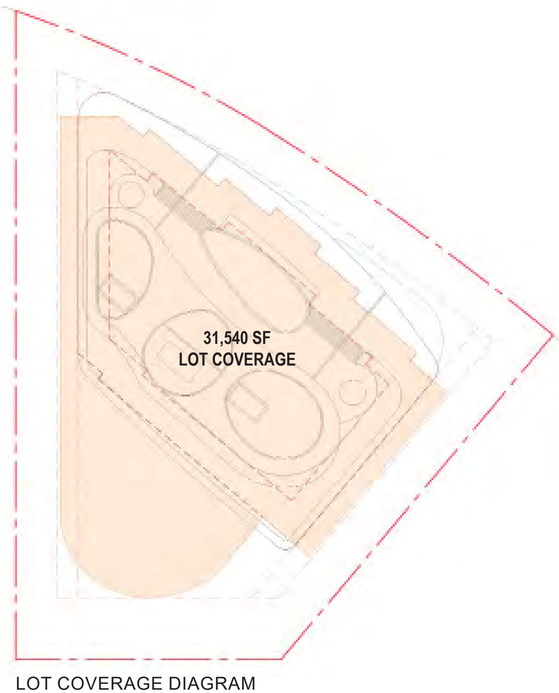
MAX BUILDING COVERAGE
ALLOWED 40% MAX for Principal Structures
60% MAX Combined building coverage with parking included
PROVIDED 60% Combined with Parking included
31,540 SF 60%

BUILDING HEIGHT
8 STORIES AT 75' FROM BFE

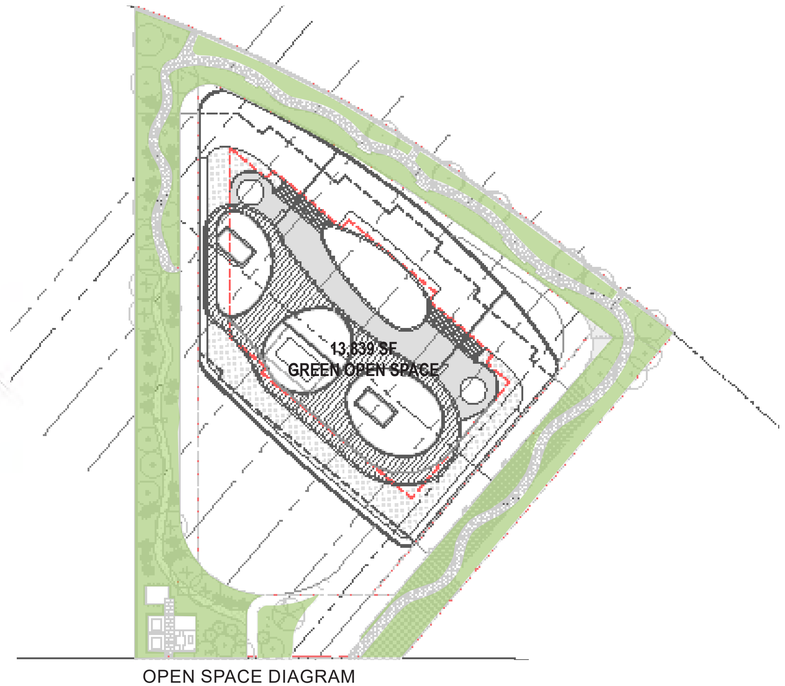
GREEN OPEN SPACE
REQUIRED 10,513 SF 20% MIN.
PROVIDED 13,839 SF 26.3%
13,839 SF PERVIOUS AREA = 38,728 SF IMPERVIOUS AT GRADE.

PARKING
REQUIRED 2 SPACES /UNIT + 5% OF TOTAL FOR GUESTS
PROVIDED 41 x 2 = 82 RESIDENTIAL + 5% GUEST 5 = **87 TOTAL PARKING**

Development Right	Required/Permitted	Proposed
Density	34 DU/Acre 34x1.207 = 41 units +96 Allowable TRD units	41 units
Height	75 ft max.	75 ft.
Setback	Front (along 103rd Street): 30 ft. min. Rear (waterfront): 20 ft. min. Side (up to 30'): 20 ft. min. Side (30'-75'): 30 ft. min.	Front (along 103rd Street): 30 ft. min. Rear (waterfront): 20 ft. Side (up to 30'): 21 ft. - 4 in. Side (30'-75'): 30 ft.
Building coverage	Combined coverage (with elevated parking garage): 60% max.= 31,540 SF (31,540 SF/52,567 SF)	60% (31,540/52,567)
Landscaped green open space (at ground level)	20% Lot (52,567 SF)= 10,513 SF min.	26.3% (13,839/52,567)



LOT COVERAGE DIAGRAM



OPEN SPACE DIAGRAM

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PROJECT DATA

ZONING CLASSIFICATION
RM-3

LAND USE DESIGNATION
MEDIUM HIGH DENSITY

LOT AREA
1.207 ACRES (52,567 SF)

DENSITY ALLOWED:
34 DU/ACRE: 34X1.207 = 41 UNITS
80 DU/ACRE W/TDR = 80X1.207 = 96 UNITS

DENSITY PROPOSED:
41 DWELLING UNITS

SETBACKS:
FRONT/FACING STREET
REQUIRED 30 FT
PROVIDED 30 FT
REAR/WATER
REQUIRED 20 FT
PROVIDED 20 FT
SIDE
REQUIRED FROM 0'-30' = 20' +1' FOR EACH 3' ADDITIONAL HEIGHT AT (30' MAX)
PROVIDED FROM 0'-30'= 21'-4"
PROVIDED FROM 30'-75'= 30'-0"

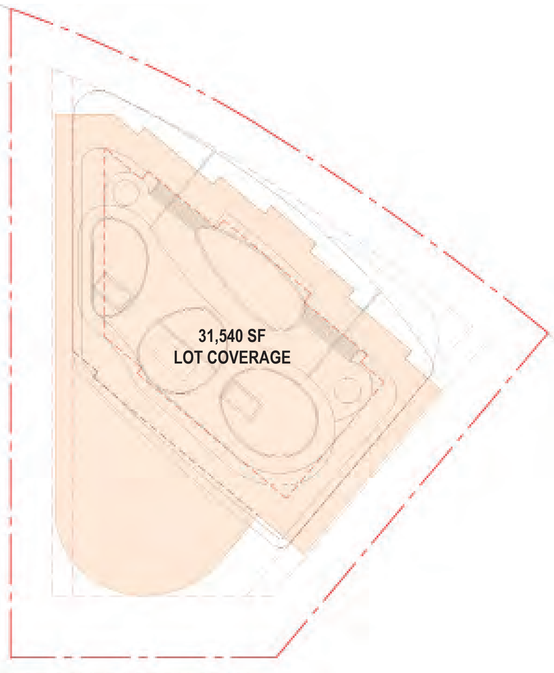
MAX BUILDING COVERAGE
ALLOWED 40% MAX for Principal Structures
60% MAX Combined building coverage with parking included
PROVIDED 60% Combined with Parking included
31,540 SF 60%

BUILDING HEIGHT
8 STORIES AT 75' FROM BFE

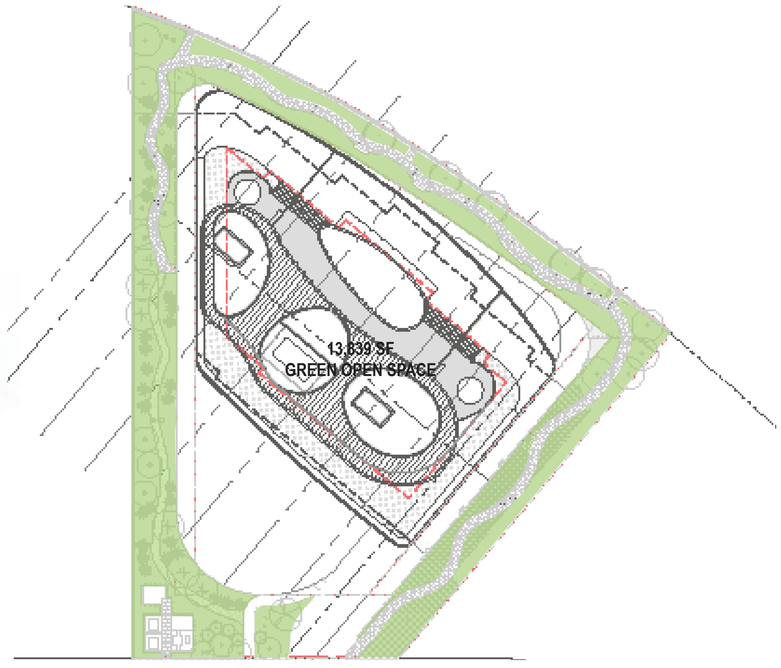
GREEN OPEN SPACE
REQUIRED 10,513 SF 20% MIN.
PROVIDED 13,839 SF 26.3%
13,839 SF PERVIOUS AREA = 38,728 SF IMPERVIOUS AT GRADE.

PARKING
REQUIRED 2 SPACES /UNIT + 5% OF TOTAL FOR GUESTS = 87 PARKING
PROVIDED (41 x 2)+3 EXTRA = 85 RESIDENTIAL + 5% GUEST 5 = **90 PARKING**
81 PARKING SPACES AT GROUND LEVEL AND 9 AT LOBBY LEVEL

Development Right	Required/Permitted	Proposed
Density	34 DU/Acre 34x1.207 = 41 units +96 Allowable TRD units	41 units
Height	75 ft max.	75 ft.
Setback	Front (along 103rd Street): 30 ft. min. Rear (waterfront): 20 ft. min. Side (up to 30'): 20 ft. min. Side (30'-75'): 30 ft. min.	Front (along 103rd Street): 30 ft. min. Rear (waterfront): 20 ft. Side (up to 30'): 21 ft. - 4 in. Side (30'-75'): 30 ft.
Building coverage	Combined coverage (with elevated parking garage): 60% max.= 31,540 SF (31,540 SF/52,567 SF)	60% (31,540/52,567)
Landscaped green open space (at ground level)	20% Lot (52,567 SF)= 10,513 SF min.	26.3% (13,839/52,567)



LOT COVERAGE DIAGRAM



OPEN SPACE DIAGRAM

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PROJECT DATA

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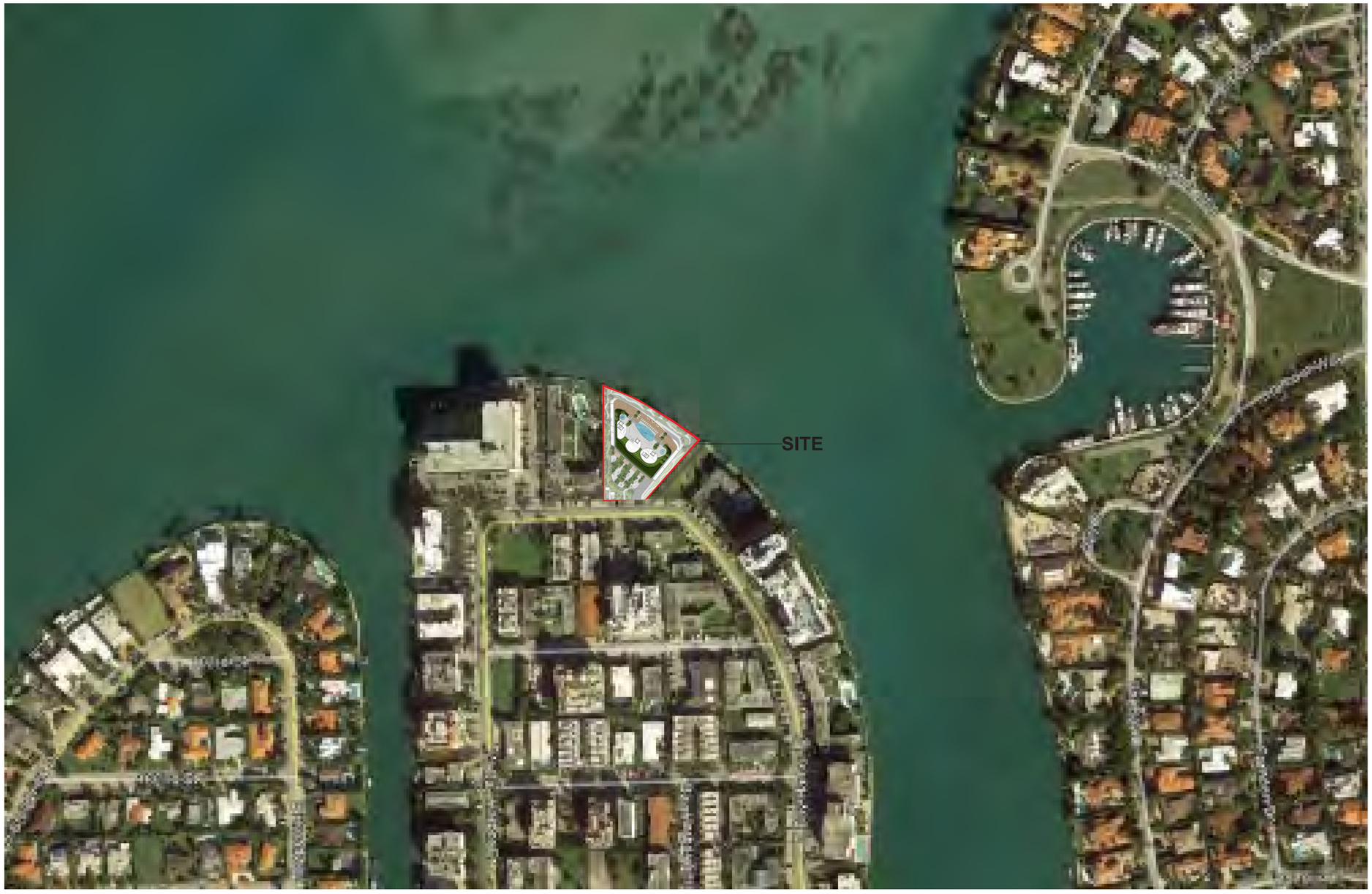

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AERIAL CONTEXT

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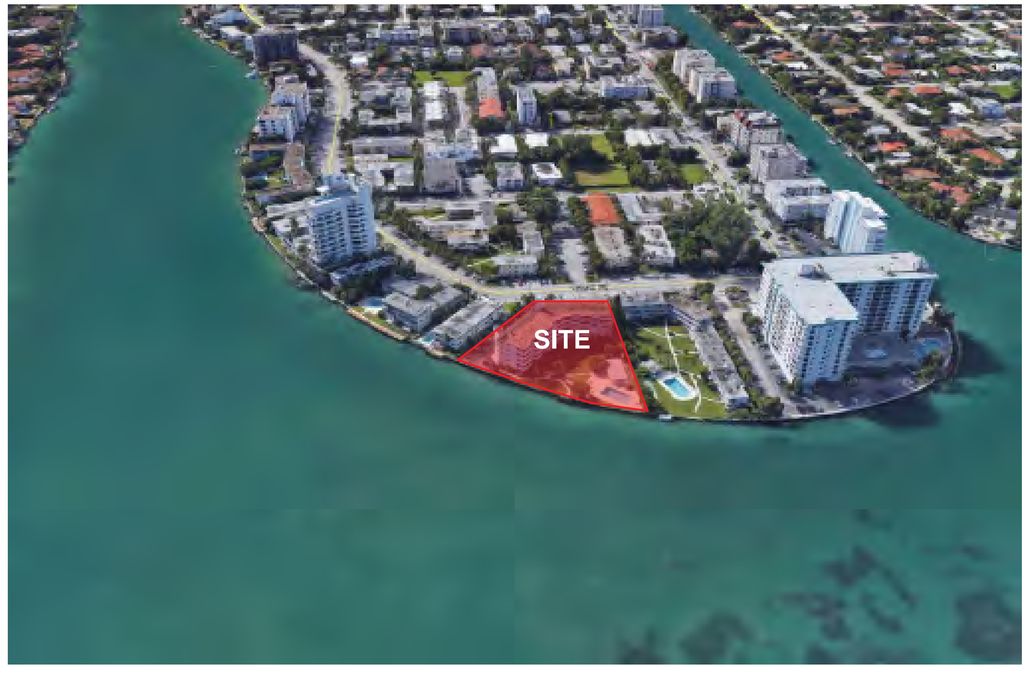
VIEW 01 - LOOKING WEST

VIEW 02 - LOOKING NORTH

VIEW 03 - LOOKING EAST



VIEW 04 - LOOKING SOUTH

ARQUITECTONICA

ONDA

1135 103rd Street, Bay Harbor Islands , FL 33154

EXISTING AERIAL CONTEXT

Scale: **N. T. S.**

Anna Caruso
Arquitectonica Corporation
on behalf of Arquitectonica GP, LC, C=US, O=ARQUITECTONICA GP, LC, OU=ARQUITECTONICA CORPORATION, CN=Arquitectonica GP, LC, E=acaruso@arquitectonica.com has been digitally signed and sealed by Anna Caruso, AIA on the date below. I am the author of this document. 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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ARQUITECTONICA

ONDA

1135 103rd Street, Bay Harbor Islands , FL 33154

CONTEXT SITE PLAN R2

Scale: **N. T. S.**

Anna Caruso
Anna Caruso
E=acaruso@arquitectonica.com, 1.2.840.113549.1.9.1=#1609303083B61, O=ARQUITECTONICA INTERNATIONAL CORPORATION, S=FLORIDA, C=US
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1135 103rd Street, Bay Harbor Islands , FL 33154

CONTEXT SITE PLAN RO

Scale: **N. T. S.**

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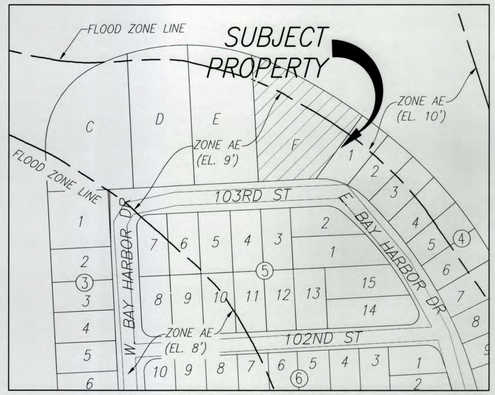
GENERAL LEGEND:

AERIAL TARGET
ALUMINUM LIGHT POST
ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ALUMINUM LIGHT POST (QUAD)
ANCHOR/GUY WIRE
BACKFLOW PREVENTER ASSEMBLY
CABLE TELEVISION BOX
CATCH BASIN
CATCH BASIN F-3
CENTERLINE
CHECK VALVE ASSEMBLY
CIRCULAR DRAIN
COLUMN (CIRCULAR)
COLUMN (SQUARE)
CONCRETE LIGHT POLE
CONCRETE LIGHT POLE (DOUBLE)
CPP CONCRETE POWER POLE
CONTROL POINT
CI CURB INLET
ELECTRIC BOX
ELECTRIC HAND HOLE
ELEVATIONS (SEE NOTES FOR DATUM)
FIRE HYDRANT
FLAGPOLE
FLOW LINE
FORCE MAIN MANHOLE
FORCE MAIN VALVE
F.P.L. ELECTRIC MANHOLE
F.P.L. FIBER NETWORK
F.P.L. TRANSMISSION POLE
GAS MANHOLE
GAS METER
GAS PUMP
GAS VALVE
GREASE TRAP MANHOLE
GROUND LIGHTING
GP GUARD POST
IRRIGATION HAND HOLE
IRRIGATION VALVE
MAILBOX
MONITOR WELL
MONUMENT LINE
OHW OVERHEAD WIRES (APPROXIMATE)
P-5 INLET
P-6 INLET
PARKING METER
PEDESTRIAN CROSSING SIGNAL
PRM PERMANENT REFERENCE MONUMENT
POST INDICATOR VALVE
VACUUM BREAKER ASSEMBLY
PROPERTY LINE
ROUND CATCH BASING
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
SIAMESE CONNECTION
SIGN POST
SPRINKLER PUMP
STANDPIPE
STORM SEWER MANHOLE
SWALE INLET
TELEPHONE BOX (SOUTHERN BELL)
TELEPHONE HAND HOLE
TELEPHONE MANHOLE (SO. BELL)
TELEPHONE PAYPHONE
TRAFFIC HAND HOLE
TRAFFIC UTILITY BOX
TRAFFIC SIGNAL POST
UNDERGROUND UTILITY MARKER
UNKNOWN UTILITY MANHOLE
UNKNOWN UTILITY HAND HOLE
WATER MANHOLE
WATER METER
WATER VALVE
WOOD LIGHT POLE
WOOD POWER POLE
WOOD TELEPHONE POLE
HANDICAP PARKING
STROLLER PARKING
STREET LIGHT BOX
TREE

ABBREVIATIONS:

R denotes RADIUS
Δ denotes DELTA ANGLE
L denotes ARC DISTANCE
T denotes TANGENT DISTANCE
PCP denotes PERMANENT CONTROL POINT
PRM denotes PERMANENT REFERENCE MONUMENT
PB denotes PLAT BOOK
PG denotes PAGE
POC denotes POINT OF COMMENCEMENT
POB denotes POINT OF BEGINNING
OHW denotes OVERHEAD UTILITY WIRES
ORB denotes OFFICIAL RECORDS BOOK
PC denotes POINT OF CURVATURE
CBS denotes CONCRETE BLOCK STRUCTURE
CONC denotes CONCRETE
CLF denotes CHAINLINK FENCE
WF denotes WOOD FENCE
IRF denotes IRON FENCE
FFE denotes FINISH FLOOR ELEVATION
F.I.P. denotes FOUND IRON PIPE
S.I.P. denotes SET IRON PIPE & LB-87 CAP
F.N.D. denotes FOUND NAIL & BRASS DISC
S.N.D. denotes SET LB-87 NAIL & BRASS DISC
CIP denotes CORRUGATED IRON PIPE
C denotes CLEAR
E.T.P. denotes ELECTRIC TRANSFORMER PAD
ENCR. denotes ENCROACHMENT
D.C. denotes DEPRESSED CURB
PL denotes PLANTER
B.S. denotes BUS SHELTER
F.F. denotes INVERT ELEVATION
T.O.P. denotes TOP OF PIPE
C.M.P. denotes CORRUGATE METAL PIPE
(P) denotes PROPERTY LINE
(D) denotes DEED DISTANCE
(L) denotes DISTANCE BY LEGAL DESCRIPTION
(M) denotes MEASURED DISTANCE
(R) denotes RECORD OR PLATTED DISTANCE

COMM COMMUNICATION
DRAIN DRAINAGE
ELECTRIC
FM FORCE MAIN
IRRIG IRRIGATION
GAS NATURAL GAS
OHW OVERHEAD WIRES
SM SANITARY SEWER
WM WATER
LIMITED ACCESS RIGHT OF WAY LINE



LOCATION SKETCH

Scale: 1"=150'

A PORTION OF SECTION 27-52S-42E, MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION

TRACT "F" OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N89°57'41"E ALONG THE NORTH RIGHT-OF-WAY LINE OF 103rd STREET BETWEEN WEST BAY HARBOR DRIVE AND EAST BAY HARBOR DRIVE.
2. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
3. AREAS OF THE PROPERTY DESCRIBED HEREON IS ± 52,567 SQ. FT. (± 1.207 ACRES).
4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES
5. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
6. THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE" (ELEVATION 9') AND FEDERAL FLOOD HAZARD ZONE "AE" (ELEVATION 10'), PER FLOOD INSURANCE RATE MAP NO. 12086C0144L, COMMUNITY NO. 120637, PANEL NO. 0144, SUFFIX L, OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) MAP DATED SEPTEMBER 11, 2009.
7. VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
8. THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
9. SHOWN HEREON ARE PLOTTABLE EASEMENTS AND RIGHTS-OF-WAY REFLECTED AS EXCEPTION IN TITLE COMMITMENT FILE NO.: 859767-MIA ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JULY 05, 2017 AT 8:00 A.M.
10. THIS SITE CONTAINS 9 PARKING SPACES THAT ARE PARTIALLY INTO THE PROPERTY AND PARTIALLY INTO THE RIGHT-OF-WAY OF 103rd STREET.
11. MIAMI-DADE COUNTY PROPERTY APPRAISER FOLIO NO.: 13-2227-001-6770
12. ADDRESS: 1135 103RD STREET BAY HARBOR ISLANDS, FL 33154
13. ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND ARE EXPRESSED IN FEET.
14. BENCHMARKS:
    MIAMI-DADE BENCHMARK. NAME R-243. LOCATOR 2225 W.
    LOC1: 96 ST (KANE CONCOURSE) --- 5' NORTH OF NORTH CURB LINE.
    LOC2: E. BROADVIEW DRIVE --- 150'+- EAST OF C/L.
    BM DESCRIPTION: US C & G BRASS DISC IN TOP OF GUARD RAIL BASE AT NW CORNER OF BRIDGE
    ELEVATION=6.61' N.G.V.D. 29

NOTES REGARDING SCHEDULE B-SECTION 2

(AS REFLECTED AS EXCEPTION IN TITLE COMMITMENT (FILE No.: NCS-859767-MIA/ CUSTOMER REF: BAY HARBOR), ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JULY 05, 2017 AT 8:00 A.M.

9. MATTERS SHOWN ON PLAT OF BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46, PAGE 5. (SHOWN)
10. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN BOOK 9010, PAGE 551. (BLANKET EASEMENT)
11. INTENTIONALLY DELETED
12. EASEMENT RECORDED IN BOOK 30485, PAGE 1478. (SHOWN)

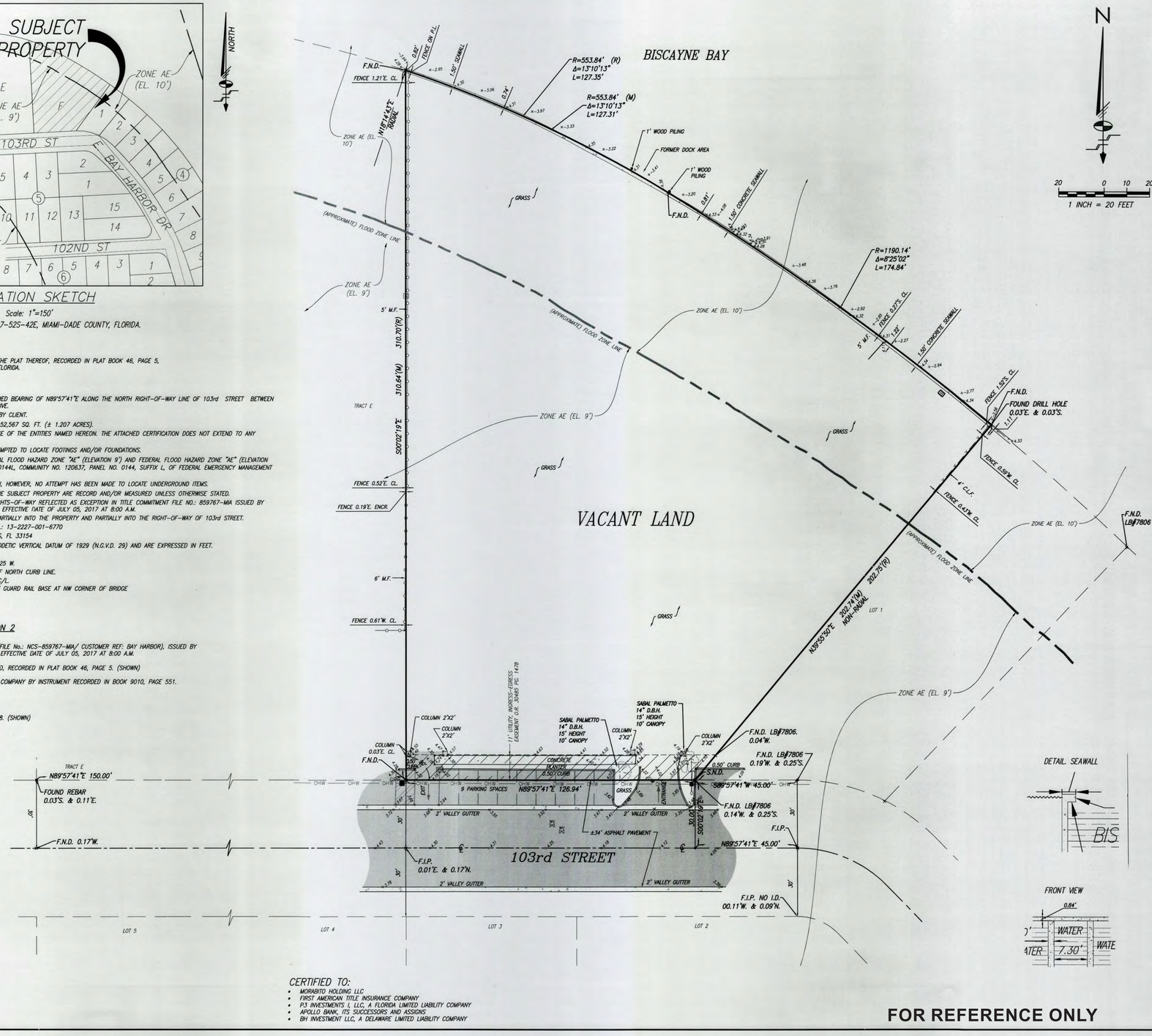
SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS

THAT THIS "BOUNDARY SURVEY & TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS AS CONTAINED IN RULES 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Schwebke-Shiskin & Associates, Inc.

BY: _____ DATE OF PLAT OR MAP: 01-22-2019
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR NO. 4775
STATE OF FLORIDA



DETAIL SEAWALL

FRONT VIEW

CERTIFIED TO:

- MORABITO HOLDING LLC
- FIRST AMERICAN TITLE INSURANCE COMPANY
- P3 INVESTMENTS I, LLC, A FLORIDA LIMITED LIABILITY COMPANY
- APOLLO BANK, ITS SUCCESSORS AND ASSIGNS
- BH INVESTMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY

FOR REFERENCE ONLY

K:\27S42E\BAY HARBOR ISLAND, PB. 46 PG. 5\SURVEY\1135 103 ST BAY HARBOR ISLAND, TRACT F (TO CLIENT).dwg

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3388
CERTIFICATE OF AUTHORIZATION No. LB-87

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

Drawn By: Y.M.F. Submit Date: 08-03-2017 | Checked By: M.S.J. Date: 08-14-2017
Order No. 207378 F.B. No.: 2242 Pg.14 | Scale: AS SHOWN
File No. AJ-5524 | Sheet 1 of 1 Sheet(s)

This is a "Boundary Survey."

ALTA/NSPS LAND TITLE SURVEY

Section 27, Township 52 South, Range 42 East, Miami-Dade County, Florida

REVISIONS

Date	Order No.	Field Book	Remarks	By
8/17/2017	207378		UNDER SEPARATE COVER	SSJ
8/22/2017	207378		UNDER SEPARATE COVER	SSJ

FILE NO. AJ-5524

ARQUITECTONICA

ONDA
1135 103rd Street, Bay Harbor Islands , FL 33154

SURVEY

Scale: N. T. S.

DATE:
04.25.2019

A0-06
ORIGINAL

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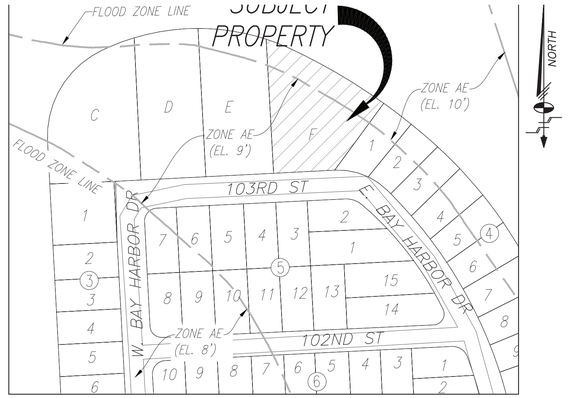
The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ALUMINUM LIGHT POST (QUAD)
ANCHOR/GUY WIRE
BACKFLOW PREVENTER ASSEMBLY
CATV CABLE TELEVISION BOX
CB CATCH BASIN
CB CATCH BASIN F-3
CENTERLINE
CV CHECK VALVE ASSEMBLY
COLUMN (CIRCULAR)
COLUMN (SQUARE)
CONCRETE LIGHT POLE
CONCRETE LIGHT POLE (DOUBLE)
CPP CONCRETE POWER POLE
CONTROL POINT
CPB COMMUNICATION PULL BOX
CURB INLET
DCV DOUBLE DETECTOR CHECK VALVE
DRAIN (CIRCULAR OR SQUARE)
ELECTRIC BOX (ABOVE GROUND)
EPB ELECTRIC PULL BOX (BELOW GROUND)
ELECTRIC HAND HOLE
ELECTRIC OUTLET
ELEVATIONS (SEE NOTES FOR DATUM)
FIRE HYDRANT
FIRE LINE SIAMESE CONNECTION
FIRE LINE CONNECTION
FLAGPOLE
FLOW LINE
FORCE MAIN MANHOLE
FORCE MAIN VALVE
F.P.L. ELECTRIC MANHOLE
F.P.L. FIBER NETWORK
F.P.L. TRANSMISSION POLE
GAS MANHOLE
GAS METER
GAS PUMP
GAS VALVE
GREASE TRAP MANHOLE
GROUND LIGHTING
GUARD POST, BOLLARD
IRRIGATION HAND HOLE
IRRIGATION VALVE
MAILBOX
MONITOR WELL
MONUMENT LINE
P-5 INLET
P-6 INLET
PARKING METER
PEDESTRIAN CROSSING SIGNAL
PRM PERMANENT REFERENCE MONUMENT
POST INDICATOR VALVE
VACUUM BREAKER ASSEMBLY
PROPERTY LINE
ROUND CATCH BASING
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
SIGN POST
SPRINKLER PUMP
STANDPIPE
STORM SEWER MANHOLE
STREET LIGHT BOX
SWALE INLET
TELEPHONE BOX (SOUTHERN BELL)
TELEPHONE HAND HOLE
TELEPHONE MANHOLE (SO. BELL)
TELEPHONE PAYPHONE
TRAFFIC HAND HOLE
TRAFFIC UTILITY BOX
TRAFFIC CONTROL POST
TRAFFIC SIGNAL POST
TSB TRAFFIC SIGNAL BOX
TREE & PALM
UNDERGROUND UTILITY MARKER
UNKNOWN UTILITY MANHOLE
UNKNOWN UTILITY HAND HOLE
WATER MANHOLE
WM WATER METER
WATER VALVE
WLP WOOD LIGHT POLE
WPP WOOD POWER POLE
WTP WOOD TELEPHONE POLE
HANDICAP PARKING
STROLLER PARKING

ABBREVIATIONS:
R denotes RADIUS
Δ denotes DELTA ANGLE
L denotes ARC DISTANCE
CH.D. denotes CHORD LENGTH or CHORD DISTANCE
CH.B. denotes CHORD BEARING
T denotes TANGENT DISTANCE
P.C.P. denotes PERMANENT CONTROL POINT
P.R.M. denotes PERMANENT REFERENCE MONUMENT
P.B. denotes PLAT BOOK
PG. denotes PAGE
P.O.C. denotes POINT OF COMMENCEMENT
P.O.B. denotes POINT OF BEGINNING
O.H.W. denotes OVERHEAD UTILITY WIRES
O.R.B. denotes OFFICIAL RECORDS BOOK
P.O.T. denotes POINT OF TANGENCY
C.B.S. denotes CONCRETE BLOCK STRUCTURE
CONC. denotes CONCRETE
C.L.F. denotes CHAINLINK FENCE
M.F. denotes METAL FENCE
W.F. denotes WOOD FENCE
F.F.E. denotes FINISH FLOOR ELEVATION
F.I.P. denotes FOUND IRON PIPE
S.I.P. denotes SET IRON PIPE & LB-87 CAP
F.N.D. denotes FOUND NAIL & BRASS DISC
S.N.D. denotes SET LB-87 NAIL & BRASS DISC
C.I.P. denotes CORRUGATED IRON PIPE
CLR. denotes CLEAR
E.T.P. denotes ELECTRIC TRANSFORMER PAD
ENCR. denotes ENCROACHMENT
D.C. denotes DEPRESSED CURB
PL. denotes PLANTER
(C) denotes CALCULATE DISTANCE
I.E. denotes INVERT ELEVATION
T.O.P. denotes TOP OF PIPE
(D) denotes DEED DISTANCE
(L) denotes DISTANCE BY LEGAL DESCRIPTION
(M) denotes MEASURED DISTANCE
(R) denotes RECORD OR PLATTED DISTANCE

BOTTOM — APPROXIMATE BOTTOM OF SLOPE
COMM — COMMUNICATION
DRAIN — DRAINAGE
E(P)L — ELECTRIC
FM — FORCE MAIN
IRRIG — IRRIGATION
GAS — NATURAL GAS
OHW — OVERHEAD WIRES
SM — SANITARY SEWER
TOP — APPROXIMATE TOP OF BANK
VEG — VEGETATION LINE
WM — WATER
LIMITED ACCESS RIGHT OF WAY LINE



LOCATION SKETCH

Scale: 1"=300'

A PORTION OF SECTION 27-52S-42E, MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION

TRACT "F" OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N89°57'41"E ALONG THE NORTH RIGHT-OF-WAY LINE OF 103rd STREET BETWEEN WEST BAY HARBOR DRIVE AND EAST BAY HARBOR DRIVE.
2. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
3. AREAS OF THE PROPERTY DESCRIBED HEREON IS ± 52,567 SQ. FT. (± 1.207 ACRES).
4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES
5. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
6. THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE" (ELEVATION 9') AND FEDERAL FLOOD HAZARD ZONE "AE" (ELEVATION 10'), PER FLOOD INSURANCE RATE MAP NO. 12086C0144L, COMMUNITY NO. 120637, PANEL NO. 0144, SUFFIX L, OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) MAP DATED SEPTEMBER 11, 2009.
7. VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
8. THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
9. SHOWN HEREON ARE PLOTTABLE EASEMENTS AND RIGHTS-OF-WAY REFLECTED AS EXCEPTION IN TITLE COMMITMENT NUMBER:11542978 ISSUED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JANUARY 02, 2024 AT 11:00 P.M.
10. MIAMI-DADE COUNTY PROPERTY APPRAISER FOLIO NO.: 13-2227-001-6770
11. ADDRESS: 1135 103RD STREET BAY HARBOR ISLANDS, FL 33154
12. ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND ARE EXPRESSED IN FEET.
13. BENCHMARKS:
    MIAMI-DADE BENCHMARK. NAME R-243. LOCATOR 2225 W.
    LOC1: 96 ST (KANE CONCOURSE) --- 5' NORTH OF NORTH CURB LINE.
    LOC2: E. BROADVIEW DRIVE --- 150'+- EAST OF C/L.
    BM DESCRIPTION: US C & G BRASS DISC IN TOP OF GUARD RAIL BASE AT NW CORNER OF BRIDGE
    ELEVATION=6.61' N.G.V.D. 29

NOTES REGARDING SCHEDULE B-II OF COMMITMENT FOR TITLE INSURANCE ORDER NUMBER 11542978, ISSUED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JANUARY 02, 2024 AT 11:00 P.M.

5. ROADWAY DEDICATIONS CONTAINED ON THE PLAT OF BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECT PROPERTY AS A WHOLE)
6. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 9010, PAGE 551. (BLANKED IN NATURE AFFECTS PROPERTY AS A WHOLE)
7. EASEMENT, GRANTED FROM P3 INVESTMENTS I, LLC., A FLORIDA LIMITED LIABILITY COMPANY TO TOWN OF BAY HARBOR ISLANDS, A FLORIDA MUNICIPAL CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 30485, PAGE 1478. (AFFECTS PROPERTY SHOWN ON DRAWING)

CERTIFIED TO:

_CHICAGO TITLE INSURANCE COMPANY.
_GREENBERG TRAURIG, P.A.
_BH INVESTMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY

SURVEYOR'S CERTIFICATION:

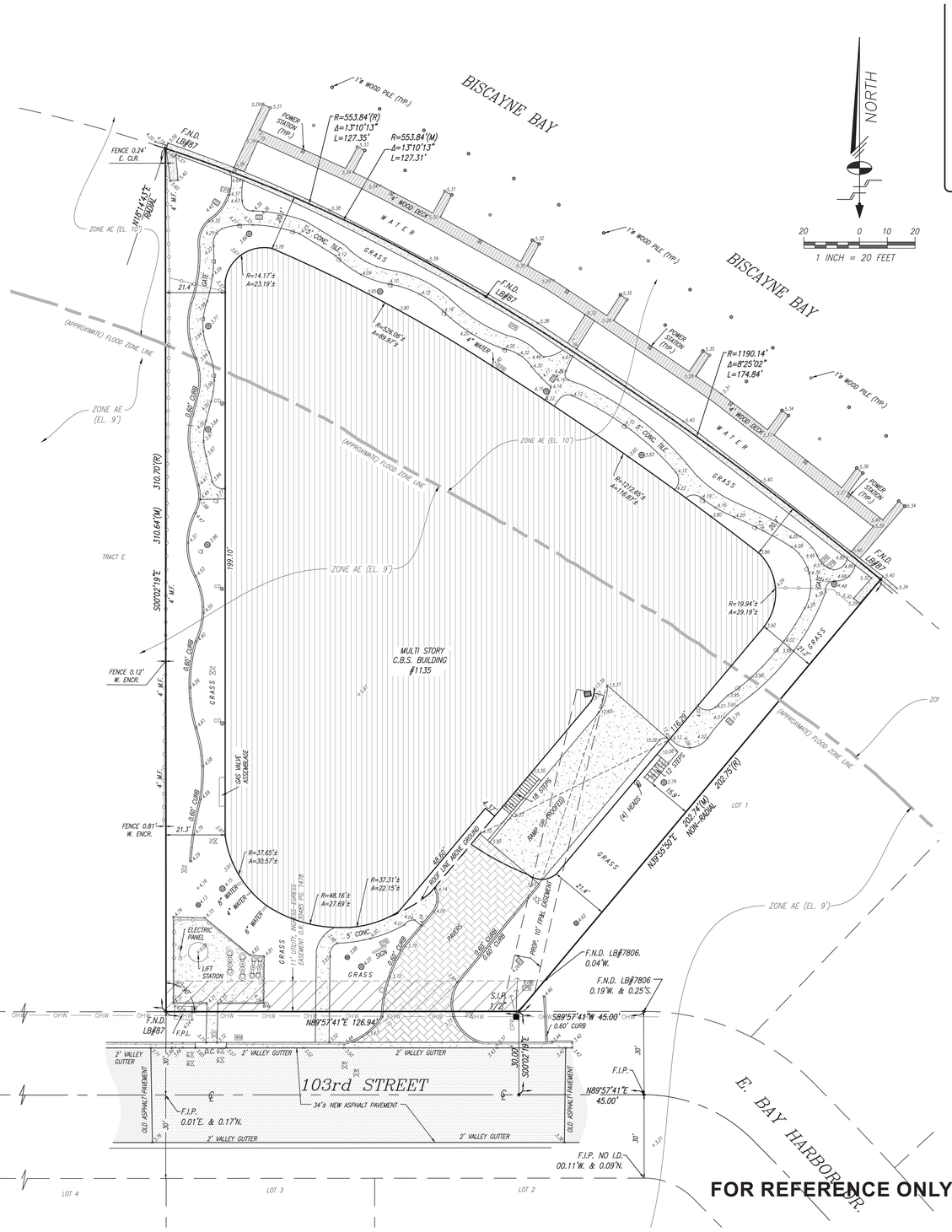
THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THIS BOUNDARY SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

Schwebke-Shiskin & Associates, Inc.

BY: Mark Steven Johnson
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

STEVEN JOHNSON * STATE OF FLORIDA * PROFESSIONAL SURVEYOR AND MAPPER
Mark S. Johnson



ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29) AND ARE EXPRESSED IN FEET.

CERTIFICATE OF AUTHORIZATION No. LB-87

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025
TEL: (954) 435-7010 FAX: (954) 438-1288

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is a "Boundary Survey."

Drawn By: Dino | Survey Date: | Checked By: M.S.J. | Date: 06-07-2024
Order No. 218076 | F.B. No.: 2399 Pg.51 | Scale: AS SHOWN
File No. AJ-5524-FS | Sheet 1 of 1 Sheet(s)

REVISIONS

Date	Order No.	Field Book	Remarks	By

K:\LTS\5241\BAY HARBOR ISLAND, PB 46 PG. 5\SURVEY\1103 103 ST BAY HARBOR ISLAND, TRACT F FINAL SURVEY (06-06-2024).DWG

ALTA/NSPS LAND TITLE SURVEY

ORDERED BY:

Section 27, Township 52 South, Range 42 East, Miami-Dade County, Florida.

FILE NO. AJ-5524-FS

ARQUITECTONICA

ONDA
1135 103rd Street, Bay Harbor Islands , FL 33154

SURVEY

Scale: N. T. S.

DATE:
08.06.2024

A0-06.1
NEW

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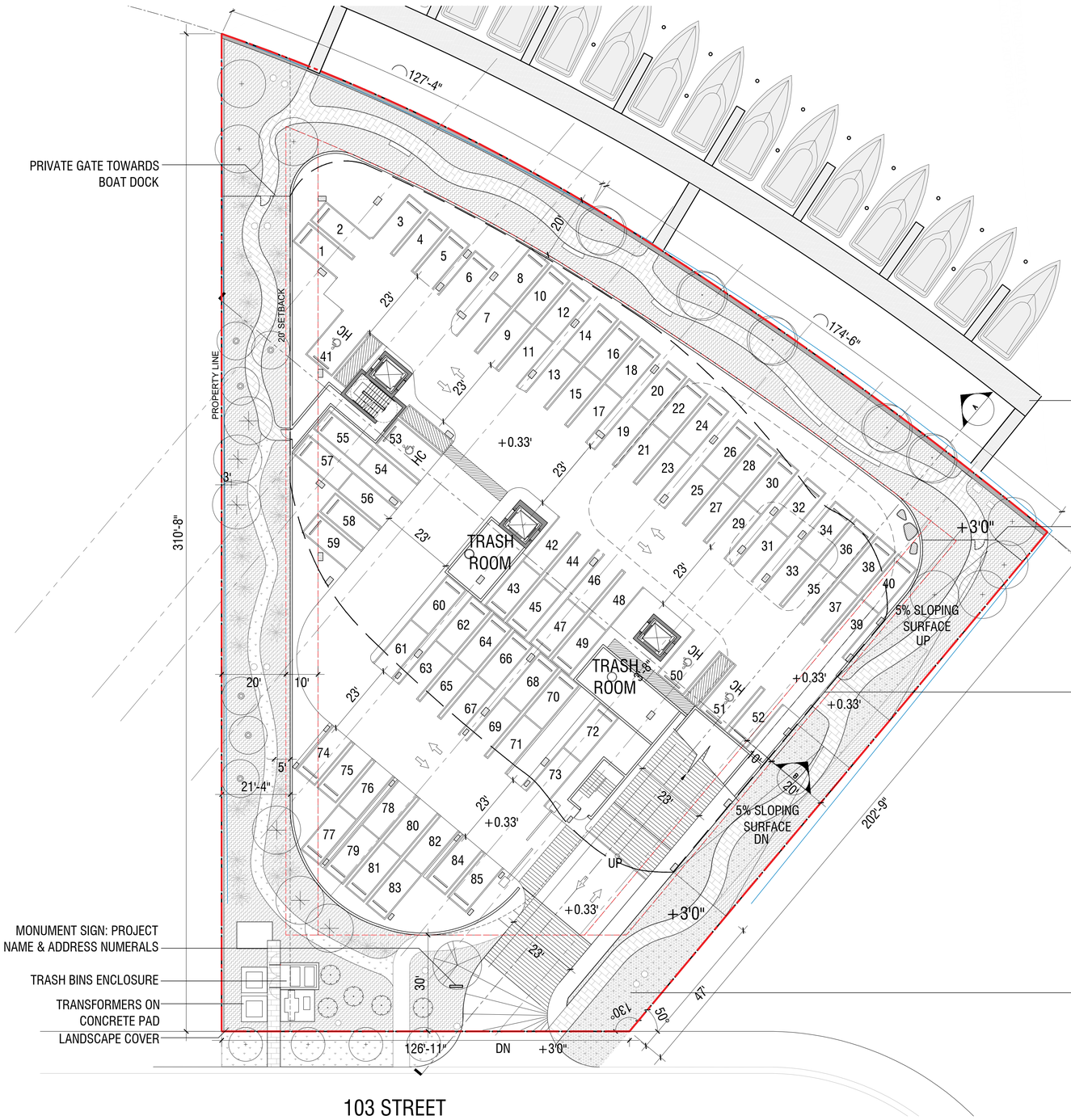
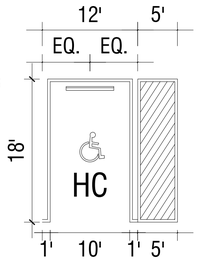
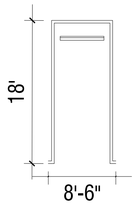
The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.



ACCESSIBLE PARKING STALL TYPICAL



STANDARD PARKING STALL TYPICAL*



SCALE: 1/8"=1'

17 SELF-PARK
68 AT 37 TANDEM
85 TOTAL SPACES

* NOTE: ALL TYPICAL PARKING SPACES COMPLY WITH THE REQUIRED DIMENSIONS 8.5'X18' PER SECTION 23-30.(A).

ARQUITECTONICA

ONDA
1135 103rd Street, Bay Harbor Islands , FL 33154

PARKING
LEVEL 1
0' 10' 20' 30' 40' 50'
Scale: 1/16" = 1'

Anna Caruso
CN=Anna Caruso, E=acaruso@arquitectonica.com, O=ARQUITECTONICA INTERNATIONAL CORPORATION, C=US
Arquitectonica International has been digitally signed and sealed by Anna Caruso, AIA on the date adjacent. I am the author of this document. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
2024.07.11 17:20:30 -04'00'

STATE OF FLORIDA
REGISTERED ARCHITECT

North

DATE:
04.15.2019

A1-01
ORIGINAL

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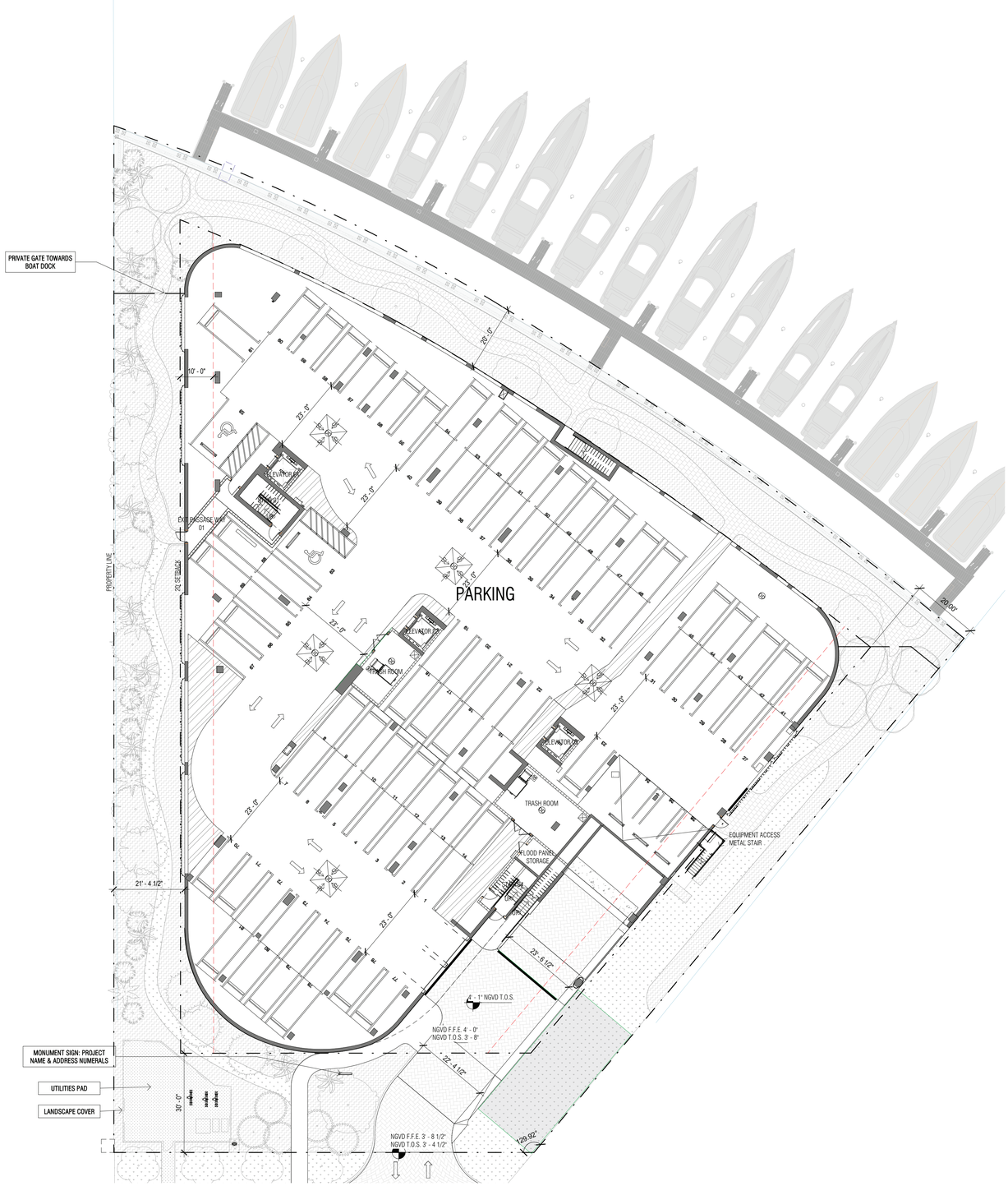

* NOTE: ALL TYPICAL PARKING SPACES COMPLY WITH THE REQUIRED DIMENSIONS 8.5'X18' PER SECTION 23-30.(A).

ARQUITECTONICA

ONDA

1135 103rd Street, Bay Harbor Islands , FL 33154

PARKING

LEVEL 1

0' 10' 20' 30' 40' 50'

Scale: 1/16" = 1'

Anna Caruso
CN=Anna Caruso, ... drQualifier=3082010C0000018BFEE3D...3083B61, O=ARQUITECTONICA ... CORPORATION, ... Arquitectonica International Corporation has been digitally signed and sealed by Anna Caruso, AIA on the date below. I am the author of this document. 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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UNIT G	3BR	2,527 SF
UNIT B	2BR+D	1,925 SF
UNIT K	3BR+D	2,500 SF

2 PARKING SPACES

GROSS AREA (UNDER A/C) = 21,384 SF

* NOTE: ALL STORAGE COMPLIES WITH THE REQUIRED AREA OF MINIMUM 25 SF AND 7' OF HEADROOM PER SECTION 23-9(6).

ARQUITECTONICA

ONDA

1135 103rd Street, Bay Harbor Islands , FL 33154

LOBBY
LEVEL 2
0' 10' 20' 30' 40' 50'
Scale: 1/16" = 1'

Anna Caruso
CN=Anna Caruso, E=acaruso@arquitectonica.com, O=ARQUITECTONICA INTERNATIONAL CORPORATION, OU=Arquitectonica International, C=US
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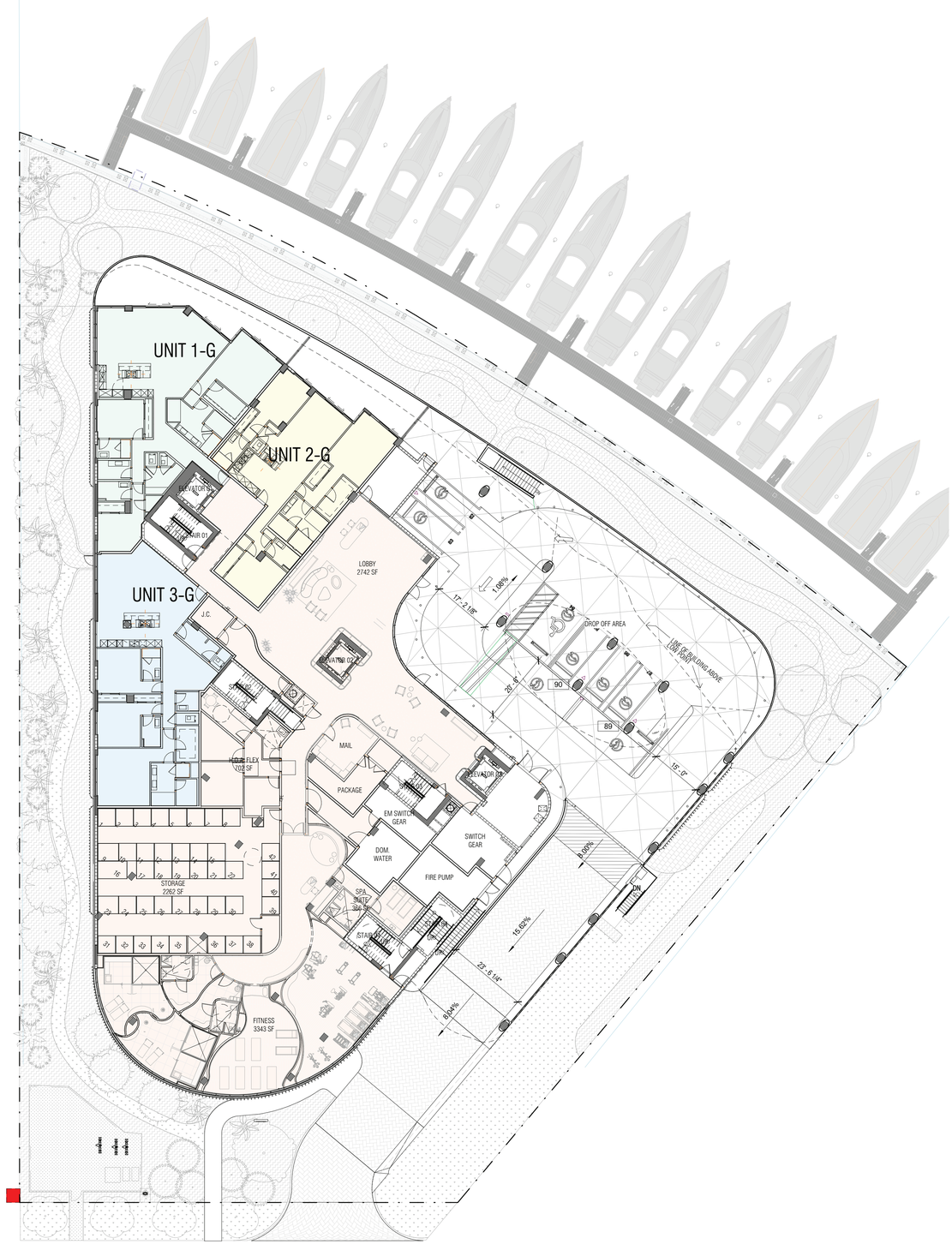

2 PARKING SPACES

GROSS AREA (UNDER A/C) = 21,384 SF

* NOTE: ALL STORAGE COMPLIES WITH THE REQUIRED AREA OF MINIMUM 25 SF AND 7' OF HEADROOM PER SECTION 23-9(6).

ARQUITECTONICA

ONDA

1135 103rd Street, Bay Harbor Islands , FL 33154

LOBBY

LEVEL 2

0' 10' 20' 30' 40' 50'

Scale: 1/16" = 1'

Anna Caruso
CN=Anna Caruso,
dnQualifier=[illegible],
O=ARQUITECTONICA GEO 50, A FLORIDA CORPORATION, OU=50,
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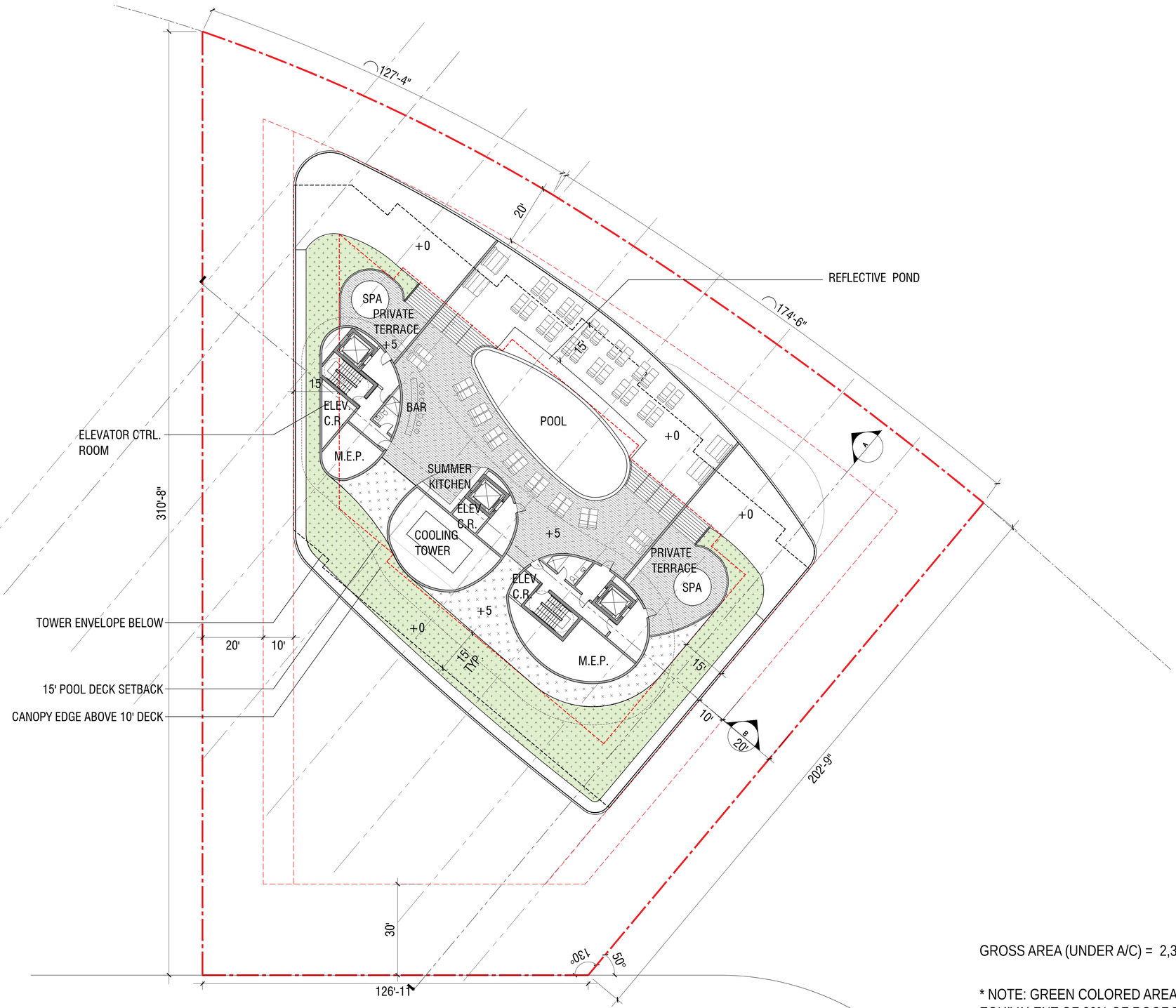

GROSS AREA (UNDER A/C) = 2,380 SF (MECH. ROOMS NOT INCLUDED)

* NOTE: GREEN COLORED AREA = 4,417 SF OF LANDSCAPED AREA EQUIVALENT OF 20% OF ROOF DECK (22,375 SF) COMPLYING WITH 15 % MIN. REQUIRED ON SECTION 23-11 (D)(10).

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ROOF DECK PLAN

LEVEL 9

0' 10' 20' 30' 40' 50'

Scale: 1/16" = 1'

Anna Caruso
CN=Anna Caruso
dnQualifier=A01410C000001BE7EC2400083B61,
O=ARQUITECTONICA INTERNATIONAL
CORPORATION
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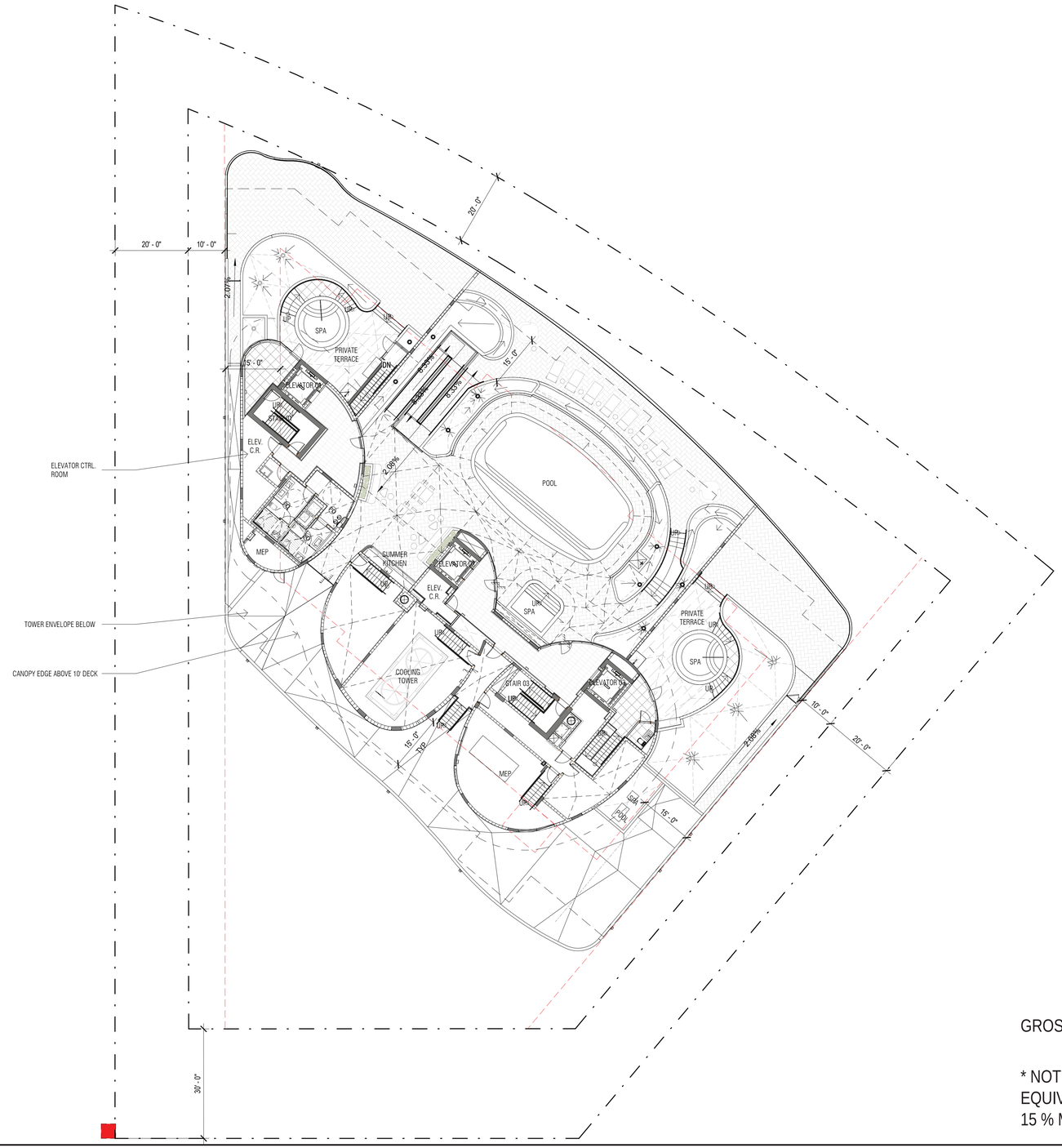

GROSS AREA (UNDER A/C) = 2,380 SF (MECH. ROOMS NOT INCLUDED)

* NOTE: GREEN COLORED AREA = 4,417 SF OF LANDSCAPED AREA EQUIVALENT OF 20% OF ROOF DECK (22,375 SF) COMPLYING WITH 15 % MIN. REQUIRED ON SECTION 23-11 (D)(10).

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ONDA

1135 103rd Street, Bay Harbor Islands , FL 33154

ROOF DECK PLAN

LEVEL 9

0' 10' 20' 30' 40' 50'

Scale: 1/16" = 1'

Anna Caruso CN=Anna Caruso dnQualifier=A01410C0000018E7EC2D7C0083B61, O=ARQUITECTONICA INTERNATIONAL CORPORATION

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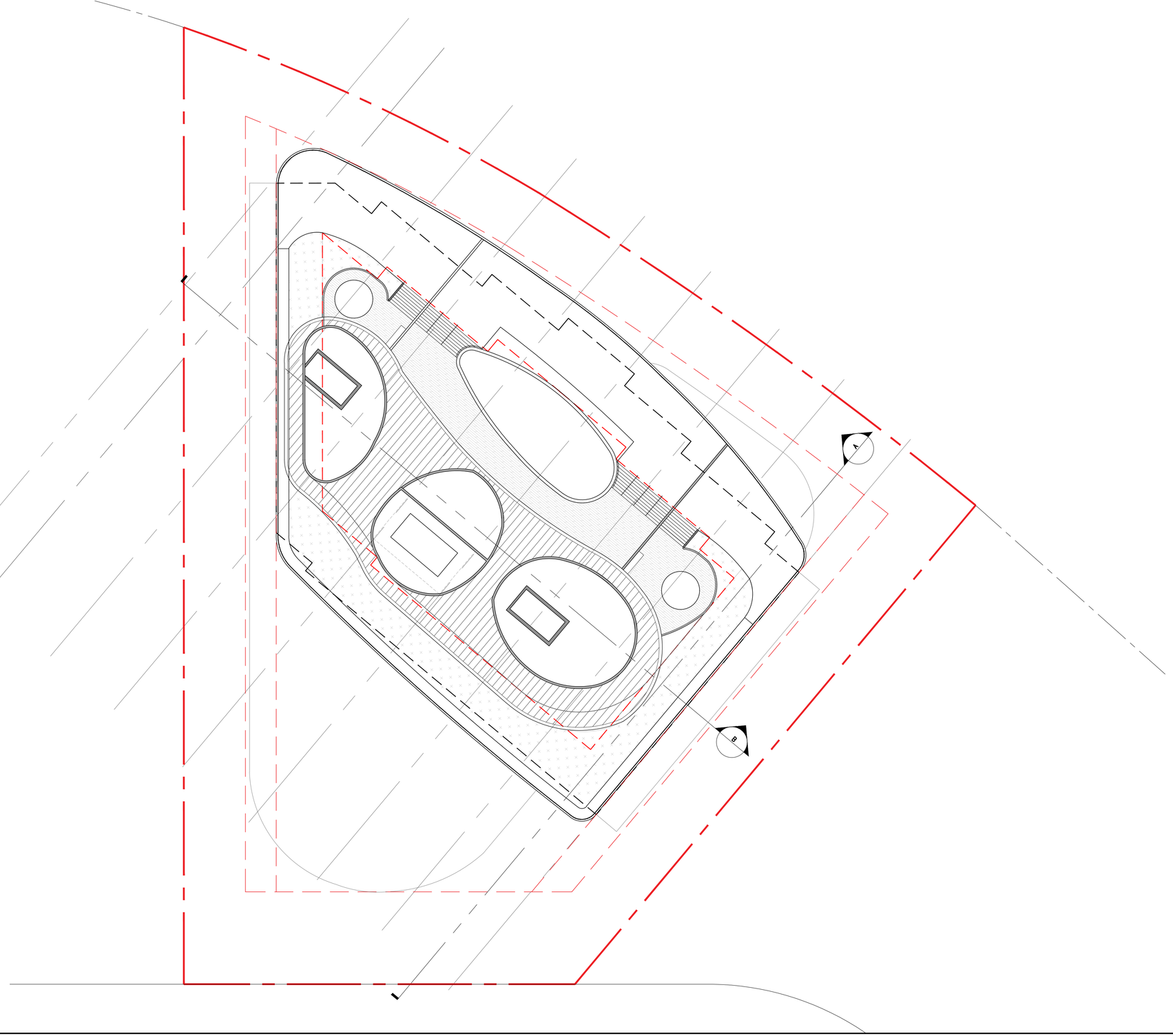

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ROOF PLAN

0’ 10’ 20’ 30’ 40’ 50’

Scale: 1/16” = 1’

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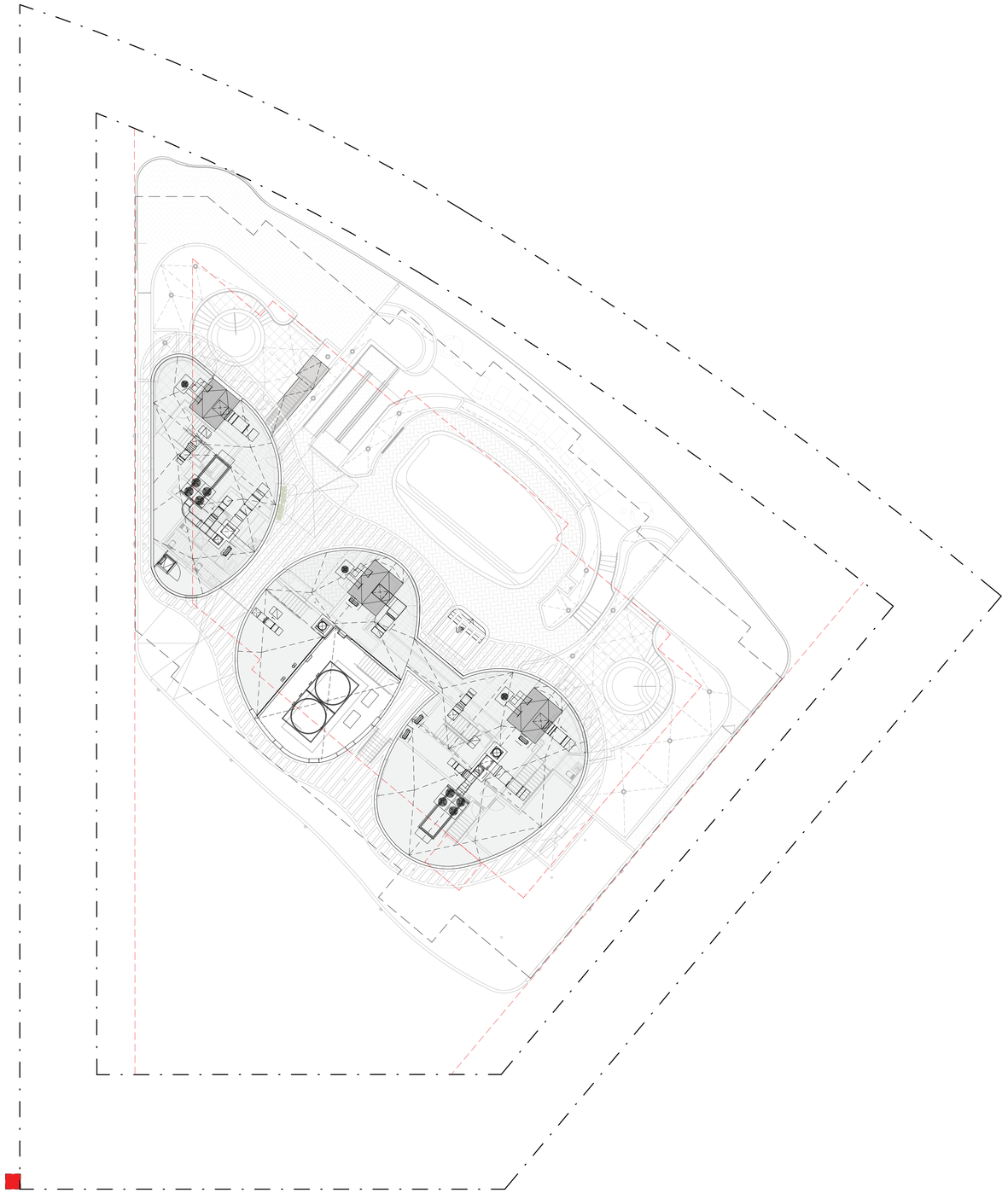

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ROOF PLAN

0’ 10’ 20’ 30’ 40’ 50’

Scale: 1/16” = 1’

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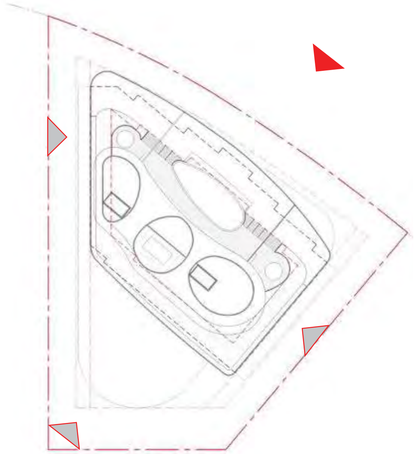

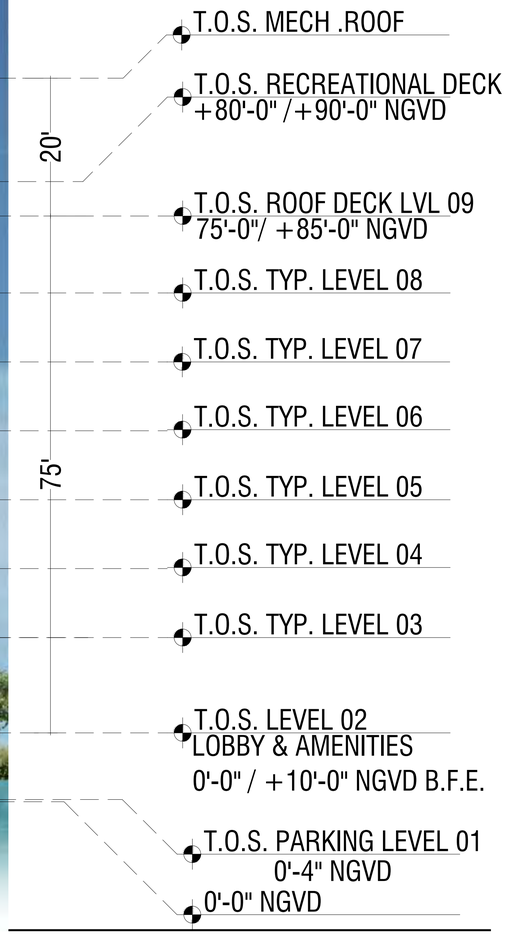

ARQUITECTONICA

ONDA

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NORTH ELEVATION

0’ 10’ 20’ 30’

Scale: 3/32" = 1’

Anna Caruso
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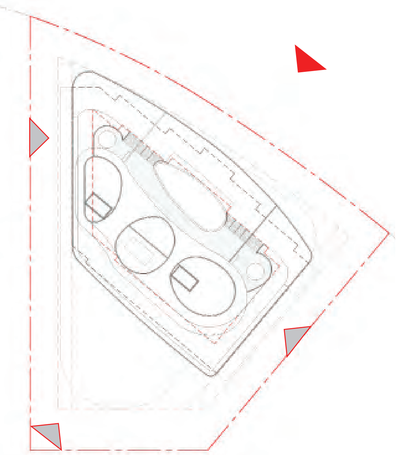

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NORTH ELEVATION

0’ 10’ 20’ 30’

Scale: 3/32" = 1'

Anna Caruso
CN=Anna Caruso, C=US, E=acaruso@arquitectonica.com, dnQualifier=A01410C000001B7EC2A2C083B61, O=ARQUITECTONICA GEOSCAPE, INCORPORATED, OU=Arquitectonica International, Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. 2024.07.11 17:22:04 -04'00'

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SOUTH ELEVATION

0’ 10’ 20’ 30’

Scale: 3/32" = 1'

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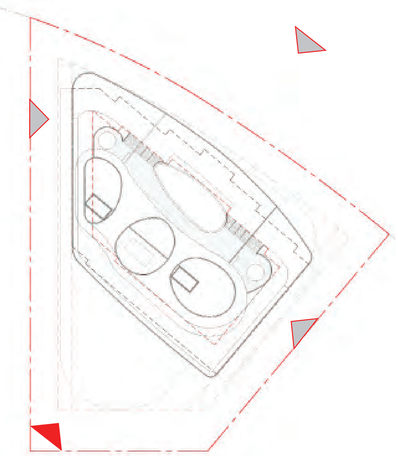

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ONDA

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SOUTH ELEVATION

0’ 10’ 20’ 30’

Scale: 3/32" = 1’

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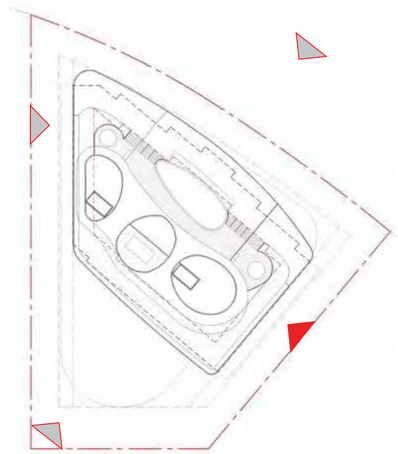

ARQUITECTONICA

ONDA

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EAST ELEVATION

0' 10' 20' 30'

Scale: 3/32" = 1'

Anna Caruso
CN=Anna Caruso
dnQualifier=A01410C000001B7EC2D7C083B61,
O=ARQUITECTONICA INTERNATIONAL CORPORATION
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ONDA

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EAST ELEVATION

0' 10' 20' 30'

Scale: 3/32" = 1'

Anna Caruso
CN=Anna Caruso,
dnQualifier=A01410C0000018DE7EC92D900083B61,
O=ARQUITECTONICA INTERNATIONAL
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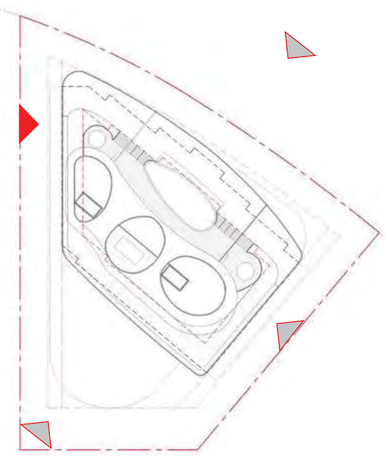

T.O.S. MECH .ROOF

T.O.S. RECREATIONAL DECK
+80'-0" /+90'-0" NGVD

T.O.S. ROOF DECK LVL 09
75'-0"/ +85'-0" NGVD

T.O.S. TYP. LEVEL 08

T.O.S. TYP. LEVEL 07

T.O.S. TYP. LEVEL 06

T.O.S. TYP. LEVEL 05

T.O.S. TYP. LEVEL 04

T.O.S. TYP. LEVEL 03

T.O.S. LEVEL 02
LOBBY & AMENITIES
0'-0" / +10'-0" NGVD B.F.E.

T.O.S. PARKING LEVEL 01
0'-4" NGVD
0'-0" NGVD

10'
11'-2"
5'
10'
10'
10'
10'
13'-10"
9'-8"
3'
4"
20'
75'

ARQUITECTONICA

ONDA

1135 103rd Street, Bay Harbor Islands , FL 33154

WEST ELEVATION

0' 10' 20' 30'

Scale: 3/32" = 1'

Anna Caruso
CN=Anna Caruso, E=acaruso@arquitectonica.com, O=ARQUITECTONICA GEOSCAPE, INC., C=US
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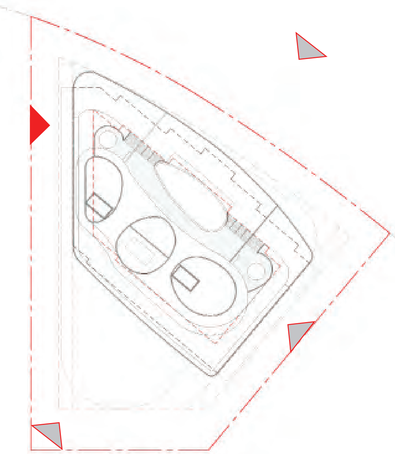

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ONDA

1135 103rd Street, Bay Harbor Islands , FL 33154

WEST ELEVATION

0’ 10’ 20’ 30’

Scale: 3/32" = 1’

Anna Caruso
CN=Anna Caruso
drQualifier=AYC000018EEE2D0-083B61,
O=ARQUITECTONICA INTERNATIONAL CORPORATION
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MATERIAL CALL OUTS

Scale: **N. T. S.**

Anna Caruso
CN=Anna Caruso, E=acaruso@arquitectonica.com, OU=ARQUITECTONICA GEOSCAPE, O=ARQUITECTONICA INTERNATIONAL CORPORATION, L=Miami, S=Florida, C=US
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ONDA

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MATERIAL CALL OUTS

Scale: **N. T. S.**

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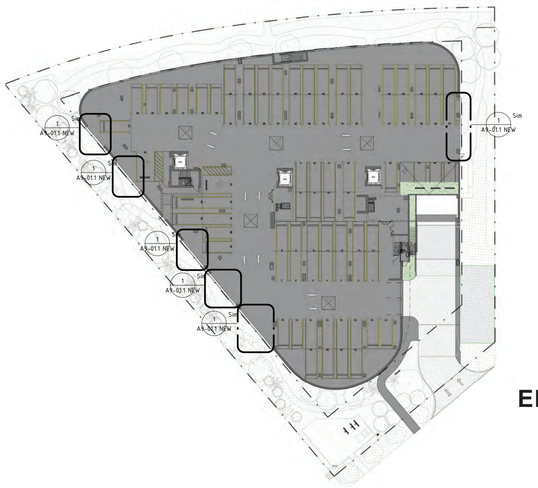
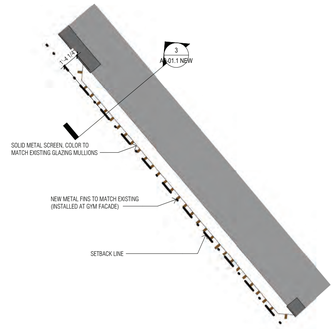
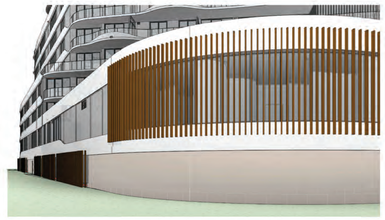


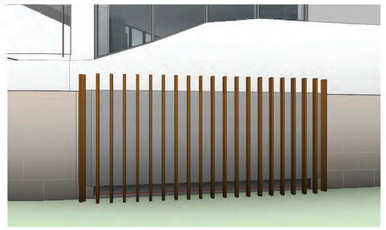
GARAGE FLOOR PLAN

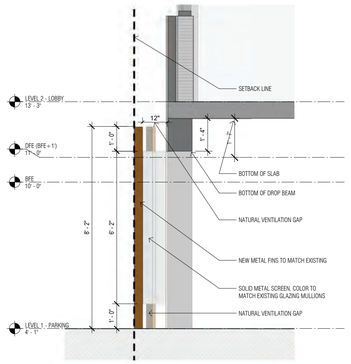


ENLARGED PLAN

3D VIEWS







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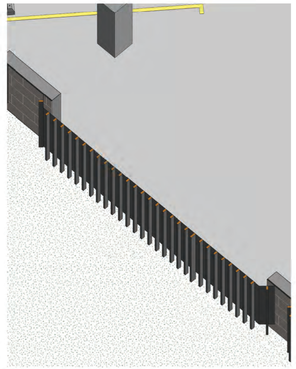
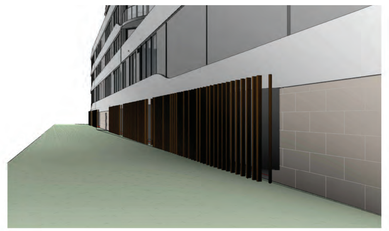
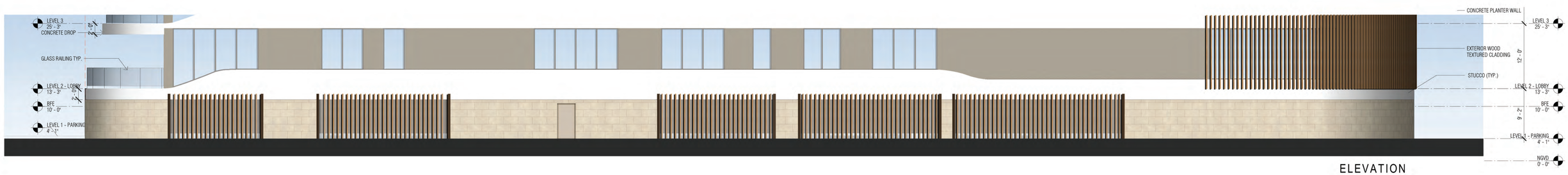


AXO





ELEVATION

ARQUITECTONICA

ONDA

1135 103rd Street, Bay Harbor Islands , FL 33154

PARKING SCREEN DETA

Scale: **N. T. S.**

Anna Caruso
Anna Caruso
Identifier=4A01C000001BE7EC2A0E3083B61,
O=ARQUITECTONICA INTERNATIONAL CORPORATION, C=US
Arquitectonica international corporation. This item has been digitally signed and sealed by Anna Caruso, AIA on the date adjacent. I am the author of this document. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
2024.07.11 17:

STATE OF FLORIDA
REGISTERED ARCHITECT

DATE:
08.06.2024

A9-01.1 NEW

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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.

- ONDA -
BAY HARBOR ISLAND

SHEET INDEX

LEGEND X= SHEET SUBMITTED • =SHEET REVISED

SHEET #	SHEET NAME	DRC 01/30/2019		DRC REV 02/27/2019		DRC REV 03/22/2019		P&Z 04/15/2019		PERMIT 12/11/2020		DRC REVISION (AS-BUILT) 07/03/2024	
L-000	COVER SHEET	X		X		X		X		X	•	X	•
L-001	GENERAL LANDSCAPE NOTES	X		X		X		X		X	•	X	•
L-100	TREE DISPOSITION PLAN	X		X		X		X		X	•	X	•
L-200	GROUNDFLOOR LANDSCAPE PLAN RENDERING	X		X		X		X				X	•
L-201	SITE PLAN - GROUNDFLOOR	X		X		X		X		X	•	X	•
L-202	HARDSCAPE MATERIALS PLAN - GROUNDFLOOR	X		X		X		X		X	•	X	•
L-400	SECTIONS - GROUNDFLOOR	X				X		X		X	•	X	•
L-500	CANOPY PLAN - GROUNDFLOOR	X		X		X		X		X	•	X	•
L-501	UNDERSTORY PLAN - GROUNDFLOOR	X		X		X		X		X	•	X	•
L-502	PLANTING SCHEDULE + LEGEND - GROUNDFLOOR	X		X		X		X		X	•	X	•
L-503	PLANTING DETAILS - GROUNDFLOOR	X		X		X		X		X	•	X	•
L-504	PLANTING DETAILS - GROUNDFLOOR	X				X		X		X	•	X	•
L-700	LIGHTING PLAN - GROUNDFLOOR	X		X		X		X		X		X	•
L3-200	LEVEL 3 PLAN - LANDSCAPE RENDERING	X		X		X		X				X	•
L3-201	SITE + HARDSCAPE MATERIALS PLAN - LEVEL3	X		X		X		X		X	•	X	•
L3-500	PLANTING PLAN - LEVEL3	X		X		X		X		X	•	X	•
L3-700	LIGHTING PLAN - LEVEL 3	X		X		X		X		X		X	•
L9-200	LEVEL 9 PLAN - LANDSCAPE RENDERING	X		X		X		X				X	•
L9-201	SITE + HARDSCAPE MATERIALS PLAN - LEVEL 9	X		X		X		X		X	•	X	•
L9-500	PLANTING PLAN - LEVEL 9	X		X		X		X		X	•	X	•
L9-700	LIGHTING PLAN - LEVEL 9	X		X		X		X		X	•	X	•

6 (L-400 SECTIONS - GROUNDFLOOR)

6 (L9-200 LEVEL 9 PLAN - LANDSCAPE RENDERING)

6 (DRC REVISION (AS-BUILT) 07/03/2024)

6 SHEET REVISED DURING BUILDING PERMIT PROCESS; SEE CORRESPONDING NARRATIVE FOR CHANGES

ONDA

BAY HARBOR ISLANDS, FL

SITE ADDRESS:

1135 103 STREET
BAY HARBOR ISLANDS
FL,33154

OWNER:

MORABITO
PROPERTIES

ARCHITECT:

ARQUITECTONICA
2900 OAK AVENUE,
MIAMI, FL 33133
305.372.1812 T
305.372.1175 F

enea
landscape architecture

Enea Landscape Architecture Inc.
7500 NE 4th Court, Studio 104
Miami, Florida 33138, USA
T+1 305.576.6702

www.enea.ch | info.miami@enea.ch

REG.No: LC26000339

SEAL:

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574

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No:	DATE:	ISSUE FOR
1	01.30.19	DRC PACKAGE
2	02.27.19	DRC PACKAGE REV.
3	03.22.19	DRC PACKAGE REV.
4	04.15.19	P&Z PACKAGE
5	12.11.20	PERMIT SET
6	07.03.24	DRC REVISION (AS-BUILT)

ISSUED FOR:

PROJECT No: MA18102
DRAWN BY: JCH/AYO
REVIEWED BY: GHE

DRAWING TITLE:

COVER SHEET

SHEET NO:

L-000

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LANDSCAPE NOTES

1. Scope of work
   i. The work consists of furnishing all labor, materials, equipment, tools, transportation, and any other appurtenances necessary for and incidental to the completion of this project as shown on the drawings, as included in the plant list, and as herein specified.
   ii. Work shall include maintenance and watering of all planting areas of this drawing set until certification of acceptability by the owner and/or the Landscape Architect.
   iii. Protection of existing structures, all existing buildings, walks, walls, paving, piping, and other items of construction and planting already completed or established shall be protected from damage by the contractor unless otherwise specified. All damage resulting from negligence shall be repaired or replaced to the satisfaction of the owner with costs by contractor.
   iv. All work shall be performed to specifications written in accordance with the most current version of the ANSI A-300, ANSI Z-133, government, and local standards.

2. Materials

2a. Submittals:
   i. General samples of materials as listed below shall be submitted for approval, on the site or as otherwise determined by the owner or Landscape Architect, at least fourteen (14) working days prior to its intended delivery to the site. Upon approval of submittals, delivery of materials may begin.
   a. Mulch - One (1) Cubic foot
   b. Root Stimulator - One (1) container
   c. Fertilizer - One (1) Container
   d. Topsoil - One (1) Cubic Yard
   e. Plants - One (1) representative photograph of each shrub and groundcover for approval prior to tagging.
   f. Trees - One photograph w/ clearly legible measuring rod of actual contractor pre-tagged trees. Upon approval of tree submittal, landscape contractor shall provide at least one week notice to schedule tree tagging.
   g. Planting mix - One (1) Cubic Yard

2b. Mulch:
   i. Mulch type: pine bark mini nuggets
   ii. Mulch material shall be moistened at the time of application.
   iii. All trees, shrubs, and ground cover beds shall receive a minimum of 2" of mulch immediately after planting.
   iv. Mulch shall be maintained below the elevation of adjacent finished surfaces and swept clear of paths.

2c. Fertilizer:
   i. Commercial Fertilizer: Commercial fertilizer shall be a complete formula; it shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
   ii. Fertilizer shall be organic in material containing nitrogen, phosphoric acid and potash in equal percentages of plant food by weight, in the following form:
   iii. Containerized material (i.e. shrubs, vines, ground covers) shall receive a granular such as 'Tri-nite' or approved equal.
   iv. Specimens shall receive time-released fertilizer, such as osmocote, or approved equal.
   v. This instruction shall supersede other notes regarding fertilizers on the drawings or details.

2d. Plants:
   i. Plant species and size shall conform to those indicated on the drawings and cited herein. All sizes shown for plant material on the plan are to be considered as minimums.
   ii. All plants shall be Florida grade No.1 or better, graded in accordance with Grades and Standards for Nursery plants, published by the State of Florida, Department of Agriculture. Trees and shrubs shall have pronounced symmetry of foliar crown. Plants judged to be not in accordance with these standards will be rejected and shall be immediately removed from the site of the work and replaced at the contractor's expense.
   iii. All quantities indicated on the plant list are intended as a guide for the bidders and does not relieve the bidder of their responsibility to do a comprehensive plant take off. Should a discrepancy occur between the bidder's take off and the plant list quantity, the Landscape Architect is to be notified for clarification prior to final bid acceptance.

2e. Planting mix:
   i. Planting mix shall be 70/30 mix. 70% crushed oolitic limestone or sand, and 30% organic material (composed of 15% decomposed wood chips and 15% everglades peat).
   ii. The Landscape Architect reserves the right to reject planting mix utilized that fails to meet the specification at any time during execution of work.

2f. Sod:
   i. Selection:
   a. Grass species: *Zoysia spp*
   b. American Sod Producers Association Grade: Nursery grown or approved.
   c. Furnished in pads: 18" x 24" x 1" thick excluding top growth and thatch.
   d. Not stretched, broken or torn.
   e. Uniformly mowed height when harvested.
   f. Inspected and found free of diseases, nematodes, pests, and pest larvae.
   g. Uniform in color, leaf texture, and density.
   h. Do not deliver more sod than can be installed within 24 hours.
   i. Begin installation of sod after completion of preceding work (i.e. earth work, underground sprinkler system, soil preparation, installation of trees, shrubs and ground covers, etc.)
   ii. Installation:
   a. Transplant sod within 48 hours after harvesting
   b. Contractor shall sod all areas that are not paved or planted as designated on the drawings herein
   c. Begin sodding at bottom of slopes
   d. Lay first row of sod in straight line with long dimension of pads parallel to slope contours
   e. Lay all rows with alternating and abutting joints.
   f. Do not stretch or overlap rows
   g. Roll sod, except pegged areas, with roller weighing no more than 100lbs per foot of roller width.
   h. During rolling, all depressions caused by settlement of rolling shall be filled with additional soil, and the surface shall be re-graded and rolled until presenting a smooth and even finish that is up to the required grade.
   iii. Soil Preparation:
   a. Prepare loose bed four (4) inches deep. Apply fertilizer at rate of twenty (20) pounds per one thousand (1000) square feet. Application shall be uniform, utilizing approved mechanical spreaders.
   b. Mix fertilizer thoroughly with the soil to a depth of three (3) inches. Hand rake until all bumps and depressions are removed.
   iv. Soil Watering:
   a. Water sod and soil to depth of 6" within four hours after rolling.
   b. Keep sod moist during first week after planting.
   c. After first week, supplement rainfall to produce a total of 2" per day.
   d. It is the contractor's responsibility to water all plant material.

3. Trees:
   i. Trees and palms shall be freshly dug, balled and burlapped. All plant material shall be free of broken or damaged root balls, or root bound conditions. Plant materials shall be sound, healthy, vigorous, free from plant disease, insect pests or their eggs, and shall have healthy, normal root systems.
   ii. Trees are noted on plans and herein as approved by the Landscape Architect.
   iii. Landscape Architect shall tag all trees. Tags shall not be removed. Absence of tag at delivery to project site will be grounds for rejection of the tree
   iv. Substitutions in plant species or sizes shall be made only after written authorization by the Landscape Architect.
   v. The height and or width of trees shall be measured from the top of the root ball to the top of canopy. This measurement shall not include the immediate terminal growth.
   vi. Plants larger in size than those specified in the plant list may be used if approved by the owner and/or Landscape Architect.
   vii. If the use of larger plants is approved, the ball of earth or spread of roots shall be increased in proportion to the size of the plant.
   viii. Plants shall be subject to inspection and approval at the place of growth, or upon delivery to the site, as determined by the owner and/or Landscape Architect, for quality, size, and variety; such approval shall not impair the right of inspection and rejection at the site during progress of the work or after completion for size and condition of balls or roots, latent defects or injuries. Rejected plants shall be removed immediately from the site. Notice requesting inspection shall be submitted in writing at least one (1) week prior to anticipated date.
   ix. Caliper measurement (DBH, 54" above crown of root ball), height and spread measurements, root ball dimensions, and container size when applicable, shall conform to the applicable standards established within reference documents cited herein, and the requirements for this project.

4. Execution

4a. Inspection:
   i. In the event of discrepancy, immediately notify Landscape Architect in writing.
   ii. Do not proceed with installation of materials or plants in areas of discrepancy until all such discrepancies have been fully resolved to the satisfaction of the owner and/or Landscape Architect.

6b. Preparation:
   i. Verify locations of all utilities, conduits, supply lines and cables, including but not limited to: electrical, gas (lines and tanks), water, sanitary sewer, storm water lines, cable and telephone. Properly maintain and protect existing utilities.
   ii. Stake or mark with paint the proposed location of all trees and palms to be planted.
   iii. Excavate plant beds.
   iv. Ensure all planting areas are freely draining.
   v. Provide plant materials, fertilizer, sod, planting mix, and incidental materials as specified.
   vi. Set Plants, backfill, and guy or brace plants as required.
   vii. Complete incidental work related to planting operations, and as specified.

4c. Application:
   i. Finish sub-grade: upon acceptance of rough grading elevations, establish fine sub-grade with smooth and even finish. Remove rocks exceeding one (1) inch diameter, sticks, debris, deleterious material, grass and soil clods, and vegetation.

4d. Excavation:
   i. Excavations identified as having potential utility or service line conflicts shall be excavated with hand tools to determine the location of, and avoid damage to, such utilities.
   ii. Excavate tree and palm planting pits a minimum of 24" greater in diameter than the root ball, and minimum of 12" deeper than vertical depth of the root ball. Test soil for quality of percolation. If drainage is inadequate, create underground seepage/drainage. Notify Landscape Architect for approval. Budget should allocate an allowance to cover this possibility and should be part of the original bid.
   iii. Barricade or mark excavations to prevent hazards to mechanical equipment, vehicles, and pedestrians.

4e. Planting:
   i. Set trees in vertical position with the top of the root ball flush with the adjacent, finish grade. After settlement, the plant crown will stand one (1) to two (2) inches above grade.
   ii. Set plant in upright position in center of planting pit and place specified planting mix under and around the root ball. For burlapped root balls, cut top 1/3 of burlap away from root ball, and turn down into the side of the planting pit, before placing planting mix around the root ball.
   iii. Proper "Jetting in" shall be assured to eliminate air pockets around the roots. 'Jet stick' or equal is recommended.
   iv. Prune trees, removing no more than 1/3 of twigs and branches, while maintaining the uniform character and shape of the tree. Remove all dead, diseased, rubbing, and dying branches. All plant material shall meet specifications after pruning.
   v. Earth shall be banked at edge of each planting pit to form a watering saucer approximately 6" in depth. Flush planting soil into place with slow hose stream until air pockets are eliminated around root ball, and pit is filled with Planting Mix to top of root ball.
   vi. Place mulch in loose measure 2" min. layer within each watering saucer.
   vii. If planting is performed after sod placement, proper protection shall be provided and damage resulting from planting operations shall be repaired promptly.
   viii. Tree Guying: For materials to 12' in height, a minimum of four woven anchor strap lines each at ninety degrees from and connected to tree trunk and anchored below grade with pressure treated stakes. Secure tree against movement in wind.
   ix. Tree Bracing: For materials greater than 12' in height, a minimum of three 2x4 appearance grade braces, set at 60 degrees to the ground plane, equidistant around the trunk of the tree, and secured into the ground plane with one, 12" #4 rebar or ½" galvanized pipe passing through each such 2x4 brace, driven into the ground, and set flush with the top of the brace. Secure each angled brace to one 12" long 2x4 vertical block over four layers of burlap. Secure blocks with two metal or plastic straps, one 3" from the top and one 3" from the bottom of each block. Nail brace to block with four 16d nails. See planting details sheet for additional information and bracing details. Braces to be painted with Benjamin Moore 2118-10 Universal Black, flat/matte exterior.
   x. There will be no plant material planted into root balls of trees and palms.
   xi. Shrubs and ground covers shall be evenly spaced in accordance with the drawing and as indicated on the plant list. Cultivate all planting areas to a minimum depth of 6", remove and dispose of all debris. Till into top 4" the planting soil mix as specified. Thoroughly water all plants after installation.

4f. Water and Irrigation:
   i. Contractor shall provide water from a legal source.
   ii. Daily watering and monitoring shall be performed during the term of the construction contract and until final acceptance.
   iii. Water shall be free of substances harmful to plant growth, objectionable odor or staining agents.
   iv. The water shall be clean, free of soil, debris, poisons, pesticides, contaminants, and any other material that is harmful or inhibits vigorous plant growth
   v. All landscaped areas within limits of work shall be irrigated with an automatic irrigation system which shall utilize well and/or domestic water supply. If domestic water is used, a backflow preventer shall be installed.
   vi. Irrigation system shall provide 100% coverage with minimum 50% overlap.
   vii. Irrigation system shall be equipped with a rain sensor.
   viii. Installation of irrigation systems shall conform to specifications provided with irrigation plans.

5. Warranty of Work

5a. Warranty:
   i. Contractor is responsible for maintenance on all Landscape materials, including sod, for no less than ninety (90) days after acceptance by owner.
   ii. After ninety (90) days, contractor must visit the site once every month for twelve (12) months, and shall provide the Owner with a written letter notifying the owner of any wrong doing, negligence, or issues that might affect the Owner's warranty. Contractor shall warranty all landscape material for no less than (12) months after final acceptance by the Owner.

5b. Maintenance:
   i. Owner is responsible to ensure that landscaping required to be planted pursuant to Miami 21 Code Chapter 9 is installed in compliance with the Landscape requirements; maintained as to present a healthy, vigorous, and neat appearance free from refuse and debris; and sufficiently fertilized and watered to maintain the plant material in a healthy condition.
   ii. 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 meeting code requirements.
   iii. Trees shall be pruned in the following matter:
   a. 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
   b. Removal of dead wood, crossing branches, weak or insignificant branches, and sucker shall be accomplished simultaneously without any reduction in crown.
   c. Cutting of lateral branches that results in the removal of more than one-third (1/3) of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning.
   d. Lifting of branches or tree thinning shall be designed to distribute over half of the tree mass in the lower two-thirds (2/3) of the tree.
   e. No more than one-third (1/3) of a tree's living canopy shall be removed within a one (1) year period.
   f. Trees shall be pruned according to the current ANSI A300 Standards and the Landscape Manual.
   iv. Trees shall receive regular maintenance for a minimum of one (1) year following installation.
   a. A contracted maintenance service shall be responsible for fertilization and pest control
   b. Check irrigation heads and lines for breaks and regular function, check timer and irrigation schedule, adjust for seasonal water usage. Check and make sure that rain sensor is working at all times.
   c. Check all drains for proper drainage. Address clogs and resolve maintenance issues.
   d. Observe all plants to ensure that no abnormal yellowing or disfigurement occurs which indicate nutrient deficiencies.
   e. Replace or repair bracing as necessary. Maintain until landscape contractor deems appropriate for removal so that tree has developed a substantial root mass and has natural stability. Do not remove during hurricane season.
   f. Trees shall be maintained in a firm position in the ground and all stakes and guys shall be checked regularly.
   g. Provide mulch over roots to drip line of tree if applicable or within tree planting ring/planter bed. Add fresh mulch as necessary per note herein.
   h. Maintain all beds free of debris and deleterious material.
   i. Landscape inspections shall occur after strong winds, tropical storms, hurricanes, and other disturbances of nature.

6. Certificates:
   j. Grass species, and location of nursery from which sod is cut.
   ii. Compliance with state and federal quarantine restrictions.
   iii. Manufacturer's certificate of fertilizer and herbicide composition.
   iv. Certificates from suppliers stating that the delivered planting mix, delivered plant materials, and fertilizer comply with requirements specified.
   v. Certificates of inspections: Shipments or orders of plant material shall be properly inspected at nursery or growing site by authorized federal and state authorities; include certificates with shipment.

7. General Submittals:

7a. Shop Drawings, Product data, Mock-ups, or Samples for the following:
   i. Fence/gates - Sample, 2' length with all members and connections
   ii. Electrical Fixtures - Product Data, and foundation details (Shall be included in contractor's bid)
   iii. Furniture - Product Data
   iv. Landscape Materials - Samples per documents herein
   v. Geotextile materials - Sample and Product Data
   vi. Landscape Irrigation Data - Shop Drawings and Product Data
   vii. Root barriers - Product Data
   viii. Concrete mix and colors - Design Mix Sample and Product Sample. Create on site a mock up 6'x6' of the finished concrete slab and do not destroy or remove from the job site until completion of all slabs on grade and acceptance by owner and Landscape Architect.
   ix. Storm drainage materials - Product Data
   x. Caulks and sealants - Product Data
   xi. Stain and paint - Sample
   xii. Steel edging - Product Data
   xiii. Fertilizer - Product Data
   xiv. Root stimulators - Product Data
   xv. Fill material for rough and fine grading - Product Data and Sample
   xvi. Tree bracing details - Shop Drawings
   xvii. Ipe deck fasteners and hardware, Ipe products - Sample
   xviii. Sand stabilizer - Product Data
   xix. Soil mixture documentation and certification identifying the job and contractor, including testing of pH, key nutrients, and recommendations of soil amendments for proposed landscape planting
   xx. Nursery certification for all plant materials.

7b. All mock ups, samples, and shop drawings shall be a part of the original contract cost.

8. Fencing:

8a. Submittals:
   i. Shop Drawings: Submit for approval, complete shop drawings showing fencing layout including all attachment methods and devices showing sizes, edge details, and attachment details.
   ii. Manufacturer's literature: Submit for approval properly identified literature giving material specifications, gate hardware, and installation details.
   iii. Samples: Submit sample of fencing component parts and manufacturer's fencing specification for Landscape Architect's approval.

8b. Products:
   i. Gates, posts and rails: As per details on drawing sheets. Working Hardware: As per details on drawings. Use all 316 stainless steel hardware, connectors, and fasteners. Minimum (2) screws at each ipe/wood connection if applicable. #8 Deck screws, stainless steel 316, square drive, Head #2 by Simpson Strong Tie or approved equal.
   ii. Gates: 316 stainless steel bar bearing hinges size 4 ½" x 4 ½" min., minimum (3) per gate. Self closing stainless steel hardware, include stainless steel cane bolt as required. Brace gates as required to prevent distortion and/or sagging.

9. Wood:
   i. All wood shall be Certified Wood: Fabricate with components produced from wood obtained from forests certified by an FSC-accredited certification body to comply with FSC STD-01-001, "FSC Principles and Criteria for Forest Stewardship."
   ii. Sealant for ipe wood shall be Messmers wood sealer- natural.

10. Stone:
   i. All materials shall be free from damage, from extremes of temperature and humidity, physical or mechanical blemishes of any kind such as but not limited to cracking, warping, or splitting, and free from staining due to rust, corrosion, mildew, rot, or any external source at the time of installation and prior to final acceptance.
   ii. All stone materials shall be sealed with Miracle 511 impregnating sealer prior to or immediately following installation. Stone shall be brushed clean prior to application of sealer; free of dust, debris, or stains and shall be 100% dry.
   iii. All workmanship shall be protected immediately upon installation.
   iv. In pool deck conditions: material shall comply with code requirements, be properly installed, stable, firm and slip resistant. Manufacturer/supplier to confirm that material is suitable for use in exterior pool environment and shall confirm whether or not material can be submerged in water.
   v. Contractor shall submit shop drawings of layout.

11. Crushed Aggregate for Permeable Interlocking Paving Systems.
   i. Aggregates shall be dumped, spread and compacted when they arrive at the site.
   ii. Avoid contamination by soils and sediment.
   iii. Materials stored or installed on site shall be placed on filter fabric and covered by filter fabric.
   iv. Contractor to provide silt fencing around installation site.
   v. Concrete pavers shall be installed immediately after aggregate base is placed and spread.

ONDA

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SITE ADDRESS:

1135 103 STREET
BAY HARBOR ISLANDS
FL,33154

OWNER:

MORABITO
PROPERTIES

ARCHITECT:

ARQUITECTONICA
2900 OAK AVENUE,
MIAMI, FL 33133
305.372.1812 T
305.372.1175 F

enea
landscape architecture

Enea Landscape Architecture Inc.
7500 NE 4th Court, Studio 104
Miami, Florida 33138, USA
T+1 305.576.6702

www.enea.ch | info.miami@enea.ch

REG.No: LC26000339

SEAL:

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574

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No:	DATE:	ISSUE FOR
1	01.30.19	DRC PACKAGE
2	02.27.19	DRC PACKAGE REV.
3	03.22.19	DRC PACKAGE REV.
4	04.15.19	P&Z PACKAGE
5	12.11.20	PERMIT SET
6	07.03.24	DRC REVISION (AS-BUILT)

ISSUED FOR:

PROJECT No: MA18102
DRAWN BY: JCH/AYO
REVIEWED BY: GHE

DRAWING TITLE:

GENERAL LANDSCAPE NOTES

SHEET NO:

L-001

SHEET REVISED DURING BUILDING PERMIT PROCESS; SEE CORRESPONDING NARRATIVE FOR CHANGES
6

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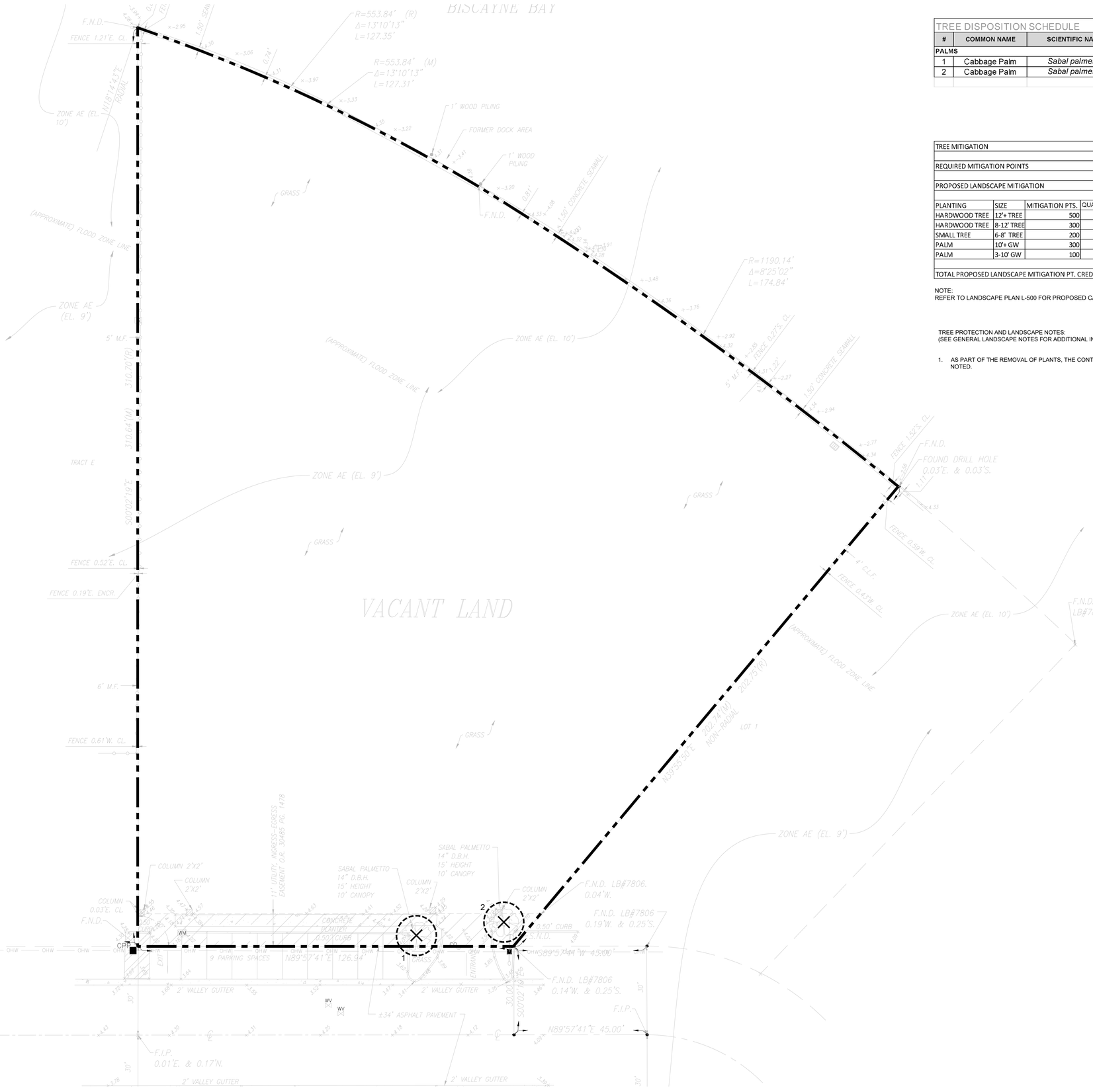

TREE DISPOSITION SCHEDULE							
#	COMMON NAME	SCIENTIFIC NAME	TRUNK(INCHES)	HEIGHT (FEET)	SPREAD (FEET)	DISPOSITION	CANOPY TO MITIGATE
PALMS							
1	Cabbage Palm	*Sabal palmetto*	14"	15	10	Remove	78.5
2	Cabbage Palm	*Sabal palmetto*	14"	15	10	Remove	78.5
					TOTAL REQUIRED MITIGATION POINTS		157

TREE MITIGATION				
REQUIRED MITIGATION POINTS				157
PROPOSED LANDSCAPE MITIGATION				
PLANTING	SIZE	MITIGATION PTS.	QUANTITY	TOTALS PTS.
HARDWOOD TREE	12'+ TREE	500	38	19000
HARDWOOD TREE	8-12' TREE	300		0
SMALL TREE	6-8' TREE	200		0
PALM	10'+ GW	300		0
PALM	3-10' GW	100		0
TOTAL PROPOSED LANDSCAPE MITIGATION PT. CREDITS.				19000

NOTE:
REFER TO LANDSCAPE PLAN L-500 FOR PROPOSED CANOPY PLANTING

TREE DISPOSITION PLAN AND SCHEDULE BASED ON:
ORIGINAL SURVEY BY: SCHWEBKE-SHISKIN AND ASSOCIATES, INC.
DATE: 01-22-2019

SYMBOL LEGEND

⊗# EXISTING PALM TO BE REMOVED

TREE PROTECTION AND LANDSCAPE NOTES:
(SEE GENERAL LANDSCAPE NOTES FOR ADDITIONAL INFORMATION ON PLANTING)

1. AS PART OF THE REMOVAL OF PLANTS, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING STUMPS AND ROOT SYSTEMS; UNLESS OTHERWISE NOTED.

SHEET REVISED DURING BUILDING PERMIT PROCESS; SEE CORRESPONDING NARRATIVE FOR CHANGES (6)

SCALE: 1/16"=1'

0" 8' 16' 32'

ONDA

BAY HARBOR ISLANDS, FL

SITE ADDRESS:

1135 103 STREET
BAY HARBOR ISLANDS
FL,33154

OWNER:

MORABITO
PROPERTIES

ARCHITECT:

ARQUITECTONICA
2900 OAK AVENUE,
MIAMI, FL 33133
305.372.1812 T
305.372.1175 F

enea
landscape architecture

Enea Landscape Architecture Inc.
7500 NE 4th Court, Studio 104
Miami, Florida 33138, USA
T+1 305.576.6702

www.enea.ch | info.miami@enea.ch

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5	12.11.20	PERMIT SET
6	07.03.24	DRC REVISION (AS-BUILT)

ISSUED FOR:

PROJECT No: MA18102
DRAWN BY: JCH/AYO
REVIEWED BY: GHE

SCALE: 1/16"=1'

0" 8' 16' 32'

DRAWING TITLE:

TREE DISPOSITION PLAN

SHEET NO:

L-100

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SHEET REVISED DURING BUILDING PERMIT PROCESS; SEE CORRESPONDING NARRATIVE FOR CHANGES

6

SCALE: 1/16"=1'

0" 10' 16' 32'

ONDA

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FL,33154

OWNER:

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5	12.11.20	PERMIT SET
6	07.03.24	DRC REVISION (AS-BUILT)

ISSUED FOR:

PROJECT No: MA18102
DRAWN BY: JCH/AYO
REVIEWED BY: GHE

SCALE: N.T.S

DRAWING TITLE:
GROUNDFLOOR LANDSCAPE PLAN RENDERING

SHEET NO:

L-200

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LEGEND

- PLANTING
- LAWN

SHEET REVISED DURING BUILDING PERMIT PROCESS; SEE CORRESPONDING NARRATIVE FOR CHANGES (6)

0" 10' 16' 32'

ONDA

BAY HARBOR ISLANDS, FL

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FL,33154

OWNER:

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6	07.03.24	DRC REVISION (AS-BUILT)

ISSUED FOR:

PROJECT No: MA18102
DRAWN BY: JCH/AYO
REVIEWED BY: GHE

SCALE: 1/16"=1'

0" 8' 16' 32'

DRAWING TITLE:

SITE PLAN - GROUNDFLOOR

SHEET NO:

L-201

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ONDA - HARDSCAPE MATERIALS SCHEDULE - GROUND FLOOR						
SYM	MATERIAL	DESCRIPTION	LOCATION	DETAIL REFERENCE	SUBMITTAL REQUIREMENT	SOURCE (OR APPROVED EQUAL)
2	STONE PAVER TYPE 2 (ON GRADE)	MATERIAL: LIMESTONE COLOR: SHELL REEF FINISH: AGGRESSIVE BRUSHED SIZE: 24"x12"X 2" THK	EAST ACCESS TO BAYWALK	2/L-400 5/L-400	SAMPLE FOR APPROVAL	STONE & EQUIPMENT 4681 SW 72ND AVENUE MIAMI, FL 33155 (305) 665-0002
3	STONE PAVER TYPE 3 (ON GRADE)	MATERIAL: SHELLOCK PAVERS FINISH: IVORY SIZE: 12" X 24" X 1-5/8" THK COLOR: IVORY	BAYWALK / EMERGENCY ACCESS WEST	3/L-400	SAMPLE FOR APPROVAL	ARTISTIC PAVERS 20 NE 17thh St, North Miami Beach, FL 33162 (305)653-7283
5	COBBLESTONE PAVER TYPE 2 (ON GRADE) (OR APPROVED EQUAL)	MATERIAL: ARCTIC SEAS (OR APPROVED EQUAL) FINISH: BUSHHAMMERED SIZE: 4"X 4"X 2" THK	DRIVEWAY, DROP PFF AREA AND VEHICULAR RAMP	7/L-400	SAMPLE FOR APPROVAL	SUTTON BRICK & STONE INC. 2234, 700 SW 21st Terrace, Fort Lauderdale, FL 33312 (954) 472-7647
6	STONE BANDING	MATERIAL: LIMESTONE COLOR: SHELL REEF FINISH: AGGRESSIVE BRUSHED SIZE: 8"x48"X 3/4" THK	SIDEWALK EDGE	9/L-400	SAMPLE FOR APPROVAL SHOP DRAWINGS	STONE & EQUIPMENT 4681 SW 72ND AVENUE MIAMI, FL 33155 (305) 665-0002
7	REINFORCED TURF	MANUFACTURER: INVISIBLE STRUCTURES MODEL: GRASSPAVE2	MAINTENANCE PATH; FIRESTAGING AREA	2/L-401	PRODUCT INFORMATION SHOP DRAWINGS	INVISIBLE STRUCTURES INC. 16265 E. 33RD DRIVE. SUITE 20 – DOCK DOORS 18 TO 22,AURORA, CO 80011 800-233-1510
8	BOUND GRAVEL	VOID				
9	CONCRETE	MATERIAL: CONCRETE FINISH: MEDIUM BROOM COLOR: NATURAL	UTILITIES PAD	1/L-401		
10	TYPICAL CURB	MATERIAL: CONCRETE FINISH: MEDIUM BROOM COLOR: TO MATCH STONE PAVER SIZE: SEE CIVIL DWGS	MAINTENANCE PATH	8/L-401		
11	MOUNTABLE CURB	MATERIAL: CONCRETE FINISH: REFER TO CIVIL COLOR: TO MATCH STONE PAVER SIZE: SEE CIVIL DWGS	DRIVEWAY AND FIRE TRUCK ACCESS ENTRY	4/L-401	SHOP DRAWINGS	STONE & EQUIPMENT 4681 SW 72ND AVENUE MIAMI, FL 33155 (305) 665-0002
12	TRANSITIONAL CURB	MATERIAL: CONCRETE FINISH: REFER TO CIVIL COLOR: TO MATCH STONE PAVER SIZE: SEE CIVIL DWGS	DRIVEWAY	5/L-401	SHOP DRAWINGS	STONE & EQUIPMENT 4681 SW 72ND AVENUE MIAMI, FL 33155 (305) 665-0002
13	LANDSCAPE EDGING	COLOR: BLACK FINISH: STL SIZE: 3/16"	BETWEEN LAWN AND PLANTING BED, REINFORCED TURN EDGE, GRAVEL BEDS	3/L-401	PRODUCT INFORMATION	PERMALOC CORPORATION 13505 BARRY STREET HOLLAND, MICHIGAN 49424 USA 616.399.9600
14	ALUMINUM FENCE	MATERIAL: POWDER COATED ALUMINUM COLOR: CUSTOM RAL, COLOR TBD FINISH: MATTE SIZE: VARIES	BAYWALK; UTILITIES PAD	1/L-402	SHOP DRAWINGS	
15	FENCE GATE	MATERIAL: POWDER COATED ALUMINUM COLOR: CUSTOM RAL, COLOR TBD FINISH: MATTE SIZE: 3' WIDE X 48"	BAYWALK GATES, UTILITIES PAD	2/L-402	SHOP DRAWINGS	
16	STAINLESS STEEL TRELLIS CABLE	MANUFACTURER: JAKOB FINISH: TYPE 316 STAINLESS STEEL MODEL: INOX	ALONG BUILDING FAÇADE AT BAYWALK	7/L-401	PRODUCT INFORMATION SHOP DRAWINGS	JAKOB ROPE SYSTEMS USA 2665 NW 1ST AVE, BOCA RATON, FL 33431 (561) 330-6502
17	BENCH	VOID				
18	RETAINING WALL	MATERIAL: STUCCO ON CONCRETE FINISH: TBD COLOR: TO MATCH ARCHITECTURE	DRIVEWAY		COLOR SAMPLE AND MOCK-UP FOR APPROVAL	

SYMBOL LEGEND

- X — MATERIAL #
- PLANTING
- LAWN
- S.STL TRELLIS CABLES (16)
- LANDSCAPE EDGING (13)
- ALUMINUM FENCE (14)

NOTES:
1. CONTRACTOR TO PROVIDE ROOT BARRIER ON PLANTING ADJACENT TO CIVIL UTILITIES.

HARDSCAPE MATERIALS IMAGE REFERENCES:

3

5

7

*

* PORCELAIN TILE; BY OTHERS

SHEET REVISED DURING BUILDING PERMIT PROCESS; SEE CORRESPONDING NARRATIVE FOR CHANGES 6

SCALE: 1/16"=1'

0" 10' 16' 32'

ONDA

BAY HARBOR ISLANDS, FL

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6	07.03.24	DRC REVISION (AS-BUILT)

ISSUED FOR:

PROJECT No: MA18102
DRAWN BY: JCH/AYO
REVIEWED BY: GHE

SCALE: 1/16"=1'

0" 8' 16' 32'

DRAWING TITLE:

HARDSCAPE MATERIALS PLAN - GROUNDFLOOR

SHEET NO:

L-202

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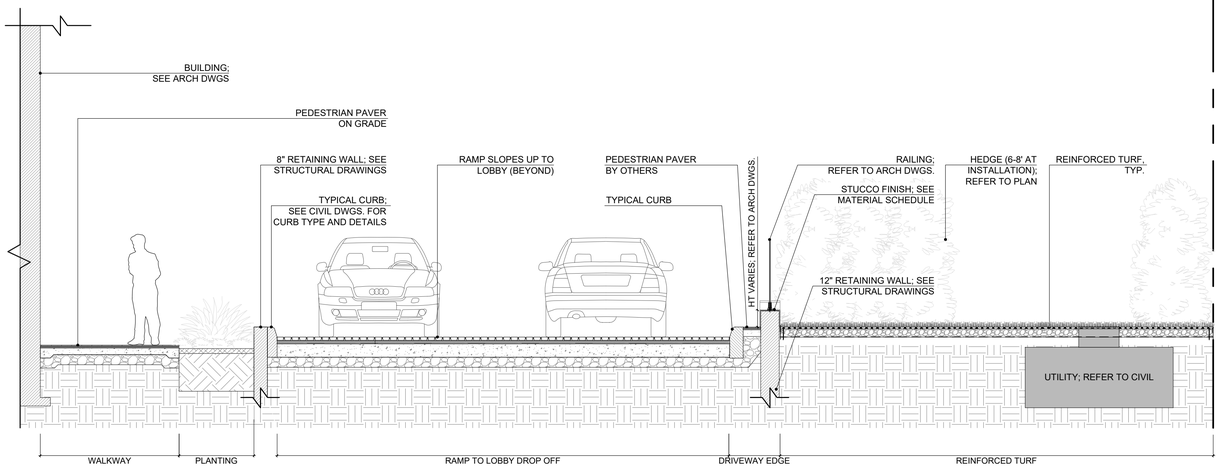
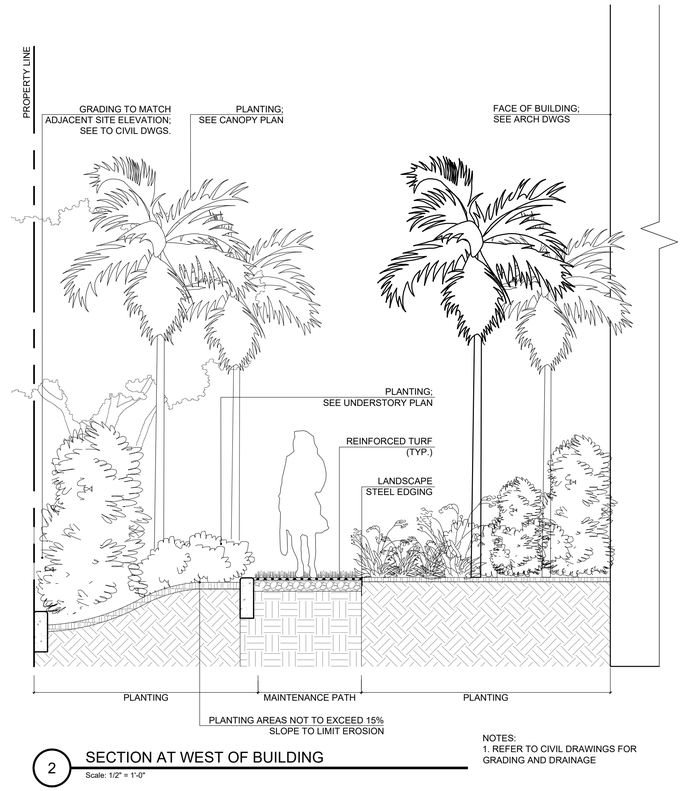


1 SECTION AT ENTRY RAMP

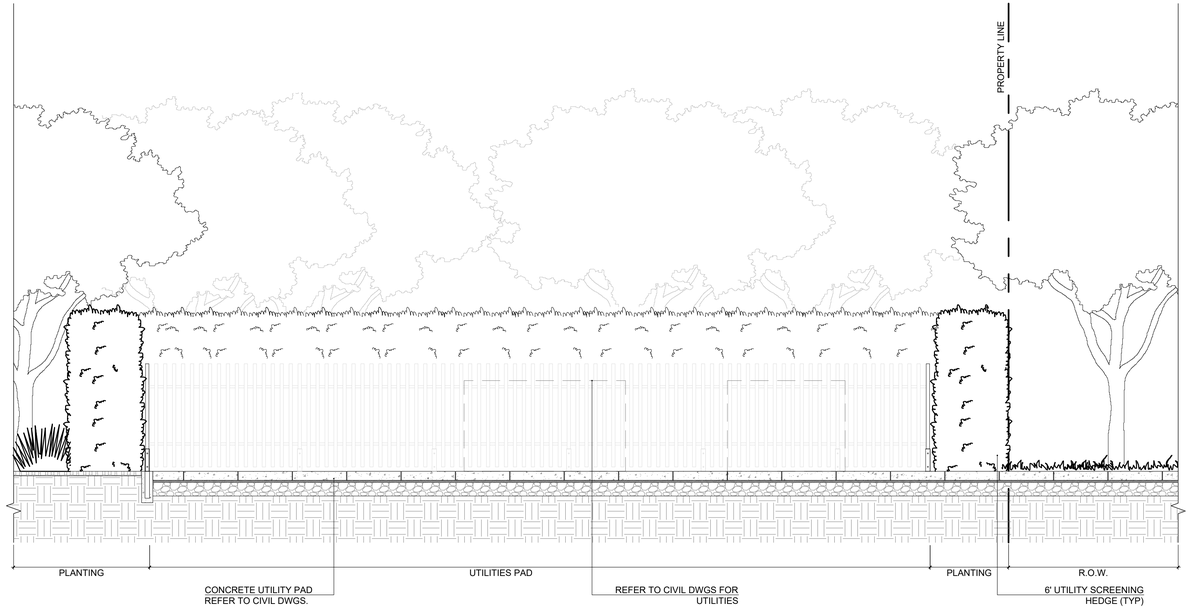
Scale: 3/8" = 1'-0"



2 SECTION AT WEST OF BUILDING

Scale: 1/2" = 1'-0"

NOTES:
1. REFER TO CIVIL DRAWINGS FOR GRADING AND DRAINAGE



NOTE:
- REFER TO CIVIL PLANS FOR UTILITIES.

3 SECTION AT UTILITIES PAD

Scale: 1/2" = 1'-0"

REVISED
DURING BUILDING PERMIT. FINAL LIGHTING DESIGN BY OTHERS. PLAN FOR REFERENCE ONLY.
6

ONDA

BAY HARBOR ISLANDS, FL

SITE ADDRESS:

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BAY HARBOR ISLANDS
FL,33154

OWNER:

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6	07.03.24	DRC REVISION (AS-BUILT)

ISSUED FOR:

PROJECT No: MA18102
DRAWN BY: JCH/AYO
REVIEWED BY: GHE

DRAWING TITLE:
SECTIONS-GROUNDFLOOR
6

SHEET NO:
L-400

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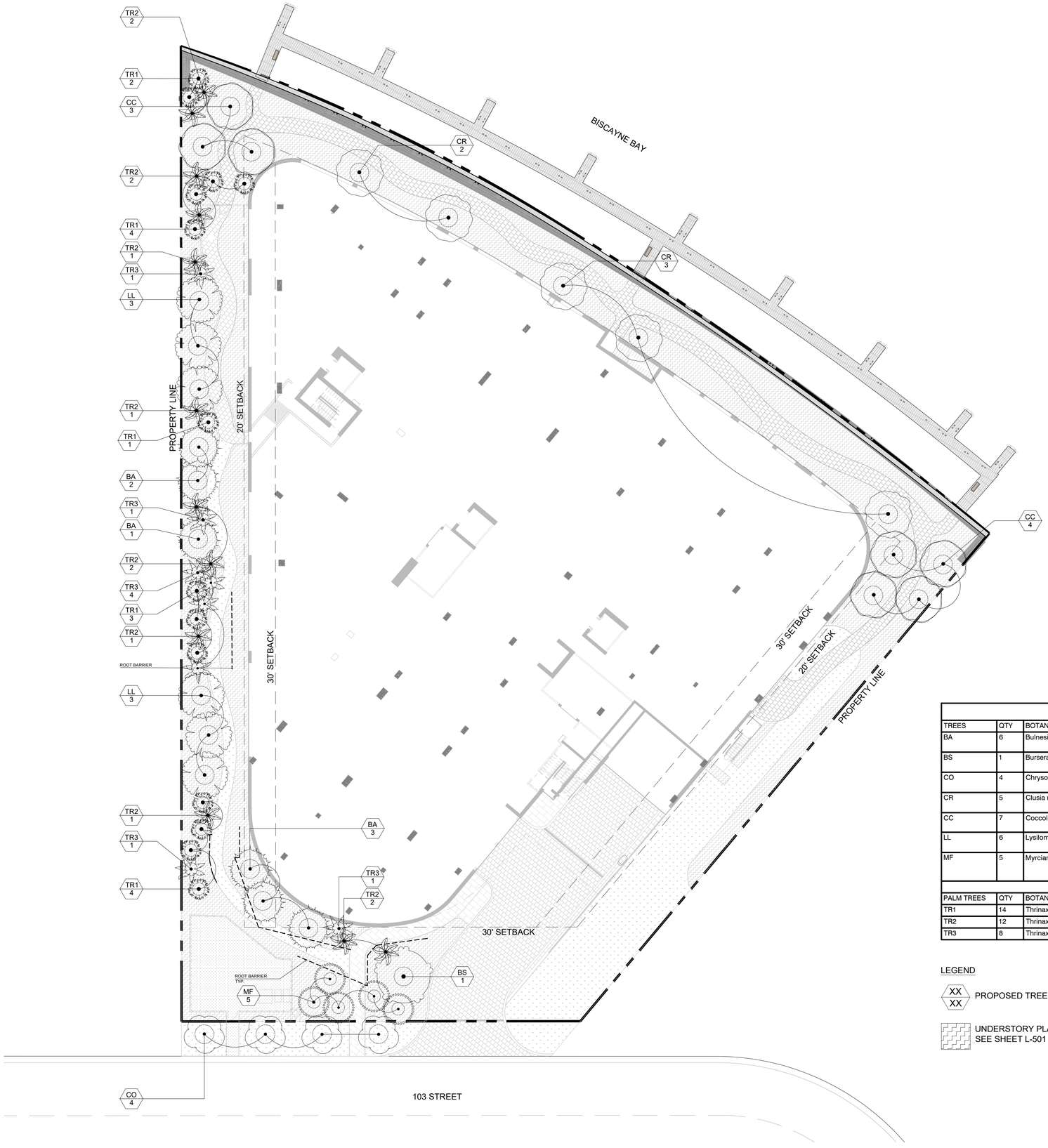

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	HEIGHT	SPREAD	NATIVE	REMARKS
BA	6	Bulnesia arborea	Verawood	FG, B&B	4" min. DBH.	20` O.A	10`	No	Florida Fancy grade, Full Canopy, 4' Clear Trunk
BS	1	Bursera simaruba	Gumbo Limbo	FG, B&B	8" min. DBH.	20` O.A	10`	Yes	6` Clear Trunk, Collected Specimen
CO	4	Chrysophyllum oliviforme	Satinleaf	FG, B&B	3" min. DBH	18`-20`	8`-10`	Yes	6' Clear Trunk, Standard, Florida Fancy, Full Canopy
CR	5	Clusia rosea	Autograph Tree	FG, B&B	4" min. DBH.	17`-18`	10`	Yes	4` Clear Trunk, Florida Fancy Grade
CC	7	Coccoloba uvifera	Sea Grape	FG, B&B	6" min. DBH	18`-20`	10`	Yes	4' Clear Trunk, Specimen, Full, Multi-trunk
LL	6	Lysiloma latisiliquum	False Tamarind	FG, B&B	4" min. DBH.	16`-18`	10`	Yes	4` Clear Trunk, Florida Fancy Grade
MF	5	Myrcianthes fragrans	Simpson``s Stopper	200 gal.	3" min. DBH	14`-16`	8`-10`	Yes	Specimen Multi-Trunk, Min. 3 branches, full canopy. 4' Clear Trunk

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	HEIGHT	SPREAD	NATIVE	REMARKS
TR1	14	Thrinax radiata	Florida Thatch Palm	FG, B&B		12`-14`		Yes	Full Canopy
TR2	12	Thrinax radiata	Florida Thatch Palm	FG, B&B		16``-18`		Yes	Full Canopy
TR3	8	Thrinax radiata	Florida Thatch Palm	FG, B&B		20`-22`		Yes	Full Canopy

LEGEND

XX XX PROPOSED TREES/ PALMS

UNDERSTORY PLANTING; SEE SHEET L-501

* REFER TO SHEET L-501 FOR UNDERSTORY PLANTING

GENERAL NOTES:
1. SEE CIVIL PLANS FOR GRADING
2. CONTRACTOR TO COORDINATE AS-BUILT CONDITIONS. NOTIFY LA, IN WRITING, OF ANY PLAN DISCREPANCIES PRIOR TO INSTALLATION OF UNDERSTORY AND CANOPY.
3. CONTRACTOR TO PROVIDE ROOT BARRIER ON PLANTING ADJACENT TO CIVIL UTILITIES.

6 SHEET REVISED DURING BUILDING PERMIT PROCESS; SEE CORRESPONDING NARRATIVE FOR CHANGES

SCALE: 1/16"=1'

0" 10' 16' 32'

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ISSUED FOR:

PROJECT No: MA18102
DRAWN BY: JCH/AYO
REVIEWED BY: GHE

SCALE: 1/16"=1'

0" 10' 20' 40'

DRAWING TITLE:

CANOPY PLAN - GROUNDFLOOR

SHEET NO:

L-500

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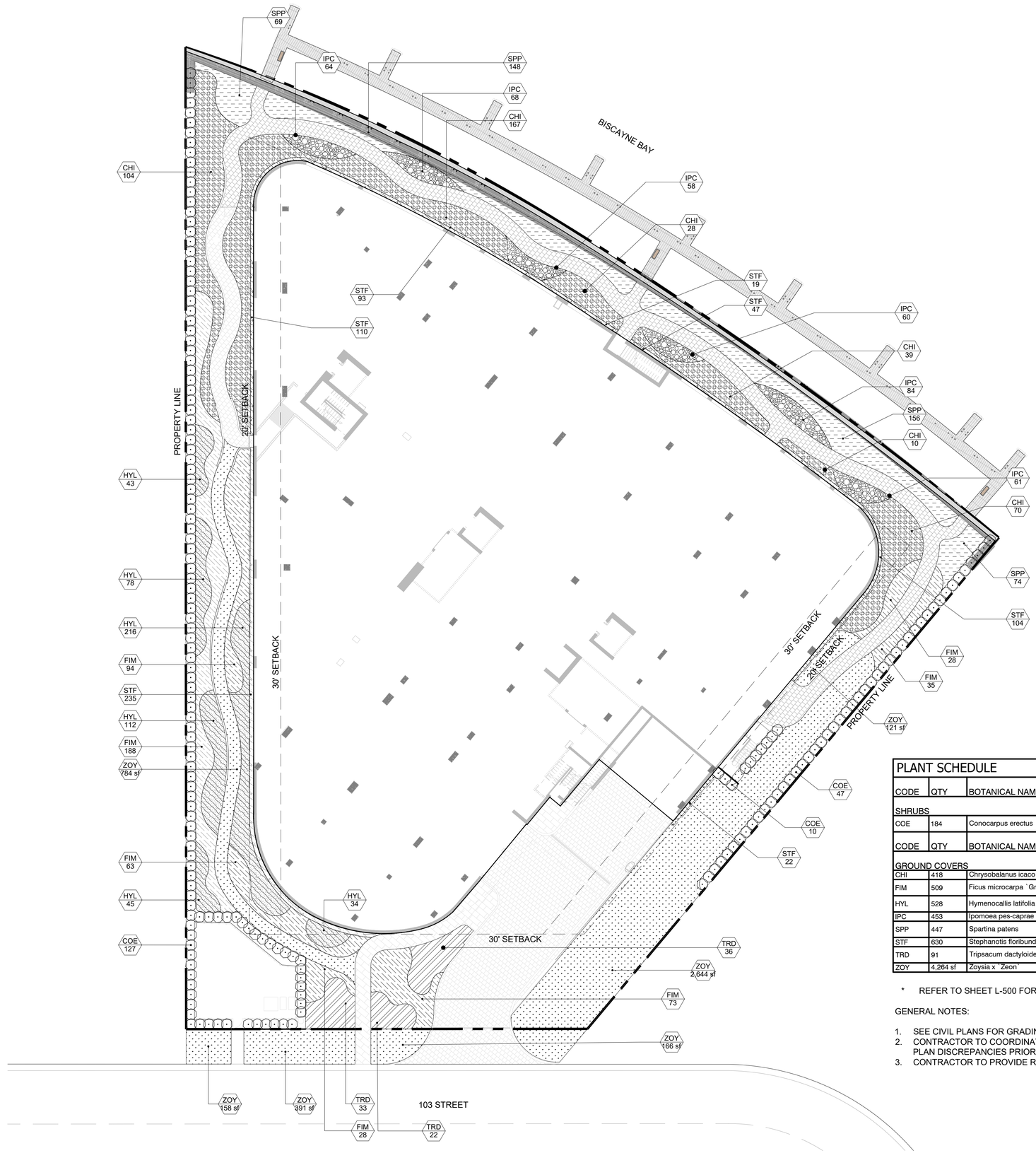

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD	NATIVE		REMARKS
SHRUBS										
COE	184	Conocarpus erectus	Green Buttonwood	25 gal.	Pot	6`-8`	3`	Yes		Full to base
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	NATIVE	SPACING	REMARKS
GROUND COVERS										
CHI	418	Chrysobalanus icaco `Horizontalis`	Horizontal Cocoplum	7 gal.	Pot	24"	24"	Yes	30" o.c.	
FIM	509	Ficus microcarpa `Green Island`	Green Island Ficus	7 gal.	Pot	24"	24"	No	24" o.c.	Full
HYL	528	Hymenocallis latifolia	Spider Lily	3 gal.	Pot	18"	18"	Yes	18" o.c.	Full
IPC	453	Ipomoea pes-caprae	Railroad Vine	1 gal.	Pot	12"	18"	Yes	15" o.c.	
SPP	447	Spartina patens	Saltmeadow Cordgrass	3 gal.	Pot	24"	24"	Yes	24" o.c.	Full
STF	630	Stephanotis floribunda	Madagascar Jasmine	1 gal.	Pot	12"	12"	No	12" o.c.	
TRD	91	Tripsacum dactyloides	Fakahatchee Grass	3 gal.	Pot	24"	24"	Yes	30" o.c.	Full
ZOY	4,264 sf	Zoysia x `Zeon`	Zeon Zoysia	sod						

* REFER TO SHEET L-500 FOR CANOPY PLANTING

GENERAL NOTES:

1. SEE CIVIL PLANS FOR GRADING
2. CONTRACTOR TO COORDINATE AS-BUILT CONDITIONS. NOTIFY LA, IN WRITING, OF ANY PLAN DISCREPANCIES PRIOR TO INSTALLATION OF UNDERSTORY AND CANOPY.
3. CONTRACTOR TO PROVIDE ROOT BARRIER ON PLANTING ADJACENT TO CIVIL UTILITIES.

SHEET REVISED DURING BUILDING PERMIT PROCESS; SEE CORRESPONDING NARRATIVE FOR CHANGES

6

SCALE: 1/16"=1'

0" 10' 16' 32'

ONDA

BAY HARBOR ISLANDS, FL

SITE ADDRESS:

1135 103 STREET
BAY HARBOR ISLANDS
FL,33154

OWNER:

MORABITO PROPERTIES

ARCHITECT:

ARQUITECTONICA
2900 OAK AVENUE,
MIAMI, FL 33133
305.372.1812 T
305.372.1175 F

enea
landscape architecture

Enea Landscape Architecture Inc.
7500 NE 4th Court, Studio 104
Miami, Florida 33138, USA
T+1 305.576.6702

www.enea.ch | info.miami@enea.ch

REG.No: LC26000339

SEAL:

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574

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No:	DATE:	ISSUE FOR
1	01.30.19	DRC PACKAGE
2	02.27.19	DRC PACKAGE REV.
3	03.22.19	DRC PACKAGE REV.
4	04.15.19	P&Z PACKAGE
5	12.11.20	PERMIT SET
6	07.03.24	DRC REVISION (AS-BUILT)

ISSUED FOR:

PROJECT No: MA18102
DRAWN BY: JCH/AYO
REVIEWED BY: GHE

SCALE: 1/16"=1'

0" 8' 16' 32'

DRAWING TITLE:

UNDERSTORY PLAN - GROUNDFLOOR

SHEET NO:

L-501

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

Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)

Site Address 1135 103 Street Tree Bay Harbor Island **Legal Description** RM-3

Net Lot Area 1.207 **Acres /** 52,567 **SF**

	Required	Provided
I. Open Space Requirement		
1. Net Lot Area = 52,567 SF x 20% = 10,514 SF (BHI – Sec. 23-11)	20% /10,514 SF	29.2 % /15,343 SF
2. Maximum Lawn Area Allowed (MDC – Sec. 18A-6(A)(5)) a. Req. open space 10,514 SF x 60% = 6,309 SF	60% Max / 6,309 SF	42.4 % / 4,466 SF
II. Shade Trees		
A. Required		
1. 28 shade trees/acre: 28 x 1.207 acres = 33.80 (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(C)(5)) and BHI Sec. 24-16	34	36
2. Native Species Required - 50% Min. # of shade trees req. 34 x 50% = 17 (BHI – Sec. 24-16(a)(2))	17	30
3. Drought Tolerant and Low Maintenance Species Require – 50% Min. # of shade trees req. 34 x 50% = 17 (MDC – Sec. 18A-6(C)(11)(b))	17	30
B. Tree Species		
1. Number of shade trees required (from Sec. (II)(A)(1) above)	34	
2. Number of shade tree species required (BHI – Sec. 24-16(a)(2))	7	7

*See Following Table.

Number of Different Tree Species based on Quantity

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

C. Tree Heights

1. Number of Stories of building 8
2. Number of shade trees required 34 (from Sec. (II)(A)(1) above)
3. Shade tree heights required: 12 ft. - 25 % or 8 shade trees
   14-16 ft. - ____ % or ____ shade trees
   16-18 ft. - 50 % or 17 shade trees
   18-20 ft. - 25 % or 9 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 ___ / 35' = ___ (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))	4	4

	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))	340	2016
2. Native Species Required - 30% Min. (MDC – Sec. 18A-6(D)(1)(a))	102	1507
3. Drought Tolerant and Low Maintenance Species Required – 50% Min. (MDC – Sec. 18A-6(D)(1)(b))	170	1507
V. Buffers (If applicable) (BHI – 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 (BHI – Sec. 24-16(a)(2)(f))		
1. Number of trees near power lines (See attached FPL guidelines)		9

VIII. Florida Friendly Landscaping
(MDC – Sec. 18A-2(A))

All landscaping shall promote Florida Friendly landscaping principles through the use of drought-tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve the use of potable and non-potable water supplies and restrictions on the amount of lawn areas. Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.

PLANT_SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	HEIGHT	SPREAD	NATIVE	REMARKS
BA	6	Bulnesia arborea	Verawood	FG, B&B	4" min. DBH.	20` O.A	10`	No	Florida Fancy grade, Full Canopy, 4' Clear Trunk
BS	1	Bursera simaruba	Gumbo Limbo	FG, B&B	8" min. DBH.	20` O.A	10`	Yes	6` Clear Trunk, Collected Specimen
CO	4	Chrysophyllum oliviforme	Satinleaf	FG, B&B	3" min. DBH	18`-20`	8`-10`	Yes	6` Clear Trunk, Standard, Florida Fancy, Full Canopy
CR	5	Clusia rosea	Autograph Tree	FG, B&B	4" min. DBH.	17`-18`	10`	Yes	4` Clear Trunk, Florida Fancy Grade
CC	7	Coccoloba uvifera	Sea Grape	FG, B&B	6" min. DBH	18`-20`	10`	Yes	4' Clear Trunk, Specimen, Full, Multi-trunk
LL	6	Lysiloma latisiliquum	False Tamarind	FG, B&B	4" min. DBH.	16`-18`	10`	Yes	4` Clear Trunk, Florida Fancy Grade
MF	5	Myrcianthes fragrans	Simpson`s Stopper	200 gal.	3" min. DBH	14`-16`	8`-10`	Yes	Specimen Multi-Trunk, Min. 3 branches, full canopy. 4' Clear Trunk
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	HEIGHT	SPREAD	NATIVE	REMARKS
TR1	14	Thrinax radiata	Florida Thatch Palm	FG, B&B		12`-14`		Yes	Full Canopy
TR2	12	Thrinax radiata	Florida Thatch Palm	FG, B&B		16`-18`		Yes	Full Canopy
TR3	8	Thrinax radiata	Florida Thatch Palm	FG, B&B		20`-22`		Yes	Full Canopy

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD	NATIVE		REMARKS
SHRUBS										
COE	184	Conocarpus erectus	Green Buttonwood	25 gal.	Pot	6`-8`	3`	Yes		Full to base
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	NATIVE	SPACING	REMARKS
GROUND COVERS										
CHI	418	Chrysobalanus icaco `Horizontalis`	Horizontal Cocoplum	7 gal.	Pot	24"	24"	Yes	30" o.c.	
FIM	509	Ficus microcarpa `Green Island`	Green Island Ficus	7 gal.	Pot	24"	24"	No	24" o.c.	Full
HYL	528	Hymenocallis latifolia	Spider Lily	3 gal.	Pot	18"	18"	Yes	18" o.c.	Full
IPC	453	Ipomoea pes-caprae	Railroad Vine	1 gal.	Pot	12"	18"	Yes	15" o.c.	
SPP	447	Spartina patens	Saltmeadow Cordgrass	3 gal.	Pot	24"	24"	Yes	24" o.c.	Full
STF	630	Stephanotis floribunda	Madagascar Jasmine	1 gal.	Pot	12"	12"	No	12" o.c.	
TRD	91	Tripsacum dactyloides	Fakahatchee Grass	3 gal.	Pot	24"	24"	Yes	30" o.c.	Full
ZOY	4,264 sf	Zoysia x `Zeon`	Zeon Zoysia	sod						

* REFER TO SHEET L-500 FOR CANOPY PLANTING AND L-501 FOR UNDERSTORY PLAN

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5	12.11.20	PERMIT SET
6	07.03.24	DRC REVISION (AS-BUILT)

ISSUED FOR:

PROJECT No: MA18102
DRAWN BY: JCH/AYO
REVIEWED BY: GHE

DRAWING TITLE:

PLANTING SCHEDULE + LEGEND - GROUNDFLOOR

SHEET NO:

L-502

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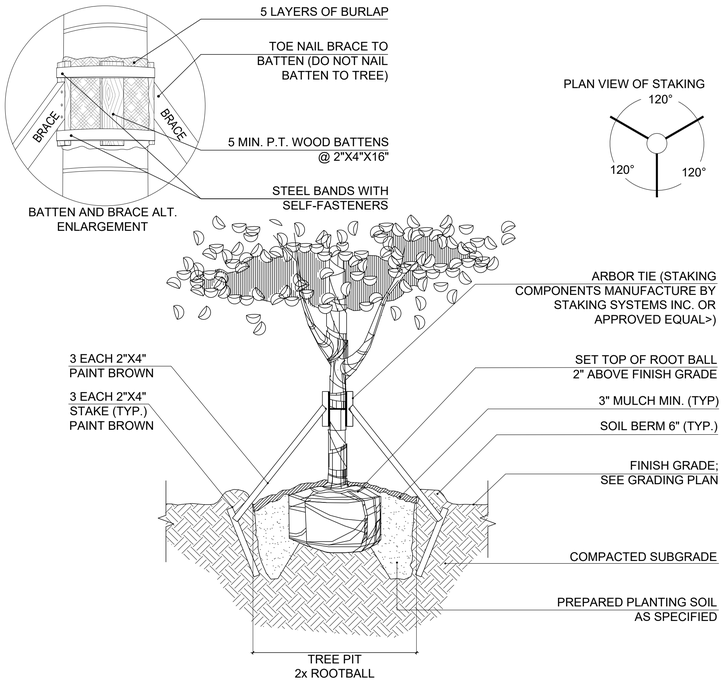
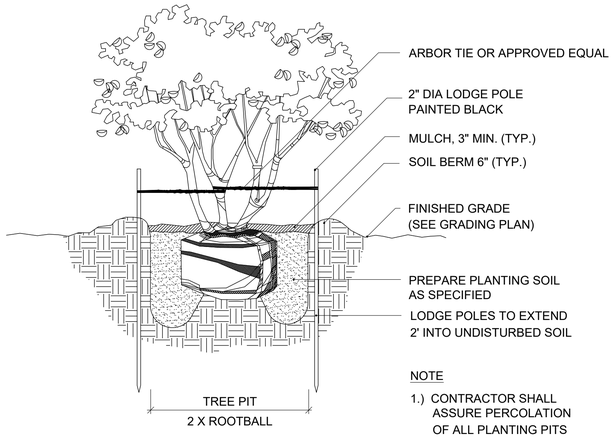


NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION

1 SPECIMEN TREE PLANTING DETAIL

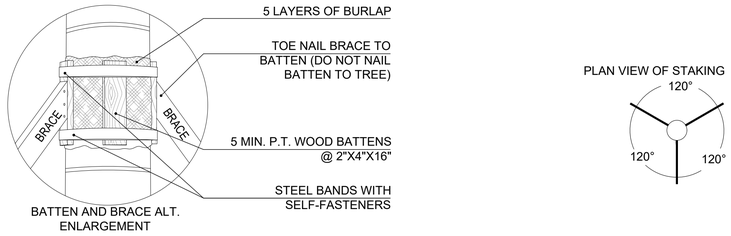
SCALE: N.T.S.

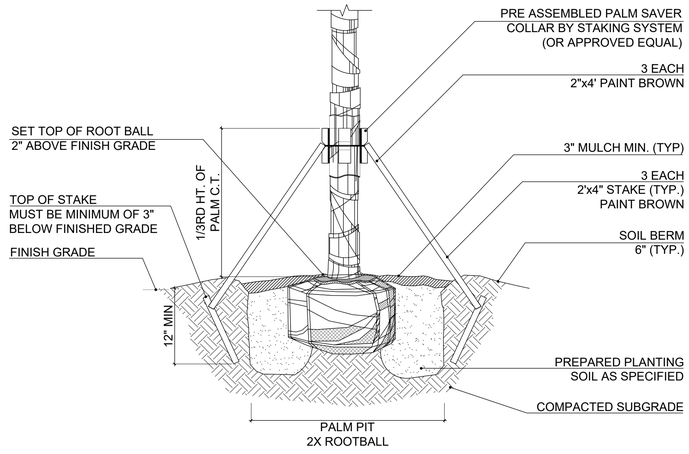


NOTE
1.) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION
2.) SET TOP OF ROOT BALL 2" ABOVE FINISH GRADE.

3 MULTI-TRUNK TREE PLANTING DETAIL

SCALE: N.T.S.



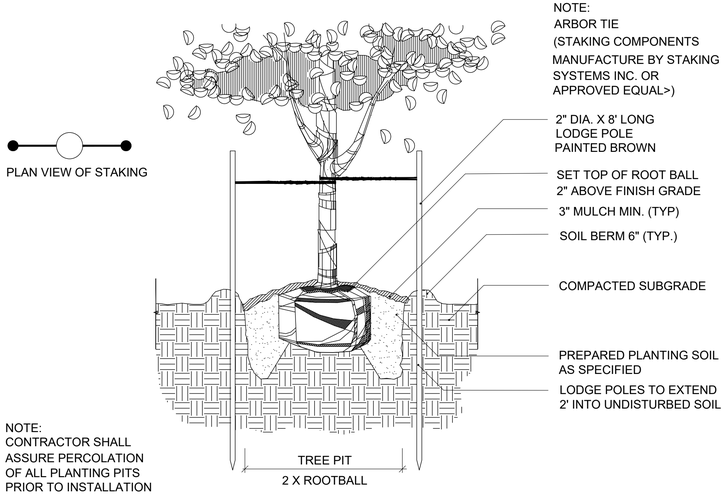


NOTES:

1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

2 PALM PLANTING DETAIL

SCALE: N.T.S.



4 TREE PLANTING DETAIL (65-100 GAL.)

SCALE: N.T.S.

ONDA

BAY HARBOR ISLANDS, FL

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OWNER:

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6	07.03.24	DRC REVISION (AS-BUILT)

ISSUED FOR:

PROJECT No: MA18102
DRAWN BY: JCH/AYO
REVIEWED BY: GHE

DRAWING TITLE:

PLANTING DETAILS GROUNDFLOOR

SHEET NO:

L-503

SHEET REVISED DURING BUILDING PERMIT PROCESS; SEE CORRESPONDING NARRATIVE FOR CHANGES
6

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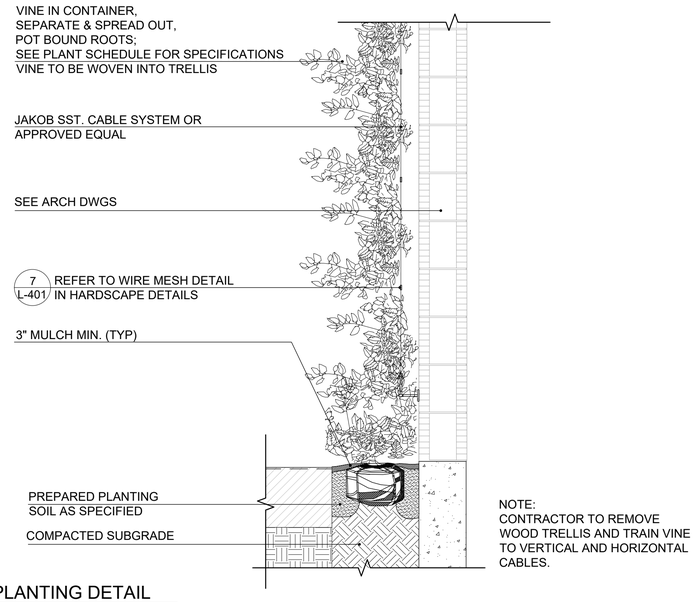
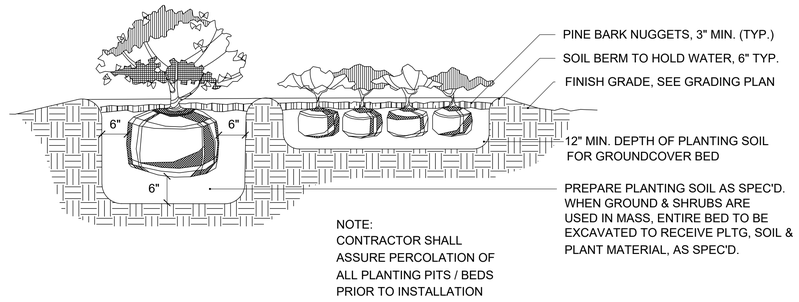


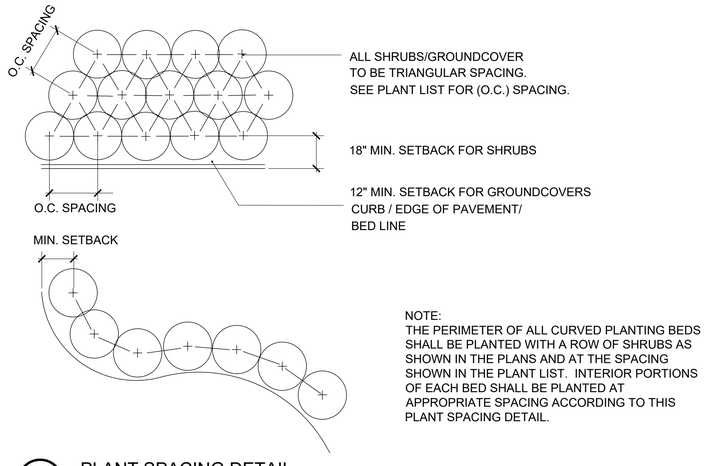
5 VINE PLANTING DETAIL

SCALE: N.T.S.



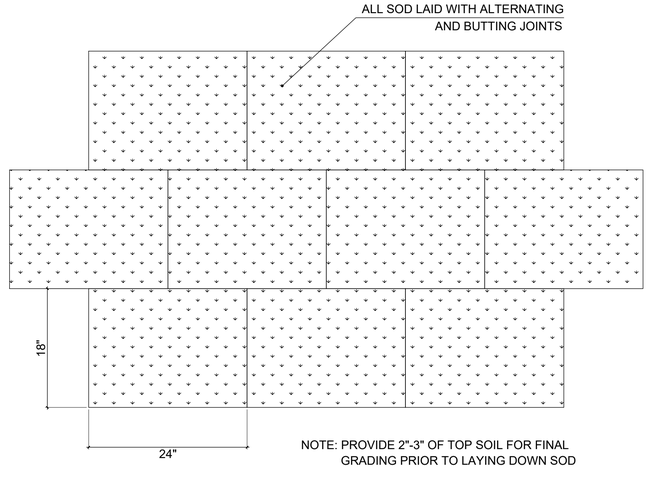
6 SHRUB AND GROUNDCOVER PLANTING DETAIL

SCALE: N.T.S.



7 PLANT SPACING DETAIL

SCALE: N.T.S.



8 SOD PLANTING DETAIL

SCALE: N.T.S.

SHEET REVISED
DURING BUILDING PERMIT
PROCESS; SEE CORRESPONDING
NARRATIVE FOR CHANGES
6

ONDA

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ISLANDS, FL

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ISSUED FOR:

PROJECT No: MA18102
DRAWN BY: JCH/AYO
REVIEWED BY: GHE

DRAWING TITLE:

PLANTING DETAILS
GROUNDFLOOR

SHEET NO:

L-504

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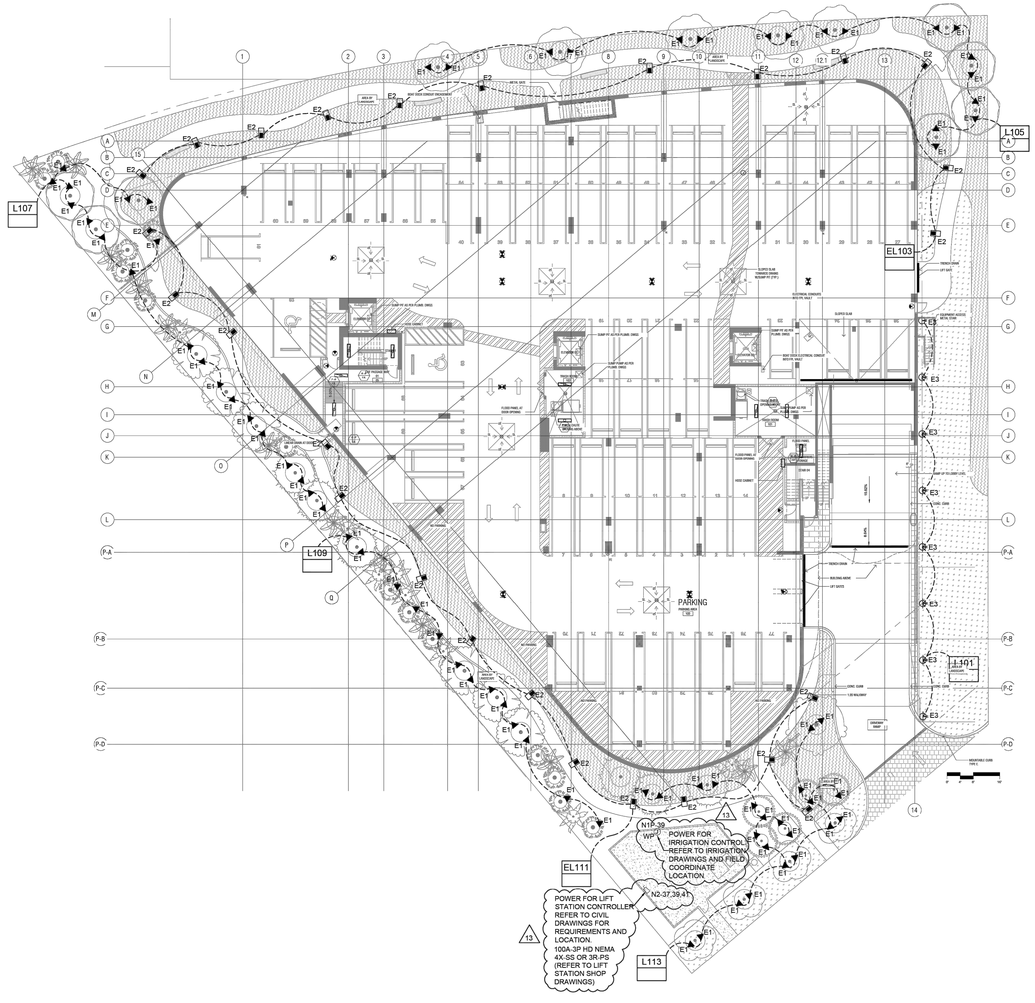

1 LEVEL 1 - ELECTRICAL SITE PLAN
1/16" = 1'-0"

N
0' 8' 16' 32'

ONDA

10ST BAY HARBOUR

OWNER:
BH INVESTMENT LLC

1691 MICHIGAN AVENUES, ST 440
MIAMI BEACH, FL 333139
P.305.531.1234

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
305.372.1812 TEL
305.372.1175 FAX
www.arquitectonica.com

CIVIL ENGINEER:
LANGAN
PARKSIDE CORPORATE CENTER
15150 NW 79TH COURT, ST 200
MIAMI LAKES, FL 33016
P:786.264.7200
www.langan.com

STRUCTURAL ENGINEER:
DESIMONE
800 BRICKELL AVENUE, 6TH FLOOR
MIAMI , FL 33131
P:305.441.0755
F:212.481.6106
www.desimone.com

MEP ENGINEER:
SHAMROCK ENGINEERING
12485 SW 137 AVE, ST 201
MIAMI, FL 33186
P:786.250.5847
www.shamrockengineering.com

LANDSCAPE ARCHITECT:
ENEA LANDSCAOE ARCHITECTURE
7580 NE 4TH CT, ST105
MIAMI, FL 33138
P:305.576.6702
www.enea.ch

INTERIOR DESIGNER:
A + I
ARCH USA
2800 BISCAYNE BOULEVARD SUITE 730
MIAMI, FL 33137 MIAMI
www.a2plus.green

SEAL/SIGNATURE/DATE:

SHAMROCK ENGINEERING
Eric A. Shea
LICENSE (# 06405
PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

PERMIT SET
12/11/2021

ISSUE #	DESCRIPTION	DATE
1	BUILDING DEPARTMENT COMMENTS	04-16-2021
5	COORDINATION PROGRESS REVISION	01-24-2022
6	BUILDING DEPARTMENT COMMENTS	04-06-2022
8	COORDINATION	10-28-2022
9	CUSTOM UNITS AND COORDINATION	04-04-2023
10	BUILDING DEPARTMENT COMMENTS	05-09-2023
11	FUEL PORT COORDINATION	07-14-2023
12	BUILDING DEPARTMENT COMMENTS	09-08-2023
13	COORDINATION	03-22-2024

Coastal CONSTRUCTION
RECEIVED
ONDA
PROJECT # 28-5063 06/03/2024

PROJECT NUMBER:
010125

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 633, FLORIDA STATUTES.

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DRAWING NAME:
ELECTRICAL SITE PLAN

E-100

Office Registration # AA C000465
SCALE: 1/16" = 1'-0"

6 REVISED DURING BUILDING PERMIT. FINAL LIGHTING DESIGN BY OTHERS. PLAN FOR REFERENCE ONLY

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3	03.22.19	DRC PACKAGE REV.
4	04.15.19	P&Z PACKAGE
5	12.11.20	PERMIT SET
6	07.03.24	DRC REVISION (AS-BUILT)

ISSUED FOR:

PROJECT No: MA18102
DRAWN BY: JCH/AYO
REVIEWED BY: GHE

SCALE: NOT TO SCALE

DRAWING TITLE:
LIGHTING PLAN
GROUNDFLOOR

SHEET NO:
L-700

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ONDA

BAY HARBOR ISLANDS, FL

SITE ADDRESS:

1135 103 STREET
BAY HARBOR ISLANDS
FL,33154

OWNER:

MORABITO
PROPERTIES

ARCHITECT:

ARQUITECTONICA
2900 OAK AVENUE,
MIAMI, FL 33133
305.372.1812 T
305.372.1175 F

enea
landscape architecture

Enea Landscape Architecture Inc.
7500 NE 4th Court, Studio 104
Miami, Florida 33138, USA
T+1 305.576.6702

www.enea.ch | info.miami@enea.ch

REG.No: LC26000339

SEAL:

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574

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5	12.11.20	PERMIT SET
6	07.03.24	DRC REVISION (AS-BUILT)

ISSUED FOR:

PROJECT No: MA18102
DRAWN BY: JCH/AYO
REVIEWED BY: GHE

SCALE: NOT TO SCALE

DRAWING TITLE:
LEVEL 3 PLAN
LANDSCAPE
RENDERING

SHEET NO:

L3-200

SHEET REVISED
DURING BUILDING PERMIT
PROCESS; SEE CORRESPONDING
NARRATIVE FOR CHANGES
6

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ONDA - HARDSCAPE MATERIALS SCHEDULE - LEVEL 3

SYM	MATERIAL	DESCRIPTION	LOCATION	DETAIL REFERENCE	SUBMITAL REQUIREMENT	SOURCE (OR APPROVED EQUAL)
1	STONE PAVER	BY OWNER				
2	PLANTER WALL	MATERIAL: STUCCO ON CONCRETE FINISH: TBD COLOR: TO MATCH ARCHITECTURE	RAISED PLANTERS	2/L3-400	COLOR SAMPLE AND MOCK-UP FOR APPROVAL	

PLANTING
REFER TO SHEET L3-500

NOTES:
1. REFER TO ARCH DWGS. FOR ELEVATIONS
2. HEIGHT OF WALLS SHOWN FOR REFERENCE, REFER TO DETAILS AND ARCHITECTURAL DRAWINGS.
3. CONTRACTOR TO NOTIFY LANDSCAPE ARCH. IF CONFLICT EXISTS
4. SEE MEP DRAWING FOR DRAINAGE LOCATIONS (COORDINATE WITH LANDSCAPE ARCHITECTS FOR THOSE TO BE EXPOSED.
5. CONTRACTOR TO CALCULATE AREAS AND QUANTITIES OF MATERIALS SHOWN.
6. CONTRACTOR TO PROVIDE ROOT BARRIER ON ALL PLANTERS WITH TREES/PALMS.
7. TILE INSTALLATION SHALL BE COORDINATED WITH AREA DRAINS TO DETERMINE HIGH AND LOW POINTS; AVOIDING HIPS AND VALLEYS TO MINIMIZE NON-PATTERN CUTS AND SMALL PIECES.

HARDSCAPE MATERIALS IMAGE REFERENCES:

1

PORCELAIN TILE;
BY OTHERS

2

SHEET REVISED DURING BUILDING PERMIT PROCESS; SEE CORRESPONDING NARRATIVE FOR CHANGES 6

ONDA

BAY HARBOR ISLANDS, FL

SITE ADDRESS:

1135 103 STREET
BAY HARBOR ISLANDS
FL,33154

OWNER:

MORABITO
PROPERTIES

ARCHITECT:

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MIAMI, FL 33133
305.372.1812 T
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4	04.15.19	P&Z PACKAGE
5	12.11.20	PERMIT SET
6	07.03.24	DRC REVISION (AS-BUILT)

ISSUED FOR:

PROJECT No: MA18102
DRAWN BY: JCH/AYO
REVIEWED BY: GHE

SCALE: 1"=10'

0" 5' 10' 20'

DRAWING TITLE:

SITE + MATERIALS PLAN - LEVEL 3

SHEET NO:

L3-201

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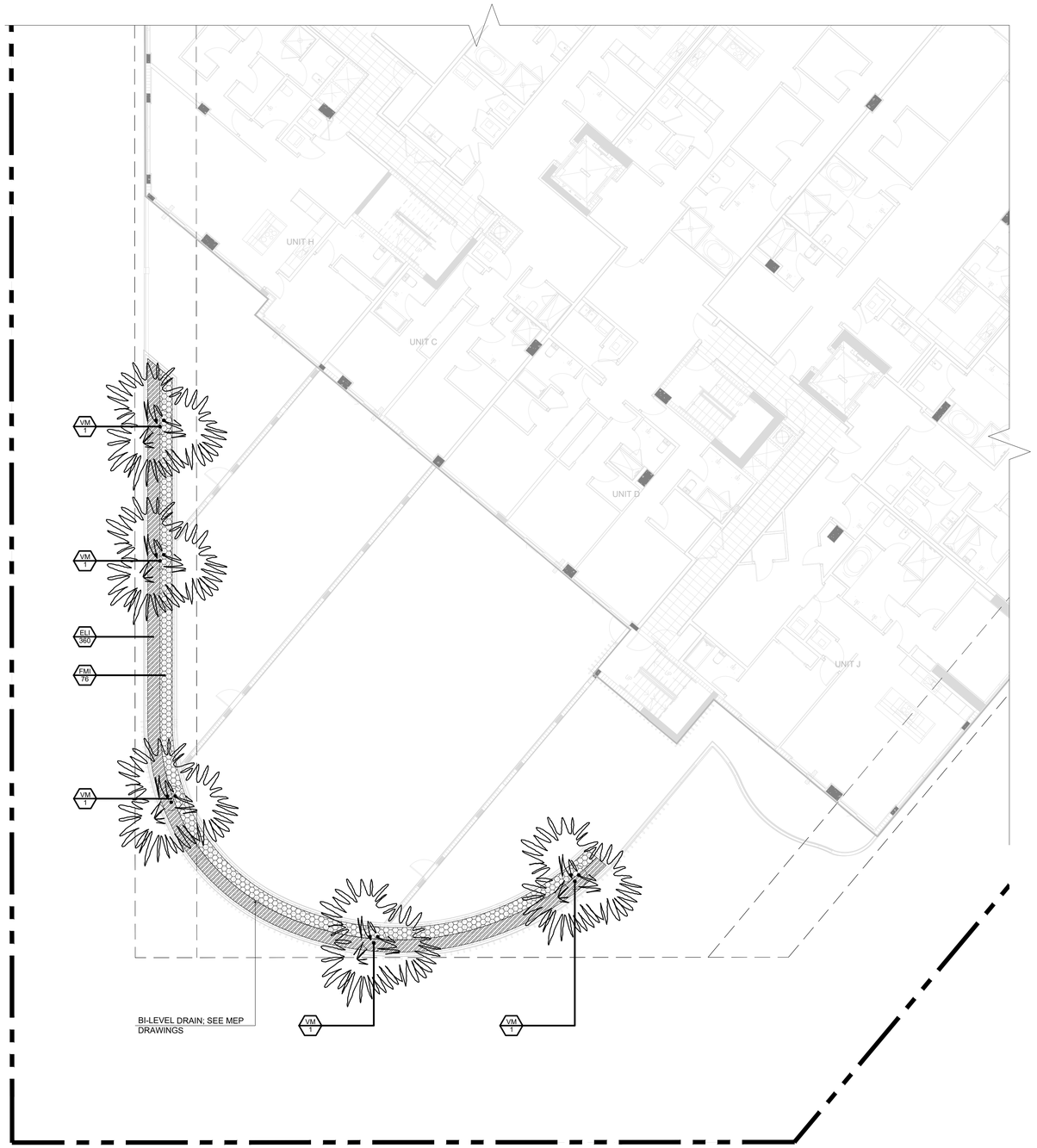

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	HEIGHT	SPREAD	NATIVE		REMARKS
VM	5	Veitchia montgomeryana	Montgomery Palm	200 gal.		14`-16` CT		No		MAX. 3'-6"x24" DEEP ROOTBALL; TRIPLE
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	NATIVE	SPACING	REMARKS
ELI	360	Ernodea littoralis	Golden Creeper	3 gal.	Pot	12"	12"	Yes	12" o.c.	Full
FMI	76	Ficus microcarpa	Green Island Ficus	7 gal.	Pot	24"	24"	No	24" o.c.	Full

GENERAL NOTES:

1. CONTRACTOR TO COORDINATE AS-BUILT CONDITIONS. NOTIFY LA, IN WRITING, OF ANY PLAN DISCREPANCIES PRIOR TO INSTALLATION OF UNDERSTORY AND CANOPY.
2. REFER TO MEP. DWGS. FOR PLANTER DRAIN LOCATION.

6 SHEET REVISED DURING BUILDING PERMIT PROCESS; SEE CORRESPONDING NARRATIVE FOR CHANGES

ONDA

BAY HARBOR ISLANDS, FL

SITE ADDRESS:

1135 103 STREET
BAY HARBOR ISLANDS
FL,33154

OWNER:

MORABITO PROPERTIES

ARCHITECT:

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2900 OAK AVENUE,
MIAMI, FL 33133
305.372.1812 T
305.372.1175 F

enea landscape architecture

Enea Landscape Architecture Inc.
7500 NE 4th Court, Studio 104
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6	07.03.24	DRC REVISION (AS-BUILT)

ISSUED FOR:

PROJECT No: MA18102
DRAWN BY: JCH/AYO
REVIEWED BY: GHE

SCALE: 1"=10'

0" 5" 10' 20'

DRAWING TITLE:

PLANTING PLAN - LEVEL 3

SHEET NO:

L3-500

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1 LEVEL 3 LIGHTING
1/8" = 1'-0"

ONDA

103ST BAY HARBOUR

OWNER:
BH INVESTMENT LLC

1691 MICHIGAN AVENUES, ST 440
MIAMI BEACH, FL 333139
P:305.331.1294

ARQUITECTONICA
7900 Oak Avenue
Miami, Florida, 33133
305.372.1812 TEL
305.372.1175 FAX
www.arquitectonica.com

CIVIL ENGINEER:
LANGAN
PARKSIDE CORPORATE CENTER
15150 NW 79TH COURT, ST 200
MIAMI LAKES, FL 33016
P:786.764.7700
www.langan.com

STRUCTURAL ENGINEER:
DESIMONE
800 BRICKELL AVENUE, 6TH FLOOR
MIAMI , FL 33131
P:305.441.0745
F:212.481.6108
www.desimone.com

MEP ENGINEER:
SHAMROCK ENGINEERING
12485 SW 137 AVE, ST 201
MIAMI, FL 33186
P:786.250.5847
www.shamrockengineering.com

LANDSCAPE ARCHITECT:
ENEA LANDSCAPE ARCHITECTURE
7580 NE 4TH CT, ST105
MIAMI, FL 33138
P:305.576.6702
www.enea.ch

INTERIOR DESIGNER:
A+ +
ARCH USA
2800 BISCAYNE BOULEVARD SUITE 730
MIAMI, FL 33137 MIAMI
www.a2plus.green

SEAL/SIGNATURE/DATE:
SHAMROCK ENGINEERING CA# 28558
12485 SW 137 Avenue, # 201
MIAMI, FL 33186
TELEPHONE: 786-250-5847
WWW.SHAMROCKENGINEERING.COM

ERIC A. SHEA, P.E. (# 064056)
NOT VALID UNLESS SIGNED & SEALED
"IN MY PROFESSIONAL JUDGMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES."

PERMIT SET
12/11/2021

ISSUE #	DESCRIPTION	DATE
1	BUILDING DEPARTMENT COMMENTS	04.16.2021
5	COORDINATION	01.24.2022
E7	COORDINATION	01.24.2022

ICMA 2012 Coastal RECEIVED ONDA PROJECT # 20-3845 02/25/2022

PROJECT NUMBER:
010175

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 633, FLORIDA STATUTES.

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DRAWING NAME:
LEVEL 03 PLAN OVERALL - LIGHTING

E-103

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Office Registration # AA C000465

SCALE:

REVISED
DURING BUILDING PERMIT. FINAL LIGHTING DESIGN BY OTHERS. PLAN FOR REFERENCE ONLY
6

ONDA

BAY HARBOR ISLANDS, FL

SITE ADDRESS:

1135 103 STREET
BAY HARBOR ISLANDS
FL,33154

OWNER:

MORABITO
PROPERTIES

ARCHITECT:

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REG.No: LC26000339

SEAL:

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574

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4	04.15.19	P&Z PACKAGE
5	12.11.20	PERMIT SET
6	07.03.24	DRC REVISION (AS-BUILT)

ISSUED FOR:

PROJECT No: MA18102
DRAWN BY: JCH/AYO
REVIEWED BY: GHE

SCALE: NOT TO SCALE

DRAWING TITLE:
LIGHTING
PLAN - LEVEL 3

SHEET NO:
L3-700

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ONDA

BAY HARBOR ISLANDS, FL

SITE ADDRESS:

1135 103 STREET
BAY HARBOR ISLANDS
FL,33154

OWNER:

MORABITO
PROPERTIES

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6	07.03.24	DRC REVISION (AS-BUILT)

ISSUED FOR:

PROJECT No: MA18102
DRAWN BY: JCH/AYO
REVIEWED BY: GHE

SCALE: N.T.S

DRAWING TITLE:
LEVEL 9 PLAN
LANDSCAPE
RENDERING

SHEET NO:
L9-200

SHEET REVISED
DURING BUILDING PERMIT
PROCESS; SEE CORRESPONDING
NARRATIVE FOR CHANGES
6

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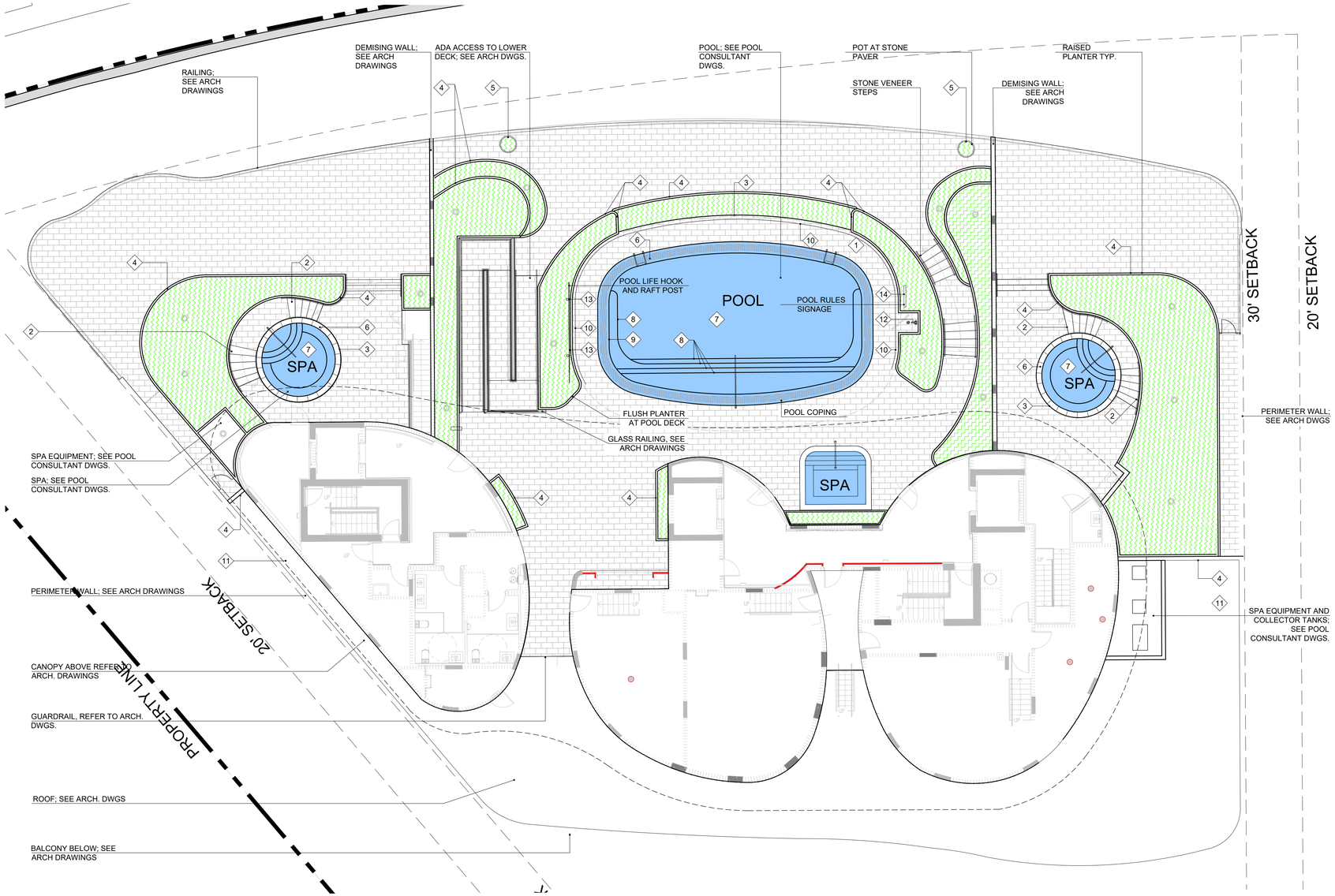

PLANTING
REFER TO SHEET L9-500

NOTES:

1. REFER TO ARCH DWGS. FOR ELEVATIONS;
2. HEIGHT OF WALLS SHOWN FOR REFERENCE ABOVE STRUCTURAL SLAB, REFER TO SECTIONS, DETAILS AND ARCHITECTURAL DRAWINGS;
3. REFER TO POOL CONSULTANT DWGS. FOR ALL SPAS AND POOLS;
4. CONTRACTOR TO NOTIFY LANDSCAPE ARCH. IF CONFLICT EXISTS;
5. SEE MEP DRAWING FOR DRAINAGE LOCATIONS (COORDINATE WITH LANDSCAPE ARCHITECTS FOR THOSE TO BE EXPOSED;
6. CONTRACTOR TO PROVIDE ROOT BARRIER ON ALL PLANTERS WITH TREES/PALMS.
7. CONTRACTOR TO COORDINATE TOP OF EXTERIOR FINISH WITH GRADING AND DRAINAGE PLANS (BY OTHERS)

HARDSCAPE MATERIALS IMAGE REFERENCES:

*

* PORCELAIN TILE; BY OTHERS

4

ONDA - HARDSCAPE MATERIALS SCHEDULE - LEVEL 9

SYM	MATERIAL	DESCRIPTION	LOCATION	DETAIL REFERENCE	SUBMITAL REQUIREMENT	SOURCE (OR APPROVED EQUAL)
2	STONE VENEERED STEPS	BY OWNER				
3	STONE CLADDING	BY OWNER				
4	PLANTER WALL	MATERIAL: STUCCO ON CONCRETE FINISH: TBD COLOR: TO MATCH ARCHITECTURE	PLANTER WALLS PRIVATE TERRACES	4/L9-400 5/L9-400		
5	PLANTER POT	TYPE: CLAY POT MATERIAL: CLAY SIZE:Ø 36" DIA X 24" HT COLOR: GREY	LOW DECK	7/L9-400	PRODUCT INFORMATION	ENEA GARDEN DESIGN 7580 NE 4th. Ct. – Studio 105 – Miami, FL 33138 (305) 576 6702
6	POOL AND SPA COPING	MATERIAL: LIMESTONE COLOR: SHELL REEF FINISH: BRUSHED SIZE: VARIES X 2" THK	POOL AND SPA	1/L9-401 4/L9-401	SAMPLE FOR APPROVAL, SHOP DRAWINGS	
7	POOL AND SPA FINISH	MATERIAL: PORCELAIN TILE; EPOXY GROUT MANUFACTURER: DALTILE FINISH: MATTE SIZE: 1"X1" COLOR: ALMOND D335	POOL AND SPA	1/L9-401 2/L9-401 4/L9-401 5/L9-401	SAMPLE FOR APPROVAL PRODUCT INFORMATION MOCK UP	DALTILE (800)-449-3591
8	POOL NOSING	MATERIAL: PORCELAIN TILE; EPOXY GROUT MANUFACTURER: DALTILE FINISH: MATTE SIZE: 1"X1" TRIM: VARIES, SEE DETAIL COLOR: UPTOWN TAUPE D132	POOL	2/L9-401	SAMPLE FOR APPROVAL PRODUCT INFORMATION MOCK UP	DALTILE (800)-449-3591
9	WATERLINE TILE	MATERIAL: GLASS MOSAIC; EPOXY GROUT MANUFACTURER: DALTILE SIZE: 1"X1" COLOR: KINETIC KHAKI CW09	POOL	1/L9-401 2/L9-401	SAMPLE FOR APPROVAL PRODUCT INFORMATION MOCK UP	DALTILE (800)-449-3591
10	SLOT DRAIN	MATERIAL: SST. MANUFACTURER: DURATRENCH OR APPROVED EQUAL MODEL: REFER TO MEP FOR MODEL SELECTION	POOL DECK	3/L9-401	PRODUCT INFORMATION	BCA PLUMBING (813)841-9146
12	OUTDOOR SHOWER	BY AQUATIC CONSULTANT				
13	LIFE HOOK AND RAFT POST	BY AQUATIC CONSULTANT				
14	POOL SIGNAGE	MATERIAL: IPE GRADE A FINISH: NATURAL SIZE: VARIES; SEE DETAIL	POOL DECK	8/L9-400	SAMPLE FOR APPROVAL, SHOP DRAWINGS, FSC CERTIFICATION	

SHEET REVISED DURING BUILDING PERMIT PROCESS; SEE CORRESPONDING NARRATIVE FOR CHANGES (6)

ONDA

BAY HARBOR ISLANDS, FL

SITE ADDRESS:

1135 103 STREET
BAY HARBOR ISLANDS
FL,33154

OWNER:

MORABITO PROPERTIES

ARCHITECT:

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6	07.03.24	DRC REVISION (AS-BUILT)

ISSUED FOR:

PROJECT No: MA18102
DRAWN BY: JCH/AYO
REVIEWED BY: GHE

SCALE: 1"=10'

0" 5' 10' 20'

DRAWING TITLE:

SITE + HARDSCAPE MATERIALS PLAN - LEVEL 9

SHEET NO: (6) L9-201

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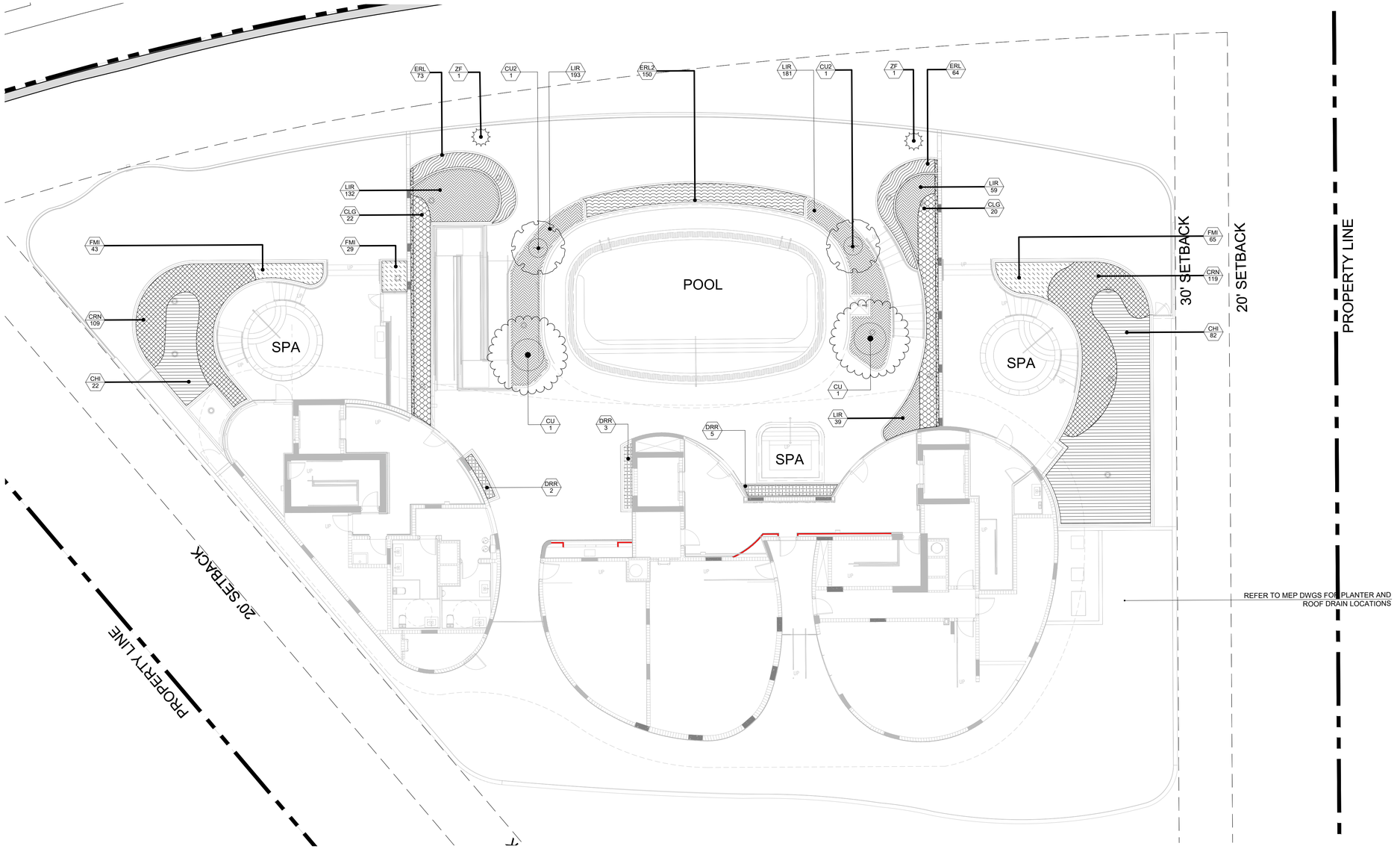

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	HEIGHT	SPREAD	NATIVE		REMARKS
CU2	2	Coccoloba uvifera	Sea Grape	100 gal.	3" min.	8`-10`	6`-8`	Yes		Single trunk, Full, Florida Fancy Grade
CU	2	Coccoloba uvifera	Sea Grape	200 gal.	6" min.	14`-16`	8`-10`	Yes		Multi-Trunk, Full, Florida Fancy Grade
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD	NATIVE		REMARKS
ZF	2	Zamia furfuracea	Cardboard Palm	15 gal.		36"	36"	No		Full, low branched, multi
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	NATIVE	SPACING	REMARKS
CHI	104	Chrysobalanus icaco `Horizontalis`	Horizontal Cocoplum	7 gal.	Pot	24"	24"	Yes	30" o.c.	
CLG	42	Clusia guttifera	Small Leaf Clusia	15 gal.	Pot	60"	36"	No	30" o.c.	Full to Base
CRN	228	Clusia rosea `Nana`	Dwarf Pitch Apple	7 gal.	Pot	18"	18"	No	18" o.c.	
DRR	10	Dracaena reflexa	Dracaena	7 gal.	Pot	60"	36"	No	36" o.c.	
ERL2	150	Ernodea littoralis	Golden Creeper	1 gal.	Pot	10"	6"	Yes	12" o.c.	
ERL	137	Ernodea littoralis	Golden Creeper	5 gal.	Pot	12"	12"	Yes	12" o.c.	
FMI	137	Ficus microcarpa `Green Island`	Green Island Ficus	3 gal.	Pot	12"	12"	No	12" o.c.	
LIR	604	Liriope muscari 'Royal Purple'	Royal Purple Lilyturf	1 gal.	Pot	12"	12"	No	12" o.c.	

GENERAL NOTES:

1. CONTRACTOR TO COORDINATE AS-BUILT CONDITIONS. NOTIFY LA, IN WRITING, OF ANY PLAN DISCREPANCIES PRIOR TO INSTALLATION OF UNDERSTORY AND CANOPY.

NOTE: LANDSCAPE AREA AT LEVEL 9: 25% GREEN SPACE

SHEET REVISED DURING BUILDING PERMIT PROCESS; SEE CORRESPONDING NARRATIVE FOR CHANGES (6)

ONDA

BAY HARBOR ISLANDS, FL

SITE ADDRESS:

1135 103 STREET
BAY HARBOR ISLANDS
FL,33154

OWNER:

MORABITO PROPERTIES

ARCHITECT:

ARQUITECTONICA
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ISSUED FOR:

PROJECT No: MA18102
DRAWN BY: JCH/AYO
REVIEWED BY: GHE

SCALE: 1"=10'

0" 5' 10' 20'

DRAWING TITLE:

PLANTING PLAN - LEVEL 9

SHEET NO: L9-500 (6)

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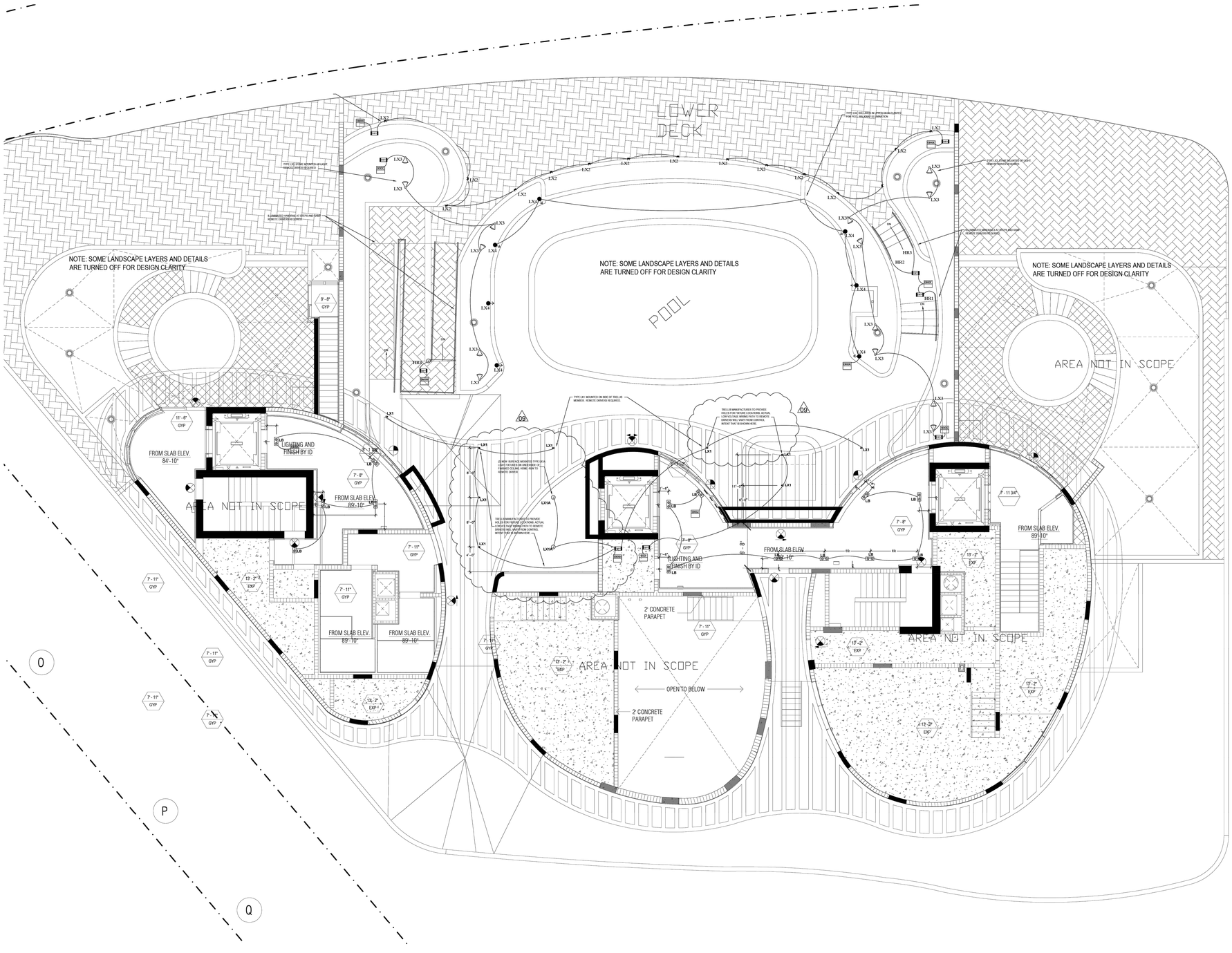

PMV

PAUL MORGAN VISUALS, INC.

Architectural Lighting Design

455 NE 5th Avenue, Ste D343
Delray Beach, Florida 33483
Tel: (954) 684-0256 drawings@pmildinc.com

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REVISIONS			
DATE	REV #	NOTES	INITIALS
10/11/21	02	New Bollgrinds, Load rmbrs, Fix Type	P.S.M.
10/20/21	05	Spa, Bollards, Load rmbrs, Fix Type	P.S.M.
10/29/21	06	LW Circuits	P.S.M.
5/18/22	07	LW Circuits, LB, LX4	P.S.M.
5/23/22	08	Schedules and Loads	P.S.M.
3/8/23	09	Trellis details and BBQ, LX1A	P.S.M.

ONDA
BAY HARBOUR ISLANDS
FLORIDA

LEV 9 POOL DECK
LIGHTING PLAN
3/16" = 1'-0"

LT-4

ONDA

BAY HARBOR
ISLANDS, FL

SITE ADDRESS:

1135 103 STREET
BAY HARBOR ISLANDS
FL,33154

OWNER:

MORABITO
PROPERTIES

ARCHITECT:

ARQUITECTONICA
2900 OAK AVENUE,
MIAMI, FL 33133
305.372.1812 T
305.372.1175 F

enea
landscape architecture

Enea Landscape Architecture Inc.
7500 NE 4th Court, Studio 104
Miami, Florida 33138, USA
T+1 305.576.6702

www.enea.ch | info.miami@enea.ch

REG.No: LC26000339

SEAL:

FOR THE FIRM:
GERARDO JAVIER DELGADO
R.L.A. 0001574

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No:	DATE:	ISSUE FOR
1	01.30.19	DRC PACKAGE
2	02.27.19	DRC PACKAGE REV.
3	03.22.19	DRC PACKAGE REV.
4	04.15.19	P&Z PACKAGE
5	12.11.20	PERMIT SET
6	07.03.24	DRC REVISION (AS-BUILT)

ISSUED FOR:

PROJECT No: MA18102
DRAWN BY: JCH/AYO
REVIEWED BY: GHE

SCALE: NOT TO SCALE

DRAWING TITLE:

LIGHTING PLAN
LEVEL 9

SHEET NO:

L9-700

6

REVISED
DURING BUILDING PERMIT. FINAL
LIGHTING DESIGN BY OTHERS.
PLAN FOR REFERENCE ONLY.

6

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AGENDA ITEM REPORT
August 6, 2024

ITEM NUMBER: 3.

ITEM: Request for approval for a new multi-family dwelling for "HORIZON AT CASA VERDE, LLC" located at 1130-1150 93 Street, Lots 3-5 of Block 17. On March 5, 2024, the Board deferred the project due to some design considerations. On May 28, 2024, a revised site plan application was submitted for modifications as requested by the Board. The revised plans have reduced the number of dwelling units from 43 DU to 39 DU. They have adjusted the breezeway to be fully open from levels 3 through 7. The entry canopy has been enlarged for a more prominent entry feature. The developer is proposing to construct a new thirty-nine (39) 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 revised building would require the developer to acquire 1 TDR. Enclosed please find the site plan and elevations. (Item #3)

DESCRIPTION:
for the purpose of hearing any public comment with respect to an application for site plan approval at 1130 - 1150 93 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 1130-1150 93 St MFR DRB #2 Staff Report July 15 2024
2.	SPR23-000019 DRC Application (2)
3.	CASA VERDE LOI.rev1
4.	Casa Verde Drainage Calculations
5.	Casa Verde DEVELOPMENT IMPACT ANALYSIS S&S - 05-29-24
6.	220150 - GEO - Casa Verde - Bay Harbor Islands - 02-01-2023

7.	1130-1150 93 Street DRB Set 8.6.2024

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: July 15th, 2024

Subject: Site Development Plan Application (2023-2024 New Design) #2 DRB Review
Casa Verde Condominiums – Multifamily Residential Complex (39 DU)
1130–1140-1150 93rd Street
Bay Harbor Islands Acct. No. SPR23-000019
MMPA Acct. No. 01-0702-1165

BACKGROUND / PREVIOUS DRB REVIEW & ACTION

On March 5th, 2024, the Design Review Board (DRB) reviewed the applicant's initial Site Development Plans, and due to some design considerations, deferred action to allow the applicant time to consider the comments and redesign the project. Pursuant to the DRB's comments, the applicant has revised the plans to reduce the number of dwelling units (from 43 to 39), reduced the amount of parking spaces in the side yard setbacks, adjusted the breezeway to be fully open and completely through the building from Levels 3-7, enlarged and revised the entry canopy for a more prominent entry feature, adjusted the dwelling unit layouts due to the lower density, and other related revisions. MMPA has reviewed the revised plans and finds they comply with the Town's minimum Code requirements. The applicant is requesting a few waivers allowed in the Code.

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the most recent revised plans dated May 28th, 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 Board approves the applicant's requested tandem arrangement of parking spaces pursuant to §23-30(f); and

2. The Board finds the proposed increased density (26 Base DU / 13 TDR Units = 39 DU) "fits" within the building envelope without alterations or variances; and

3. The Board 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 aluminum screening panels and landscaping in the setback areas in lieu thereof; and

4. The DRB finds the proposed revised "breezeway" design is adequate in lieu of providing a Code specified "open completely through the building breezeway" pursuant to §23-11(B1)(6). If the DRB does not approve the alternative "breezeway" design the project will have to be revised to meet Code or as otherwise agreed to.

GENERAL PROJECT INFORMATION

Land Use Designation:	MH – Medium-High Density Residential
Zoning District:	RM-2 Multiple Family District
General Location:	1130 – 1140 - 1150 93rd Street
Legal Description:	Lots 3, 4 and 5, all in Block 17, "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, Florida.

PROJECT DESCRIPTION

The project architectural firm, Frankel Benayoun Architects, Inc., as agent for the landowner, Horizon at Casa Verde, LLC, has submitted a Site Development Plan application to allow for the construction of a thirty-nine (39) dwelling unit (previously 43) mid-rise residential development located at 1130–1140-1150 93rd Street. The proposed dwelling units would now range from 1,406 to 3,508 square feet of A/C space plus balconies, etc.

Lots 4 and 5 are currently cleared and vacant from an earlier (2013-14 & 2016 revision) planned redevelopment (BH Gardens) that never proceeded. The existing buildings and site improvements on Lot 3 and Lot 4 have already been demolished. The proposed site design incorporates one (1) east / west oriented rectangular-shaped building with a center breezeway (open through the building on Levels 3-7) dividing the building, with a parking garage & open parking lot areas on the ground level.

The site plan shows two (2) driveway connections to 93rd Street. A one-way looped driveway is proposed entering at the western driveway street connection, circulating throughout the parking garage, and exiting at the eastern driveway connection. The east driveway connection is shown as 21' and the west driveway is shown as 20' in width near the street that widen to 23' in width where the guest / loading spaces are shown in the front yard. Within the parking garage where parking spaces backout onto the driveway the driveway width is shown at 23' in width (normal Code minimum width). There are segments with wider driveway widths and a few short segments with a one lane wide driveways (no backout parking) – one at 17'+/- in width and the other at 12' in width. The vast majority of the required parking spaces are within the ground level parking garage, with several others either outside in the side yard areas (4 spaces) or partially extending a few feet out from under the building into the side yards (6 spaces).

Perimeter screening walls and landscaping are provided for the parking spaces located outside of the parking garage (NIC guest / loading spaces). A majority of the proposed parking spaces are shown in a tandem configuration, which requires the DRB to approve this alternative design to a standard side-by-side design.

On the building rooftop is a recreational facility with a swimming pool, common terrace area, men's & women's bathrooms, a generator room and normal rooftop mechanical areas. A number of rooftop private terraces with spas for specified DU are shown. On Sheet A-1.08 Rooftop Plan a "red-lined" area is shown illustrating where the edge of Floor 7 is below the rooftop – this was clarified in the latest resubmission - we believe the plan is shown correctly.

Note – During the Town's earlier review process the applicant was advised the Town Council adopted some Zoning Code amendments on May 10th, 2023, that we initially believed may have inadvertently banned / severely affected future project designs (not just West Island as apparently intended), as the Code amendments would prohibit most currently allowed setback yard encroachments for decorative architecture features, like bands / eyebrows / planters / artistic attachments / etc. Town-wide. A final version of the adopted Ordinance is now finalized, and it was clarified that the Code revisions apply only to the West Island (single-family homes). The plans were drawn by the architect to not include any such yard encroachments to avoid possible conflict other than the still allowable balcony projections.

The proposed building is 7-stories in height - six (6) floors of residential over one ground level parking garage @ max. 65-feet above BFE + 1' FBC freeboard (max. allowed for this area).

As stated above, according to the surveys, Lots 4 & 5 are currently vacant. Lot 3 has an existing 2-story / 4 DU apartment building with a few existing trees – mostly palms and a few Ficus trees. The overall lot area of the property is 33,750 square feet / 0.774 acres. This would allow a maximum of twenty-six (26) dwelling units on the property at the maximum allowable base density of (34 DUA). The revised proposal is to build thirty-nine (39) residential units which would require the developer to obtain thirteen (13) TDR units. From our historical records we note the Town's former PZB approved a redevelopment project on Lots 4 & 5 in 2013-14 – initially for 34 DU and later decreased to 30 DU. In 2016 some additional revisions were filed for the 30 DU complex. The earlier project required the acquisition of twelve (12) TDR units for a 30 DU project (16 TDRs for the earlier 34 DU design). Our records indicate that on 5/12/14 the Town Council approved a sale of nine (9) public TDR units to this site (Res. #2011). On 4/11/16 an extension was requested and approved for more $ per DU. In addition, on 4/07/14 the Town Council approved a private TDR sale for three (3) TDRs (Res. #2008) from the Montego Club site located at 10180 WBHD. Finally, on 5/12/14 the Town Council approved another private TDR sale for four (4) TDRs (Res. #2013) from the 9350 Condo site located at 9350 WBHD. Our records show that $310,000 has been paid to the Town for the public TDR units to date (only 5 TDRs needed based on 30 DU). At the Town's May 11th, 2023, DRC meeting MMPA noted we could not locate a copy of the deed transferring ownership of the 5 public TDRs from the Town to the developer or any of the private TDR sales. Typically, the Town's staff has some difficulty staying abreast of the status of all private TDR transactions as to closing / termination, except that at the time of building permits a developer must

demonstrate by providing copies of deeds that enough DU have been acquired for number of DU in the project. Subsequent to the DRC meeting, the developer provided copies of the recorded deeds for both the private TDR sales (3 DU + 4 DU = 7 DU) and the public TDR sale (5 DU). Therefore, we believe the issue as to the 2014 TDR acquisitions has been resolved. Moving forward with the review of this new revised thirty-nine (39) DU development, the developer would need to acquire an additional one (1) TDR unit (7 private + 5 public = 12 + 1 = 13 TDRs). However, as stated previously, all of the previous TDR transactions were limited to only the original 2014 development site (Lots 4-5). We believe an amendment to the TC TDR approvals may be necessary.

The adjoining / nearby development sites currently include the Ruth K. Broad Bay Harbor K-8 Center to the north across 93rd Street. To the immediate east is an existing 2-story multi-family residential complex @ 24 DU / 46.1 DUA (no name available). To the immediate west is the 2-story Harbor Point multi-family residential complex @ 14 DU / 35 DUA. To the immediate south of Lots 4 & 5 is a vacant site approved for a 5 DU townhouse complex (9201 WBHD Townhomes) and a 2-story multi-family residential complex located at 1135 92nd Street @ 8 DU / 31 DUA 9 (Grove Chalet) on Lot 8. 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 multifamily residential complexes (up to 7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

It is noted there are existing overhead power lines / poles / other utilities along the entire east and south property lines adjoining this site. Every effort should be made to underground all of these existing facilities in compliance with the Town Code provisions and FPL policy of allowing full block undergrounding.

BACKGROUND INFORMATION

The Town of Bay Harbor Islands completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 22+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. These interior lots are all zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions. The submittal package has several design / Code compliance issues, some of the plans are inadequate / missing and a few others require items need to be corrected. A Community Meeting was held on February 20th, 2024.

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 39 DU while 26 base DU are allowed. Therefore 13 additional TDR units must be acquired by the developer prior to construction commencing. See above

discussion on previous public / private TDR transactions. If the Town Council approves the acquisition of the requested 5 additional TDR units, the proposed development would be consistent with the applicable FLUM designation of the property.

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 and current site plan design is consistent with this zoning classification, but unless the Town Council allows the additional TDR units, the density would not be consistent.

PLATTING

The site will not require re-platting, as the site is currently platted as described above; however, as the expanded site is comprised of three (3) lots a Unity of Title will be required prior to BP.

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

No additional road right-of-way appears to be necessary, as 93rd Street was platted as a 50-foot wide roadway – and previously all of the 11' parking right-of-way dedications were corrected (per survey info). As stated above, the site plan shows two (2) driveway connections to 93rd Street. A one-way looped driveway is proposed entering at the western driveway street connection, circulating throughout the parking garage, and exiting at the eastern driveway connection. The east driveway connection is shown as 21' in width and the western driveway connection is 20' that widen to 23' in width where the guest / loading spaces are shown in the front yard. Within the parking garage where parking spaces backout onto the driveway the driveway width is shown at 23' in width (normal Code minimum width). There are segments with wider driveway widths and a few short segments with a one lane wide driveways (no backout parking) – one at 17'+/- in width and the other at 12' in width.

Based on the revised 39 DU the Code requires two (2) parking spaces per unit plus (78). One (1) guest space is required for each whole platted lot (project has 3 whole platted lots), and a request is made for TDR units. ADA spaces and guest spaces are allowed to be a subset of the total number of required parking spaces; therefore, the total number of required parking spaces for the project is seventy-eight (78) parking spaces. The revised development plans provide seventy-eight (78) parking spaces, which includes three (3) guest spaces and two (2) ADA spaces. The vast majority of the required parking spaces are within the ground level parking garage, with several either outside in the side yard areas (4 spaces) or partially extending a few feet out from under the building into the side yards (6 spaces). Perimeter screening walls and landscaping are provided for the parking spaces located outside of the parking garage (NIC guest / loading spaces). A majority of the proposed parking spaces are shown in a tandem configuration, which requires the DRB to approve this alternative design to a standard side-by-side design. Thirty-six (36) tandem parking spaces are provided (35 x 2 = 70 spaces). There are three (3) guest parking spaces and one delivery / loading space located outside the parking garage in the front yard area along 93rd Street. Therefore, the plan complies with the Town's minimum parking requirements.

The site plan depicts a proposed Fire Department staging area at each driveway connection to 93rd Street. Typically, the M-D Fire Dept. prefers such areas in the street adjoining the site (not allowed fully in swales due to drainage / landscaping requirements). The applicant should meet with the Miami-Dade Fire Department staff as soon as possible to identify an alternative 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 with decorative vertical and horizontal design elements, expansive balconies and abundant use of glass. The building length exceeds one hundred twenty (120) feet in length; therefore, a breezeway or acceptable alternative approved by the DRB is required to break up the large building massing. At the March 5th, 2024, Design Review Board meeting, the DRB requested modifications to the breezeway design. The applicant has revised the proposed breezeway on Levels 3-7, and now provides an open breezeway completely through the building. If the DRB approves the applicant's revised breezeway design as shown on the revised plans this would meet the Code requirement for a breezeway.

RECOMMENDED SITE PLAN CONDITIONS:

Following are our suggested conditions of approval based on the revised plans signed & sealed on May 28th, 2024, submitted to the Town for consideration:

1. This approval is based on the latest revised Site Development Plans prepared by Frankel Benayoun Architects, Inc., dated May 28th, 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 / developer acquiring a total of thirteen (13) TDR Dwelling Units prior to development from either private / public sources in accordance with the procedures set forth in Sec. 23-22.2. Based on a previously approved redevelopment project (2014-2016) that required the acquisition of twelve (12) TDR Dwelling Units a previous developer acquired twelve (12) TDR Dwelling Units. However, that project did not move forward and is considered null and void; however, the TDR acquisitions appear to be valid (deeds recorded / $ paid), but they may be limited to only Lots 4 & 5 (Town Attorney to Determine). To construct the proposed thirty-nine (39) DU the developer must acquire one (1) additional TDR Dwelling Units (26 base + 12 previous TDRs = 38 DU + 1 new TDR = 39 DU). If the applicant is unable to acquire the necessary one (1) additional TDR unit, or if revisions to the previous twelve (12) TDR approvals is not approved by the Town, the project approval will be deemed null & void as designed and must be redesigned.

3. The Design Review Board finds the applicant's proposed revised "breezeway" design is adequate pursuant to §23-11(B1)(6). If the Board does not approve this request the project must be redesigned to gain approval.

4. This approval is based on the Board's approval of 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 and landscaping in the adjoining yard areas to screen the parking areas. If the Board does not approve the requested parking garage facade alternative, the design must be modified to comply with the Town Code and/or an alternative design approved by the Board.
5. The DRB must approve the proposed tandem parking arrangement of most of the parking spaces in the garage pursuant to §23-30(f). If the DRB does not approve the request the plans must be modified to provide an acceptable design layout.
6. 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.
7. Miami-Dade & Town Park impact fees must to be paid / satisfied at time of building permits.
8. School Concurrency - Coordinate with the Miami-Dade County School Board staff through the Town staff (Building Dept.) to address any deficiencies at public schools that serve the Town. If mitigation is required, an agreement / payment must be finalized prior to the issuance of building permits.
9. 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.
10. Prior to the issuance of building permits a Unity of Title document to tie the multiple lots together as one legal building site must be prepared / recorded, after review and approval by the Town Attorney.
11. All FPL transformers / backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match.
12. 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.

APPLICATION FOR SITE PLAN REVIEW

Town Council

Robert H. Yaffe
Mayor

Jordan W. Leonard
Vice-Mayor

Stephanie Bruder
Council Member

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Solange M. Rousselot
Council Member

Isaac Salver
Council Member

Town Officials

Ronald J. Wasson
Town Manager

Marlene Marante
Town Clerk

Craig B. Sherman
Town Attorney

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

LOT 3, BLOCK 17; LOT 4, BLOCK 17, LOT 5, BLOCK 17 AS RECORDED IN PLAT BOOK 46, PAGE 5 OF PUBLIC RECORDS OF MIAMI-DADE COUNTY

Folio # 13-2227-001-3150; 13-2227-001-3151; 13-2227-3160

Size of described property 33,750 SF = ±0.77 ACRES.

Project Description 7-STORY MULTI-FAMILY RESIDENTIAL Units 43

Owner(s) Name HORIZON AT CASAVERDE, LLC.

Mailing Address 53 BROADWAY, BROOKLYN, NY 11249

City BROOKLYN State NY Zip 11249

Phone Number 516.447.8887. Email DMAROM@HORIZONUS.COM MICHAEL.WITTOW@GMAIL.COM

Signature of Owner

Name of Applicant (if different from owner)

Mailing Address

City State Zip

Phone Number Email

Signature of Applicant

Name of Representative FRANKEL BENAYOUN, INC. MARKUS FRANKEL & ITHAT BENAYOUN FISHMAN

Mailing Address 1166 KANE CONCOURSE, SUITE 200

City BAY HARBOR ISLANDS State FL Zip 33154

Phone Number 305.868.3665 Email Ifhat@fbamiami.com.

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received 4/27/2023 By

Process Number SPR23-000019 Fee Paid $3,000.00 4/28/23 CC OE #1792

FRANKEL BENAYOUN
ARCHITECTS INC

1177 Kane Concourse, Suite 120
Bay Harbor Islands, FL 33154
t: 305.868.3665 f: 305.868.3650
info@frankelbenayoun.com
Lic AA-C00149

May 28, 2023

TO: Mr. Michael Miller, City Planner

TOWN OF BAY HARBOR ISLANDS

RE: LETTER OF INTENT/SITE PLAN REVIEW/DRB SUBMISSION
1130-1150 93RD STREET, BAY HARBOR ISLANDS, FL 33154

Dear Mr. Miller

This writing shall constitute our Letter of Intent for the Site Plan Review of our New Development Project "CASA VERDE", a new Multi-Family Condominium Apartment Development. This submittal is for DRB review.

We are now committed to present to your DRB, our Design Submissions for the Casa Verde Project, for the Development of an "Upscale" 39-Unit Apartment Building. Our plans and illustrations exhibit all the Required Parking [78] Spaces and various amenities (including Lobby/Lounges, Fitness Gym, Multi-purpose Lounge, Swimming Pool, Spas & Private Rooftop Gardens) with roof gardens on Levels 2, 3 and Roof, and with significant Landscaped Enhancements to the Right-of-Way.

Our Clients, and Owners of the Horizon at Casa Verde, LLC are distinguished Developers from New York with many significant commercial developments. They are now committed to investing +/-$54 Million into this Development Project, to produce such a quality upscale Condominium Apartment Complex of (+/-84,997 GSF Sellable Apartment Areas, plus all the contemplated amenities and landscape enhancements.

As part of this DRB Submittal we include the following:

1. Existing Site Characteristics Photos & Map (Survey):
    a. Certified property survey, showing the centerline height of the adjacent road relative to NGVD, at all locations where a property line extension would cross said adjacent road;
    b. Existing natural features, including, but not limited to soils, topography, water areas, trees and other vegetation;
    c. Existing structure at 1130 93rd Street to be demolished, and existing vegetation; and uses;
    d. Existing utility lines.

2. Proposed Site development plan
    a. Proposed structures, including, but not limited to their location, use, finished floor elevation of lowest floor relative to NGVD, height, size, dimensions and setbacks;
    b. Please refer to the Landscape Plans for Proposed trees, plants and other landscape features and any existing trees and vegetation to be retained, including but not limited to their location, height, size and type by common and botanical name. Irrigation plans will be provided at time of permit.
    c. Please refer to Sheets A-1.01 for proposed off-street parking and loading areas, and overall vehicular and pedestrian circulation patterns.
3. Tabular summary (Sheet A-0.00)
    a. Total gross project acreage and net buildable area;
    b. Total number of proposed residential units, including their characteristics by number of Bedrooms, Bathrooms, and Storage Rooms, and total gross square footage, including a listing of the number of each size of residential unit proposed;
    c. Proposed residential densities, including both net and gross acre calculations;
    d. Percentages of total gross project area proposed for pervious and impervious areas and building coverage;
    e. Number, size and ratio of off-street parking and loading spaces, including ADA required spaces; see Article IX.

Once again, we look forward to receiving your comments, and on behalf of Horizon at Casa Verde, LLC, we are,

Sincerely

Ifhat Benayoun Fishman & Markus Frankel
FRANKEL BENAYOUN ARCHITECTS, INC.

CC: Mr. David Marom, Mr. Michael Wittow
HORIZON AT CASA VERDE, LLC

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS

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

November 15, 2023

Casa Verde Drainage Calculations
1130-1150 93 Street, Bay Harbor Islands

Attached are pre-development and post development drainage calculations for a 10 year, 48 hour storm event of 11 inches. The drainage analysis was done using the Cascade program.

Pre-Development

The 10 year, 48 hour pre-development stage is 6.34'.

Post Development

The post development calculations include the 79 feet of exfiltration trench and two (2) drainage wells.

The 10 year, 48 hour post-development stage is 3.00'. All stormwater from the 10 year, 48 hour event will be contained on site in the exfiltration trenches and the drainage wells.

Susan C Holland, P.E.

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.

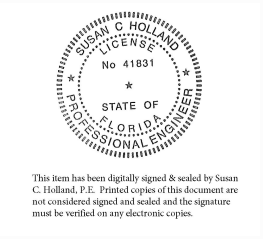
Susan C Holland

Digitally signed by Susan C Holland
Date: 2023.11.15 11:30:02 -05'00'

Casa Verde 11/15/23

1130-1150 93rd Street, Bay Harbor Islands
Elevations are referenced to NGVD
Pre-Development Calculations

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



Susan C Holland
Digitally signed by Susan C Holland
Date: 2023.11.15 11:29:39 -05'00'

General Information

Total Project Area =	0.77 Acres	
Paved Area =	0.04 Acres	
Building Area =	0.08 Acres	
Lake Area =	0.00 Acres	
Recreation Area =	0.00 Acres	
Landscape Area =	0.65 Acres	
Total Impervious Area =	0.12 Acres	(15.6%)
Total Pervious Area (TPA) =	0.65 Acres	(84.4%)

Exist. Min. Floor Elevation =	NA
Exist. Min. Crown of Road =	NA
Exist. Average Finished Grade=	5.50 '
Lake Control Stage =	0.00 '
Flood Criteria (Dade County only) =	0.00 '
October Water Table =	2.00 '
(Wet season water table)	
Credit (Dade County only) =	0.00 "
Discharge Off-site =	

Storm Event Information

10 year - 2 day event =	11.00 "

Casa Verde 11/15/2023

1130-1150 93rd Street, Bay Harbor Islands
Pre-Development

SCS Curve Number

Design Water Table Elevation =	2.00 '
Average Finished Grade =	5.50 '
Average Depth Water Table =	3.50 '
Compacted Water Storage - (CWS) =	6.57 "

Ground Storage Under Pervious Area
(CWS/12 in/ft) x (TMPA) = 0.36 AC-FT

Soil Storage (S) = 5.55 "

SCS Curv Number (CN) = 64.32

1130-1150 93rd Street, Bay Harbor Islands
Pre-Development

Stage / Storage

Area of Developed Site Grading = 0.69 Acres

Stage	Lake	(Linear from 5.5' - 6') Site Storage	Not Used	Not Used	Not Used	Not Used	Total
2.00 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
3.00 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
4.00 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
5.00 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
5.50 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
6.00 '	0.00 AC-FT	0.17 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.17 AC-FT
6.50 '	0.00 AC-FT	0.52 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.52 AC-FT
7.00 '	0.00 AC-FT	0.86 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.86 AC-FT

Project Name: Casa Verde 10 year 2 day storm
Reviewer: Susan Holland
Project Number: 22-53
Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
Time Step: 0.016 hr, Iterations: 10

Basin 1: Casa Verde

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - ~~24 hr~~ 48 hr
Design Frequency: 10 year
2 ~~1~~ Day Rainfall: 11 inches
Area: 0.77 acres
Ground Storage: 5.55 inches
Time of Concentration: 0.25 hours
Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
3.00	0.00
4.00	0.00
5.00	0.00
5.50	0.00
6.00	0.17
6.50	0.52
7.00	0.86

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Casa Verde	6.34	26.22	2.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

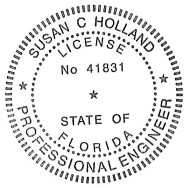
Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Casa Verde	0.41	0.00	0.00	0.00	0.41	0.00

Casa Verde

11/15/23

1130-1150 93rd Street, Bay Harbor Islands
Elevations are referenced to NGVD
Post-Development Calculations

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



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.

Susan C Holland

Digitally signed by Susan C Holland
Date: 2023.11.15 11:29:15 -05'00'

General Information

Total Project Area =	0.77 Acres	
Paved Area =	0. 06 Acres	
Building Area =	0.55 Acres	
Lake Area =	0.00 Acres	
Recreation Area =	0.00 Acres	
Landscape Area =	0.16 Acres	
Total Impervious Area =	0.61 Acres	(79.2%)
Total Pervious Area (TPA) =	0.16 Acres	(20.8%)

Prop. Min. Floor Elevation =	9.00 '
Prop. Min. Crown of Road =	NA
Prop. Average Finished Grade=	5.25 '
Lake Control Stage =	0.00 '
Flood Criteria (Dade County only) =	0.00 '
October Water Table =	2. 00 '
(Wet season water table)	
Credit (Dade County only) =	0.00 "
Discharge Off-site =	

Storm Event Information

10 year - 2 day event =	11.00 "

Casa Verde 11/15/2023

1130-1150 93rd Street, Bay Harbor Islands

Proposed Exfiltration Trench Data

Proposed Trench Length = 79.0 '
Trench Width = 4.0 '
Trench Depth = 15.0 '
Pipe Diameter = 1.50 '
K = 0.000142 Refer to geotechnical report

H2 (depth to water table) = 3.10 '

Du (non-saturated trench depth) = 3.10 '

Ds (saturated trench depth) = 11.9 '

C Factor

Pervious = 0.6
Impervious = 0.9
Weighted C Factor = **0.84**

$$\frac{(0.16) \times (0.60) + (0.61) \times (0.90)}{0.77} = \mathbf{0.84}$$

Casa Verde 11/15/2023

1130-1150 93rd Street, Bay Harbor Islands
Post-Development

SCS Curve Number

Design Water Table Elevation =	2.00 '
Average Finished Grade =	5.25 '
Average Depth Water Table =	3.25 '
Compacted Water Storage - (CWS) =	5.75 "

Ground Storage Under Pervious Area
(CWS/12 in/ft) x (TMPA) = 0.08 AC-FT

Soil Storage (S) =	1.19 "
SCS Curv Number (CN) =	89.33

1130-1150 93rd Street, Bay Harbor Islands
Post-Development

Stage / Storage

Area of Developed Site Grading = 0.22 Acres

(Linear from 4.5' - 5.15')

Stage	Lake	Site Storage	Exfil. Trench Storage	Not Used	Not Used	Not Used	Total
2.00 '	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT
3.00 '	0.00 AC-FT	0.00 AC-FT	0.10 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.10 AC-FT
4.00 '	0.00 AC-FT	0.00 AC-FT	0.10 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.10 AC-FT
4.50 '	0.00 AC-FT	0.00 AC-FT	0.10 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.10 AC-FT
5.00 '	0.00 AC-FT	0.06 AC-FT	0.10 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.16 AC-FT
5.50 '	0.00 AC-FT	0.15 AC-FT	0.10 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.25 AC-FT
6.00 '	0.00 AC-FT	0.26 AC-FT	0.10 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.36 AC-FT
6.50 '	0.00 AC-FT	0.37 AC-FT	0.10 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.47 AC-FT
7.00 '	0.00 AC-FT	0.48 AC-FT	0.10 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.58 AC-FT

Casa Verde 11/15/2023

1130-1150 93rd Street, Bay Harbor Islands
Post Development

Retention / Detention Requirements for Water Quality

First 1" of runoff

Volume = 1" x 1ft/12" x 0.77 Acres = 0.06 AC-FT

3 Year - 1 Hour event = 2.5"

Total project area - roof area = 0.77 acres - 0.50 acres = 0.27 acres
0.27 acres - 0.15 acres (pervious area) = 0.12 acres (impervious)
0.12 acres / 0.27 acres X 100% = 44% impervious
2.5" X 0.44 = 1.11" to be treated
1.11" X 0.77 acres = 0.86 acre-inches (0.07 acre-feet)

Water quality provided in the exfiltration trench

Casa Verde 11/15/2023

1130-1150 93rd Street, Bay Harbor Islands
Post-Development

Exfiltration Trench Length

C Pervious =	0.60
C Impervious =	0.90
Weighted C Factor =	0.84
Trench width =	4.00
H2 (depth to water table) =	3.10
Du (non-saturated trench depth) =	3.10
Ds (saturated trench depth) =	11.90

Capacity of existing system = 1.20 AC-IN (0.10 AC-FT)

$$L = \frac{1.20}{0.000142 \times [(3.1 \times 4) + (2 \times 3.1 \times 3.1) - (3.1)^2 + (2 \times 3.1 \times 11.9)] + [(.000139 \times 4 \times 3.1]}$$

L = 78.30 '

Length of exfiltration system provided = 79 feet

Project Name: Casa Verde 10 year 2 day storm
Reviewer: Susan Holland
Project Number: 22-53
Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
Time Step: 0.016 hr, Iterations: 10

Basin 1: Casa Verde

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - ~~24 hr~~ 48 hr
Design Frequency: 10 year
2 ~~1~~ Day Rainfall: 11 inches
Area: 0.77 acres
Ground Storage: 1.19 inches
Time of Concentration: 0.25 hours
Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
3.00	0.10
4.00	0.10
5.00	0.16
5.50	0.25
6.00	0.36
6.50	0.47
7.00	0.58

Offsite Receiving Body: Offsite1

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

Structure: 1

From Basin: Casa Verde
To Basin: Offsite1
Structure Type: Pump
On Elev = 4 ft NGVD, Off Elev = 2 ft NGVD, Capacity = 350 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.00	1.00
1.00	0.11	0.00	0.00	0.00	3.00	1.00
2.00	0.22	0.00	0.00	0.00	3.00	1.00
3.00	0.35	0.01	0.78	0.06	3.00	1.00
4.00	0.50	0.03	0.78	0.12	3.00	1.00
5.00	0.68	0.07	0.78	0.18	3.00	1.00
6.00	0.91	0.10	0.78	0.25	3.00	1.00
7.00	1.19	0.15	0.78	0.31	3.00	1.00
8.00	1.51	0.19	0.78	0.38	3.00	1.00
9.00	1.88	0.25	0.78	0.44	3.00	1.00
10.00	2.34	0.32	0.78	0.51	3.00	1.00
11.00	2.96	0.47	0.78	0.57	3.00	1.00
12.00	7.22	4.91	0.78	0.64	3.00	1.00
13.00	8.44	0.78	0.78	0.70	3.00	1.00
14.00	9.00	0.40	0.78	0.76	3.00	1.00
15.00	9.35	0.26	0.78	0.83	3.00	1.00
16.00	9.68	0.25	0.78	0.89	3.00	1.00
17.00	9.88	0.15	0.78	0.96	3.00	1.00
18.00	10.08	0.15	0.78	1.02	3.00	1.00
19.00	10.27	0.15	0.78	1.09	3.00	1.00
20.00	10.47	0.15	0.78	1.15	3.00	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
21.00	10.60	0.10	0.78	1.22	3.00	1.00
22.00	10.74	0.10	0.78	1.28	3.00	1.00
23.00	10.87	0.10	0.78	1.35	3.00	1.00
24.00	11.00	0.10	0.78	1.41	3.00	1.00
25.00	11.00	0.00	0.78	1.47	3.00	1.00
26.00	11.00	0.00	0.78	1.54	3.00	1.00
27.00	11.00	0.00	0.78	1.60	3.00	1.00
28.00	11.00	0.00	0.78	1.67	3.00	1.00
29.00	11.00	0.00	0.78	1.73	3.00	1.00
30.00	11.00	0.00	0.78	1.80	3.00	1.00
31.00	11.00	0.00	0.78	1.86	3.00	1.00
32.00	11.00	0.00	0.78	1.93	3.00	1.00
33.00	11.00	0.00	0.78	1.99	3.00	1.00
34.00	11.00	0.00	0.78	2.05	3.00	1.00
35.00	11.00	0.00	0.78	2.12	3.00	1.00
36.00	11.00	0.00	0.78	2.18	3.00	1.00
37.00	11.00	0.00	0.78	2.25	3.00	1.00
38.00	11.00	0.00	0.78	2.31	3.00	1.00
39.00	11.00	0.00	0.78	2.38	3.00	1.00
40.00	11.00	0.00	0.78	2.44	3.00	1.00
41.00	11.00	0.00	0.78	2.51	3.00	1.00
42.00	11.00	0.00	0.78	2.57	3.00	1.00
43.00	11.00	0.00	0.78	2.63	3.00	1.00
44.00	11.00	0.00	0.78	2.70	3.00	1.00
45.00	11.00	0.00	0.78	2.76	3.00	1.00
46.00	11.00	0.00	0.78	2.83	3.00	1.00
47.00	11.00	0.00	0.78	2.89	3.00	1.00
48.00	11.00	0.00	0.78	2.96	3.00	1.00
49.00	11.00	0.00	0.78	3.02	3.00	1.00
50.00	11.00	0.00	0.78	3.09	3.00	1.00
51.00	11.00	0.00	0.78	3.15	3.00	1.00
52.00	11.00	0.00	0.78	3.21	3.00	1.00
53.00	11.00	0.00	0.78	3.28	3.00	1.00
54.00	11.00	0.00	0.78	3.34	3.00	1.00
55.00	11.00	0.00	0.78	3.41	3.00	1.00
56.00	11.00	0.00	0.78	3.47	3.00	1.00
57.00	11.00	0.00	0.78	3.54	3.00	1.00
58.00	11.00	0.00	0.78	3.60	3.00	1.00
59.00	11.00	0.00	0.78	3.67	3.00	1.00
60.00	11.00	0.00	0.78	3.73	3.00	1.00
61.00	11.00	0.00	0.78	3.79	3.00	1.00
62.00	11.00	0.00	0.78	3.86	3.00	1.00
63.00	11.00	0.00	0.78	3.92	3.00	1.00
64.00	11.00	0.00	0.78	3.99	3.00	1.00
65.00	11.00	0.00	0.78	4.05	3.00	1.00
66.00	11.00	0.00	0.78	4.12	3.00	1.00
67.00	11.00	0.00	0.78	4.18	3.00	1.00
68.00	11.00	0.00	0.78	4.25	3.00	1.00
69.00	11.00	0.00	0.78	4.31	3.00	1.00
70.00	11.00	0.00	0.78	4.37	3.00	1.00
71.00	11.00	0.00	0.78	4.44	3.00	1.00
72.00	11.00	0.00	0.78	4.50	3.00	1.00

Structure: 2

From Basin: Casa Verde
To Basin: Offsite1
Structure Type: Pump
On Elev = 4 ft NGVD, Off Elev = 2 ft NGVD, Capacity = 350 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.00	1.00
1.00	0.11	0.00	0.00	0.00	3.00	1.00
2.00	0.22	0.00	0.00	0.00	3.00	1.00
3.00	0.35	0.01	0.78	0.06	3.00	1.00
4.00	0.50	0.03	0.78	0.12	3.00	1.00
5.00	0.68	0.07	0.78	0.18	3.00	1.00
6.00	0.91	0.10	0.78	0.25	3.00	1.00
7.00	1.19	0.15	0.78	0.31	3.00	1.00
8.00	1.51	0.19	0.78	0.38	3.00	1.00
9.00	1.88	0.25	0.78	0.44	3.00	1.00
10.00	2.34	0.32	0.78	0.51	3.00	1.00
11.00	2.96	0.47	0.78	0.57	3.00	1.00
12.00	7.22	4.91	0.78	0.64	3.00	1.00
13.00	8.44	0.78	0.78	0.70	3.00	1.00
14.00	9.00	0.40	0.78	0.76	3.00	1.00
15.00	9.35	0.26	0.78	0.83	3.00	1.00
16.00	9.68	0.25	0.78	0.89	3.00	1.00
17.00	9.88	0.15	0.78	0.96	3.00	1.00
18.00	10.08	0.15	0.78	1.02	3.00	1.00
19.00	10.27	0.15	0.78	1.09	3.00	1.00
20.00	10.47	0.15	0.78	1.15	3.00	1.00
21.00	10.60	0.10	0.78	1.22	3.00	1.00
22.00	10.74	0.10	0.78	1.28	3.00	1.00
23.00	10.87	0.10	0.78	1.35	3.00	1.00
24.00	11.00	0.10	0.78	1.41	3.00	1.00
25.00	11.00	0.00	0.78	1.47	3.00	1.00
26.00	11.00	0.00	0.78	1.54	3.00	1.00
27.00	11.00	0.00	0.78	1.60	3.00	1.00
28.00	11.00	0.00	0.78	1.67	3.00	1.00
29.00	11.00	0.00	0.78	1.73	3.00	1.00
30.00	11.00	0.00	0.78	1.80	3.00	1.00
31.00	11.00	0.00	0.78	1.86	3.00	1.00
32.00	11.00	0.00	0.78	1.93	3.00	1.00
33.00	11.00	0.00	0.78	1.99	3.00	1.00
34.00	11.00	0.00	0.78	2.05	3.00	1.00
35.00	11.00	0.00	0.78	2.12	3.00	1.00
36.00	11.00	0.00	0.78	2.18	3.00	1.00
37.00	11.00	0.00	0.78	2.25	3.00	1.00
38.00	11.00	0.00	0.78	2.31	3.00	1.00
39.00	11.00	0.00	0.78	2.38	3.00	1.00
40.00	11.00	0.00	0.78	2.44	3.00	1.00
41.00	11.00	0.00	0.78	2.51	3.00	1.00
42.00	11.00	0.00	0.78	2.57	3.00	1.00
43.00	11.00	0.00	0.78	2.63	3.00	1.00
44.00	11.00	0.00	0.78	2.70	3.00	1.00
45.00	11.00	0.00	0.78	2.76	3.00	1.00
46.00	11.00	0.00	0.78	2.83	3.00	1.00
47.00	11.00	0.00	0.78	2.89	3.00	1.00
48.00	11.00	0.00	0.78	2.96	3.00	1.00
49.00	11.00	0.00	0.78	3.02	3.00	1.00
50.00	11.00	0.00	0.78	3.09	3.00	1.00
51.00	11.00	0.00	0.78	3.15	3.00	1.00
52.00	11.00	0.00	0.78	3.21	3.00	1.00
53.00	11.00	0.00	0.78	3.28	3.00	1.00
54.00	11.00	0.00	0.78	3.34	3.00	1.00
55.00	11.00	0.00	0.78	3.41	3.00	1.00
56.00	11.00	0.00	0.78	3.47	3.00	1.00
57.00	11.00	0.00	0.78	3.54	3.00	1.00
58.00	11.00	0.00	0.78	3.60	3.00	1.00
59.00	11.00	0.00	0.78	3.67	3.00	1.00
60.00	11.00	0.00	0.78	3.73	3.00	1.00
61.00	11.00	0.00	0.78	3.79	3.00	1.00
62.00	11.00	0.00	0.78	3.86	3.00	1.00
63.00	11.00	0.00	0.78	3.92	3.00	1.00
64.00	11.00	0.00	0.78	3.99	3.00	1.00
65.00	11.00	0.00	0.78	4.05	3.00	1.00
66.00	11.00	0.00	0.78	4.12	3.00	1.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
67.00	11.00	0.00	0.78	4.18	3.00	1.00
68.00	11.00	0.00	0.78	4.25	3.00	1.00
69.00	11.00	0.00	0.78	4.31	3.00	1.00
70.00	11.00	0.00	0.78	4.37	3.00	1.00
71.00	11.00	0.00	0.78	4.44	3.00	1.00
72.00	11.00	0.00	0.78	4.50	3.00	1.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.78	2.15	0.00	0.00
2	0.78	2.15	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Casa Verde	3.00	0.02	2.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Casa Verde	0.62	0.00	9.00	0.10	-8.28	0.00

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS

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

Casa Verde

1130-1150 93rd Street
Bay Harbor Islands, Florida 33154

DEVELOPMENT IMPACT ANALYSIS REPORT

May 29, 2023

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

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.

Susan C Holland

Digitally signed by Susan C Holland
DN: c=US, o=HOLLAND ENGINEERING INC., dnQualifier=A01410D0000018632C4AEAE000588D2, cn=Susan C Holland
Date: 2024.05.29 08:43:50 -04'00'

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

The following information and analysis are intended to demonstrate compliance with the requirements of Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances to ensure that the Levels of Service (LOS) will be maintained as a result of this development.

1. POTABLE WATER

The water use requirements for this project are calculated based on the build-out information described on the attached Water Use Calculation Table. An increase in flow demand of **12,586 GPD** is expected from this project.

2. SANITARY SEWER:

The Sanitary Sewer flows generated by this project are calculated based on the build-out information described on the attached Sanitary Sewer Use Calculation Table. An increase in Sanitary Sewer flow of **9,817 GPD** is expected from this project.

3. SOLID WASTE:

The anticipated daily solid waste generation for this project are calculated based on the build-out information described on the attached Proposed Solid Waste Calculation Table. An increase in Solid Waste Generation of **39 TONS/YR** is expected from this project.

4. STORM DRAINAGE:

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

5. TRIP GENERATION ANALYSIS

The proposed development is expected to generate a net increase of 110 daily trips, 10 morning peak hour trips and 11 afternoon peak hour trips. The results of the trip comparison are detailed in the attached Trip Generation Analysis using the 11th Edition of the ITE Trip Generation Manual.

6. RECREATION FACILITIES:

The total population is estimated at 84.63 persons, based on a total of 39 dwelling units at 2.17 persons per unit.

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

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

PROPOSED POTABLE WATER USE CALCULATIONS

PROJECT : Casa Verde
DATE : May 29, 2023

TYPE OF BUILDING USE	ROOMS [EACH/SF](Avg. Household Size)	RATE [GPD/ROOM] [GPD/SF]	ADF [GPD]
PROPOSED FLOWS:			
Residential Condominiums	39(2.17per DU)	200	16,926
SUB-TOTAL			**16,926**
PREVIOUS FLOWS:			
	10(2.17 per DU)	200	4,340
SUB-TOTAL			**4,340**
NET INCREASE			**12,586**

PROPOSED SANITARY SEWER USE CALCULATIONS

PROJECT : Casa Verde
DATE : May 29, 2023

TYPE OF BUILDING USE	ROOMS [EACH/SF](Avg. Household Size)	RATE [GPD/ROOM] [GPD/SF]	ADF [GPD]
PROPOSED FLOWS:			
Residential Condominiums	39(2.17per DU)	156	13,202
SUB-TOTAL			**13,202**
PREVIOUS FLOWS:			
	10(2.17per DU)	156	3,385
SUB-TOTAL			**3,385**
NET INCREASE			**9,817**

PROPOSED SOLID WASTE CALCULATIONS

PROJECT : Casa Verde
DATE : May 29, 2023

TYPE OF BUILDING USE	AREA/UNITS [SF] [UNITS](Avg. Household Size)	RATE [LB/SF-DAY] [LB/UNIT-DAY]	SOLID WASTE GENERATED [TONS PER CAPITA/YR]	SOLOD WASTE GENERATED [TONS/YR]
PROPOSED SOLID WASTE:				
Residential Condominiums	39(2.17per DU)		0.632	53
SUB-TOTAL				**53**
PREVIOUS SOLID WASTE:				
	10(2.17per DU)		0.632	14
SUB-TOTAL				**14**
NET INCREASE				**39**

TRIP GENERATION ANALYSIS

PROJECT : Casa Verde
DATE : May 29, 2023

Daily

						Total Trips		
Land Use	**ITE Code**	**Size**	**Trip Generation Rate**	**In**	**Out**	**In**	**Out**	**Total**
Existing								
Multifamily housing (low rise)	220	10 DU	T=6.76(X)	50%	50%	33	34	67
Proposed								
Multifamily housing (mid rise)	221	39 DU	T=4.54(X)	50%	50%	88	89	177
Difference						**55**	**55**	**110**

Morning Peak Hour

						Total Trips		
Land Use	**ITE Code**	**Size**	**Trip Generation Rate**	**In**	**Out**	**In**	**Out**	**Total**
Existing								
Multifamily housing (low rise)	220	10 DU	T=0.40(X)	24%	76%	1	3	4
Proposed								
Multifamily housing (mid rise)	221	39 DU	T=0.37(X)	23%	77%	3	11	14
Difference						**2**	**8**	**10**

Afternoon Peak Hour

						Total Trips		
Land Use	**ITE Code**	**Size**	**Trip Generation Rate**	**In**	**Out**	**In**	**Out**	**Total**
Existing								
Multifamily housing (low rise)	220	10 DU	T=0.51(X)	63%	37%	3	2	5
Proposed								
Multifamily housing (mid rise)	221	39 DU	T=0.39(X) + 0.34	61%	39%	10	6	16
Difference						**7**	**4**	**11**

SKYRISE
ENGINEERING & TESTING

4121 SW 47th Avenue, Suite 1301
Davie, Florida 33314
(305) 331.0890
info@skyrise.engineering
https://www.skyrise.engineering

February 1, 2023

Skyrise Project No. 220150

Mr. David Maron & Mr. Michael Wittow
Horizon BHI, LLC
53 Broadway
Brooklyn, New York 11249

Re: Report of Subsurface Investigation and Geotechnical Engineering
Casa Verde
1130-1150 93rd Street
Bay Harbor Islands, Florida

Dear Mr. Messrs. Maron & Wittow:

Thank you for the opportunity to provide our services for the above referenced project. Our work has been completed in fulfillment of the scope of work described in Skyrise Proposal 220150rev1. This report provides a summary of the project, describes our field exploration, presents our evaluations of the site conditions and provides our recommendations for the foundation design of the proposed construction at the site.

This report assumed structural loads and should be reviewed and resubmitted by Skyrise once loads are provided.

Sincerely,

SKYRISE ENGINEERING AND TESTING

Richard Fesdjian, P.E.
President
Florida License No. 79312

RICHARD FESDJIAN LICENSE No. 79312 STATE OF FLORIDA PROFESSIONAL ENGINEER

This document has been digitally signed and sealed by:

Richard Fesdjian 2023.02.01 12:33:40-05'00'

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APPENDICES

Appendix A — Site Vicinity Map, Historical Aerial Photographs, and Test Location Plan
Appendix B — Boring Logs (B-1 through B-14)
Appendix C — Open-Hole Permeability Test Data (C-1)
Appendix D — Description of Field Services (D-1)

1. SITE DESCRIPTION

Site Location

- Site Address: 1130-1150 93rd Street, Bay Harbor Islands, FL
- Site Boundaries: North: 93rd Street
  South: 2-level condo and vacant parcel
  East: 2-level condo
  West: 2-level condo
- Folio Number(s): 13-2227-001-3160; 13-2227-001-3151; 13-2227-001-3150 (west to east)
- Site Dimensions: Approximately 150 feet (north-south) by 225 feet (east-west) based on ALTA survey
- Site Grades: Between +5 and +6 feet relative to the 1929 National Geodetic Vertical Datum (NGVD)

Site History and Current Use:

- Current Use: The parcel furthest to the east is occupied by a 2-level residential structure constructed in 1955 (Miami Dade County Property Appraiser website). The remaining parcels are vacant.
- Historic Aerial Photography: Google Earth aerial photography is available dating back to 1995. The oldest aerial imagery shows similar construction on the east portion of the site. The parcels that are presently vacant were occupied by low rise structures up to 2006, and after they were demolished these parcels have been vacant except in 2009 when the area was paved and used for parking.
- Changes to Site: No significant site filling, lake excavations, or major earthwork operations can be noted from the aerial photographic review.
- Foundations: We are not aware of the foundation system for the existing or adjacent buildings. If this information is available it should be provided to us.

A vicinity map and site historical aerials are presented in Appendix A.

2. PROJECT INFORMATION

Documents Review

- Survey: ALTA by Blanco Surveyors, Inc. dated June 7, 2022
- Site Plan: Not provided
- Architectural: Not provided
- Structural: Not provided
- Geotechnical Report: Not provided
- Phase 1 Report: Not provided
- As-built Drawings: Not provided
- Other: Test boring and percolation test location maps (identified in the ALTA survey drawing)

Project Scope

- General Description: Information about the proposed development is limited. We understand it consists in the construction of an 8-level condominium structure.
- Building(s) Footprint: Not provided
- Site Coverage: Not provided
- Parking: Levels 1 and 2 will include parking, a lobby, and shared amenities
- Basement Construction: Not planned
- Building Uses: Residential

Building Loads:

- Interior Columns: 800 to 1200 kips (assumed)
- Perimeter Walls: 10 kips per linear foot (assumed)
- Ground Floor Slabs: 150 pounds per square foot (assumed)

Actual structural loading should be provided when available.

3. PURPOSE AND SCOPE OF SERVICES

Purpose

The purpose of our scope of services is to perform a due diligence geotechnical subsurface exploration and engineering analyses to provide recommendations for design and construction of the proposed project. Specifically, our report provides:

- A brief description of the project based on information provided to us.
- An overview of our field exploration program, test procedures, and laboratory testing (if conducted).
- Discussion of the site-specific subsurface conditions, including groundwater and hydraulic conductivity.
- Evaluations and discussions of the geotechnical aspects of the proposed structure(s) and feasibility of constructing the proposed development at the site.
- Discussion of feasible foundation type(s) for the proposed construction.
- Design parameters for the recommended foundation type, including vertical and lateral load resistance.
- Estimates of foundation settlements.
- Modulus of subgrade reaction for any slabs on grade.
- Recommendations for site preparation and grading, including the suitability of on-site materials for use as structural fill, backfill placement recommendations, and slab subgrade preparation.
- Construction considerations including excavation support and dewatering, impacts of existing foundations, and impacts for adjacent structures.
- Drawings showing test locations, a graphic summary of the borings drilled, and individual boring logs with detailed descriptions of the materials encountered.

Scope of Services

Our scope of work for the proposed development is described below. Please refer to the Description of Field Services section in Appendix D for further details regarding the general procedures for our scope of services.

Geotechnical borings:	Five (5) SPT borings to a depth ranging between 50 and 65 feet below grade.
Drainage Tests:	One (1) test
Reasonable Assurance Report:	Excluded
Test Excavations (TEs):	Excluded
Private Locator:	Excluded

The approximate boring and percolation test locations are included in the Test Location Plan presented in Appendix A.

4. SUBSURFACE EXPLORATION

Borings

The materials encountered at the site can be generally classified as described below. The stratification of soils within the depths explored during this study are consistent with the anticipated geology within the project site. Additional information about the materials encountered at each location drilled can be found in the boring logs presented in Appendix B.

- Layer 1 – Limestone Fragments and Sand:

Soil type:	Brown to dark brown sand with roots, shells, and concrete fragments.
Depth to top of layer:	Started from ground surface elevation.
Maximum depth to bottom of layer:	4 feet from grade.
Thickness:	Two (2) to four (4) feet.
Surface cover:	Up to 12 inches of topsoil.
Other characteristics of material:	None.
Laboratory testing:	Not performed.
N-Value range:	6 to 51 blows per foot (bpf).
N-Value average:	20 bpf.
Modulus of Elasticity (ksf):	250 to 350
Additional comments:	This layer was encountered in all the borings. Presence of concrete fragments indicates portions of the site may have been filled in the past.

- Layer 2 – Silt, Silty Sand, Organic/Peaty Sand:

Soil type:	Gray silt, silty sand, and occasional organic/peaty sand.
Depth to top of layer:	Two (2) to four (4) feet from grade.
Maximum depth to bottom of layer:	8.5 feet.
Thickness:	6 feet thick.
Other characteristics of material:	Organic/peaty sand only present in borings B-1 and B-3, with a thickness of about 2 feet and in the bottom portion of the layer. Organic portion of the layer had traces of roots.
Laboratory testing:	Not performed
N-Value range:	Less than one (weight of hammer) to 11 bpf.
N-Value average:	5 bpf.
Modulus of Elasticity (ksf):	150 to 200
Additional comments:	This layer was encountered in all the borings.

- Layer 3 – Sand:

Soil type:	Gray to dark gray sand, silty sand.
Depth to top of layer:	6.5 to 8.5 feet from grade.
Maximum depth to bottom of layer:	23 feet from grade.
Thickness:	16 feet thick.
Other characteristics of material:	Traces of shells throughout the entire layer. A 5-foot thick layer of gray silt was encountered in Boring B-4 at a depth of 19 feet below grade.
Laboratory testing:	Not performed.
N-Value range:	Less than one (weight of hammer) to 26 bpf.
N-Value average:	10 bpf.
Modulus of Elasticity (ksf):	200 to 350
Additional comments:	This layer was encountered in all the borings.

- Layer 4 – Limestone/Sandstone with Interbedded Sand Pockets:

Soil type:	Tan to light gray limestone/sandstone with some sand pockets.
Depth to top of layer:	23 feet from grade.
Maximum depth to bottom of layer:	65 feet from grade (termination depth of borings).
Thickness:	At least 27 feet thick.
Other characteristics of material:	Sand pockets are generally 5- to 8-feet thick.
Laboratory testing:	Not performed.
N-Value range:	Less than one (weight of hammer) to greater than 50 blows per 6-inches (refusal).
N-Value average:	36 bpf.
Modulus of elasticity (ksf):	2,000 to 10,000
Unconfined compressive strength (ksf):	200 to 500
Allowable side shear (ksf):	3 to 5
Additional comments:	This layer was encountered in all the borings.

Percolation Tests

The results of the percolation test performed is presented below and in further detail in Appendix C.

TEST NUMBER	HYDRAULIC CONDUCTIVITY (K) (cfs/ft^2 - ft head)
P-1	1.42 x 10^{-04}

5. GROUNDWATER CONDITIONS

The groundwater was encountered in the borings at depths ranging between 4.8 and 5.8 feet below current site grades. These elevations correspond to about -0.3 to +0.9 feet relative to the 1929 National Geodetic Vertical Datum (NGVD). The elevations reported herein are approximate and are based on the elevations provided in the survey. If more accurate elevations are required Skyrise can install piezometers at the site and provide periodical readings.

In general, the groundwater table in the vicinity of the project is encountered at approximately 0 to +4 feet NGVD. It should be noted that variations to the previously mentioned elevations should be expected due to storm and hurricane events, tidal fluctuations, seasonal climate, surface runoff patterns, and construction activities.

6. SEISMIC CLASSIFICATION

Based on Chapter 20 of the 2016 ASCE-7 Standard and our geotechnical evaluation of the subsurface profile and data collected at the site, we recommend the use of as a Site Class D designation for the design of the project.

7. EVALUATION AND DISCUSSION

Based on our explorations at the site, the site is suitable for construction from a geotechnical perspective. The primary concerns for foundation design and construction include support of the proposed new structure loads without unacceptable settlement, and minimizing adverse impacts to adjacent structures. Methods for alleviating these concerns during development are further discussed in Sections 8 and 9 of this report.

Considering the borings encountered a layer of very soft silt, silty sand, and organic sands, we have discarded the possibility of supporting the proposed structure on a shallow foundation system or a mat foundation as these materials could likely settle when subjected to the anticipated loads of the structure. The most prudent alternative to mitigate settlement concerns would be to excavate and replace these soils. However, considering these materials extend a few feet below the water table, it would be very challenging to confirm the silt and organic materials have been completely removed. Other methods of ground improvement that would leave the silt and organic sand in place could result in less-than-optimal foundation performance. Based on our experience, other methods of ground improvement such as vibro-flotation or stone columns (vibro-replacement) could also underperform due to the presence of the silt and organic materials. Additionally, these ground improvement methods generate vibrations which could adversely affect nearby buildings and structures.

We also reviewed the feasibility of supporting the structure on shallow foundations after ground improvement by rigid inclusions (RI). This method consists of installing unreinforced grout columns across the entire building footprint on a 5-foot by 5-foot grid pattern. Column diameters generally range from 12 to 24 inches. The RIs would probably be tipped at depths ranging from 25 to 40 feet below grade. The RIs are then capped by a load transfer platform comprising a few feet of granular fill such as No. 57 stone or roadway base material, which allows for the transfer of the building loads to the RIs. The ground floor slab could be supported on grade with this method. *It should be noted that while this method may be considered feasible to support the proposed structure, further evaluation is required as the building layout details and final grades for the development have not been provided to us at this time.*

The proposed structure can be supported on a pile foundation system consisting of augered, cast-in-place (ACIP) piles after the site is prepared as recommended in this report. Our foundation design recommendations are further discussed in section 10 of this report.

8. SETTLEMENT AND IMPACTS TO ADJACENT STRUCTURES

8.1 SETTLEMENT

The geological formation in South Florida, combined with not having building loads for the proposed development, makes estimating settlement a complex task. Therefore, the development team should understand our settlement estimate is a probabilistic range of values based on our experience with the construction and performance of similar structures in the vicinity of the project.

Considering the lithologic formation immediately below the anticipated tip elevation of the proposed pile foundation consists of granular materials and rock, we estimate the building settlements could manifest during construction and continue occurring over a period of two to four months after construction.

Assuming the building foundations are designed and constructed as recommended in this report, it is probable that settlement of an 8-level structure could experience a primary settlement of under one (1) inch, and differential settlements would probably be on the order of ½ inch. The differential settlement range assumes the heaviest portion (core) of the structure is located at the center of the building.

8.2 IMPACTS TO ADJACENT STRUCTURES

At the time of preparing this report, the nearest buildings to the site boundaries are located approximately 5 to 10 feet from the south, east and west property lines. We are not aware of the foundation types that are supporting the adjacent buildings.

The adjacent structures could be impacted during construction by three sources. These are settlement, vibrations during demolition and construction, and ground movement due to adjacent excavations. We have evaluated these three sources in the paragraphs below. We recommend that pre- and post-construction observations of adjacent structures are performed prior to the start of construction activities at the site.

Settlement impacts

Adjacent structures can experience settlement due to the settlement of the new construction and due to dewatering.

The proposed construction is expected to experience some degree of settlement in the areas where the heaviest loads of the building(s) are transferred to the ground. This settlement diminishes gradually outward from the points of the load application. The radial dissipation of load generally depends on two main factors; the amount of load applied, and the capacity of the bearing materials below the bottom of the foundations to resist that load.

Considering the heaviest portion of the building could experience settlement of approximately one (1) inch, it is unlikely that adjacent structures may be impacted. However, we have not reviewed a site plan for the proposed construction and are not aware of where the heavier portions of the structure may be located. *Additional evaluation for settlement impacts is recommended to be performed by Skyrise after the building design further advances.*

Vibration impacts

Construction activities such as demolition, compaction, ground improvement techniques, installation of sheet piles, and excavation of near-surface limestone can negatively impact adjacent buildings and structures. Some of these activities may generate more off-site vibrations than others. We recognize the proposed development may include some of this work. While some of vibrations caused by these activities may only be felt by humans and not cause visible damage to buildings and structures, they can sometimes manifest in cosmetic or even structural damage.

Vibration impacts can be reduced by digging isolation trenches, modifying compaction techniques, and the use of non-vibratory methods of foundation construction. Notwithstanding, we encourage the development team to consider monitoring vibrations during construction activities. Skyrise can develop a vibration monitoring plan and design limits for offsite vibrations for this project.

Ground movement impacts

Yet another source of potential impact to adjacent buildings and structures is performing excavations in close proximity to property lines. Particularly, the concern arises when structures are directly supported on granular soils that could unravel into an open excavation.

The impacts to adjacent buildings due to excavations and ground movement can be reduced by installing trench boxes, benching the excavations, utilizing ground improvement techniques such as jet grouting, soil mixing, flowable fill, or by underpinning the structure(s) along the excavation.

While we have not reviewed civil drawings and are not aware of any deep utilities planned for the site, the development team should consider the proximity of open excavations to nearby buildings, roadways,

sidewalks, and ancillary features.

9. SITE PREPARATION

Site Stripping

After demolition of the existing structures, and removal of pavements, construction remnants, and landscaping areas, the proposed development areas plus a five-foot perimeter should be cleared, grubbed and stripped. Existing foundations should be removed if they are found to be in conflict with the proposed development. Any voids created by the removal of any underground structures or unsuitable materials should be backfilled as described below.

Proofrolling

After the site has been prepared as described above, proofrolling of building and pavement areas should be performed with a 20-ton roller or larger operating at its maximum vibrational frequency at a speed not exceeding 2 feet per second. The roller should perform overlapping passes of at least 25 percent. The proofrolling should be observed by a Skyrise representative, and any weak materials or yielding conditions identified during the process should be replaced in compacted lifts as described immediately below.

Structural fill

Structural fill soil should consist of material free of organics, roots and vegetation. Additionally, we recommend granular fill is used, with under 10 percent of its particles passing the U.S. Standard No. 200 sieve in its dry condition. In general, fill placed in building pads should not exceed a particle size of six (6) inches, and in the upper foot of the building pad the maximum particle size should not be larger than three (3) inches. Particles larger than one (1) inch should not be allowed to nest during the placement of the material. The use of “Cyclone Sand” is not permitted to be used as structural fill.

Based on the borings drilled at the site, the majority of the near-surface materials at the site meet the criteria described above. However, some of these materials might require localized sorting and moisture-conditioning prior to re-use. Organic and silty soils in their natural conditions should not be used for structural fill.

Structural fill materials should be placed in loose lifts not exceeding 12-inches in thickness. The lifts should be compacted to at least 95 percent of the Modified Proctor (ASTM D1557) maximum dry density value utilizing a large roller. If a small vibratory plate or walk-behind equipment is used, then loose lifts should not exceed 8 inches.

Density tests should be performed by a qualified technician working under the supervision of the geotechnical engineer. One test should be performed for each 2,500 square feet of building construction should be used to verify the suitability of the compacted materials.

It should be noted that the use of vibratory equipment during proofrolling and compaction could cause adverse effects on existing buildings, pavements and ancillary structures. The recommendations above should be reviewed and modified as approved by the geotechnical engineer to reduce offside vibration impacts.

The civil engineer should consider the installation of flexible connections for site utilities if site grades are planned to be raised during development.

10. FOUNDATION RECOMMENDATIONS

The proposed 8-level tower can be supported on ACIP piles with the allowable axial and lateral capacities described in the table below:

ACIP Pile Diameter (in)	Pile Tip Elevation (feet NGVD)	Allowable Compression (kips)	Allowable Tension (kips)	Minimum Grout Strength (ksi)	Vertical Spring Constants (kpi)
14	-48	230	115	5.0	230
16	-53	300	150	5.0	300

1. The required grout strengths presented in the table above may be designed for 28- or 56-days from grout pouring.

2. Capacity recommendations provided above are based on the FBC Code Section 1810 which limits the maximum allowable stress to 0.3 f'c for cast-in-place foundations without permanent casing.

3. The minimum center-to-center spacing between piles should be at least three pile diameters.

4. The initial spring constant values provided above are based on our anticipated settlement of the tower. These values should be refined as the structural model is developed and the design of the structure is further advanced. A spring constant value of 1,200 kips can be used for analysis of transient loads. These values do not include any factor of safety.

Lateral Load Analysis

The lateral capacities presented in the table above were obtained from an LPIPE software analysis. Our analyses considered:

a. Simultaneous loading application of tension and lateral loads.
b. A fixed head condition for the pile.
c. A pile reinforcement of approximately 2 percent.

The analysis was performed for a single pile. Modification factors were then applied to p-y soil resistance values to consider the effect of pile grouping. The allowable lateral capacities provided in the table above assume the pile cap sides are earth-formed and poured in the upper limestone formation or surrounded by No. 57 stone. A factor of safety of 1.5 has been included for lateral capacities. Higher capacities can be provided if required. If the pile reinforcement is significantly different than what we have assumed above, the lateral pile capacities may be required to be adjusted.

Our recommendations for allowable pile lateral capacities for the fixed head condition are presented in Table 3 below. These capacities are unfactored, and assume a maximum pile head movement ranging between ¼ to 3/8 inches.

Pile Diameter (in)	Allowable Lateral (kips)	Maximum Bending Moment (in-kips)	Depth to Max. Bending Moment (ft.)	Depth to Zero Moment from top of pile (ft.)
14	3	252	0	24
16	5	375	0	24

In addition to the lateral resistance of piles, the friction of the vertical faces of pile caps and grade beams also provide resistance to lateral loads. Frictional resistance between the soil and bottom of foundation elements should be ignored.

An equivalent fluid density of 110 pounds per cubic foot may be used to compute the passive pressures acting against the sides of the pile caps and grade beams. This value includes a factor of safety of 1.5.

Pile Reinforcement

The structural engineer should design the pile reinforcement for each pile based on the anticipated axial and lateral loads the foundation system will be subjected to. The reinforcement for piles designed to resist lateral loads should extend at a minimum to the depth of maximum bending moments listed above. As verification for cross-section of the grouted column, we recommend each pile is reinforced with at least one No. 7 bar throughout the entire length of the pile. The steel reinforcement should maintain a minimum of 3 inches of cover around the pile perimeter throughout the entire pile length.

Load Test Program

1. We recommend that at least one compressive, one tension, and one lateral load test be performed for each pile type and tip elevation for the project. Such program should be performed prior to the start of production foundation installation.

2. Pile load testing should be performed per ASTM D1143 (compression test), ASTM D3689 (tension test) and ASTM D3966 (lateral test). The test loads should be at least twice the pile working capacity. We also recommend overloading the compression pile to 2.5 times the design capacity.

3. Load tests should be performed and results interpreted in accordance with the most current edition of the Florida Building Code.

4. Test piles should be instrumented with strain gauge pairs in all test piles to evaluate load transfer. The depths at which the strain gauges are installed will be reviewed and approved by Skyrise prior to installation.

5. The pile contractor shall provide a submittal for review by the structural and geotechnical engineers. This submittal should include at a minimum the following information:

    a. Plan indicating the test location
    b. Pile reinforcement for each pile diameter, type, and tip elevation
    c. Pile loading schedule for each pile diameter, type, and tip elevation
    d. Test pile set up diagrams and frame layouts
    e. Proposed strain gauge pair depths for each test pile
    f. Grout mix design and any other documentation from the grout supplier

    The pile contractor should not proceed with pile installation without an approved submittal.

6. Test piles should not be used as production piles. Reaction piles may be reused as production piles if such piles meet the installation specifications and are monitored for movement during load testing.

7. A load test report evaluating the results of the testing should be provided. This report should confirm the recommended working loads for the production piles or provide recommendations for updated pile capacities.

Pile Foundation Construction

1. ACIP piles should be installed by an experienced contractor that is familiar with the local geology.

2. A production pile submittal should be provided for the structural and geotechnical engineers to review. This submittal should contain at a minimum the following information:

    a. A pile numbering plan
    b. Pile reinforcement for each pile diameter, type, and tip elevation
    c. Grout mix design and any other documentation from the grout supplier

3. The drilling contractor should be prepared to encounter hard drilling at the site and above the pile tip elevation(s) as disclosed in some of our borings. Such condition is indicated on the boring logs as refusal type material, where SPT N-values exceed 50 bpf. Hard rock may result in slower drilling, more frequent changing of drilling bits, and may require the contractor to mobilize a rig with a higher torque capacity.

    Based on our knowledge of the lithologic formation within the vicinity of the site, some porous limestone may be encountered. Such condition may result in larger volume of grout being required to complete a pile.

4. During grouting of the pile excavation, the auger should be extracted slowly and in a continuous manner to ensure the entire pile shaft is uniformly grouted and to prevent caving of materials. Auger rotation shall be kept to a minimal rate to prevent upward movement of grout as the auger is being retrieved. The amount of grout required to grout each pile should be at least 15 percent greater than the theoretical pile volume.

5. A grout head of at least 10 feet should be maintained throughout the grouting of the pile shaft.

6. Pile centers should be installed within three (3) inches of specified plan location, and within two (2) percent of vertical or batter line.

7. Per the Florida Building Code, piles should not be installed closer than six (6) diameters within 12 hours.

8. The steel reinforcement should be installed into the pile shaft immediately upon withdrawal of the grouting auger.

Pile Foundation Quality Control and Acceptance of Installation

1. Piling operations should be observed by a Skyrise representative to ensure the recommendations described herein are followed.

2. Grout should be sampled during piling installation every 50 cubic yards of grout placed. Grout testing may include testing for plastic properties of the grout, along with casting at least six (6) cube samples per set for compressive strength in the laboratory. Sampling, field and laboratory curing, transportation, and testing should follow the manufacturer's recommendations and applicable ASTM standards.

    A minimum of three (3) cube samples should be tested for compressive strength at the design age as recommended by the supplier. The average compressive strength of these three samples should exceed the strength requirements provided in this report. Remaining cubes can be tested at earlier stages as indication of early stages of grout curing or at later stages if necessary.

3. The special inspector representative may request the contractor to redrill a pile if:

    a. The actual grout volume is less than the recommended percentage over the theoretical volume
    b. The auger flight is retrieved rapidly and a continuous grout column is not being maintained during grouting operations
    c. The grouting operations are suddenly stopped
    d. An obstruction is encountered which prevents the pile reinforcement to reach the target tip elevation

4. It should be noted that additional piles may be required to be installed after piles have been completed for the following reasons:

    a. The as-built location of the pile falls outside of an acceptable lateral range from the planned location, which may lead to excessive moments to the pile cap and/or reduced pile capacities.
    b. A sudden grout drop is observed in adjacent piles during drilling of a new pile

    Redrilling of piles as indicated in sections 3 and 4 above should be at the pile contractor's expense.

5. A daily record of pile installation should be maintained during piling operations.

6. A final letter by the special inspector will be issued certifying that the piles have been installed

Ground Floor Slabs

The slabs should be structurally supported to avoid any undesirable settlements of the ground floor slab, especially if site grades are planned to be raised.

Slabs should be reinforced for the loads that they will sustain. Precautions should be taken to reduce moisture vapor transmission through concrete as it could adversely affect floor coverings and other items directly in contact with the slab. A moisture vapor retarder should be placed between the slab subgrade and the slab to reduce moisture vapor intrusion through the slab. Slab reinforcement should be carefully placed so the membrane is not punctured.

11. EXCAVATIONS AND DEWATERING

Excavations

All excavations at the site should comply with Occupational Safety and Health Administration (OSHA) design and safety requirements. The contractor is the sole party responsible for the design and construction of temporary excavations, along with ensuring these excavations are stable for the period they are open.

The upper layer at the site consists of granular materials that are unable to remain vertically open when excavated. The excavation walls may naturally cave-in upon excavating, and over time the excavation slopes can become larger due to the unravelling of the materials caused by rain events, surface runoff, and construction vibrations. Excavations within the limestone formation are expected to remain vertical if exposed.

Dewatering

The natural groundwater at the site is expected to range between Elevation +0 to +4 feet NGVD. However, variations can be expected due to seasonal effects, storm surges and construction activities. Considering that basement construction is not planned, the majority of the construction activities can be completed without dewatering. However, it is possible that dewatering could be needed for the construction of some deep pile caps and the installation of some utilities. Considering these installations are localized, the groundwater table can likely be lowered to the required depths using sumps and pumps. If larger volumes of water are required to be mobilized, the installation of well points or larger pumps could be considered. When dewatering, the contractor should consider that all of the extracted water should be properly discharged in accordance with the requirements from all local jurisdictional agencies.

Dewatering of any excavation at the site is solely a responsibility of the contractor.

Our study did not include testing for dewatering purposes, discharging capabilities, or impacts to adjacent sites due to dewatering. If dewatering is planned for this site, a dewatering plan should be submitted for review prior to commencement of dewatering activities.

12. REPORT LIMITATIONS

Our report has been prepared for the exclusive use of the Owner and other members of the design team, and our recommendations solely apply to this site and for the proposed development described in this report. Any changes to the development of the project invalidate our recommendations herein, and Skyrise should be granted the opportunity to review and update our report accordingly.

The recommendations contained in this report are not applicable to any other site. The data included in this report as well as our foundation design and recommendations are based on data collected at discrete locations of the site at a specific time. Geological conditions in the vicinity of the site may vary, and the development team should consider that unusual site conditions not disclosed in this report may be present at the site and may not be evident until construction starts. If the conditions at the site or neighboring sites are altered between the issuance of our report and the time of starting construction, Skyrise should be contacted to review and update this report as such conditions may affect our recommendations.

An environmental study was not requested to be performed as part of this report. Skyrise did not perform any testing related to soil or groundwater contamination.

Our report has been prepared in general accordance with the standard of care practiced by members of Consultant's profession performing similar services on similar projects in similar localities; no other warranty is expressed or implied. We assume no responsibility for misinterpretations of the contents of this report.

We should be engaged to provide design consultation, document review, and construction observations on behalf of the owner and design team to ensure that our recommendations have been properly interpreted and implemented. If Skyrise is not retained to provide monitoring of foundation installation and construction-related activities, Client waives all responsibility against us for the interpretation of the contents of this report and for the foundation performance as we have no ability to verify the procedures of construction performed by others.

APPENDIX A

Site Vicinity Map

Historical Aerial Photographs

Test Location Plan

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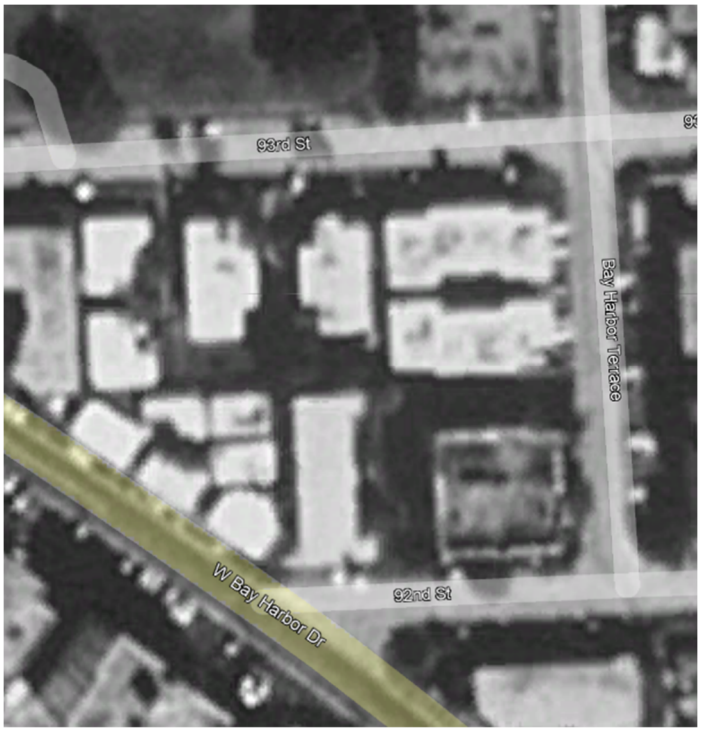
Taken from Miami-Dade Property Appraiser

DRAWING TITLE: Vicinity Map	**PROJECT No.:** 220150
PROJECT NAME: Casa Verde	
PROJECT LOCATION: 1130 - 1150 93rd Street, Bay Harbor Islands, FL	

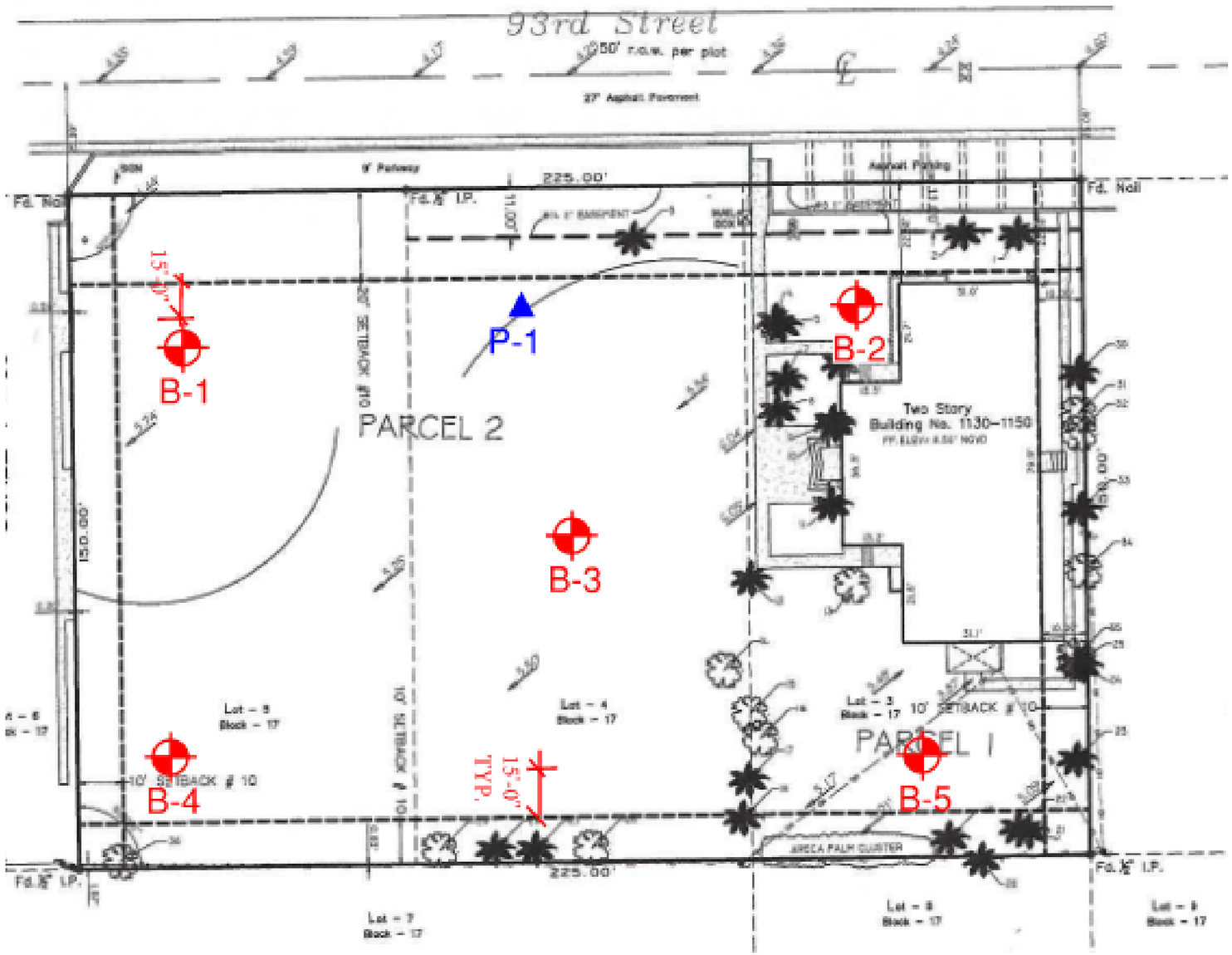
2022



1994

Taken from Google Earth 2023

DRAWING TITLE: Site Historical Aerial Photographs	**PROJECT No.:** 220150
PROJECT NAME: Casa Verde	
PROJECT LOCATION: 1130 - 1150 93rd Street, Bay Harbor Islands, FL	



Approximate Scale in Feet

LEGEND

B-1 Number and Approximate Location of SPT Boring

P-1 Number and Approximate Location of Percolation Test

NOTES

1. Test location symbols are approximate and not to scale.

2. Base drawing was provided by the client from an ALTA/NSPS Survey performed by Blanco Surveyors, Inc. dated 6/7/2022

DRAWING TITLE:	Test Location Plan	**PROJECT NO.:**	220150
PROJECT NAME:	Casa Verde	**DRAWN BY:**	RF
PROJECT LOCATION:	1130-1150 93rd Street, Bay Harbor Islands, Florida	**DATE:**	1/31/2023

SKYRISE ENGINEERING & TESTING
4121 SW 47th Avenue Suite 1301, Davie, Florida 33314
T: (305) 331-0890 - info@skyrise.engineering

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APPENDIX B

Boring Logs

SKYRISE ENGINEERING & TESTING

BORING NUMBER B-1

PROJECT NAME	Casa Verde	**PROJECT NUMBER**	220150
PROJECT ADDRESS	1130 - 1150 93rd Street, Bay Harbor Islands, FL		
CLIENT	Horizon BHI, LLC	**DATE STARTED**	1/10/2023
DRILLED BY	J&R	**LOGGED BY** RF	**DATE COMPLETED** 1/10/2023
LATITUDE		**LONGITUDE**	**DATUM** 1929 NGVD
HOLE DEPTH (ft.)	58.7	**HOLE SIZE (in.)** 3	**GROUND ELEVATION (ft)** 5.5
NOTES			**GROUNDWATER DEPTH (ft)** 4.8
			GROUNDWATER ELEVATION (ft) 0.7

DEPTH (FEET)	ELEVATION (FEET)	SAMPLE	BLOWS PER 6" INCREMENT	N-VALUE	RECOVERY (INCHES)	USCS CLASSIFICATION	SYMBOL	WATER TABLE	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	-200 FINES CONTENT (%)	ORGANIC CONTENT (%)
0	5.5											
		X	7 6 3 2	9	4	SM			Topsoil			
		X	1 2 1 2	3	3	SP			SAND, loose, fine to medium, dark brown, with roots (Fill)			
						ML		▼	SILT, soft, gray			
5	0.5	X	1 1 2 1	3	18	SP			ORGANIC SAND, very loose, fine to medium, dark brown			
		X	1 2 8 8	10	10	SP			SAND, loose, medium to coarse, gray, with shells			
		X	4 6 3 5	9	15				SAND, loose, medium to coarse, gray, with shells, trace of roots			
10	-4.5											
		X	4 6 6 8	12	21				SAND, medium dense, medium to coarse, gray, with shells			
15	-9.5											
		X	4 2 1 1	3	16	SM			SILTY SAND, very loose, gray			
20	-14.5											
		X	5 10 8 8	18	12				LIMESTONE, very soft, tan			
25	-19.5											

SKYRISE ENGINEERING & TESTING

BORING NUMBER B-1

PROJECT NAME Casa Verde **PROJECT NUMBER** 220150

PROJECT ADDRESS 1130 - 1150 93rd Street, Bay Harbor Islands, FL

DEPTH (FEET)	ELEVATION (FEET)	SAMPLE	BLOWS PER 6" INCREMENT	N-VALUE	RECOVERY (INCHES)	USCS CLASSIFICATION	SYMBOL	WATER TABLE	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	-200 FINES CONTENT (%)	ORGANIC CONTENT (%)
25	-19.5											
30	-24.5	X	2 3 3 8	6	12	LS			LIMESTONE, very soft, tan			
35	-29.5	X	5 4 3 13	7	10				LIMESTONE, very soft, light brown *Loss of circulation at 33 feet. Not recovered.*			
40	-34.5	X	50/5"	100	4				LIMESTONE, hard, light gray			
45	-39.5	X	8 8 11 11	19	15	SS			SANDSTONE, very soft, light gray			
50	-44.5	X	9 9 5 5	14	10	LS			LIMESTONE, very soft, light gray			
55	-49.5	X	50/3"	100	3				LIMESTONE, very hard, light gray			

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BORING NUMBER B-1

PROJECT NAME Casa Verde **PROJECT NUMBER** 220150

PROJECT ADDRESS 1130 - 1150 93rd Street, Bay Harbor Islands, FL

DEPTH (FEET)	ELEVATION (FEET)	SAMPLE	BLOWS PER 6" INCREMENT	N-VALUE	RECOVERY (INCHES)	USCS CLASSIFICATION	SYMBOL	WATER TABLE	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	-200 FINES CONTENT (%)	ORGANIC CONTENT (%)
55	-49.5											
58.7	-54.5	X	49 50/2"	100	6	LS			LIMESTONE, hard, light gray			

Boring terminated at 58.7 feet

SKYRISE ENGINEERING & TESTING

BORING NUMBER B-2

PROJECT NAME	Casa Verde	**PROJECT NUMBER**	220150
PROJECT ADDRESS	1130 - 1150 93rd Street, Bay Harbor Islands, FL		
CLIENT	Horizon BHI, LLC	**DATE STARTED**	1/10/2023
DRILLED BY	J&R	**LOGGED BY** RF	**DATE COMPLETED** 1/10/2023
LATITUDE		**LONGITUDE**	**DATUM** 1929 NGVD
HOLE DEPTH (ft.)	58.1	**HOLE SIZE (in.)** 3	**GROUND ELEVATION (ft)** 5.5
NOTES			**GROUNDWATER DEPTH (ft)** 5.5
			GROUNDWATER ELEVATION (ft) 0

DEPTH (FEET)	ELEVATION (FEET)	SAMPLE	BLOWS PER 6" INCREMENT	N-VALUE	RECOVERY (INCHES)	USCS CLASSIFICATION	SYMBOL	WATER TABLE	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	-200 FINES CONTENT (%)	ORGANIC CONTENT (%)
0	5.5											
		X	1 3 3 2	6	4	SM			Topsoil			
						SP			SAND, loose, medium, light brown, with a trace of shells, (Fill)			
		X	1 1 0 0	1	10	ML			SILT, very soft, gray			
5	0.5	X	0 0 0 0	0	14			▼	SILT, very soft, gray			
		X	0 0 3 3	3	4	SP			PEATY SAND, loose, dark brown, with fine roots			
		X	6 12 12 12	24	13				SAND, loose, medium to coarse, dark gray, with shells			
10	-4.5											
		X	5 8 5 5	13	11				SAND, medium dense, medium to coarse, gray, with shells			
15	-9.5											
		X	3 3 8 3	11	15				SAND, medium dense, medium to coarse, gray, with shells			
20	-14.5											
		X	12 16 18 18	34	6				LIMESTONE, medium hard, light brown, with sand			
25	-19.5											

SKYRISE ENGINEERING & TESTING

BORING NUMBER B-2

PROJECT NAME Casa Verde **PROJECT NUMBER** 220150

PROJECT ADDRESS 1130 - 1150 93rd Street, Bay Harbor Islands, FL

DEPTH (FEET)	ELEVATION (FEET)	SAMPLE	BLOWS PER 6" INCREMENT	N-VALUE	RECOVERY (INCHES)	USCS CLASSIFICATION	SYMBOL	WATER TABLE	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	-200 FINES CONTENT (%)	ORGANIC CONTENT (%)
25	-19.5											
30	-24.5	X	8 6 5 5	11	17	LS			LIMESTONE, very soft, tan			
		X	4 5 9 28	14	15				LIMESTONE, very soft, tan			
35	-29.5					SP			SAND, medium dense, medium to coarse, light brown, with shells			
		X	15 50/5"	100	6	LS			LIMESTONE, hard, light brown, with trace of sand and shells			
40	-34.5								*Loss of circulation at 43 feet. Not recovered.*			
		X	6 28 23 5	51	17				LIMESTONE, moderately hard, light brown, with trace of sand and shells			
45	-39.5					SP			SAND, very loose, medium to coarse, light brown, with shells			
		X	0 0 0 0	0	0							
50	-44.5	X	50/2"	100	2	LS			LIMESTONE, hard, light brown			
55	-49.5											

SKYRISE ENGINEERING & TESTING

BORING NUMBER B-2

PROJECT NAME Casa Verde **PROJECT NUMBER** 220150

PROJECT ADDRESS 1130 - 1150 93rd Street, Bay Harbor Islands, FL

DEPTH (FEET)	ELEVATION (FEET)	SAMPLE	BLOWS PER 6" INCREMENT	N-VALUE	RECOVERY (INCHES)	USCS CLASSIFICATION	SYMBOL	WATER TABLE	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	-200 FINES CONTENT (%)	ORGANIC CONTENT (%)
55	-49.5											
58.1	-54.5	X	50/1"	1	1	LS			LIMESTONE, very hard, light gray			

Boring terminated at 58.1 feet

SKYRISE ENGINEERING & TESTING

BORING NUMBER B-3

PROJECT NAME	Casa Verde	**PROJECT NUMBER**	220150
PROJECT ADDRESS	1130 - 1150 93rd Street, Bay Harbor Islands, FL		
CLIENT	Horizon BHI, LLC	**DATE STARTED**	1/10/2023
DRILLED BY	J&R	**LOGGED BY** RF	**DATE COMPLETED** 1/10/2023
LATITUDE		**LONGITUDE**	**DATUM** 1929 NGVD
HOLE DEPTH (ft.)	65.0	**HOLE SIZE (in.)** 3	**GROUND ELEVATION (ft)** 5.3
NOTES			**GROUNDWATER DEPTH (ft)** 5
			GROUNDWATER ELEVATION (ft) 0.3

DEPTH (FEET)	ELEVATION (FEET)	SAMPLE	BLOWS PER 6" INCREMENT	N-VALUE	RECOVERY (INCHES)	USCS CLASSIFICATION	SYMBOL	WATER TABLE	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	-200 FINES CONTENT (%)	ORGANIC CONTENT (%)
0	5.3		16 25 26 16	51	12	SM SP			Topsoil SAND, very dense, medium, brown, with shells (Fill)			
			10 12 9 10	21	11	SP			SAND, medium dense, medium, brown, with concrete fragments (Fill)			
5	0.3		8 6 5 6	11	18	ML		▼	SILT, medium stiff, gray			
			3 1 1 1	2	17	SP			PEATY SAND, very loose, dark brown, with fine to medium roots PEATY SAND, very loose, medium to coarse, dark brown, with fine to medium roots			
			1 2 2 3	4	15				SAND, very loose, medium to coarse, gray			
10	-4.7											
			5 6 7 9	13	19				SAND, medium dense, medium to coarse, gray, with shells			
15	-9.7											
			7 8 1 1	9	21				SAND, loose, medium to coarse, gray, with shells			
20	-14.7											
25	-19.7		8 6 6 10	12	23				LIMESTONE, very soft, light brown, with sand			

SKYRISE ENGINEERING & TESTING

BORING NUMBER B-3

PROJECT NAME Casa Verde **PROJECT NUMBER** 220150

PROJECT ADDRESS 1130 - 1150 93rd Street, Bay Harbor Islands, FL

DEPTH (FEET)	ELEVATION (FEET)	SAMPLE	BLOWS PER 6" INCREMENT	N-VALUE	RECOVERY (INCHES)	USCS CLASSIFICATION	SYMBOL	WATER TABLE	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	-200 FINES CONTENT (%)	ORGANIC CONTENT (%)
25	-19.7											
30	-24.7	X	7 8 8 3	16	16	LS			LIMESTONE, very soft, light brown, with sand			
35	-29.7	X	10 3 3 5	6	12	SP			LIMESTONE, very soft, light brown, with sand SAND, loose, medium to coarse, light brown, with shells			
40	-34.7	X	50/4"	100	2	LS			LIMESTONE, hard, gray			
45	-39.7	X	8 6 6 1	12	10	SP			LIMESTONE, very soft, gray SAND, medium dense, coarse, light gray, with shells			
50	-44.7	X	10 10 5 5	15	12	SS			SANDSTONE, very soft, light gray, with sand *Loss of circulation at 53 feet. Not recovered.*			
55	-49.7	X	6 6 5 8	11	11	SP			SAND, medium dense, fine to medium, light gray, with limestone fragments			

SKYRISE ENGINEERING & TESTING

BORING NUMBER B-3

PROJECT NAME Casa Verde **PROJECT NUMBER** 220150

PROJECT ADDRESS 1130 - 1150 93rd Street, Bay Harbor Islands, FL

DEPTH (FEET)	ELEVATION (FEET)	SAMPLE	BLOWS PER 6" INCREMENT	N-VALUE	RECOVERY (INCHES)	USCS CLASSIFICATION	SYMBOL	WATER TABLE	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	-200 FINES CONTENT (%)	ORGANIC CONTENT (%)
55	-49.7					SP						
60	-54.7	X	33 7 8 5	15	13	SS			SANDSTONE, very soft, light gray, with sand			
65	-59.7	X	8 9 6 5	15	15				SANDSTONE, very soft, light gray, with sand			

Boring terminated at 65 feet

SKYRISE ENGINEERING & TESTING

BORING NUMBER B-4

PROJECT NAME	Casa Verde	**PROJECT NUMBER**	220150
PROJECT ADDRESS	1130 - 1150 93rd Street, Bay Harbor Islands, FL		
CLIENT	Horizon BHI, LLC	**DATE STARTED**	1/9/2023
DRILLED BY	J&R	**LOGGED BY** RF	**DATE COMPLETED** 1/9/2023
LATITUDE		**LONGITUDE**	**DATUM** 1929 NGVD
HOLE DEPTH (ft.)	65.0	**HOLE SIZE (in.)** 3	**GROUND ELEVATION (ft)** 5.5
NOTES			**GROUNDWATER DEPTH (ft)** 5.2
			GROUNDWATER ELEVATION (ft) 0.3

DEPTH (FEET)	ELEVATION (FEET)	SAMPLE	BLOWS PER 6" INCREMENT	N-VALUE	RECOVERY (INCHES)	USCS CLASSIFICATION	SYMBOL	WATER TABLE	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	-200 FINES CONTENT (%)	ORGANIC CONTENT (%)
0	5.5											
		X	13 12 7 7	19	12	SP			SAND, medium dense, fine to medium, brown, with limestone Fragments			
		X	7 5 2 7	7	11	ML			SILT, medium stiff, gray SILT, medium stiff, gray			
5	0.5	X	8 6 3 3	9	18	PT		▼	PEAT, medium stiff, dark brown, with wood fragments PEAT, medium stiff, dark brown, with wood fragments			
		X	2 2 3 4	5	17	ML			SILT, medium stiff, gray			
		X	4 6 5 3	11	15	SP			SAND, medium dense, medium to coarse, gray, with shells			
10	-4.5					SM						
		X	2 3 2 1	5	19				SILTY SAND, loose, fine to medium, gray, with shells			
15	-9.5					ML						
		X	0 0 0 0	0	21				SILT, very soft, gray, with organics			
20	-14.5											
		X	11 8 7 13	15	23	LS			LIMESTONE, very soft, tan			
25	-19.5											

SKYRISE ENGINEERING & TESTING

BORING NUMBER B-4

PROJECT NAME Casa Verde **PROJECT NUMBER** 220150

PROJECT ADDRESS 1130 - 1150 93rd Street, Bay Harbor Islands, FL

DEPTH (FEET)	ELEVATION (FEET)	SAMPLE	BLOWS PER 6" INCREMENT	N-VALUE	RECOVERY (INCHES)	USCS CLASSIFICATION	SYMBOL	WATER TABLE	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	-200 FINES CONTENT (%)	ORGANIC CONTENT (%)
25	-19.5											
30	-24.5	X	9 9 5 7	14	16	LS			LIMESTONE, very soft, tan			
35	-29.5	X	6 7 9 5	16	12				LIMESTONE, very soft, tan			
40	-34.5	X	50/2"	100	2				LIMESTONE, hard, tan			
45	-39.5	X	3 2 2 26	4	10	SP			SAND, very loose, medium to coarse, gray, with shells			
50	-44.5	X	11 28 12 12	40	12	LS			*Loss of circulation at 45 feet. Not recovered.* LIMESTONE, medium hard, gray			
55	-49.5	X	50/3"	100	11				LIMESTONE, hard, gray			

SKYRISE ENGINEERING & TESTING

BORING NUMBER B-4

PROJECT NAME Casa Verde **PROJECT NUMBER** 220150

PROJECT ADDRESS 1130 - 1150 93rd Street, Bay Harbor Islands, FL

DEPTH (FEET)	ELEVATION (FEET)	SAMPLE	BLOWS PER 6" INCREMENT	N-VALUE	RECOVERY (INCHES)	USCS CLASSIFICATION	SYMBOL	WATER TABLE	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	-200 FINES CONTENT (%)	ORGANIC CONTENT (%)
55	-49.5											
60	-54.5	X	14 21 10 8	31	13	SS			SANDSTONE, medium hard, gray			
65	-59.5	X	7 10 5 7	15	15				SANDSTONE, very soft, light gray			

Boring terminated at 65 feet

SKYRISE ENGINEERING & TESTING

BORING NUMBER B-5

PROJECT NAME	Casa Verde	**PROJECT NUMBER**	220150
PROJECT ADDRESS	1130 - 1150 93rd Street, Bay Harbor Islands, FL		
CLIENT	Horizon BHI, LLC	**DATE STARTED**	1/9/2023
DRILLED BY	J&R	**LOGGED BY** RF	**DATE COMPLETED** 1/9/2023
LATITUDE		**LONGITUDE**	**DATUM** 1929 NGVD
HOLE DEPTH (ft.)	50	**HOLE SIZE (in.)** 3	**GROUND ELEVATION (ft)** 5.5
NOTES			**GROUNDWATER DEPTH (ft)** 5.8
			GROUNDWATER ELEVATION (ft) -0.3

DEPTH (FEET)	ELEVATION (FEET)	SAMPLE	BLOWS PER 6" INCREMENT	N-VALUE	RECOVERY (INCHES)	USCS CLASSIFICATION	SYMBOL	WATER TABLE	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	-200 FINES CONTENT (%)	ORGANIC CONTENT (%)
0	5.5											
		X	5 12 4 2	16	10	SM			Topsoil			
						SP			SAND, medium dense, medium, brown, with shells (Fill)			
		X	2 1 2 1	3	16	ML			SILT, soft, gray			
5	0.5	X	2 1 5 2	6	24			▼	SILT, medium stiif, gray			
		X	5 4 6 7	10	24				SILT, stiff, gray			
						PT			PEAT, stiff dark brown, with wood fragments			
		X	14 11 15 17	26	24	SP			SAND, loose, medium to coarse, gray			
10	-4.5											
		X	5 3 1 1	4	24	SM			SILTY SAND, very loose, medium to coarse, dark gray, with trace of shells			
15	-9.5											
		X	4 41 40 33	81	20	LS			LIMESTONE, hard, light brown, with sand			
20	-14.5											
		X	14 11 9 9	20	20				LIMESTONE, very soft, light brown, with sand			
25	-19.5											

SKYRISE ENGINEERING & TESTING

BORING NUMBER B-5

PROJECT NAME Casa Verde **PROJECT NUMBER** 220150

PROJECT ADDRESS 1130 - 1150 93rd Street, Bay Harbor Islands, FL

DEPTH (FEET)	ELEVATION (FEET)	SAMPLE	BLOWS PER 6" INCREMENT	N-VALUE	RECOVERY (INCHES)	USCS CLASSIFICATION	SYMBOL	WATER TABLE	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	-200 FINES CONTENT (%)	ORGANIC CONTENT (%)
25	-19.5											
						LS						
		X	11 12 8 9	20	16				LIMESTONE, very soft, tan			
30	-24.5											
						SP						
		X	5 10 15 7	25	20				SAND, loose, coarse, brown, with limestone fragments			
35	-29.5											
		X	49 50/1"	100	5				SAND, very dense, coarse, brown, with limestone fragments			
						LS			LIMESTONE, very hard, gray			
40	-34.5											
		X	15 7 11 28	18	17	SS			SANDSTONE, very soft, light gray, with sand			
45	-39.5											
						SP			SAND, dense, coarse, light gray, with limestone fragments			
		X	19 21 12 17	33	12							
50	-44.5					LS			LIMESTONE, very soft, gray			

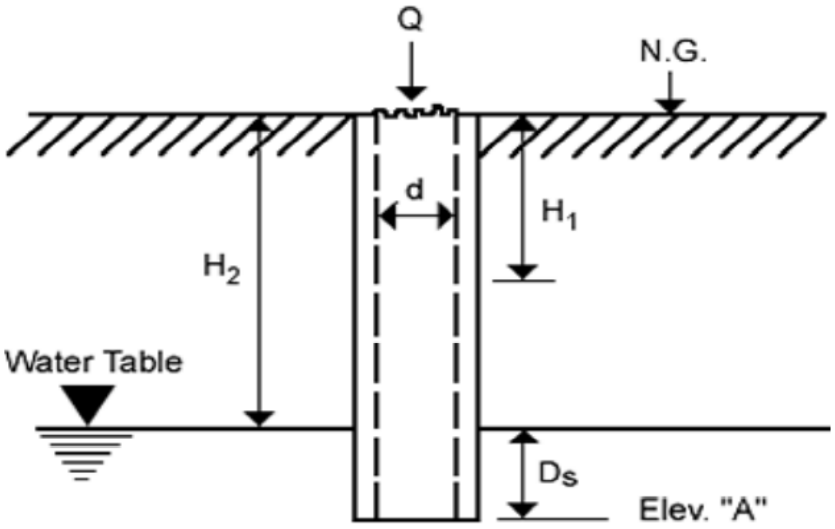
Boring terminated at 50 feet

APPENDIX C

Open-Hole Permeability Test Data

SUMMARY OF PERCOLATION TEST RESULTS
SOUTH FLORIDA WATER MANAGEMENT DISTRICT - "USUAL OPEN HOLE TEST"

TEST NUMBER	TEST DATE	SLOTTED PVC DIAMETER (d) (inches)	HOLE DEPTH (feet)	APPROX. ELEVATION (NGVD)	DEPTH TO WATER TABLE		HYDRAULIC HEAD (H_2) (feet)	SATURATED HOLE DEPTH (Ds) (feet)	STABILIZED FLOW RATE (Q) (cfs)	HYDRAULIC CONDUCTIVITY (K) (cfs/ft^2 - ft head)
					BEFORE TEST (feet)	DURING TEST (feet)				
P-1	1/10/2023	5	15	5.50	4.75	0.00	4.75	10.25	0.0112514	1.42E-04



$$K = \frac{4Q}{\pi d (2H_2^2 + 4H_2D_S + H_2d)}$$

K = Hydraulic Conductivity ($cfs/ft.^2$ – ft. head)

Q = "Stabilized" Flow Rate (cfs)

d = Diameter of Test Hole (feet)

H_2 = Depth to Water Table (feet)

D_S = Saturated Hole Depth (feet)

Elev. "A" = Proposed Trench Bottom Elev. (ft. – NGVD)

H_1 = Average Head on Unsaturated Hole Surface (ft. head)

PROJECT NAME:	Casa Verde Condominium				
PROJECT LOCATION:	1130-1150 93rd Street, Bay Harbor Islands, FL				
PROJECT No.:	220150	**TESTED BY:**	J&R	**REVIEWED BY:**	RF

SKYRISE ENGINEERING & TESTING

APPENDIX D

Description of Field Services

Standard Penetration Test (SPT) Borings

Borings were performed using a 2-inch OD split-spoon to obtain soil/rock samples in general accordance with ASTM D-1586 and following the steps described below.

- Sampling for SPT borings consisted of taking 24-inch drive samples continuously for the first 10 feet from the ground surface, and subsequent 24-inch drives collected after rotary washing 3 feet below from the previous drive to the termination depth of the borings. Additional samples may have been obtained as determined necessary by the engineer based on the evaluation of the subsurface conditions encountered at the site.
- Drilling locations were abandoned with soil cuttings to the ground surface except in paved areas where the upper foot or so was grouted.
- Soil/rock samples retrieved from the borings were placed in clean, tight-sealed containers, and delivered to our main office.
- The samples collected at the site were visually classified by a Skyrise representative.
- If deemed necessary, select samples may have been subjected to laboratory testing to further characterize the material obtained. Laboratory tests may consist of obtaining natural moisture content, grain size analyses, organic content tests, percent minus 200 tests, and Atterberg limits. All laboratory tests were performed in general accordance with the latest versions of the ASTM Standards.

Percolation (Drainage) Tests

Percolation tests were be performed in general accordance with the South Florida Water Management District (SFWMD) *Usual Condition Test* procedure and following the procedures described below.

- Each test was performed by advancing a roller bit along with a nominal 4-inch diameter casing to the specified test depth.
- The roller bit and casing yield an open hole of approximately 5 to 6 inches in diameter. Upon reaching the test depth, a slotted nominal 3-inch diameter PVC pipe was inserted in the hole.
- At this time, enough water was pumped into the borehole to develop a stabilized hydraulic head. Once the hydraulic head was stabilized, the average flow rate into the borehole was recorded.
- The hydraulic conductivity (k-value) was calculated utilizing a formula published in the SFWMD Volume IV Memorandum dated October 2012.
- The test locations were backfilled with soil cuttings to the ground surface except in paved areas where the upper foot or so was grouted.

CASA VERDE CONDOMINIUM

1130-1150 93RD STREET, BAY HARBOR ISLANDS, FLORIDA 33154

INDEX OF DRAWINGS

	COVER SHEET
A-0.00	ZONING DATA
	SURVEY
A-0.01	CONTEXT ELEVATIONS & PHOTOS
A-0.03	RENDERING FROM NE
A-0.04	RENDERING NORTH
A-0.05	AERIAL RENDERING FROM NW
A-0.06	AERIAL SOUTH
A-0.07	RENDERING FRONT CANOPY
A-0.08	RENDERING FRONT CANOPY
A-1.01	LEVEL 1 FLOOR PLAN
A-1.01A	FLOODPROOFING VENTS SPECS
A-1.01B	FLOODPROOFING VENTS EVALUATION REPORTS
A-1.02	LEVEL 2 FLOOR PLAN
A-1.03	LEVEL 3 FLOOR PLAN
A-1.04	LEVEL 4 FLOOR PLAN
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A-1.06	LEVEL 6 FLOOR PLAN
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A-1.08	ROOF PLAN
A-1.09	HIGH ROOF PLAN
A-2.01A	LANDSCAPED EAST ELEVATION
A-2.01	EAST ELEVATION
A-2.02A	LANDSCAPED NORTH ELEVATION
A-2.02	NORTH ELEVATION
A-2.03A	LANDSCAPED SOUTH ELEVATION
A-2.03	SOUTH ELEVATION
A-2.04A	LANDSCAPED WEST ELEVATION
A-2.04	WEST ELEVATION
A-3.01	SECTION
A-4.01	PRESENTATION BOARD
A-5.01	COMPOSITE ELEVATIONS WITH MATERIALS

LD-1	TREE DISPOSITION PLAN
LD-2	TREE TRANSPLANT & PROTECTION PLAN
L-1	PLANTING PLAN- GROUND LEVEL
L-2	PLANTING PLAN - LEVEL 2 & 3
L-3	PLANTING PLAN - LEVEL 4 & 5
L-4	PLANTING PLAN - LEVEL 6 & 7
L-5	PLANTING PLAN - ROOF LEVEL
L-6	PLANTING DETAILS
L-7	LANDSCAPE LEGEND
L-8	CONCEPT PLANTING IMAGES

C-1	PAVING, GRADING & DRAINAGE PLAN
C-2	WATER & SEWER PLAN
C-3	PAVEMENT MARKING & SIGNAGE PLAN
C-4	STORMWATER POLLUTION PREVENTION PLAN
C-5	STORMWATER POLLUTION PREVENTION NOTES & DETAILS
C-6	SECTIONS & DETAILS
C-7	UTILITY DETAILS
C-8	DRAINAGE DETAILS

E-1-5	SITE PHOTOMETRIC/EXTERIOR LIGHTER PLAN

ARCHITECT:

FRANKEL BENAYOUN ARCHITECTS INC

ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN, LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

CIVIL ENGINEER:
HOLLAND ENGINEERING
111 South 21 Avenue
Hollywood, Florida,33020
PH: (954)367.0371
FAX: (305)367.0372

LANDSCAPE ARCHITECT:
GEOMANTIC DESIGNS, INC.
6800 SW 81 STREET
Miami, Florida 33143
PH: (305)665.9688

OWNER / DEVELOPER:
HORIZON BHI, LLC
53 BROADWAY, BROOKLIN, NY11249

T. 516.447.8887
T. 718.388.8210

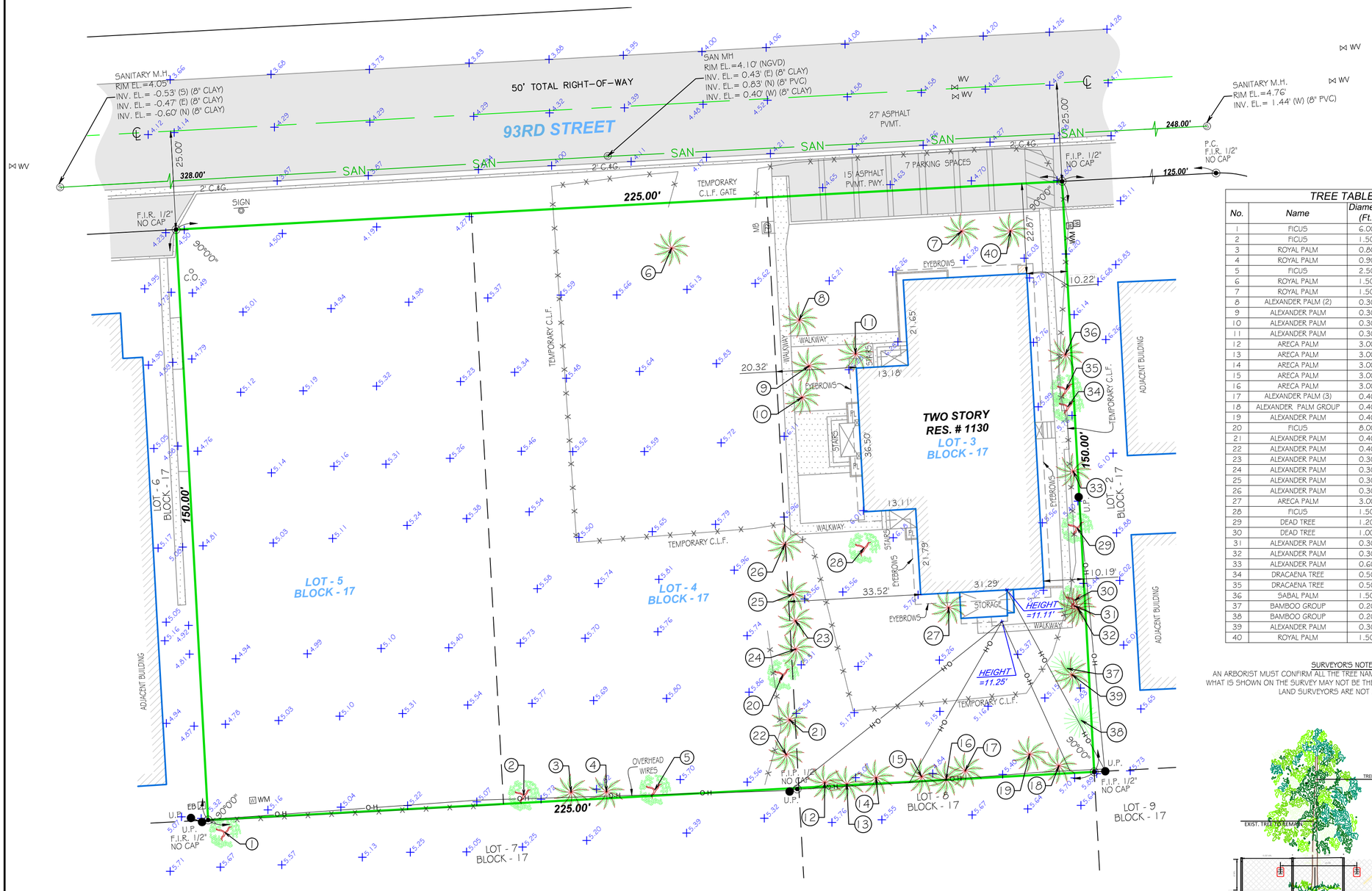
DRC SUBMITTAL APRIL 27, 2023
DRC RE-SUBMITTAL MAY 25, 2023
DRC RE-SUBMITTAL OCTOBER 26, 2023
DRB SUBMITTAL FEBRUARY 20, 2024
CHECK SET SUBMITTAL MAY 22, 2024
DRB SUBMITTAL #2 JULY 17, 2024

JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX : (305) 262-0401

3725 DEL PRADO BLVD. S.
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664

MAP OF BOUNDARY SURVEY
(TOPOGRAPHIC SURVEY)

LOCATION SKETCH
SCALE = N.T.S.



LEGAL DESCRIPTION:

LOT 3, BLOCK 17, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOT 4, BLOCK 17, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOT 5, BLOCK 17, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

1130 -1150 93RD STREET,
BAY HARBOR ISLANDS, FLORIDA, 33154

CERTIFICATION:

TELESCO CONSTRUCTION

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- *THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.*
- *EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.*
- *THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.*
- *LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.*
- *BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.*
- *EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.*
- *THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.*
- *ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.*
- *UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.*
- ***FENCE OWNERSHIP NOT DETERMINED.***
- *THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.*

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE:	*"AE"*
BASE FLOOD ELEVATION:	*8 FEET*
COMMUNITY NAME:	*TOWN OF BAY HARBOR ISLANDS*
COMMUNITY NUMBER:	*120637*
PANEL:	*0144*
SUFFIX:	*L*
DATE OF FIRM:	*09/11/2009*

THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR' S NOTES:

1. *IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.*
2. *THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.*
3. *CERTIFICATE OF AUTHORIZATION LB # 7806.*
4. *ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK # R-243.LOCATOR NO. 2225 W @ 96 ST (KANE CONCOURSE) --- 5' NORTH OF NORTH CURB LINE & E BROADVIEW DRIVE --- 150'+- EAST OF C/L; ELEVATION IS 6.61 FEET OF N.G.V.D. OF 1929.*

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "SPECIFIC PURPOSE SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: _____ **05/31/2023**
JOHN IBARRA (DATE OF FIELD WORK)

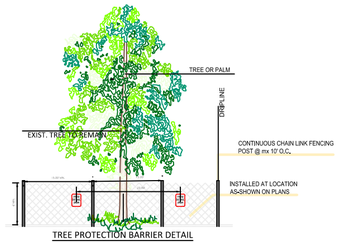
PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

REVISED ON: _____

REVISED ON: _____

TREE TABLE				
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	FICUS	6.00	35	45
2	FICUS	1.50	30	30
3	ROYAL PALM	0.80	20	12
4	ROYAL PALM	0.90	30	12
5	FICUS	2.50	25	25
6	ROYAL PALM	1.50	45	15
7	ROYAL PALM	1.50	45	15
8	ALEXANDER PALM (2)	0.30	20	8
9	ALEXANDER PALM	0.30	20	8
10	ALEXANDER PALM	0.30	20	8
11	ALEXANDER PALM	0.30	20	8
12	ARECA PALM	3.00	20	15
13	ARECA PALM	3.00	20	15
14	ARECA PALM	3.00	20	15
15	ARECA PALM	3.00	20	15
16	ARECA PALM	3.00	20	15
17	ALEXANDER PALM (3)	0.40	30	12
18	ALEXANDER PALM GROUP	0.40	30	12
19	ALEXANDER PALM	0.40	25	12
20	FICUS	8.00	60	70
21	ALEXANDER PALM	0.40	30	10
22	ALEXANDER PALM	0.40	30	10
23	ALEXANDER PALM	0.30	30	8
24	ALEXANDER PALM	0.30	30	8
25	ALEXANDER PALM	0.30	30	8
26	ALEXANDER PALM	0.30	30	8
27	ARECA PALM	3.00	25	8
28	FICUS	1.50	30	20
29	DEAD TREE	1.20	30	15
30	DEAD TREE	1.00	30	15
31	ALEXANDER PALM	0.30	25	8
32	ALEXANDER PALM	0.30	25	8
33	ALEXANDER PALM	0.60	25	12
34	DRACAENA TREE	0.50	15	6
35	DRACAENA TREE	0.50	12	6
36	SABAL PALM	1.50	20	15
37	BAMBOO GROUP	0.20	30	15
38	BAMBOO GROUP	0.20	30	15
39	ALEXANDER PALM	0.30	30	8
40	ROYAL PALM	1.50	50	15

SURVEYOR'S NOTE:
AN ARBORIST MUST CONFIRM ALL THE TREE NAMES, CONDITION AND SPECIES, WHAT IS SHOWN ON THE SURVEY MAY NOT BE THE CORRECT NAME OF THE TREES. LAND SURVEYORS ARE NOT ARBORIST.



TREE PROTECTION BARRIER DETAIL
N.T.S.

NOTE:
BARRIER TO BE CONTINUOUS AROUND THE TREE OR GROUP OF TREES,

1. MINIMUM SIX (6) FOOT HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION FOR ALL ROOTS OVER ONE (1) INCH IN DIMATER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BT THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) ALONG THE FENCE.

LEGEND

- O-H = OVERHEAD UTILITY LINES
- = CONCRETE BLOCK WALL
- X X X X = CHAIN LINK FENCE
- 0 0 0 0 = IRON FENCE
- // // // // = WOOD FENCE
- = BUILDING SETBACK LINE
- = UTILITY EASEMENT
- = LIMITED ACCESS R/W
- = NON-VEHICULAR ACCESS R/W
- × 0.00 = EXISTING ELEVATIONS

ABBREVIATIONS AND MEANINGS

A = ARC.
A/C = AIR CONDITIONER PAD.
A.E. = ANCHOR EASEMENT.
A/R = ALUMINUM ROOF.
A/S = ALUMINUM SHED.
ASPH. = ASPHALT.
B.C. = BLOCK CORNER.
B.C.R. = BROWARD COUNTY RECORDS
BLDG. = BUILDING.
B.M. = BENCH MARK.
B.O.B. = BASIS OF BEARINGS.
B.S.L. = BUILDING SETBACK LINE
C = CALCULATED
C.B. = CATCH BASIN.
C.B.S. = CONCRETE BLOCK STRUCTURE.
CBW = CONCRETE BLOCK WALL.
CH. = CHORD.
CH.B. = CHORD BEARING.
CL = CLEAR
C.L.F. = CHAIN LINK FENCE.
C.M.E. = CANAL MAINTENANCE EASEMENTS.
CONC. = CONCRETE.
C.P. = CONC. PORCH.
C.S. = CONCRETE SLAB.
C.U.P. = CONC. UTILITY POLE
C.W. = CONCRETE WALK.
D.E. = DRAINAGE EASEMENT.
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
° = DEGREES.
E = EAST.
EB = ELECTRIC BOX
E.T.F. = ELECTRIC TRANSFORMER PAD.
ELEV.= ELEVATION.
ENCR. = ENCROACHMENT.
F.H. = FIRE HYDRANT.
F.I.P. = FOUND IRON PIPE.
F.I.R. = FOUND IRON ROD.
F.F.E. = FINISHED FLOOR ELEVATION.
F.N.D. = FOUND NAIL 4 DISK.
FR. = FRAME.
FT. = FEET.
FNP. = FEDERAL NATIONAL INSURANCE
F.N. = FOUND NAIL
G.M.H. = GAS MANHOLE
H = HIGH (HEIGHT)
I.C.V. = IRRIGATION CONTROL VALVE
I.F. = IRON FENCE
IN & EG = INGRESS AND EGRESS EASEMENT.
L.B. = Certificate of Authorization L.B.#7806
L.P. = LIGHT POLE.
L.F.E. = LOWEST FLOOR ELEVATION.
L.M.E. = LAKE MAINTENANCE EASEMENT.
' = MINUTES.
M. = MEASURED DISTANCE.
MB = MAIL BOX
M.D.C.R. = MIAMI DADE COUNTY RECORDS
M.E. = MAINTENANCE EASEMENTS
MON. = MONUMENT LINE.
MH = MANHOLE.
ML = MONUMENT LINE.
N.A.P. = NOT A PART OF.
NGVD = NATIONAL GEODETIC VERTICAL DATUM.
N. = NORTH.
N.T.S. = NOT TO SCALE.
# NO. = NUMBER.
O/S = OFFSET.
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK.
OVH = OVERHANG
PVMT. = PAVEMENT.
PL = PLANTER.
P/L = PROPERTY LINE.
P.C.C. = POINT OF COMPOUND CURVE.
P.C. = POINT OF CURVE.
PT. = POINT OF TANGENCY.
POC. = POINT OF COMMENCEMENT.
POB. = POINT OF BEGINNING.
P.R.C. = POINT OF REVERSE CURVE
P.B. = PLAT BOOK.
PG. = PAGE.
PWY. = PARKWAY.
PRM. = PERMANENT REFERENCE MONUMENT.
P.L.S. = PROFESSIONAL LAND SURVEYOR.
R. = RECORDED DISTANCE.
PROP. COR. = PROPERTY CORNER
RR = RAIL ROAD.
RES. = RESIDENCE.
R/W = RIGHT-OF-WAY.
R.P. = RADIUS POINT.
RGE. = RANGE.
SEC. = SECTION.
STY. = STORY.
SWK. = SIDEWALK.
S.I.P. = SET IRON PIPE L.B. #7806.
S.P. = SCREENED PORCH
S. = SOUTH.
" = SECONDS
T = TANGENT
TB = TELEPHONE BOOTH
T.U.E. = TECHNOLOGY UTILITY EASEMENT
TSB = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE
TWP = TOWNSHIP.
UTIL. = UTILITY.
U.P. = UTILITY POLE.
W.M. = WATER METER.
W.F. = WOOD FENCE.
W.R. =WOOD ROOF.
W.M. = WATER METER.
W.F. = WOOD FENCE.
W.R. = WOOD ROOF.
W.S. = WOOD SHED.
W = WEST.
℄ = CENTER LINE.
Δ = CENTRAL ANGLE.
∠ = ANGLE.

DRAWN BY:	**DGL**
FIELD DATE:	**05/31/2023**
SURVEY NO:	**22-002707-3**
SHEET:	**1 OF 1**

LOCATION/ZONING MAP

SCALE: N.T.S.

NOTE: FLUM LAND USE DESIGNATION FOR PROPERTIES WITHIN 300' RADIUS OF SITE EAST OF BAY HARBOR WATERWAY IS MEDIUM-HIGH DENSITY RESIDENTIAL; AND WEST OF BAY HARBOR WATERWAY IS LOW DENSITY RESIDENTIAL, SINGLE FAMILY. [HATCHED AREA INDICATES 300' RADIUS] EXCEPT LOTS 7 & 8 OF BLOCK 21 WHICH ARE COMMERCIAL

NOTE: HATCHED AREA INDICATES A 300' RADIUS.

AERIAL MAP

SCALE: N.T.S.

ARCHITECTURAL ANALYSIS

THE SITE IS VACANT

BUILDING OCCUPANCY R1

TYPE OF CONSTRUCTION TYPE I-B

UNIT #	# OF UNITS	NSF PER UNIT	*GSF PER UNIT	BALCONY	SF	# OF BD / # OF BA
UNIT 1	1	1,794	**1,886**	253	SF	2 BD / 2.5 BA + DEN
UNIT 2	1	1,870	**1,960**	285	SF	2 BD / 2.5 BA + DEN
UNIT 3	1	2,312	**2,410**	112	SF	3 BD / 3.5 BA + DEN
UNIT 4	1	1,401	**1,480**	110	SF	2 BD / 2.5 BA
UNIT 5	1	1,401	**1,480**	110	SF	2 BD / 2.5 BA
UNIT 6	1	2,312	**2,410**	112	SF	3 BD / 3.5 BA + DEN
UNIT 7	1	1,762	**1,851**	284	SF	2 BD / 2.5 BA + DEN
UNIT 8	1	2,181	**2,279**	343	SF	3 BD / 3.5 BA + DEN
UNIT 9	1	2,356	**2,459**	388	SF	3 BD /3.5 BA + DEN
UNIT 10	1	1,862	**1,952**	287	SF	2 BD /2.5 BA +DEN
UNIT 11	1	2,312	**2,410**	112	SF	3 BD/3.5 BA + DEN
UNIT 12	1	1,401	**1,480**	110	SF	2 BD/2.5 BA
UNIT 13	1	1,401	**1,480**	110	SF	2 BD /2.5 BA
UNIT 14	1	2,312	**2,410**	112	SF	3 BD / 3.5 BA + DEN
UNIT 15	1	1,630	**1,718**	414	SF	2 BD /2.5 BA + DEN
UNIT 16	1	2,181	**2,279**	231	SF	3 BD /3.5 BA + DEN
UNIT 17	1	2,356	**2,459**	238	SF	3 BD/3.5 BA + DEN
UNIT 18	1	1,735	**1,821**	416	SF	2 BD/2.5 BA + DEN
UNIT 19	1	1,931	**2,022**	558	SF	3 BD / 3.5 BA + DEN
UNIT 20	1	1,401	**1,480**	110	SF	2 BD / 2.5 BA
UNIT 21	1	1,401	**1,480**	110	SF	2 BD /2.5 BA
UNIT 22	1	1,931	**2,022**	558	SF	3 BD /3.5 BA + DEN
UNIT 23	1	1,630	**1,718**	184	SF	2 BD/2.5 BA + DEN
UNIT 24	1	2,181	**2,279**	191	SF	3 BD/3.5 BA + DEN
UNIT 25	1	2,356	**2,459**	242	SF	3 BD/3.5 BA + DEN
UNIT 26	1	1,735	**1,821**	185	SF	2 BD/2.5 BA + DEN
UNIT 27	1	1,931	**2,022**	188	SF	3 BD/3.5 BA + DEN
UNIT 28	1	1,401	**1,480**	110	SF	2 BD/2.5 BA
UNIT 29	1	1,401	**1,480**	110	SF	2 BD/2.5 BA + DEN
UNIT 30	1	1,931	**2,022**	188	SF	3 BD/3.5 BA + DEN
UNIT 31	1	3,361	**3,508**	819	SF	4 BD/4.5 BA + DEN
UNIT 32	1	3,527	**3,670**	809	SF	5 BD/5.5 BA + DEN
UNIT 33	1	2,862	**2,964**	1,045	SF	4 BD/4.5 BA + DEN
UNIT 34	1	1,401	**1,480**	131	SF	2 BD/2.5 BA
UNIT 35	1	1,327	**1,406**	863	SF	2 BD/2 BA + DEN
UNIT 36	1	3,361	**3,508**	522	SF	4 BD/4.5 BA + DEN
UNIT 37	1	3,527	**3,670**	546	SF	5 BD/5.5 BA + DEN
UNIT 38	1	2,862	**2,964**	437	SF	4 BD/4.5 BA
UNIT 39	1	2,629	**2,768**	437	SF	4 BD/4.5 BA
TOTAL	39	80,666	84,447	12,370	SF	

NOTE:
1. DENS CAN NEVER BE CONVERTED OR USED AS BEDROOMS, UNLESS THE DU SIZE IS ADEQUATE AND BUILDING CODE REQUIREMENTS ARE MET.
2. STORAGE UNITS ARE A MINIMUM OF 25 SF EACH WITH 7' MIN. CEILING HEIGHT.

*** GSF INDICATES SEALABLE AREAS**

ZONING SUMMARY

	SF	ACRES
LOT AREA	33,750	0.77 +/-

LEGAL DESCRIPTION

LOTS 3, 4 & 5 BLOCK 17 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ELEVATION 8.0' NGVD

THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 8.0' NGVD. MAP/PANEL

CROWN OF THE ROAD 4.45' NGVD

ZONING CLASSIFICATION

RM2 - MULTI FAMILY RESIDENTIAL DISTRICT

FUTURE LAND USE DESIGNATION MEDIUM-HIGH DENSITY RESIDENTIAL

		ALLOWABLE	PROPOSED
(DETERMINED BY THE SETBACKS)		N/A	
MAXIMUM DENSITY [0.77 ACRES X 60 DUA]		46 DU	39 DU [0.77 ACRES X 55 DUA]
34 UNITS PER NET ACRE [ALLOWABLE BASE DENSITY]		26	39 (13 TDRs REQ.)
SETBACKS		**REQUIRED**	**PROPOSED**
FRONT:			
UP TO 30'-0" HIGH		20'-0"	20'-0"
UP TO 45'-0" HIGH		25'-0"	25'-0"
UP TO 75'-0" HIGH		30'-0"	30'-0"
REAR: BUILDINGS LESS THAN 30' IN HEIGHT - 10' FOR EACH ADDITIONAL 3' OF BUILDING HEIGHT ABOVE 30' ONE (1) ADDITIONAL FOOT OF SETBACK FOR THE PORTION OF THE STRUCTURE OVER 30'		10'	10'
1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'		22'-8" [MAX]	24'-8" [MAX]
SIDE: BUILDINGS LESS THAN 30' IN HT. = 10'. FOR EACH ADDITIONAL 3' OF BUILDING HT. ABOVE 30', THERE SHALL BE 1 ADDITIONAL FOOT OF BUILDING SETBACK FOR THE PORTION OF THE STRUCTURE OVER 30' IN HT. NOTWITHSTANDING THE ABOVE PROVISION, FOR DEVELOPEMENTS LOCATED ON SINGLE LOTS, THE MAXIMUM SETBACK SHALL BE 20'.			
NOTWITHSTANDING THE ABOVE PROVISIONS FOR DEVELOPMENTS ON MORE THAN ONE LOT THE MINIMUM SETBACK FROM EACH SIDE LOT LINE SHALL BE EQUAL TO 10% OF THE STREET FRONTAGE OF THE LOT BUT NOT LESS THAN 10'. THE MAXIMUM REQUIRED SIDE SETBACK SHALL BE 22.5'			
UP TO 30'-0" HIGH 10', FOR DEVELOPMENTS ON MORE THAN 1 LOT: 10% OF LOT WIDTH [10% OF 150' = 15]		22'-6"	22'-6"
1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"		34'-2"(MAX)	34'-2" (MAX)
FLEX: 1/3 OF BUILDING LENGTH			
@ NORTH [0.33 X 180'-0"]		60'	58'-9 1/4"
@ SOUTH [0.33 X 180'-0"]		60'	60'
@ EAST & WEST [0.33 X 120'-0"]		40'-0"	40'-0"
MAXIMUM HEIGHT		**ALLOWABLE**	**PROPOSED**
MAXIMUM BUILDING HEIGHT		65'-0" above BFE + 1' FREEBOARD	65'-0" above BFE + 1' FREEBOARD
GROUND LANDSCAPE AREA - PERVIOUS		**REQUIRED**	**PROPOSED**
20% OF LOT AREA MINIMUM	33,750 X .20	6,750 SF = 20%	8,204 SF = 24%
IMPERVIOUS AREA			25,546 SF = 76% OF SITE AREA
ROOF DECK LANDSCAPE REQUIREMENTS		**REQUIRED**	**PROPOSED**
15% OF ROOF AREA MINIMUM USED FOR RECREATION	12,477 SF X .15	1,871 SF = 15%	1,888 SF = 15.1 %
LOT COVERAGE		**ALLOWABLE**	**PROPOSED**
(PERIMETER DETERMINED BY THE SETBACKS)		DETERMINED BY SETBACKS	20,996 SF = 62%
PARKING SPACE REQUIREMENTS		**REQUIRED**	**PROPOSED**
RESIDENTIAL - 2 PER DWELLING UNIT MINIMUM & 3 GUEST PARKING AS A SUBSET OF THE TOTAL [INCLUDING 2 H.C. SPACES]		78 (INCLUDING 3 GUEST)	78 (INCLUDING 3 GUEST & 2 ADA SPACES + LOAD.)

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL, LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN, LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

HORIZON AT CASA VERDE, LLC.
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

ZONING DATA

SCALE: - DATE: JULY 17 2024

SHEET NUMBER

A-0.00

DRB #2

9280 - 93 STREET
ADJACENT EAST NEIGHBOR

1130 93 STREET
CASA VERDE SITE

1140 - 1150 - 93 STREET
CASA VERDE SITE

9271 WEST BAY HARBOR DRIVE

EXISTING PROPERTIES ALONG 93RD STREET

EAST PROPERTY NEIGHBOR

SUBJECT SITE DESIGN

WEST PROPERTY NEIGHBOR

CONTEXT ELEVATION

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DRAWING TITLE:
CONTEXT PHOTOS
CONTEXT ELEVATION

SCALE: DATE: JULY 17 2024

SHEET NUMBER:
A-0.01

DRB #2

RENDERING

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LEVEL 1 RENDERING

SCALE: DATE: JULY 17 2024

SHEET NUMBER:

A-0.03

DRB #2

RENDERING

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1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
LEVEL 1 RENDERING

SCALE: DATE: JULY 17 2024

SHEET NUMBER:
A-0.04

DRB #2

AERIAL RENDERING FROM THE NORTH WEST

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T. 718.388.8210

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CASA VERDE

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1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

AERIAL RENDERING FROM NW

SCALE: DATE: JULY 17 2024

SHEET NUMBER:

A-0.05

DRB #2

AERIAL RENDERING FROM THE SOUTH WEST

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BROOKLYN, NY 11249
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T. 718.388.8210

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LANDSCAPE ARCH:

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1130-1150 93RD STREET
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SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

AERIAL RENDERING FROM SW

SCALE: DATE: JULY 17 2024

SHEET NUMBER:

A-0.06

DRB #2

RENDERING - FRONT ENTRY AND CANOPY

FRANKEL BENAYOUN
ARCHITECTS INC
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SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
RENDERING FROM SW

SCALE: DATE: JULY 17 2024

SHEET NUMBER:
A-0.07

DRB #2

RENDERING - FRONT ENTRY AND CANOPY

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ARCHITECTS PLANNERS INTERIOR DESIGN

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1130-1150 93RD STREET
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SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

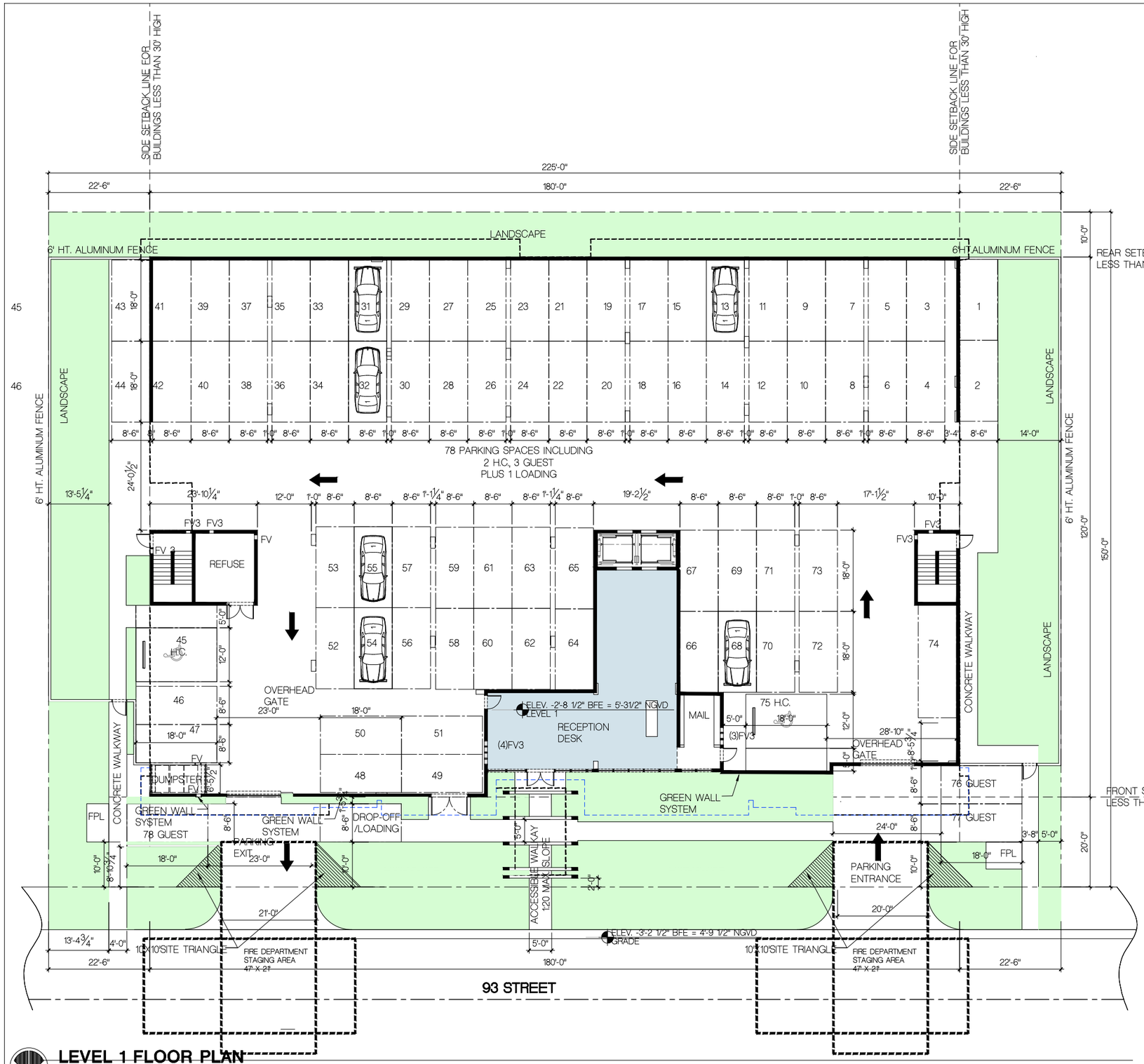
RENDERING FROM SW

SCALE: DATE: JULY 17 2024

SHEET NUMBER:

A-0.08

DRB #2



LEVEL 1 FLOOR PLAN

SCALE: 3/32"= 1'-0"

EVERY EFFORT WILL BE MADE BY THE OWNERS/DEVELOPERS TO UNDERGROUND ALL EXISTING OVERHEAD POWER LINES AND OTHER UTILITIES ALONG THE ENTIRE EAST & SOUTH PL ADJOINING THIS SITE IN COMPLIANCE WITH THE TOWN CODE PROVISIONS AND FPL POLICY OF ALLOWING FULL BLOCK UNDERGROUNDING

TOTAL SITE AREA = 33,750 SF
LANDSCAPE AREA REQUIRED =6,750 SF [20% OF SITE AREA]
LANDSCAPE AREA PROVIDED = 8,204 SF [24%]
TOTAL IMPERVIOUS AREA PROVIDED = 25,546 SF [76%]

TOTAL STORAGE UNITS PROVIDED 39 (1 PER UNIT)
EACH UNIT IS 25 SF MIN. WITH 7' CEILING HT. MIN.

TOTAL PARKING SPACES PROVIDED 78 (2 PER UNIT)
INCLUDING 3 GUEST SPACES AT FRONT SETBACK & 2 H.C. SPACES PLUS 1 LOADING SPACE

PROVIDE FLOOD VENTS FOR ALL ENCLOSED AREAS ON LEVEL 1 INCLUDING GARAGE, BUILDING ENTRY, REFUSE, STAIRS. PROVIDE WET FLOOD PROOFING IN ACCORDANCE WITH FEMA TECHNICAL BULLETIN #2, AND IN COMPLIANCE WITH ASCE 24

FLOOD PROOFING NOTES:
1. THE BUILDING IS DESIGNED BASED ON FBC 1612.5 FLOOD HAZARDS DOCUMENTATION ITEM (1)
ASCE 24 TABLE 2-1 BFE = 1 ACCORDING TO THE WET FLOODPROOFING METHOD
ASCE 24 2.6, 2.6.2.2 ENGINEERED OPENINGS
ASCE 24 2.6.3 INSTALLATION OF OPENINGS
ASCE 24 SECTION 7.2 ELECTRICAL
ASCE 24 SECTION 7.3 PLUMBING
ASCE 24 SECTION 7.4 MECHANICAL
ASCE 24 SECTION 7.5 ELEVATORS
ASCE 24 SECTION 8.0 BUILDING ACCESS
ASCE 24 SECTION 8.1 STAIRS AND RAMPS
2. FLOOD ZONE: AE
3. BASE FLOOD ELEVATION = 8.0' NGVD
4. FLOOD PANEL NUMBER 0144
5. FINISH FLOOR ELEVATION: ALL SPACES ON LEVEL 1 = ELEV. -2'-9" BFE / 5.3' NGVD.
6. REFER TO THE SURVEY FOR GRADE ELEVATIONS INCLUDING CROWN OF ROAD AND ADJACENT GRADE AND AS FOLLOWS:
CROWN OF ROAD HIGHEST = 4.6' NGVD
ADJACENT GRADE AT EAST HIGHEST _6.65'_____ NGVD
ADJACENT GRADE AT EAST LOWEST _5.11'_____ NGVD
ADJACENT GRADE AT WEST HIGHEST _4.95'_____ NGVD
ADJACENT GRADE AT WEST LOWEST _4.31'_____ NGVD
ADJACENT GRADE AT SOURTH HIGHEST _____5.89'__ NGVD
ADJACENT GRADE AT SOUTH LOWEST _5.09'_____ NGVD
7. THERE IS NO EQUIPMENT ON LEVEL 1, THE LOWEST ELEVATION OF EQUIPMENT IS AT ELEVATION 14'-7" NGVD = +5'-7" BFE
8. ALL STORM WATER RUNOFF SHALL BE RETAINED ON SITE. SEE C-1 FOR DETAILS.

FLOOD VENT LEGEND
FV 1 = MODEL #1540-520 FLOOD VENT
FV 2 = MODEL #1540-521 STACKED FLOOD VENT
FV 3 = MODEL #1540-530 UL 2 HOUR FIRE RESISTANT FLOOD VENT

FLOOD VENT NOTES
12. PROVIDE FLOOD VENTS (FV) BY SMART VENT OR EQUAL AS INDICATED ON PLAN.
13. EACH FLOOD VENT ALLOWS FOR 200 SQ. IN. OPENING AND SATISFIES THE OPENING REQUIREMENT FOR 200 SQ. FT. OF INTERIOR SPACE
14. FINISH TO BE SELECTED BY OWNER. ALL FLOOD VENTS TO HAVE NOA.
15. THE FLOOD VENTS IN RATED WALLS SHALL BE UL FIRE RATED 2 HOURS.
16. THE FLOOD VENTS IN RATED WALLS SHALL BE UL FIRE RATED 2 HOURS.
17. THE FLOOD VENTS IN THE BUILDING ENTRY SHALL BE INSULATED.
18. INSTALL FLOOD VENTS AT 12" ABOVE GRADE OR FLOOR.
19. PROVIDE 1 SQ. IN. OF VENT FOR EACH 1 SF OF FLOOR AREA.
20. SPACES AREA:
- BUILDING ENTRY, MAIL & STORAGE AREAS = 1,363 SF: 7 FLOOD VENTS PROVIDED/7 REQUIRED
- STAIR 1 = 133 SF: 2 FLOOD VENTS PROVIDED/2 REQUIRED
- STAIR 2 = 133 SF: 2 FLOOD VENTS PROVIDED/2 REQUIRED
- REFUSE = 202 SF: 2 FLOOD VENTS PROVIDED/2 REQUIRED
- DUMPSTER ENCLOSURE = 97 SF: 2 FLOOD VENTS PROVIDED/2 REQUIRED
- REFUSE = 233 SF: 2 FLOOD VENTS PROVIDED/2 REQUIRED
- GARAGE = OPEN AT EAST AND WEST
22. COMPLY WITH FEMA BULLETIN 2, TABLE 2
23. THE INTERIOR FINISHES IN THE BUILDING ENTRY SHALL BE WATER RESISTANT UP TO BFE + 18" AND IN ACCORDANCE WITH THE WATERPROOFING CONSULTANT'S RECOMMENDATIONS AND CERTIFICATION AND TABLE 2 OF FLOOD DAMAGE RESISTANT MATERIALS FOR WALLS:
- GYPSUM MATERIALS SHALL BE NON PAPER-FACED GYPSUM BOARD.
- RECYCLED PLASTER LUMBER COMMINGLED, WITH 80-90% POLYETHYLENE (PE), OR HIGH DENSITY POLYETHYLENE (HDPE) UP TO 95%.
- PAINT SHALL BE POLYESTER-EPOXY AND OTHER OIL-BASED WATERPROOF TYPES. OR LATEX.
- FOR WALLS & FLOORS:
TILE/STONE NATURAL OR ARTIFICIAL NON-ABSORBENT SOLID OR VENEER, WATERPROOF GROUT.

ELEVATOR NOTES:
24. IN ACCORDANCE WITH ASCE-24 AND FEMA TECH BULLETING NUMBER 4:
- THE ELEVATOR MOTORS, ELECTRIC CONTROL PANELS, AND ASSOCIATED EQUIPMENT SHALL BE LOCATED ABOVE BFE + 1'.
- THE ELEVATOR SHALL BE EQUIPPED WITH CONTROLS THAT WILL PREVENT THE CAB FROM DESCENDING INTO FLOOD WATERS BELOW ELEVATION BFE +1'

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SIGNATURE DATE

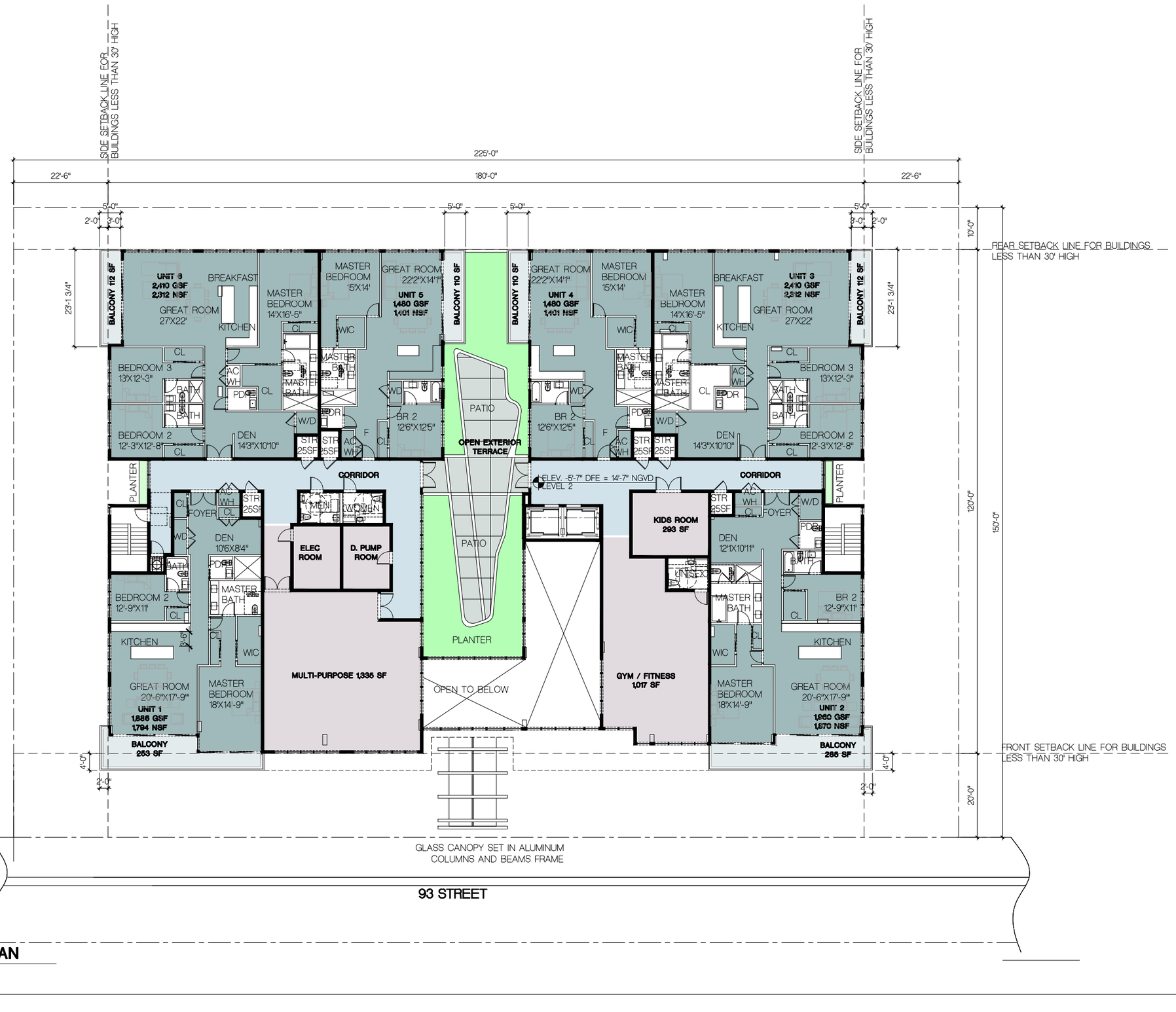
NO.	REVISION	DATE	BY

DRAWING TITLE:
LEVEL 1 FLOOR PLAN

SCALE: 3/32" = 1'-0" DATE: JULY 17 2024

SHEET NUMBER:
A-1.01

DRB #2



LEVEL 2 FLOOR PLAN

SCALE: 3/32" = 1'-0"

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1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

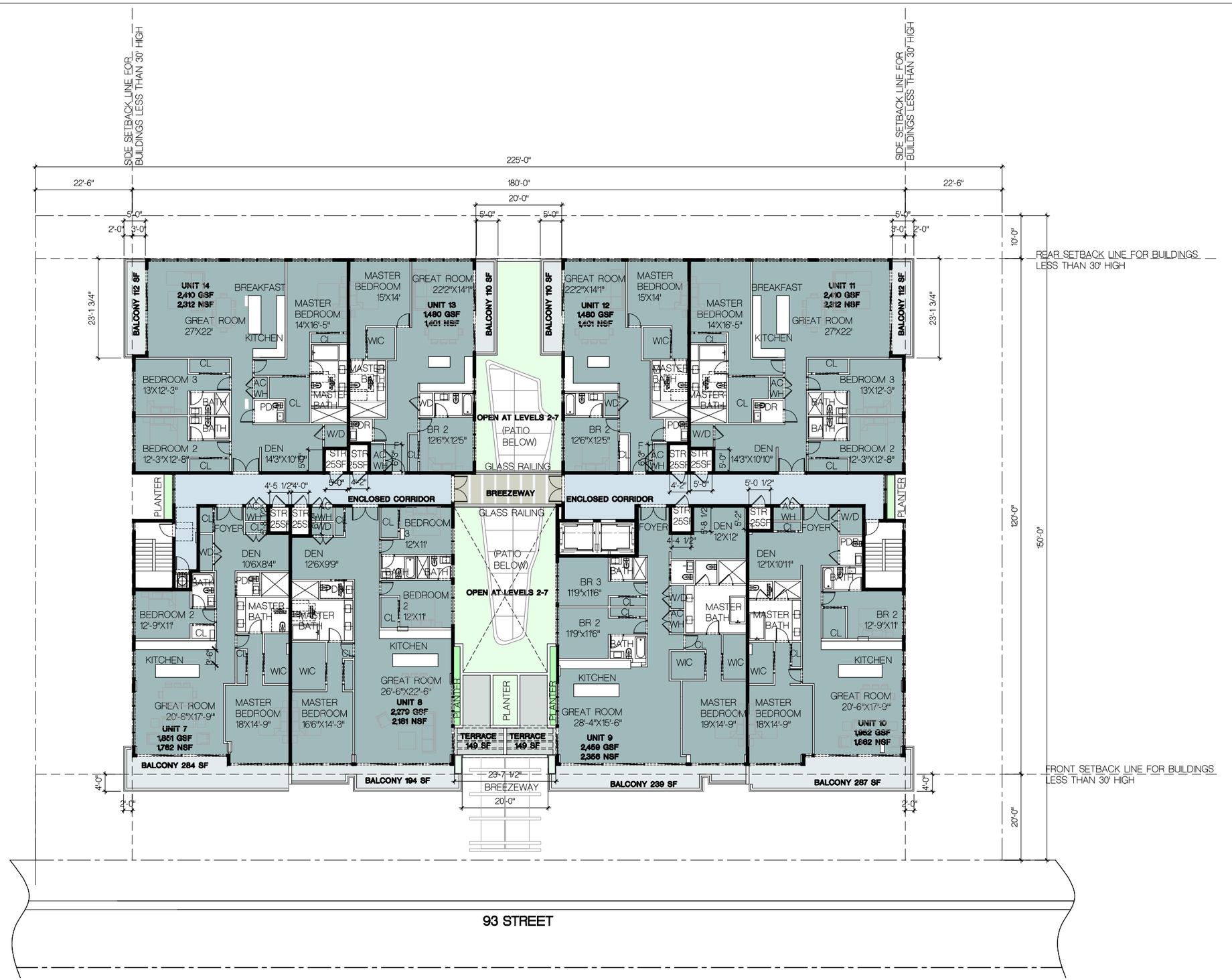
NO.	REVISION	DATE	BY

DRAWING TITLE:
LEVEL 2 FLOOR PLAN

SCALE: 3/32" = 1'-0" DATE: JULY 17 2024

SHEET NUMBER:
A-1.02

DRB #2



LEVEL 3 FLOOR PLAN

SCALE: 3/32" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:

HORIZON AT CASA VERDE, LLC.
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

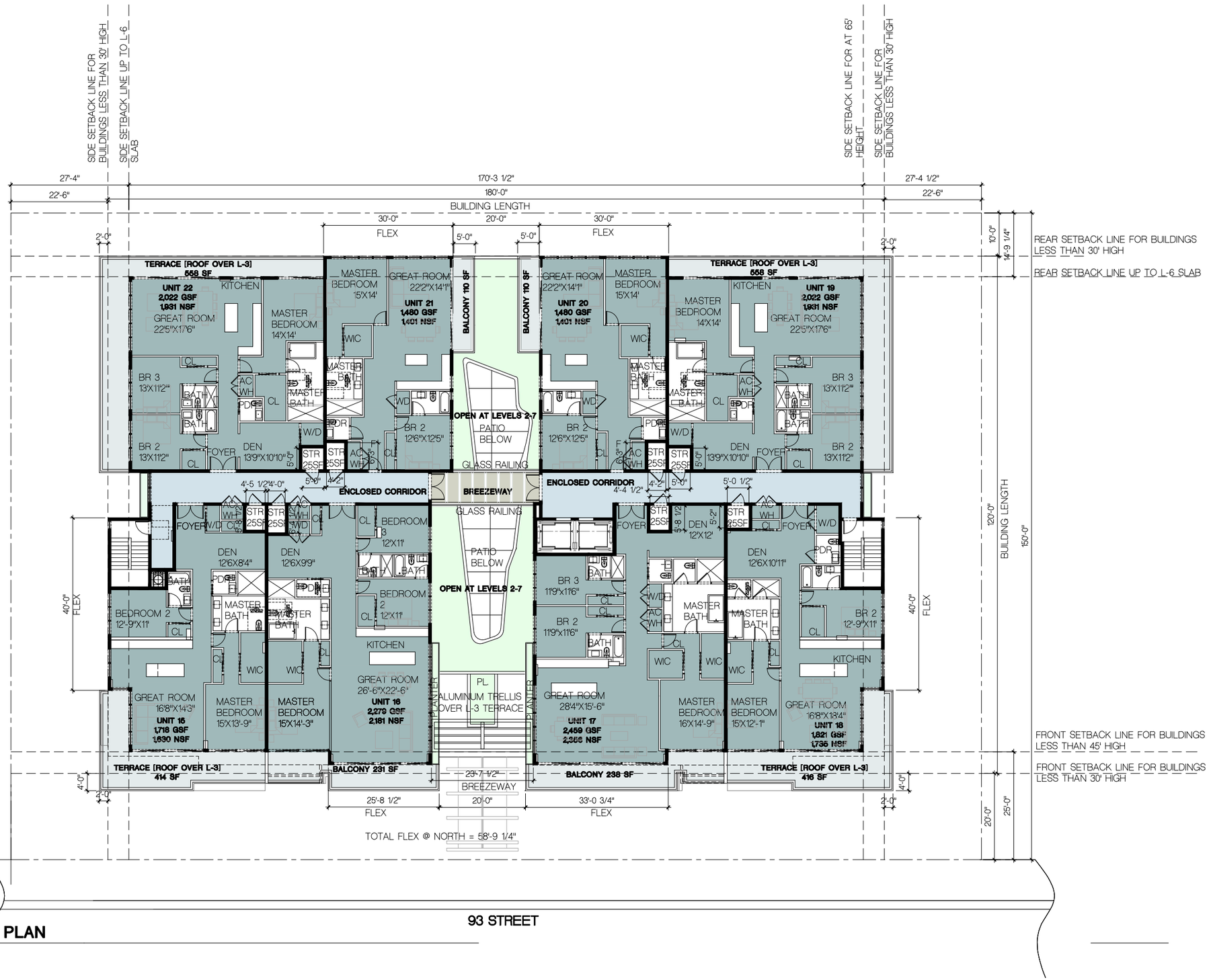
LEVEL 3 FLOOR PLAN

SCALE: 3/32" = 1'-0" DATE: JULY 17 2024

SHEET NUMBER:

A-1.03

DRB #2



LEVEL 4 FLOOR PLAN

SCALE: 3/32" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

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LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

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OWNER / DEVELOPER

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BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

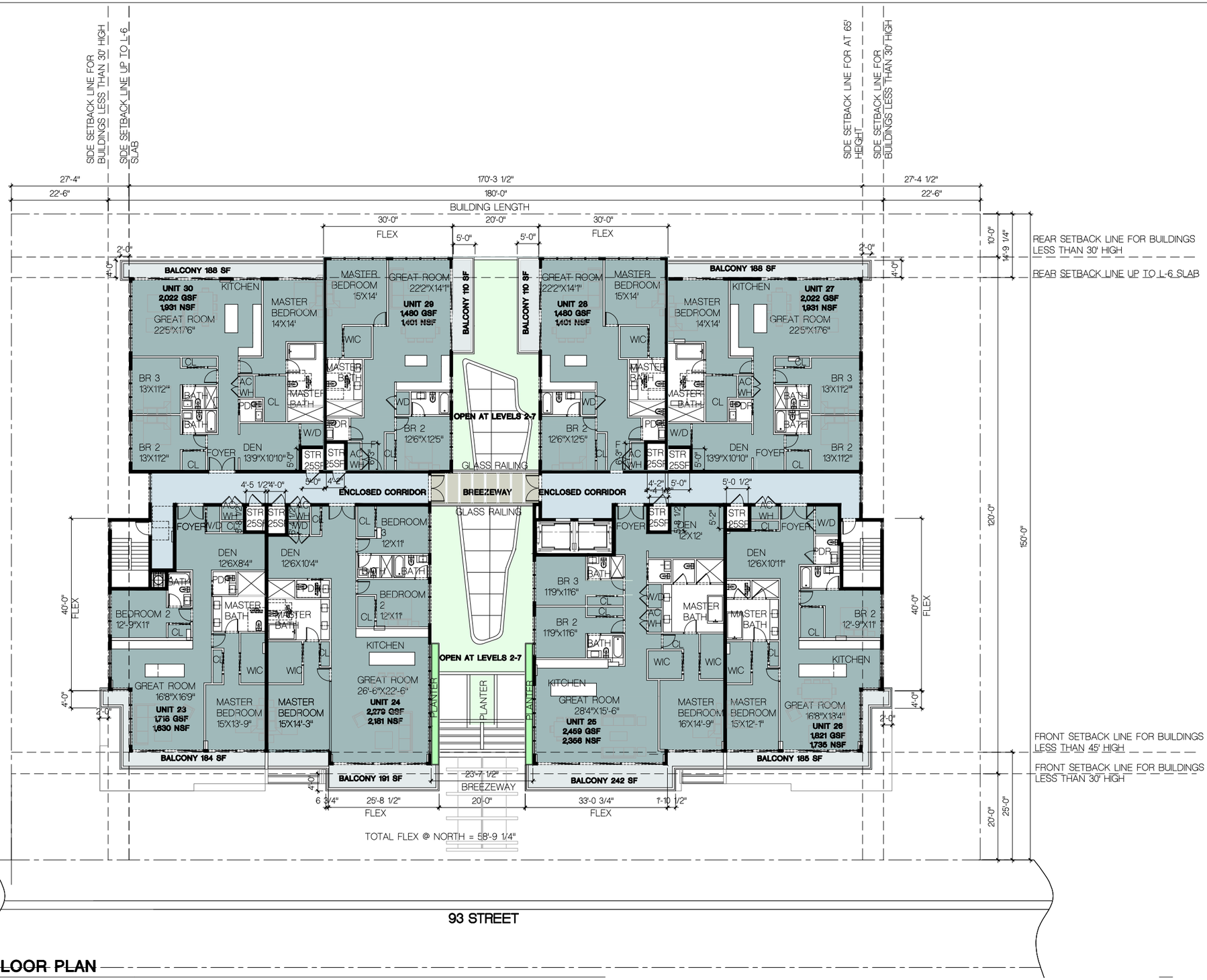
NO.	REVISION	DATE	BY

DRAWING TITLE:
LEVEL 4 FLOOR PLAN

SCALE: 3/32" = 1'-0"
DATE: JULY 17 2024

SHEET NUMBER:
A-1.04

DRB #2



LEVEL 5 FLOOR PLAN

SCALE: 3/32" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

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LICENSE NO. AR0017273

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53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

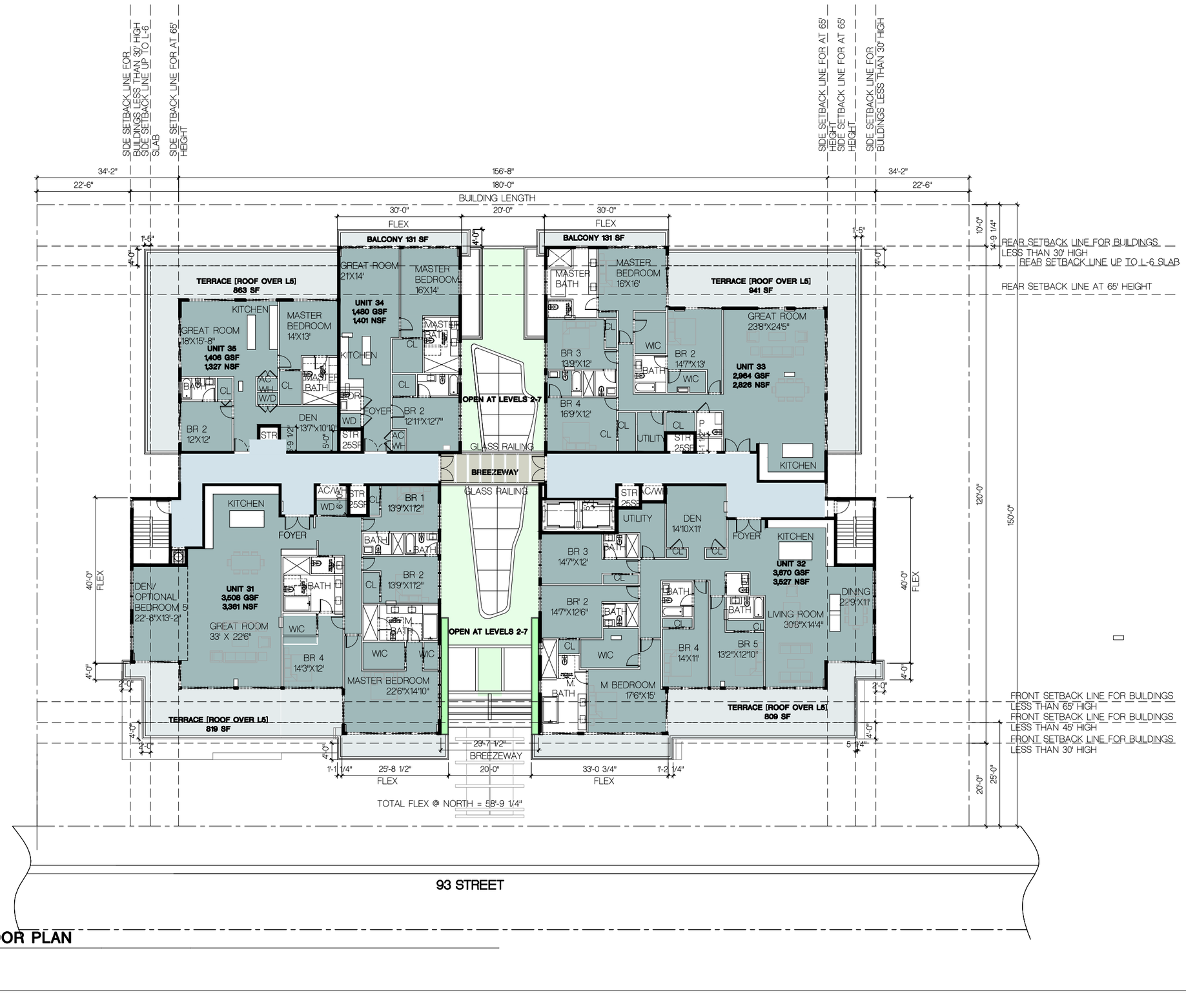
NO.	REVISION	DATE	BY

DRAWING TITLE:
LEVEL 5 FLOOR PLAN

SCALE: 3/32" = 1'-0"
DATE: JULY 17 2024

SHEET NUMBER:
A-1.05

DRB #2



LEVEL 6 FLOOR PLAN

SCALE: 3/32" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC
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LICENSE NO. AA-C001494

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53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE

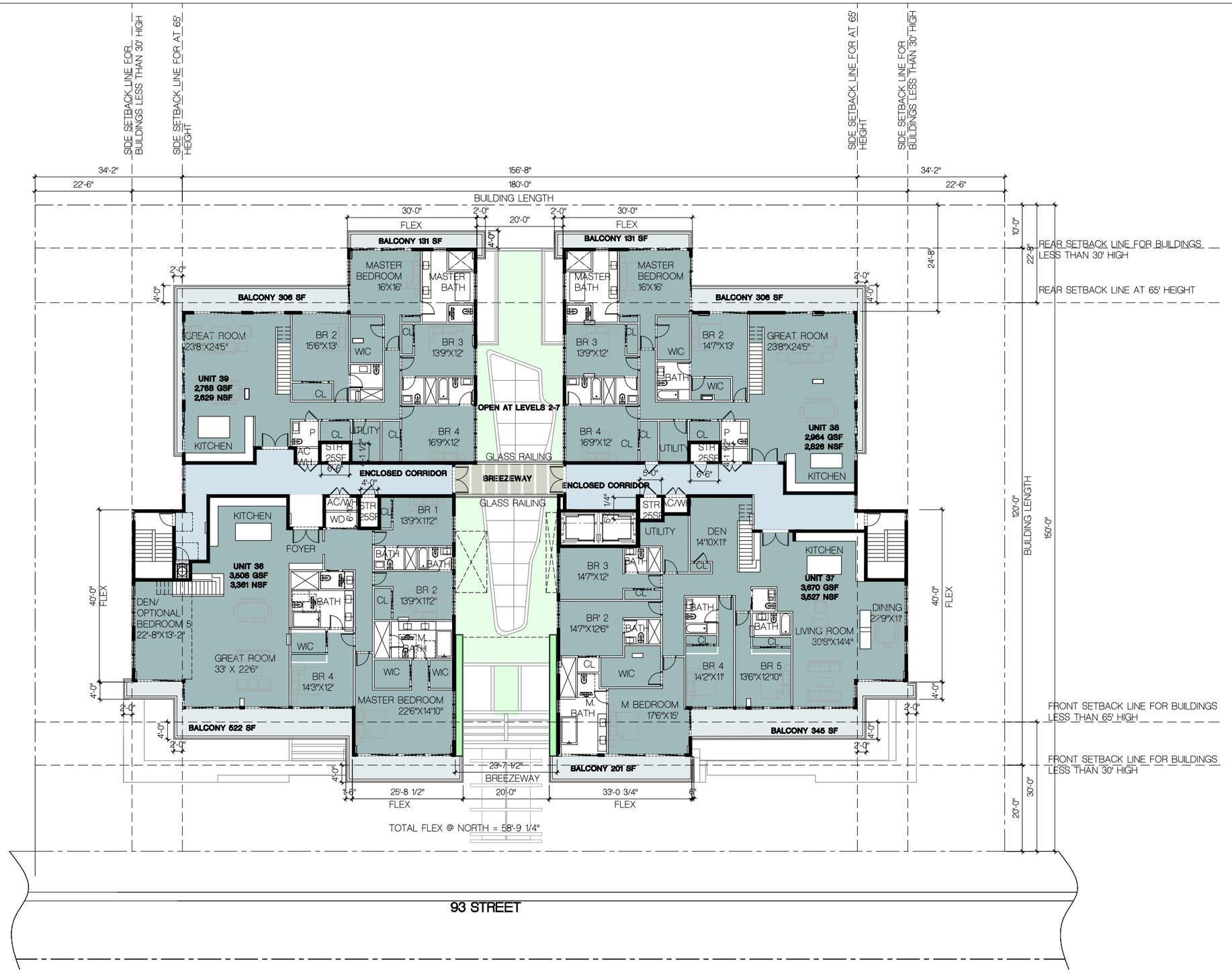
NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
LEVEL 6 FLOOR PLAN

SCALE: 3/32" = 1'-0"
DATE: JULY 17 2024
SHEET NUMBER:
A-1.06
DRB #2



LEVEL 7 FLOOR PLAN

SCALE: 3/32" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
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OWNER / DEVELOPER:

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53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

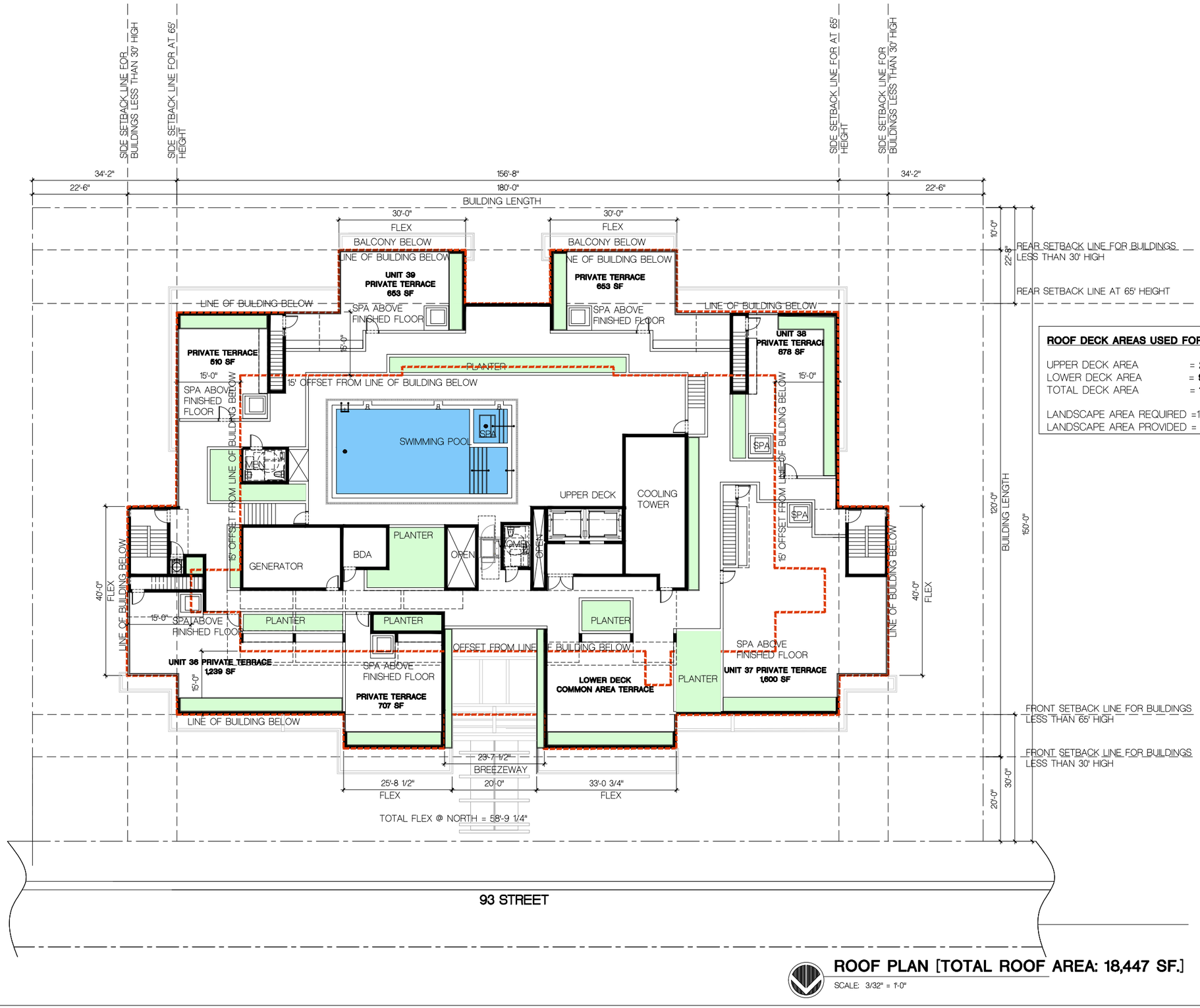
NO.	REVISION	DATE	BY

DRAWING TITLE:
LEVEL 7 FLOOR PLAN

SCALE: 3/32" = 1'-0" DATE: JULY 17 2024

SHEET NUMBER:
A-1.07

DRB #2



ROOF DECK AREAS USED FOR RECREATION:

UPPER DECK AREA	= **2,774 SF**
LOWER DECK AREA	= **9,703 SF**
TOTAL DECK AREA	= **12,477 SF**

LANDSCAPE AREA REQUIRED =12,477 X 0.15 =	**1,871 SF** [15%]
LANDSCAPE AREA PROVIDED =	**1,888 SF** [15.1%]

ROOF PLAN [TOTAL ROOF AREA: 18,447 SF.]

SCALE: 3/32" = 1'-0"

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T. 718.388.8210

CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

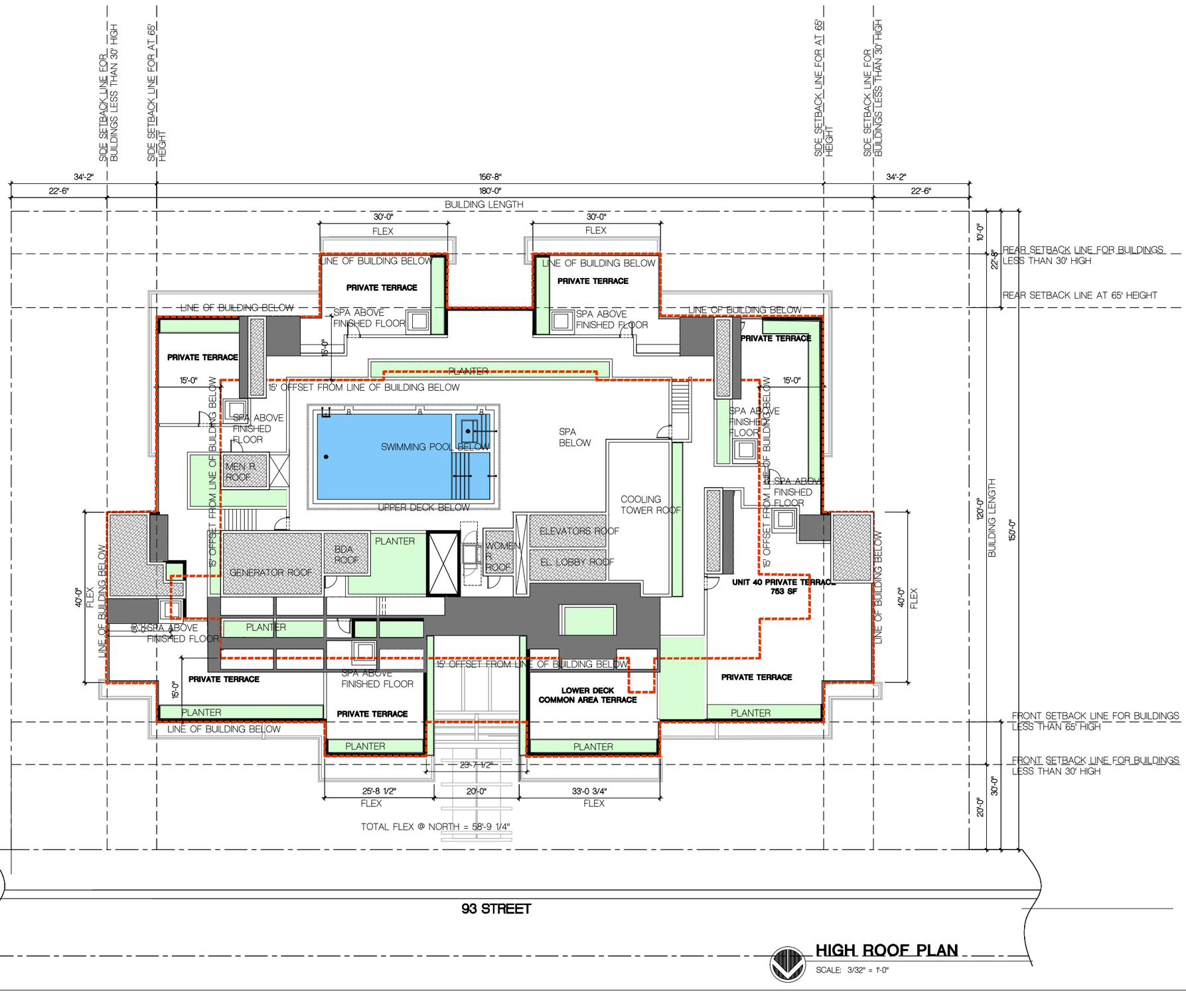
ROOF PLAN

SCALE: 3/32" = 1'-0" DATE: JULY 17 2024

SHEET NUMBER:

A-1.08

DRB #2



HIGH ROOF PLAN

SCALE: 3/32" = 1'-0"

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BROOKLYN, NY 11249
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T. 718.388.8210

CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE

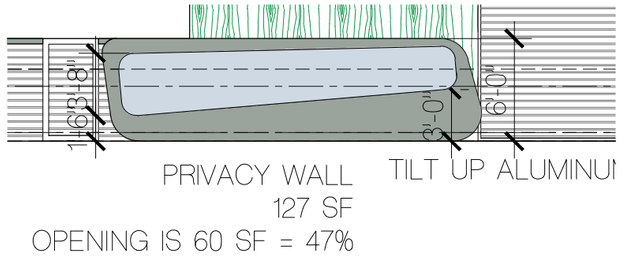
NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
HIGH ROOF PLAN

SCALE: 3/32" = 1'-0"
DATE: JULY 17 2024
SHEET NUMBER:
A-1.09
DRB #2



PRIVACY WALL

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

NORTH ELEVATION

SCALE: 3/32"= 1'-0"

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T. 718.388.8210

CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
NORTH ELEVATION

SCALE: 3/32" = 1'-0"
DATE: JULY 17 2024

SHEET NUMBER:
A-2.01

DRB #2

NORTH ELEVATION

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

FRANKEL BENAYOUN
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OWNER / DEVELOPER:

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T. 718.388.8210

CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

NORTH ELEVATION

SCALE: 1/8" = 1'-0" DATE: JULY 17 2024

SHEET NUMBER:

A-2.01A

DRB #2

EAST ELEVATION

SCALE: 3/32"= 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

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IFHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

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BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:
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53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
EAST ELEVATION

SCALE: 3/32" = 1'-0"
DATE: JULY 17 2024

SHEET NUMBER:
A-2.02

DRB #2

EAST ELEVATION

SCALE: 1/8"= 1-0"

FRANKEL BENAYOUN
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CIVIL ENG:

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CASA VERDE

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BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

EAST ELEVATION

SCALE: 1/8" = 1'-0" DATE: JULY 17 2024

SHEET NUMBER:

A-2.02A

DRB #2

SOUTH ELEVATION

SCALE: 3/32"= 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC
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LICENSE NO. AR0017273

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CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE

NEW CONDOMINIUM BUILDING
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SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

SOUTH ELEVATION

SCALE: 3/32" = 1'-0"
DATE: JULY 17 2024

SHEET NUMBER:

A-2.03

DRB #2

SOUTH ELEVATION

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

FRANKEL BENAYOUN
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CASA VERDE

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BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"
DATE: JULY 17 2024

SHEET NUMBER:

A-2.03A

DRB #2

WEST ELEVATION

SCALE: 3/32"= 1'-0"

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SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
WEST ELEVATION

SCALE: 3/32" = 1'-0"
DATE: JULY 17 2024

SHEET NUMBER:
A-2.04

DRB #2

WEST ELEVATION

SCALE: 1/8"= 1-0"

FRANKEL BENAYOUN
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WEST ELEVATION

SCALE: 1/8" = 1'-0" DATE: JULY 17 2024

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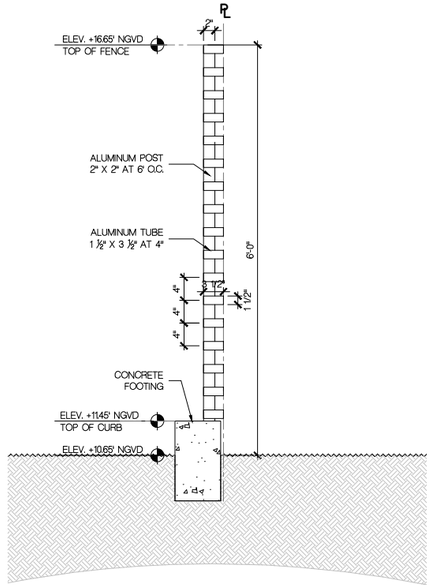
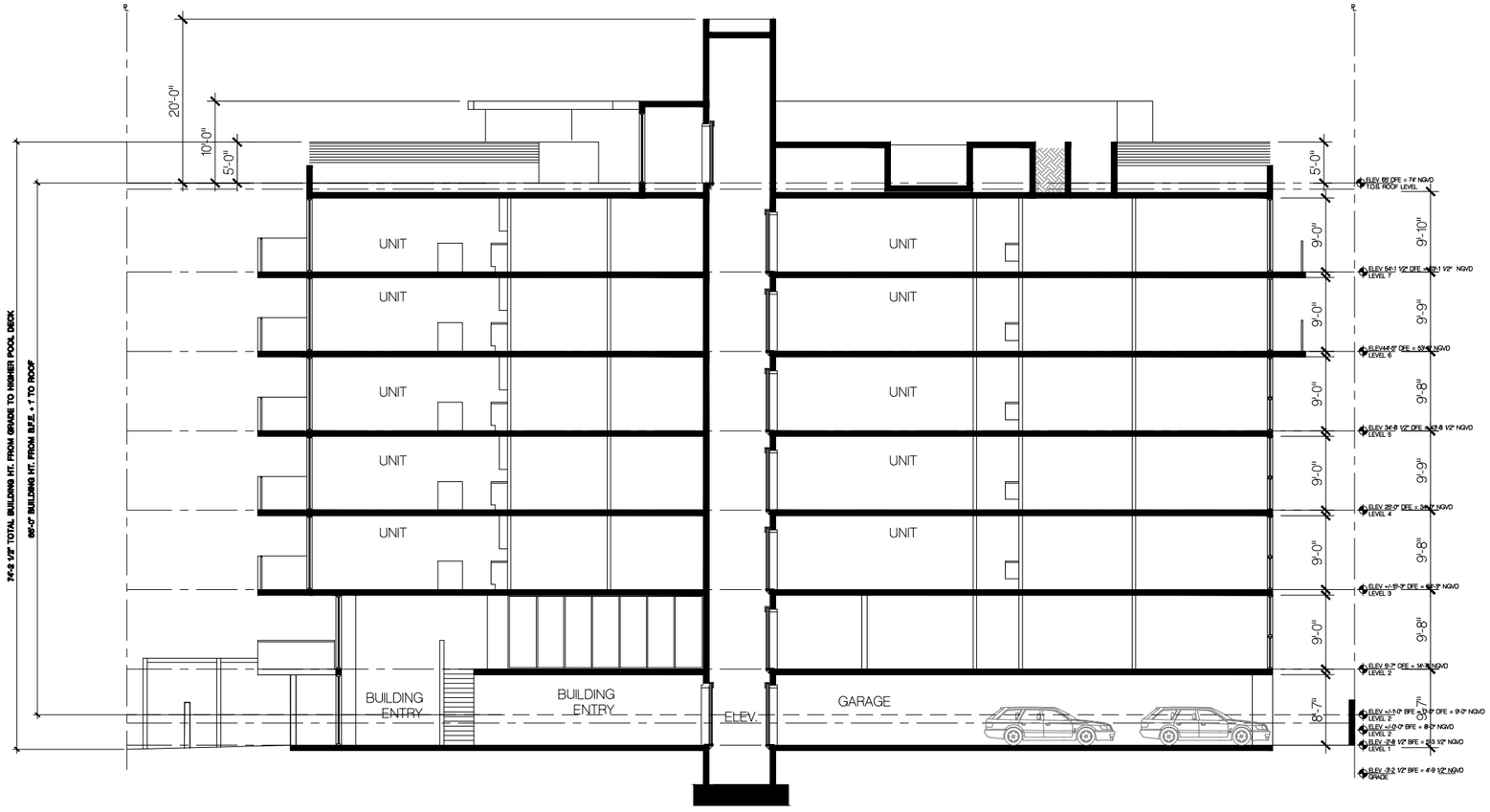
A-2.04A

DRB #2



TYPICAL ALUMINUM FENCE

SCALE: 1" = 1'-0"



BUILDING SECTION

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

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SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
BUILDING SECTION

SCALE: 1/8" = 1'-0" DATE: JULY 17 2024

SHEET NUMBER:
A-3.01

DRB #2

6 **STAINLESS STEEL BUILDING SIGN**

Decorator's White
CC-20

1 **BUILDING PAINT COLOR - WHITE ALL STUCCO WALLS**

Museum Piece
CSP-40

2 **ALUMINUM ELEMENTS PAINT COLOR - GRAY**

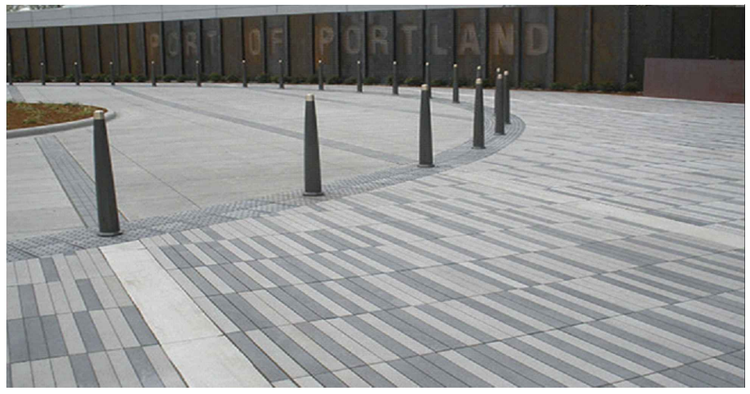
Nature's Reflection
504

7 **GREEN PAINTED STUCCO ACCENTS AT BREEZEWAY WALLS**

LIGHT BOLLARD

REAR ELEVATION

FRONT RENDERING



CONCRETE PAVER DRIVEWAYS

GLASS ENTRY CANOPY

4 **ALUMINUM AND GLASS RAILING SYSTEM**

3 **FIBERGLASS PLANTERS ABOVE CONCRETE SLAB**

5 **LIVING WALL**

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IFHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:
HORIZON AT CASA VERDE, LLC.
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

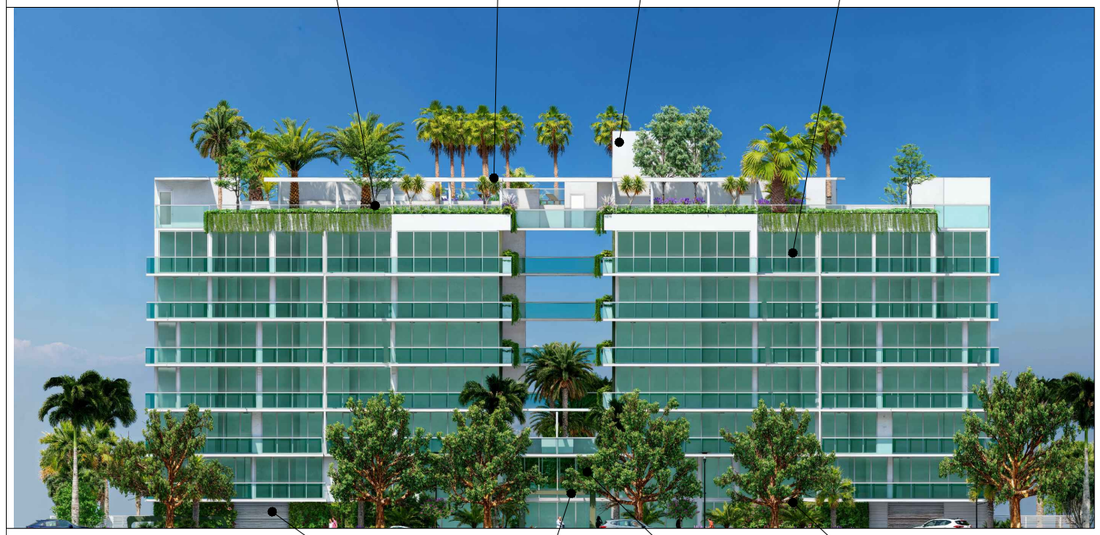
PRESENTATION BOARD

SCALE: N.T.S. DATE: JULY 17 2024

SHEET NUMBER:

A-4.01

DRB #2



NORTH ELEVATION [FRONT]

EAST ELEVATION

SOUTH ELEVATION [REAR]

WEST ELEVATION

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN,
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1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
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HORIZON AT CASA VERDE, LLC.
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T. 516.447.8887
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NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
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SCALE: DATE: JULY 17 2024

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Product Approval
USER: Public User

Product Approval Menu > **Application Detail**

FL #	FL5822-R7
Application Type	Revision
Code Version	2017
Application Status	Approved
Comments	
Archived	☐
Product Manufacturer	Smart Vent Products, Inc.
Address/Phone/Email	430 Andbro Dr Unit 1 Pitman, NJ 08071 (877) 441-8368 info@smartvent.com
Authorized Signature	Michael Graham info@smartvent.com
Technical Representative	Michael Graham
Address/Phone/Email	430 Andbro Dr Unit 1 Pitman, NJ 08071 (877) 441-8368 info@smartvent.com
Quality Assurance Representative	
Address/Phone/Email	
Category	Structural Components
Subcategory	Products Introduced as a Result of New Technology
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer ☐ Evaluation Report - Hardcopy Received
Florida Engineer or Architect Name who developed the Evaluation Report	Hermes F. Norero P.E.
Florida License	PE-73778
Quality Assurance Entity	Architectural Testing, Inc., an Intertek Company
Quality Assurance Contract Expiration Date	12/31/2020
Validated By	Locke Bowden P.E. ☑ Validation Checklist - Hardcopy Received
Certificate of Independence	FL5822_R7_COI_Smart Vent COI SS 2017-08-18 .pdf
Referenced Standard and Year (of Standard)	
Equivalence of Product Standards Certified By	
Sections from the Code	1612.5(1)(1.2) 1708.2

https://www.floridabuilding.org/pr/pr_app_dtl.aspx?param=wGlVXQwtDqvMdF6eR4iHLm1meckcmccf%2b7QwzLftUG4%3d 1/3

5822.3	SmartVent Model #1540-520	Insulated Flood Vent

Limits of Use
Approved for use in HVHZ: Yes
Approved for use outside HVHZ: Yes
Impact Resistant: N/A
Design Pressure: +100/-100
Other: One vent may be used for up to 200 sq. ft. of interior space (minimum 2).

Installation Instructions
FL5822_R7_II_1540-520 SS 2017-08-23.pdf
Verified By: Hermes F. Norero, P.E. Florida P.E. 73778
Created by Independent Third Party: Yes
Evaluation Reports
FL5822_R7_AE_PER5822 SS 2018-09-20.pdf
FL5822_R7_AE_SmartVent - Impact Requirements-SS 2017-08-23.pdf
Created by Independent Third Party: Yes

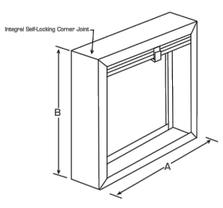
5822.7	SmartVent Model #1540-574	14.5" Garage Door Flood Vent

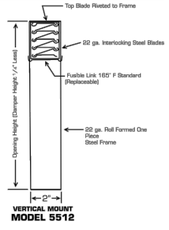
Limits of Use
Approved for use in HVHZ: Yes
Approved for use outside HVHZ: Yes
Impact Resistant: N/A
Design Pressure: N/A
Other: One vent may be used for up to 200 sq. ft. of interior space (minimum 2). See installation instructions for allowable pressures per door construction.

Installation Instructions
FL5822_R7_II_1540-574 SS 2018-08-17.pdf
Verified By: Hermes F. Norero, P.E. Florida P.E. 73778
Created by Independent Third Party: Yes
Evaluation Reports
FL5822_R7_AE_PER5822 SS 2018-08-23.pdf
FL5822_R7_AE_SmartVent - Impact Requirements-SS 2017-08-23.pdf
Created by Independent Third Party: Yes

VENT PRODUCTS CO., INC.
1901 South Kilbourn Avenue Chicago, Illinois 60623
Telephone: 773/521-1900
Outside Illinois: 800/368-8368
FAX: 773/521-5613

CERTIFICATION & SUBMITTAL
MODEL 5500 FIRE-TITE™ UL FIRE DAMPERS
Thin "2" Frame
FOR USE IN STATIC SYSTEMS ONLY





HORIZONTAL MOUNT
MODEL 5513

UNDERWRITERS LABORATORIES, INC.™ CLASSIFIED
FIRE DAMPER No.
FIRE RESISTANCE RATING 1-1/2 HOUR
VENT PRODUCTS CO., INC.

California Fire Marshal
Listing No. 3225-1078:100

ALL DAMPERS 1/4" UNDER LISTED DIMENSIONS
MINIMUM SIZE: 4" x 4"
MAXIMUM DUCT OPENING
SINGLE SECTION:
VERTICAL: 41" x 36" or 36" x 60"
HORIZONTAL: 41" x 36"
MAXIMUM MULTIPLE SECTION
Not available

Sizes shown are for Type A construction.
Consult factory for Type B, Type C and Type CR.

SPECIAL TYPES: Variations of 2" deep channel frame are available incorporating the Type B, Type C or Type CR construction: Models 5522, 5523, 5532, 5533, 5542, 5543, 5552 and 5553.

MATERIALS: Standard construction – galvanized steel. Specifications for all material per Underwriters Laboratories Standard for Safety UL 555.

UNDERWRITERS LABORATORIES: Labeled for use in sizes no larger than shown in UL Building Materials List in a 2-hour fire partition.

Meets N.F.P.A. 90A Requirements

Optional 304 Stainless Steel Construction available

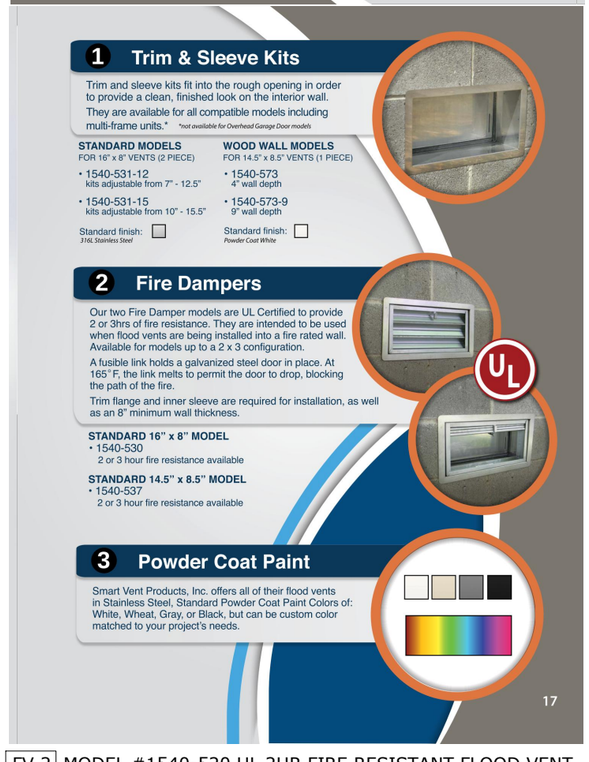
Optional 212°F Fusible Link available

FORM NO. 5504D (White Color) © 2002 Vent Products Co., Inc. (CD) Printed in U.S.A. SUPERSEDES FORM NO. 5504C

ACCESSORIES & PAINT OPTIONS

Smart Vent Products, Inc. offers everything you need to complete your project.

16



17

FV 2 MODEL #1540-520 UL 2HR FIRE RESISTANT FLOOD VENT

SMART VENT
Foundation Flood Vents

INSULATED SERIES

This series of vents is ideal for areas requiring flood venting protection but no natural air ventilation.

The flood door contains a 2" insulated core that has an R-value of 8.34 and the vent frame is lined with felt weather stripping, helping to keep the enclosure as insulated from the elements as possible.

IDEAL FOR:
- Garages
- Full height enclosures (e.g. walkouts)
- Conditioned crawlspaces
- Storage facilities
- Metal buildings
- Foyers

1 Flood Vent
1540-520

2 Stacker
1540-521

Stacker Models are twice as efficient as a single unit and are a great solution for large amounts of square footage, and in situations where there is not enough wall space to fit in single units.

3 Wood Wall
1540-570

Wood Wall Models are designed to fit between studs spaced at 16" on center. Pre-drilled slots in the four corners on the vent flange make for an easy installation.

For more information on Flood Protection Solutions, contact:
Smart Vent 430 Andbro Drive, Unit 1 • Pitman, NJ 08071
Website: www.smartvent.com Tel: (877) 441-8368 Email: info@smartvent.com

SMART VENT
Foundation Flood Vents

MODEL NUMBER	FLOOD COVERAGE	VENT SIZE	ROUGH OPENING
1540-520	200 sq. ft.	16"W x 8"H x 3"D	16 1/4 in x 8 1/4 in
1540-521	400 sq. ft.	16"W x 16"H x 3"D	16 1/4 in x 16 3/8 in
1540-570	200 sq. ft.	14 1/2"W x 8 1/2"H x 3"D	14 1/2 in x 8 3/4 in

To view other sizing options see Multi-frames

For more information on Flood Protection Solutions, contact:
Smart Vent 430 Andbro Drive, Unit 1 • Pitman, NJ 08071
Website: www.smartvent.com Tel: (877) 441-8368 Email: info@smartvent.com

FV 1 & FV3 MODEL #1540-520 INSULATED FLOOD VENT

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
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53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:

LANDSCAPE ARCH:

STRUCTURAL ENG:

MEP ENG:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

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DRAWING TITLE:
FLOOD VENT SPECS

SCALE: - DATE: JULY 17 2024

SHEET NUMBER:
A-1.01A

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A Perfect Solution in Every Drop
Certificate of Authorization: 29578

398 E. Dania Beach. Blvd
Suite 338
Dania Beach, FL 33004
954.399.8478 PH
954.744.4738 FX
contact@buildingdrops.com

August 18, 2017

TO: **Whom It May Concern**

FROM: **Hermes F. Norero, P.E.**
Registered Florida Professional Engineer #73778

MANUFACTURER: **Smart Vent Products, Inc.**
430 Andbro Drive, Unit 1
Pitman, NJ 08071

Dear Sir (Madam),

To the best of my knowledge, the above-mentioned product conforms to the 6th Edition of the Florida Building Code.

Please note that I do not have, nor will I acquire, a financial interest in any company manufacturing or distributing the product(s) for which the reports are being issued.

I also do not have, nor will I acquire, any financial interest with the Laboratory that performed the test(s), or with the Engineer witnessing the test(s) and sealing the test report(s).

Respectfully submitted,

HERMES F. NORERO LICENSE No. 73778 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Hermes F. Norero, P.E.
DN: cn=Hermes F. Norero, P.E., o=Engineer, ou=Not valid without this signature, email=hnorero@gmail.com, c=US
Reason: I am approving this document
Date: 2017.08.18 18:36:08 -05'00'

Hermes F. Norero, P.E.
Florida Registered Professional Engineer #73778.

Smart VENT
877– 441– 8368
www.smartvent.com

INSTALLATION INSTRUCTIONS
& DETAILS
MODEL 1540–520
FLOODVENT INSULATED

INSTALLATION INSTRUCTIONS

1. REMOVE VENT DOOR FROM VENT FRAME. (TURN UPSIDE DOWN, ROTATE BOTTOM OF DOOR OUTWARD AND SLIDE OUT)
2. PREPARE A CLEAN 16.25" WIDE BY 8.25" HIGH ROUGH OPENING (APPROX. 1 BLOCK WIDE X 1 BLOCK HIGH) FOR EACH VENT. ENSURE THE BOTTOM OF THE ROUGH OPENING IS NO MORE THAN 12" ABOVE THE FINISHED GRADE.
3. APPLY A BEAD OF HURRBOND GRIP & SEAL OR EQUIVALENT ADHESIVE AROUND THE BACK OF THE FLANGE ON THE VENT FRAME. (FIG. 2)
4. INSERT INSTALLATION CLIPS INTO THE TWO SLOTS ON THE TOP AND TWO SLOTS ON THE BOTTOM OF THE FRAME.
5. THE SPRING ARM OF THE CLIPS SHOULD BE ON THE OUTSIDE OF THE VENT FRAME.
   COMPRESS THE BOTTOM TWO CLIPS AND BEGIN SLIPPING THE FRAME INTO THE OPENING. ENSURE THAT THE BOTTOM CLIPS ARE IN THE OPENING BEFORE ALLOW THEM TO DECOMPRESS.
6. WITH THE FRAME NOW IN THE OPENING, AND THE BOTTOM SPRINGS IN PLACE, COMPRESS THE TOP SPRINGS AND PUSH THE VENT FRAME INTO THE OPENING
   COMPLETELY UNTIL THE FRAME IS FLUSH WITH THE WALL.
7. RE–CHECK THAT FRAME IS SQUARE AND SLOTS ARE CLEAR OF DEBRIS, AND CAULK.
8. INSTALL THE DOOR INTO FRAME BY GRASPING THE BOTTOM OF DOOR (WITH FLOAT PINS DOWN) AND FRONT (SMALL SCREEN IN FRONT). SLIDE DOOR INTO FRAME AND ROTATE UNTIL IT IS LATCHED.
9. TO OPEN THE DOOR INSERT TWO CREDIT CARDS INTO THE FLOAT SLOTS AS SHOWN IN THE DIAGRAM. THIS WILL UNLATCH THE DOOR FOR REMOVAL AND CLEANING.

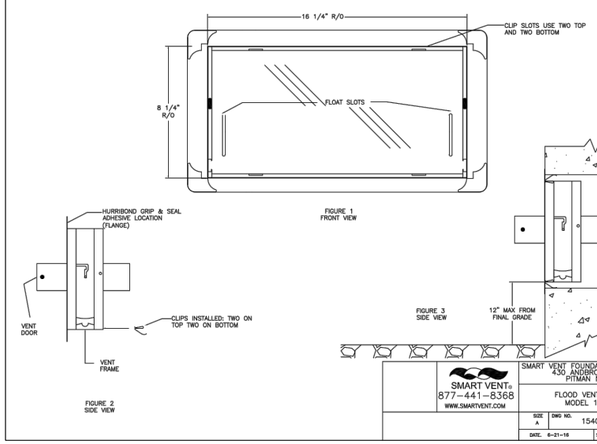
DETAIL SPECIFICATIONS:
MATERIAL: STAINLESS STEEL
OPERATION: AUTOMATIC NON–POWERED ACTIVATION AND OPERATION

INSTALLATION:
SECURED W/ 4 STAINLESS STEEL INSTALLATION CLIPS INCLUDED AND AN ADHESIVE
HYDROSTATIC RELIEF: 200 SQ. FT PER VENT
REQUIREMENTS: MINIMUM OF 2 VENTS PER ENCLOSED AREA MOUNTED ON AT LEAST TWO DIFFERENT WALLS

COLORS: STAINLESS (STANDARD)
EXTERIOR POWDER COATED WHITE, WHEAT, GRAY, AND BLACK (AVAILABLE)

MEETS THE REQUIREMENTS FOR ENGINEERED OPENINGS AS SET FORTH BY:
FEMA, NFIP, ICC, & ASCE
SUPPORTIVE DOCUMENTS, TD 1–06, 44CFR 60.3(C)(5), ASCE 24–14
ICC EVALUATION # ESR–2074

DETAIL DIAGRAM
MODEL 1540–520
FLOOD VENT INSULATED



SMART VENT®
877–441–8368
WWW.SMARTVENT.COM

SMART VENT FOUNDATION FLOOD VENTS
430 ANDBRO DR., UNIT 1
PITMAN, NJ 08071

FLOOD VENT INSULATED
MODEL 1540–520

SIZE	DWG NO.	REV
A	1540–520	B

DATE: 6–21–16 SHEET 1 OF 2

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ICC-ES Evaluation Report

ESR-2074
Reissued 02/2019
This report is subject to renewal 02/2021.

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DIVISION: 08 00 00—OPENINGS
SECTION: 08 95 43—VENTS/FOUNDATION FLOOD VENTS

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514 FLOOD VENT SEALING KIT #1540-526

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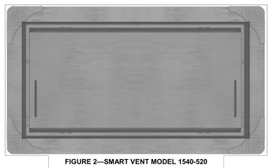

FIGURE 2—SMART VENT MODEL 1540-520

FIGURE 3—SMART VENT: SHOWN WITH FLOOD DOOR PIVOTED OPEN

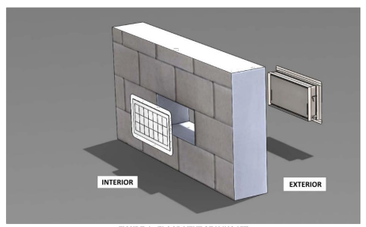

FIGURE 4—FLOOD VENT SEALING KIT

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DIVISION: 08 00 00—OPENINGS
Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2018, 2015, 2012, 2009 and 2006 *International Building Code*® (IBC)
- 2018, 2015, 2012, 2009 and 2006 *International Residential Code*® (IRC)
- 2018 *International Energy Conservation Code*® (IECC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)†

†The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

Properties evaluated:

- Physical operation
- Water flow

2.0 USES

The Smart Vent® units are engineered mechanically operated flood vents (FVs) employed to equalize hydrostatic pressure on walls of enclosures subject to rising or falling flood waters. Certain models also allow natural ventilation.

3.0 DESCRIPTION

3.1 General:

When subjected to rising water, the Smart Vent® FVs internal floats are activated, then pivot open to allow flow in either direction to equalize water level and hydrostatic pressure from one side of the foundation to the other. The FV pivoting door is normally held in the closed position by a buoyant release device. When subjected to rising water, the buoyant release device causes the unit to unlatch, allowing the door to rotate out of the way and allow flow. The water level stabilizes, equalizing the lateral forces. Each unit is fabricated from stainless steel. Smart Vent® Automatic Foundation Flood Vents are available in various models and sizes as described in Table 1. The SmartVENT® Stacking Model #1540-511 and FloodVENT® Stacking Model #1540-521 units each contain two vertically arranged openings per unit.

3.2 Engineered Opening:

The FVs comply with the design principle noted in Section 2.7.2.2 and Section 2.7.3 of ASCE/SEI 24-14 [Section 2.6.2.2 of ASCE/SEI 24-05 (2012, 2009, 2006 IBC and IRC)] for a maximum rate of rise and fall of 5.0 feet per hour (0.423 mm/s). In order to comply with the engineered opening requirement of ASCE/SEI 24, Smart Vent FVs must be installed in accordance with Section 4.0.

3.3 Ventilation:

The SmartVENT® Model #1540-510 and SmartVENT® Overhead Door Model #1540-514 both have screen covers with 1/4-inch-by-1/4-inch (6.35 by 6.35 mm) openings, yielding 51 square inches (32 903 mm²) of net free area to supply natural ventilation. The SmartVENT® Stacking Model #1540-511 consists of two Model #1540-510 units in one assembly, and provides 102 square inches (65 806 mm²) of net free area to supply natural ventilation. Other FVs recognized in this report do not offer natural ventilation.

3.4 Flood Vent Sealing Kit:

The Flood Vent Sealing Kit Model #1540-526 is used with SmartVENT® Model #1540-520. It is a Homaste 440 Sound Barrier® (ESR-1374) insert with 21 – 2-inch-by-2-inch (51 mm x 51 mm) squares cut in it. See Figure 4.

4.0 DESIGN AND INSTALLATION

4.1 SmartVENT® and FloodVENT®:

SmartVENT® and FloodVENT® are designed to be installed into walls or overhead doors of existing or new construction from the exterior side. Installation of the vents must be in accordance with the manufacturer's instructions, the applicable code and this report. Installation clips allow mounting in masonry and concrete walls of any thickness. In order to comply with the engineered opening design principle noted in Section 2.7.2.2 and 2.7.3 of ASCE/SEI 24-14 [Section 2.6.2.2 of ASCE/SEI 24-05 (2012, 2009, 2006 IBC and IRC)], the Smart Vent® FVs must be installed as follows:

- With a minimum of two openings on different sides of each enclosed area.
- With a minimum of one FV for every 200 square

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feet (18.6 m²) of enclosed area, except that the SmartVENT® Stacking Model #1540-511 and FloodVENT® Stacking Model #1540-521 must be installed with a minimum of one FV for every 400 square feet (37.2 m²) of enclosed area.

- Below the base flood elevation.
- With the bottom of the FV located a maximum of 12 inches (305.4 mm) above the higher of the final grade or floor and finished exterior grade immediately under each opening.

4.2 Flood Vent Sealing Kit

The Flood Vent Sealing Kit Model 1540-526 is used in conjunction with FloodVENT® Model #1540-520. When installed and tested in accordance with ASTM E283, the FV and Flood Vent Sealing Kit assembly have an air leakage rate of less than 0.2 cubic feet per minute per lineal foot (18.56 l/min per lineal meter) at a pressure differential of 1 pound per square foot (50 Pa) based on 12.58 lineal feet (3.8 lineal meters) contained by the Flood Vent Sealing Kit.

5.0 CONDITIONS OF USE

The Smart Vent® FVs described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 The Smart Vent® FVs must be installed in accordance with this report, the applicable code and the manufacturer's installation instructions. In the event of a conflict, the instructions in this report govern.

5.2 The Smart Vent® FVs must not be used in the place of "breakaway walls" in coastal high hazard areas, but are permitted for use in conjunction with breakaway walls in other areas.

6.0 EVIDENCE SUBMITTED

6.1 Data in accordance with the ICC-ES Acceptance Criteria for Mechanically Operated Flood Vents (AC364), dated August 2015 (editorially revised October 2017).

6.2 Test report on air infiltration in accordance with ASTM E283.

7.0 IDENTIFICATION

7.1 The Smart VENT® models and the Flood Vent Sealing Kit recognized in this report must be identified by a label bearing the manufacturer's name (Smartvent Products, Inc.), the model number, and the evaluation report number (ESR-2074).

7.2 The report holder's contact information is the following:

SMART VENT PRODUCTS, INC.
430 ANDBRO DRIVE, UNIT 1
PITMAN, NEW JERSEY 08071
(877) 441-8368
www.smartvent.com
info@smartvent.com

TABLE 1—MODEL SIZES

MODEL NAME	MODEL NUMBER	MODEL SIZE (in.)	COVERAGE (sq. ft.)
FloodVENT®	1540-520	15 1/4" X 7 1/4"	200
SmartVENT®	1540-510	15 1/4" X 7 1/4"	200
FloodVENT® Overhead Door	1540-524	15 1/4" X 7 1/4"	200
SmartVENT® Overhead Door	1540-514	15 1/4" X 7 1/4"	200
Wood Wall FloodVENT®	1540-570	14" X 8 1/4"	200
Wood Wall FloodVENT® Overhead Door	1540-574	14" X 8 1/4"	200
SmartVENT® Stacker	1540-511	16" X 16"	400
FloodVent® Stacker	1540-521	16" X 16"	400

For **SI:** 1 inch = 25.4 mm; 1 square foot = m²

FIGURE 1—SMART VENT: MODEL 1540-510

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DIVISION: 08 00 00—OPENINGS
Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, recognized in ICC-ES master evaluation report ESR-2074, have also been evaluated for compliance with codes noted below.

Applicable code edition:

- 2016 *California Building Code* (CBC)
- 2016 *California Residential Code* (CRC)

2.0 CONCLUSIONS

2.1 CBC:

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the master evaluation report ESR-2074, comply with 2016 CBC Chapter 12, provided the design and installation are in accordance with the 2015 *International Building Code*® (IBC) provisions noted in the master report and the additional requirements of CBC Chapters 12, 16 and 16A, as applicable.

The products recognized in this supplement have not been evaluated under CBC Chapter 7A for use in the exterior design and construction of new buildings located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland-Urban Interface Fire Area.

2.2 CRC:

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the master evaluation report ESR-2074, comply with the 2016 CRC, provided the design and installation are in accordance with the 2015 *International Residential Code*® (IRC) provisions noted in the master report.

The products recognized in this supplement have not been evaluated under 2016 CRC Chapter R337, for use in the exterior design and construction of new buildings located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland-Urban Interface Fire Area.

The products recognized in this supplement have not been evaluated for compliance with the International Wildland–Urban Interface Code®.

This supplement expires concurrently with the master report, reissued February 2019.

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ICC-ES Evaluation Report — ESR-2074 FBC Supplement

Reissued February 2019
This report is subject to renewal February 2021.

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DIVISION: 08 00 00—OPENINGS
Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, recognized in ICC-ES master report ESR-2074, have also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2017 *Florida Building Code—Building*
- 2017 *Florida Building Code—Residential*

2.0 CONCLUSIONS

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the master evaluation report ESR-2074, comply with the *Florida Building Code—Building* and the FRC, provided the design and installation are in accordance with the 2015 *International Building Code*® provisions noted in the master report.

Use of the Smart Vent® Automatic Foundation Flood Vents has also been found to be in compliance with the High-Velocity Hurricane Zone provisions of the *Florida Building Code—Building* and the *Florida Building Code—Residential* .

For products falling under Florida Rule 9N-3, verification that the report holder's quality assurance program is audited by a quality assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity (or the code official when the report holder does not possess an approval by the Commission).

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ARCHITECTS PLANNERS INTERIOR DESIGN

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LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

HORIZON AT CASA VERDE, LLC.
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:

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CASA VERDE

NEW CONDOMINIUM BUILDING
1130-1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE

FLOOD VENTS
ICC-ES EVALUATION REPORT

SCALE - DATE: JULY 17 2024

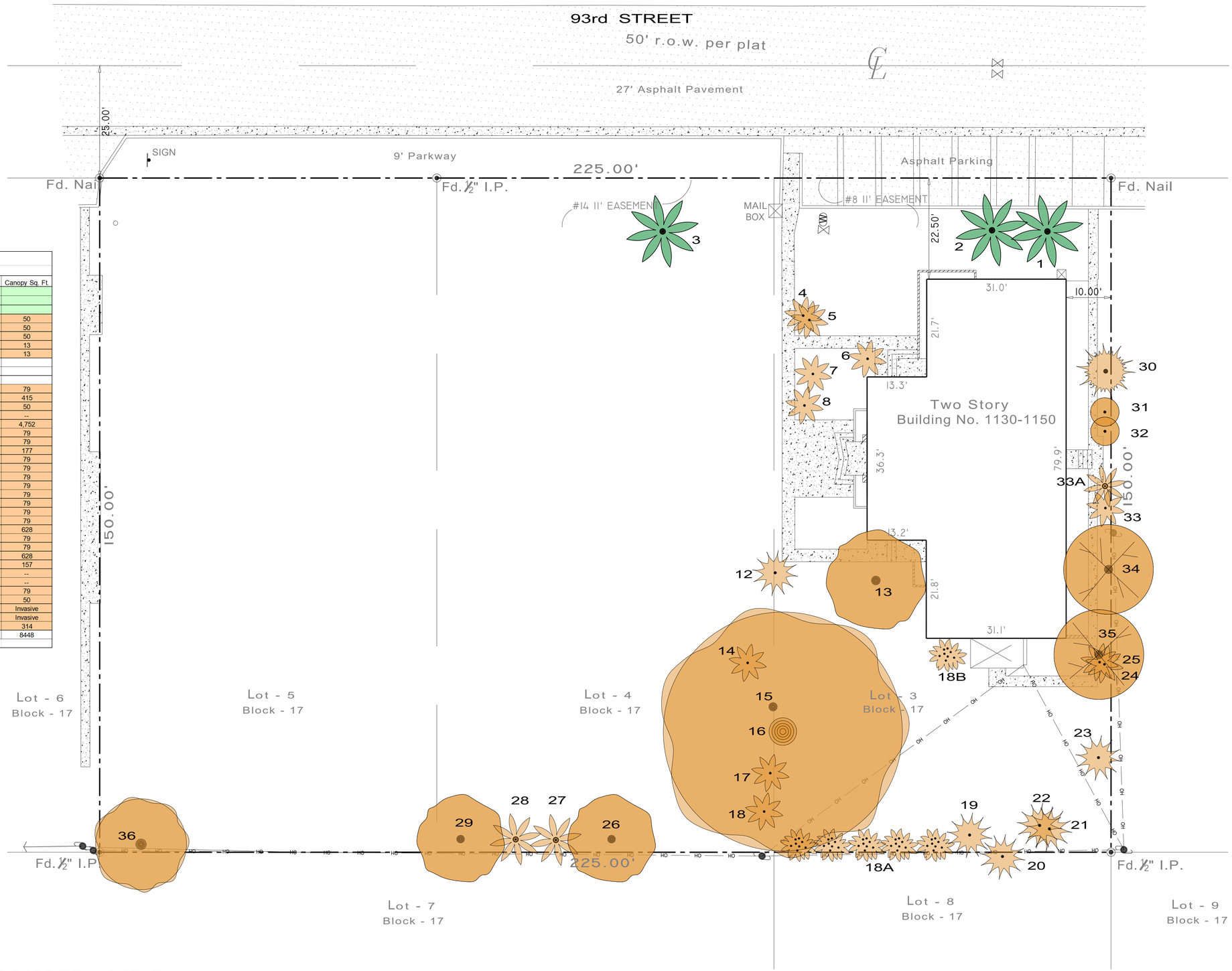
SHEET NUMBER

A-1.1B

DRB #2

Casa Verde
Existing Tree Disposition List

No.	Common Name	Botanical Name	Height (Ft.)	Spread (Ft.)	DBH (In.)	Condition	Disposition	Canopy Sq. Ft.
1	Royal Palm	*Roystonea regia*	50'	15'	24"	Good	Transplant	
2	Royal Palm	*Roystonea regia*	45'	20'	24"	Good	Transplant	
3	Royal Palm	*Roystonea regia*	53'	15'	24"	Good	Transplant	
4	Alexander Palm	*Ptychosperma elegans*	12'	8'	4"	Good	Remove	50
5	Alexander Palm	*Ptychosperma elegans*	25'	8'	4"	Good	Remove	50
6	Alexander Palm	*Ptychosperma elegans*	10'	8'	7"	Good	Remove	50
7	Alexander Palm	*Ptychosperma elegans*	12'	4'	7"	Good	Remove	13
8	Alexander Palm	*Ptychosperma elegans*	14'	4'	6"	Good	Remove	13
9	Not used							
10	Not used							
11	Not used							
12	Christmas Palm	*Veitchia merrillii*	20'	10'	5"	Good	Remove	79
13	Ficus tree	*Ficus benjamina*	20'	23'	12"	Fair/Poor	Remove	415
14	Alexander Palm	*Ptychosperma elegans*	30'	8'	7"	Fair	Remove	50
15	Air root of #16		--	--	--	--	Remove	--
16	Ficus tree	*Ficus aurea*	35'	55'	36"	Fair	Remove	4,752
17	Alexander Palm	*Ptychosperma elegans*	30'	10'	6"	Poor	Remove	79
18	Alexander Palm	*Ptychosperma elegans*	25'	10'	6"	Poor	Remove	79
18A	Areca Palm cluster	*Dypsis lutescens*	15'	15'	15"	Poor	Remove	177
18B	Areca Palm cluster	*Dypsis lutescens*	20'	10'	15"	Fair	Remove	79
19	Christmas Palm	*Veitchia merrillii*	25'	10'	6"	Fair	Remove	79
20	Christmas Palm	*Veitchia merrillii*	25'	10'	5"	Fair	Remove	79
21	Christmas Palm	*Veitchia merrillii*	25'	10'	5"	Fair	Remove	79
22	Christmas Palm	*Veitchia merrillii*	20'	10'	6"	Fair	Remove	79
23	Christmas Palm	*Veitchia merrillii*	25'	10'	6"	Fair	Remove	79
24	Alexander Palm	*Ptychosperma elegans*	20'	10'	5"	Good	Remove	79
25	Alexander Palm	*Ptychosperma elegans*	20'	10'	5"	Good	Remove	79
26	Ficus tree	*Ficus benjamina*	23'	20'	21"	Poor	Remove	628
27	Royal Palm	*Roystonea regia*	20'	10'	10"	Poor	Remove	79
28	Royal Palm	*Roystonea regia*	15'	10'	8"	Fair	Remove	79
29	Ficus tree	*Ficus benjamina*	25'	20'	18"	Poor	Remove	628
30	Sabal Palm	*Sabal palmetto*	15'	10'	20"	Good	Remove	157
31	Corn Plant Dracaena	*Not a tree*	--	--	--	Fair	Remove	--
32	Corn Plant Dracaena	*Not a tree*	--	--	--	Fair	Remove	--
33	Alexander Palm	*Ptychosperma elegans*	20'	10'	5"	Fair	Remove	79
33A	Royal Palm	*Roystonea regia*	10'	8'	8"	Fair	Remove	50
34	Hong Kong Orchid tree	*Bauhinia sp.*	25'	0'	15"	Dead	Remove	Invasive
35	Hong Kong Orchid tree	*Bauhinia sp.*	25'	0'	13"	Dead	Remove	Invasive
36	Ficus tree	*Ficus aurea*	20'	20'	15"	Fair/Poor	Remove	314
						Total Canopy Sq. Ft. to be Removed		8448
				See Planting Plan for Tree Replacement / Mitigation Credits				



DISPOSITION LEGEND

EXISTING TO REMAIN

TO BE TRANSPLANTED

TO BE REMOVED

0 8' 16' 24' 40'

EXISTING TREE DISPOSITION PLAN
SCALE: 3/32" = 1'-0"

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2132 OLIANO STREET - 2nd FLOOR
CORAL GABLES, FLORIDA 33134
(305)632-5000

SEAL

SHEET TITLE

LANDSCAPE
EXISTING TREE DISPOSITION PLAN

PROJECT TITLE

CASA VERDE
1130 - 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)

DATE
5/22/2024

LD-1
DRB

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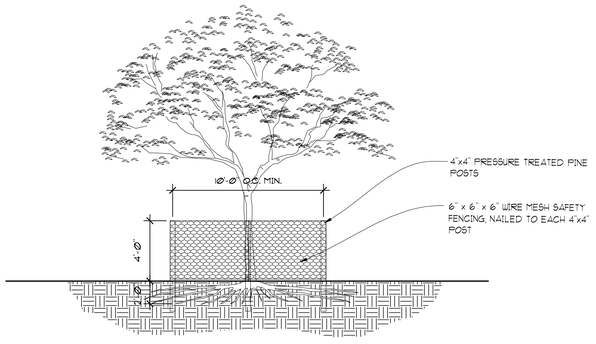
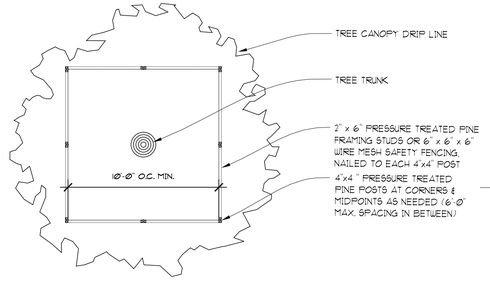
ROOT PRUNE & TRANSPLANTING SPECIFICATIONS

1. Root prune 50% of tree's root ball to a minimum depth of 30"- 48" as feasible. Root prune remaining 50% of root ball in +/- 30 days. Allow ample root regeneration for a total of 2 months minimum prior to transplanting as feasible.
2. Trim all cut frayed roots with clippers leaving clean cuts. Use Sawsall or chainsaw with sharp blades for cutting large roots leaving no shredded root ends.
3. Wrap root balls with shrink wrap plastic & backfill with soil mixture (70% lake Wales silica sand & 30% Florida peat moss). Fill & pack tightly any remaining voids between plastic & root ball covering all cut roots with soil mixture.
4. Backfill the outside areas of root prune trench with existing soil to hold plastic firmly against newly wrapped root ball. Stake & mark out the excavation trench to be able to locate wrapped root ball to minimize any disturbance when harvesting for transplanting.
5. Water trees times per week for next 2 months or until trees are ready to move.
6. Water daily for duration of overall job will be required. Having irrigation bubblers as part of automatic irrigation system for post construction can supplement additional drenching, but are not a substitution.
7. Use root stimulant root drenching solution on trees root pruned areas, ("Superthrive" & "Kayplex Rollystart"), mixture per manufacures specifications based on application frequency.
8. Root prune drenching schedule every 2-3 weeks, 3 applications.
9. Harvest trees 8 to 10 weeks depending on size, consult with L.A. prior to moving on schedule.
10. Re-dig holes well outside the plastic plant wrap being careful not to disturb or tear, preserving root ball, re-wrap if needed for transplanting.
11. When digging trees, break off large piece of existing coral rock, +/- 36" deep as feasible, by under cutting ball. Do not peel ball off rock. If necessary, the horizontal chipping or drilling may be required to break off specimen oak tree's root ball at a minimum 30" depth.
12. Replant transplanted trees and palms at correct height in new location, keeping original root ball crown exposed.
13. Properly wrap and strap trees and palms to lifting equipment in such a way as to not tear cambium layer and excessively disfigure appearance.
14. Trees that are not properly lifted and die due to girdling, compression or excessive damage to the cambium layer will be charged to the G.C. and Sub-contractor at a rate of $500 per caliper inch.
15. Remove plastic, backfill with 50% existing soil blended with 50% planting soil plus ½ bale of Canadian peat moss. Backfill, sink, place in agriform fertilizer tablets per recommendations, brace, and trim broken branches and fronds as needed, brace per specification.
16. All Transplanted trees to have tree barrier protection installed prior to new development construction commencement.
17. See "Mitigation / Planting Plans for all Tree transplanted locations and Tree mitigation requirements.



TREE BARRIER PROTECTION SECTION

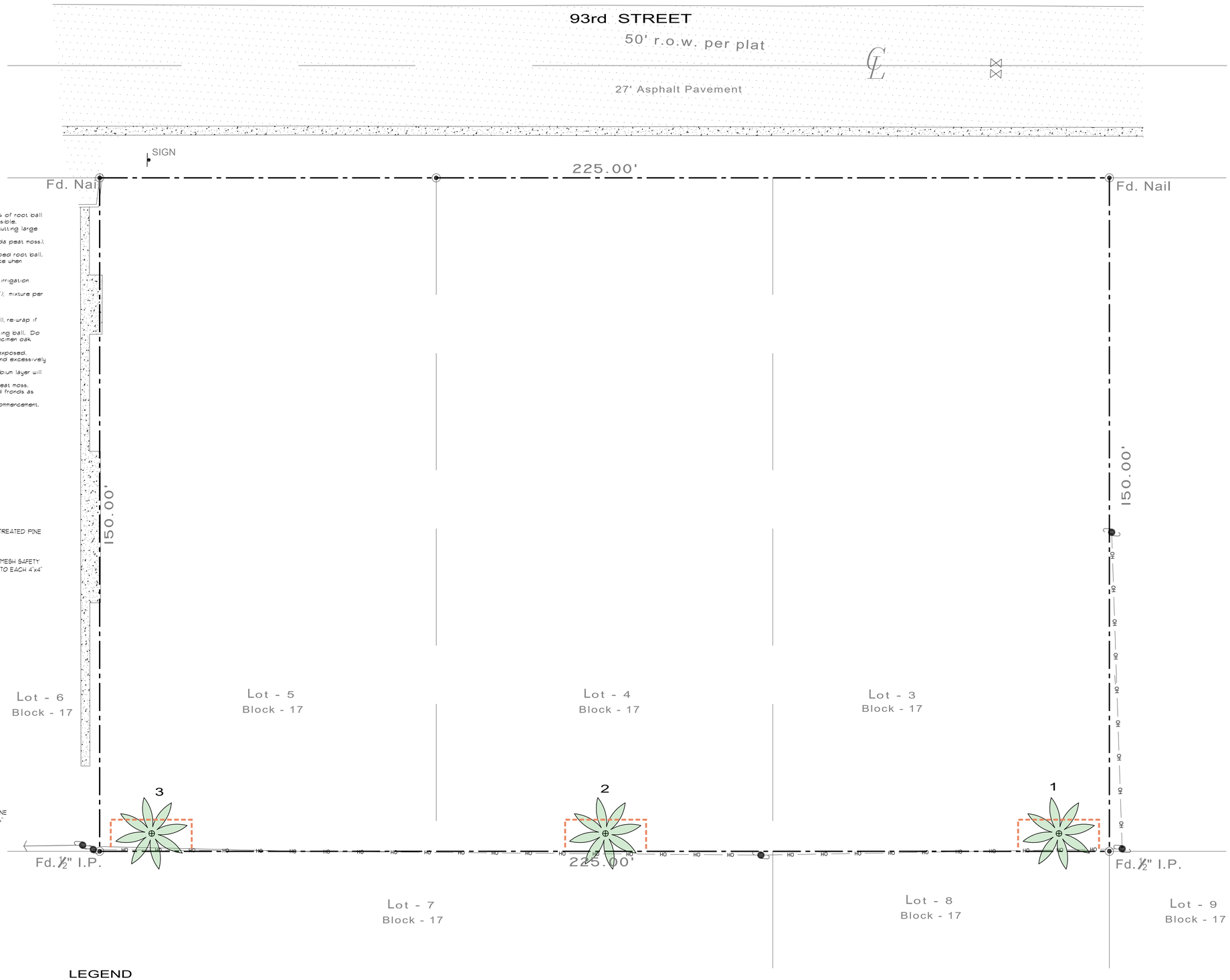
NOT TO SCALE



TREE BARRIER PROTECTION PLAN

NOT TO SCALE NOTE: BARRIER TO FORM CONTINUOUS CONNECTION AROUND THE TREE OR GROUP OF TREES

0 8' 16' 24' 40'



LEGEND

TRANSPLANTED TREES / PALMS

TREE PROTECTION FENCING

TREE TRANSPLANT & PROTECTION PLAN

SCALE: 3/32" = 1'-0"

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ROBERT PARSLEY A.S.L.A.
2132 OLLANO STREET - 2nd FLOOR
CORAL GABLES, FLORIDA 33134
PHONE: (305)905-0808

SEAL

SHEET TITLE
TREE TRANSPLANT & PROTECTION PLAN

PROJECT TITLE
CASA VERDE
1130 - 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)

DATE
5/22/2024

LD-2
DRB

Ground Level Landscape - Plant List

Legend

Trees at 12' ht. min. per town's code

Trees or palms at 16'-18' ht. min. per town's code

Trees or palms at 18'-20' ht. min. per town's code

Qty.	Common Name	Native	Botanical Name	Drought	Specs	Canopy Credit: Credit per tree/palm	Canopy Credit: Credit x Qty.
Street Trees							
6	Gumbo Limbo tree	Yes	*Bursera simaruba*	Yes	15' ht x 6' spr., 7' CT min., 5" cal. min.	500	3000
Trees							
7	Black Ironwood tree	**Yes**	*Krugiodendron ferreum*	**Yes**	12' ht x 5' spr.	300	2100
3	Lignum Vitae tree	**Yes**	*Guaiacum sanctum*	**Yes**	12' ht x 7' spr.	300	900
1	Paradise tree	**Yes**	*Simarouba glauca*	**Yes**	16' ht x 7' spr., 4" cal., 5' CT	500	500
11	Pigeon Plum tree	**Yes**	*Coccoloba diversifolia*	**Yes**	16' ht x 7' spr., 2.5" cal. min., 4' CT min.	300	3300
22	Total Trees 12' ht. min. (not including street trees)	22	Total Native Trees 12' ht. min.	22	Total Drought Trees 12' ht. min. (not including street trees)	Canopy Credit	9800

Palms							
4	Caranday Palm		*Copernicia alba*	Yes	12' ht x 8', 7' CT	100	400
8	Montgomery Palm		*Veitchia montgomeryana*	**Yes**	16' o.a. ht	300	2400
7	Christmas Palm		*Veitchia merrillii*	**Yes**	16' o.a. ht, triples	300	2100
4	Royal Palms	**Yes**	*Roystonea elata*	**Yes**	26' o.a. ht, 12' GW	300	1200
8	Sabal Palms	**Yes**	*Sabal palmetto*	**Yes**	18' - 24' ht, 1/2 smooth 1/2 booted trunk, 20" cal., bowed	100	800
11	Sabal Palms	**Yes**	*Sabal palmetto*	**Yes**	18' - 24' ht, 1/2 smooth 1/2 booted trunk, 20" cal.	100	1100

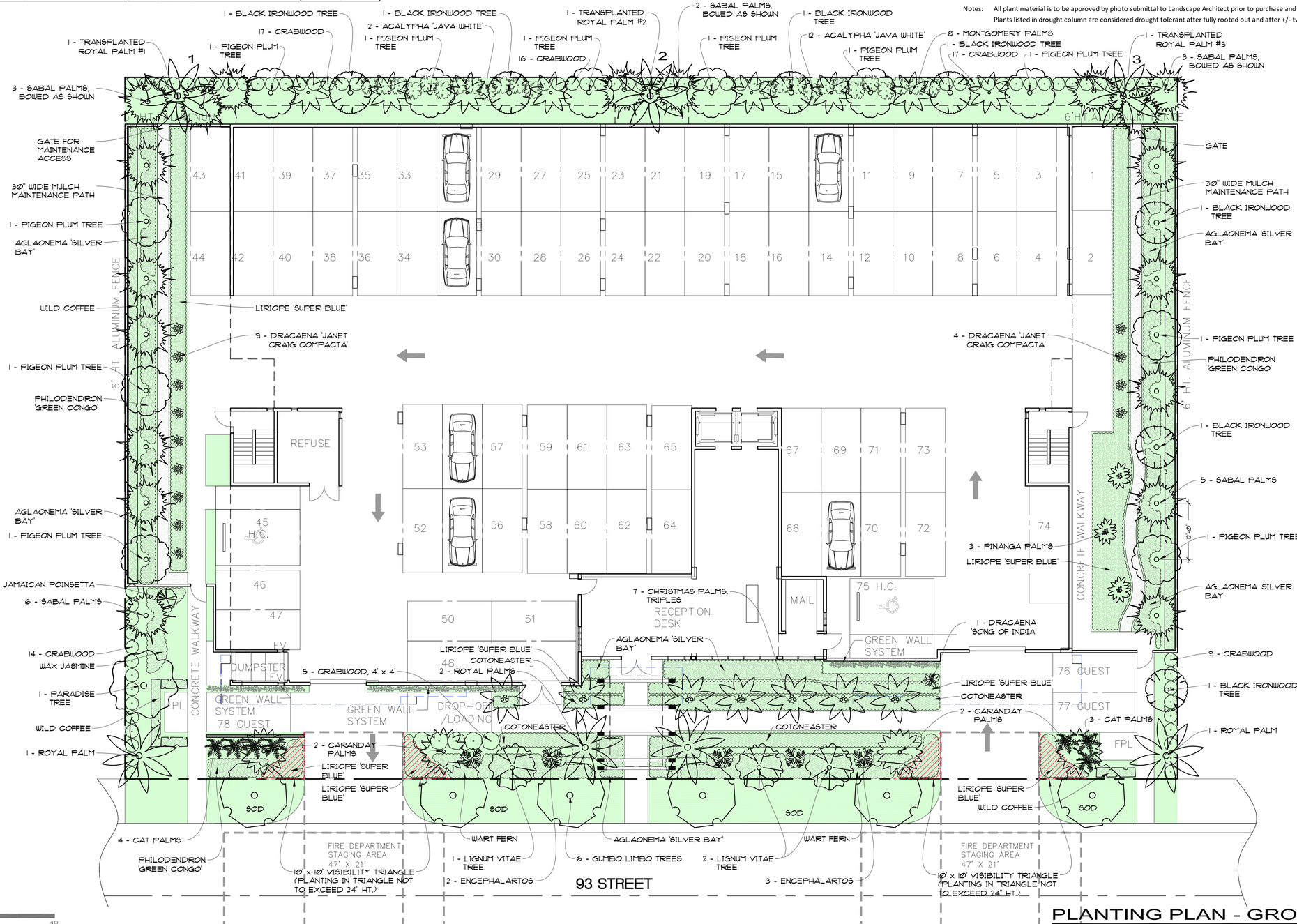
38	Total Palms 15' ht. min.	23	Total Native Palms 15' ht. min.	38	Total Drought Palms 15' ht. min.	Canopy Credit	8000
13	Total Palms at 3:1, 15' ht. min.	8	Total Native Palms at 3:1, 15' ht. min.	13	Total Drought Palms at 3:1, 15' ht. min.		
6	25% Palms allowed (3:1, 15' ht. min.)	6	25% Native Palms allowed (3:1, 15' ht. min.)	6	25% Drought Palms allowed (3:1, 15' ht. min.)		

Grand Total Trees & Palms:		Grand Total Native:		Grand Total Drought Tolerant:		Grand Total Canopy Credit:	17800
28	Total Trees & Palms (25%)	28	Native Trees & Palms (25%)	28	Drought Trees & Palms (25%)		

Shrubs and Groundcovers

24	Acalypha 'Java White'		*Acalypha wilkesiana 'Java White'*	**Yes**	4' x 4', 25 gal.	
•	Aglaonema 'Silver Bay'		*Aglaonema 'Silver Bay'*		24" x 24", 3 gal.	24" o.c.
7	Cat Palms		*Chamaedorea cataractarum*		4' x 4', 25 gal.	
•	Coontie	**Yes**	*Zamia pumila*	**Yes**	3 gal.	
•	Cotoneaster		*Cotoneaster*	**Yes**	3 gal.	20" o.c.
5	Crabwood	**Yes**	*Gymnanthes lucida*	**Yes**	4' x 4', 15 gal., full	
73	Crabwood	**Yes**	*Gymnanthes lucida*	**Yes**	4' x 3', 15 gal., full	36" o.c.
13	Dracaena 'Janet Craig Compacta'		*Dracaena deremensis 'Janet Craig Comp.'*		5' - 6' ht	
1	Dracaena 'Song of India'		*Dracaena 'Song of India'*	**Yes**	5' - 6' ht	
5	Encephalartos ferox		*Encephalartos ferox*	**Yes**	4' x 4'	
1	Jamaican Poinsetta		*Euphorbia punicea*	**Yes**	4' x 4'	
•	Liriope 'Super Blue'		*Liriope muscari 'Super Blue'*		15" x 15", 3 gal.	18" oc
•	Philodendron 'Green Congo'		*Philodendron 'Green Congo'*		24" x 24", 3 gal.	24" oc
3	Pinanga Palm		*Pinanga coronata*		5' ht., 15 gal. or 25 gal.	
•	Wart Fern		*Microsorum scolopendria*	Yes	12" x 14", 3 gal.	20" oc
•	Wax Jasmine		*Jasminum simplicifolium*		16" x 16", 3 gal.	24" oc
•	Wild Coffee	**Yes**	*Psychotria nervosa*	**Yes**	24" x 20", 3 gal.	24" oc
220 min.	Total Shrubs 24" ht. min.	66 min.	Native Shrubs 24" ht. min.	110 min.	Drought Shrubs 24" ht. min.		

Notes: All plant material is to be approved by photo submittal to Landscape Architect prior to purchase and installation.
Plants listed in drought column are considered drought tolerant after fully rooted out and after +/- two growing seasons.



PLANTING PLAN - GROUND LEVEL

SCALE: 3/32" = 1'-0"

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
2323 GALIANO STREET – 2nd FLOOR
CORAL GABLES, FLORIDA 33134
(305) 529-0000

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SEAL

SHEET TITLE: LANDSCAPE PLANTING PLAN - GROUND LEVEL

PROJECT TITLE: CASA VERDE
1130 – 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S):

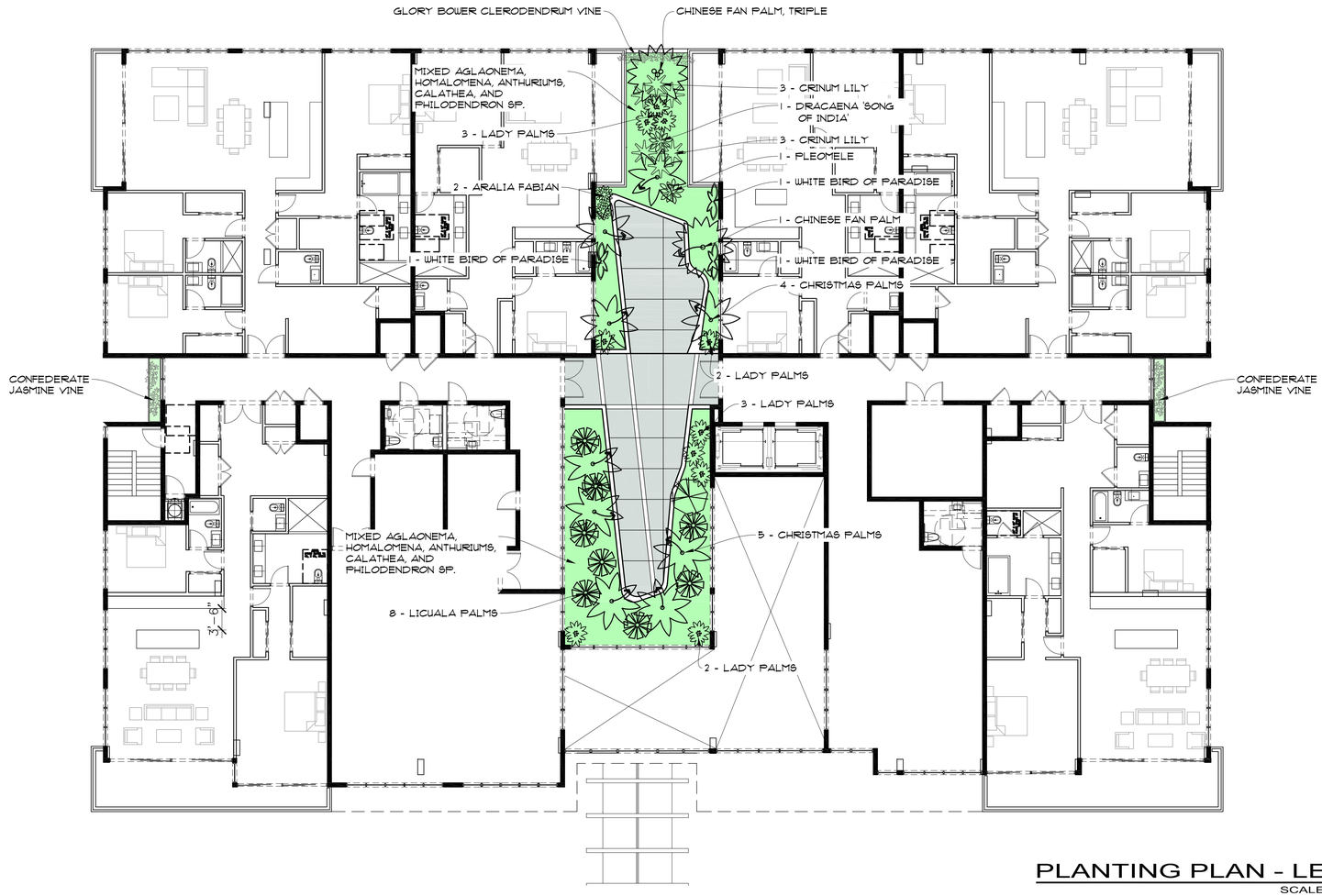
DATE: 5/22/2024

L-1
DRB

Second Level Landscape - Plant List

Qty.	Common Name	Native	Botanical Name	Drought	Specs	
Palms						
1	Chinese Fan Palm		*Livistona chinensis*	Yes	10' ht, single, bowed	
1	Chinese Fan Palm		*Livistona chinensis*	Yes	12' ht, triple	
9	Christmas Palm		*Veitchia merrillii*	Yes	10' ht, single, bowed, heavy caliper	
8	Licuala Palm		*Licuala grandis*		15 gal.	
Shrubs, Groundcovers, Accents, and Vines						
•	Aglaonema		*Aglaonema sp.*		3 gal.	
2	Aralia Fabian		*Polyscias scutellaria 'Fabian'*		7 gal. or 15 gal.	
•	Calathea		*Calathea sp.*		3 gal.	
6	Crinum Lily		*Crinum asiaticum*	Yes	4' x 4', 3 gal.	
1	Dracaena 'Song of India'		*Dracaena 'Song of India'*	Yes	7 gal. or 15 gal.	
•	Ficus Alii		*Ficus binnendijkii 'Alii'*		7 gal.	
•	Glory Bower Clerodendrum vine		*Clerodendrum speciosissimum*	Yes	3 gal.	24" oc
•	Homalomena		*Homalomena sp.*		3 gal.	
10	Lady Palms		*Rhapis excelsa*		7 gal.	
•	Philodendron		*Philodendron sp.*		3 gal.	
1	Pleomele		*Dracaena reflexa*		7 gal. or 15 gal.	
3	White Bird of Paradise		*Strelitzia nicolai*	Yes	15 gal.	

Notes: All plant material to be approved by photo submittal to Landscape Architect prior to purchase and installation.
Plants listed in drought column are considered drought tolerant after fully rooted out and after +/- two growing seasons.

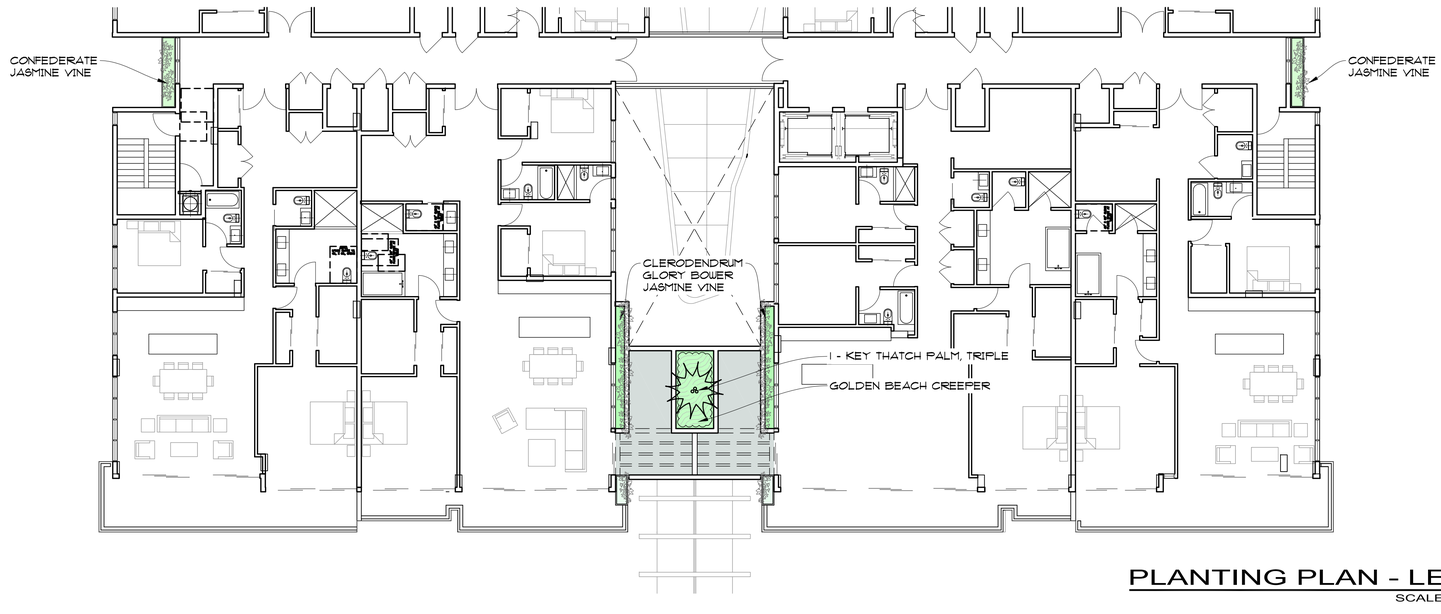


PLANTING PLAN - LEVEL 2
SCALE: 3/32" = 1'-0"

Third Level Landscape - Plant List

Qty.	Common Name	Native	Botanical Name	Drought	Specs	
Palms						
1	Key Thatch Palm	Yes	*Thrinax morrisii*	Yes	5' ht, triple	
Groundcovers and Vines						
•	Confederate Jasmine vine		*Trachelospermum jasminoides*	Yes	3 gal. (trellis to be removed upon installation)	20" oc
•	Glory Bower Cerodendrum vine		*Clerodendrum speciosissimum*	Yes	3 gal.	24" oc
•	Golden Beach Creeper	Yes	*Ernodea littoralis*	Yes	3 gal.	20" oc

Notes: All plant material to be approved by photo submittal to Landscape Architect prior to purchase and installation.
Plants listed in drought column are considered drought tolerant after fully rooted out and after +/- two growing seasons.



PLANTING PLAN - LEVEL 3
SCALE: 3/32" = 1'-0"

0 8' 16' 24' 40'

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GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
2323 GALIANO STREET – 2nd FLOOR
CORAL GABLES, FLORIDA 33134
(305)615-0900x204

SEAL

SHEET TITLE

LANDSCAPE
PLANTING PLAN – LEVEL 2 & 3

PROJECT TITLE

CASA VERDE
1130 – 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)

DATE:
5/22/2024

L-2
DRB

Fourth Level Landscape - Plant List

Qty.	Common Name	Native	Botanical Name	Drought	Specs	
Groundcovers, Accents, and Vines						
•	Confederate Jasmine vine		*Trachelospermum jasminoides*	Yes	3 gal. (trellis to be removed upon installation)	20" oc

Notes: All plant material to be approved by photo submittal to Landscape Architect prior to purchase and installation.
Plants listed in drought column are considered drought tolerant after fully rooted out and after +/- two growing seasons.

PLANTING PLAN - LEVEL 4
SCALE: 3/32" = 1'-0"

Fifth Level Landscape - Plant List

Qty.	Common Name	Native	Botanical Name	Drought	Specs	
Groundcovers, Accents, and Vines						
•	Glory Bower Clerodendrum vine		*Clerodendrum speciosissimum*	Yes	3 gal.	24" oc

Notes: All plant material to be approved by photo submittal to Landscape Architect prior to purchase and installation.
Plants listed in drought column are considered drought tolerant after fully rooted out and after +/- two growing seasons.

PLANTING PLAN - LEVEL 5
SCALE: 3/32" = 1'-0"

0 8' 16' 24' 40'

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LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
2323 GALIANO STREET – 2nd FLOOR
CORAL GABLES, FLORIDA 33134
(305) 632-0000

SEAL

SHEET TITLE
LANDSCAPE
PLANTING PLAN – LEVEL 4 & 5

PROJECT TITLE
CASA VERDE
1130 – 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)

DATE:
5/22/2024

L-3
DRB

Sixth Level Landscape - Plant List

Qty.	Common Name	Native	Botanical Name	Drought	Specs	
Groundcovers, Accents, and Vines						
•	Confederate Jasmine vine		*Trachelospermum jasminoides*	Yes	3 gal. (trellis to be removed upon installation)	20" oc

Notes: All plant material to be approved by photo submittal to Landscape Architect prior to purchase and installation.
Plants listed in drought column are considered drought tolerant after fully rooted out and after +/- two growing seasons.

PLANTING PLAN - LEVEL 6
SCALE: 3/32" = 1'-0"

Seventh Level Landscape - Plant List

Qty.	Common Name	Native	Botanical Name	Drought	Specs	
Groundcovers, Accents, and Vines						
•	Glory Bower Clerodendrum vine		*Clerodendrum speciosissimum*	Yes	3 gal.	24" oc

Notes: All plant material to be approved by photo submittal to Landscape Architect prior to purchase and installation.
Plants listed in drought column are considered drought tolerant after fully rooted out and after +/- two growing seasons.

PLANTING PLAN - LEVEL 7
SCALE: 3/32" = 1'-0"

0 8' 16' 24' 40'

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LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
2323 GULIANO STREET – 2nd FLOOR
CORAL GABLES, FLORIDA 33134
(305)632-5000

SEAL

SHEET TITLE
PLANTING PLAN – LEVEL 6 & 7

PROJECT TITLE
CASA VERDE
1130 – 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)

DATE:
5/22/2024

L-4
DRB

Roof Level Landscape - Plant List

Qty.	Common Name	Native	Botanical Name	Drought	Specs	
Trees						
2	Bay Cedar	Yes	*Suriana maritima*	Yes	25 gal.	
4	Joewood	Yes	*Jacquinia keyensis*	Yes	25 gal.	
1	Lignum vitae	Yes	*Guaiacum sanctum*	Yes	3' x 3', 25 gal.	
2	Silver Buttonwood	Yes	*Conocarpus erectus 'Sericeus'*	Yes	8' x 5', multi, 2' CT	
Palms						
10	Florida Thatch Palm	Yes	*Thrinax radiata*	Yes	4' ht, single	
6	High Plateau Palm		*Beccariophoenix alfredii*	Yes	(2) 10', (1) 14', (1) 16', (1) 18', (1) 20'	
1	Key Thatch Palm	Yes	*Thrinax morrisii*	Yes	5' ht, triple	
2	Latan Palm (Blue)		*Latania loddigesii*	Yes	6' x 5'	
Shrubs, Groundcovers, Accents, and Vines						
•	Bird of Paradise (Orange)		*Strelitzia reginae*	Yes	7 gal.	
3	Cardboard Palm		*Zamia furfuracea*	Yes	4' x 4'	
•	Clusia Rosea 'Nana'		*Clusia rosea 'Nana'*	Yes	18" x 18", 3 gal.	24" oc
•	Confederate Jasmine vine		*Trachelospermum jasminoides*	Yes	3 gal. (trellis to be removed upon installation)	20" oc
8	Crinum Lily		*Crinum asiaticum*		4' x 4', 3 gal.	
3	Dracaena Arborea		*Dracaena arborea*	Yes	6' x 4', triple, 30 gal.	
1	Dracaena 'Song of India'		*Dracaena 'Song of India'*	Yes	7 gal. or 15 gal.	
3	European Fan Palm		*Chamaerops humilis*	Yes	4' x 4', 25 gal.	
•	Foxtail Fern		*Asparagus densiflorus 'Meyerii'*		14" x 12", 3 gal.	15" oc
•	Golden Beach Creeper	Yes	*Ernodea littoralis*	Yes	3 gal.	20" oc
•	Jade Plant		*Crassula ovata*	Yes	3 gal.	
•	Liriope 'Super Blue'		*Liriope muscari 'Super Blue'*	Yes	15" x 15", 3 gal.	18" oc
9	Locust Berry	Yes	*Byrsonima lucida*	Yes	3 gal.	
•	Natal Plum 'Emerald Blanket'		*Carissa macrocarpa 'Emerald Blanket'*	Yes	3 gal.	
•	Podocarpus		*Podocarpus macrophyllus*	Yes	7 gal.	
9	Ponytail Palms		*Beaucarnea recurvata*	Yes	4' x 3', multi head, heavy caliper	
•	'White Fountain Grass		*Pennisetum setaceum*	Yes	24" x 24", 3 gal.	30" oc

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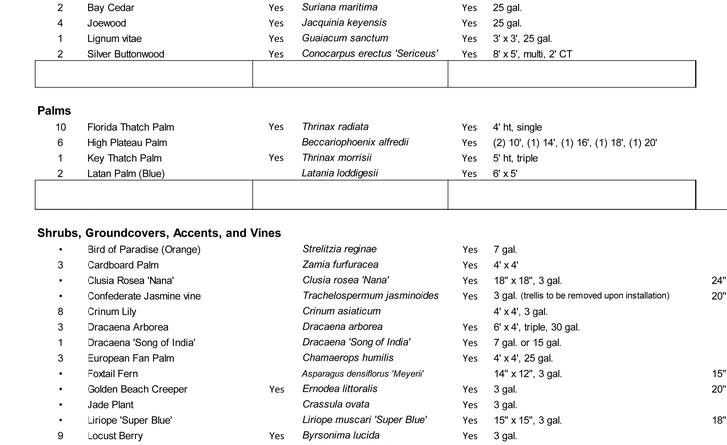
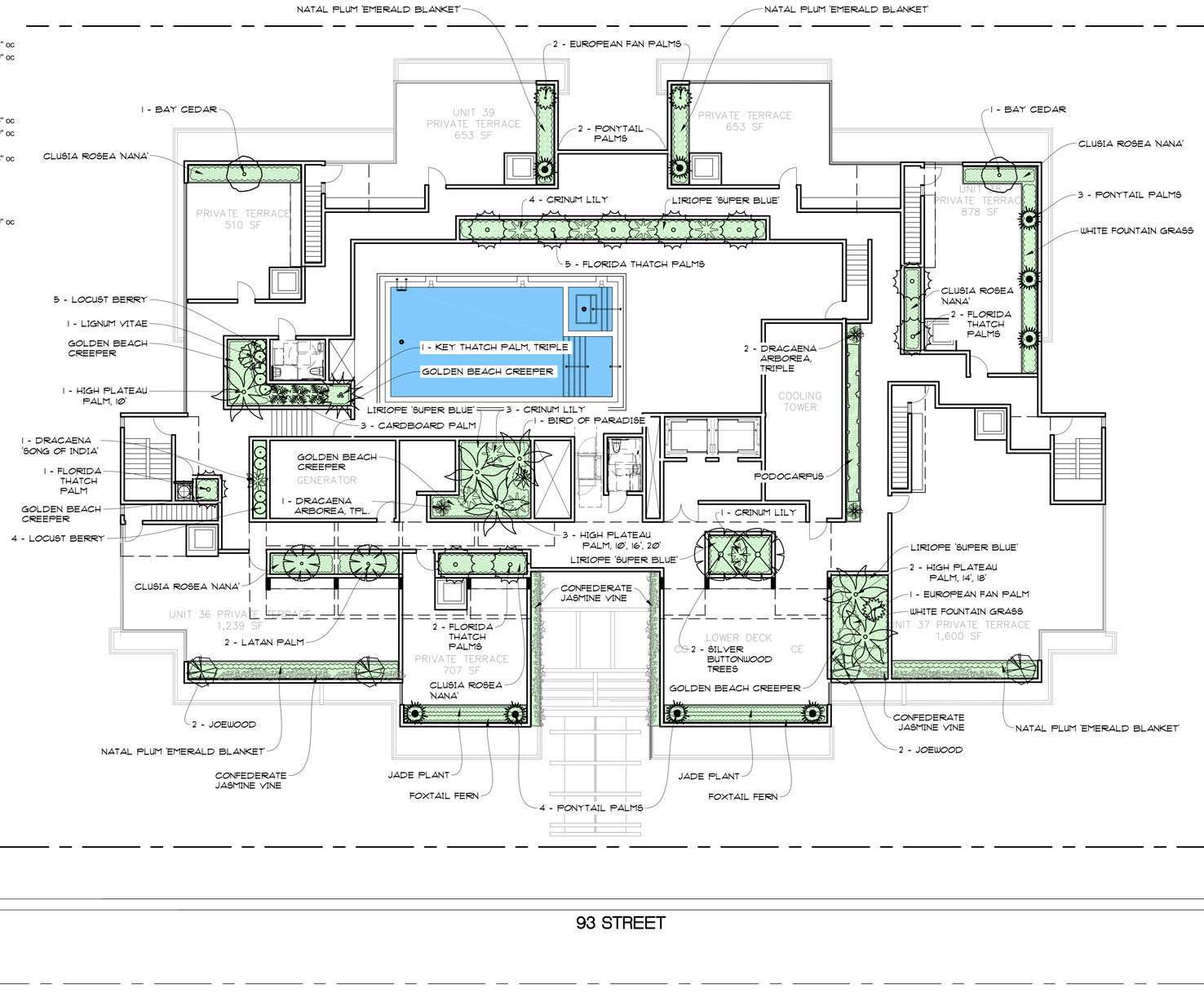


PLANTING / ANCHORING DETAIL
(TYP. FOR ALL UPPER LEVELS) SCALE: N.T.S.



PLANTING PLAN - ROOF LEVEL
SCALE: 3/32" = 1'-0"

0 8' 16' 24' 40'

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LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
2323 GALIANO STREET – 2nd FLOOR
CORAL GABLES, FLORIDA 33134
(305)615-0900x0008

SEAL

SHEET TITLE
LANDSCAPE
PLANTING PLAN - ROOF LEVEL

PROJECT TITLE
CASA VERDE
1130 – 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)

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5/22/2024

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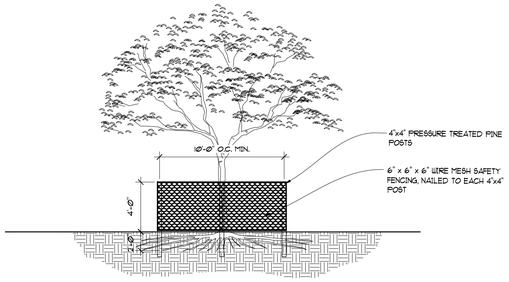
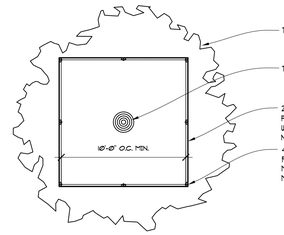


TREE BARRIER PROTECTION SECTION

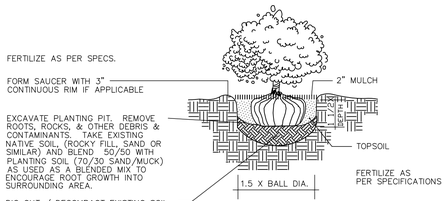
NOT TO SCALE



TREE BARRIER PROTECTION PLAN

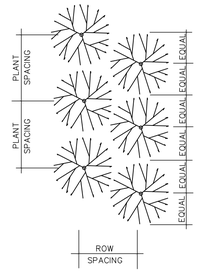
NOT TO SCALE

NOTE: BARRIER TO FORM CONTINUOUS CONNECTION AROUND THE TREE OR GROUP OF TREES



SHRUB PLANTING DETAIL

NOT TO SCALE



PLANT SPACING	ROW SPACING
12"	10.4"
18"	15.6"
24"	20.8"
30"	26.0"
36"	31.2"
48"	41.6"
60"	52.0"

STRUCTURAL SOIL NOTES - TYPICAL

SMALL TREE CALCULATIONS
TO ACHIEVE 100 CU. FT. THE FOLLOWING AREAS WOULD BE REQUIRED:

3' DEEP = 5.75' X 5.75' (33. S. F.)
2.5' DEEP = 6.3' X 6.3' (40 S.F.)
2' DEEP = 7.0' X 7.0' (50 S.F.)

* – square footage required per designated soil depth. adjust for rectangle and free form areas accordingly.

MEDIUM TREE CALCULATIONS
TO ACHIEVE 308 CU. FT. THE FOLLOWING AREAS WOULD BE REQUIRED:

3' DEEP = 10.15' X 10.15' (103 S. F.)
2.5' DEEP = 11.0' X 11.0' (123 S.F.)
2' DEEP = 12.5' X 12.5' (154 S.F.)

* – square footage required per designated soil depth. adjust for rectangle and free form areas accordingly.

LARGE TREE CALCULATIONS
TO ACHIEVE 1412 CU. FT. THE FOLLOWING AREAS WOULD BE REQUIRED:

3' DEEP = 21.60' X 21.60' (470 S. F.)
2.5' DEEP = 23.75' X 23.75' (564 S.F.)
2' DEEP = 26.50' X 26.50' (706 S.F.)

* – square footage required per designated soil depth. adjust for rectangle and free form areas accordingly.

CU-STRUCTURAL SOIL CALCULATION METHOD (BY CORNELL UNIVERSITY)
FOR A MEDIUM CANOPY TREES (TABEBUIA, SIMPSON STOPPER, ETC.) ASSUME 14' SPREAD = 7' RADIUS. (7' x 7' X 3.14 = 154 SQ. FT. OF CANOPY) 154 SQ. FT. x 2 = 308 CUBIC FEET OF COMBINED STRUCTURAL AND NATURAL SOIL REQUIRED.

EXAMPLE FOR MEDIUM CANOPY TREES:
A TOTAL OF 308 CUBIC FEET OF SOIL IS REQUIRED DIVIDED BY 3 FEET OF REQUIRED DEPTH OF SOIL = 103 SURFACE SQ. FT. OF ROOT SPACE.
IF 25 SQ. FT. OF AREA IS AVAILABLE IN AN OPEN BED (5'X5' TREE GRATE, FOR INSTANCE) THEN 78 SQ. FT. OF STRUCTURAL SOIL AREA IS REQUIRED UNDER ADJACENT PAVEMENT AREAS.

THIS EQUATES TO 2.7 CUBIC YARDS OF PLANTING SOIL (25 X 3 = 75/27 = 2.7 CU. YDS.) AND 8.7 CUBIC YARDS OF STRUCTURAL SOIL (78 X 3 = 234/27 = 8.7 CU. YDS.) FOR THIS TYPE OF INSTALLATION. (ENTIRE PLANTING SOIL MAY BE STRUCTURAL SOIL)

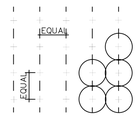
NOTE: LANDSCAPE CONTRACTOR TO ATTAIN CU-STRUCTURAL INSTALLATION SPECIFICTIONS, FROM ATLAS PEAT & SOIL.
ATLAS PEAT & SOIL, INC. 9621 S.R. # 7, BOYNTON BEACH, FL. 33472. PHONE: 561-734-7300

CU-STRUCTURAL SOIL STORAGE PROCEDURE & REQUIREMENTS:
DELIVERED CU-STRUCTURAL SOIL SHOULD NOT BE PLACED IN FROZEN, WET, OR MUDDY SITES.
PROTECT CU-STRUCTURAL SOIL FROM EXPOSURE TO EXCESS WATER AND FROM EROSION AT ALL TIMES.
DO NOT STORE UNPROTECTED. PROTECT CU-SOIL DURING DELAYS OF CONSTRUCTION WITH PLASTIC OR PLYWOOD AS DIRECTED BY ENGINEER OR LANDSCAPE ARCHITECT. DO NOT ALLOW EXCESS WATER TO ENTER SITE PRIOR TO COMPACTION. IF WATER IS INTRODUCED INTO CU-SOIL FVTER GRADING, ALLOW WATER TO DRAIN TO OPTIMUM COMPACTION MOISTURE CONTENT.

CU-STRUCTURAL INSTALLATION REQUIREMENTS:
INSTALL CU-STRUTURAL SOIL IN 6" LIFTS AND COMPACT EACH LIFT.
COMPACT ALL MATERIALS TO AT LEAST 95 % PROCTOR DENSITY FROM A STANDARD COMPACTION CURVE_AASHTO T 99 (ASTM D 698).

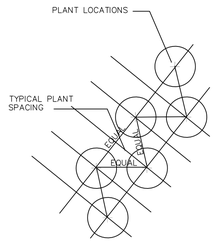
TREE ROOT BARRIERS:
INSTALL CONTINUOUS TREE ROOT BARRIERS TO THE FULL STRUCTURAL SOIL DEPTH, AS NEEDED TO KEEP FUTURE ROOT GROWTH FROM DAMAGING THE ADJACENT HARDSCAPES. USE DEEPROOT BRAND OR APPROVED EQUAL. SEE MANUFACTURERS SPECS FOR INSTALLATION GUIDELINES.

NOTE:
IN MOST CASES TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.



TYPICAL PLANT SPACING

SQUARE SPACING PLAN



TRIANGULAR SPACING PLAN

NEW TREE - 1 YEAR MAINTENANCE PLAN

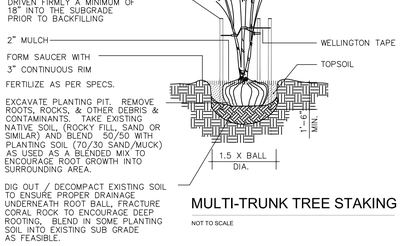
- WATER:
ALL NEW TREES TO BE ON AN AUTOMATED IRRIGATION SYSTEM WITH A RAIN SENSOR.
1ST MONTH - WATER EVERYDAY
2ND, THROUGH 6TH, MONTHS - EVERY OTHER DAY.
7TH THROUGH COMPLETE YEAR - 2 TIMES A WEEK.
NOTE: ADJUST IRRIGATION DURATION TIMES TO ENSURE THAT TREE'S ROOT BALL IS COMPLETELY SATURATED WITH WATER. IRRIGATION WATER FREQUENCY AND DURATIONS MAY VARY DUE TO TIME OF YEAR AND CLIMATE CONDITIONS.
- FERTILIZER:
USE A PALM 'SPECIAL' FERTILIZER , 8-2-12, FROM ATLANTIC FERTILIZER, (LBS. PER INCH CALIPER OF TREE EVERY 3 MONTHS.
- MULCH:
INSPECT AND REPLACE MULCH AFTER 6 MONTHS WITH APPROVED EUCALYPTUS OR MELALEUCA MULCH ONLY.
NO RED COLORED OR CYPRESS MULCH TO BE USED.
- TRIMMING & PRUNING:
PRUNE ONLY CRITICAL BRANCHES (DEAD OR BROKEN).
- STAKING AND BRACING:
INSPECT ALL TREE TIES AND STAKING AND ADJUST AS NEEDED. REMOVE ANY STAKING MATERIAL THAT IS IN CONTACT WITH TREE AFTER A PERIOD OF NO MORE THAN 6 MONTHS AFTER INITIAL PLANTING AS THE TREE SHOULD BE WELL ESTABLISHED BY THEN.
- MAINTENANCE:
ALL NEWLY INSTALLED PLANTING MATERIAL WILL BE MAINTAINED IN A CONDITION THAT MEETS OR EXCEEDS FLORIDA GRADE #1 AND HAS A (01) YEAR REPLACEMENT GUARANTEE.

PLANTING SPECIFICATIONS AND WARRANTEES

1. The demolition of existing plant material must be marked with spray paint by Landscape Architect (L.A.)
2. All trees and palms to be laid out by Landscape contractor in the field with stakes and spray paint. To be reviewed and approved by (L.A.)
3. Plant list is for information only. If there are any discrepancies between "plant quantities" on plan versus "plant list", 'the plans' will take priority. Notify L.A. of any discrepancies prior to planting.
4. Only unit price installed planting bids based on Landscape Architects planting plans and Plant List will be accepted. Owner retains the right to remove portions of the work from the contract and / or create separate contracts for phasing of the project. Landscape Architect reserves the right to deny any and all bids when such rejections are in the best interest of the owner.
5. All plant material must be Florida #1 or better, unless specified as "character" or with written approval from L.A.
6. Landscape contractor to submit planting product and / or sample submittals for L.A. approval prior to purchasing. Submittals to include nursery source for plant material & photographs with measuring tape and / or person standing next to plant material for scale reference. Soils and mulch (w/ samples and supplier info) must be approved by submittal to L.A. prior to purchase.
7. All planting beds must be free of surface rock over 1/2" diameter, prior to mulching.
8. Planting beds should receive 12" of 'Geomantic Mix' planting soil, 8" minimum if subgrade soils are of good quality and a thinner profile is approved by the L.A. in advance.
9. Planting soil specification: 'Geomantic General Planting Mix' (20% Florida Peat, 10% AtlasGrou, 20% Coarse Sand, 20% SM Sand, and 30% Pinebark), Landscape contractor to submit sample to be approved by L.A. - Found at ATLAS Peat & Soil, Inc. 561-734-7300
10. Rooftop soil specification: 'Geomantic Rooftop Mix' (25% Coarse Ortona Sand, 25% Medium APS Sand, 20% Pinebark, 20% FLA Peat, 8% Rice Rock, and 2% Marl), Landscape contractor to submit sample to be approved by L.A. - Found at ATLAS Peat & Soil, Inc. 561-734-7300
11. Fertilize all plants with Osmocote 'Sierra Blend' 18-7-10, 1/2 hand full for 1 - 3 gallons, 1 hand full for 7-20 gallon, and 4 hands full for ball and burlapped (B & B) material.
12. Fertilize all B & B material with 10 "Agriform" tablets or equal.
13. Mulch all landscape areas with 2-1/2" - 3" of Eucalyptus or Melaleuca mulch. (No cypress or red color mulch)
14. All sod areas laid with St. Augustine 'Palmetto' to be hand raked prior to installing the sod.
15. All sod areas to be top dressed with 2" of 70/30 Coarse Construction Sand / Florida Peat - prior to sodding. Landscape contractor to submit sample to be approved by L.A.
16. All Plant material, excluding Sod, to be warranted from date of acceptance, as follows: Shrubs and Groundcovers for 90 days, Large shrubs (over 10 gal.) and Small palms for 180 days, and B&B material for 360 days provided that plant material is receiving proper maintenance prescribed by Landscape contractor.
Note: Acts of God (Hurricanes) and other causes beyond the control of the Landscape contractor are not covered.
17. All warrantees to run concurrently, beginning upon Landscape architects final acceptance of the installation, unless owner or general contractor (G.C.) requires construction phasing beyond control of the Installer.
18. Installer to notify Owner, G.C. and / or L.A. of any partial completion due to phasing.
19. All materials stored on site are the property of the installer until accepted by owner. Owner is not responsible for theft, unless notified in writing prior to installation and security arrangement agreed to.
20. Watering is the responsibility of the installer during the installation and until final acceptance.
21. Landscape contractor is responsible for coordinating their work with Irrigation contractor.
22. Landscape contractor is responsible to assure irrigation installation is properly progressing, and in the end adequate for good growth. The owner or G.C. must be notified in writing of any problems with irrigation phasing or performance.
23. Any existing irrigation to be brought to a good functioning standard to ensure proper watering of new material. Modify and repair as needed, to adapt to renovated plantings. Verify compliance with rain sensor & vacuum breaker.
24. All landscape areas must be on an automatic irrigation system from time of installation, with 100% coverage and 100% overlaps, with rain sensors per city codes.
25. Landscape contractor to exercise extreme care when digging and performing other work so not to damage any existing work such as underground and overhead utilities, (fiber optic, electrical, gas, sewage, irrigation, & plumbing). In the event of planting conflicts the L.A. or Owner's authorized representative to be notified to provide alternate locations of planting or utility / obstruction conflicts. ALWAYS call SUNSHINE-811 before any underground excavation.
26. Landscape contractor is responsible for immediate repair of any damage caused by their installation. Landscape contractor is responsible for working with the general contractor to assure that all cementitious contaminants and other construction debris are removed from all soils.
27. In planting beds, particularly by lidings, Landscape contractor to excavate existing soils to a minimum depth of 12" and backfilled with 12" of planting soil. In sod areas, Landscape contractor to de-compact soil with backhoe teeth to a depth of 6" and add 2"min. of top soil for sodding.
28. All circular pits to be excavated with vertical sides for all plants, except for hedges & planting beds. The diameter of these pits for trees and shrubs to be 1/3 larger than the diameter of the root ball.
29. All Tree pits to have the soil removed in the amount of 1/3 larger than the root ball of the tree and replaced with approved specified soil.
30. All Palm tree pits to have the soil removed in the amount of 1/3 larger than the root ball of the palm and replaced with clean yellow sand.
31. All Tree & Palm pits to be excavated with a backhoe only. Absolutely no use of augers.
32. All cyclone or fill sand left over from filling building pads or other construction - must be removed from landscape areas due to its very poor drainage characteristics.
33. All trenches from electrical, gas, water, irrigation or any other utilities - must be back-filled with coarse sand or larger aggregate - No cyclone or fill sand within 36" of surface grade.
34. Use root barriers as needed. By Deeproot from Hort Enterprises 800-966-4678 (or L.A. approved equal).

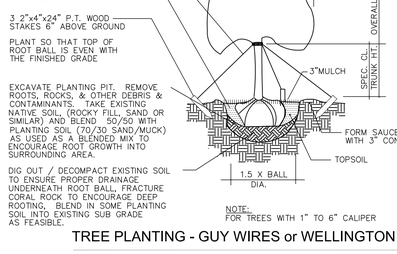
ROOT PRUNE & TRANSPLANTING SPECIFICATIONS

1. Root prune 50% of tree's root ball to a minimum depth of 30"- 48" as feasible. Root prune remaining 50% of root ball in +/- 30 days. Allow ample root regeneration for a total of 2 months minimum prior to transplanting as feasible.
2. Trim all cut frayed roots with clippers leaving clean cuts. Use 'Sawsall' or chainsaw with sharp blades for cutting large roots leaving no shredded root ends.
3. Wrap root balls with shrink wrap plastic & backfill with soil mixture: (70% lake Wales silica sand & 30% Florida peat moss). Fill & pack tightly any remaining voids between plastic & root ball covering all cut roots with soil mixture.
4. Backfill the outside areas of root prune trench with existing soil to hold plastic firmly against newly wrapped root ball. Stake & mark out the excavation trench to be able to locate wrapped root ball to minimize any disturbance when harvesting for transplanting.
5. Water tree three times per week for next 2 months or until trees are ready to move.
6. Water daily for duration of overall job will be required. Having irrigation bubblers as part of automatic irrigation system for post construction can supplement additional drenching, but are not a substitution.
7. Use root stimulant root drenching solution on tree's root pruned areas, ("Superthrive" & "Keyplex Polystart"), mixture per manufactures specifications based on application frequency.
8. Root prune drenching schedule: every 2-3 weeks, 3 applications.
9. Harvest trees 8 to 10 weeks depending on size, consult with L.A. prior to moving on schedule.
10. Re-dig holes wall outside the plastic plant wrap being careful not to disturb or tear, preserving root ball, re-wrap if needed for transplanting.
11. When digging trees, break off large piece of existing coral rock, +/- 36" deep as feasible, by under cutting ball. Do not peal ball off rock. If necessary, the horizontal chipping or drilling may be required to break off specimen oak tree's root ball at a minimum 30" depth.
12. Replant transplanted trees and palms at correct height in new location, keeping original root ball crown exposed.
13. Properly wrap and strap trees and palms to lifting equipment in such a way as to not tear cambium layer and excessively disfigure appearance.
14. Trees that are not properly lifted and die due to girdling, compression or excessive damage to the cambium layer will be charged to the G.C. and Sub-contractor at a rate of $500 per caliper inch.
15. Remove plastic, backfill with 50% existing soil blended with 50% planting soil plus ½ bale of Canadian peat moss. Backfill, sink, place in agriform fertilizer tablets per recommendations, brace, and trim broken branches and fronds as needed, brace per specification.
16. All Transplanted trees to have tree barrier protection installed prior to new development construction commencement.
17. See Mitigation / Planting Plans for all Tree transplanted locations and Tree mitigation requirements.



MULTI-TRUNK TREE STAKING

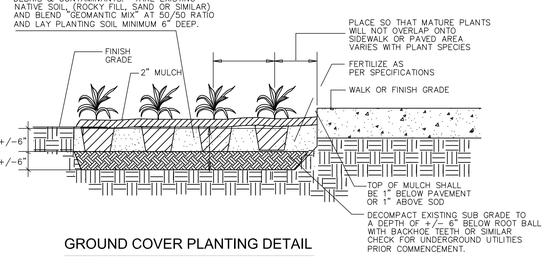
NOT TO SCALE



NOTE:
FOR TREES WITH 1" TO 6" CALIPER

TREE PLANTING - GUY WIRES or WELLINGTON TAPE

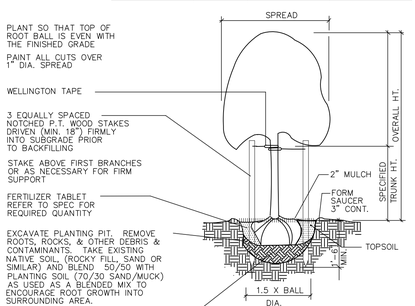
NOT TO SCALE



GROUND COVER PLANTING DETAIL

NOT TO SCALE

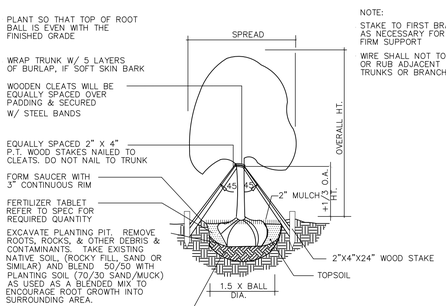
CALIPER	TIES	STRANDS	STAKES
1" – 1 1/2"	2	1 # 12	2 – 2 X 2
1 1/2" – 2"	3	1 # 12	3 – 2 X 2
2" – 3"	3	2 # 12	2 – 2 X 2
3" – 6"	3	2 # 12	3 – 2 X 2



TREE PLANTING - VERTICAL STAKES

NOT TO SCALE

CALIPER	CLEATS	STRAPS	BRACES	NAILS
4" – 8"	2 x 4 x 8"	1 # 12	3 – 2 X 4	3 – 16d
8" – 10"	2 x 4 x 12"	1 # 12	3 – 2 X 4	3 – 16d
10" – 16"	2 x 4 x 12"	2 # 12	4 – 2 X 4	3 – 16d



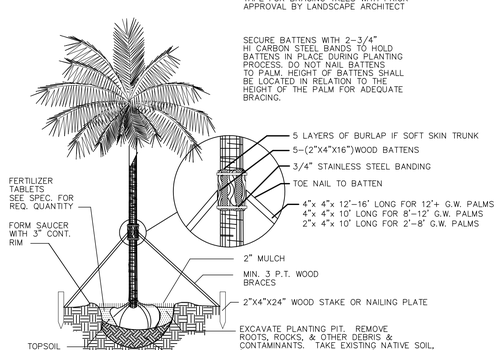
NOTE:
USE FOR 6" TO 12" SINGLE STEM TREES

TREE BRACING DETAIL

NOT TO SCALE

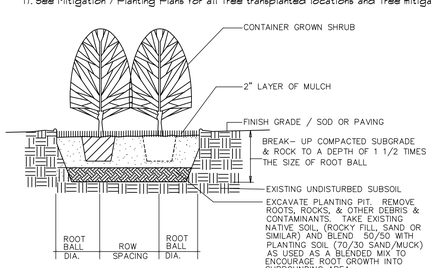
NOTE:
STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT
WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES

NOTE:
GUYING WIRES OR RUBBER TUBING CAN BE SUBSTITUTED FOR WELLINGTON TAPE FOR BRACING TREES WITH PRIOR APPROVAL BY LANDSCAPE ARCHITECT



PALM STAKING DETAIL

NOT TO SCALE



HEDGE & MASS PLANTING DETAIL

NOT TO SCALE

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PLANTING DETAILS

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LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
2323 GALIANO STREET – 2nd FLOOR
CORAL GABLES, FLORIDA 33134
(305)461-5090

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SEAL

SHEET TITLE
LANDSCAPE
PLANTING DETAILS

PROJECT TITLE
CASA VERDE
1130 – 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)

DATE: 5/22/2024

L-6
DRB

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

Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)

Site Address 1130-1150 93 Street, Bay Harbor Drive **Legal Description** LOTS 3, 4, & 5 BLOCK 17 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Net Lot Area 33,750 **Acres /** 0.77 **SF**

	Required	Provided
I. Open Space Requirement		
1. Net Lot Area = 33,750 SF x 20% = 6,750 SF (BHI – Sec. 23-11)	20% / 6,750 SF	24 % / 8,204 SF
2. Maximum Lawn Area Allowed (MDC – Sec. 18A-6(A)(5)) a. Req. open space 6,750 SF x 60% = 4,050 SF	60% Max / 4,050 SF	21 % / 1,404 SF
II. Shade Trees		
A. Required		
1. 28 shade trees/acre: 28 x 0.77 acres = 21.5 (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(C)(5)) and BHI Sec. 24-16	22	28
2. Native Species Required - 50% Min. # of shade trees req. 22 x 50% = 11 (BHI – Sec. 24-16(a)(2))	11	22
3. Drought Tolerant and Low Maintenance Species Require – 50% Min. # of shade trees req. 22 x 50% = 11 (MDC – Sec. 18A-6(C)(11)(b))	11	22
B. Tree Species		
1. Number of shade trees required (from Sec. (II)(A)(1) above)	22	
2. Number of shade tree species required (BHI – Sec. 24-16(a)(2))	6	6

*See Following Table.

Number of Different Tree Species based on Quantity

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

C. Tree Heights

1. Number of Stories of building 8
2. Number of shade trees required 22 (from Sec. (II)(A)(1) above)
3. Shade tree heights required:
   - 12 ft. - 25 % or 5.5 shade trees
   - 14-16 ft. - _____ % or _____ shade trees
   - 16-18 ft. - 50 % or 11 shade trees
   - 18-20 ft. - 25 % or 5.5 shade trees

Size of Tree Species in Relationship to Building Height

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

(BHI – Sec. 24-16(a)(2)

III. Street Trees	**Required**	**Provided**
1. Street Trees @ 1:35' Width of lot 225 / 35' = 6 (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))	6	6

IV. Shrubs Required	**Required**	**Provided**
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))	220	220 min.
2. Native Species Required - 30% Min. (MDC – Sec. 18A-6(D)(1)(a))	66	66 min.
3. Drought Tolerant and Low Maintenance Species Required – 50% Min. (MDC – Sec. 18A-6(D)(1)(b))	110	110 min.
V. Buffers (If applicable) (BHI – Sec. 24-16)		
1. Parking Lot from ROW	N/A (yes / no)	N/A (yes / no)
2. Dissimilar Uses	N/A (yes / no)	N/A (yes / no)
VI. Parking Lot Landscaping (If applicable)	**Required**	**Provided**
1. 10 SF / parking space: 10 x _____ spaces = _____ SF (MDC – Sec. 18A-6(J))	N/A	N/A
2. Shade Trees Required (MDC – Sec. 18A-6(J))	N/A	N/A
3. Shrubs Required (MDC – Sec. 18A-6(I))	N/A	N/A
VII. Right Tree Right Place (BHI – Sec. 24-16(a)(2)(f))		
1. Number of trees near power lines (See attached FPL 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 the use of potable and non-potable water supplies and restrictions on the amount of lawn areas. Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.

LANDSCAPE LEGEND

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ROBERT PARSLEY A.S.L.A.
2323 OLIANO STREET – 2nd FLOOR
CORAL GABLES, FLORIDA 33134
PHONE: 3056004008

SEAL

SHEET TITLE: LANDSCAPE
LANDSCAPE LEGEND

PROJECT TITLE: CASA VERDE
1130 - 1150 93 STREET BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)

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L-7
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PIGEON PLUM

CRABWOOD

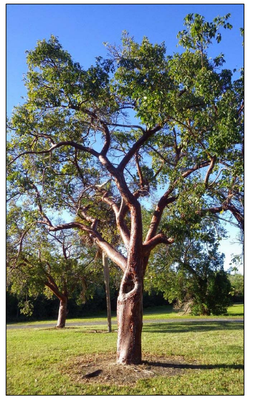
PHILO. 'GREEN CONGO'

CARANDAY PALM

BLACK IRONWOOD TREE

BED OF COTONEASTER

SABAL PALMS

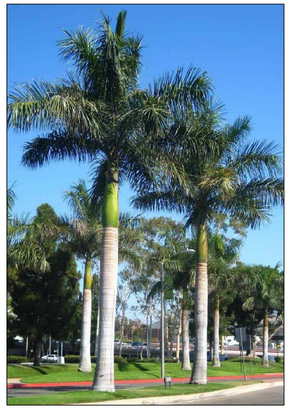


GUMBO LIMBO TREE

MONTGOMERY PALMS

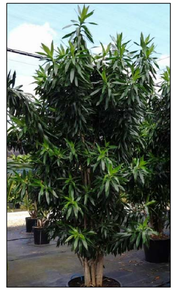
CAT PALMS

PARADISE TREE



ROYAL PALMS

LIRIOPE



PLEOMELE

LIGNUM VITAE

CONFEDERATE JASMINE VINE

ACALYPHA 'JAVA WHITE'

CRINUM LILY

WART FERN

WILD COFFEE

CHINESE FAN PALM

LADY PALM

WAX JASMINE

LICUALA PALM

ENCEPHALARTOS

PONYTAIL PALM

GLORY BOWER CLERODENDRUM VINE

AGLAONEMA 'SILVER BAY'

DRACAENA ARBOREA

KEY THATCH PALM

DRACAENA 'SONG OF INDIA'

GOLDEN BEACH CREEPER

SILVER BUTTONWOOD

CHRISTMAS PALMS

CLUSIA ROSEA 'NANA'

LATAN PALM

WHITE FOUNTAIN GRASS

FLORIDA THATCH PALM

CARDBOARD PALM

EUROPEAN FAN PALM AND FOXTAIL FERN

CONCEPT PLANTING IMAGES

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
2323 GULIANO STREET – 2nd FLOOR
KEY WEST, FLORIDA 33134
(305)923-5000

SEAL

SHEET TITLE

LANDSCAPE
CONCEPT PLANTING IMAGES

PROJECT TITLE

CASA VERDE
1130 – 1150 93 STREET
BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)

DATE:
5/22/2024

L-8
DRB

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NOTE: – ASPHALT MILL AND RESURFACING
RESTORATION SHALL BE IN ACCORDANCE WITH FDOT STANDARDS & SHALL BE UTILIZED TO PREVENT TRACKING OF BITUMEN ONTO EXISTING ROADWAY. TEMPORARY AND PERMANENT STRIPING SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS.

NOTES:
1. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
2. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
3. CONNECT ALL ROOF DRAINS TO DRAINAGE WELL.
4. CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE AND IRRIGATION PIPES.
5. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO NGVD 1929.
6. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (⅛ INCH/FT) SLOPE.
7. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS AND CONDENSATE LINES.

DRAINAGE STRUCTURE TABLE

	STRUCTURE	RIM	INVERT
1	CB #1	5.10	2.00
2	CB #2	5.10	2.00
3	DRAINAGE WELL #1	5.00	8" ROOF DRAIN=1.00 4" CONDENSATE=1.00
4	DRAINAGE WELL #2	5.15	8" ROOF DRAIN=1.00 4" CONDENSATE=1.00
5	AREA DRAIN #1	4.75	2.75
6	AREA DRAIN #2	5.00	2.25
7	AREA DRAIN #3	4.75	2.75
8	AREA DRAIN #4	5.00	2.25

FLOOD INFORMATION:
CONTROL PANEL NUMBER: 12086C0144L
FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 8.00' NGVD

ALL STORMWATER IS TO BE RETAINED ONSITE

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

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

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.

LEGAL DESCRIPTION:
LOTS 3, 4 AND 5, BLOCK 3, 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.

NOTE:
THE ENTIRE ROADWAY IN FRONT OF THE PROJECT TO BE MILLED & RESURFACED TO A MINIMUM 3/4" DEPTH. FRESHLY RESURFACED ROADWAY TO BE TEMPORARY STRIPED THE NEXT DAY AND PERMANENT THERMOPLASTIC STRIPING TO BE INSTALLED 30 DAYS LATER.

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.

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 5.53 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!

FRANKEL BENAYOUN
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA–C001494
MARKUS A. FRANKEL, LICENSE NO. ARO007143
IFHAT BENAYOUN FISHMAN, LICENSE NO. ARO017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:
HORIZON AT CASA VERDE, LLC.
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG.:
HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.397.0371
Certificate of Authorization 7325
SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

LANDSCAPE ARCH.:
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6800 S.W. 81 STREET MIAMI, FL. 33143
PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENG.:

MEP ENG.:

CASA VERDE
NEW CONDOMINIUM BUILDING
1130 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=10' DATE: 04/11/24

SHEET NUMBER:
C-1

DRB 22–53

J:\CAD\22–53\CAD Files\22–53_PGD Plan.dwg – 7/2/2024 2:10 PM

SEWAGE VOLUME
42 UNITS AT 300 GPD PER UNIT= 12,600 GPD

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.

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

NOTE:

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

LEGAL DESCRIPTION:

LOTS 19 AND 20, BLOCK 3, 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.

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

PAVEMENT RESTORATION MILL & RESURFACE – FULL LANE RESTORATION TO THE EDGE OF PAVEMENT IN FRONT OF THE PROJECT ON THE NORTH SIDE OF 93RD STREET (SEE SHEET C–6 FOR RESTORATION DETAIL)

EX. EOP
93rd Street
50' R.O.W. PER PLAT
EX. 8" PVC WM
EX. 27' Asphalt Pavement
EX. 2" SVC WATER SERV.
EX. 8" VCP SAN
EX. EOP
EX. SAN. MH
EX. 8" VCP SAN
EX. SAN LAT.
BICYCLE LANE
25'
PROP. STAGING AREA 20'X36'
PROP. STAGING AREA 21'X36'
±217' TO EX. FIRE HYDRANT
EX. FIRE HYDRANT (APPROXIMATE LOCATION)
PROP. SEWER CLEANOUT
PROP. 6" PVC SEWER SERVICE TO BUILDING
EX. SEWER LATERAL TO BE LINED FROM PROPERTY LINE TO SEWER MAIN
PROP. SEWER CLEANOUT
EX. CO
225.00'
LANDSCAPE
ENTER UP
RAMP TO LEVEL 2
EXIT DOWN
PROP. SEWER CLEANOUT
PROP. 6" PVC SEWER SERVICE TO BUILDING
±165' TO EX. FIRE HYDRANT
EX. FH (APPROXIMATE LOCATION)
PROP. 8"X6" TAPPING SLEEVE & (2) 6" G.V. (MIN. 24" BETWEEN VALVES)
PROP. 8"X4" TAPPING SLEEVE & (2) 4" G.V. (MIN. 24" BETWEEN VALVES)
PROP. 4" (C–900) WATER SERVICE
PROP. 6" (C–900) FIRE SERVICE
PROP. 4"X3" REDUCER
PROP. 3" ULTRASONIC METER & BACKFLOW PREVENTER
150.00'
225.00'
OH
HO
LANDSCAPE

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
- X 3.53 EXISTING CATCH BASIN EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- X EXISTING FENCE

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!

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA–C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:
HORIZON AT CASA VERDE, LLC.
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG.:
HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.397.0371
Certificate of Authorization 7325
SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

LANDSCAPE ARCH.:
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6800 S.W. 81 STREET MIAMI, FL. 33143
PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENG.:

MEP ENG.:

CASA VERDE
NEW CONDOMINIUM BUILDING
1130 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
WATER & SEWER PLAN

SCALE: 1"=10' DATE: 04/11/24
SHEET NUMBER:
C-2
DRB 22–53

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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 3.55 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE
- PROPOSED SILT FENCE

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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.
3. LOCATE SIGN AT CENTERLINE AND HEAD OF EACH HANDICAP PARKING STALL, WHERE APPLICABLE.

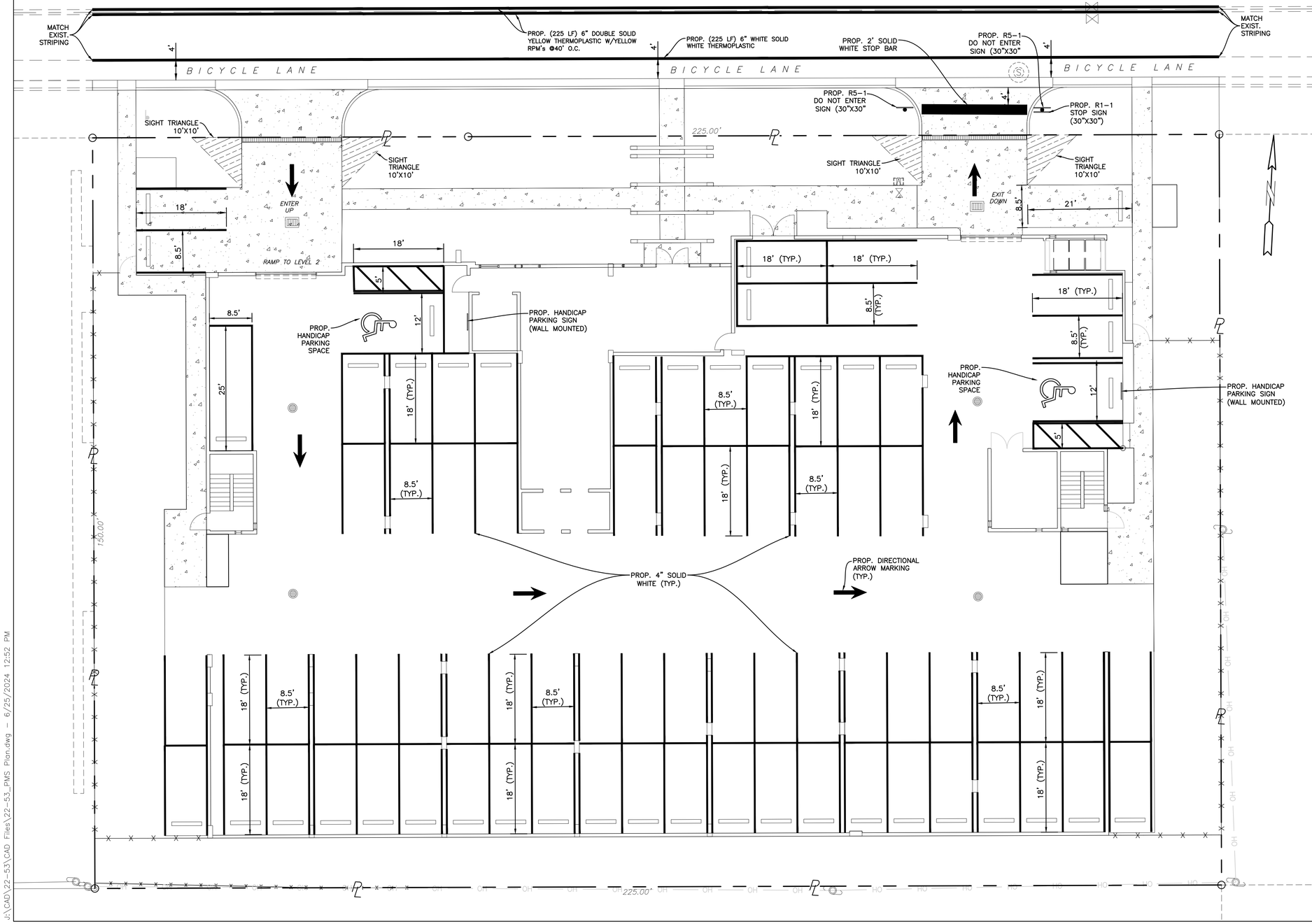
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED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

LEGAL DESCRIPTION:

LOTS 3, 4 AND 5, BLOCK 3, 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.

STRIPING SHALL BE IN COMPLIANCE WITH FDOT STANDARDS

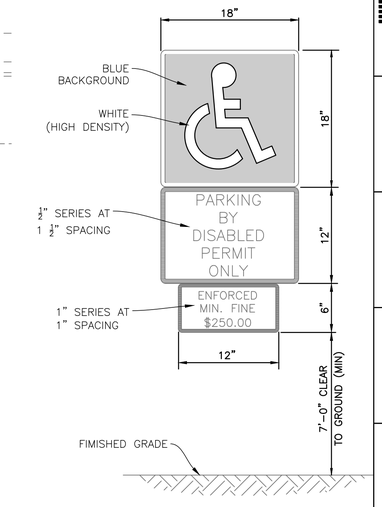
93rd Street



LOCATION MAP

N.T.S.

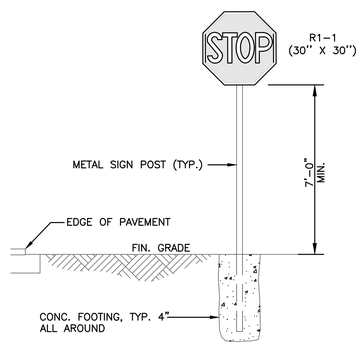
SEC 27, TWSP 52S, RNG 42E



FTP-26 HANDICAP PARKING SIGN WITH SUPPLEMENTAL 12" x 6" "MINIMUM FINE $250.00" SIGN

HANDICAP PARKING SIGN (WALL MOUNTED)

N.T.S.



STOP SIGN DETAIL

N.T.S.

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN, LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:
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BROOKLYN, NY 11249
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LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6800 S.W. 81 STREET MIAMI, FL. 33143
PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENG.:

MEP ENG.:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
PAVEMENT MARKING & SIGNAGE PLAN

SCALE: 1"=10' DATE: 04/11/24

SHEET NUMBER:
C-3

DRB 22-53

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93rd Street

BEFORE CONSTRUCTION START UP, CONTRACTOR TO INSTALL A CONSTRUCTION ACCESS GATE WITH SILT FENCE

BEFORE CONSTRUCTION STARTUP CONTRACTOR TO INSTALL A LIMEROCK CONSTRUCTION ACCESS/EGRESS. (FAR INTO THE CONSTRUCTION SITE AS PRACTICALLY FEASIBLE).

BEFORE CONSTRUCTION STARTUP, CONTRACTOR TO INSTALL AND MAINTAIN A SILT FENCE ALONG PERIMETER OF THE PROPERTY, SEE DETAIL SHEET C-5

BICYCLE LANE

BICYCLE LANE

BICYCLE LANE

225.00'

150.00'

225.00'

ENTER UP

RAMP TO LEVEL 2

EXIT DOWN

DURING CONSTRUCTION, CONTRACTOR TO PROVIDE GRATE LINER TO PREVENT INFILTRATION OF SEDIMENTS INTO DRAINAGE STRUCTURES, SEE DETAIL SHEET C-5

LOCATION MAP

N.T.S.

SEC 27, TWSP 52S, RNG 42E

LEGAL DESCRIPTION:

LOTS 3, 4 AND 5, BLOCK 3, 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.

LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- WM 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
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- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE

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ARCHITECTS PLANNERS INTERIOR DESIGN

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MARKUS A. FRANKEL,
LICENSE NO. ARO007143
IPHAT BENAYOUN FISHMAN,
LICENSE NO. ARO017273

1177 KANE CONCOURSE, SUITE 120
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PH: (305) 868.3665 FAX:(305) 868.3650
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PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENG.:

MEP ENG.:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

STORMWATER POLLUTION PREVENTION PLAN

SCALE: 1"=10' DATE: 04/11/24

SHEET NUMBER:

C-4

DRB 22-53

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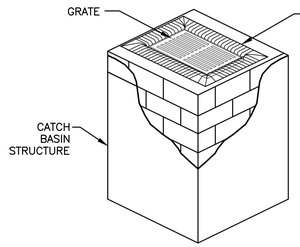
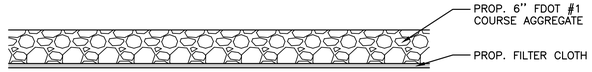


NOTES:

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.

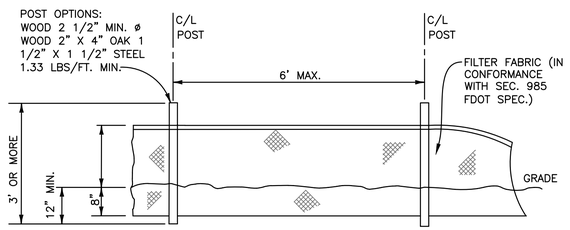
POLLUTION PREVENTION FOR CATCH BASIN

N.T.S.



GRAVEL ENTRANCE/EXIT – DURING CONSTRUCTION DETAIL

N.T.S.



TYPE III SILT FENCE

N.T.S.

BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.

2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.

3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT–LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.

5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.

6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.

9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.

10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.

11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

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.

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
- EXISTING FENCE

FRANKEL BENAYOUN
ARCHITECTS INC
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IFHAT BENAYOUN FISHMAN,
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PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENG.:

MEP ENG.:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
STORMWATER POLLUTION PREVENTION NOTES & DETAILS

SCALE: N.T.S. DATE: 04/11/24

SHEET NUMBER:
C-5

DRB 22–53

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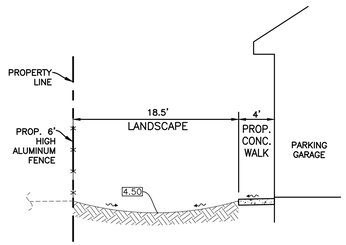
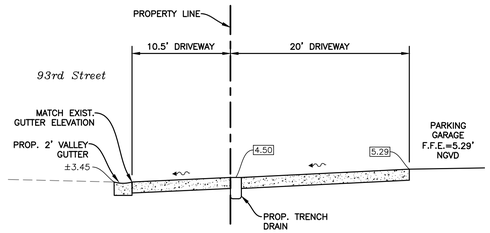
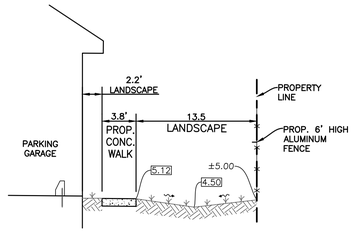


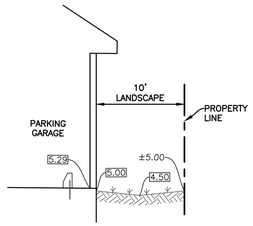
SECTION A–A
N.T.S.



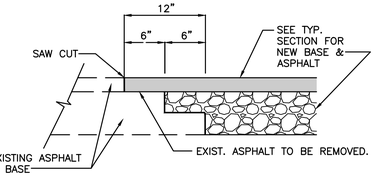
SECTION B–B
N.T.S.



SECTION C–C
N.T.S.



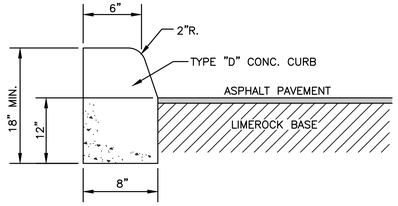
SECTION D–D
N.T.S.



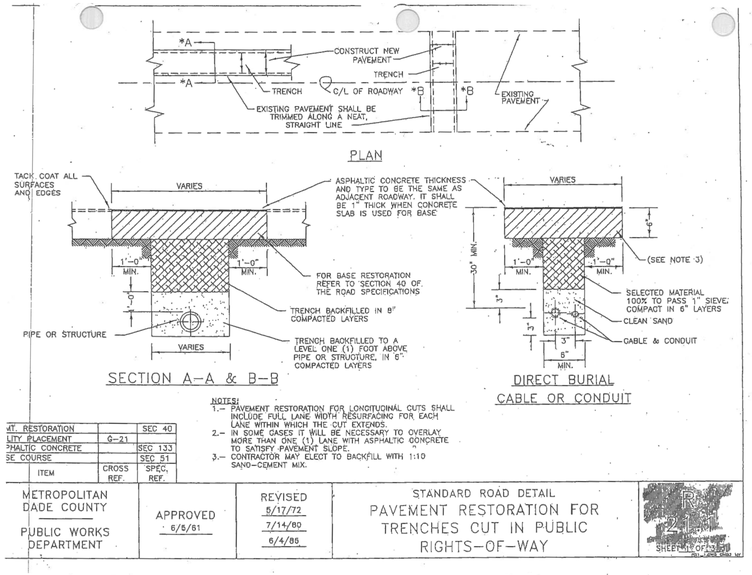
NOTE:

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

PAVEMENT JOINT DETAIL
N.T.S.



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



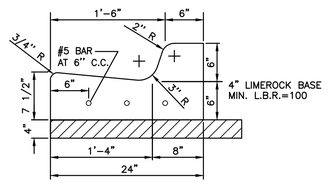
ITEM	CROSS REF.	SPEC. REF.
...T. RESTORATION		SEC 40
...LITY PLACEMENT	G-21	
...PHALTIC CONCRETE		SEC 133
...SE COURSE		SEC 51

NOTES:
1.– PAVEMENT RESTORATION FOR LONGITUDINAL CUTS SHALL INCLUDE FULL LANE WIDTH RESURFACING FOR EACH LANE WITHIN WHICH THE CUT EXTENDS.
2.– IN SOME CASES IT WILL BE NECESSARY TO OVERLAY MORE THAN ONE (1) LANE WITH ASPHALTIC CONCRETE TO SATISFY PAVEMENT SLOPE.
3.– CONTRACTOR MAY ELECT TO BACKFILL WITH 1:10 SAND–CEMENT MIX.

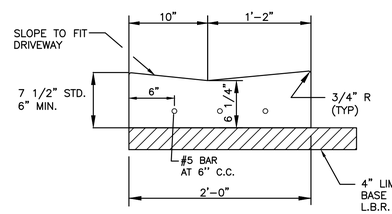
METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED 6/5/61	REVISED 5/17/72 7/14/80 6/4/86	STANDARD ROAD DETAIL PAVEMENT RESTORATION FOR TRENCHES CUT IN PUBLIC RIGHTS–OF–WAY	R-21 SHEET 1 OF 3 SHEETS

CURB NOTES:

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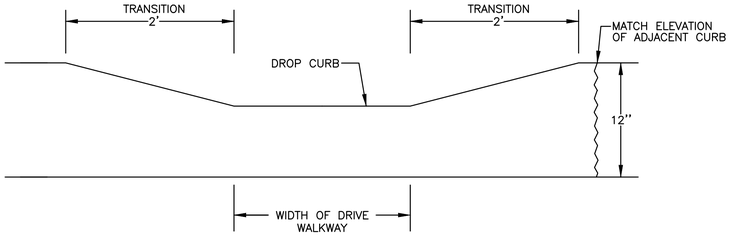
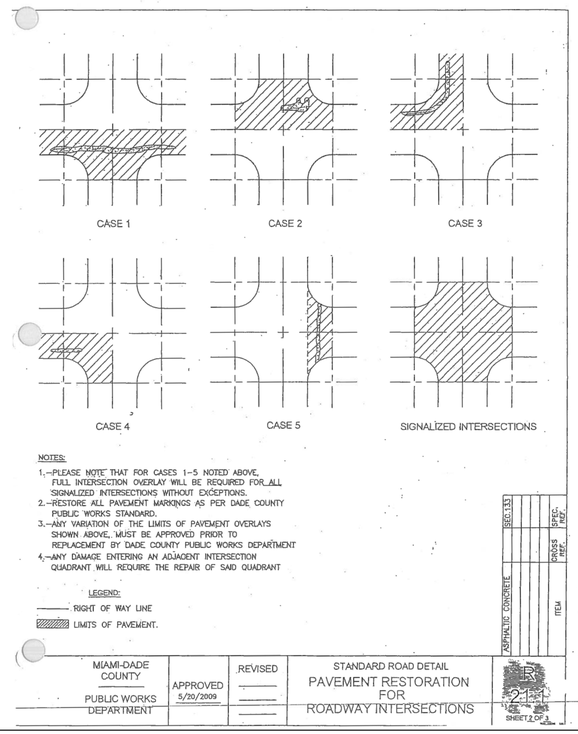


TRANSITION FROM DROP CURB TO TYPE "F" CURB DETAIL
N.T.S.

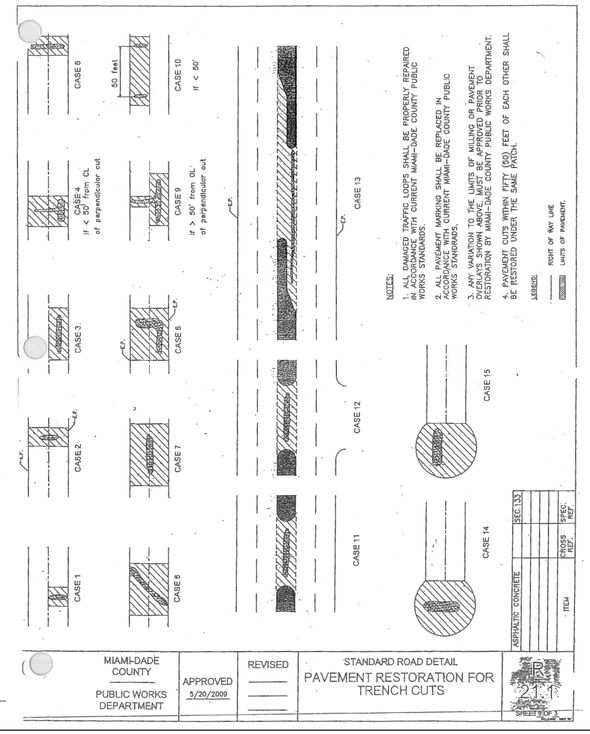


NOTES:
1.–PLEASE NOTE THAT FOR CASES 1–5 NOTED ABOVE, FULL INTERSECTION OVERLAY WILL BE REQUIRED FOR ALL SIGNALIZED INTERSECTIONS WITHOUT EXCEPTIONS.
2.–RESTORE ALL PAVEMENT MARKINGS AS PER DADE COUNTY PUBLIC WORKS STANDARD.
3.–ANY VARIATION OF THE LIMITS OF PAVEMENT OVERLAYS SHOWN ABOVE, MUST BE APPROVED PRIOR TO REPLACEMENT BY DADE COUNTY PUBLIC WORKS DEPARTMENT
4.–ANY DAMAGE ENTERING AN ADJACENT INTERSECTION QUADRANT WILL REQUIRE THE REPAIR OF SAID QUADRANT

LEGEND:
RIGHT OF WAY LINE
LIMITS OF PAVEMENT.

ITEM	CROSS REF.	SPEC. REF.
ASPHALTIC CONCRETE		SEC 133

MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED 5/20/2009	REVISED	STANDARD ROAD DETAIL PAVEMENT RESTORATION FOR ROADWAY INTERSECTIONS	R-21 SHEET 2 OF 3 SHEETS



NOTES:
1. ALL DAMAGED TRAFFIC LOOPS SHALL BE PROPERLY REPAIRED IN ACCORDANCE WITH CURRENT MIAMI-DADE COUNTY PUBLIC WORKS STANDARDS.
2. ALL PAVEMENT MARKING SHALL BE REPLACED IN ACCORDANCE WITH CURRENT MIAMI-DADE COUNTY PUBLIC WORKS STANDARDS.
3. ANY VARIATION TO THE LIMITS OF MILLING OR PAVEMENT OVERLAYS SHOWN ABOVE, MUST BE APPROVED PRIOR TO REPLACEMENT BY MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT.
4. PAVEMENT CUTS WITHIN FIFTY (50) FEET OF EACH OTHER SHALL BE RESTORED UNDER THE SAME PERMIT.

LEGEND:
RIGHT OF WAY LINE
LIMITS OF PAVEMENT.

ITEM	CROSS REF.	SPEC. REF.
ASPHALTIC CONCRETE		SEC 133

MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED 5/20/2009	REVISED	STANDARD ROAD DETAIL PAVEMENT RESTORATION FOR TRENCH CUTS	R-21 SHEET 3 OF 3 SHEETS

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

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FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:
HORIZON AT CASA VERDE, LLC.
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG.:
HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.357.0371
Certificate of Authorization 7325
SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

LANDSCAPE ARCH.:
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6800 S.W. 81 STREET MIAMI, FL. 33143
PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENG.:

MEP ENG.:

CASA VERDE

NEW CONDOMINIUM BUILDING
1130 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

SECTIONS & DETAILS

SCALE: N.T.S. DATE: 04/11/24

SHEET NUMBER:

C-6

DRB 22–53

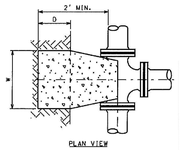
WATER MAIN NOTES

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:

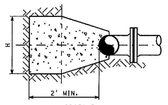
$$L\ (\text{GALLONS PER HOUR}) = \frac{S\ D\ (P)^{0.5}}{148{,}000}$$

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.

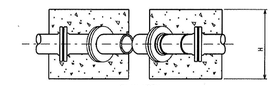


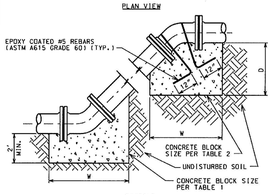
TEE THRUST BLOCK



TEE THRUST BLOCK

HORIZONTAL THRUST BLOCK DETAILS





VERTICAL 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	.3

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

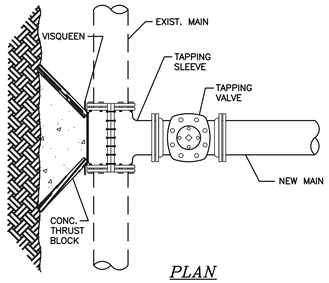
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED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

NOTES:

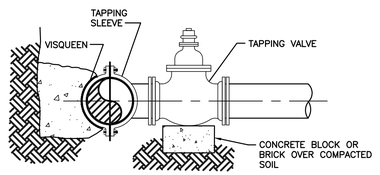
1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER SERVICES.
2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL AND CONFIRM DEPTH OF PIPE.
3. CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
4. INSTALLATION OF ALL UTILITIES 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 REQUIREMENT.S..
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.



PLAN



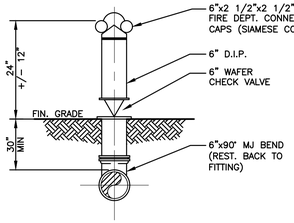
ELEVATION

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.



FIRE DEPARTMENT CONNECTION

N.T.S.

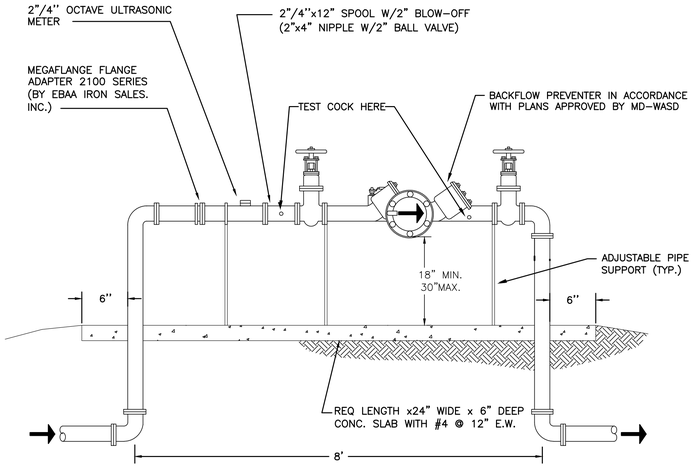
THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY 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 IMPROVEMENT.S. 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.

SEWAGE VOLUME

42 UNITS AT
300 GPD
PER UNIT= 12,600 GPD

CONTRACTOR TO COORDINATE ALL PIPE CONNECTIONS AND PIPE ELEVATIONS WITH PLUMBING PLANS PRIOR TO ORDERING ANY STRUCTURES OR MATERIALS.

WATER AND SEWER INSTALLATIONS AND MATERIALS TO MEET THE STANDARDS OF MDWASD



NOTE:

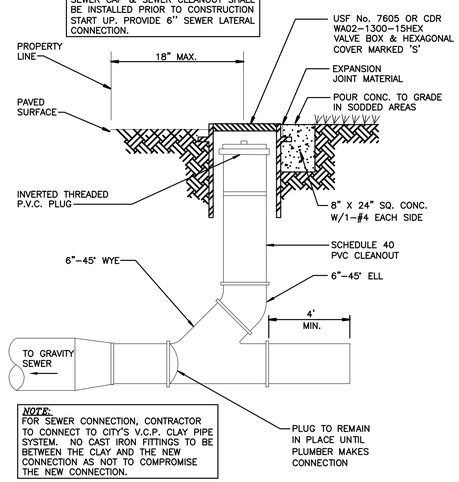
1. THE ASSEMBLY MUST BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCE OF 18', FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON THE APPROVED LIST OF FOUNDATION FOR CROSS CONNECTION CONTROL, UNIVERSITY OF CALIFORNIA, CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATION 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.

2" & 4" WATER METER/BACKFLOW PREVENTER ASSEMBLY DETAIL

N.T.S.

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.

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL.
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:
HORIZON AT CASA VERDE, LLC.
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG.:
HOLLAND ENGINEERING
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301 S.W. 7th Street
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Certificate of Authorization 7325
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STATE OF FLORIDA PROFESSIONAL ENGINEER
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PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENG.:

MEP ENG.:

CASA VERDE
NEW CONDOMINIUM BUILDING
1130 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
UTILITY DETAILS

SCALE: N.T.S. DATE: 04/11/24
SHEET NUMBER:
C-7
DRB 22-53

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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 DEPARTMEN.T.S.
   FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
   UNDERGROUND UTILITIES NOIFICATION CENTER OF FLORIDA
   (S.U.N.S.H.I.N.E.)

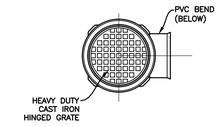
PAVING, GRADING & DRAINAGE NOTES:

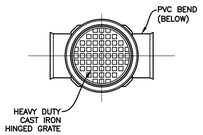
1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT 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 JOIN.T.S. PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOIN.T.S. 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 –

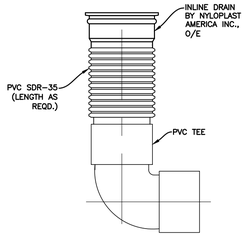
    RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
    CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
    CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
    SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
    PVC = POLYVINYLCHLORIDE PIPE
    PCMP =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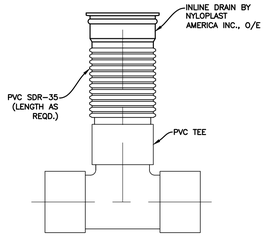
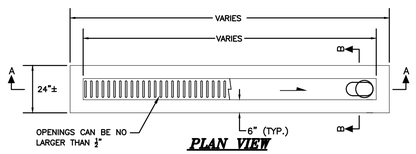
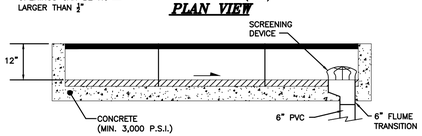


INLINE DRAIN BASIN
N.T.S.

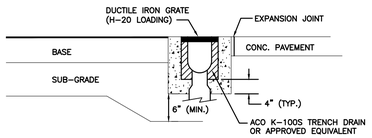
AREA DRAIN
N.T.S.



PLAN VIEW



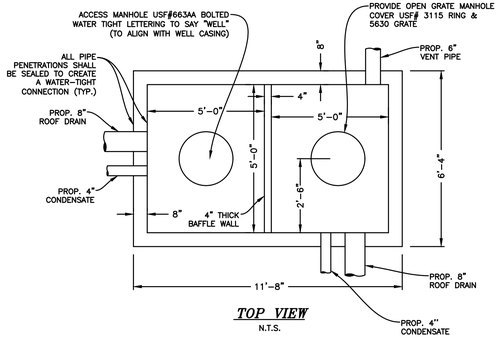
SECTION A-A



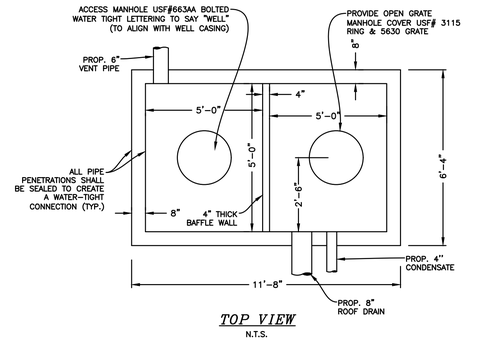
SECTION B-B

TRENCH DRAIN
N.T.S.

DRAINAGE WELLS
N.T.S.



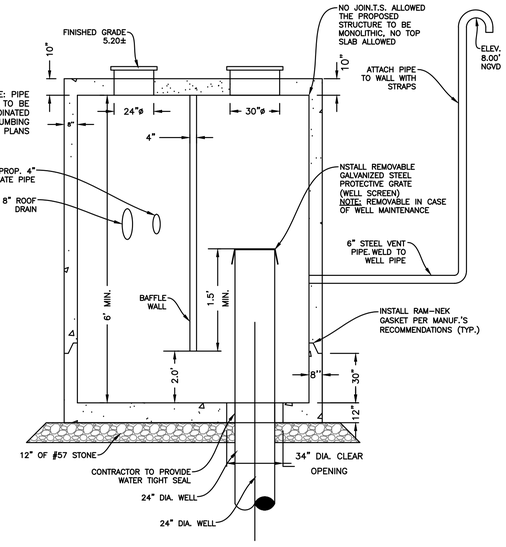
TOP VIEW
N.T.S.



TOP VIEW
N.T.S.

WELL #1 LOCATION	***NOTE:***	CONTRACTOR TO VERIFY PIPE INVERTS PRIOR TO WELL BOX CONSTRUCTION
LATITUDE: 25°53'01.17"N	PIPE INVERTS TO BE COORDINATED WITH PLUMBING PLANS.	
LONGITUDE: 80°07'56.31"W		

WELL #2 LOCATION	***NOTE:***	CONTRACTOR TO VERIFY PIPE INVERTS PRIOR TO WELL BOX CONSTRUCTION
LATITUDE: 25°53'01.01N	PIPE INVERTS TO BE COORDINATED WITH PLUMBING PLANS	
LONGITUDE: 80°07'54.54"W		



SECTION VIEW
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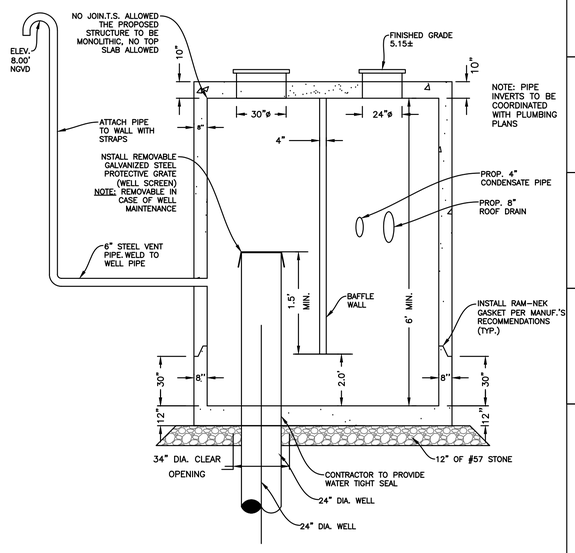

SECTION VIEW
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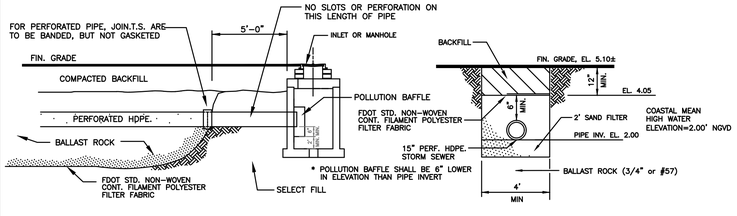
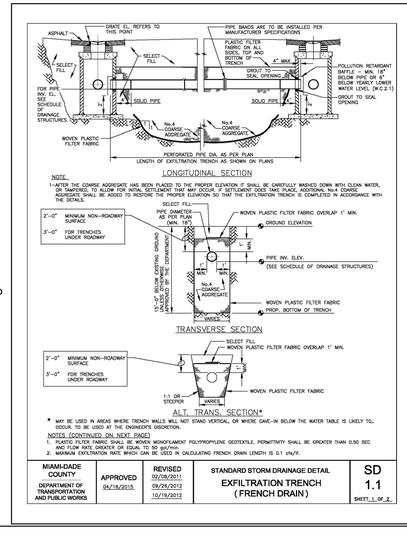


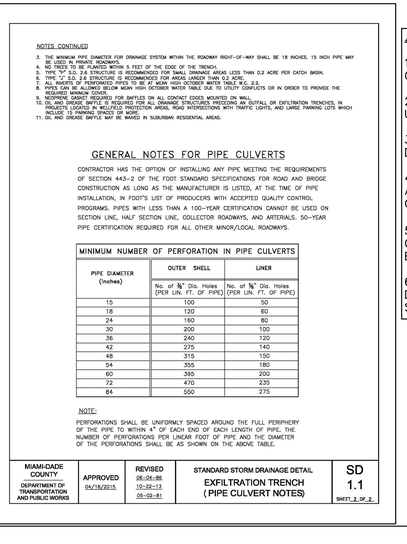
EXFILTRATION NOTES:

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.



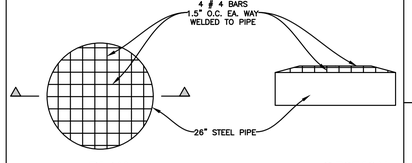
MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 04/18/2013	REVISED 02/28/2011 05/25/2012 10/19/2012	STANDARD STORM DRAINAGE DETAIL EXFILTRATION TRENCH (FRENCH DRAIN)	SD 1.1 SHEET 1 OF 2



MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 04/18/2013	REVISED 08-25-86 10-22-13 05-02-81	STANDARD STORM DRAINAGE DETAIL EXFILTRATION TRENCH (PIPE CULVERT NOTES)	SD 1.1 SHEET 2 OF 2

NOTES:

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



WELL SCREEN DETAIL
N.T.S.

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.

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN, LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:
HORIZON AT CASA VERDE, LLC.
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG.:
HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 S.W. 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.357.0371
Certificate of Authorization 7325
SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

LANDSCAPE ARCH.:
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6800 S.W. 81 STREET MIAMI, FL. 33143
PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENG.:

MEP ENG.:

CASA VERDE
NEW CONDOMINIUM BUILDING
1130 - 1150 93RD STREET
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
DRAINAGE DETAILS

SCALE: N.T.S. DATE: 04/11/24
SHEET NUMBER:
C-8
DRB 22-53

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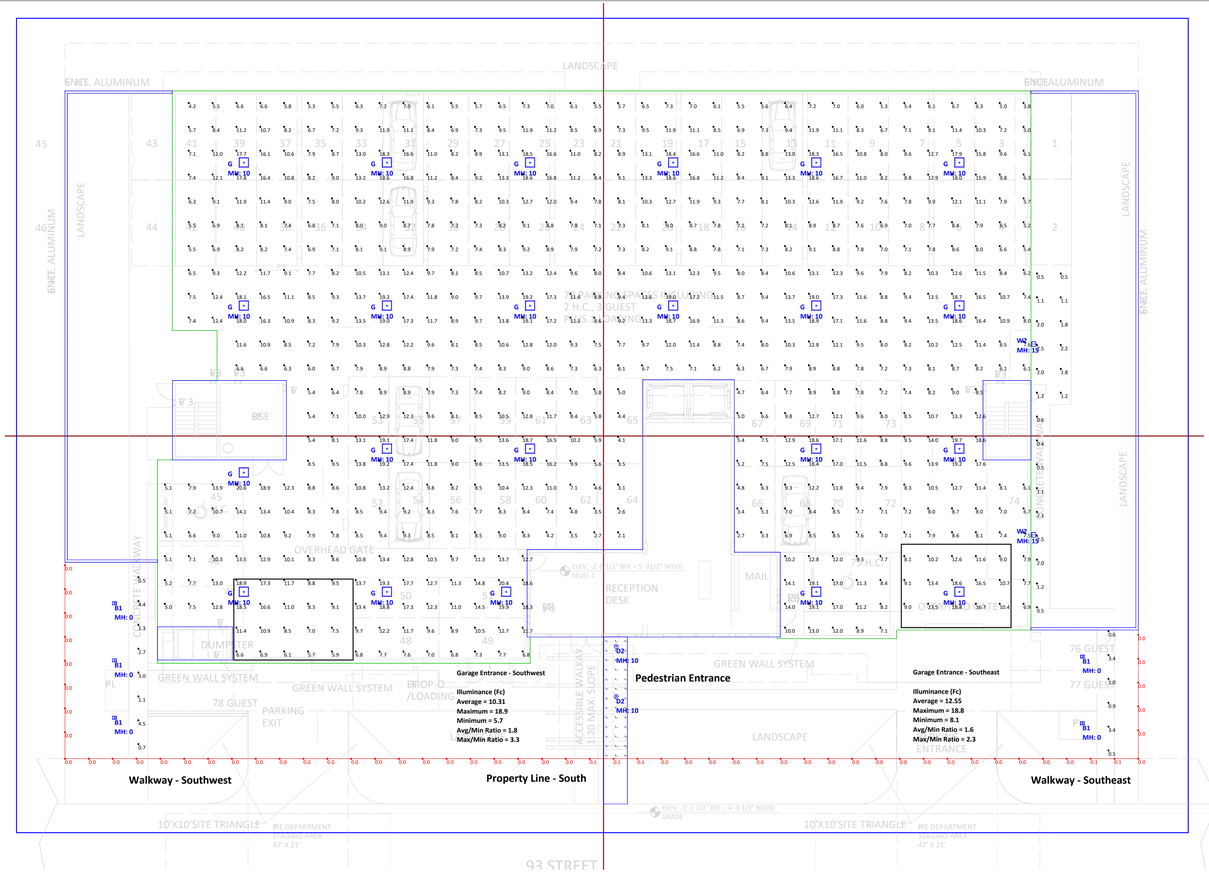


Scale: 1 inch= 15 Ft.

LIGHTING PARAMETERS:

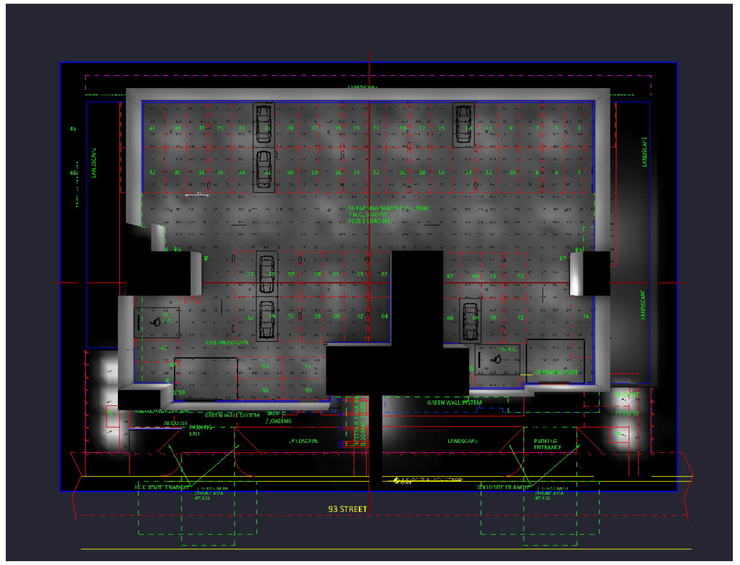
Luminaire Schedule

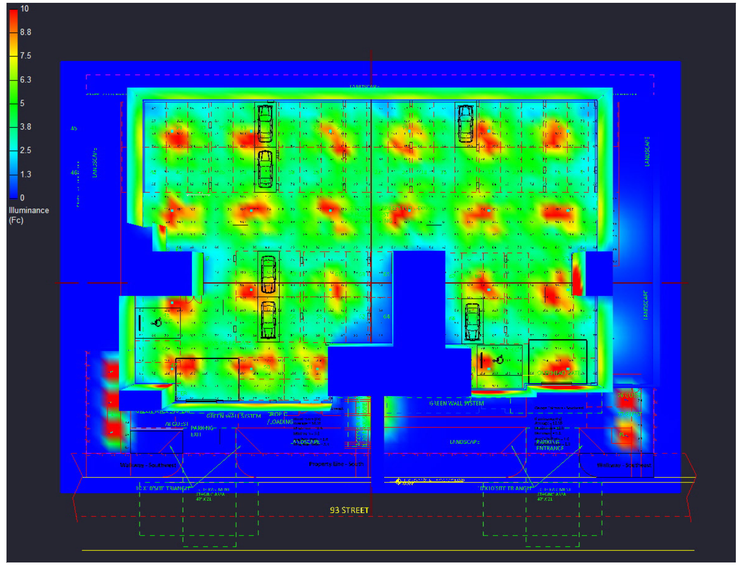
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	Mounting Height
	5	B1	SINGLE	0.900	BLED10Y/PC	12.1	1297	0
	2	D2	Single	0.900	C6R12/18/249FAUNVM	11.8	993	10
	22	G	SINGLE	0.900	MCP0760W27V40KD	57.46	8478	10
	2	W2	SINGLE	0.900	WPLED10YMSS	12.1	1297	15

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb	Grid Z
Parking Garage_Floor	Fc	9.98	20.6	2.1	4.8	9.8	5	5	0
Pedestrian Entrance	Fc	6.41	9.6	1.0	6.4	9.6	2	2	0
Property Line - South	Fc	0.01	0.1	0.0	N.A.	N.A.	5	N.A.	N.A.
Walkway - Southeast	Fc	1.43	3.4	0.4	3.6	8.5	5	5	0
Walkway - Southwest	Fc	2.28	4.5	0.5	4.6	9.0	5	5	0
Garage Entrance - Southeast	Fc	12.55	18.8	8.1	1.6	2.3			
Garage Entrance - Southwest	Fc	10.31	18.9	5.7	1.8	3.3			

RENDER VIEWS:





TARGET REQUIREMENTS:

Pathways = 0.2FC MIN, 0.8FC AVG, 5.0FC MAX
Parking Garage = 0.2FC MIN & 10:1 MAX/MIN or better
Garage Entrance = 1.0FC MIN & 10:1 MAX/MIN or better

Note on this Design:

This report makes no representations in regard to Lighting Design or Specification, rather it attempts to accurately reflect the photometric results of a design, as approved by others.
Note on these Photometric Calculations:

This analysis is a mathematical model and can be only as accurate as is permitted by the third-party software and the IES standards used. All digital CAD data appear to be accurate, however, this apparent accuracy is an artifact of the techniques used to generate it and is in no way intended to imply accuracy in the real world. There are many factors that will impact the actual performance of Lighting in the constructed space, including: the accuracy of the original source (.ies) files supplied by the manufacturer, input voltage ballast variances, actual finish values in the constructed environment, manufacturing variations in both the source (lamp) and the luminaire, final luminaire placement, obstructions, and installation quality. Further, field measurement itself is subject to errors arising from measuring methods and/or technology selected, and the knowledge/ability of the measuring party. While the creator of this lighting study makes every effort to ensure accuracy, they cannot be held liable for any errors. The recipient of this lighting study understands and accepts that the likelihood of scaling error increases when no .DWG file or other properly-dimensioned drawing is provided to the designer.

NB: Reflective Values have a significant effect on light levels, the end-user of the document should confirm these values before accepting the results of any photometric report.

LEDPAX TECHNOLOGY

Casa Verde

Drawn By: BDR

Date:03/07/2024

Rev: 3

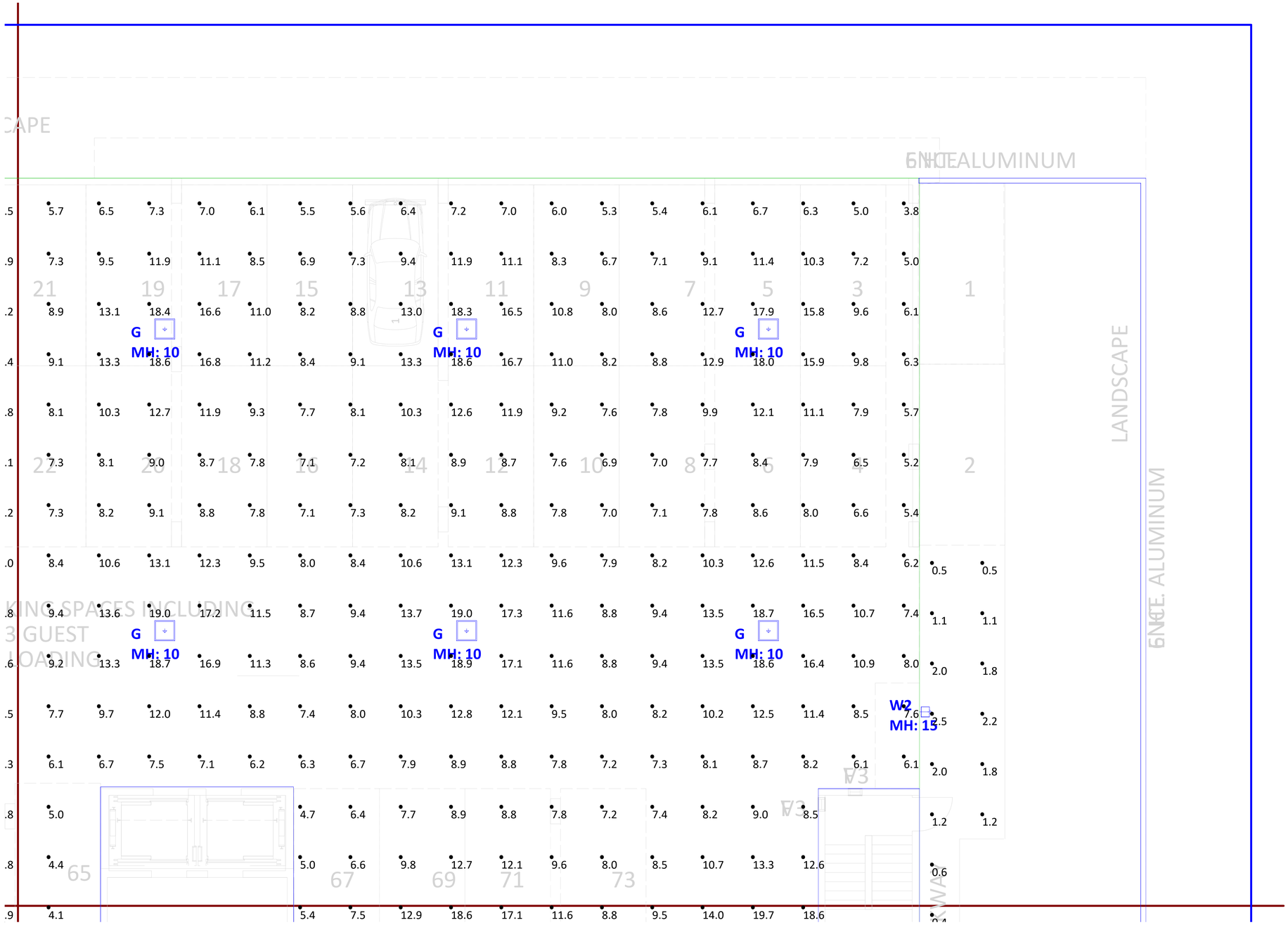
Scale: 1 inch= 5 Ft.

Casa Verde

Drawn By: BDR

Date:03/07/2024

Rev: 3



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LEDPAX TECHNOLOGY

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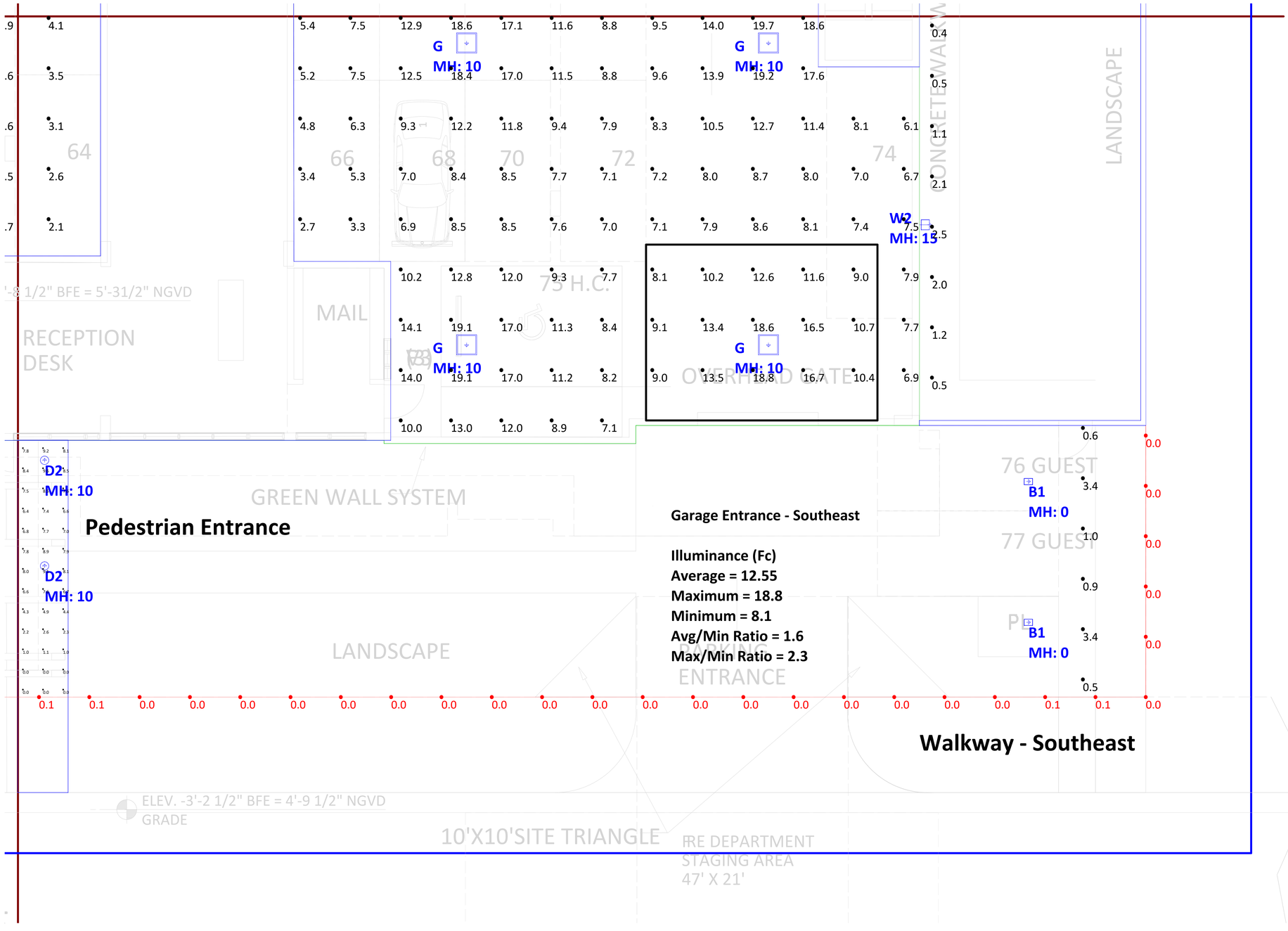

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LEDPAX TECHNOLOGY

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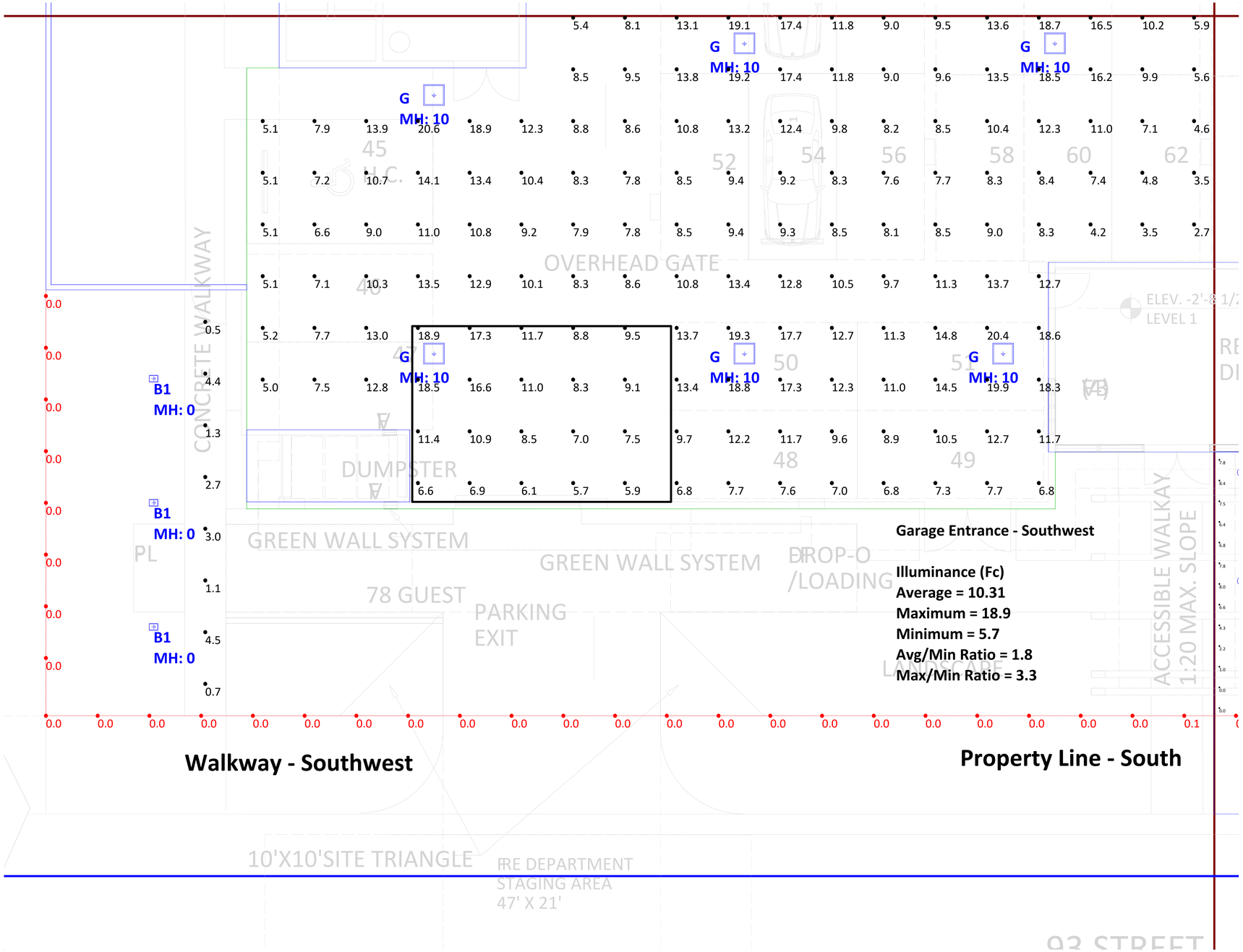

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LEDPAX TECHNOLOGY

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