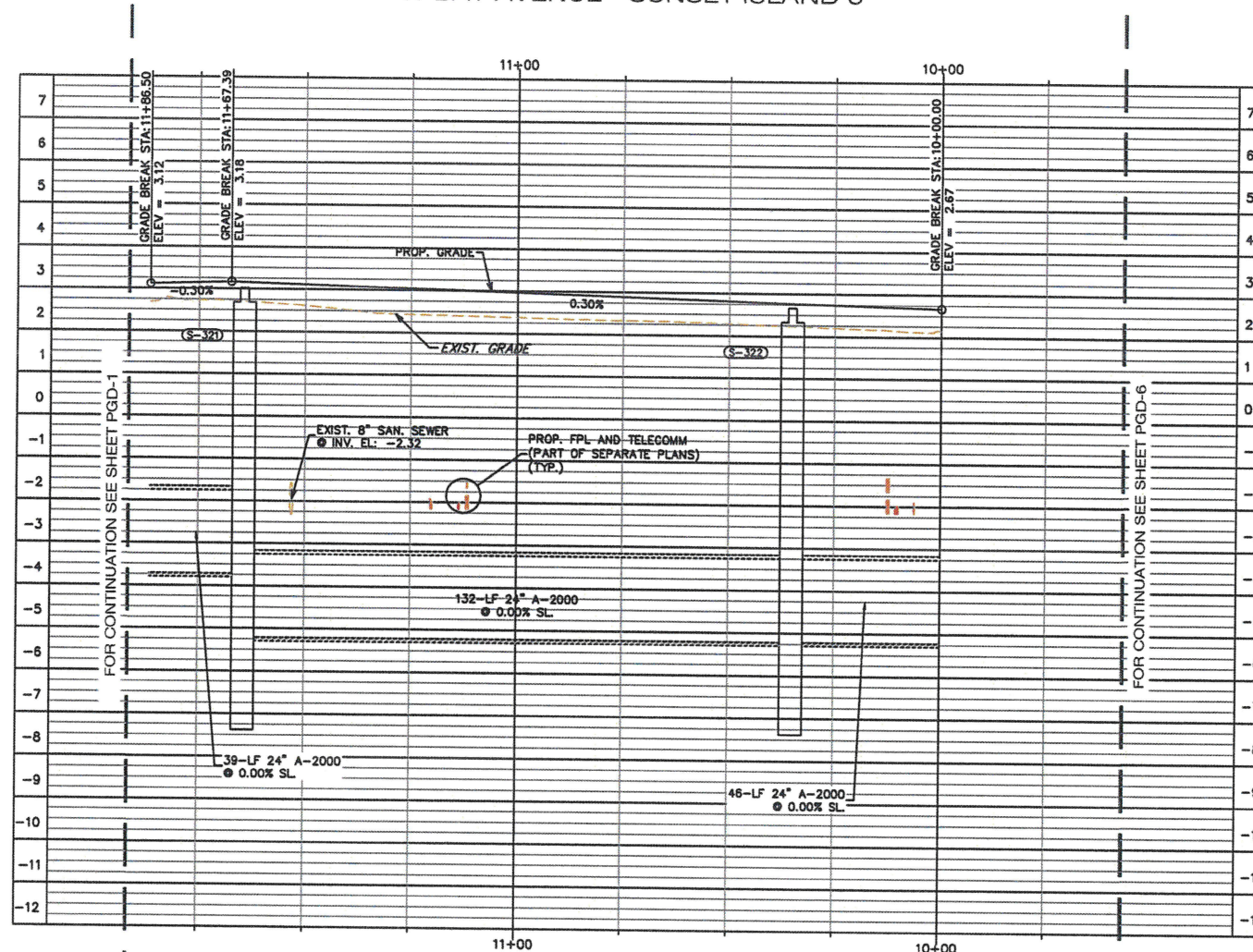


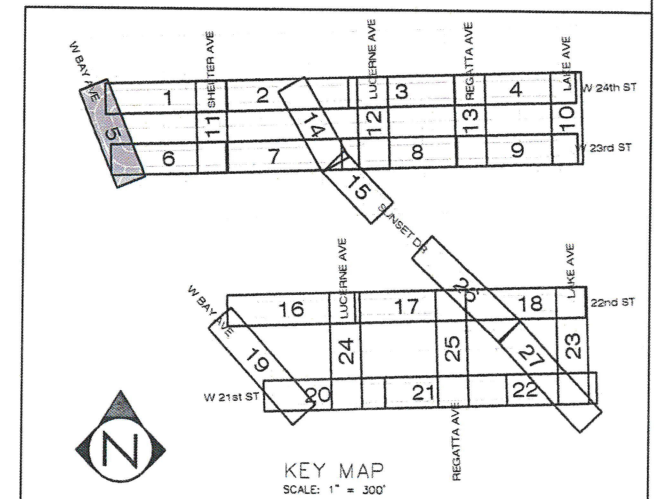
- LEGEND**
- PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - EASEMENT LINE
 - EXIST. OVERHEAD UTILITY LINES
 - EXIST. STORMWATER PIPE
 - EXIST. WATER MAIN
 - EXIST. GRAVITY SANITARY SEWER
 - EXIST. SANITARY FORCE MAIN
 - EXIST. GAS
 - EXIST. FIBER
 - EXIST. TELEPHONE LINE
 - EXIST. UNDERGROUND ELECTRICAL
 - [Pattern] EXIST. BRICK PAVERS
 - [Pattern] EXIST. ROCK/GRAVEL
 - [Pattern] EXIST. CONCRETE
 - [Pattern] PROP. ASPHALT
 - [Pattern] PROP. STORMWATER PIPE
 - [Pattern] PROP. WATER MAIN *
 - [Pattern] PROP. F.P.L. CONDUITS *
 - [Pattern] PROP. AT&T / ABB CONDUITS *
- * PROP. WATER, ELEC. & TELECOMM ARE PART OF A SEPARATE PERMIT

W BAY AVENUE - SUNSET ISLAND 3



NOTES:

- EXISTING CONDITIONS PRESENTED ARE BASED ON SURVEY INFORMATION PROVIDED BY HADONNE CORP., JOB NO. 12042, DATED MAY 22, 2012. PHONE NO. (305) 266-1188.
- EXISTING CONDITIONS ARE BASED ON AS-BUILTS, GIS RECORDS, MAPS AND BEST AVAILABLE INFORMATION. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.



DATUM INFORMATION
ALL ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE BASED ON NAVD 1988 DATUM. 0.00' NAVD 88 IS EQUIVALENT TO 1.552' NGVD 29.

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

100% SUBMITTAL (REVISED)

x:\Projects\2014\14-004.008 - miami beach sunset islands 3 & 4 row imp\Design\CAD\Sheet\PGD-5.dwg last edited on 1/5/2017 5:50:55 PM by JHLL

MIAMI BEACH
OFFICE OF CAPITAL IMPROVEMENT PROJECTS
1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FL 33139

NEIGHBORHOOD: BAYSHORE NO 8D SUNSET ISLAND 3 & 4
NEIGHBORHOOD IMPROVEMENTS
TITLE: PAVING, GRADING & DRAINAGE PLAN
SUNSET ISLAND 3

CHEN-MOORE
& ASSOCIATES

RIC-MAN
INT'L INC.
POMEROY BEACH, FLORIDA

CITY MANAGER: JIMMY L. MORALES
DIRECTOR: DAVID MARTINEZ, P.E.
CITY ENGINEER: BRUCE A. MOWRY, P.E.

ENGINEER OF RECORD: GAM
DESIGN ENGINEER: PDK
DRAWN BY: AA
CHECKER: GAM
SCALE: AS SHOWN

GREGORY A. MENDEZ, P.E.
FL Reg. No. 64718

NO.	DATE	REVISION
5		
4		
3		
2		
1		

File Path: x:\Projects\2014\14-004.008 - miami beach sunset islands 3 & 4 row imp\Design\CAD\Sheet
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Verify Scale: 0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY
Date: 01/11/16 Sheet: 36 of 136 Drawing: PG&D-5

Miami Beach, FL

1831 WEST 23RD STREET
MIAMI BEACH,
FLORIDA 33140

DAVID HABER,
TRUSTEE
1831 WEST 23RD STREET
MIAMI BEACH,
FLORIDA 33140

TBD TBD

TBD

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7580 NE 4th Court, Studio 105
Miami, Florida 33138, USA
T+1 305.576.6702 | F+1 305.576.6703
www.enea.ch | info.miami@enea.ch
REG.No: LC26000339
SEAL:

FOR THE FIRM: _____
GERARDO JAVIER DELGADO
B.L.A. 0001574 DATE _____

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No.	DATE	ISSUE FOR
1	08.29.17	FIRST SUBMITTAL

2	09.18.17	RESPONSE
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3	10.11.17	RESPONSE
---	----------	----------

ISSUED FOR:

PROJECT No: MA15201

DRAWN BY: CRS / MLT / BHA / CAI

REVIEWED BY: CMG

REVIEWED BY: CMO

DATE: 08.29.2017

SCALE: 1/16"=1'

DRAWING TITLE:
TREE DISPOSITION
/ DEMO PLAN

SHEET NO:

L-100

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$\otimes_{\#}$ TREE TO REMOVE

* FOR TOTAL PROPOSED SEE SHEETS L-500 AND L-501

REQUIRED MITIGATION POINTS				PTS.
SUB TOTAL				3,453

PROPOSED LANDSCAPE MITIGATION				
	SIZE	MITIGATION PTS.	QTY	PTS.
Category 1 Trees	20'HT	475	11	5,225
Category 2 Trees	12'HT	200	9	1,800
Category 3 Trees (Simpson Stoppers)	8'HT	100	0	-
Category 4 Palms (Min. 6' CT)		50	10	500
			30	7,525

SUMMARY	
TOTAL REQUIRED	3,453
TOTAL PROPOSED	7,525

Tree Disposition Schedule

[illegible]

HABER
RESIDENCE

Miami Beach, Fl.

SITE ADDRESS:

1831 WEST 23RD STREET.
MIAMI BEACH,
FLORIDA 33140

OWNER: ARCHITECT:

DAVID HABER,
TRUSTEE
1831 WEST 23RD STREET.
MIAMI BEACH,
FLORIDA 33140

N/A

MEP ENG.: STRUCTURAL ENG.:

TBD TBD

SUBMITTED SEPARATELY SUBMITTED SEPARATELY

CIVIL ENG.: POOL CONSULTANT:

TBD

SUBMITTED SEPARATELY

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

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No: DATE: ISSUE FOR

1 08.29.17 FIRST SUBMITTAL

2 09.18.17 RESPONSE

3 10.11.17 RESPONSE

ISSUED FOR:

ISSUED FOR:

NOT FOR
CONSTRUCTION

PROJECT No: MA15201

DRAWN BY: CRS / MLT / BHA / CAL

REVIEWED BY: CMO

DATE: 08.29.2017

SCALE: 1/16"=1'

0 4 8 16

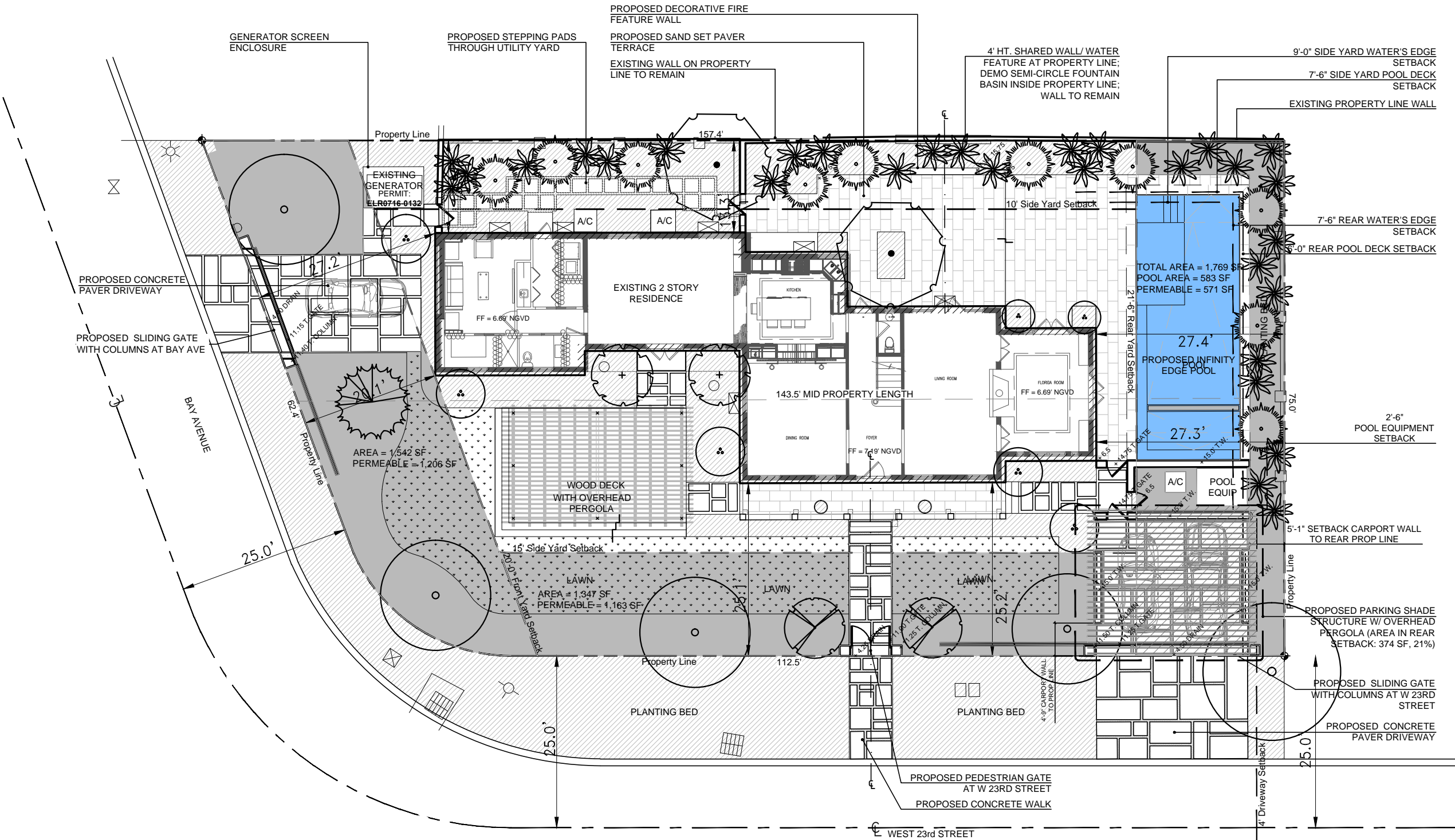
DRAWING TITLE:

SITE PLAN

SHEET NO:

L-101

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■ = PERMEABLE AREA

PERMEABILITY CALCULATIONS			
	AREA	REQUIRED	PROVIDED
FRONTYARD	1,542 SF	20'-0"	20'-0"
PERMEABLE AREA	1,206 SF	50%	78.2%
SIDE YARD AT STREET	1,347 SF	15'-0"	15'-0"
PERMEABLE AREA	1,163 SF	50%	86.3%
REAR YARD*	1,612 SF	21'-6"	21'-6"
PERMEABLE AREA	571 SF		
POOL WATER AREA	583 SF		
TOTAL PERMEABLE	1,154 SF	70%	71.6%
*REAR YARD BASED ON MIDPOINT PROPERTY LENGTH AT 143.5'			

HABER
RESIDENCE

Miami Beach, Fl.

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MIAMI BEACH,
FLORIDA 33140

OWNER: ARCHITECT:

DAVID HABER,
TRUSTEE
1831 WEST 23RD STREET.
MIAMI BEACH,
FLORIDA 33140

MEP ENG.: STRUCTURAL ENG.:

TBD TBD

SUBMITTED SEPARATELY SUBMITTED SEPARATELY

CIVIL ENG.: POOL CONSULTANT:

TBD

SUBMITTED SEPARATELY

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1	08.29.17	FIRST SUBMITTAL
2	09.18.17	RESPONSE
3	10.11.17	RESPONSE

ISSUED FOR:

NOT FOR
CONSTRUCTION

PROJECT No: MA15201

DRAWN BY: CRS / MLT / BHA / CAL

REVIEWED BY: CMO

DATE: 08.29.2017

SCALE: 1/16"=1'

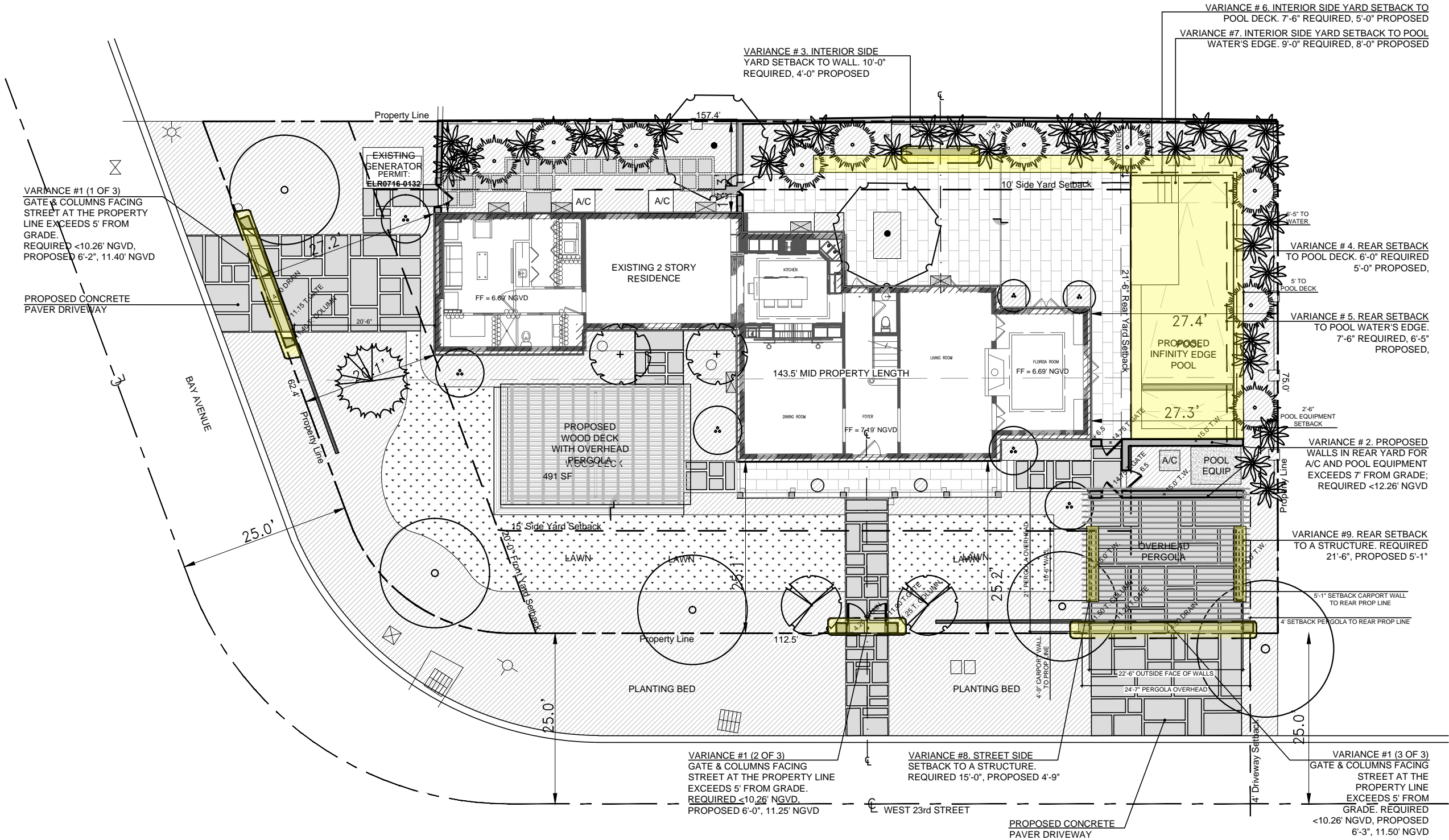
DRAWING TITLE:

VARIANCE
DIAGRAM

SHEET No:

L-102

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SITE ADDRESS:

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MIAMI BEACH,
FLORIDA 33140

OWNER: ARCHITECT:
DAVID HABER, N/A
TRUSTEE
1831 WEST 23RD STREET.
MIAMI BEACH,
FLORIDA 33140
MEP ENG.: STRUCTURAL ENG.:
GUSTAVO SOLANO ATKINS ENGINEERS
SUBMITTED SEPARATELY SUBMITTED SEPARATELY

CIVIL ENG.:
GGB
ENGINEERING,
INC.

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No.	DATE:	ISSUE FOR
1	10.03.17	PERMIT SET
2		
3		
3		

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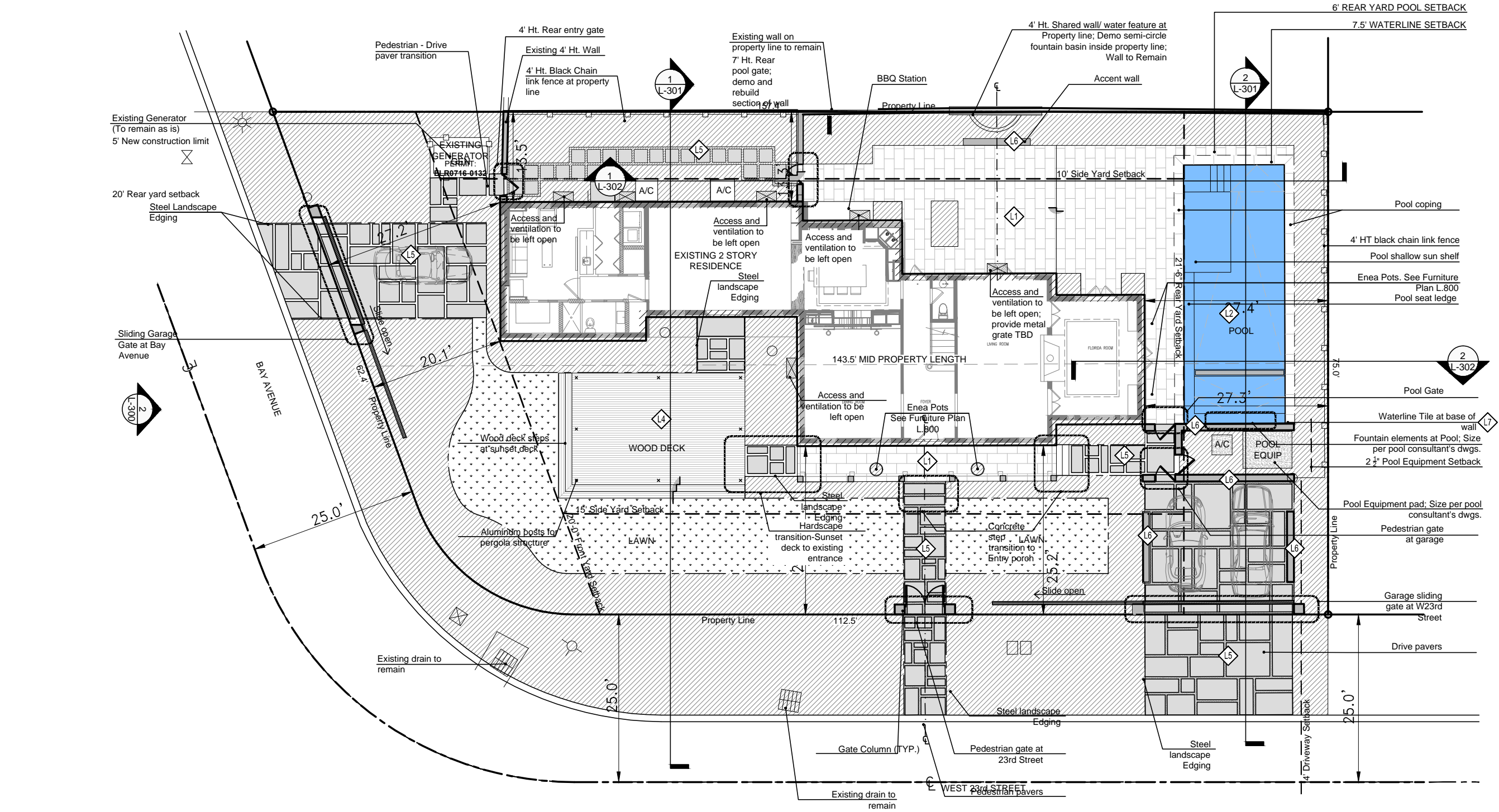
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DRAWN BY: CRS / MLT / BHA / CAL
REVIEWED BY: CMO
DATE: 04.20.2016
SCALE: 1/8"=1'

DRAWING TITLE:
















MATERIALS PLAN

SHEET NO:
L-200

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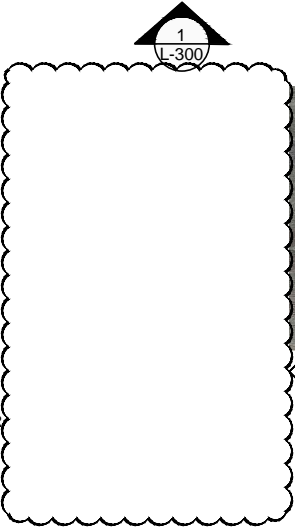


PAVING LEGEND AND AREA TAKE-OFFS NOTE: FOR ESTIMATION ONLY. CONTRACTOR RESPONSIBLE FOR FINAL TAKE OFF AND ORDERS OF MATERIALS.

  HARDSCAPE PAVERS AREA: +/- 1,000 S.F. @ 2" THK +/- 200 S.F. @ 1" THK (PORCH) NOTE: SEE DETAILS FOR POOL COPING	  ACCENT WALLS AREA: +/- 1,000 S.F.
  POOL FINISH	  WATERLINE TILE; SEE POOL DETAILS FOR LOCATION AT SOUTH WALL
  WOOD DECK AREA: +/- 550 S.F. (SEE DETAILS FOR OTHER APPLICATIONS AND TAKE-OFFS)	 PLANTING BED ARES
  CONCRETE AREA: +/- 1,500 S.F.	 STEEL LANDSCAPE EDGING 1/4"x4"
	 METAL GRATES OVER VENTILATION / CRAWL SPACES ACCESS; DOVETAIL PRESSURE LOCKED STAINLESS STEEL


 GREYWOOD VC MARBLE
SIZE: 18"x36"x2" THK
STAGGERED RUNNING
BOND
COLOR: WHITE
FINISH: SAND BLASTED &
SEALED
SOURCE: ENEA
APPLICATION: POOL DECK
(REAR) & FRONT PATIO AND

 PEBBLE TEC
SIZE: 1/2" THICK MIN.
COLOR: SKY BLUE
FINISH: PER MANUFACTURER
SOURCE: PEBBLE TEC
APPLICATION: POOL FINISH
BELOW WATER LINE



 AGED CUMARU WOOD
SIZE: PER DETAILS
COLOR: NATURAL GREY
FINISH: AGED MEDIUM
SOURCE:
APPLICATION: DECK AND
DECK STEPS

 P.I.P CONCRETE PAVER
SIZE: PER PLAN
COLOR: STANDARD GREY
FINISH: 1/8" DIA ROCKSALT
WITH LIGHT ACID WASH
SOURCE: BY CONTRACTOR
APPLICATION: LANDSCAPE
PATHS & DRIVE WAY

 GREYWOOD VC MARBLE
SIZE: 3"x24"x5/8" STAGGERED
RUNNING HORIZONTAL BOND
COLOR: WHITE
FINISH: BUSH HAMMERED
SOURCE: ENEA
APPLICATION: ACCENT SITE
WALLS

 WATERLINE TILE
SIZE: 2"x4"x6" DEEP
COLOR: OXYGEN, WARM
GREY
FINISH: 2/3 GLOSSY, 1/3
MATTE
APPLICATION: WATERLINE

HABER
RESIDENCE

Miami Beach, Fl.

SITE ADDRESS:

1831 WEST 23RD STREET.
MIAMI BEACH,
FLORIDA 33140

OWNER: ARCHITECT:

DAVID HABER,
TRUSTEE
1831 WEST 23RD STREET.
MIAMI BEACH,
FLORIDA 33140

N/A

MEP ENG.: STRUCTURAL ENG.:

TBD TBD

SUBMITTED SEPARATELY SUBMITTED SEPARATELY

CIVIL ENG.: POOL CONSULTANT:

TBD

SUBMITTED SEPARATELY

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REG.No: LC26000339
SEAL:

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

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1	08.29.17	FIRST SUBMITTAL
2	09.18.17	RESPONSE
3	10.11.17	RESPONSE

ISSUED FOR:

NOT FOR
CONSTRUCTION

PROJECT No: MA15201
DRAWN BY: CRS / MLT / BHA / CAL
REVIEWED BY: CMO
DATE: 08.29.2017

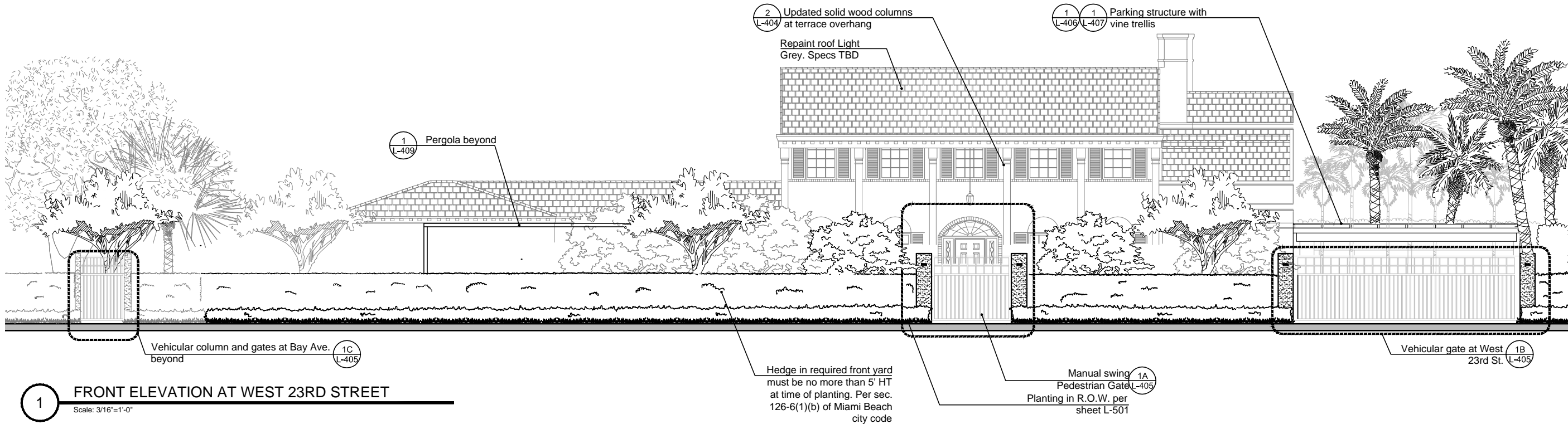
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SITE ELEVATIONS

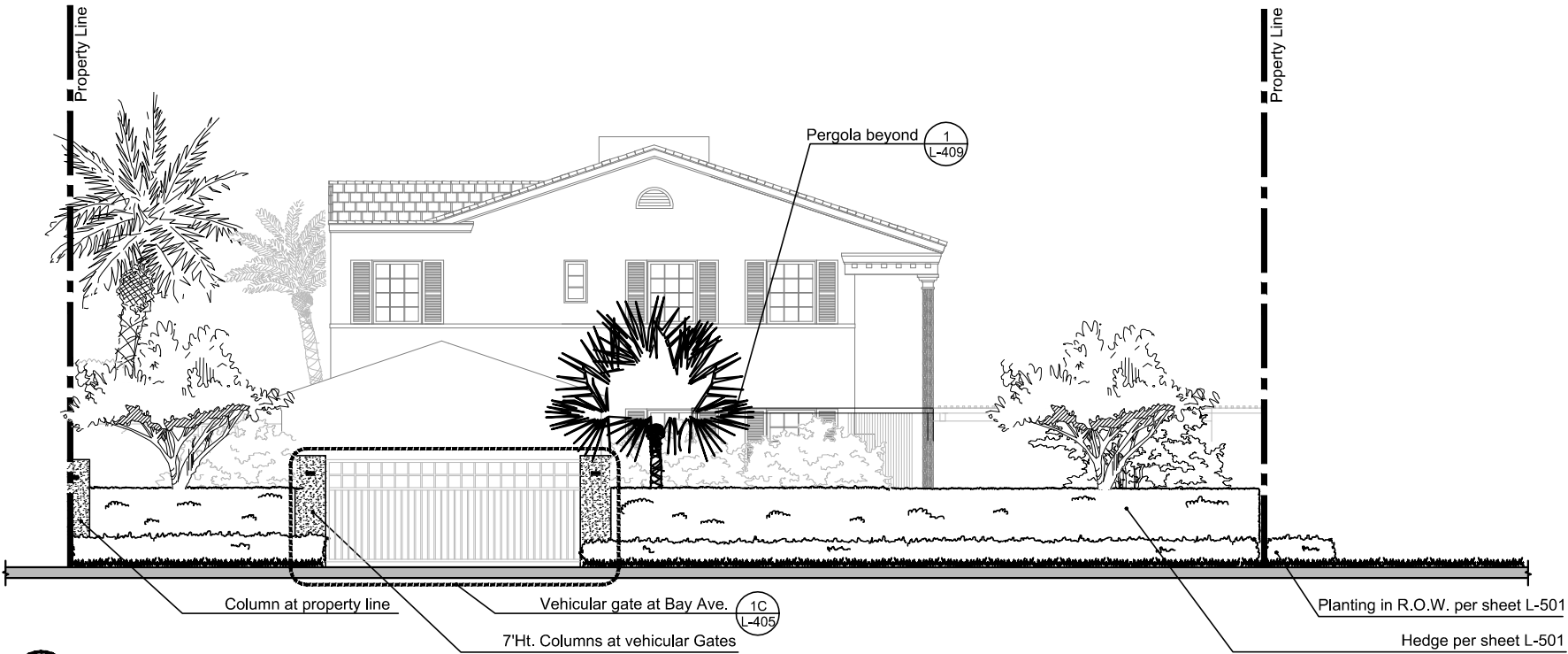
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L-300

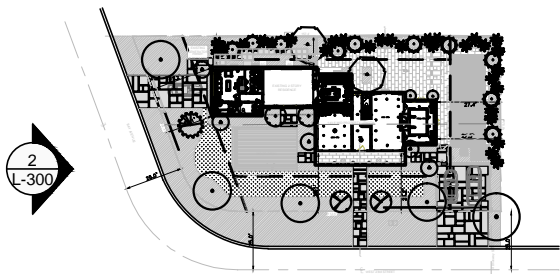
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1 FRONT ELEVATION AT WEST 23RD STREET
Scale: 3/16"=1'-0"



2 WEST ELEVATION AT BAY AVE.
Scale: 3/16"=1'-0"



KEY PLAN

HABER
RESIDENCE

Miami Beach, Fl.

SITE ADDRESS:

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MIAMI BEACH,
FLORIDA 33140

OWNER: ARCHITECT:

DAVID HABER,
TRUSTEE
1831 WEST 23RD STREET.
MIAMI BEACH,
FLORIDA 33140

N/A

MEP ENG.: STRUCTURAL ENG.:

TBD TBD

SUBMITTED SEPARATELY SUBMITTED SEPARATELY

CIVIL ENG.: POOL CONSULTANT:

TBD

SUBMITTED SEPARATELY

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PROJECT No: MA15201
DRAWN BY: CRS / MLT / BHA / CAL
REVIEWED BY: CMO
DATE: 08.29.2017

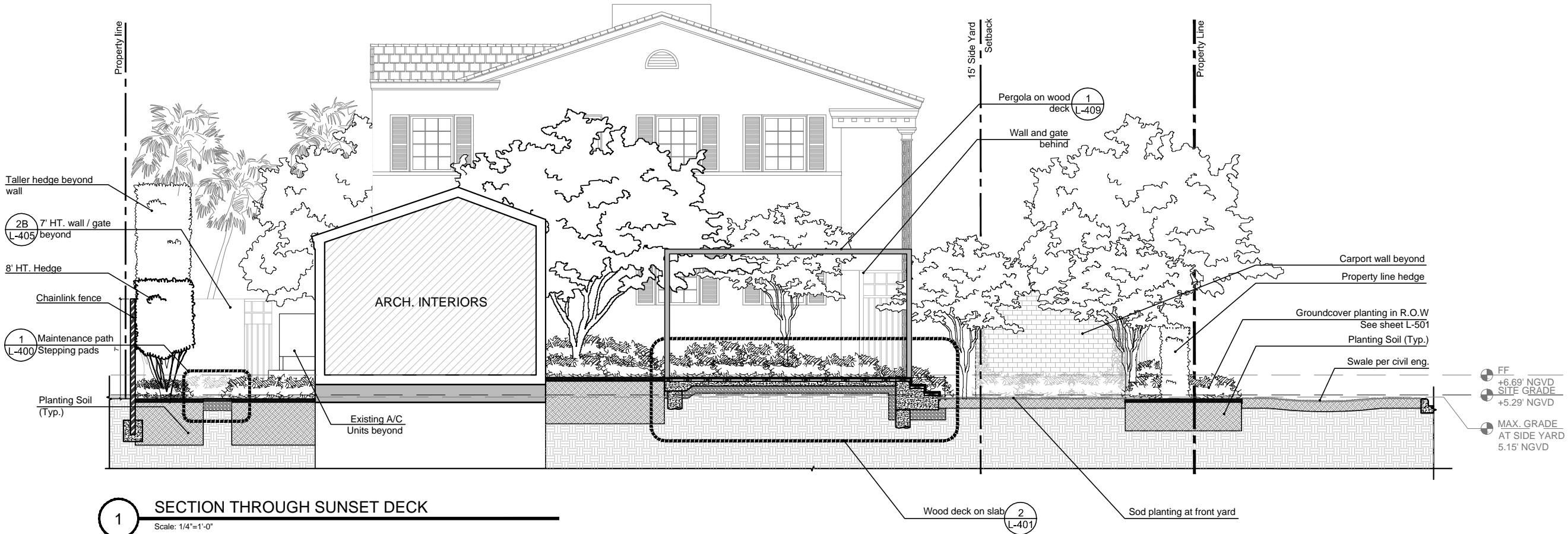
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SITE SECTIONS

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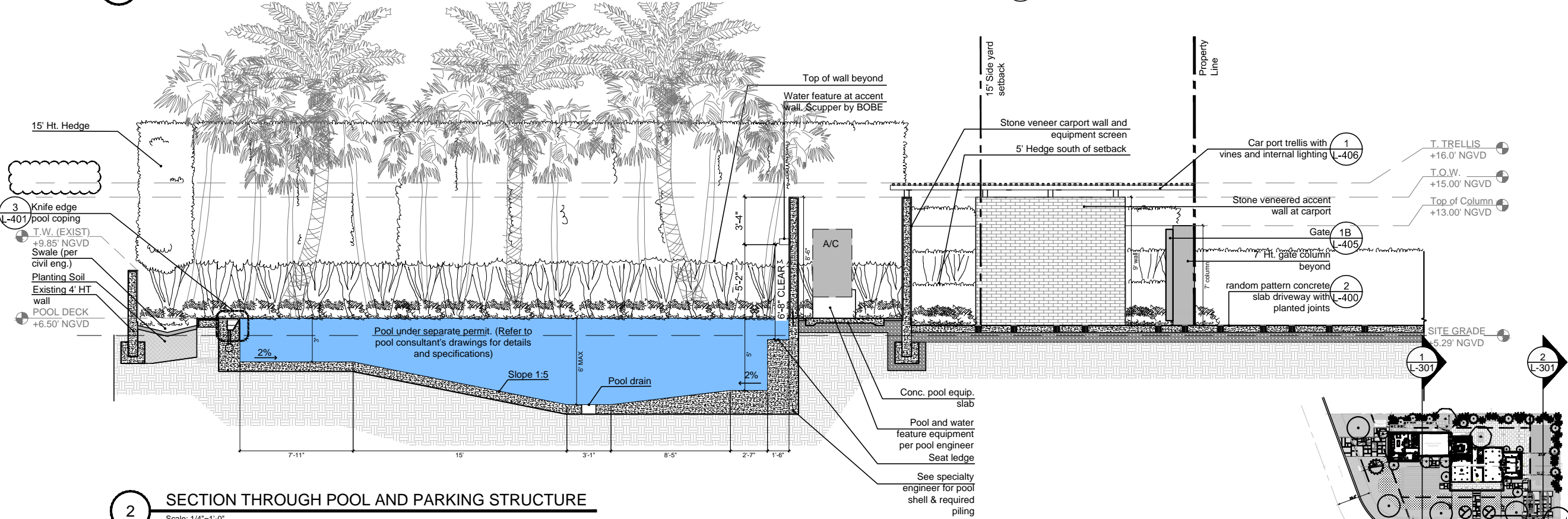
L-301

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SECTION THROUGH SUNSET DECK

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



SECTION THROUGH POOL AND PARKING STRUCTURE

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

KEY PLAN