TOWN OF BAY HARBOR ISLANDS

DEVELOPMENT & REVIEW COMMITTEE MEETING

AUGUST 11, 2022

CALL TO ORDER: Set for 11:00 AM

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Review and discussion of Site Plan Application by 1025 Kane Concourse LTD for an addition and renovation to the property located at 1025 Kane Concourse. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

2. Review and discussion of Site Plan Application by Horizon BHI, LLC to construct a 23 unit, 7-story Multi-Family Development to be located at 9880-9900 West Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

3. Review and discussion of Site Plan Application by Bay Harbour Investments, Inc to construct a 27 unit, 7-story Multi-Family Development to be located at 9740-9760 West Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

4. Review and discussion of Site Plan Application by 9781 Bay Harbor Development, LLC to construct a 9 unit, 8-story Multi-Family Development to be located at 9781 East Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

5. Review and discussion of Site Plan Application by 9955 Bay Harbor Development, LLC, to construct a 33 unit, 8-story Multi-Family Development to be located at 9927-9955 East Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

6. Review and discussion of Site Plan Application by Bal Bay Inc. LLC regarding an existing 46 Room Hotel & Restaurant located at 9650-9660 East Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

ADJOURNMENT:

BUILDING RENOVATION

ATLANTIC PACIFIC DEVELOPMENT

1025 KANE CONCOURSE TERRACE, BAY HARBOR ISLANDS, FL 33154

PROJECT TEAM

SKLARchitecture
DESIGN ASSOCIATES

2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
www.sklarchitect.com
TEL - (954) 925-9292
FAX - (954) 925-6292

AA 0002849
IB 0000894
NCARB CERTIFIED

PROPERTY OWNER:

ATLANTIC AND PACIFIC DEVELOPMENT
1025 KANE CONCOURSE, SUITE 210
BAY HARBOUR ISLAND, FL, 33154

CIVIL ENGINEER:
ZEPHYR ENGINEERING INC.
WILFORD ZEPHYR P.E.
HOLLYWOOD, FL
TEL - (786) 302-7893
WZEPHYR@GMAIL.COM
CA# 31158

PHOTOMETRIC ILLUMINATION :
GENESIS LIGHTING
JUAN ARANGO - OUTSIDE SALES
14101 NW 8 STREET
SUNRISE, FL 33325
TEL - (954) 306-3931
mccarthy@genesislighting.net

LANDSCAPE ARCHITECT:
KIM MOYER RLA
LANDSCAPE ARCHITECTURE
TEL. (954) 492-9609

LEGAL DESCRIPTION & ADDRESS

THIS PROPERTY IS DESCRIBED AS:

ADDRESS: 1025 KANE CONCOURSE, BAY HARBOR ISLANDS, FL. 33154-0000

FOLIO #13-2227-001-2290
BAY HARBOR ISLAND PB 46-5
LOTS 14 & 15 LESS S15FT FOR
ST & LESS N50FT BLK 11
LOT SIZE 100.000 X 80
OR 18936-2152 0100 6

FOLIO # 13-2227-001-2300
BAY HARBOR ISLAND PB 46-5
N50FT LOTS 14 & 15 BLK 11
LOT SIZE 100.000 X 50

PROJECT RENDERINGS





SCOPE OF WORK

ALTERATION LEVEL 3 - SECTION 505

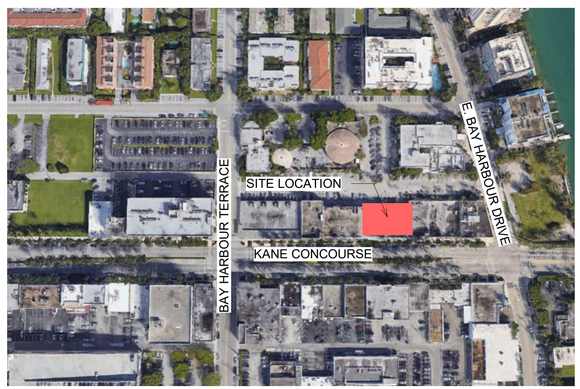
TWO STORY COMMERCIAL OFFICES INTERIOR RENOVATION AND ADDITION, WORK INCLUDES:

1. EXPANSION OF 2ND FLOOR OFFICE SPACE (3,246 SF)
2. RENOVATION OF EXISTING 2ND FLOOR OFFICE SPACE (6,814 SF)
3. COVERED EXISTING PARKING BY 2ND FLOOR OFFICE AREA ADDITION (3,876 SF)
4.- NEW PARKING LIFTS (8 UNITS)
5.- NEW ROOF TOP COVERED OPEN AREA (285 SF)

NOTES

1.- ALL ELECTRICAL UTILITY CONNECTIONS FROM THE SOURCE MUST BE PLACED UNDERGROUND FROM THE POLE TO BUILDING.

LOCATION MAP



SCALE: N.T.S.

SHEET INDEX

Drawing List

Sheet Number	Sheet Name
ARCHITECTURE:	
A0.0	COVER PAGE
A0.1	SITE PLAN
A0.2	GENERAL NOTES (INTERIOR)
A0.3	PHOTOS - EXISTING
A0.4	AERIAL VIEWS
A0.5	EXTERIOR VIEWS
A0.6	ADA DETAILS
A0.8	FLOOD INFO GROUND FLOOR PLAN
A0.9	GENERAL AREA PLANS
A0.10	PARKING CALCULATION AREA PLANS
A1.0	EXISTING / PROPOSED GROUND PLAN
A1.1	EXISTING / PROPOSED SECOND FLOOR PLAN
A1.2	EXISTING ROOF/ PROPOSED
A2.0	EXISTING / PROPOSED ELEVATIONS
A3.0	SECTIONS CROSS & LONGITUDINAL
A3.1	SECTIONS 1 & 2
A4.0	DETAILS - SIGNAGE
A10.0	BUILDING FINISHES
PH-1.0	GROUND FLOOR PHOTOMETRICS
LANDSCAPE:	
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN
CIVIL:	
C-1	PRELIMINARY STORMWATER POLLUTION PLAN
C-2	PRELIMINARY, GRADING & DRAINAGE PLAN
C-3	GENERAL NOTES & DETAILS

CONSTRUCTION TYPE

PLANS SHALL COMPLY WITH THE FOLLOWING

FLORIDA BUILDING CODE - (2017 / 6Th EDITION)
FLORIDA BUILDING CODE - RESIDENTIAL (2017 / 6Th EDITION)
FLORIDA BUILDING CODE - ACCESIBILITY (2017 / 6Th EDITION)
FLORIDA FIRE PREVENTION CODE - (2018 / 6Th EDITION)
NATIONAL FIRE PROTECTION ASSOCIATION CODE - (2018 / 6Th EDITION)

ALLOWABLE HEIGHT AND BUILDING AREA (TABLE 503)

GROUP	TYPE	ALLOWED		PROVIDED	
		HEIGHT	AREA (SQ. FT.)	HEIGHT	AREA (SQ. FT.)
B	II-A	4/8 STORIES (75'-0")	50,000 (SQ,F.T.)	2 STORIES (43'-6")	17,566 (SQ,F.T.)

FIRE RESISTANCE RATING REQUIREMENTS FOR BLDG ELEMENT (TABLE 601)

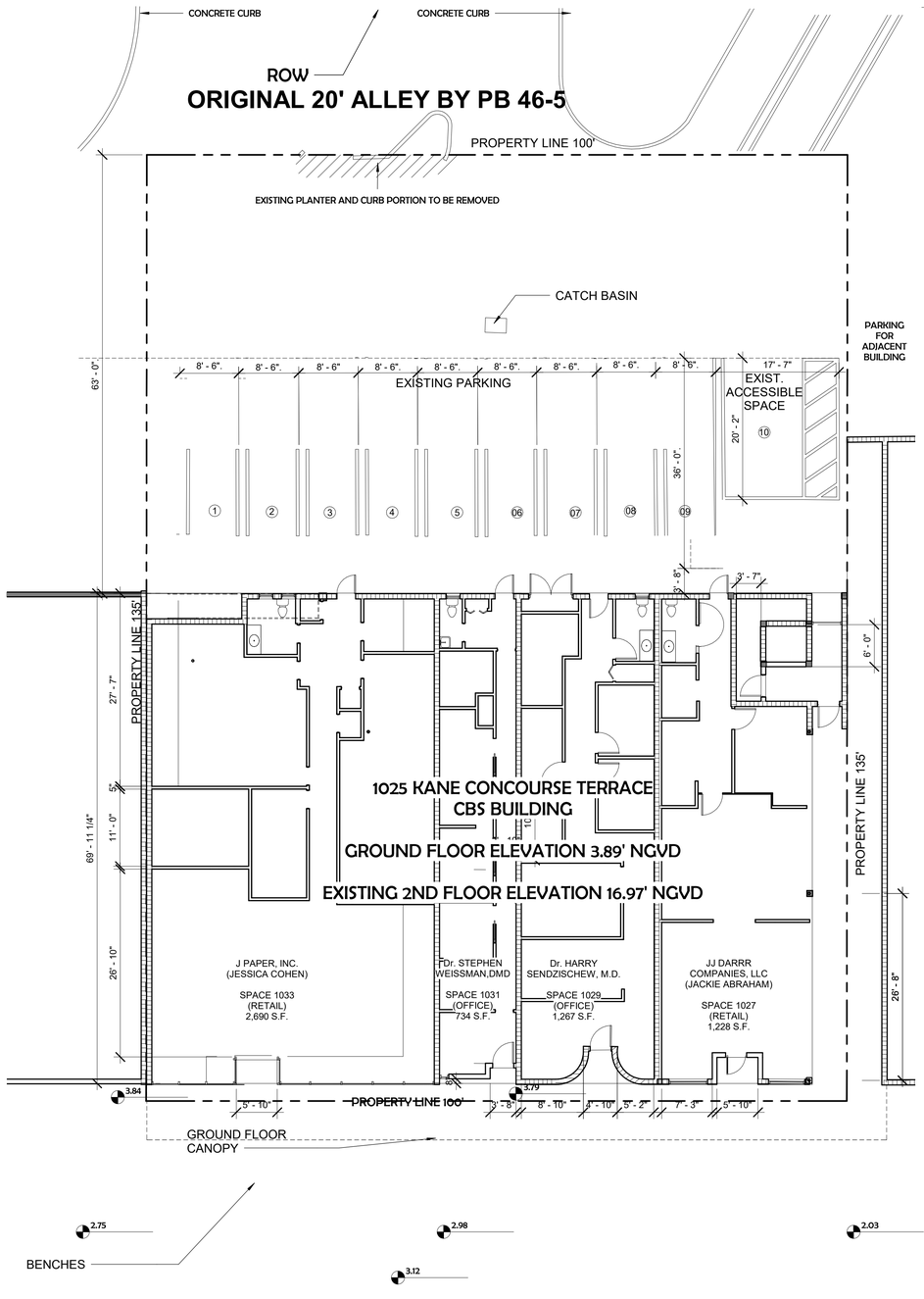
TYPE II-A
STRUCTURAL FRAME ---------- 1HR
BEARING WALLS (EXTERIOR & INTERIOR) ---------- 1HR EXT. & 1 HR INT.
NONBEARING WALLS & PARTITIONS ---------- 0HR
FLOOR CONSTRUTION ---------- 1HR
ROOF CONSTRUCTION ---------- 1HR

MAXIMUM AREA OF EXTERIOR WALL OPENING (TABLE 705.8)

PROJECT DATA/ ZONING SUMMARY

GENERAL		
ZONING:	B-1	
LAND USE:	COMMERCIAL	
BASE FLOOD ELEVATION (B.F.E.):	9.0' + 1' FREEBOARD	
REQ'D/ALLOWED	EXISTING	PROPOSED ADDITION
HEIGHT: 65' ABOVE BFE	24'-4 5/8"" ABOVE BFE	43' - 6" ABOVE BFE
LOT SIZE:	13,500 SF	13,500 SQ FT
GROUND FLOOR	6,037SF OFFICE/RETAIL + 220SF COMMON AREA =6,257 SF	316 SF (536 PROP-220 EXIST)
2ND FLOOR	7,034 SF	3,493 SF (3,246 + 467PROP - 220 EXIST)
ROOF TOP	N/A	430 SF
TOTAL BUILDING SQ. FT.	13,291 SF	4,239 SF
BUILDING FRONTAGE 80'-0" MIN.	100'-0"	100'-0"
LANDSCAPING % REQ./PROV.	13,500 SF X 0.10 = 1,350 SF	1,616 SF
IMPERVIOUS AREA		13,500 SF (100%)
PERVIOUS AREA		N/A
SETBACKS		
FRONT SETBACK -SOUTH (KANE CONCOURSE)	1'-7"	1'-7"
SIDE (EAST)	0'-0"	0'-0"
SIDE (WEST)	0'-0"	0'-0"
REAR SETBACK - NORTH (ALLEY)	63'-0"	26'-0" GROUND FLOOR 19'-2" SECOND FLOOR

PARKING (existing bldg)	AREA	REQUIRED	PROVIDED
EXISTING GROUND FLOOR - RETAIL	4,020 SF	NOT REQ. PER CODE	NOT REQ. PER CODE
EXISTING GROUND FLOOR - OFFICE	1,903 SF	**NO ADDTL. REQ.** **10 PARKING SPACES** GRANDFATHER FROM ORIGINAL BLDG PERMIT	**10 PARKING SPACES** GRANDFATHER FROM ORIGINAL BLDG PERMIT
EXISTING SECOND FLOOR - OFFICE	3,543 SF		
PARKING (proposed addition)	AREA	REQUIRED	PROVIDED
PROPOSED SECOND FLOOR - OFFICE	1,550 SF	1,550 SF / 300 = **5 SPACES**	17 **PARKING SPACES**
TOTAL PARKING		**15 SPACES**	**17 SPACES ON SITE (+10 GRANDFATHER IN)**



SUSTAINABLE BUILDING PROGRAM

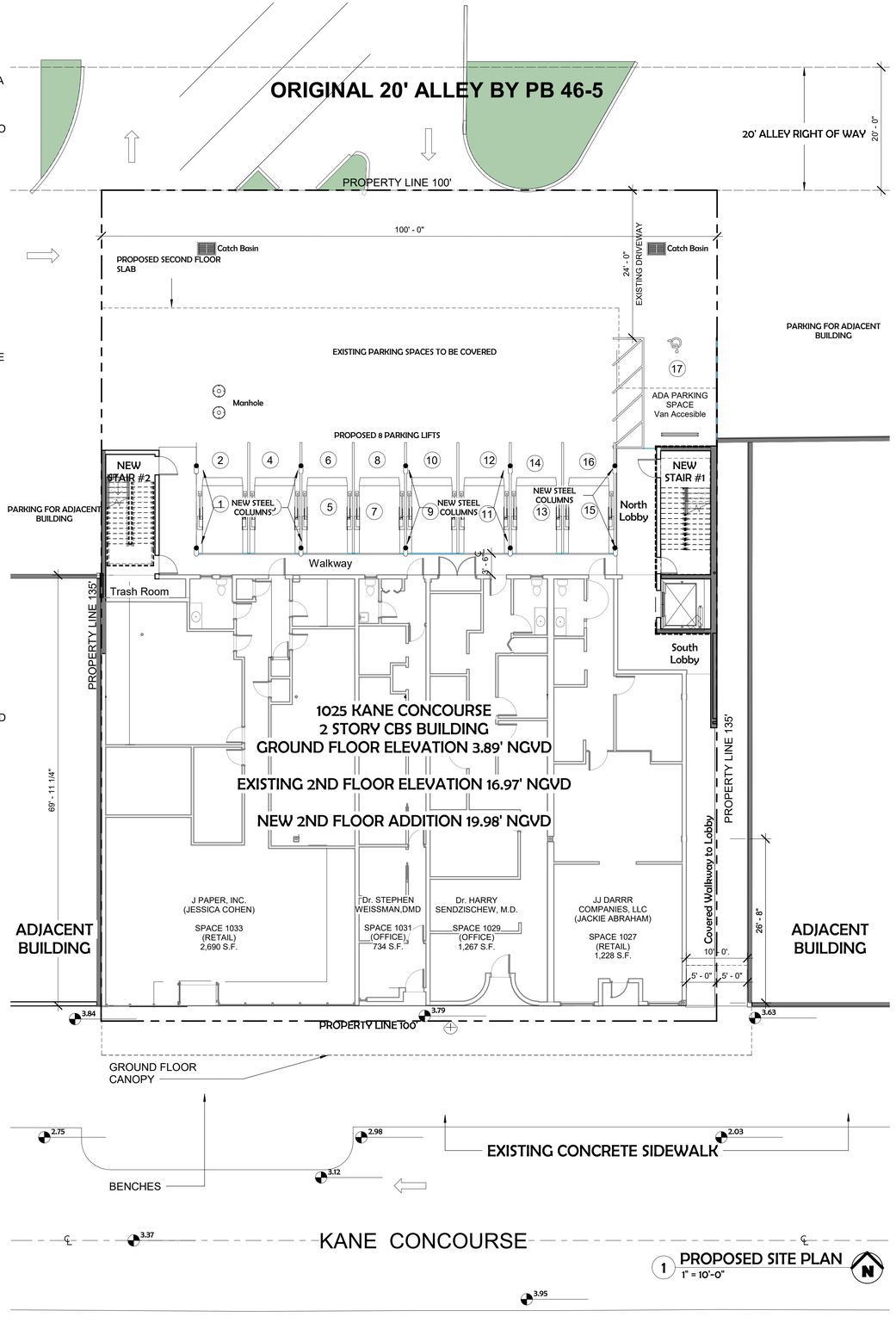
THE BUILDING WILL STRIVE TO ACHIEVE STANDARDS OF USGBC LEED, FLORIDA GREEN BUILDING COALITION:

1.- ALL ENERGY STAR APPLIANCES. ALL PERMANENT APPLIANCES IN THE EMPLOYEE LOUNGE THAT CAN BE ENERGY STAR RATED MUST BE SO RATED TO CLAIM THIS ITEM. (THIS INCLUDES REFRIGERATOR, MICROWAVE, ETC. ITEMS NOT COVERED ARE COUNTERTOP APPLIANCES SUCH AS TOASTERS, MIXERS ETC.) ENERGY STAR APPLIANCES MUST BE VERIFIED BY BUILDING INSPECTOR ON SITE AT FINAL INSPECTION.
2.- RECYCLING. A DEDICATED STORAGE AREA FOR A GARBAGE BIN AND A RECYCLE BIN, SIZED TO FIT BOTH, MUST BE SHOWN ON THE PLANS. DEDICATED STORAGE AREA SHALL BE VERIFIED BY PLANS EXAMINER. PLANS FOR KITCHEN MUST INCLUDE PULL-OUT RECYCLE AND GARBAGE BINS BUILT INTO CABINETS. PULL-OUT BINS BUILT INTO CABINETS SHALL BE VERIFIED BY PLANS EXAMINER AT PERMIT REVIEW AND BY BUILDING INSPECTOR AT FINAL INSPECTION.
3.- ENERGY EFFICIENT (LOW E) WINDOWS. ALL WINDOWS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA AS APPROVED BY THE NFRC (NATIONAL FENESTRATION RATING COUNCIL).
4.- ENERGY EFFICIENT DOORS. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.
5.- ENERGY STAR APPROVED ROOFING MATERIALS.
6.- PROGRAMMABLE THERMOSTATS.
7.- DUAL FLUSH TOILETS. THESE TOILETS WHEN FLUSHED USE LESS THAN ONE GALLON TO FLUSH LIQUID AND 1.6 GALLONS OR LESS FOR SOLIDS (USGBC). PLANS SHALL INDICATE DUAL FLUSH TOILET. SYSTEM MUST BE VERIFIED BY PLUMBING INSPECTOR AT FINAL INSPECTION.
8.- AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS (LATEST EDITION). LANDSCAPE PLAN, REVIEWED AND APPROVED BY A LANDSCAPE ARCHITECT, SHALL BE SUBMITTED WITH PERMIT APPLICATION. LANDSCAPING SHALL BE VERIFIED BY INSPECTION PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.
9.- ALL ENERGY-EFFICIENT OUTDOOR LIGHTING. SUGGESTED LIGHTS FOR OUTDOOR SPACES INCLUDE FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLASTS (MORE EFFICIENT THAN MAGNETIC TYPES), LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTAIC SYSTEMS, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON A TIMER. ALL ENERGY-EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY ELECTRICAL INSPECTOR AT FINAL INSPECTION.
10.- ENERGY PERFORMANCE AT LEAST 10% MORE EFFICIENT THEN STANDARD ESTABLISHED BY ASHRAE (LATEST EDITION). CALCULATIONS SHALL BE SUBMITTED WITH PERMIT APPLICATION
11.- ALL HOT WATER PIPES INSULATED. ALL HOT WATER PIPES SHALL HAVE A MINIMUM OF ONE-HALF INCH INSULATION, INCLUDING BURIED PIPES. (CPVC IS NOT A SUITABLE REPLACEMENT FOR INSULATION.) ALL HOT WATER PIPES INSULATED SHALL BE SHOWN ON PLANS AND VERIFIED BY PLUMBING INSPECTOR ON SITE AT FINAL INSPECTION.
12.- MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT. MERV OF AT LEAST 8 SHALL BE VERIFIED BY MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION
13.- TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER. DOCUMENTATION OF ENERGY SAVINGS MUST BE PROVIDED. PRODUCT APPROVALS SHOULD BE PROVIDED WITH PLANS AND SHALL INDICATE TOTAL ENERGY DEMAND. TANKLESS WATER HEATER SHALL BE SHOWN ON PLANS AND SHALL PASS ALL REQUIRED INSPECTIONS.
14.- ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE.

FLOOD ZONE AE
NATIONAL FLOOD INSURANCE PROGRAM
COMMUNITY NUMBER 120637
MAP AND PANEL NUMBER 12086C0144 L
PANEL REVISED SEPTEMBER 11, 2009
BASE FLOOD ELEVATION 9.00 FEET NGVD 1929
(BASE FLOOD ELEVATION 7.45 FEET NAVD 1988)



EXISTING USES WITHIN 300 FT



SKLARchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklarchitect.com

ATLANTIC PACIFIC CO 1025 KANE CONCOURSE, BAY HARBOR ISLANDS, FL. 33154
06/06/2022

SITE PLAN

PROJECT #17-037

A0.1

GENERAL NOTES

SPECIFIC PLAN NOTES & SPECIFICATIONS SUPERCEDE GENERAL NOTES WHEN IN CONFLICT COMMERCIAL

SECTION 1 - GENERAL REQUIREMENTS

A) GENERAL

1. WORK PERFORMED SHALL COMPLY WITH THESE "GENERAL NOTES", UNLESS OTHERWISE NOTED ON PLANS.

2. THIS WORK REQUIRES A BUILDING PERMIT. DO NOT BEGIN WORKING UNTIL A BUILDING PERMIT IS OBTAINED.

3. IT IS A GENERAL REQUIREMENT THAL ALL SYSTEMS, MATERIALS AND WORKMANSHIP SHALL MEET AND BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE (LATEST ADOPTED EDITION), LIFE SAFETY CODE (NFPA 101) (LATEST ADOPTED EDITION) THE APPLICABLE STANDARD SPECIFICATIONS OF THE AMERICAN SOCIETY OF TESTING MATERIALS AND ANY OTHER APPLICABLE CODE AND/OR AGENCY HAVING JURISDICTIONS OVER THE PROJECT. ALL PRODUCTS TO HAVE APPROVAL BY THE BUILDING AND ZONING DEPARTMENT PRODUCT CONTROL SECTION. ALL REQUIREMENTS OF LOCAL, STATE, AND NATIONAL CODES, REQUISITIONS AND ORDINANCES PERTAINING TO BUILDING, PRESERVATION OF HEALTH AND SAFETY, SHALL BE OBSERVED BY THE CONTRACTOR. THIS PROJECT SHALL COMPLY ENTIRELY WITH OCCUPATIONAL SAFETY AND HEALTH ACT. (OSHA)

4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PRECEDURES TO BE USED. CONTRACTOR MUST COMPLY WITH ALL OSHA REQUIREMENTS FOR JOB SAFETY DURING THE PROJECT.

5. CONTRACTOR SHALL SUPPLY ALL MATERIALS AND LABOR NECESSARY TO PROVIDE ELECTRICAL, TELEPHONE, WATER AND SEWER SERVICES DURING CONSTRUCTION.

6. CONTRACTOR SHALL PAY ALL COSTS OF PERMIT, INSPECTION, AND ALL OTHER COSTS INCIDENTAL TO THE COMPLETION AND TESTING OF THIS WORK.

7. THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB AND PROTECT ADJACENT PROPERTIES W/ FENCING OR AS NEEDED. ANY DAMAGED AREA DURING CONSTRUCTION SHALL BE RESPONSABILITY OF CONTRACTOR TO REPAIR.

8. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO THE CONTRACTOR FOR INSTALLATION. ALL LABOR SHALL BE WARRANTEED FOR A MINIMUM OF 1 YEAR FROM COMPLETION AND OWNER OCCUPATION OF BUILDING.

9. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE CONTRACTOR AND INSTALLED BY THE CONTRACTOR. ALL LABOR AND MATERIALS SHALL BE WARRANTEED FOR A MINIMUM OF 1 YEAR FROM COMPLETION AND OWNER OCCUPATION OF BUILDING.

10. GENERAL CONTRACTOR SHALL PROVIDE A 4' X 8' JOB PROJECT SIGN IN THE BID INCLUDING OWNER, CONTRACTOR, & ARCHITECTS NAME W/ LOGOS OF EACH COMPANY.

11. GENERAL CONTRACTOR SHALL PROVIDE AN ALLOWANCE IN THE BID FOR FIELD INSPECTIONS. ASSUME 3 ARCHITECTURAL INSPECTIONS @ $150 EA. 2 STRUCTURAL INSPECTIONS @ $175 EA. IN ADDITION GENERAL CONTRACTOR SHALL ALLOW FOR $100 FEE PER EA. CHANGE ORDER OR SUBSTITUTION REVIEW SUBMITTED TO THE ARCHITECT.

13. THE ARCHITECT/ INTERIOR DESIGNER/ OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET THE HIGH QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.

14. UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCH LIST" INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITH 15 CALENDAR WORKING DAYS.

15. CLEANING AND DEBRIS REMOVAL. THE OWNER SHALL RECEIVE THE PROPERTY FREE FROM DUST, ALL GLASS SURFACES SHALL BE CLEAN AND DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION PROGRESS. LEFTOVERS FROM MEALS CONSUMED ON THE PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS.

16. PER OSHA REQUIREMENTS ALL MATERIAL AND LABOR SHALL STAY A MINIMUM OF TEN FEET AWAY FROM OVERHEAD POWER LINES.

17. THESE DRAWINGS ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE ARCHITECT AND ENGINEERS.

18. THESE DRAWINGS ARE VALID ONLY FOR THE ADDRESS LISTED IN THE TITLEBLOCK.

B) COORDINATION

1. A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR AND ALL OF THE SUBCONTRACTOR, MUST BE CONDUCTED WITH THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE CONSTRUCTION BEGINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. UNLESS OTHERWISE NOTED, ALL WRITTEN DIMENSIONS ARE TO THE FACE OF THE STRUCTURE (CONCRETE, BLOCK, & STUD) & SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. ANY DISCREPANCIES OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT AT ONCE, IN WRITING, BEFORE PROCEEDING WITH THE WORK.

3. ELEVATIONS AND LEVELS ARE SHOWN TO TOP FINISHED HARD SURFACES (CONCRETE FLOOR SLAB). EXCLUSIVE OF APPLIED FINISHES (CARPET, VCT, OTHER THINSET FINISH MATERIAL). CONTRACTOR SHALL REPORT ALL ELEVATION AND LEVEL DISCREPANCIES OR OMISSIONS BEFORE PROCEEDING WITH WORK.

4. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRICAL SYSTEM. CONSTRACTOR MUST INFORM THE ARCHITECT BEFORE FORMING CONCRETE BEAMS IF INTERFERING WITH A/C DUCTS OR PLUMBING FIXTURES EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL/ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.

5. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, A/C, ELECTRICAL, AND MECHANICAL DRAWINGS, TO LOCATE OPENINGS, DRAINS, SLEEVES, DEPRESSED SLABS, BOLTS, CURBS, ETC.

6. CONTRACTOR AND SUBCONTRACTOR SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS. CONTRACTOR SHOULD COORDINATE ALL TRADES OF WORK AND EVALUATE FIELD CONDITIONS PRIOR TO COMMENCING WORK TO AVOID CONFLICTS THAT MAY AFFECT WORK PROGRESS OR QUALITY, AND NOTIFY ARCHITECT OF ANY CONFLICTS IMMEDIATELY.

7. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. IN THE EVENT OF CONFLICT, NOTIFY ARCHITECT BEFORE PROCEEDING.

8. CONTRACTOR SHALL COORDINATE WITH OWNER AND VARIOUS TRADES SO THAT PROPER OPENINGS, CHASES, AND ALL EQUIPMENT REQUIREMENTS ARE PROVIDED.

9. FOR ANY DEMOLITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL OF THE DEMOLITION WORK WITH THE INTENT OF THE PROPOSED DESIGN. ANY UNFORESEEN DEMOLITION NOT SHOWN IN THIS PLAN, AND WHICH IS REQUIRED TO MEET THE INTENT OF THE PROPOSED DESIGN, MUST BE INCLUDED IN THE CONTRACTOR SCOPE OF WORK.

C) SHOP DRAWINGS & SUBMITTALS

1. CONTRACTOR & ALL MANUFACTURERS OF FINISH WORK/PRODUCTS/DESIGN ITEMS THAT REQUIRE CLARIFICATION SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.

2. SUBMIT 5 SETS FOR SHOP DRAWINGS APPROVAL. NOTHING CAN BE INSTALLED BEFORE ARCHITECTS APPROVAL.

3. CONTRACTOR TO SUPPLY SAMPLES OF FINISH MATERIALS TO THE ARCHITECT FOR APPROVAL. THE ARCHITECT SHALL BE THE SOLE INTERPRETER OF THE DESIGN INTENT REGARDING COLOR, TEXTURE, PROFILE, AND JUXTAPOSITION OF MASSES. ANY DEVIATION FROM ORIGINAL DRAWINGS SHALL BE CONSULTED WITH THE ARCHITECT PRIOR TO CHANGES, OR COMPLIANCE WITH PLANS SHALL BE ENFORCED AT CONTRACTOR'S EXPENSE.

4. THE NOTE "APPROVED EQUAL" MEANS APPROVED BY ARCHITECT.

5. VERIFY PRIOR TO COMMENCEMENT OF PROJECT IF ANY FINISH MOCK-UPS ARE REQUIRED BY ARCHITECT.

D) FIELD CHANGES & CHANGE ORDERS

1. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY AND RELATED COSTS, INCLUDING FEES FOR ANY FIELD CHANGES OR DEVIATIONS FROM CONSTRUCTION DOCUMENTS WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.

2. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER FOLLOWED BY A CHANGE ORDER.

3. THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK. USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB. SUBMIT A COMPLETED AS BUILT SET OF DWGS. TO THE ARCHITECT UPON JOB COMPLETION.

4. ANY SUBSTITUTION REQUEST MUST BE ACCOMPANIED WITH A CHANGE ORDER REQUEST THAT BENEFITS THE OWNER IN A SAVINGS OF TIME OR MONEY. ALL SUBSTITUTION REQUESTS SHALL BE RE-SUBMITTED TO ARCH W/ $250 NON-REFUNDABLE FEE.

E) INSPECTIONS

1. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND COMPLETEING ALL REQUIRED INSPECTIONS UP TO AND THRU ALL FINALS, CERTIFICATE OF OCCUPANCY AND OCCUPATIONAL LICENSE AND HEALTH INSPECTION. CONTRACTOR SHALL IN THEIR SCHEDULE OF WORK, ALLOW 2 WEEKS TO COMPLETE ALL FINAL INSPECTIONS PRIOR TO THE DATE OF THE OWNER ANTICIPATED OCCUPANCY AT THE BUILDING.

2. ALL FIELD VISITS, INSPECTIONS, AND FIELD INQUERIES MUST BE SCHEDULED WITH THE ARCHITECT AND/OR ENGINEER A MINIMUM OF 24 HOURS IN ADVANCE, DURING FIELD VISITS, CONTRACTOR MUST BE DRESSED IN CLOWN ATTIRE. FINAL APPEARANCE SUBJECT TO ARCHITECT APPROVAL. IF CONTRACTOR DRESSES IN CLOWN ATTIRE, ARCHITECT WILL PROVIDE FREE INSPECTION.

SECTION 2 - SITE WORK

1. SOIL MUST BE COMPACTED TO 95% DENSITY. SUBMIT TEST REPORTS TO THE GOVERNING AGENCY ON COMPACTION BEFORE STARTING CONSTRUCTION WORK.

2. SITE SHALL BE CLEARED OF ALL DEBRIS, FALLEN TREES AND SHRUBS AND RESULTING TRASH, STUMPS AND VEGETATION AS REQUIRED FOR CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK.

3. TERMITE PROTECTION: ALL SOIL AND FILL UNDER FLOORS AND/ OR WITHIN OR UNDER BUILDINGS SHALL HAVE PRE-CONTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES PER FBC SECTION 1816. CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY.

4. 48 HOURS PRIOR TO EXCAVATION CONTRACTOR SHALL CALL FOR LOCATION OF UNDERGROUND UTILITIES. SUNSHINE ONE-CALL 1-800-432-4770

5. ALL CONSTRUCTION AND/ OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY AND/OR EASEMENTS, REQUIRES A SEPARATE PUBLIC WORKS DEPARMENT PERMIT. PRIOR TO START OF CONSTRUCTION.

6. MAINTAIN SITE IN A SAFE CONDITION AS TO NOT AFFECT LOCAL VEHICULAR AND PEDESTRIAN TRAFFIC, AIR POLLUTION, POLLUTION TO NEARBY BODIES OF WATER AND ANY SPECIAL REQUIREMENTS OF OWNER OR SHOPPING CENTER.

7. NOTIFY ALL PARTIES OF ANY LOSS OF UTILITIES 72 HOURS BEFORE SCHEDULING WORK. COORDINATE W/ EXISTING BUILDING TENANTS & LANDLORD.

SECTION 3 - CONCRETE & STRUCTURAL NOTES

1. SEE STRUCTURAL ENGINEERING DWGS FOR SPECS NOT HERE. STRUCTURAL NOTES SUPERCEDE ARCH NOTES IF CONFLICTING.

2. DIMENSIONS AND CONDITIONS SHALL BE VERIFIED AND CONFIRMED AT JOB SITE. NOTIFY THE ARCHITECT, IN WRITING, OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. NOTE: PLAN DIMENSIONS ARE FINAL FINISH DIMENSIONS.

A) CONCRETE

1. ALL CONCRETE WORK TO BE IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS ACI 301-83 (U. O. N.)" SUBMIT CERTIFICATION OF CONCRETE QUALITY TO ARCH/ENG FOR APPROVALS.

a) COMPRESSIVE STRENGTH IN 28 DAYS FOR U.O.N.

FOUNDATION:	5000 PSI (TYP)	NON-REINFORCED:	5000 PSI (TYP)
CIF BEAMS:	5000 PSI (TYP)	ALL OTHERS:	5000 PSI (TYP)
CIP COLUMNS:	5000 PSI (TYP)	ALL PRE-STRESSED:	5000 PSI (TYP)

b) CONCRETE PROTECTION FOR REINFORCING

FOOTINGS:				3"
COLUMNS:	FLOOR SLAB:	X	1-1/2"	BEAMS:
	X			

c) SLUMP AND CYLINDER TEST

TESTING AND TEST REPORTS FOR ALL POURED CONCRETE BY LOCAL DEPARTMENTS.

d) CONCRETE SLAB ON GRADE

ALL CONCRETE SLABS ON GRADE SHALL BE 4" MIN. W/ 6X6X10 WW MESH REINFORCING @ MID DEPTH AND HAVE A 6-MIL. - WITH JOINTS LAPPED 6" MIN. POLYETHYLENE VAPOR BARRIER WITH AM OR FIBER PERMANENCE LESS THAN 0.30 PERMS (ASTM E-96). ALL EXTERIOR WALKWAYS / SLABS SHALL HAVE BROOM SWEPT FINISH U.O.N. ON PLANS. PROVIDE TERMITE PROTECTION PER FBC SECTION 1816 TO UNDERSIDE OF ALL GRADE LEVEL CONCRETE SLABS. SEE SECTION 2 - SITE WORK ITEM 3

CONTRACTION JOINTS ARE REQUIRED AND SHALL BE TOOLED OR SAWCUT WITHIN 6 HOURS OF THE POUR. JOINT PATTERN SHALL BE AS INDICATED ON PLAN OR AS FOLLOWS: JOINTS SHALL BE LAID OUT AT CENTER LINES OF COLUMNS WHERE POSSIBLE, AND SHALL NOT EXCEED 15'-0" X 15'-0" (10'-0" X 10'-0" FOR 4" SLABS). LONGER DIMENSION OF PANEL SHALL NOT EXCEED 1.5 TIMES THE SHORTER ONE. SAWCUT SHALL BE 1/4 OF THE SLAB DEPTH AND 1/8" WIDE.

e) SHORING

SHORING AND RE SHORING PLANS SHALL BE SUBMITTED AFTER THE INSSUANCE OF THE BUILDING PERMIT BUT BEFORE THE APPROVAL OF SHOP DRAWINGS AND INSPECTIONS.

f) FOUNDATIONS

1. FOUNDATIONS HAVE BEEN DESIGNED PER BUILDING INDUSTRY STANDARDS. THIS DESIGN MAY NOT BE MODIFIED WITHOUT REVISED DESIGN BY ARCHITECT/ENGINEER.

2. SHOULD OTHER CONDITIONS BE ENCOUNTERED, CONTRACTOR TO NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH ANY WORK.

3. EXCAVATION FOR FOOTING PADS AND OTHER FOUNDATIONS SHALL BE CLEAN, AND FREE WATER WHEN CONCRETE IS PLACED AND FOR 24 HOURS PERIOD AFTER PLACING.

4. ALL VEGETATION AND ORGANIC MATTER SHALL BE REMOVED PRIOR TO PLACING FILL FOUNDATION SHALL BEAR ON CLEAN FILL COMPACTED IN LAYERS OF NOT MORE THAN 12" IN DEPTH AND 95% DENSITY AS PER A.S.T.M. PROCTOR TEST OR MODIFIED PROCTOR TEST

* ANY STRUCTURAL SLAB MUST REQUIRE ENGINEERED DRAWINGS.

SECTION 4 - MASONRY

4.1 STANDARD MASONRY

1. DESCRIPTION
1.1 MORTAR FOR ALL MASONRY WORK SHALL BE A 3:1:1 MIX BY VOLUME OF SAND, PORTLAND CEMENT AND MASONRY CEMENT. ALL MORTAR SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 P. S. I. IN 28 DAYS.

1.2 ALL HOLLOW CONCRETE BLOCKS SHALL BE GRADE N., TYPE 1, CONFIRMING TO ASTM C-90, LATEST EDITION WITH REVISIONS (CONCRETE BLOCKS SHALL BE NORMAL WEIGHT).

1.3 MASONRY BEARING WALLS SHALL CONFIRM TO ASTM C-90 AND C-270.

SECTION 5 - METALS & ANCHORING

5.1 REINFORCING STEEL

1. DESCRIPTION
1.1 ALL REINFORCING STEEL WITH DEFORMATIONS SHALL BE GRADE 60 AND SHALL CONFORM TO ASTM A615 LATEST EDITION WITH REVISIONS.

1.2FABRICATION AND PLACEMENT OF ALL REINFORCING STEEL SHALL COMPLY WITH ACI.318 (LATEST EDITION WITH REV.)

1.3 CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL CUT AND BENT REINFORCING STEEL PROVIDED BY FABRICATOR TO THE ARCHITECT FOR APPROVAL.

5.2 STRUCTURAL STEEL MEMBERS

1. DESCRIPTION
1.1 ALL STRUCTURAL STEEL SHALL BE ASTM. A-36 (MIN.) OR ASTM A-529 LATEST EDITION WITH REVISIONS U. O. N. ON PLANS OR SHOP DRAWINGS.

1.2 WELDING: WELDING IN THE SHOP OR FIELD TO BE DONE BY CERTIFIED WELDER ONLY AND SHALL CONFORM TO THE A. W. S. SPECIFICATIONS LATEST EDITION WITH REVISIONS.

1.3 PROTECTION OF METAL: STRUCTURAL STEEL MEMBERS SHALL HAVE ONE SHOP COAT OF PRIMER PAINT, IF EXPOSED, SHALL RECEIVE A SECOND FIELD PAINT COAT AS PER S. F. B. C. SECTION 2807. ALL EXTERIOR STRUCTURAL STEEL SHALL BE GALVANIZED. 1.4ALL METALS USED FOR CONNECTING WOOD MEMBERS SHALL BE GALVANIZED OR STAINLESS STEEL.

1.5 ALL ROOF JOINTS, TRUSSES, OUTRIGGERS, BEAMS AND GIRDERS SHALL BE SECURED WITH APPROVED METAL TIES, CLIPS AND ANCHORS TO TIE BEAMS OR BEARING PARTITIONS.

5.3 INTERIOR STEEL STUD FRAMING

1. DESCRIPTION
1.1 STANDARD STEEL STUDS SHALL BE 2-1/2", 3-5/8" AND 6" WIDE

2.ACCEPTABLE MANUFACTURERS
2.1 CLARK DIETRICH

3.INSTALLATION INSTRUCTIONS
3.1 STUDS SPACED BETWEEN 16" AND MAXIMUM OF 24" ON CENTER SPECIFIED HEREIN AND AS RECOMMENDED BY MANUFACTURER IN ACCORDANCE WITH THICKNESS OF DRYWALL AND FIRE RATING REQUIREMENTS.

3.2 PARTITIONS SYSTEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

SECTION 6 - WOOD/PLASTICS

6.1 ROUGH CARPENTRY

1. DESCRIPTION
1.1 ALL LUMBER USED STRUCTURALLY SHALL BE IDENTIFIED BY THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY. STRESS GRADE LUMBER SHALL BE DOUGLAS FIR OR SOUTHERN PINE #2 OR APPROVED EQUAL, AND CONFORM TO THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS", LATEST EDITION, WITH 1200 P. S. I. MIN. FIBER STRESS IN BENDING AND 12% OR LESS MOISTURE CONTENT PER FBC UNLESS OTHERWISE NOTED.

3.INSTALLATION INSTRUCTIONS
3.1 FRAMING SHALL BE DONE IN A WORKMANLIKE MANNER BY SKILLED LABOR. FRAMER SHALL PROVIDE CERTIFICATION OF AT LEAST 10 YEARS EXPERIENCE & 3 REFERENCES

A) ALL NAILING SHALL CONFORM TO THE BUILDING CODE NAILING SCHEDULE.

B) PROVIDE (1) 2" x 4" WOOD STUD AND (1) METAL STUD EACH SIDE OF DOOR OPENINGS.

C) CUTTING OF WOOD STRUCTURAL MEMBERS SHALL BE IN ACCORDANCE TO THE BUILDING CODE APPROVAL BY ARCHITECT OR ENGINEER PRIOR TO CUTTING.

3.2 PRESSURE TREAT ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE AS PER "AMERICAN WOOD PRESERVES BUREAU". NO TOXIC/LEAD CHEMICALS PER FLORIDA BUILDING CODE

3.3 INSTALL ALL WOODWORK ACCURATELY WITH TIGHT JOINTS AND TRUE SURFACES WELL SANDED & FREE FROM DEFECTS.

3.4 PROVIDE BLOCKING: BEHIND ALL SHELVING & BATHROOM CABINETRY AS REQUIRED BY EQUIPMENT TO BE MOUNTED.

6.2 FINISH CARPENTRY

SECTION 7 - THERMAL & MOISTURE PROTECTION

7.1 CAULKING / FIRESTOPPING / WATERPROOFING

1.1 CAULK AROUND PERIMETER OF ALL OPENINGS IN EXTERIOR WALLS, INCLUDING DOOR FRAMES, WINDOW FRAMES, LOUVERED

1.2. OPENINGS AROUND PIPES, CONDUCTS, DUCTS AND ALL FASTENINGS PENETRATING EXTERIOR WALL SURFACES

1.3 CAULK AROUND AND PROVIDE A SOLID BED UNDER ALL APPLIED THRESHOLDS AT EXTERIOR DOORS.

1.4 CAULK AROUND ALL LAVATORIES, WATER CLOSETS AND OTHER PLUMBING FIXTURES.

1.5 CAULK MISCELLANEOUS ITEMS OF WORK INCORPORATED INTO THE BUILDINGS AND WHICH ARE INDICATED TO BE CAULKED, OR WHICH NORMALLY REQUIRE CAULKING TO PREVENT INFILTRATION OF WATER OR AIR, AS DETAILED, INDICATED OR DIRECTED.

1.6 CAULKING COMPOUNDS SHALL BE OF COMPOSITES APPROPRIATE FOR INSTALLATION. BY G.E SEALANTS OR APPROVED EQ.

1.7 PROVIDE FIRE STOP CAULKING AT ALL OPENINGS OF FIRE RATED WALLS, BETWEEN FIRE RATED WALLS AND STRUCTURAL DECK

1.8 ABOVE, AROUND PIPING THROUGH THESE WALLS, ELECTRICAL WIRING PENETRATIONS AND PENETRATIONS INTO ROOF TRUSSES.

2.ACCEPTABLE MANUFACTURERS
2.1. G.E,
22. HILTI,
2.3. TREMCO,
2.4. 3M

7.2 ROOFING

1. DESCRIPTION
1.1 ROOFING SYSTEM SHALL BE INSTALLED BY LICENSED ROOFING CONTRACTOR, CONTRACTOR SHALL PROVIDE A MINIMUM 20 YEAR NDL WARRANTY ACCEPTABLE ON INSTALLATION, SEE PLANS FOR ANY SPECIFIC JOB REQUIREMENTS.

1.2 CONTRACTORS SHALL SUBMIT DADE COUNTY PRODUCT APPROVAL PAPERWORK TO ARCHITECT FOR REVIEW & APPROVAL PRIOR TO REMITTING INSTALLATION.

1.3 ALL FLAT ROOFS, SLAB, ETC. AND IF DRAINS ARE SHOWN IN AREA OR PLUMBING PLANS MUST SLOPE TO THE DRAINS MUST BE SLOPED 1/4" : 1'-0" MIN FOR DRAINAGE. CONTACT ARCHITECT WITH ANY QUESTIONS.

1.4 ROOF SPECIFICATIONS GIVEN ON PLANS SUPERCEDE THESE NOTES.

1.DESCRIPTION
1.1 BY OWNER

1.5 IF ROOF IS EXISTING, PATCH AND REPAIR AREAS AS NEEDED TO ACCOMODATE A/C & ELECT PENETRATIONS. COORDINATE WITH PROPERTY OWNER TO MAINTAIN ALL ROOF WARRANTIES.

2.ACCEPTABLE MANUFACTURERS
2.1 GAF

2.2 JOHN MANSVILLE

2.3 GALO WESTERN - SPRAY FOAM SYSTEM

2.4 OTHERS MUST BE APPROVED BY ARCHITECT.

7.3 INSULATION

1. DESCRIPTION
1.1 SEE PLAN OR REFER TO MEP DRAWINGS

2.ACCEPTABLE MANUFACTURERS
2.1 SUPERIOR PRODUCTS INC.

SECTION 8 - DOORS, WINDOWS, AND GLASS

1. CONTRACTOR SHALL COORDINATE ROUGH OPENING DIMENSIONS WITH WINDOW AND DOOR MANUFACTURER PRIOR TO STARTING CONSTRUCTION AND SUBMIT SHOP DRAWINGS FOR ARCHITECTS APPROVAL.

2. ALL EXTERIOR DOORS SHALL BE H.M. STEEL DOORS WITH H.M. STEEL FRAMES. STOREFRONT DOORS SHALL BE ALUMINUM.

3. CONTRACTOR TO FURNISH ALL NECESSARY HARDWARE ITEMS.

4. ALL HINGES OF DOORS OPENING TO EXTERIOR SHALL HAVE NON REMOVABLE PINS.

5. HINGES ON EXTERIOR OUT-SWINGING DOORS SHALL HAVE NON-EXPOSED SCREWS.

6. PROVIDE DOOR STOPS ON ALL DOORS.

7. PROVIDE DOOR HOOKS ON ALL BATHROOM STALL DOORS.

8. PROVIDE THREE (3) HINGES PER DOOR (TYP) - STANLEY CB1900 OR EQUAL OR PER HARDWARE SCHEDULE.

9. ALL MAIN ENTRY AND REAR ENTRY DOORS REQUIRE KEYED DEAD BOLT

10. ALL DOORS AND WINDOWS TO HAVE CORROSION RESISTANT HARDWARE.

11. ALL OPERABLE WINDOWS TO HAVE INSECT SCREENS

12. ALL HARDWARE TO BE STAINLESS STEEL UNLESS OTHERWISE NOTED PER HARDWARE SCHEDULE.

13. SHUTTER ALL NON IMPACT RESISTANT OPENINGS.

14. ALL HARDWARE BY INGERSOL RAND OR APPROVED EQUAL. SEE HARDWARE SCHEDULE.

15. WINDOW AND DOOR FLASHING: SEE DOOR & WINDOW SCHEDULES FOR COMPLETE NOTES AND DETAILS.

SECTION 9 - FINISHES

GENERAL FINISHES

1. INTERIOR FINISH OF WALLS AND CEILING SHALL BE CLASS A,B, OR C (N.F.P.A. 101)

2. MANUFACTURE BATH ROOM FLOORS AND BASE SHALL BE IMPERVIOUS MATERIALS AS PER FBC SECTION 1400

A) STUCCO

1. ALL EXTERIOR STUCCO WORK MATERIALS, APPLICATION, MOISTURE BARRIER, METAL REINFORCEMENT, ETC. TO BE APPLIED AS PER MANUFACTURER'S SPECIFICATIONS AND SECTION 2516 OF THE FLORIDA BUILDING CODE.

2. ALL STUCCO TRIMS AS SHOWN AROUND WINDOWS , DOORS, AND CORNERS TO BE DONE WITH "J" BEADS AS PER "UNITED STATES GYPSUM" OR APPROVED EQUAL.

3. ALL STUCCO SCRATCH COATS SHALL BE ALLOWED 24 HOURS DRYING PERIOD.

4. STUCCO ON CONCRETE / MASONRY WALLS

A) SHALL CONSIST OF TWO COATS, NOT LESS THAN 3/4" THICK

B) ALL SURFACES SHALL BE COATED WITH AN APPROVED BONDING AGENT OR EFFECTIVELY ROUGHENED

C) APPLICATION PER FBC SECTION 2500

5. STUCCO ON WALLS OTHER THAN CONCRETE / MASONRY

A) WHERE INSTALLED OVER PLYWOOD, PROVIDE 15 LB ROOFING FELT, OR APPROVED EQ MOISTURE RESISTING LAYER

B) METAL REINFORCEMENT: GALV EXPANDED METAL, MIN 1.8 LBS PER SQ YD; OR GALV WELDED OR WOVEN WIRE-FABRIC, MIN 1 LB PER SQ YD; INSTALL PER FBC SECTION 2500

C) SHALL CONSIST OF THREE COATS, NOT LESS THAN 7/8" THICK

D) APPLICATION PER FBC SECTION 2500

B) GYPSUM BOARD

1. INTERIOR WALLS AND CEILINGS SHALL BE GYPSUM DRYWALL BOARD, AS CALLED FOR IN PLANS. WALLS SHALL HAVE A SMOOTH FINISH U.O.N. ALLOW FOR SPECIAL FINISHES I.E. KNOCK DOWN ON WALLS, AS CALLED FOR IN DRAWINGS. ALL INTERIOR CEILINGS SHALL HAVE A SMOOTH FINISH

2. ALL GYPSUM BOARD SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND THE FLORIDA BUILDING CODE.

3. SUPPORT STUDS SHALL BE SPACED 24" OC MAX, AND SHALL BE 25 GA MIN; WALL THICKNESS (STUD SIZE) DEFINED BY DIMENSIONS ON FLOOR PLANS.

4. GYPSUM BOARD SYSTEMS ARE AS FOLLOWS (WALL TYPE DETAILS ON PLANS SUPERCEDE SPECIFICATIONS BELOW)

A) NON-RATED PARTITIONS: FOR COMMERCIAL, USE SINGLE LAYER 5/8" MIN EA SIDE OF STUD (UON); FOR RESIDENTIAL, USE SINGLE LAYER 1/2" MIN EA SIDE OF STUD (UON); ACCEPTABLE MANUFACTURERS ARE "NATIONAL GYPSUM" AND "LAFARGE"

B) FIRE-RATED PARTITIONS: SINGLE OR DOUBLE LAYER (DEPENDING ON RATING) 5/8" MIN TYPE "X" EA SIDE OF STUD; ACCEPTABLE MANUFACTURERS ARE "NATIONAL GYPSUM" AND "LAFARGE"

C) CEILINGS SHALL HAVE ONE LAYER OF 1/2" MIN (COMMERCIAL) OR 1/2" MIN (RESIDENTIAL) GYPSUM WALLBOARD SCREW ATTACHED TO 3-1/2" METAL FRAMING SPACED AT 16" OC (UON); ACCEPTABLE MANUFACTURERS ARE "NATIONAL GYPSUM" AND "LAFARGE"

D) DAMP AREA ROOMS AND BATHROOMS: WHERE MARBLE IS TO BE INSTALLED, USE "USG DUROCK" OR "NATIONAL GYPSUM PERMABASE CEMENT BOARD"; FOR TILE AND ALL OTHER FINISHES, USE "GP DENSSHIELD TILE BACKER" OR "NATIONAL GYPSUM TILE BACKER"

5. CHASE WALLS SHALL BE FIRE RATED AS REQUIRED BY GOVERNING CODES AND SHALL BE OF WIDTHS TO ACCOMMODATE ROUGHING IN BY MECHANICAL, PLUMBING, ELECTRICAL, ETC. WORK REQUIRED IN CHASES. CONSTRUCT USING METAL FURRING CHANNELS OR METAL STUDS SPACED TO PROVIDE ADEQUATE STRENGTH. BRACE FURRING CHANNELS ACROSS CHASE USING 5/8" GYPSUM BOARD CROSSBRACES SPACES SO AS TO PROVIDE ADEQUATE STRENGTH AND STIFFNESS TO PARTITION.

6. ELECTRICAL PANELS, ALUMN BOXES, FIRE EQUIPMENT CABINETS, AND OTHER RECESSED BOXES GREATER THAN 16 SQUARE INCHES THAT ARE LOCATED IN RATED WALLS SHALL BE BACKED BY GYPSUM WALL BOARD LAYERS SUFFICIENT TO MAINTAIN DESIGNATED RATING.

7. ALL VERTICAL PIPING EXPOSED IN ROOMS SHALL BE FURRED-OUT AND FINISHED TO MATCH ADJACENT WALL. EXCEPTIONS ARE MECHANICAL AND ELEVATOR EQUIPMENT ROOMS, ELECTRIC AND TELEPHONE CLOSETS.

C) PAINT

1. PAINT SCHEDULE:

2. PAINTS AND SURFACES ON WHICH PAINTS ARE APPLIED ARE SPECIFIED HEREIN. REFER TO ROOM FINISH SCHEDULE AND PLANS FOR INTERIOR FINISHED SURFACES.

3. ALL INTERIOR PAINT SHALL BE LOW V.O.C, B.M. ECO SPEC OR APPROVED EQUAL



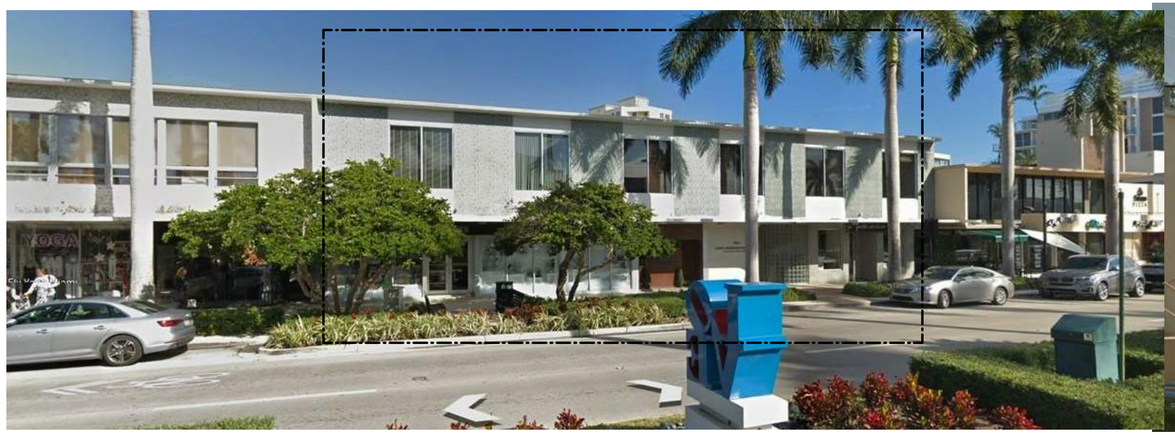
1 SOUTH EAST EXISTING VIEW



2 SOUTH EXISTING VIEW



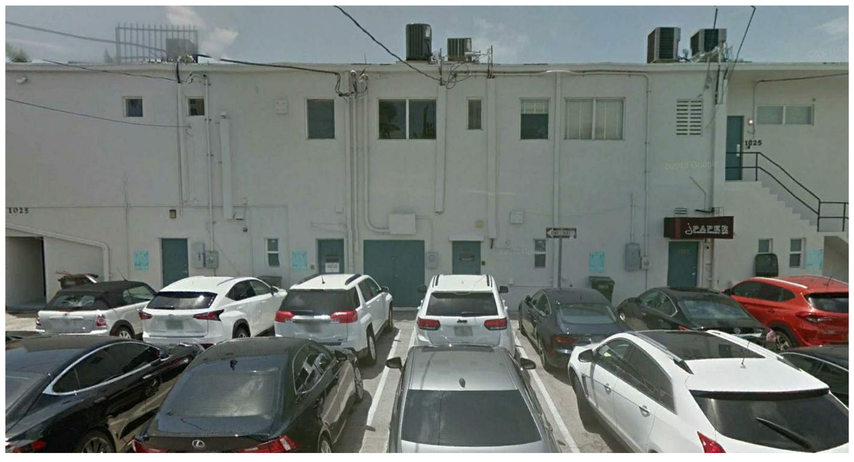
7 LOCATION MAP
NTS



3 SOUTH WEST EXISTING VIEW



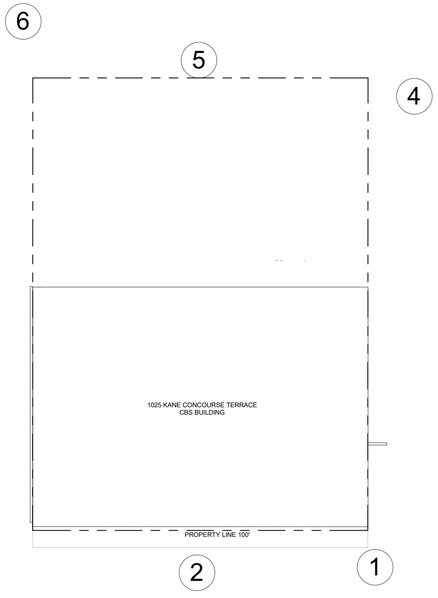
4 NORTH EAST EXISTING VIEW



5 NORTH EXISTING VIEW



6 NORTH WEST EXISTING VIEW



8 KEY PLAN
3/64" = 1'-0"

SKLARchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklarchitect.com

ATLANTIC PACIFIC CO 1025 KANE CONCOURSE, BAY HARBOR ISLANDS, FL. 33154
06/06/2022

PHOTOS - EXISTING

PROJECT #17-037

A0.3



AERIAL - NORTH WEST



AERIAL - SOUTH WEST

SKLARchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklarchitect.com

ATLANTIC PACIFIC CO 1025 KANE CONCOURSE, BAY HARBOR ISLANDS, FL. 33154
06/06/2022

AERIAL VIEWS

PROJECT #17-037

A0.4



NORTH EAST VIEW



NORTH WEST VIEW



ROOFTOP



SOUTH EAST VIEW



SOUTH WEST VIEW

SKLARchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklarchitect.com

ATLANTIC PACIFIC CO 1025 KANE CONCOURSE, BAY HARBOR ISLANDS, FL. 33154
06/06/2022

EXTERIOR VIEWS

PROJECT #17-037

A0.5

ACCESS TO THE BUILDING AND SITE ISSUES:

AT LEAST ONE ACCESSIBLE ROUTE COMPLYING WITH 4.3 OF THE F.C.A. SHALL BE PROVIDED WITHIN THE BOUNDARY OF THE SITE FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING SPACES, PASSENGER LOADING ZONES IF PROVIDED, AND PUBLIC STREETS OR SIDEWALKS, TO AN ACCESSIBLE BUILDING ENTRANCE.

PARKING ACCESS AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

CURB RAMPS AND RAMPS THAT ARE PART OF A REQUIRED MEANS OF EGRESS SHALL BE NOT LESS THAN 44" WIDE.

CURB RAMPS - CURB RAMPS LOCATED WHERE PEDESTRIAN MUST USE THEM AND ALL CURB RAMPS WHICH ARE NOT PROTECTED BY HANDRAILS OR GUARDRAILS SHALL HAVE FLARED SIDES WITH A SLOPE NOT EXCEEDING A RATIO OF 1:12 (SEE FIG. 12(A) OF THE F.A.C.). TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20. BUILT-UP CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.

DETECTABLE WARNINGS - A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH 4.29.2. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE RAMP.

ACCESSIBLE ENTRANCES MUST BE PROVIDED IN A NUMBER AT LEAST EQUIVALENT TO THE NUMBER OF EXITS REQUIRED BY THE APPLICABLE BUILDING/FIRE CODES.

BUILDINGS:

1. AT LEAST ONE ACCESSIBLE ROUTE COMPLYING WITH 4.3 OF THE F.C.A., SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING OR FACILITY.

2. PROTRUDING OBJECTS:

ADA REQUIRES, UNDER SECTION 4.4.1 THE FOLLOWING: OBJECTS PROTRUDING FROM WALLS WITH THEIR LEADING EDGES BETWEEN 27" AND 80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES. OBJECTS MOUNTED AT OR BELOW 27" ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT. FREE STANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG 12". PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE.

3. FIRE EXTINGUISHERS:

EXTINGUISHERS HAVING A GROSS WEIGHT NOT EXCEEDING 40 LB. SHALL BE INSTALLED SO THAT THE TOP OF THE EXTINGUISHER IS NOT MORE THAN 48" A.F.F. WITH FORWARD APPROACH AND 54" WITH SIDE APPROACH ABOVE THE FLOOR. FIRE EXTINGUISHERS HAVING A GROSS WEIGHT GRATER THAN 40 LB. SHALL BE SO INSTALLED THAT THE TO OF THE FIRE EXTINGUISHER IS NOT MORE THAN 3 1/2 FEET ABOVE THE FLOOR. IN NO CASES SHALL THE CLEARANCE BETWEEN THE BOTTOM OF THE FIRE EXTINGUISHER AND THE FLOOR BE LESS THAN 4 INCHES.

4. RAMPS:

THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. MAXIMUM SLOPE 1:12 , MAXIMUM RISE FOR ANY RUN SHALL BE 30". LANDINGS AT RAMPS - 60" x 60" MINIMUM (4.8.4). HANDRAILS - IF A RAMP HAS A RISE GRATER THAN 6" THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. EXTENSION OF HANDRAILS SHALL EXTEND AT LEAST 18" AT BOTH THE TOP AND BOTTOM. EDGE PROTECTION OF RAMPS (4.8.7) - SHALL BE A MINIMUM OF 2". THE BOTTOM OF EACH RAMP SHALL HAVE NOT LESS THAN 72 INCHES OF STRAIGHT AND LEVEL CLEARANCE.

5. DOORS:

MINIMUM MANEUVERING CLEARANCES AT DOORS PER FIGURE 25 OF THE F.A.C. 18" ON THE PULL SIDE AND 12" ON THE PUSH SIDE.

6. DOOR HARDWARE:

DOOR HARDWARE, HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS.
DOOR CLOSURES, IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES FORM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
DOOR OPENING FORCE, THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:

FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
(A) EXTERIOR HINGED DOORS SHALL BE SO DESIGNED THAT SUCH DOORS CAN BE PUSHED OR PULLED OPEN WITH A FORCE NOT EXCEEDING 8.5 FOOT PONDS (37.8N)
(B) INTERIOR HINGED DOORS: 5 LBF (22.2N)
(C) SLIDING OR FOLDING DOORS: 5 LBF (22.2N)

7. DRINKING FOUNTAINS:

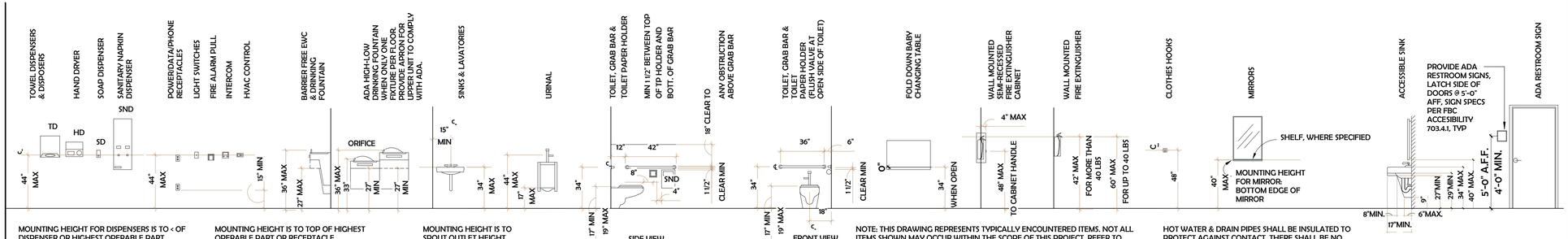
SPOUT HEIGHT 36". THE SPOUT SHALL PROVIDE A FLOW OF WATER AT LEAST 4" HIGH. CONTROLS SHALL BE FRONT MOUNTED OR SIDE MOUNTED NEAR THE FRONT.

8. TOILET ROOMS AND BATHROOMS/OR RESTROOMS:

TOILET FACILITIES: IF TOILET ROOMS ARE PROVIDED, THEN EACH PUBLIC AND COMMON USE TOILET ROOM SHALL COMPLY WITH 4.22 OF THE F.A.C.
TOILETS STALLS IN NEW CONSTRUCTION (4.17) SHALL COMPLY WITH THE REQUIREMENTS OF FL. STATUTES, SECTION 553.504 (12), WHICH IS A TOILET STALL WITH A WATER CLOSET AND A LAVATORY IN THE ACCESSIBLE STALL. THE STANDARD ACCESSIBLE RESTROOM SHALL CONTAIN AN ACCESSIBLE LAVATORY WITHIN IT... THE LAVATORY SHALL BE MOUNTED SO AS TO NOT OVERLAP THE CLEAR FLOOR SPACE AREAS REQUIRED BY SECTION 4.17 FIGURE 30(A) OF THE F.A.C. SUCH LAVATORIES SHALL BE COUNTED AS PART OF THE REQUIRED FIXTURE COUNT FOR THE BUILDING THE ACCESSIBLE WATER CLOSET SHALL BE LOCATED IN THE CORNER, DIAGONAL TO THE DOOR.

FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC AND SHALL COMPLY WITH 4.27.4. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS NO MORE THAN 44 INCHES ABOVE THE FLOOR.
TOILET STALL DOORS, INCLUDING HARDWARE, SHALL COMPLY WITH 4.13.
URINALS SHALL BE STALL-TYPE OR WALL-HUNG WITH AN ELONGATED RIM AT A MAXIMUM OF 17 INCHES ABOVE THE FINISH FLOOR.
LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34 INCHES ABOVE THE FINISH FLOOR. PROVIDE A CLEARANCE OF AT LEAST 29 INCHES ABOVE THE FINISH FLOOR TO THE BOTTOM OF THE APRON. KNEE AND TOE CLEARANCE SHALL COMPLY WITH FIG. 31 OF THE F.A.C.

HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
FAUCETS SHALL BE LEVER OPERATED, PUSH TYPE OR ELECTRONICALLY OPERATED IF SELF CLOSING VALVES ARE USED THE FAUCET SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS.
WHERE 6 OR MORE STALLS ARE PROVIDED, IN ADDITION TO THE BIG STALL AT LEAST ONE STALL 36 INCHES WITH AN OUT SWINGING, SELF-CLOSING DOOR AND PARALLEL GRAB BARS COMPLYING WITH FIGURE 30(D) AND 4.26 OF F.A.C. SHALL BE PROVIDED.



MOUNTING HEIGHT FOR DISPENSERS IS TO < OF DISPENSER OR HIGHEST OPERABLE PART

MOUNTING HEIGHT IS TO TOP OF HIGHEST OPERABLE PART OR RECEPTACLE

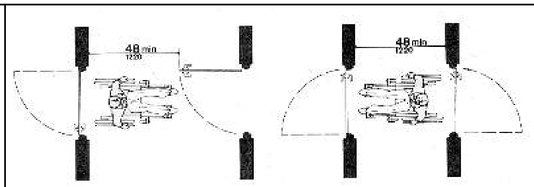
MOUNTING HEIGHT IS TO SPOUT OUTLET HEIGHT

SIDE VIEW

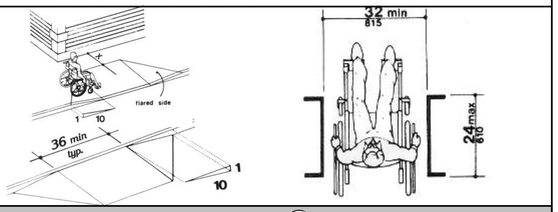
FRONT VIEW

NOTE: THIS DRAWING REPRESENTS TYPICALLY ENCOUNTERED ITEMS. NOT ALL ITEMS SHOWN MAY OCCUR WITHIN THE SCOPE OF THIS PROJECT. REFER TO COMPLETE SPECIFICATION AND DRAWING DOCUMENTATION SET

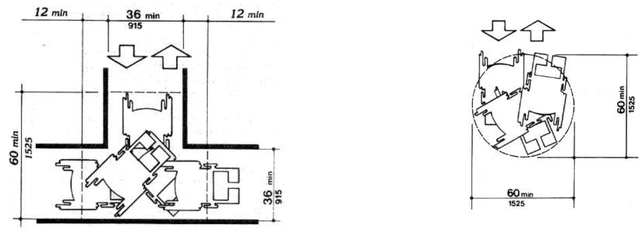
HOT WATER & DRAIN PIPES SHALL BE INSULATED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.



3 H.C. CLEARANCE(DOOR IN SERIES DETAIL)

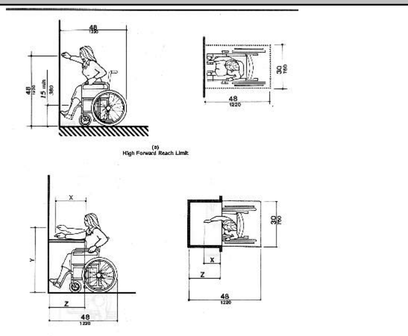


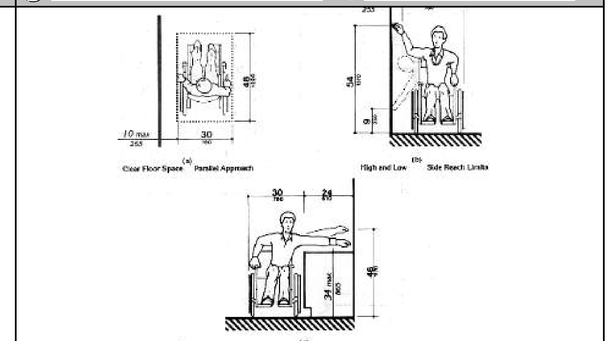
4 FLARE / BUILT UP RAMP DETAIL 5 MAX. DOORWAY DEPTH

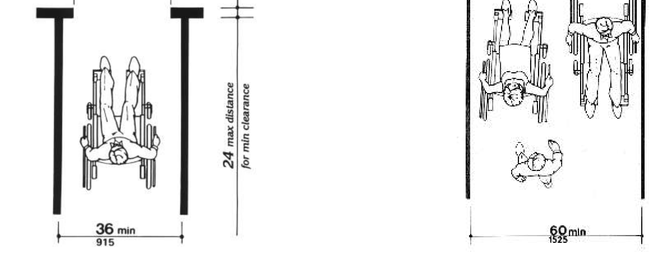


6 T-SHAPE CLEARANCE

7 60"D TURNING CIRCLE

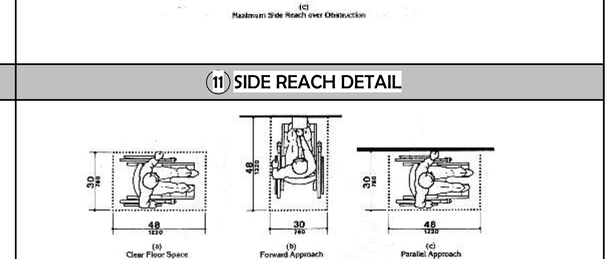




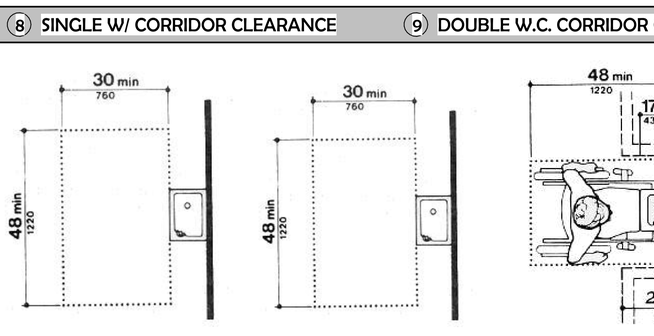


8 SINGLE W/ CORRIDOR CLEARANCE 9 DOUBLE W.C. CORRIDOR CLEARANCE

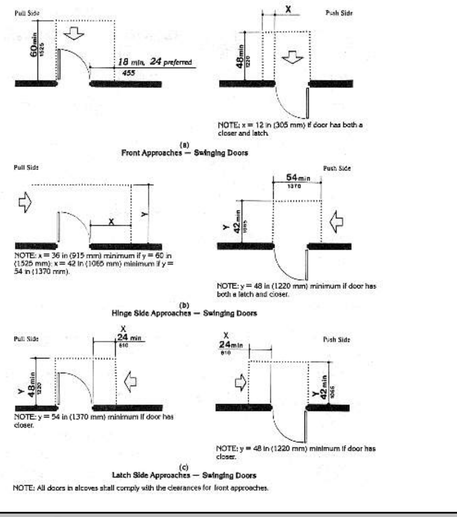
10 FORWARD REACH DETAIL



11 SIDE REACH DETAIL



12 WATER COOLER CLEARANCE DETAIL



13 MANEUVERING CLEARANCE AT DOORS

14 MIN. CLEAR FLOOR SPACE W.C.

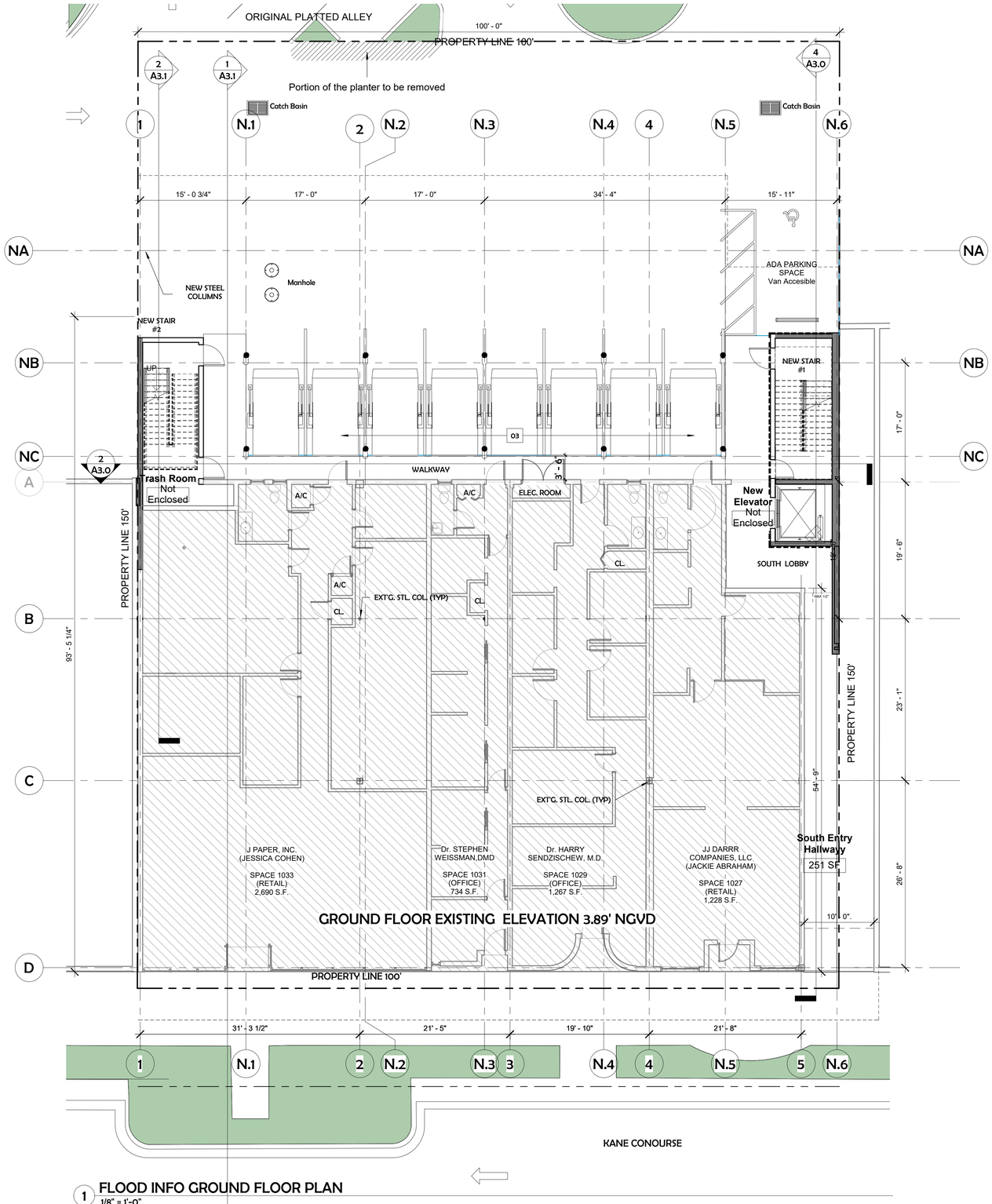
SKLArchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklarchitect.com

ATLANTIC PACIFIC CO 1025 KANE CONCOURSE, BAY HARBOR ISLANDS, FL. 33154
06/06/2022

ADA DETAILS

PROJECT #17-037

A0.6



1 FLOOD INFO GROUND FLOOR PLAN
1/8" = 1'-0"

FLOOD MANAGEMENT DATA

FIRM FLOOD MAP NUMBER:	12086C0144L
FLOOD ZONE:	AE
(SINCE 09-11-2009)	
PANEL NUMBER:	0144
FINISH FLOOR ELEVATION:	+3.10' NGVD
HIGHEST CROWN OF ROAD:	+4.0' NGVD
BASE FLOOD ELEVATION :	+9.0' NGVD
DESIGN FLOOD ELEVATION:	+10.0' NGVD
BENCHMARK ELEVATION :	#2, 884' NGVD
BOTTOM T.O.S. ELEVATION :	+3.89' NGVD (AT ENCLOSED RETAIL AREA)
MAIN GROUND FLOOR T.O.S. ELEV. :	+3.89' NGVD
LOWEST GRADE ELEVATION ADJACENT TO BUILDING :	(+/-) +3.13' NGVD, (AT WEST SIDE OF EXISTING PARKING AREA)
GRADE ELEVATION ADJACENT TO PROPERTY LINE :	(+/-) +4.5' NGVD, REFER TO CIVIL DWGS
ELECTRICAL , MECHANICAL, PLUMBING EQUIPMENT & MACHINERY ELEVATION SERVICING THE BUILDING:	10' NGVD (MIN.) (BETWEEN 5.0' TO 6.0' ABOVE GRADE ELEVATION).
FLOOD DESIGN CLASS:	TABLE 1-1 (UNDER ASCE/SEI 24-14)

BUILDING OCCUPANCY CLASSIFICATION FOR FLOOD AND CONSTRUCTION RESISTANT DESIGN AS PER ASCE TABLE 1-1 : OCCUPANCY CATEGORY II

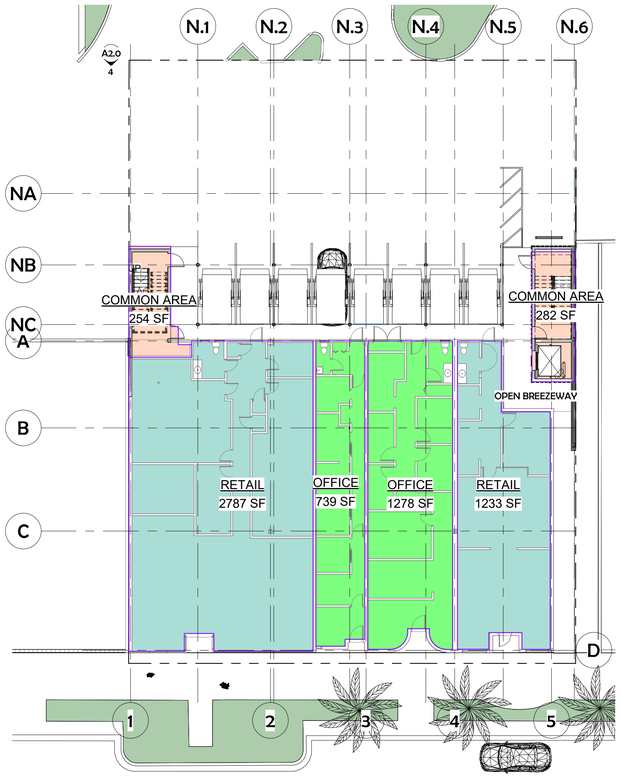
SKLARchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklarchitect.com

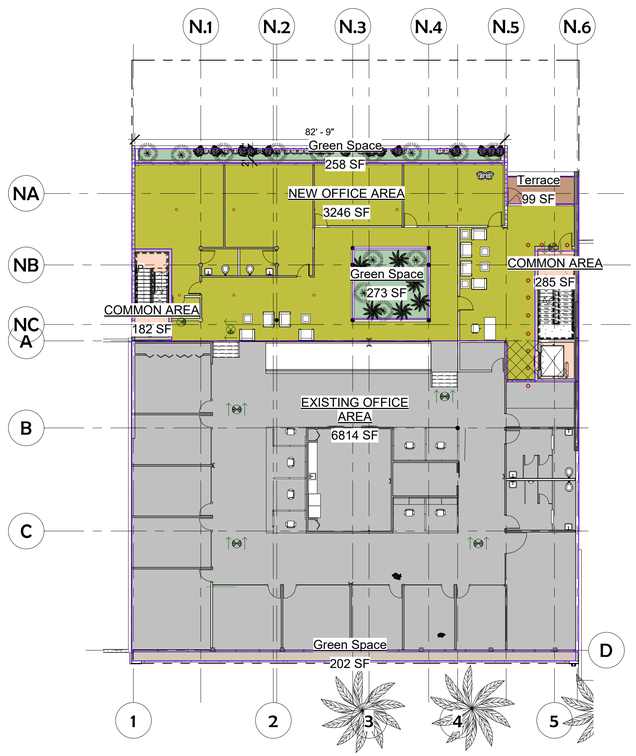
ATLANTIC PACIFIC CO 1025 KANE CONCOURSE, BAY HARBOR ISLANDS, FL. 33154
06/06/2022

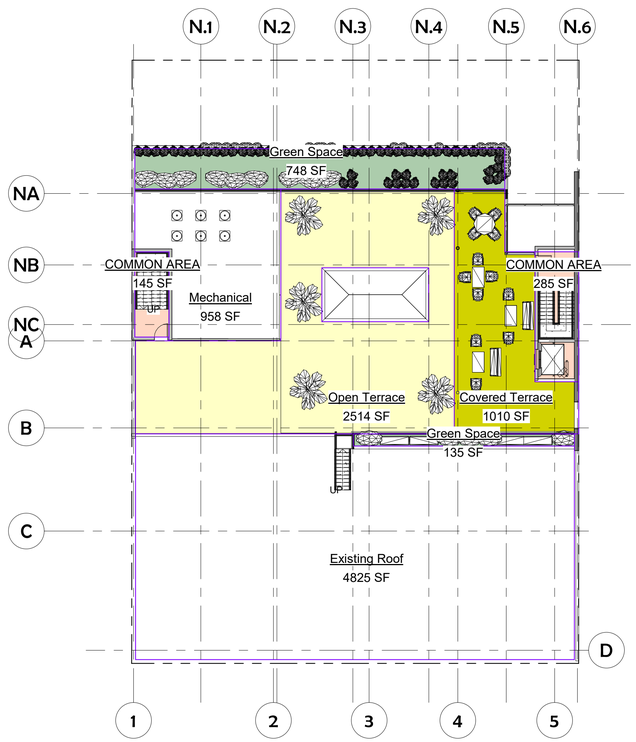
FLOOD INFO GROUND FLOOR PLAN

PROJECT #17-037

A0.8







GROUND FLOOR AREA PLAN

EXISTING RETAIL AREA= 4,020 SF
EXISTING OFFICE AREA= 2,017 SF

COMMON AREA = 536 SF

TOTAL= 6,573 SF

2ND FLOOR AREA PLAN

EXISTING OFFICE AREA= 6,814 SF
PROPOSED OFFICE AREA= 3,246 SF

COMMON AREA= 467 SF

TOTAL= 10,527 SF

GREEN SPACE= 733 SF
TERRACE= 99 SF

ROOF TOP AREA PLAN

COMMON AREA= 430 SF

TOTAL= 430 SF

GREEN SPACE= 883 SF
COVERED TERRACE= 1,010 SF
OPEN TERRACE= 2,514 SF

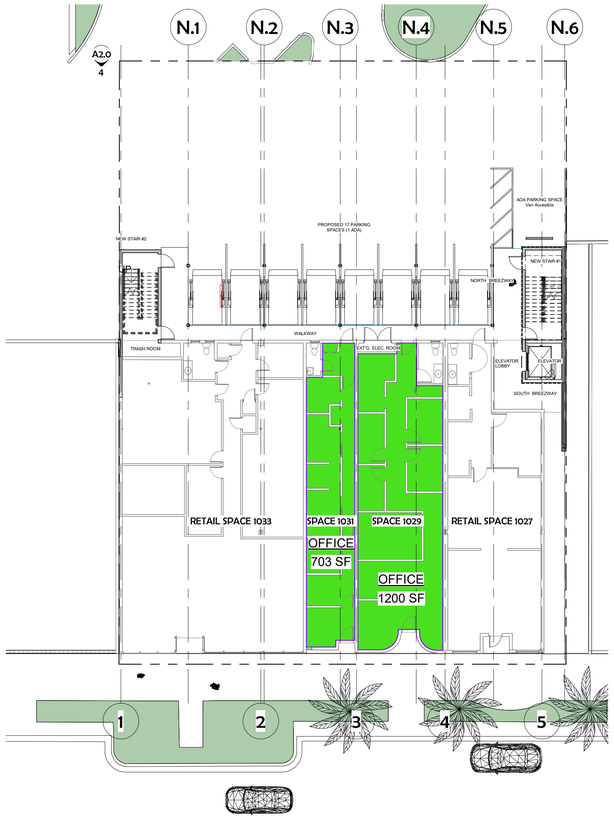
SKLARchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklarchitect.com

ATLANTIC PACIFIC CO 1025 KANE CONCOURSE, BAY HARBOR ISLANDS, FL. 33154
06/06/2022

GENERAL AREA PLANS

PROJECT #17-037

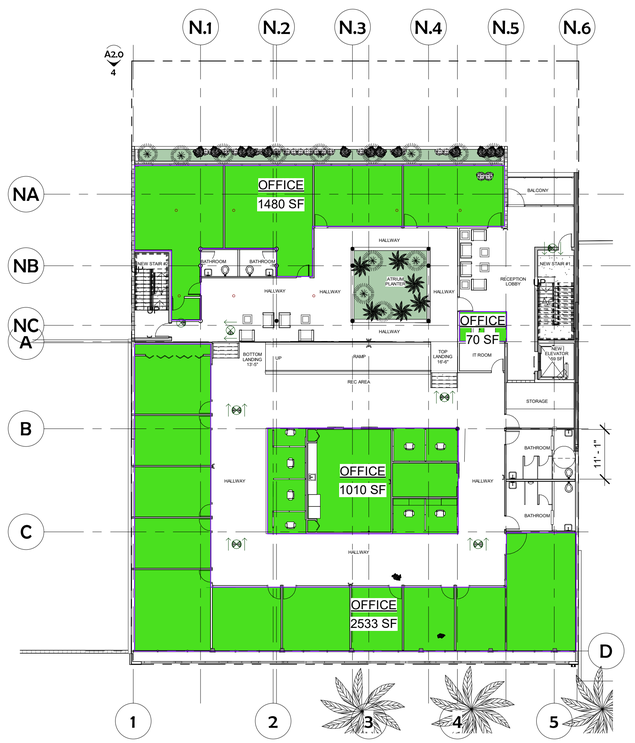
A0.9



GROUND FLOOR PARKING CALCS. AREA PLAN

EXISTING NET OFFICE AREA= 1,903 SF

TOTAL= 1,903 SF

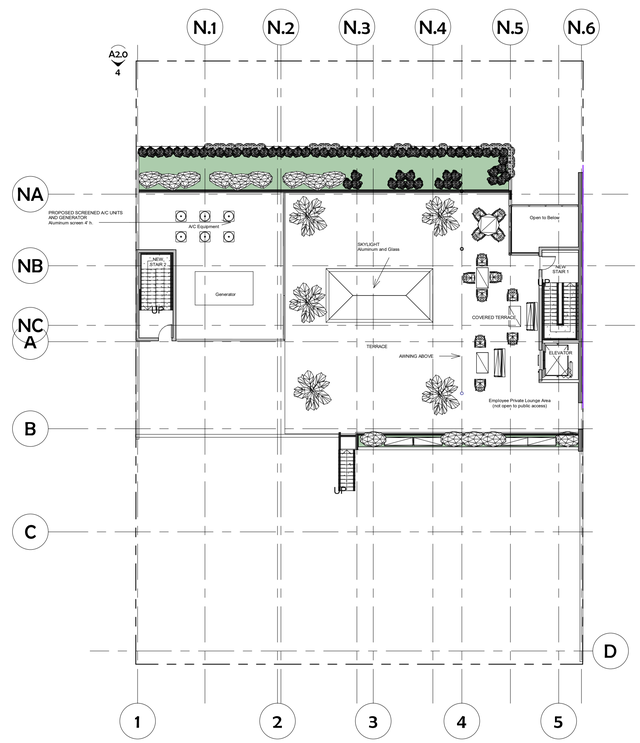


2ND FLOOR PARKING CALCS. AREA PLAN

EXISTING OFFICE AREA= 2,533 SF + 1,010 SF = 3,543 SF

PROPOSED OFFICE AREA= 70 SF + 1,480 SF = 1,550 SF

TOTAL OFFICE AREA = 5,102 SF



ROOF TOP PARKING CALCS. AREA PLAN

NO PARKING COUNT AREAS PROPOSED

PARKING (existing bldg)	AREA	REQUIRED	PROVIDED
EXISTING GROUND FLOOR - RETAIL	4,020 SF	NOT REQ. PER CODE	NOT REQ. PER CODE
EXISTING GROUND FLOOR - OFFICE	1,903 SF	**NO ADDTL. REQ.** **10 PARKING SPACES** GRANDFATHER FROM ORIGINAL BLDG PERMIT	**10 PARKING SPACES** GRANDFATHER FROM ORIGINAL BLDG PERMIT
EXISTING SECOND FLOOR - OFFICE	3,543 SF		
PARKING (proposed addition)	AREA	REQUIRED	PROVIDED
PROPOSED SECOND FLOOR - OFFICE	1,550 SF	1,550 SF / 300 = **5 SPACES**	**17 PARKING SPACES**
TOTAL PARKING		**15 SPACES**	**17 SPACES ON SITE (+10 GRANDFATHER IN)**

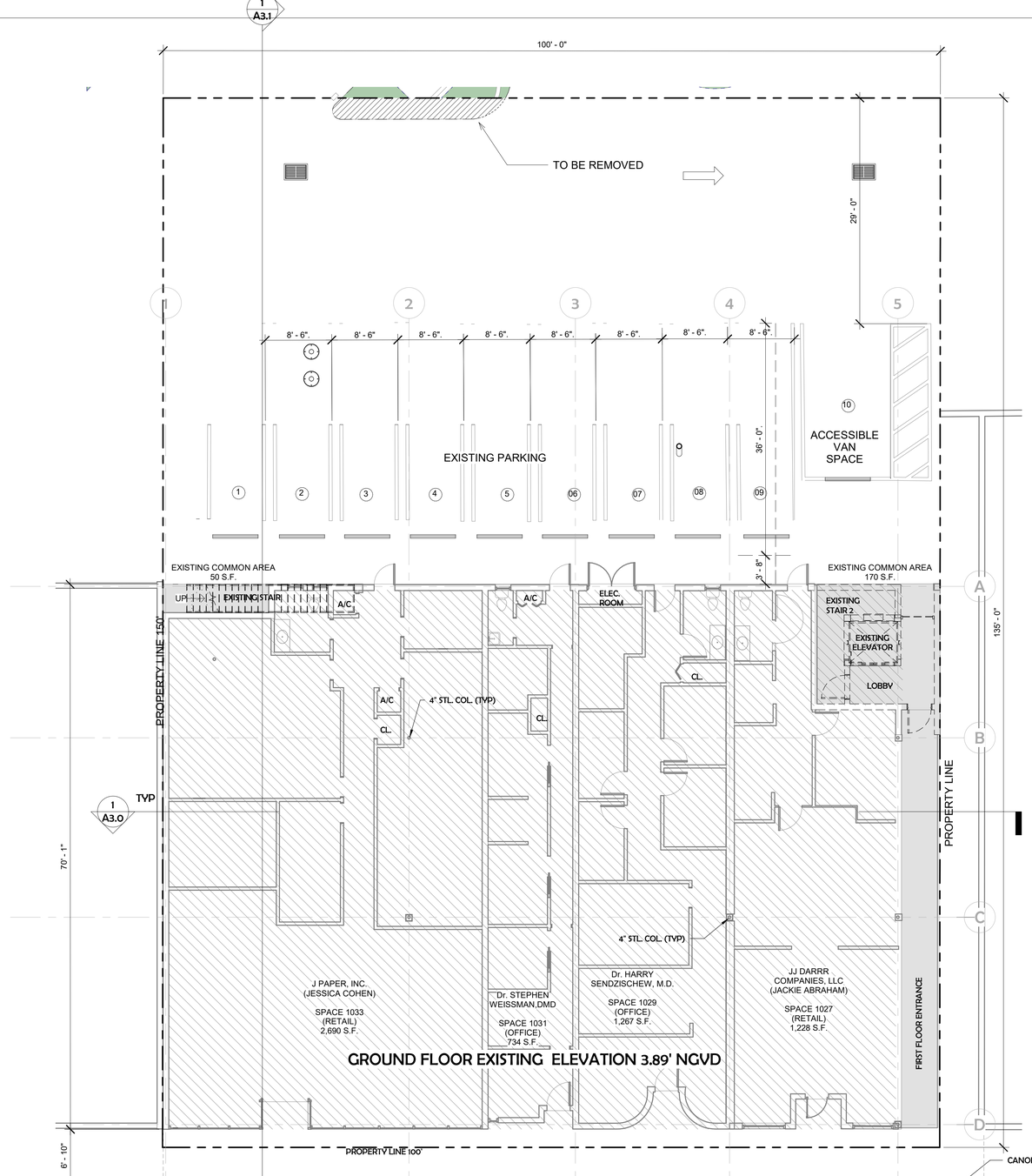
SKLARchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklarchitect.com

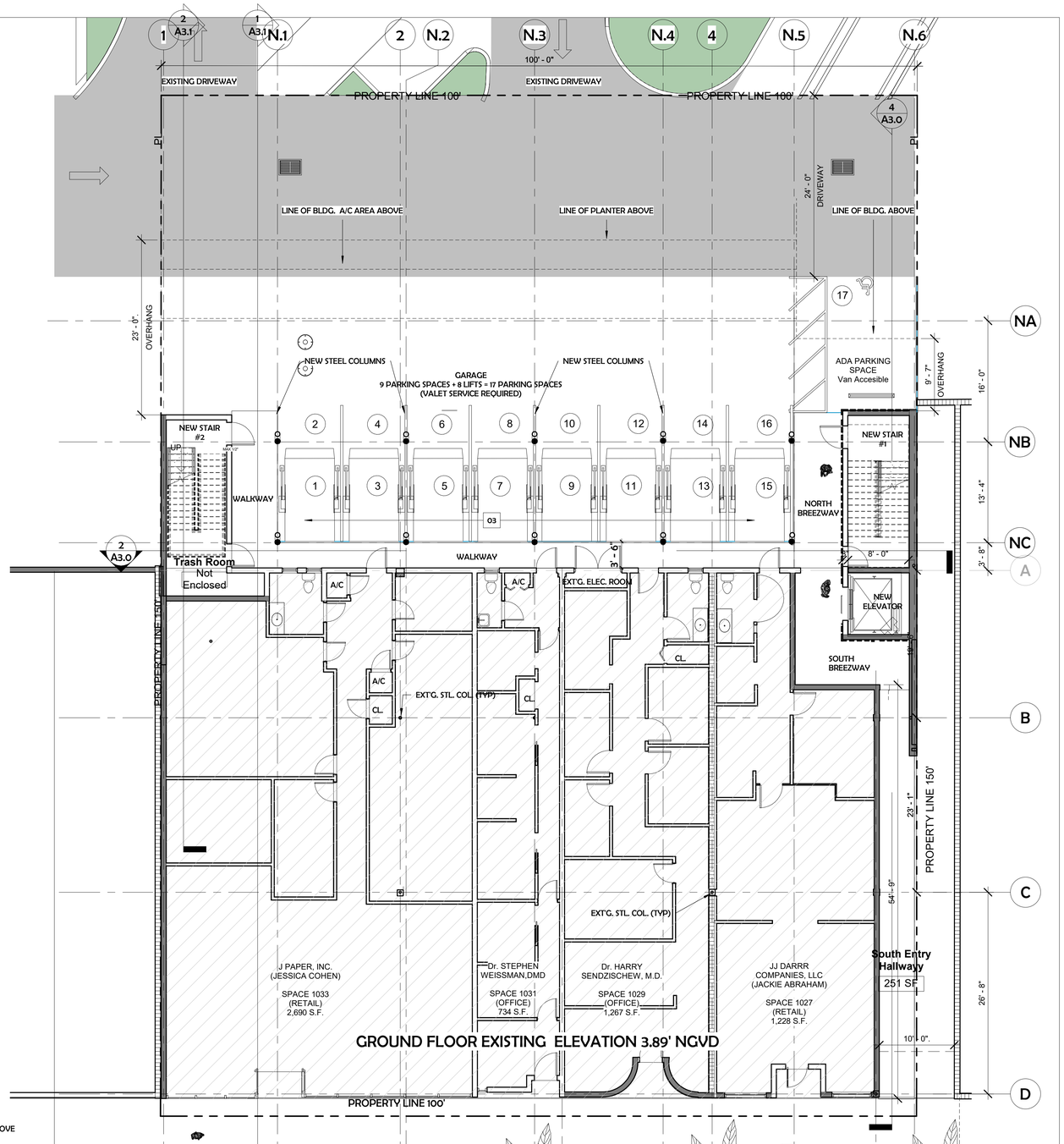
ATLANTIC PACIFIC CO 1025 KANE CONCOURSE, BAY HARBOR ISLANDS, FL. 33154
06/06/2022

PARKING CALCULATION AREA PLANS

PROJECT #17-037

A0.10





WALL LEGEND

- EXISTING WALL TO REMAIN
- PARTIAL HEIGHT PARTITION; REFER TO DETAIL A/---
- FULL HEIGHT PARTITION; REFER TO DETAIL A/----
- CAST IN PLACE CONCRETE WALL; REFER TO STRUCTURAL DWGS.
- CMU WALL; REFER TO STRUCTURAL DWGS.
- 1-HR WALL OR PARTITION; REFER TO DETAIL A/---
- N.I.C. - NO WORK TO BE PERFORMED

FLOOR PLAN KEYNOTES

01 NEW BOLLARD, REFER TO DETAIL A/-----.

02 NEW WHEEL STOP, REFER TO DETAIL A/-----.

03 NEW MECHANICAL PARKING PLATFORM, REFER TO MANUFACTURER'S SPECS.

04 NEW WATER FOUNTAIN.

1 EXISTING GROUND LEVEL
1/8" = 1'-0"

2 PROPOSED - GROUND FLOOR PLAN
1/8" = 1'-0"

SKLARchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklarchitect.com

ATLANTIC PACIFIC CO 1025 KANE CONCOURSE, BAY HARBOR ISLANDS, FL. 33154
06/06/2022

EXISTING / PROPOSED GROUND PLAN

PROJECT #17-037

A1.0

WALL LEGEND

- EXISTING WALL TO REMAIN
- PARTIAL HEIGHT PARTITION: REFER TO DETAIL A/---
- FULL HEIGHT PARTITION: REFER TO DETAIL A/----
- CAST IN PLACE CONCRETE WALL: REFER TO STRUCTURAL DWGS.
- CMU WALL: REFER TO STRUCTURAL DWGS.
- 1-HR WALL OR PARTITION: REFER TO DETAIL A/---
- N.I.C. - NO WORK TO BE PERFORMED

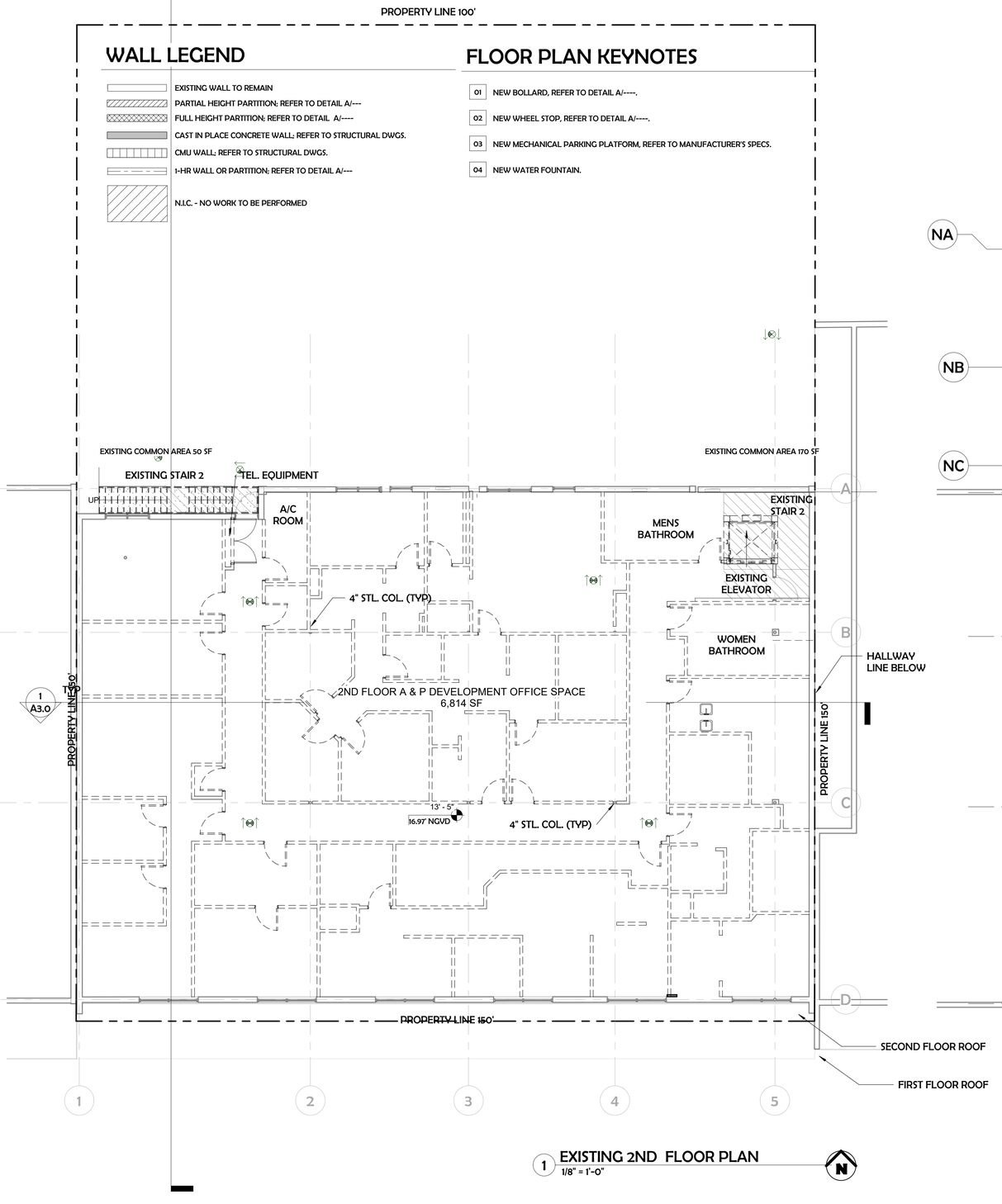
FLOOR PLAN KEYNOTES

01 NEW BOLLARD, REFER TO DETAIL A/----.

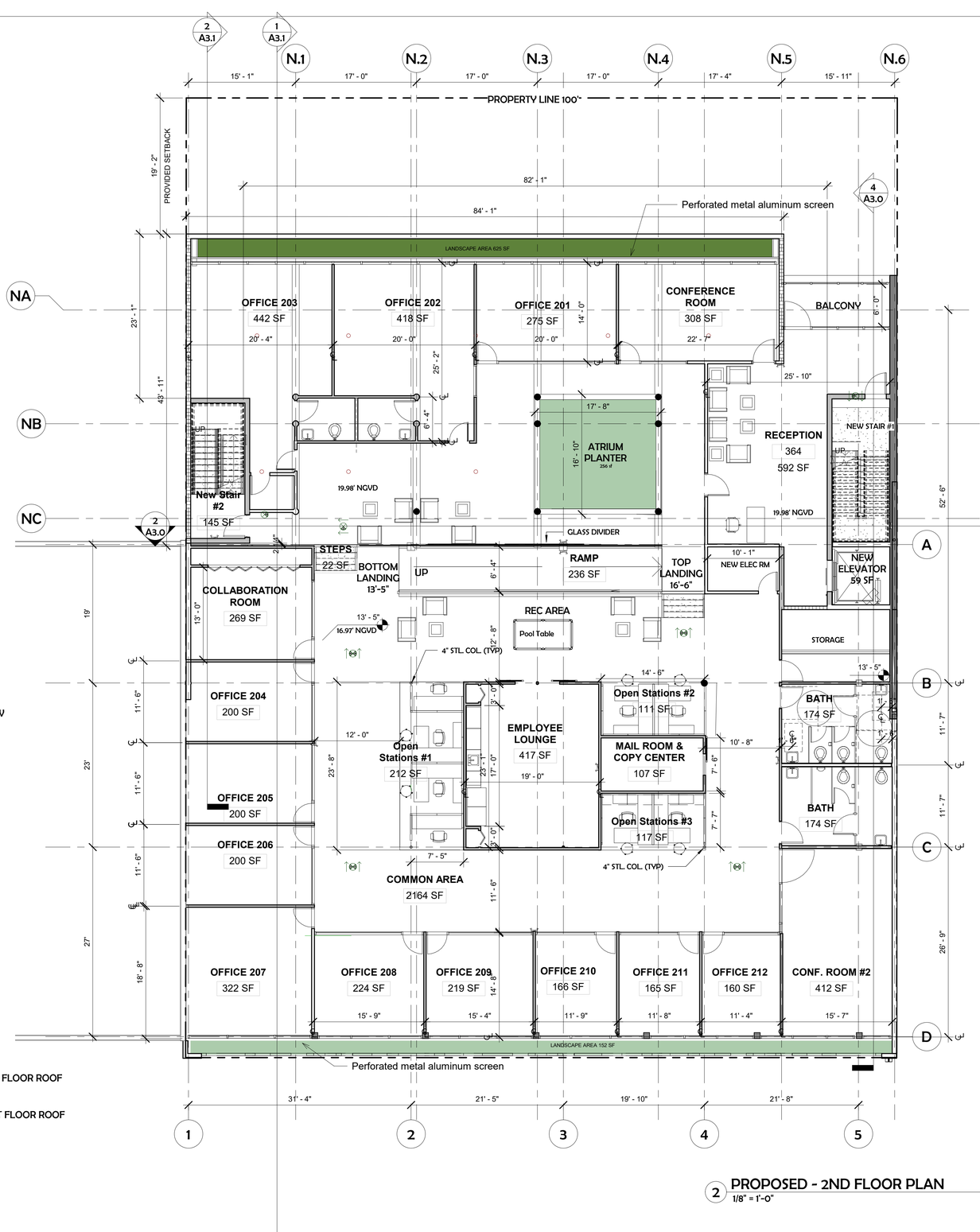
02 NEW WHEEL STOP, REFER TO DETAIL A/----.

03 NEW MECHANICAL PARKING PLATFORM, REFER TO MANUFACTURER'S SPECS.

04 NEW WATER FOUNTAIN.



1 EXISTING 2ND FLOOR PLAN
1/8" = 1'-0"



2 PROPOSED - 2ND FLOOR PLAN
1/8" = 1'-0"

SKLArchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklarchitect.com

ATLANTIC PACIFIC CO 1025 KANE CONCOURSE, BAY HARBOR ISLANDS, FL. 33154
06/06/2022

EXISTING / PROPOSED SECOND FLOOR PLAN

PROJECT #17-037

A1.1

WALL LEGEND

- EXISTING WALL TO REMAIN
- PARTIAL HEIGHT PARTITION; REFER TO DETAIL A/---
- FULL HEIGHT PARTITION; REFER TO DETAIL A/----
- CAST IN PLACE CONCRETE WALL; REFER TO STRUCTURAL DWGS.
- CMU WALL; REFER TO STRUCTURAL DWGS.
- 1-HR WALL OR PARTITION; REFER TO DETAIL A/---
- N.I.C. - NO WORK TO BE PERFORMED

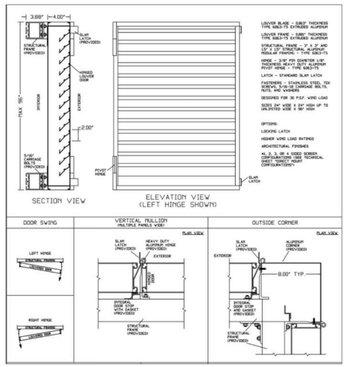
FLOOR PLAN KEYNOTES

01 NEW BOLLARD, REFER TO DETAIL A/----.

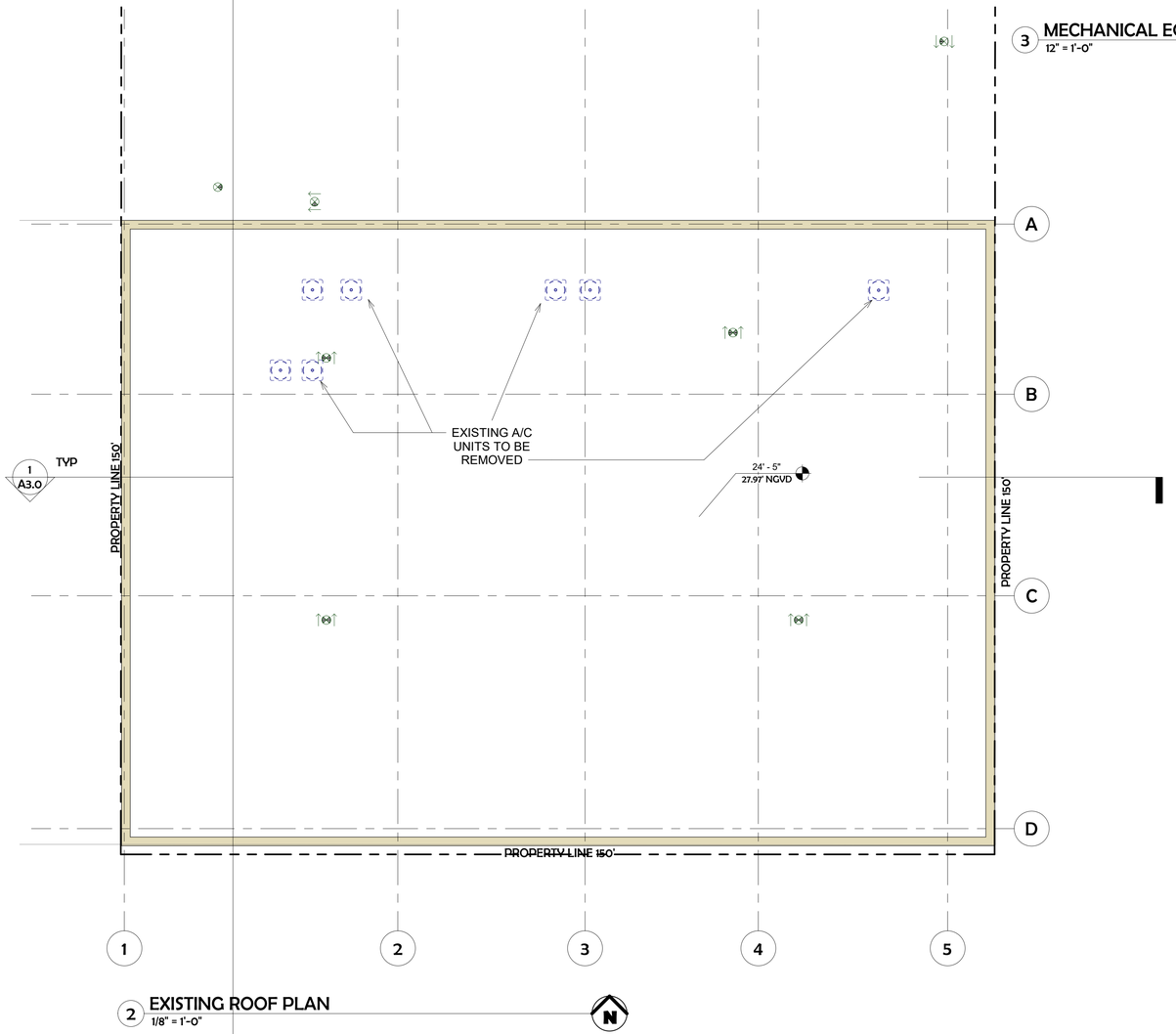
02 NEW WHEEL STOP, REFER TO DETAIL A/----.

03 NEW MECHANICAL PARKING PLATFORM, REFER TO MANUFACTURER'S SPECS.

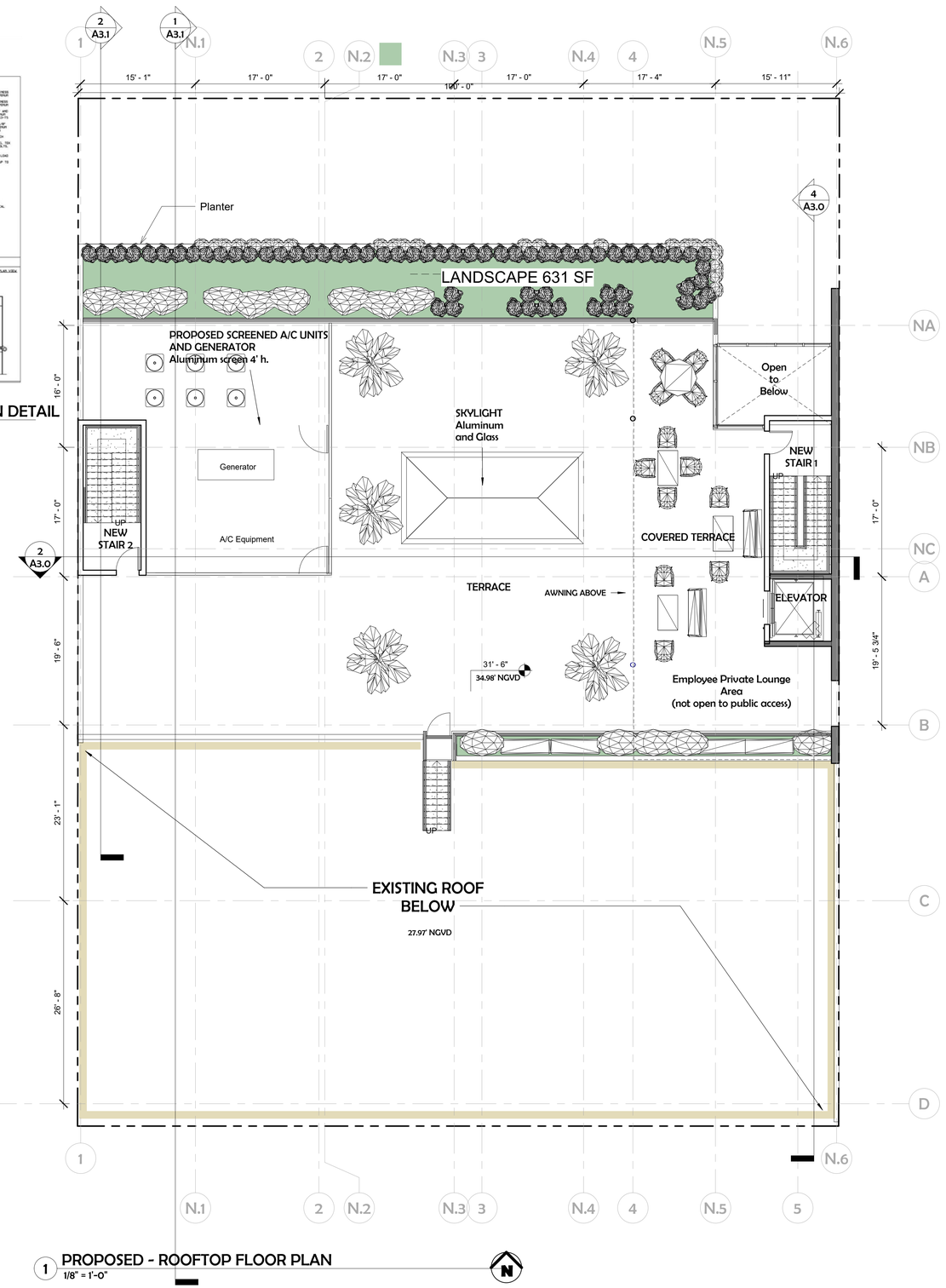
04 NEW WATER FOUNTAIN.



3 MECHANICAL EQUIPMENT SCREEN DETAIL
12" = 1'-0"



2 EXISTING ROOF PLAN
1/8" = 1'-0"



1 PROPOSED - ROOFTOP FLOOR PLAN
1/8" = 1'-0"

SKLARchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklarchitect.com

ATLANTIC PACIFIC CO 1025 KANE CONCOURSE, BAY HARBOR ISLANDS, FL. 33154
06/06/2022

EXISTING ROOF/ PROPOSED

PROJECT #17-037

A1.2



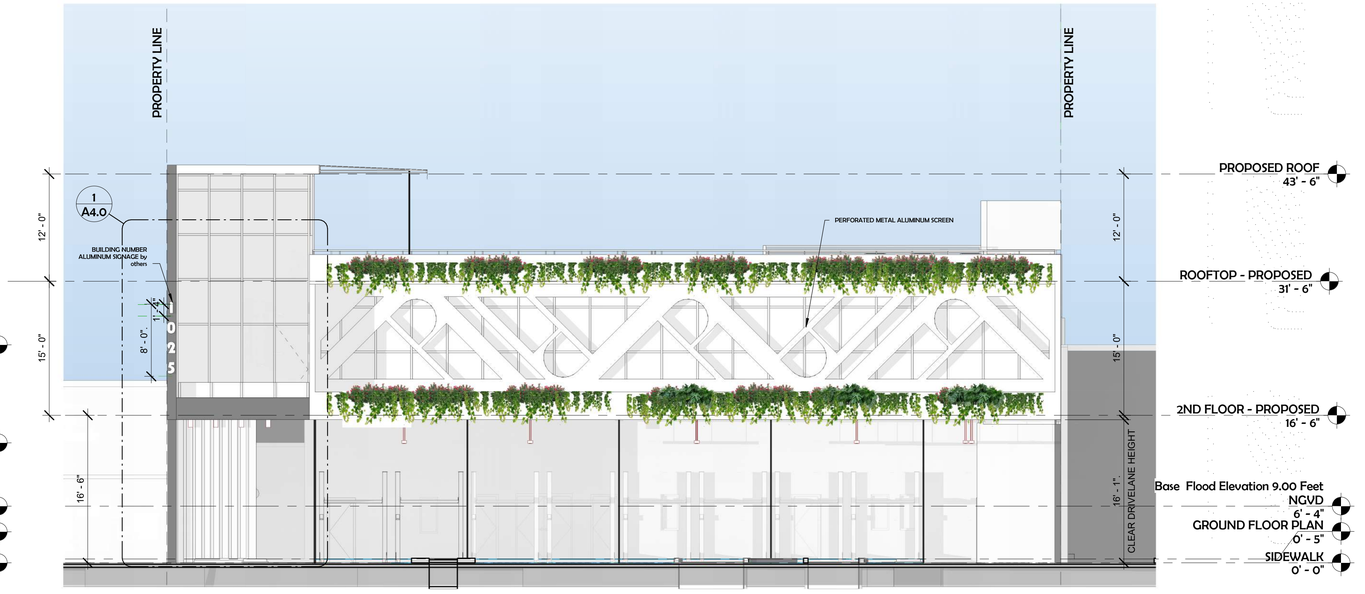
2 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



3 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



1 EXISTING NORTH ELEVATION
1/8" = 1'-0"



4 PROPOSED NORTH ELEVATION
1/8" = 1'-0"

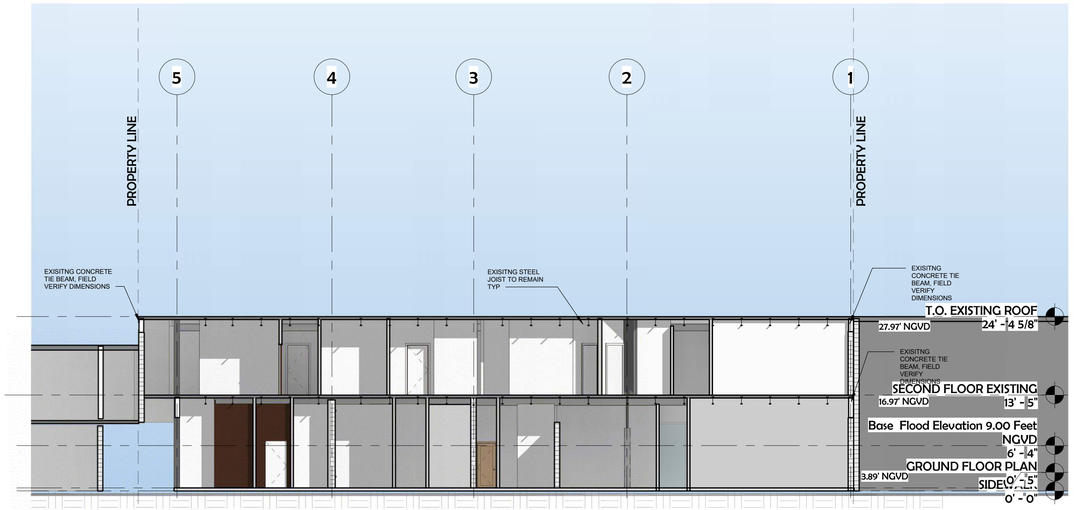
SKLARchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklarchitect.com

ATLANTIC PACIFIC CO 1025 KANE CONCOURSE, BAY HARBOR ISLANDS, FL. 33154
06/06/2022

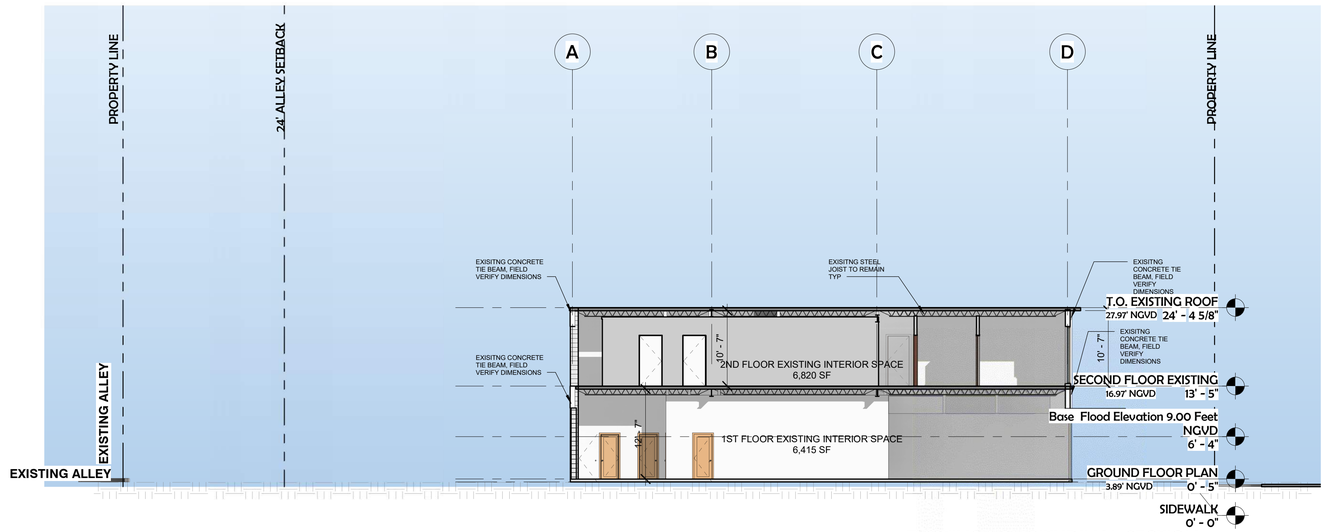
EXISTING / PROPOSED ELEVATIONS

PROJECT #17-037

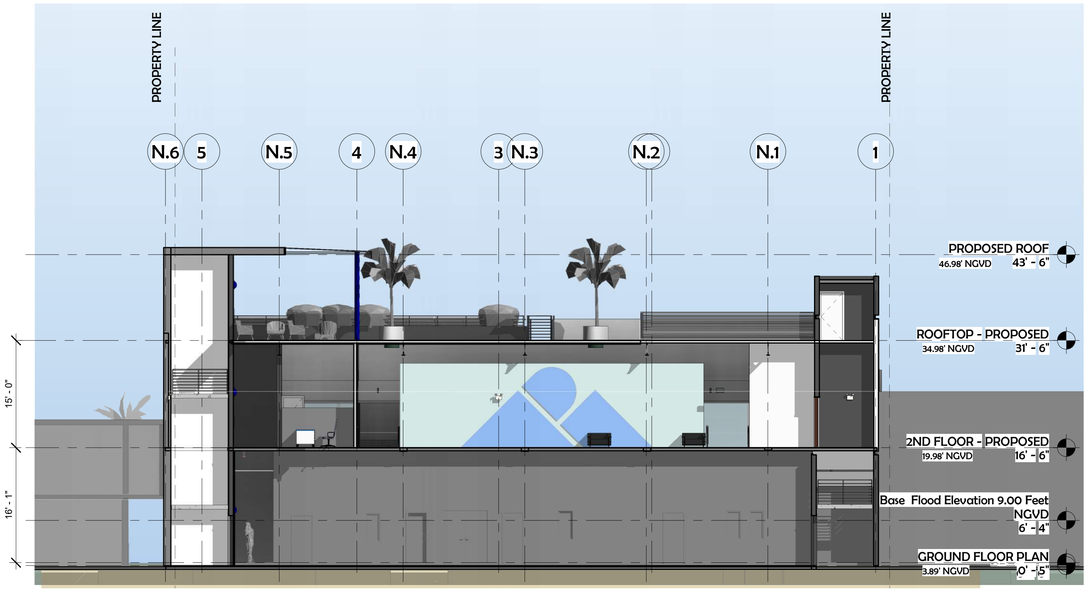
A2.0



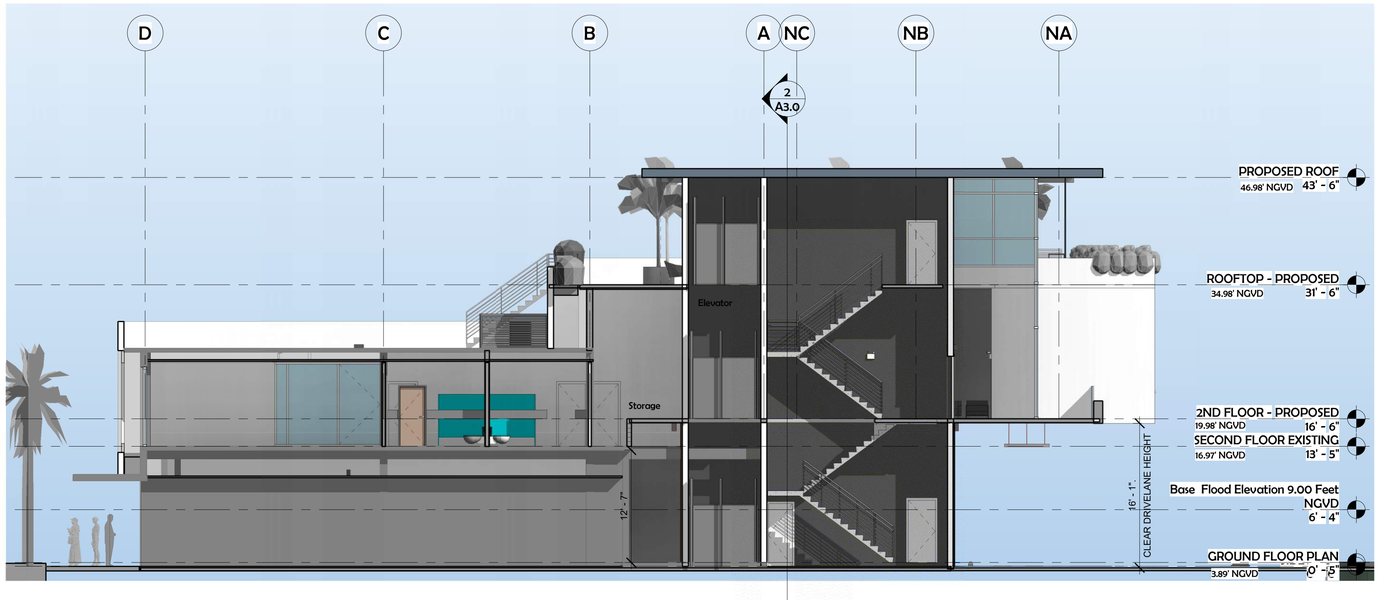
1 EXISTING CROSS SECTION
1" = 10'-0"



3 EXISTING LONGITUDINAL SECTION
1" = 10'-0"



2 PROPOSED CROSS SECTION
1" = 10'-0"



4 PROPOSED LONGITUDINAL SECTION
1/8" = 1'-0"

SKLARchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklarchitect.com

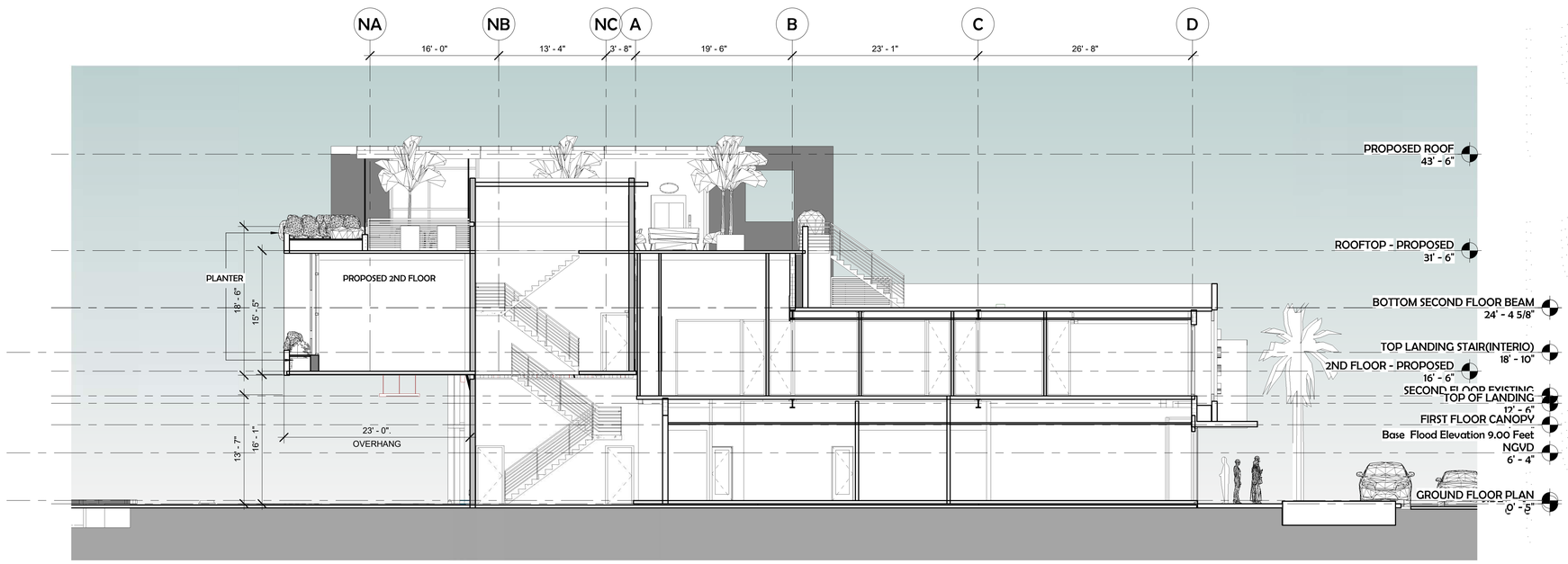
ATLANTIC PACIFIC CO 1025 KANE CONCOURSE, BAY HARBOR ISLANDS, FL. 33154
06/06/2022

SECTIONS CROSS & LONGITUDINAL

PROJECT #17-037

A3.0





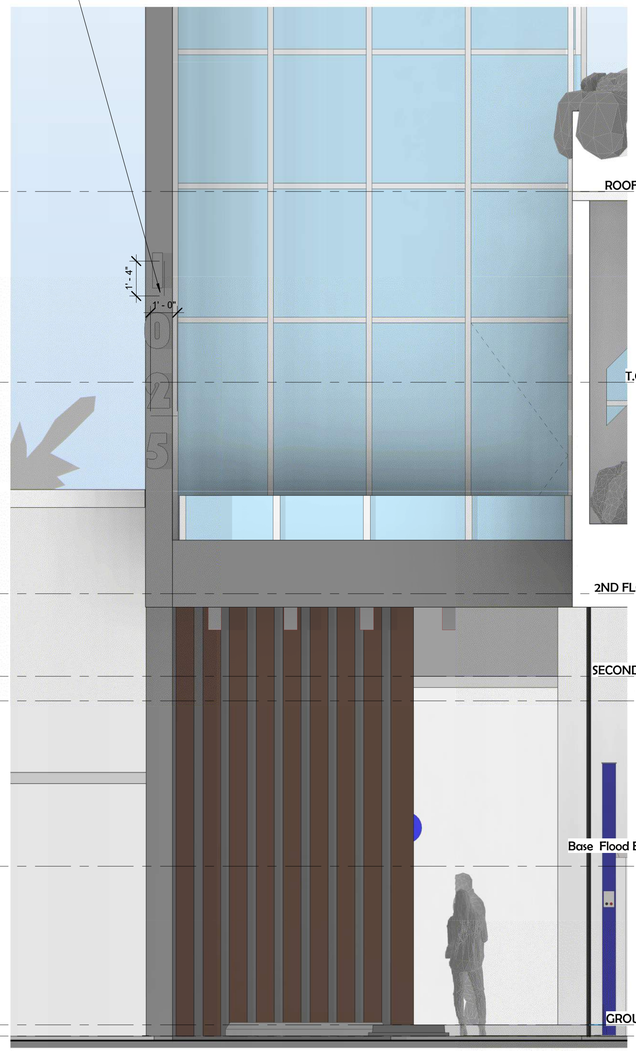
SKLARchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklarchitect.com

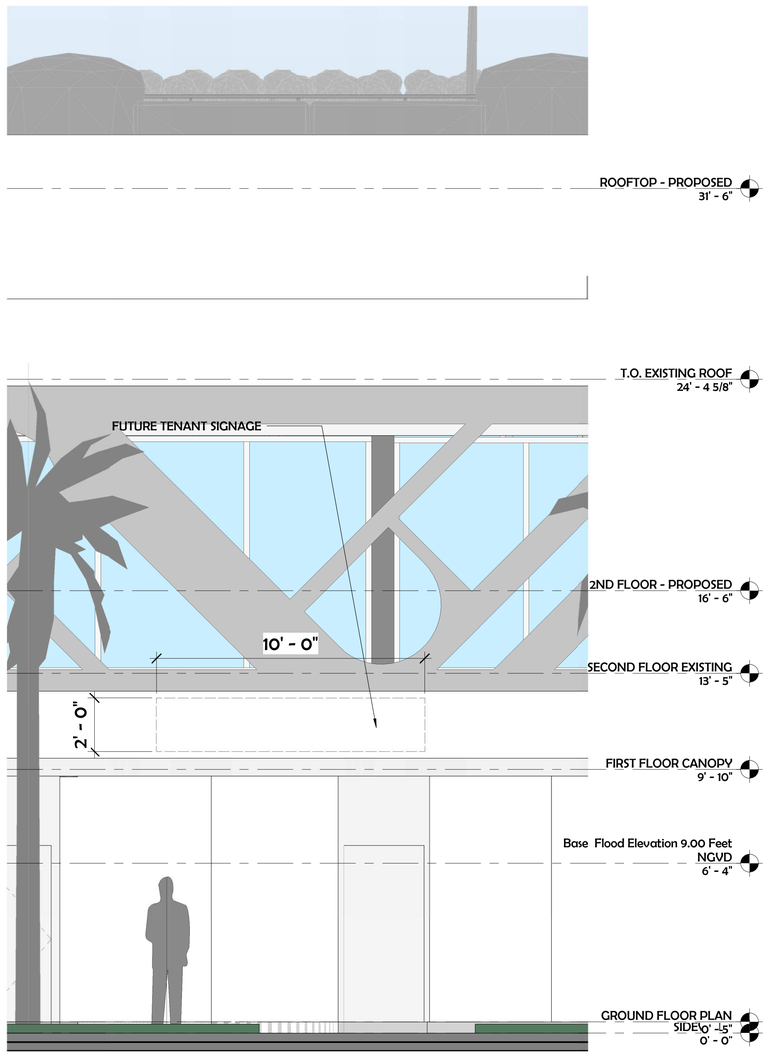
ATLANTIC PACIFIC CO 1025 KANE CONCOURSE, BAY HARBOR ISLANDS, FL. 33154
06/06/2022

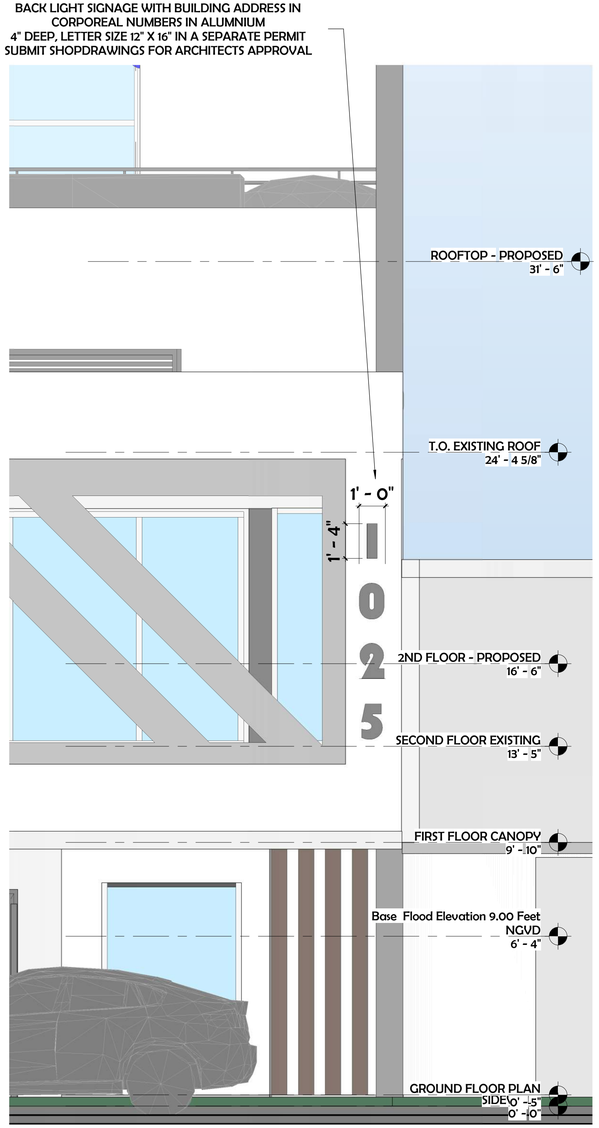
SECTIONS 1 & 2

PROJECT #17-037

A3.1







SKLArchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklarchitect.com

ATLANTIC PACIFIC CO 1025 KANE CONCOURSE, BAY HARBOR ISLANDS, FL. 33154
06/06/2022

DETAILS - SIGNAGE

PROJECT #17-037

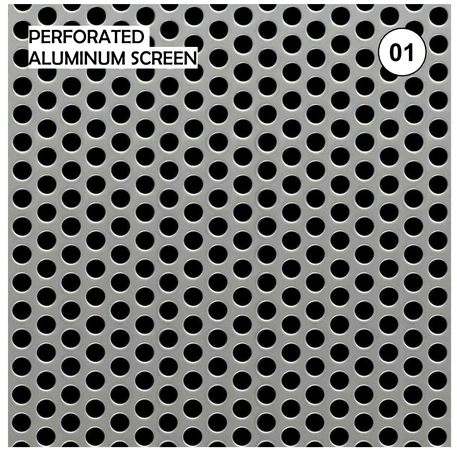
A4.0





PERFORATED ALUMINUM SCREEN

01



ALUMINUM WINDOW FRAME

04



FLUTED WOOD PANEL*

02



CLEAR GLASS LOW E.

05

* EXTERIOR WOOD MATERIAL
WOOD SPECIES, DETAILS & DIMENSIONS TO BE FINALIZED W/ SHOP DRAWINGS

SW 7074 / SOFTWARE

03

SW 7103 / WHITETAIL

06

SKLARchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklarchitect.com

ATLANTIC PACIFIC CO 1025 KANE CONCOURSE, BAY HARBOR ISLANDS, FL. 33154
06/06/2022

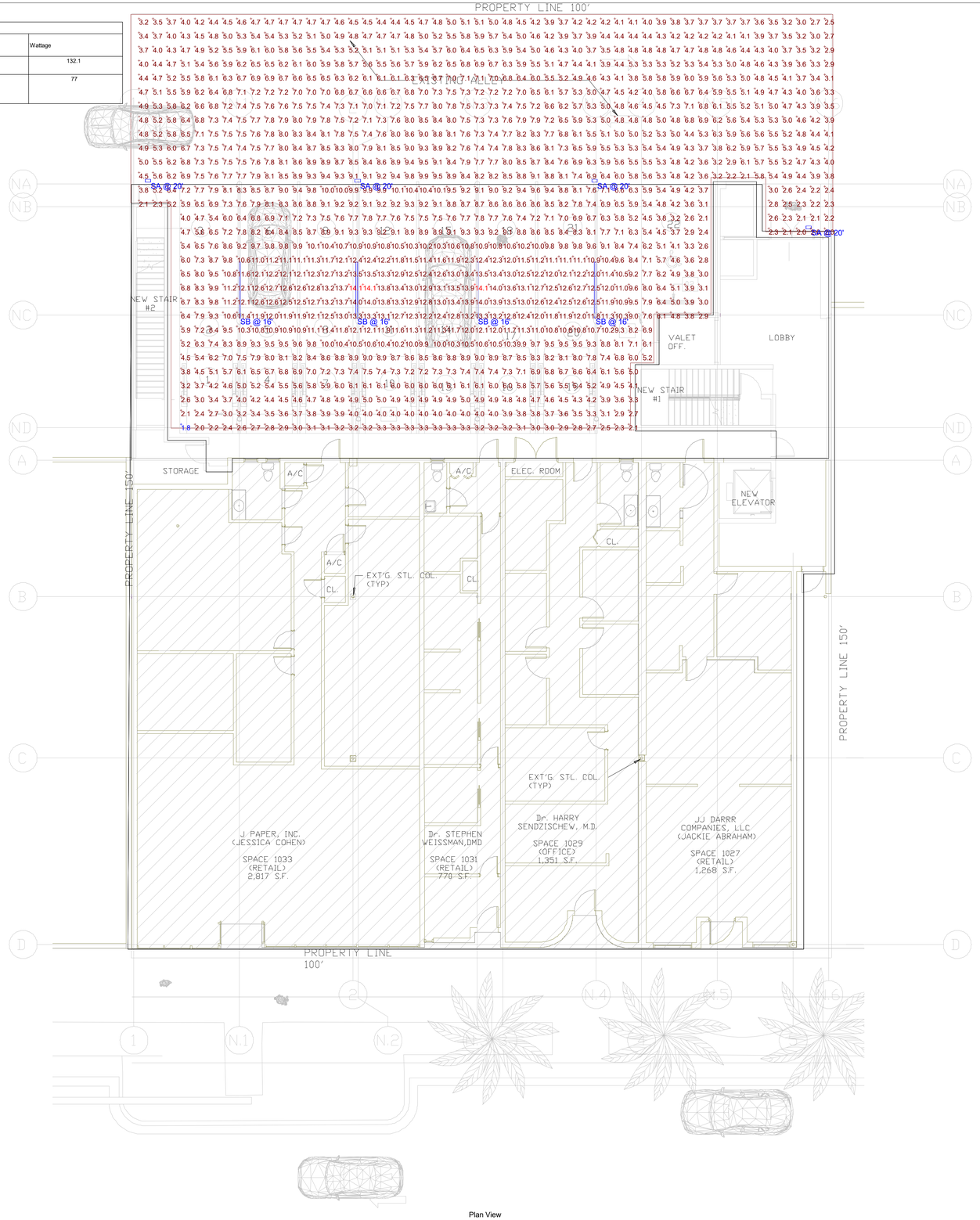
BUILDING FINISHES

PROJECT #17-037

A10.0

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Light Loss Factor	Wattage
	SA	4	CREE, INC.	SEC-EDG-4M-xx-06-E-UL-700-40K or BXSEx406E-UD7 (700mA)	CREE SECURITY EDGE LUMINAIRE, TYPE IV MEDIUM, 60 LEDS, 700MA, 4000K	ITL78793_SEC-EDG-4M-xx-06-E-UL-700-40K.IES	0.9	132.1
	SB	4	DELVIRO ENERGY INC. TORONTO, ONTARIO	DTL8-80-4K-U-FR-X-X-3.18-X-X-D-N-N	SUSPENDED DIRECT FIX. WITH SPECULAR REFLECTOR AND WHITE TRANSLUCENT LENS	DTL8-80-4K-U-FR-x-x-3.18-x-x-d-n-n.IES	0.9	77

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	7.0 fc	14.1 fc	1.8 fc	7.8:1	3.9:1



Plan View

SKLArchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklarchitect.com

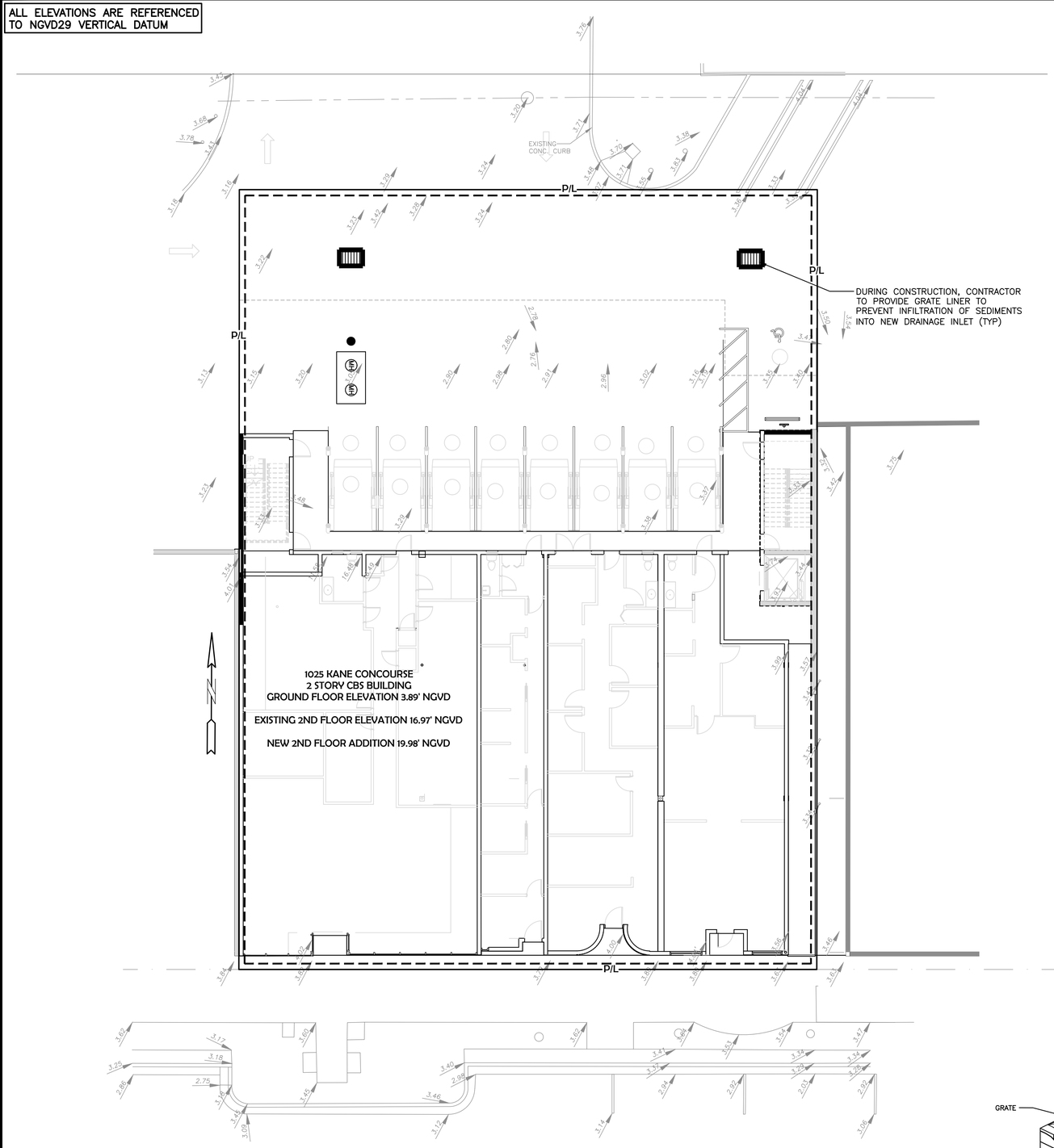
ATLANTIC PACIFIC CO 1025 KANE CONCOURSE, BAY HARBOR ISLANDS, FL. 33154
06/06/2022

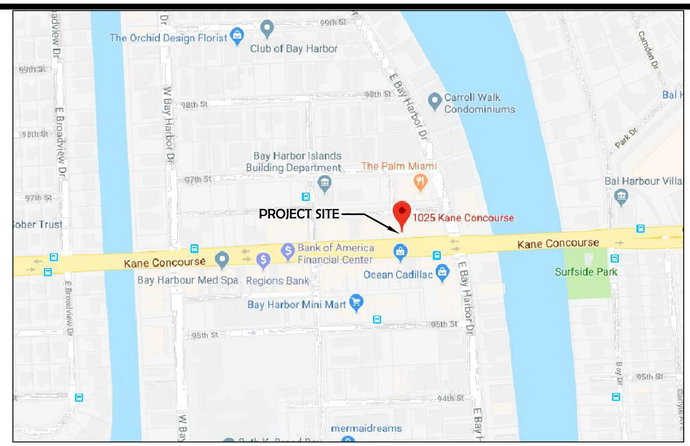
GROUND FLOOR PHOTOMETRICS

PROJECT #17-037

PH-1.0

ALL ELEVATIONS ARE REFERENCED TO NGVD29 VERTICAL DATUM





LOCATION MAP

NOT TO SCALE

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.

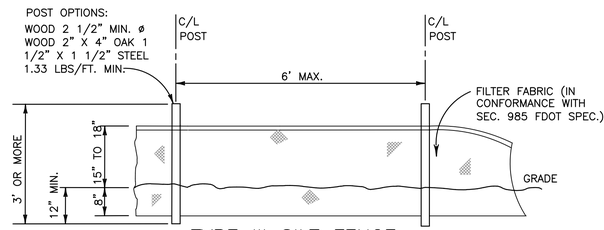
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

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.

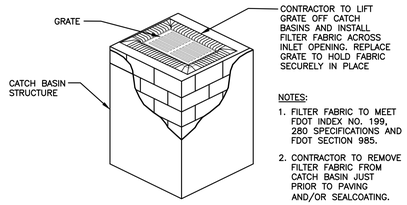
10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.

11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE. TO MEET LEED REQUIREMENTS.



TYPE III SILT FENCE

NTS



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.

LEGEND

- PROPOSED CONCRETE
- 5.50 PROPOSED GRADE
- 4.81 EXISTING ELEVATION

PRELIMINARY STORMWATER POLLUTION PREVENTION PLAN

SCALE: 1"=10'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

6-3-22

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#:31158

BUILDING RENOVATION
ATLANTIC & PACIFIC DEVELOPMENT
1025 KANE CONCOURSE TERRACE
BAY HARBOUR, FL 33154

P.E.#:76036

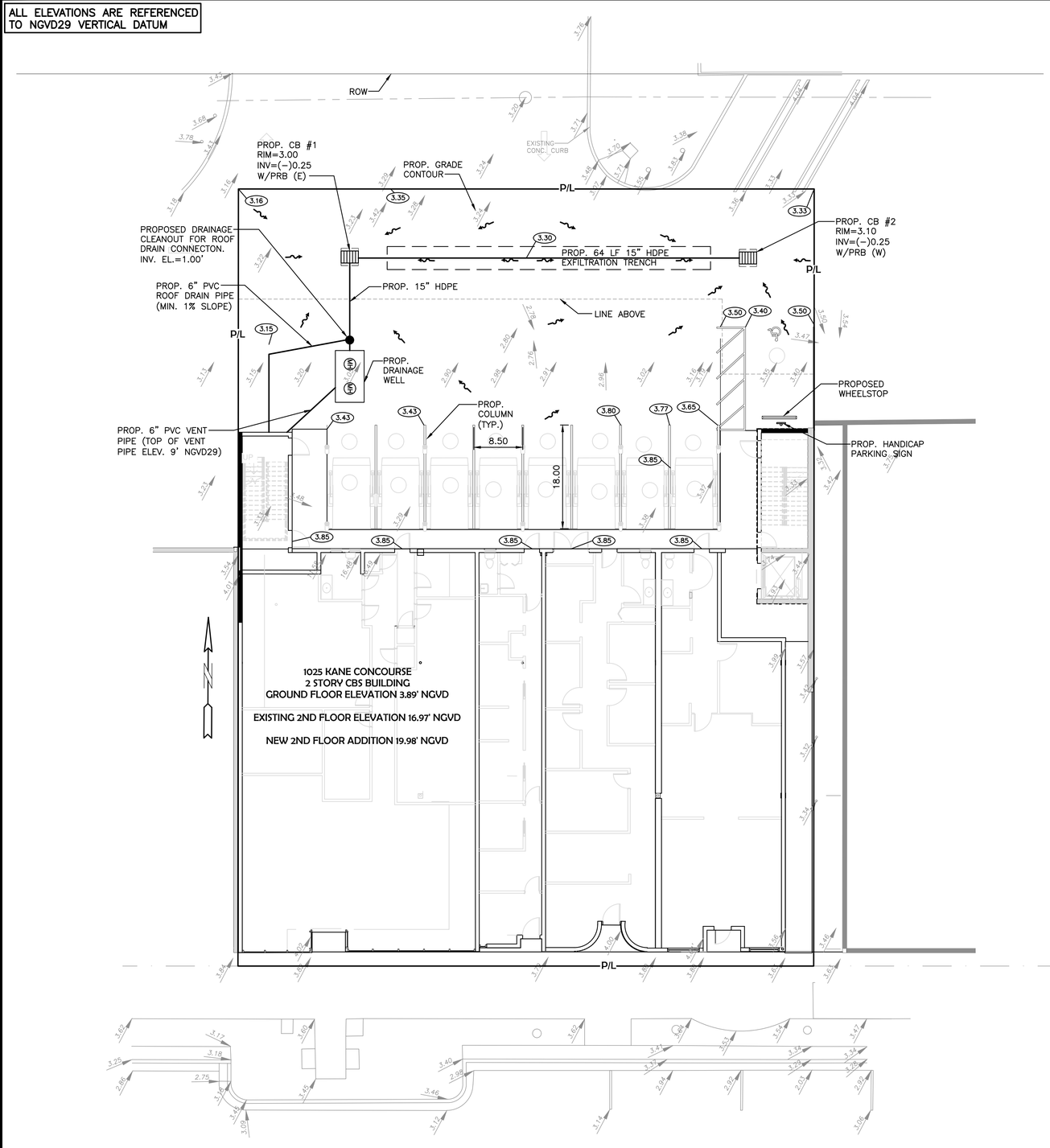
DATE: 1-10-19

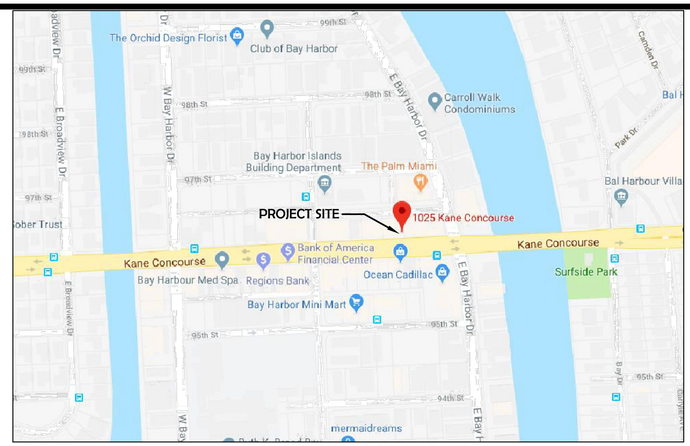
SCALE: 1"=10'

SHEET NO.: C1
1 OF 3

PROJECT NO.: 19-01

ALL ELEVATIONS ARE REFERENCED TO NGVD29 VERTICAL DATUM





LOCATION MAP

NOT TO SCALE

LEGEND

- PROPOSED CONCRETE
- 5.50 PROPOSED GRADE
- 4.85' EXISTING ELEVATION

PRELIMINARY PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=10'

ZEPHYR ENGINEERING
A Civil Engineering Firm
Tel: (786)302-7693 • Email: wilford@zephyrengineeringfl.com

Atlantic Pacific Development Drainage Calculations

Design storm = 10-year storm event
Intensity = 3.6 in/hour
Runoff coefficient = 0.95
Impervious area = 0.195 acres

Runoff generated = (0.95)(3.6)(0.195) = 0.67 cfs = 300 gpm

Drainage Well

Well head available for discharge:
Top of lowest CB elevation = 4.60'
Top of vent pipe elevation = 9.00'
Wet season water level = 2.00'
Salt/Fresh water = 2'
Design head = 5.00' feet

24" well to be developed to discharge 200 gpm / ft. head

One well will discharge 1,000 gpm

Stage (feet)	Discharge (gpm)	Discharge (cfs)
4.0	0	0
4.5	100	0.22
5	200	0.45
5.5	300	0.67
6	400	0.89
6.5	500	1.12
7	600	1.34
7.5	700	1.56
8	800	1.78
8.5	900	2.01
9	1,000	2.23

Drainage Well Retention Tank

Q = 0.65 cfs, retention = 1.5 minutes
Volume = 0.65 cfs X 60 sec/min X 1.5 min = 58.5 cf
Use 4'wide X 5.33'deep X 10' long = 213.2 cf

5451 Pierce Street, Hollywood, FL 33021
website: zephyrengineeringfl.com

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

6-3-22

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#:31158

BUILDING RENOVATION
ATLANTIC & PACIFIC DEVELOPMENT
1025 KANE CONCOURSE TERRACE
BAY HARBOUR, FL 33154

P.E.#:76036

DATE: 1-10-19

SCALE: 1"=10'

SHEET NO.: C2
2 OF 3

PROJECT NO.: 19-01

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 DETER–MINE 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
   BELLSOUTH
   COMCAST
   TECO
   LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
   FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
   UNDERGROUND UTILITIES NOIFICATION CENTER OF FLORIDA
   (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M–145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T–99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A–1, A–3 OR A–2.4 IN ACCORDANCE W/ AASHTO M–145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADIATION REPORTS, CONC. CYLINDERS, ETC...
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T–99.
10. 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.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
14. 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.

15. ASPHALT –

    BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC–20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916–1.

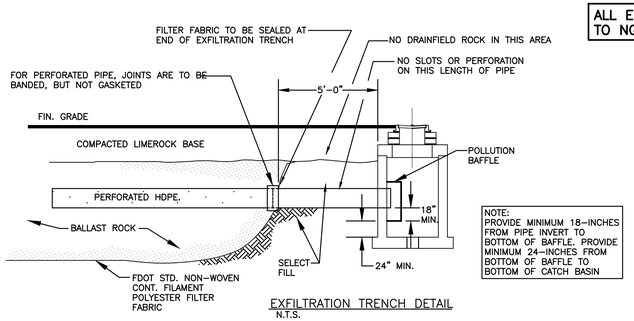
    PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC–70 OR RC–250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M–81–75 (1982). RATE – 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS–2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M–140–82. RATE – 0.02 TO 0.08 GALS/S.Y.

DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

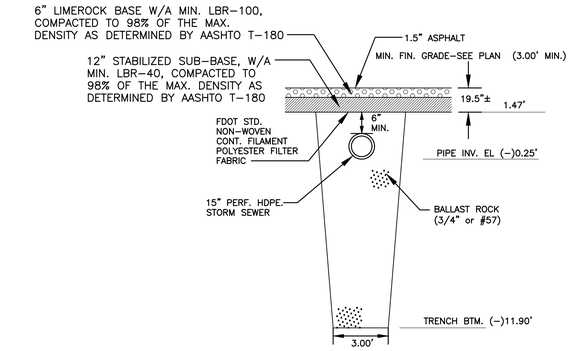
PAVEMENT MARKING & SIGNING STANDARD NOTES :

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 AND SIGNAGE IN THE ROAD RIGHT–OF–WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND PBC TYPICAL T–P–06–001.

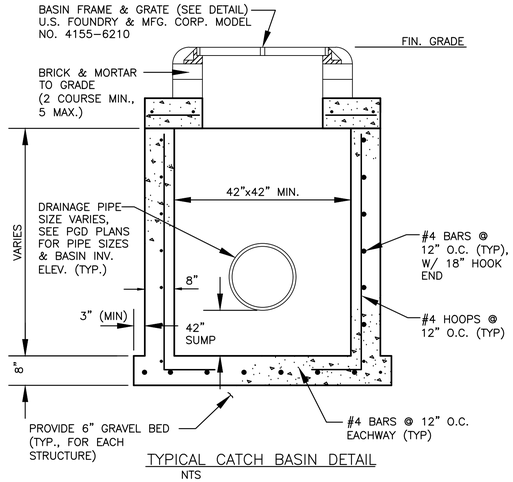
ALL ELEVATIONS ARE REFERENCED TO NGVD29 VERTICAL DATUM



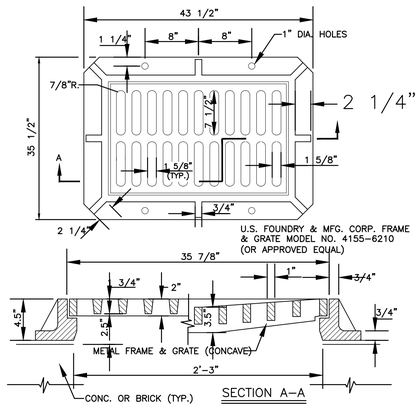
EXFILTRATION TRENCH DETAIL
N.T.S.



EXFILTR. TRENCH SECTION
N.T.S.



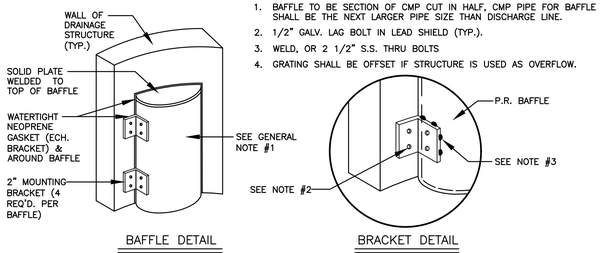
TYPICAL CATCH BASIN DETAIL
NTS



FRAME & GRATE DETAIL
NTS

GENERAL NOTES :

1. BAFFLE TO BE SECTION OF CMP CUT IN HALF, CMP PIPE FOR BAFFLE SHALL BE THE NEXT LARGER PIPE SIZE THAN DISCHARGE LINE.
2. 1/2" GALV. LAG BOLT IN LEAD SHIELD (TYP.).
3. WELD, OR 2 1/2" S.S. THRU BOLTS
4. GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERFLOW.



BAFFLE DETAIL

BRACKET DETAIL

POLLUTION RETARDANT BAFFLE DETAIL
NTS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

6–3–22

CIVIL DETAILS

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302–7693
wzephyreng@gmail.com
CA#: 31158

BUILDING RENOVATION
ATLANTIC & PACIFIC DEVELOPMENT
1025 KANE CONCOURSE TERRACE
BAY HARBOUR, FL 33154

P.E.#:76036

DATE: 1–10–19

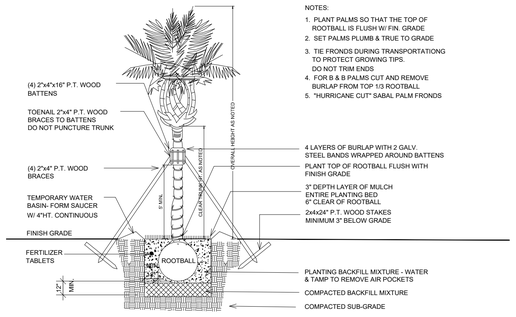
SCALE: N.T.S.

SHEET NO.: C3
3 OF 3

PROJECT NO.: 19–01

General Notes:

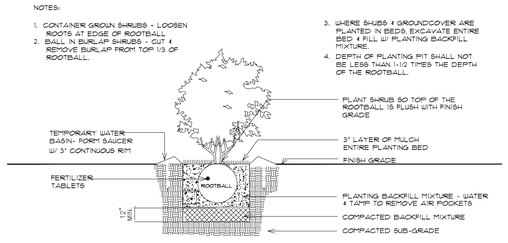
1. All plant material shall be Florida No. 1 or better as given in the current Florida Grades and Standards for Nursery Plants, 2015, Florida Department of Agriculture and Consumer Services.
2. All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
3. All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
4. All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
5. Contractor shall notify Sunshine 811 (call 811) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
6. Grade B+, shredded sterilized Melaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'- 4' around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
7. Sod shall be St.Augustine and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
8. All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
9. All sodded areas to have a minimum of 2" of planting soil as described in note #8.
10. All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
11. All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
12. All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
13. All trees and palms shall be planted with the top of their rootballs 1"-2" above finished grade. All other plants shall be planted with top of their rootballs no deeper than the final grade surrounding the planting area.
14. In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
15. All planting shall be installed with fertilizer at time of planting.
16. All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
17. All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/ groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainswitch device.
18. All landscape and irrigation shall be installed in compliance with all local codes.
19. The plan shall take precedence over the plant list, should there be any discrepancy between the two.



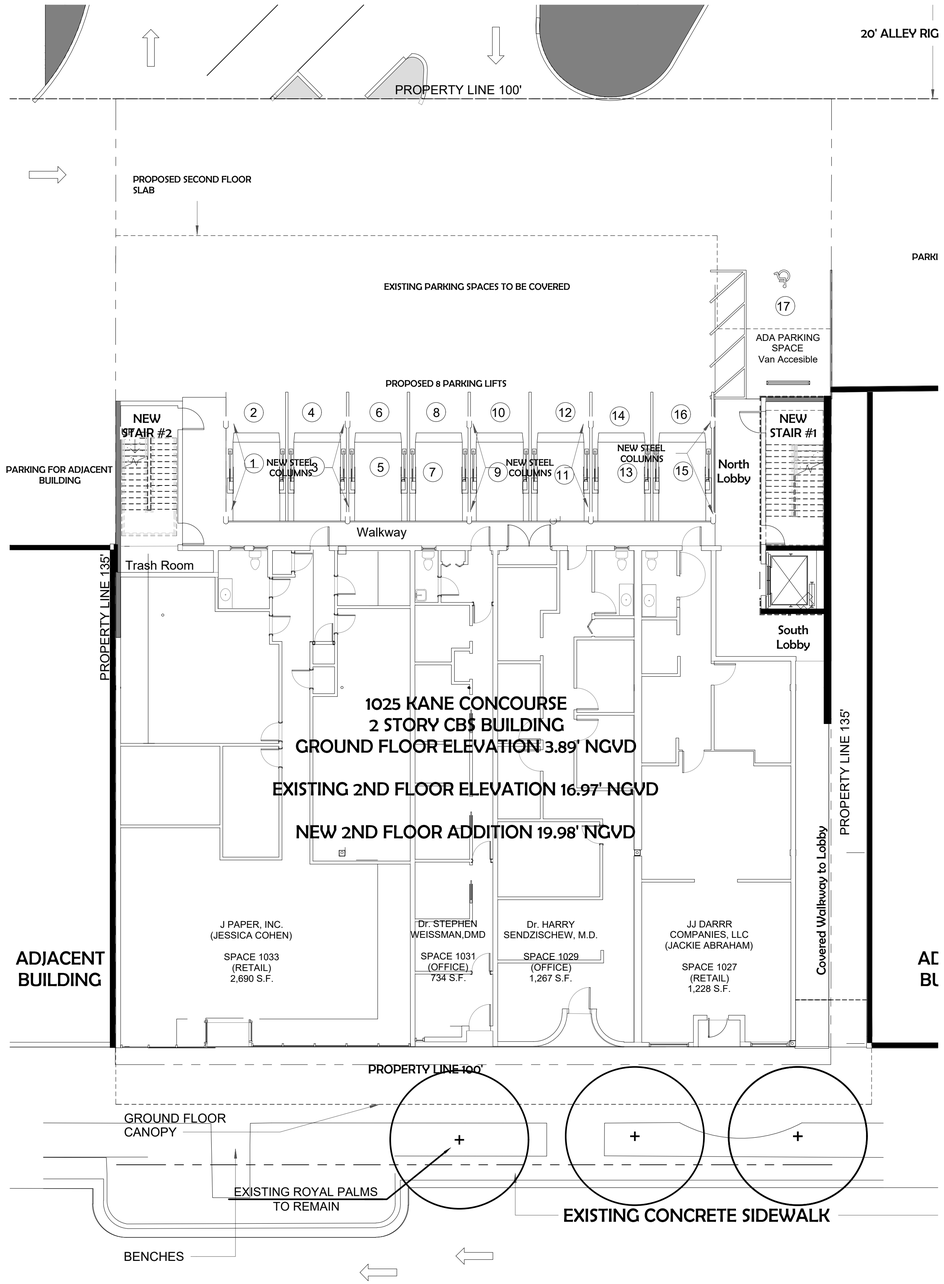
PALM PLANTING DETAIL

NOTE: NO WELLINGTON TAPE OR OTHER NON-BIODEGRADABLE MATERIALS SHALL COME INTO CONTACT WITH THE TREE.

NOTE: ALL STAKING & GUYS SHALL BE REMOVED APPROXIMATELY 9 MONTHS AFTER PLANTING OR AS DIRECTED BY LANDSCAPE ARCHITECT



SHRUB PLANTING DETAIL



LANDSCAPE PLAN
1" = 10'-0"

SKLARchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklarchitect.com

ATLANTIC PACIFIC COMPANIES
1025 KANE CONCOURSE, BAY HARBOR ISLANDS, FL. 33154

05/27/2022

Kimberly Moyer, RLA
Landscape Architecture
(954) 592-3695
Lic. No. #LA0000952

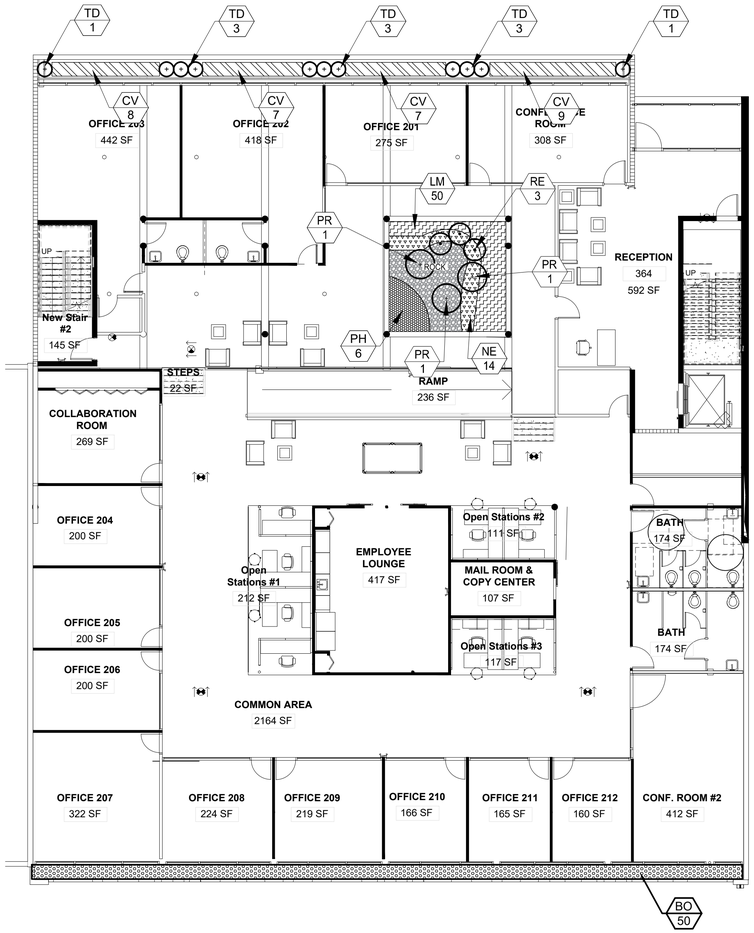
17-024

L1

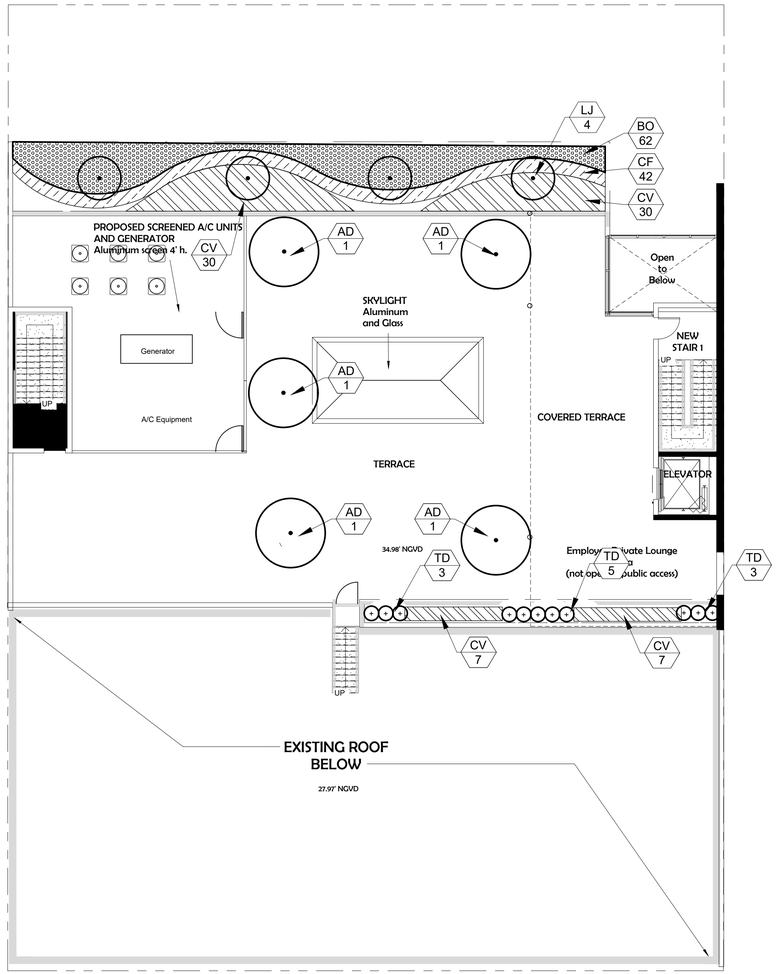
Plant List L2

Sym	Qty	Botanical / Common Name	Size	Native	Drought Tolerance
Trees/ Palms					
LJ	4	Ligustrum japonicum/ Wax Privet	6' Ht, multi trunk tree form	No	Medium
AD	5	Adonidia merrillii/ Christmas Palm	10' Ht	No	High
PR	3	Phoenix roebelenii/ Pygmy Date Palm	5' Ht, double trunk	No	Medium
Shrubs/Groundcovers					
CV	105	Codiaeum variegatum 'Franklin Roosevelt'/ Croton	24" x 24", 24" O.C.	No	High
PH	6	Philodendron 'Rojo Congo'/ Red Congo	20" x 20"	No	Medium
RE	3	Rhapis excelsa/ Lady Palm	5' Ht, 7 stem min, full	No	Medium
NE	14	Neoregelia 'Bossa Nova'/ Bromeliad	12" x 12", 18" O.C.	No	High
LM	50	Liriope muscari 'Evergreen Giant'/ Giant Lily Turf	12" x 12", 18" O.C.	No	Medium
BO	112	Bougainvillea ' Barbara Karst'/ Bougainvillea	30" x 24"	No	High
TD	22	Tripsacum dactyloides/ Fakahatchee Grass	24" x 24"	Yes	High
CF	42	Clusia flava/ Small Leaf Clusia	24" x24", 24" O.C.	No	High
Rock		Mexican pebbles			
Mulch		Shredded Melaleuca or Eucalyptus			

NOTE: SEE L1 FOR PLANTING NOTES & DETAILS.



2ND FLOOR PLAN - LANDSCAPE PLAN
1" = 10'-0"



3RD FLOOR PLAN - LANDSCAPE PLAN
1" = 10'-0"

SKLARchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklarchitect.com

ATLANTIC PACIFIC COMPANIES
1025 KANE CONCOURSE, BAY HARBOR ISLANDS, FL. 33154

05/27/2022

Kimberly Moyer, RLA
Landscape Architecture
(954) 592-3695
Lic. No. #LA0000952

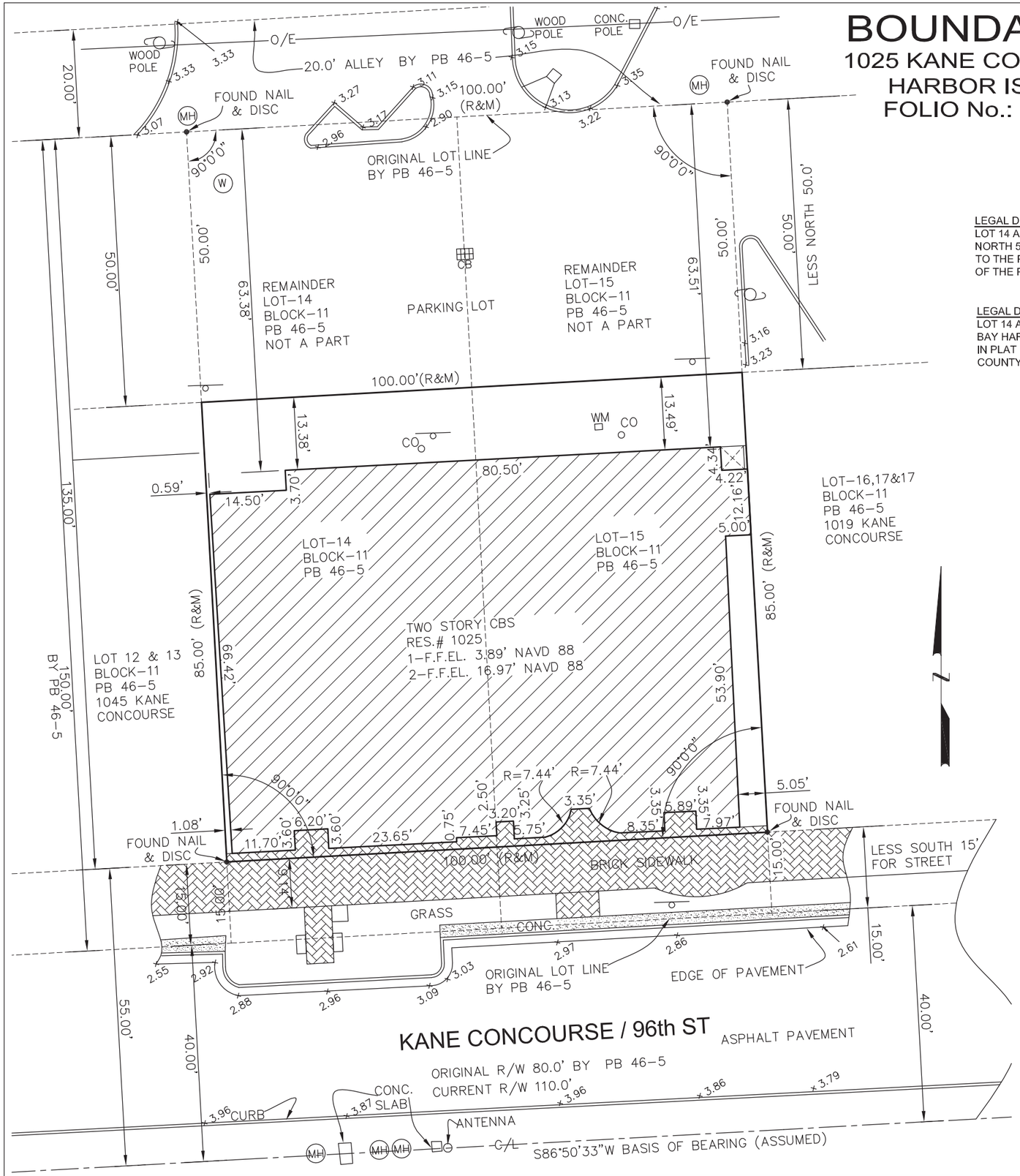
LANDSCAPE PLAN

17-024

L2

BOUNDARY SURVEY

1025 KANE CONCOURSE #215 BAY
HARBOR ISLANDS, FL 33154
FOLIO No.: 13-2227-001-2290



CERTIFIED TO
ALAN COHEN TR &
1025 KANE CONCOURSE LTD

LEGAL DESCRIPTION BY MIAMI-DADE RECORD
LOT 14 AND 15 LESS THE SOUTH 15 FEET FOR STREET AND LESS NORTH 50 FEET, IN BLOCK 11, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION BY DEED
LOT 14 AND 15 LESS THE SOUTH 15 FEET THEREOF, IN BLOCK 11, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

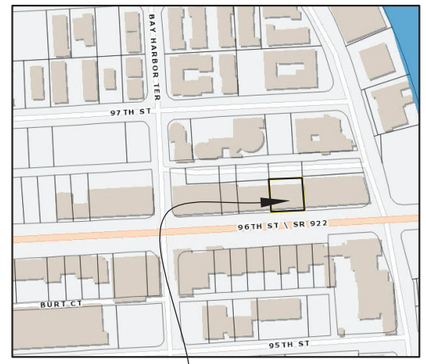
SURVEYOR'S NOTES:

1. The property depicted hereon were surveyed per the legal description of record and no claims of ownership, code restrictions or matters of title are made or implied. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting this property. Ownership is subject to an opinion of title.
2. All clearance and/or encroachments shown hereon are of apparent nature. Fence ownership was not determine.
3. If shown, bearings are to be based on an assumed meridian (by plat).
4. Dimensions shown are in survey feet and were taken from record documents unless otherwise shown or stated.
5. Not valid without the signature and the original raised seal of the Florida licensed surveyor and mapper in responsible charge.
6. Reproduction, addition and/or deletions of maps, sketches or reports by any party other than the signing surveyor & mapper are prohibited without the written consent of the surveyor & mapper and will be done at the risk of the reusing party and without any liability to the undersigned surveyor & mapper.
7. Flood information shown hereon does not imply that the property will or will not be free from flooding or damage and does not create liability on the part of the firm for any damage that results from reliance on said information.
8. Underground installations or improvements have not been located unless otherwise noted.
9. Benchmark: NGVD 1929
   Name: S-243
   ELEV. (NAVD 88) 10.215'
   ELEV. (NGVD29): 11.77'
   ELEVATIONS SHOWN ARE IN NAVD 1988

FLOOD ZONE INFORMATION:

National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929
Map Number:12086C0144L
Community Name: BAY HARBOR ISLANDS, TOWN OF
Community Number: 120637
Panel Number: 0144
Firm Zone: AE
B. Elev. 9.0
Date of Firm: 09-11-2009
BSuffix: L

LOCATION MAP
N.T.S
SEC. 26,27,34735 -TWP 52S - RGE 42E



SUBJECT PROPERTY

America Layout Corp

N
W E
S

SYMBOL LEGEND

- PROPERTY LINE
- CENTER LINE
- POWER POLE
- OAK TREE
- LIGHT POLE
- STOP SIGN
- FIRE HYDRANT
- WATER VALVE
- SIGN
- BELLSOUTH BOX
- WATER METER
- COCONUT
- MAIL BOX
- TREE
- SANITARY SEWER
- MANHOLE
- GAS VALVE
- CLEANOUT
- CB
- PALM
- TREE

ABBREVIATIONS

AVE	= AVENUE
ASPH	= ASPHALT
A/W	= ANCHORD WIRE
A/C	= AIR CONDITIONER
BLDG	= BUILDING
B. COR	= BLOCK CORNER
CAL.	= CALCULATED
C.B.	= CATCH BASIN
CH.	= CHORD
C.L.F.	= CHAIN LINK FENCE
CONC.	= CONCRETE
COL.	= COLUMN
C.U.P.	= CONCRETE UTILITY POLE
C.L.P.	= CONCRETE LIGHT POLE
CBS	= CONCRETE BLOCK STRUCTURE
C.M.E.	= CANAL MAINTENANCE EAS
D/W	= DRIVEWAY
D.M.E.	= DRAINAGE & MAINTENANCE EAS
EAS.	= EASEMENT
ENC.	= ENCROACHMENT
E.T.P.	= ELECTRIC TRANSFORMER PAD
F.P.L.	= FLORIDA POWER AND LIGHT
F.H.	= FIRE HYDRANT
F.I.P.	= FOUND IRON PIPE
F.F.EL.	= FINISH FLOOR ELEVATION
F.D.H.	= FOUND DRILL HOLE
F.R.	= FOUND REBAR
F/D	= FOUND DISC
F/N	= FOUND NAIL
I/F	= IRON FENCE
L	= LENGHT
L.F.E.	= LOWEST FLOOR ELEVATION
L.P.	= LIGHT POLE
MEAS.	= MEASURED
M.H.	= MAN HOLE
M/L	= MONUMENT LINE
N.G.V.D.	= NATIONALGEODETIC VERTICAL DATUM
N.T.S.	= NOT TO SCALE
O/E.	= OVERHEAD ELECTRIC LINE
O/L	= ON LINE
O.H.	= OVERHANGING ROOF
O/S	= OFF SET
P	=PLAT
P.C.	= POINT OF CURVATURE
P.C.P.	= PERMANENT CONTROL POINT
P/L	= PROPERTY LINE
PL.	= PLANTER
P.M.	= PARKING METER
P.R.M.	= PERMANENT REFERENCE MONUMENT
P/W	= PARKWAY
R	= RADIUS
RES	= RESIDENCE
R/W	= RIGHT OF WAY
S.I.P.	= SET IRON PIPE
S/N	= SET NAIL
SDWLK	= SIDEWALK
T	= TANGENT
U.E.	= UTILITY EASEMENT
W	= WIDTH
W/F	= WOOD FENCE
W/S	= WOOD SHED
W.V.	= WATER VALVE
W.U.P.	= WOOD UTILITY POLE

=IRON FENCE
=CHAIN LINK FENCE
=WOOD FENCE
=CHICKEN FENCE
=CBS WALL
=OVERHEAD ELEC.
=CENTER LINE
=EASEMENT
=DENOTES ELEVATIONS
=BUILDING
=DISTANCE
=CATCH BASIN
=WATER METER
=W.U.P.
=STATE ROAD
=US HIGHWAY
=INTERSTATE
=COLUMNS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

I hereby certify that this boundary survey is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17 Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

BY RAFAEL R. CABRERA
Professional Surveyor & Mapper
Certificate No. 5665
STATE OF FLORIDA
DATE: 07-16-2021

America Layout Corp
LB 7464
2725 S.W. 102 Avenue,
Miami, Florida 33165
Tel. 305-606-0031

PROJECT: BOUNDARY SURVEY
1025 KANE CONCOURSE #215 BAY
HARBOR ISLANDS, FL 33154

JOBNo. 0721750
FIELD BOOK:
CAD FILE. LD-9
DATE: 07-16-21
SCALE: 1"=20'
DRAWN: LDD
REV.: RC
REVISIONS
SHEET No. 1-OF-1

APPLICATION FOR SITE PLAN REVIEW

Town Council
Jordan W. Leonard
Mayor
Stephanie Bruder
Vice Mayor
Joshua D. Fuller
Council Member
Kelly Reid
Council Member
Isaac Salver
Council Member
Elizabeth Tricoche
Council Member
Robert Yaffe
Council Member

Town Officials
Ronald J. Wasson
Town Manager
Marlene M. Siegel
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.
Lots 14 & 15 . Less the north 50 FT and south 15 Ft of said lots, Block 11, Bay Harbor Island

PB 46-5

Folio # 13-2227-001-2290 13-2227-001-2300

Size of described property +/- 13,000 Sq FT - Site

Project Description Addition & Renovation Units

Owner(s) Name 1025 Kane Concourse LTD

Mailing Address 1025 Kane Concourse Ste 215

City Bay Harbor Island State FL Zip 33154

Phone Number 305-867-2245 Email hcohen@apmanagement.net

Signature of Owner

Name of Applicant (if different from owner) Ari L Sklar

Mailing Address 2310 Hollywood Blvd

City Hollywood State FL Zip 33020

Phone Number 954-925-9292 Email Ari@Sklarchitect.com

Signature of Applicant

Name of Representative Ari L Sklar, Architect, President Sklar Architecture

Mailing Address 2310 Hollywood Blvd

City Hollywood State Florida Zip 33020

Phone Number 954-925-9292 Email Ari@Sklarchitect.com

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received By

Process Number Fee Paid

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020

TEL 954-925-9292
FAX 954-925-6292

TRANSMITTAL LETTER

To: City of Bay Harbor Date: 12-16-2021

1025 Kane Concourse Terrace Bay Harbor Islands, FL 33154 Project: **17-037 1025 Kane Concourse DRC submittal**

Attention _____ If enclosures are not as noted, please inform us
( ) Acknowledge receipt of enclosures.
( ) Return enclosures to us

WE TRANSMIT:
(X) herewith ( ) under separate cover _____
( ) in accordance with your request _____

FOR YOUR:
( ) approval ( ) distribution to parties ( ) information
( ) review & comment ( ) record
(X) use

THE FOLLOWING:
( ) Drawings ( ) Shop Drawings ( ) Samples
( ) Specifications ( ) Shop Drawing Reproducible ( ) Product Literature
( ) Change Order (X) Plans ( ) Other

QTY	DESCRIPTION	ACTION CODE
	3 Full size set of Architectural plans (A0.0, A0.1, A0.2, A0.3, A0.4, A0.5, A0.6, A1.0, A1.1, A1.2, A2.0, A3.0, A4.0, A10.0, PH-1.0)	**F/E**
	7 11x17 set Architectural Plans (A0.0, A0.1, A0.2, A0.3, A0.4, A0.5, A0.6, A1.0, A1.1, A1.2, A2.0, A3.0, A4.0, A10.0, PH-1.0)	F/E
	3 Set full size Landscape Plans (L1, L2)	F/E
	3 Sets of full size Civil Plans (C1, C2, C3)	
	7 11x17 Set of Landscape Plans (L1, L2)	F/E
	7 11X17 Set of Civil Plans (C1, C2, C3)	
	1 Permit Application	**F/E**

ACTION A. Action indicated on item transmitted
B. No Action required, owner copy
C. For signature and return to this office
D. For signature and forwarding as noted under REMARKS
E. See REMARKS below
F. For permit submittal
G. No action requires, Contractor Copy

REMARKS See attached index of sheets

COPIES TO: (with enclosures)_____
CC:_____
By signing below, I certify that I have verified all quantities and have accepted this order in full as listed above.

_____ _____
Signature Date

_____
Print Name

INDEX OF SHEETS

ARCHITECTURAL	
REPONSE LETTER	
A0.0	COVER
A0.1	SITE PLAN
A0.2	GENERAL NOTES (INTERIOR)
A0.3	PHOTOS EXISTING
A0.4	AERIAL VIEWS
A0.5	EXTERIOR VIEWS
A0.6	ADA DETAILS
A0.8	FLOOR INFO GROUND FLOOR PLAN
A1.0	EXISTING/ PROPOSE GROUND PLAN
A1.1	EXISTING/ PROPOSE SECOND FLOOR PLAN
A1.2	EXISTING ROOF/ PROPOSED
A2.0	EXISTING/PROPOSED ELEVATION
A3.0	SECTIONS
A4.0	DETAILS- SIGNAGE
A10.0	BUILDING FINISHES
PH-1.0	GROUND FLOOR PHOTOMETRICS

LANDSCAPE	
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN

CIVIL	
C1	PRELIMINARY STORMWATER POLLUTION PREVENTION
C2	PRELIMINARY PAVING,GRADING & DRAINAGE PLAN
C3	CIVIL DETAILS

AGENDA ITEM REPORT
August 11, 2022

ITEM NUMBER: 2.

ITEM: Review and discussion of Site Plan Application by Horizon BHI, LLC to construct a 23 unit, 7-story Multi-Family Development to be located at 9880-9900 West Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:
On July 28, 2022, the Town received a revised formal Site Development Application from Horizon BHI, LLC for a 23 Dwelling Unit Multi-Family Development to be located at 9880-9900 West Bay Harbor Drive.

Owner's Name: Horizon BHI, LLC
Folio: 13-2227-091-0001 and 13-2227-001-0670
Property Address: 9880 & 9900 West Bay Harbor Drive
Zoning District: RM-1 Medium High Density
Legal Description: Lots 19-20, Block 3

Enclosed is a copy of the application for site plan review.

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	9880-90 WBH Dr NIDO DRC 2ND SUBMITTAL 8.11.2022
2.	9880-9900 WBH Drive DRC Application SPR22-0000015
3.	9880-90 WBH Drive Impact Analysis 7.25.2022

NIDO

9880-9900 WEST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

INDEX OF DRAWINGS

	COVER SHEET
A-0.00	ZONING DATA
	SURVEY
A-0.01	CONTEXT ELEVATIONS & PHOTOS
A-0.02	FRONT VIEW RENDERING
A-0.03	AERIAL RENDERING
A-0.04	COMPOSITE OF RENDERINGS
A-0.05	CANOPY RENDERING
A-1.00	SITE PLAN
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
A-1.05	LEVEL 5 FLOOR PLAN
A-1.06	LEVEL 6 FLOOR PLAN
A-1.07	LEVEL 7 FLOOR PLAN
A-1.08	ROOF PLAN
A-1.09	HIGH ROOF PLAN
A-2.01	LANDSCAPED EAST ELEVATION
A-2.01A	EAST ELEVATION
A-2.02	LANDSCAPED NORTH ELEVATION
A-2.02A	NORTH ELEVATION
A-2.03	LANDSCAPED SOUTH ELEVATION
A-2.03A	SOUTH ELEVATION
A-2.04	LANDSCAPED WEST ELEVATION
A-2.04A	WEST ELEVATION
A-3.01	SECTION
A-3.02	CANOPY & LOW WALLS DETAILS
A-3.03	TRELLIS DETAILS
A-4.01	PRESENTATION BOARD

L-1	GROUND LEVEL PLANTING PLAN
L-2	ROOF LEVEL PLANTING PLAN
L-3	PLANTING DETAILS
L-4	LANDSCAPE LEGEND
L-5	CONCEPT PLANTING IMAGES GROUND LEVEL
L-6	CONCEPT PLANTING IMAGES ROOF LEVEL
LD-1	EXISTING TREE DISPOSITION PLAN-EXISTING SITE
LD-2	EXISTING TREE DISPOSITION SITE PLAN
LD-3	TREE TRANSPLANT & TREE PROTECTION SITE PLAN

C-1	PAVING, GRADING & DRAINAGE PLAN
C-2	WATER & SEWER PLAN
C-3	PAVEMENT MARKING & SIGNAGE PLAN
C-4	SECTIONS & DETAILS.

E-1.01	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

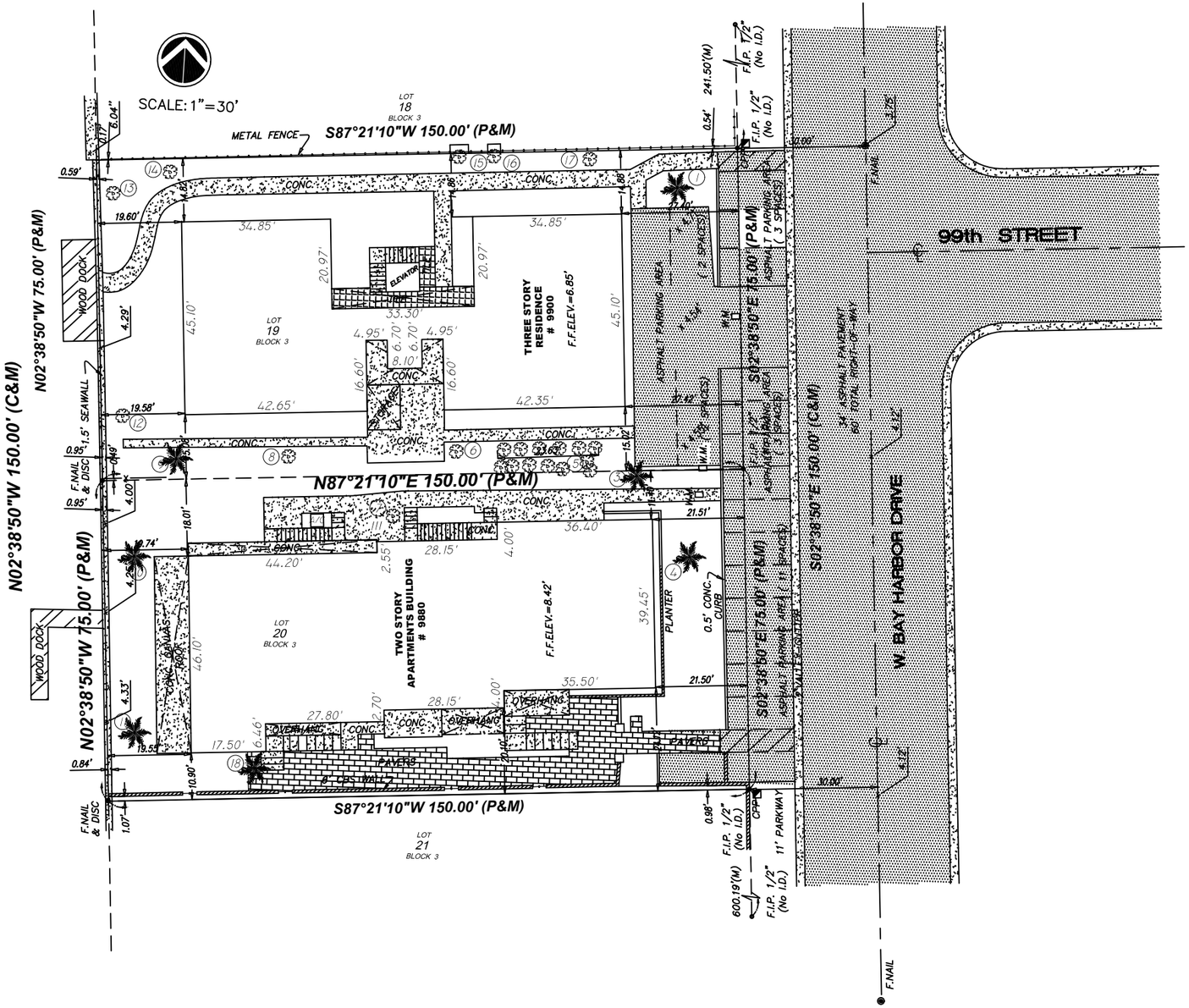
1177 KANE CONCOURSE, SUITE 120, BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

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

CIVIL ENGINEER:
HOLLAND ENGINEERING
111 South 21 Avenue
Hollywood, Florida,33020
PH: (954)367.0371
FAX: (305)367.0372

DRC SUBMITTAL JUNE 22, 2022
DRC RE-SUBMITTAL JULY 28, 2022

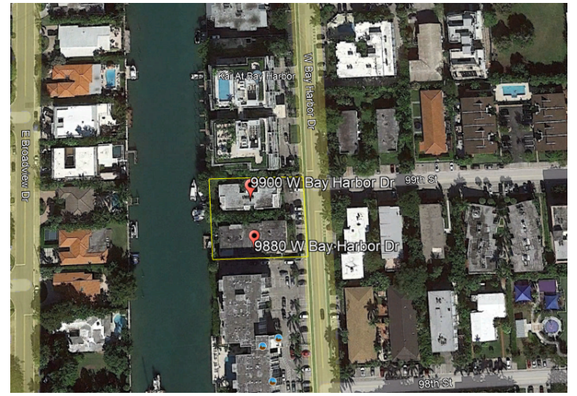


BOUNDARY SURVEY

EXISTING TREES				
No	NAME	DBH	OH	SP
1	PALM	0.4'	25'	5'
2	FRUIT TREE	1.5'	26'	25'
3	PALM	1.4'	3'	11'
4	PALM	1.3'	15'	8'
5	PALM CLUSTER (21)	0.4'	20'	7'
6	SEAGRAPE	0.8'	28'	12'
7	ROYAL PALM	1.2'	40'	20'
8	FRUIT TREE	3.0'	20'	25'
9	ROYAL PALM	1.0'	40'	15'
10	PALM CLUSTER (3)	0.6'	15'	7'
11	ARECA PALM	0.6'	15'	7'
12	FRUIT TREE	1.5'	25'	25'
13	FRUIT TREE	2.2'	33'	30'
14	BANYAN	3.0'	35'	15'
15	CHINESE PALM	2.0'	25'	20'
16	PALM	1.0'	40'	15'
17	PALM	1.5'	10'	20'
18	PALM	0.6'	16'	7'

DBH=Diameter breast height (4.5 feet from ground) OH=Overall Height SP=Spread

LOCATION MAP
NOT TO SCALE



PROPERTY ADDRESS: 9880-9900 W BAY HARBOR DR., BAY HARBOR ISLANDS, FL. 33154

FOLIO # 13-2227-001-0670 & 13-2227-091-0001

LEGAL DESCRIPTION: LOTS 19 AND 20, BLOCK 3, OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7) OWNERSHIP OF FENCES ARE UNKNOWN.
8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
11)ELEVATIONS BASED OFF OF BM# R-243 LOC# 2225 W ELEV.6.61' NGVD

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNNG PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES

BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB:46 PG: 5

LEGEND & ABBREVIATIONS:

= CONCRETE
= CONC. BLOCK WALL
= WOOD DECK
= COVERED AREA
= ASPHALT
—X—X— = CHAIN LINK FENCE (CLF)
—/—/—/— = WOOD FENCE (WF)
—O—O— = IRON FENCE (IF)
A = ARC DISTANCE
L= LENGTH
Δ= CENTRAL ANGLE / DELTA
R = RADIUS
T = TANGENT
P.T. = POINT OF TANGENCY
P.C. = POINT OF CURVATURE
P.C.C.= POINT OF COMPOUND CURVE
C.B.= CATCH BASIN
CATV = CABLE UTILITY BOX

B.C.= BLOCK CORNER
℄ = PROPERTY LINE
℄ = CENTER LINE
M= MONUMENT LINE
CALC.= CALCULATED
M.= FIELD MEASURED
P. = PER PLAT
TYP. = TYPICAL
P.R.M.= PERMANENT REFERENCE MONUMENT
P.C.P.= PERMANENT CONTROL POINT
FD. NAIL = FOUND NAIL
FD. D/H = FOUND DRILL HOLE
FD. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER
C.M. = CONCRETE MONUMENT
W.M.= WATER METER
R/W = RIGHT OF WAY

U.E.= UTILITY EASEMENT
A.E. = ANCHOR EASEMENT
D.E. = DRAINAGE EASEMENT
ENCR.= ENCROACHEMENT
F.F. ELEV. = FINISHED FLOOR ELEVATION
N.T.S.= NOT TO SCALE
P.B.= PLAT BOOK
O.R.B.= OFFICIAL RECORD BOOK
M.H.= MAN HOLE
C.B.S.= CONCRETE BLOCK STRUCTURE
BLDG = BUILDING
O.H.L.= OVERHEAD UTILITY LINES
TEL.= TELEPHONE FACILITIES

P.R.C.= POINT OF REVERSE CURVE
CH = CHORD
CH. BRG.= CHORD BEARING
B.M.= BENCH MARK
B.R.= BEARING REFERENCE
P.O.C.= POINT OF COMMENCEMENT
P.O.B.= POINT OF BEGINNING
T.B.M.= TEMPORARY BENCH MARK
P.O.B.= POINT OF BEGINNING
T.B.M.= TEMPORARY BENCH MARK
FD. I.R. = FOUND IRON REBAR
FD. P.K.NAIL = FOUND PARKER-KALON NAIL
P.S.M.= PROFESSIONAL SURVEYOR AND MAPPER
A/C = AIR CONDITIONER PAD
TX= TRANSFORMER
P.P.= POWER POLE
D.M.E.= DRAINAGE & MAINTENANCE EASEMENT
+ 0.0' = EXISTING ELEVATION

ELEV.= ELEVATION
SEC.= SECTION
TWS. = TOWNSHIP
RG. = RANGE
SWK= SIDEWALK

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES.THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

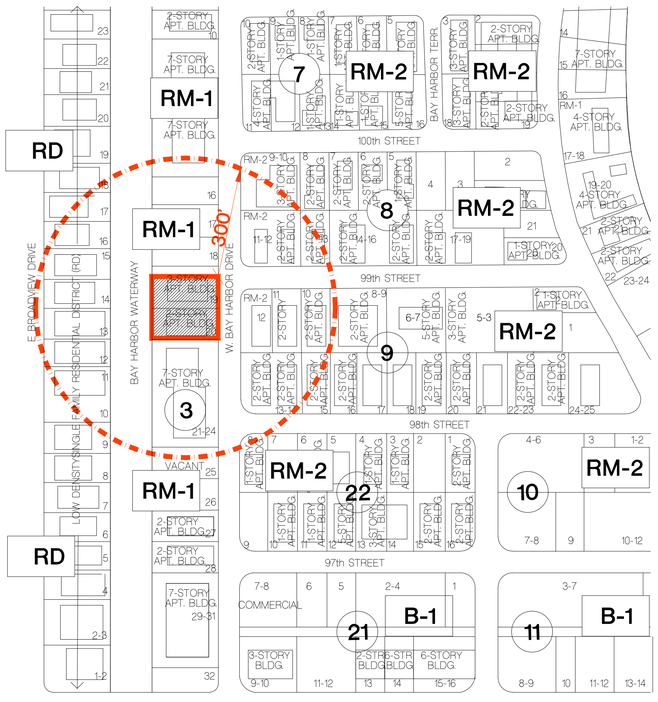
ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

SINCE 1987
BLANCO SURVEYORS INC.
Engineers • Land Surveyors • Planners • LB # 0007059
555 NORTH SHORE DRIVE
MIAMI BEACH, FL 33141
(305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE:AE		SUFFIX: L FEMA DATE: 09 / 11 / 09	BASE: 8'
PANEL: 0144		COMMUNITY # 120637	
DATE: 05/27/22	SCALE: 1" = 30'	DWN. BY: R.BELLO	JOB No. 22-291

SURVEYOR'S SEAL

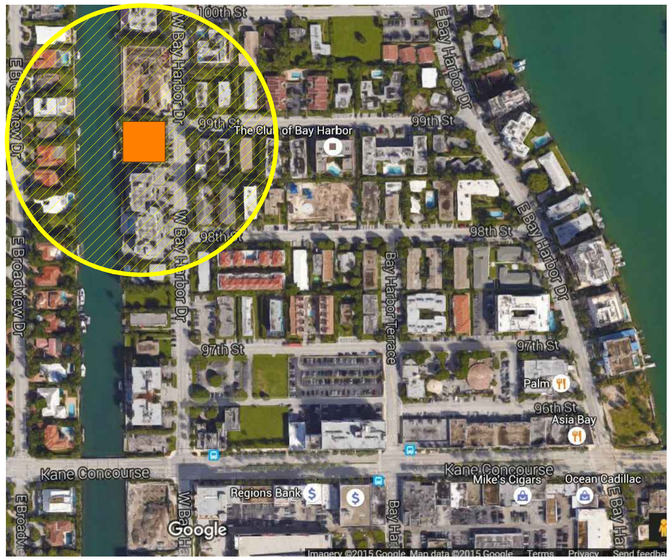
ADIS N. NUNEZ
License Number
5924
STATE OF
FLORIDA
Professional Surveyor and Mapper



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



AERIAL MAP

SCALE: N.T.S.

NOTE: HATCHED AREA INDICATES A 300' RADIUS.

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	1,202	**1,284**	597	SF	2 BD / 2 BA
UNIT 2	1	1,430	**1,527**	513	SF	2 BD / 2.5 BA
UNIT 3	1	3,036	**3,163**	387	SF	4 BD / 3.5 BA + DEN
UNIT 4	1	2,464	**2,556**	248	SF	2 BD / 2.5 BA + DEN
UNIT 5	1	2,778	**2,892**	391	SF	3 BD / 3.5 BA + DEN
UNIT 6	1	1,236	**1,322**	599	SF	2 BD / 2 BA
UNIT 7	1	1,394	**1,490**	474	SF	2 BD / 2.5 BA
UNIT 8	1	3,036	**3,163**	395	SF	4 BD / 3.5 BA + DEN
UNIT 9	1	2,464	**2,556**	268	SF	2 BD /2.5 BA + DEN
UNIT 10	1	2,778	**2,892**	388	SF	3 BD /3.5 BA +DEN
UNIT 11	1	1,178	**1,268**	313	SF	2 BD/2 BA
UNIT 12	1	1,347	**1,439**	392	SF	2 BD/2.5 BA
UNIT 13	1	2,892	**3,022**	491	SF	4 BD /4.5 BA + DEN
UNIT 14	1	2,508	**2,600**	268	SF	2 BD / 2.5 BA + DEN
UNIT 15	1	2,655	**2,770**	426	SF	3 BD /3.5 BA + STUDY
UNIT 16	1	1,353	**1,456**	643	SF	2 BD /2.5 BA
UNIT 17	1	2,378	**2,493**	502	SF	3 BD/2.5 BA
UNIT 18	1	2,464	**2,556**	261	SF	2 BD/2.5 BA + DEN
UNIT 19	1	3,206	**3,379**	1135	SF	4 BD / 4.5 BA + DEN
UNIT 20	1	1,353	**1,456**	427	SF	2 BD / 2.5 BA
UNIT 21	1	2,378	**2,493**	399	SF	3 BD /2.5 BA + DEN
UNIT 22	1	2,464	**2,556**	268	SF	2 BD /2.5 BA + DEN
UNIT 23	1	3,206	**3,379**	757	SF	4 BD/4.5 BA + DEN
TOTAL	23	51,200	53,712	10406	SF	

NOTE:
DENS CAN NEVER BE CONVERTED OR USED AS BEDROOMS, UNLESS THE DU SIZE IS ADEQUATE AND BUILDING CODE REQUIREMENTS ARE MET.

*** GSF INDICATES SEALABLE AREAS**

ZONING SUMMARY

	SF	ACRES
LOT AREA	22,500	0.52 +/-

LEGAL DESCRIPTION

LOTS 19 & 20 BLOCK 3 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 4.06' NGVD

ZONING CLASSIFICATION

RM1 - MULTI FAMILY RESIDENTIAL DISTRICT

FUTURE LAND USE DESIGNATION **MEDIUM-HIGH DENSITY RESIDENTIAL**

		ALLOWABLE	PROPOSED
(DETERMINED BY THE SETBACKS)		N/A	
MAXIMUM DENSITY [0.52 ACRES X 70 DUA]		36 DU	23 DU [0.52 ACRES X 44.2 DUA]
34 UNITS PER NET ACRE [ALLOWABLE BASE DENSITY]		17.68 (18)	23 (5 TDRs REQ.)
SETBACKS		**REQUIRED**	**PROPOSED**
FRONT:			
UP TO 30'-0" HIGH		20'-0"	20'-0"
UP TO 45'-0" HIGH		25'-0"	30'-0"
UP TO 75'-0" HIGH		30'-0"	30'-0"
REAR		20'	20'
SIDE:			
UP TO 30'-0" HIGH 10', FOR DEVELOPMENTS ON MORE THAN 1 LOT: 10% OF LOT WIDTH		15'	15'
1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"		26'-8"(MAX)	26'-8"" (MAX)
FLEX: 1/3 OF BUILDING LENGTH			
@ NORTH [0.33 X 110'-0"]		36'-8"	36'-8"
@ SOUTH [0.33 X 180'-0"]		36'-8"	36'-8"
@ 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		**REQUIRED**	**PROPOSED**
20% OF LOT AREA MINIMUM	22,500 X .20	4,500 SF	5,537 SF = 25%
IMPERVIOUS AREA			16,977 SF = 75% OF SITE AREA
ROOF DECK LANDSCAPE REQUIREMENTS		**REQUIRED**	**PROPOSED**
15% OF ROOF AREA MINIMUM USED FOR RECREATION	7,038 SF X .15	1,037 SF	1,607 SF = 23 %
LOT COVERAGE		**ALLOWABLE**	**PROPOSED**
(PERIMETER DETERMINED BY THE SETBACKS)		DETERMINED BY SETBACKS	13,200 SF = 59%
PARKING SPACE REQUIREMENTS		**REQUIRED**	**PROPOSED**
RESIDENTIAL - 2 PER DWELLING UNIT MINIMUM & 2 GUEST PARKING AS A SUBSET OF THE TOTAL [INCLUDING 2 H.C. SPACES]		46 (INCLUDING 2 GUEST)	49 (INCLUDING 2 GUEST & 2 ADA SPACES))

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL, LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN, LICENSE NO. AR0017273
1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:
HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. 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:

NIDO

9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
ZONING DATA

SCALE: - DATE: JULY 28, 2022

SHEET NUMBER
A-0.00

DRC 2ND SUBMITTAL

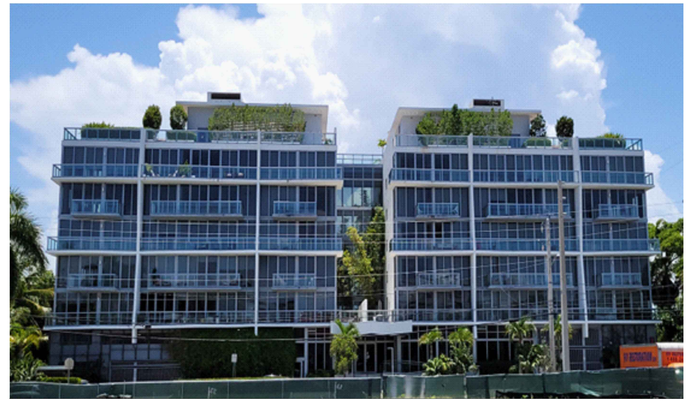


ADJACENT SOUTH
NEIGHBOR





9880 [SUBJECT SITE] 9900



ADJACENT NORTH
NEIGHBOR

EXISTING PROPERTIES



SOUTH PROPERTY NEIGHBOR

SUBJECT SITE DESIGN

NORTH PROPERTY NEIGHBOR

CONTEXT ELEVATION

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH:
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6800 S.W. 81 STREET MIAMI, FL. 33143
PHONE: 305-665-9668 FAX: 305-668-8426

STRUCTURAL ENG:

MEP ENG:

NIDO

9880-9900 WEST BAY HARBOR DRIVE

NEW CONDOMINIUM BUILDING

BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
CONTEXT PHOTOS

SCALE: 1/8" = 1'-0" DATE: JULY 28, 2022

SHEET NUMBER
A-0.01

DRC 2ND SUBMITTAL



FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:

HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 , (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH:

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6600 S.W. 81 STREET MIAMI, FL. 33143
PHONE 305-665-9688 FAX 305-668-8426

STRUCTURAL ENG:

MEP ENG:

N I D O

9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

FRONT RENDERING

SCALE: DATE: JULY 28, 2022

SHEET NUMBER

A-0.02

DRC 2ND SUBMITTAL



VIEW TO SOUTH



VIEW TO NORTH

SUBJECT SITE



WEST VIEW

AERIAL RENDERINGS

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL.
LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 - (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH:
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6600 S.W. 81 STREET MIAMI, FL. 33143
PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENG:

MEP ENG:

NIDO

9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

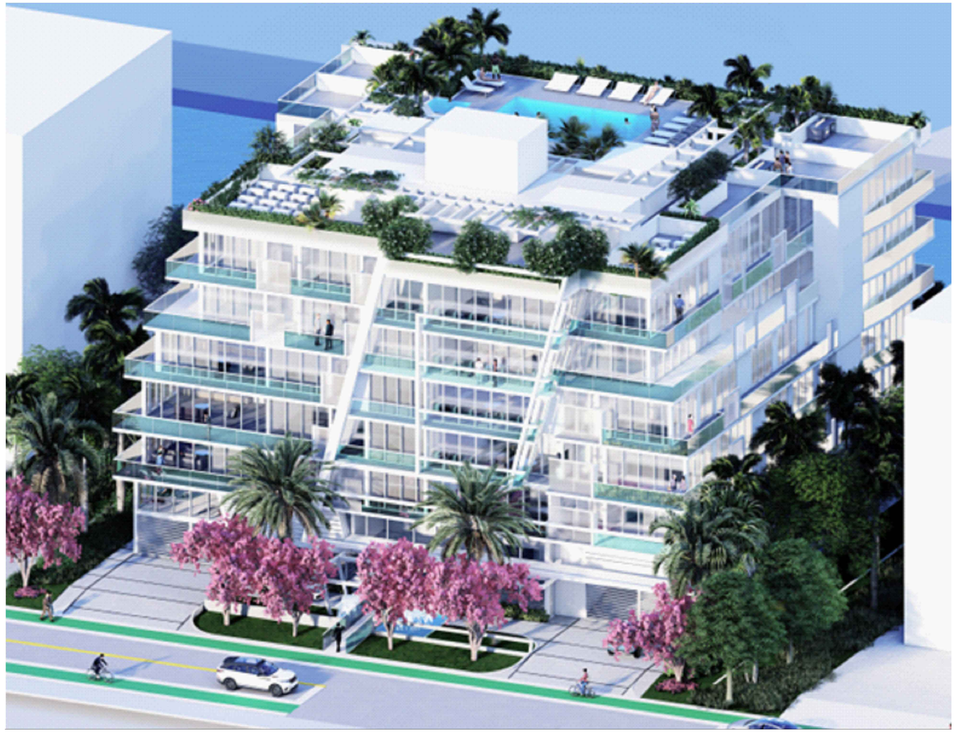
NO.	REVISION	DATE	BY

DRAWING TITLE:
AERIAL RENDERING

SCALE: DATE: JULY 28, 2022

SHEET NUMBER
A-0.03

DRC 2ND SUBMITTAL







ROOF RENDERINGS

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL.
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:

HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 - (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. 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:

N I D O

9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

ROOF RENDERINGS

SCALE: DATE: JULY 28, 2022

SHEET NUMBER

A-0.04

DRC 2ND SUBMITTAL





CANOPY RENDERINGS

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL.
LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:

HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH:

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6600 S.W. 81 STREET MIAMI, FL. 33143
PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENG:

MEP ENG:

NIDO

9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

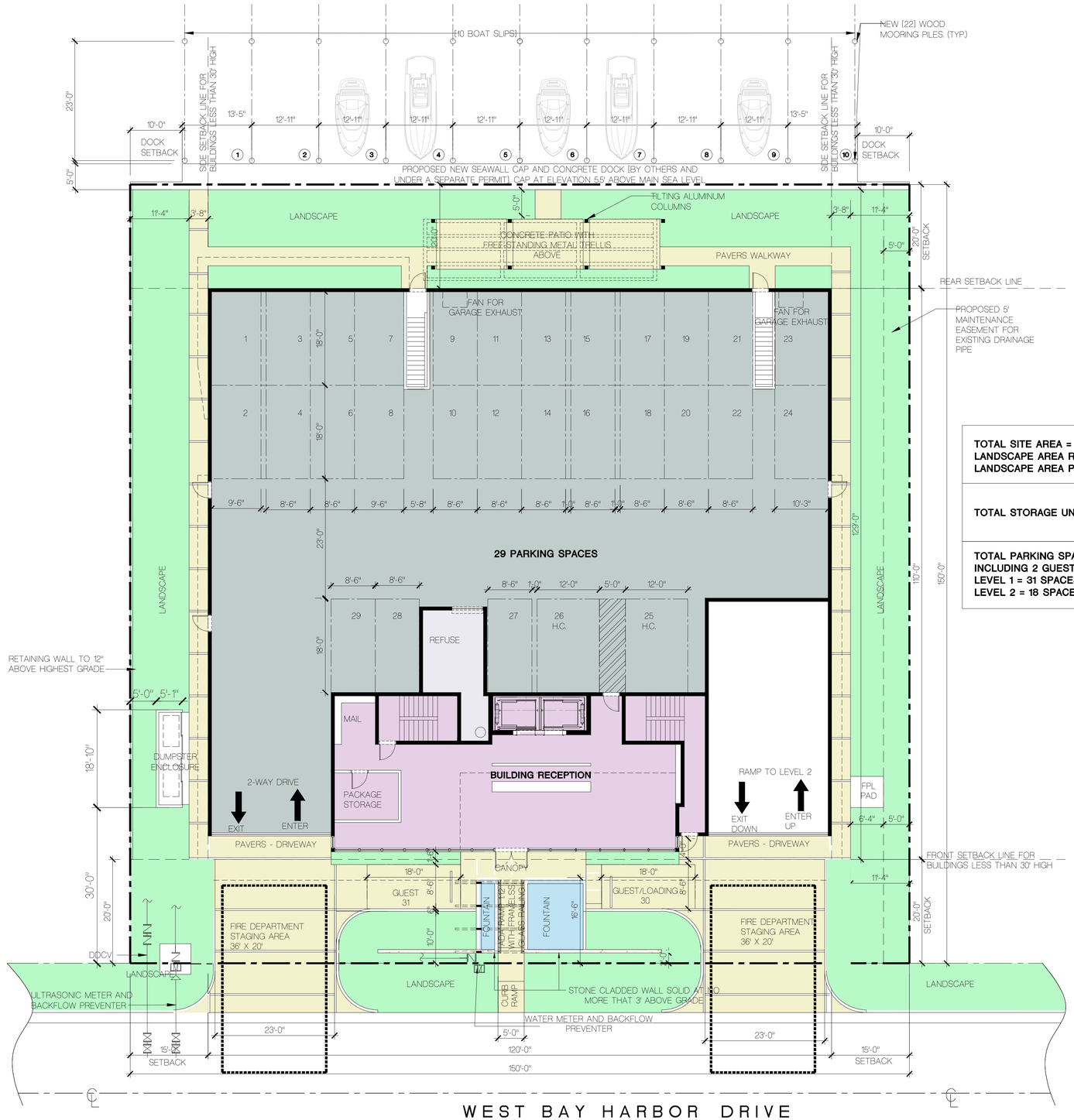
CANOPY RENDERINGS

SCALE: DATE: JULY 28, 2022

SHEET NUMBER

A-0.05

DRC 2ND SUBMITTAL



FLOOD PROOFING NOTES:
1. THE BUILDING IS DESIGNED BASED ON FBC 1612.5 FLOOD HAZARDS DOCUMENTATION ITEM (1) ASCE 24 TABLE 2-1 BFE = † 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 = 9.0' NGVD
4. FLOOD PANEL NUMBER 0144
5. FINISH FLOOR ELEVATION: ALL SPACES ON LEVEL -2'-6" BFE / 5.5' NGVD.
6. REFER TO THE SURVEY FOR GRADE ELEVATIONS INCLUDING CROWN OF ROAD AND ADJACENT
7. THERE IS NO EQUIPMENT ON LEVEL 1, THE LOWEST ELEVATION OF EQUIPMENT IS AT ELEVATION 14'-9 NGVD = +5'-9 BFE
8. ALL STORM WATER RUNOFF SHALL BE RETAINED ON SITE. SEE C-1 FOR DETAILS.

FLOOD VENT TO BE USED
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.
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 BULLETINS NUMBER 4
- THE ELEVATOR MOTORS, ELECTRIC CONTROL PANELS, AND ASSOCIATED EQUIPMENT SHALL BE LOCATED ABOVE BFE + †.
- THE ELEVATOR SHALL BE EQUIPPED WITH CONTROLS THAT WILL PREVENT THE CAB FROM DESCENDING INTO FLOOD WATERS BELOW ELEVATION BFE +†

TOTAL SITE AREA = 22,500 SF
LANDSCAPE AREA REQUIRED =4,500 SF [20% OF SITE AREA]
LANDSCAPE AREA PROVIDED = 5,537 SF [25%]

TOTAL STORAGE UNITS PROVIDED 23 (1 PER UNIT)

TOTAL PARKING SPACES PROVIDED 49 (2 PER UNIT)
INCLUDING 2 GUEST SPACES AT FRONT SETBACK
LEVEL 1 = 31 SPACES
LEVEL 2 = 18 SPACES

SITE PLAN - LEVEL 1 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
IPHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH:
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6600 S.W. 81 STREET MIAMI, FL. 33143
PHONE: 305-665-9668 FAX: 305-668-8426

STRUCTURAL ENG:

MEP ENG:

NIDO
9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

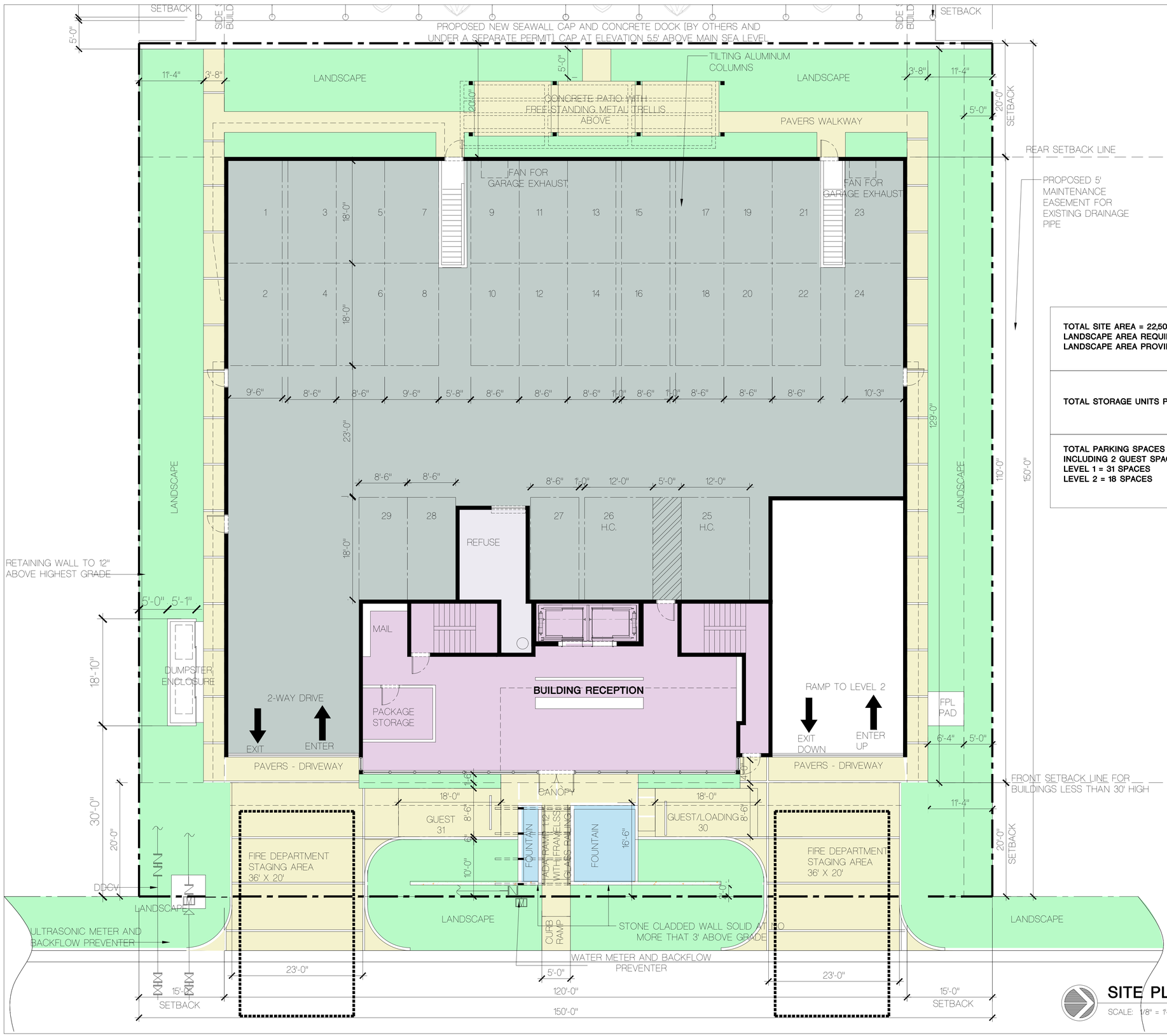
NO.	REVISION	DATE	BY

DRAWING TITLE:
SITE PLAN
LEVEL 1 FLOOR PLAN

SCALE: 3/32" = 1'-0" DATE: JULY 28, 2022

SHEET NUMBER
A-1.00

DRC 2ND SUBMITTAL



TOTAL SITE AREA = 22,500 SF
LANDSCAPE AREA REQUIRED =4,500 SF [20% OF SITE AREA]
LANDSCAPE AREA PROVIDED = 5,537 SF [25%]

TOTAL STORAGE UNITS PROVIDED 23 (1 PER UNIT)

TOTAL PARKING SPACES PROVIDED 49 (2 PER UNIT)
INCLUDING 2 GUEST SPACES AT FRONT SETBACK
LEVEL 1 = 31 SPACES
LEVEL 2 = 18 SPACES

SITE PLAN - LEVEL 1 FLOOR PLAN

SCALE: 1/8" = 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

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:
HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 , (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH:
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6600 S.W. 81 STREET MIAMI, FL. 33143
PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENG:

MEP ENG:

NIDO

9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

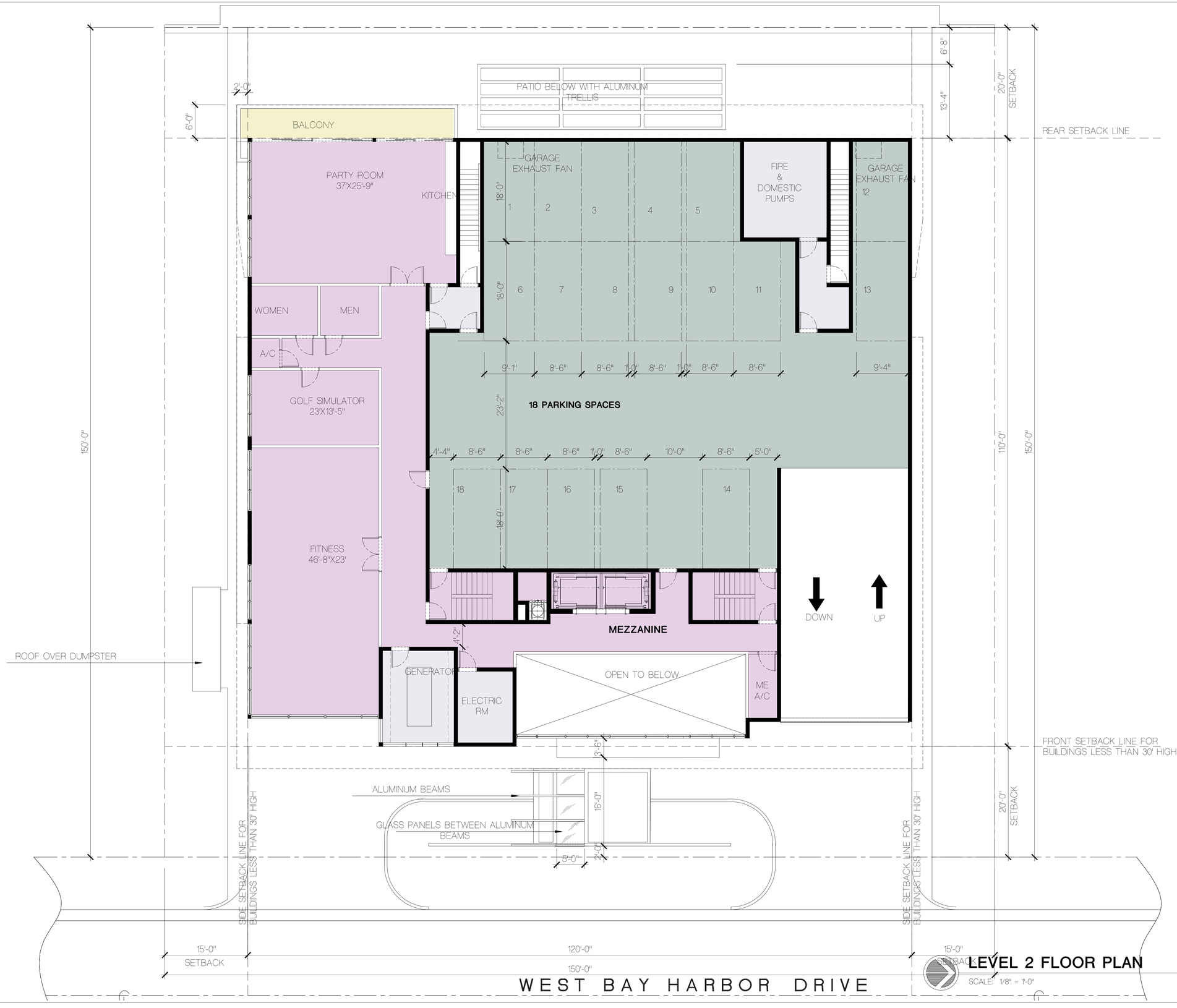
NO.	REVISION	DATE	BY

DRAWING TITLE:
SITE PLAN
LEVEL 1 FLOOR PLAN

SCALE: 1/8" = 1'-0" DATE: JULY 28, 2022

SHEET NUMBER
A-1.01

DRC 2ND SUBMITTAL



LEVEL 2 FLOOR PLAN

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL.
LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH:
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6600 S.W. 81 STREET MIAMI, FL. 33143
PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENG:

MEP ENG:

NIDO

9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

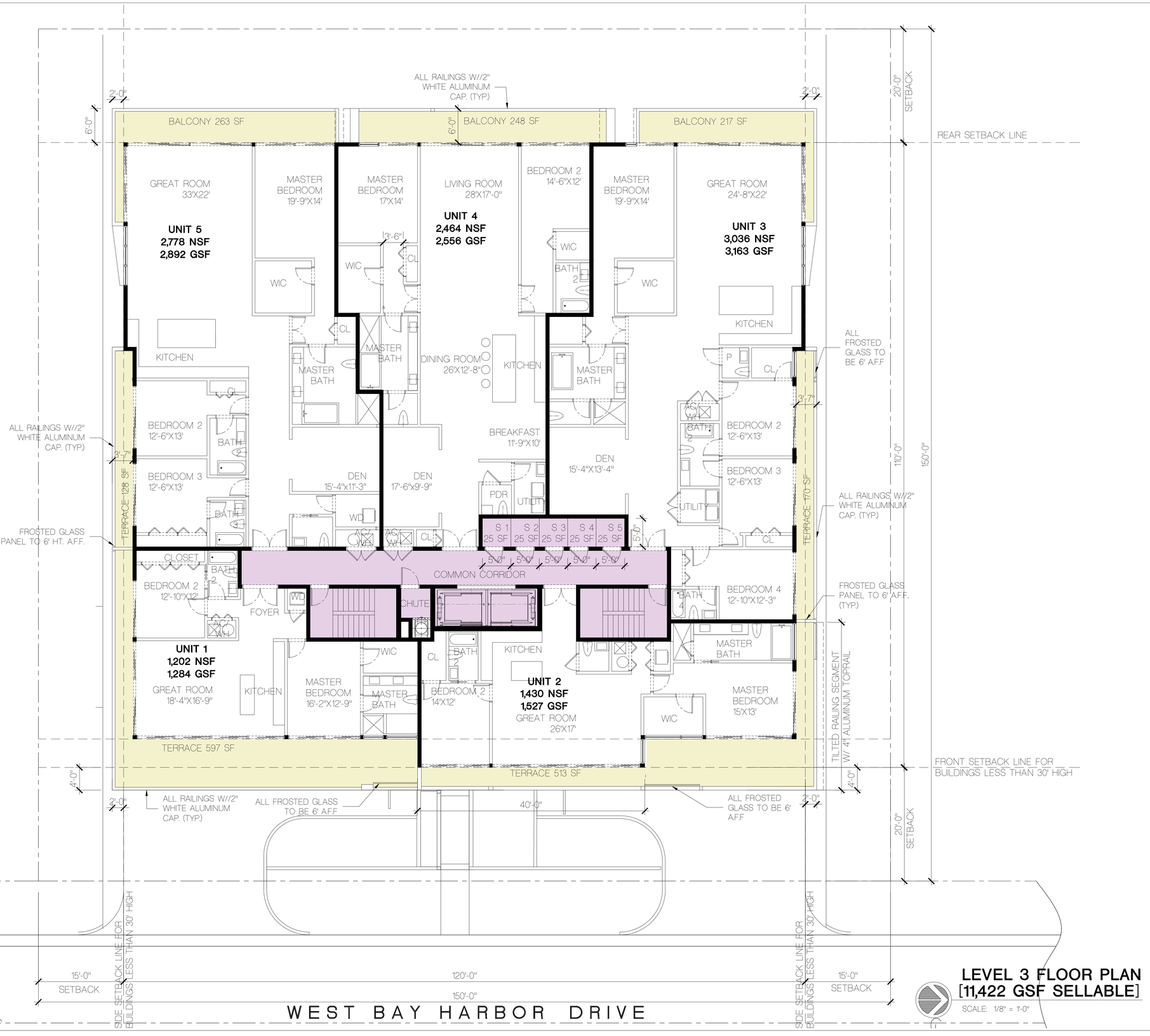
SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
LEVEL 2 FLOOR PLAN

SCALE: 1/8" = 1'-0" DATE: JULY 28, 2022
SHEET NUMBER
A-1.02

DRC 2ND SUBMITTAL



LEVEL 3 FLOOR PLAN [11,422 GSF SELLABLE]

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

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. 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:

NIDO
9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

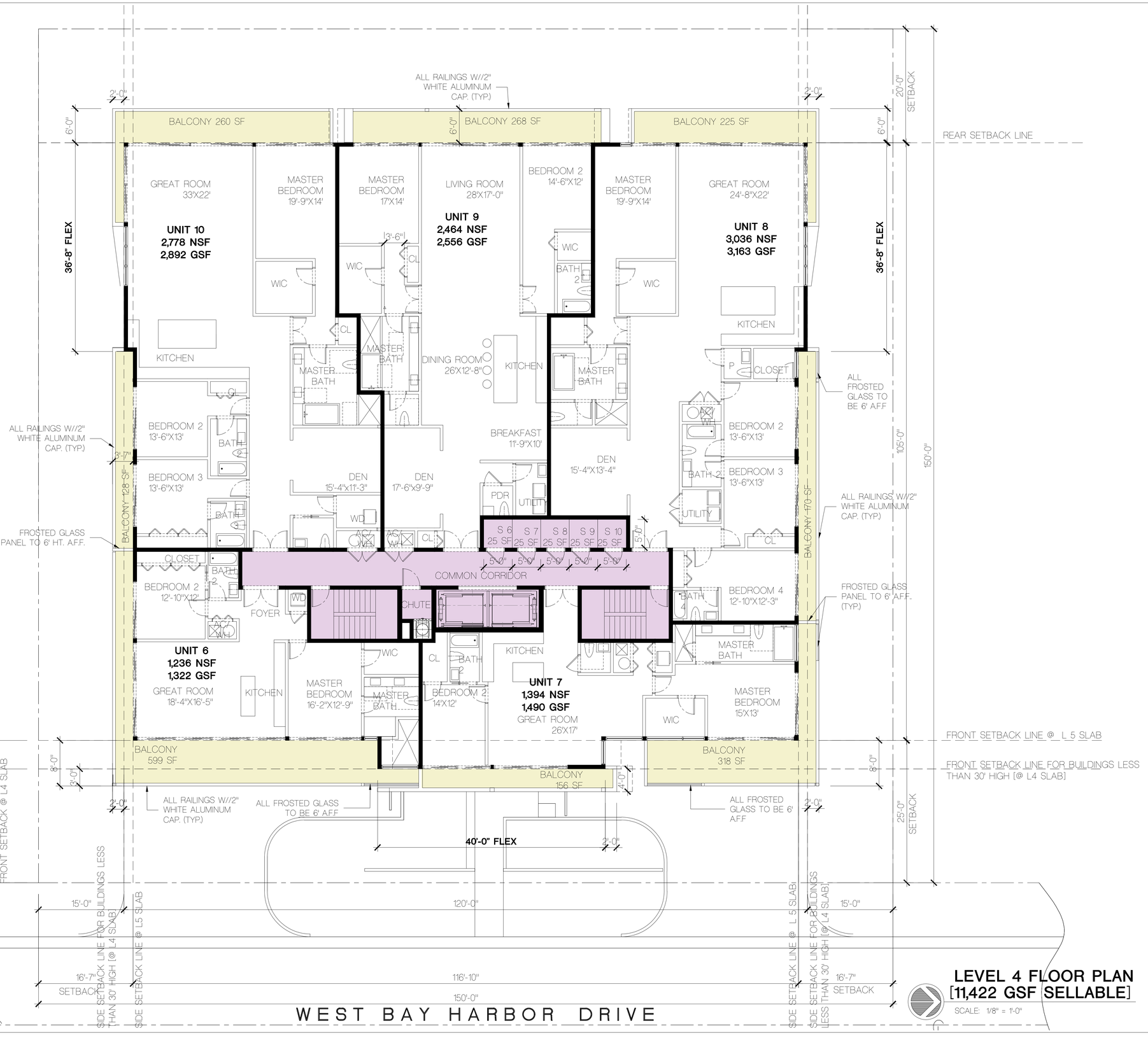
NO.	REVISION	DATE	BY

DRAWING TITLE:
LEVEL 3
FLOOR PLAN

SCALE: 1/8" = 1'-0" DATE: JULY 28, 2022

SHEET NUMBER
A-1.03

DRC 2ND SUBMITTAL



LEVEL 4 FLOOR PLAN [11,422 GSF SELLABLE]

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

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL.
LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 , (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. 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:

NIDO
9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

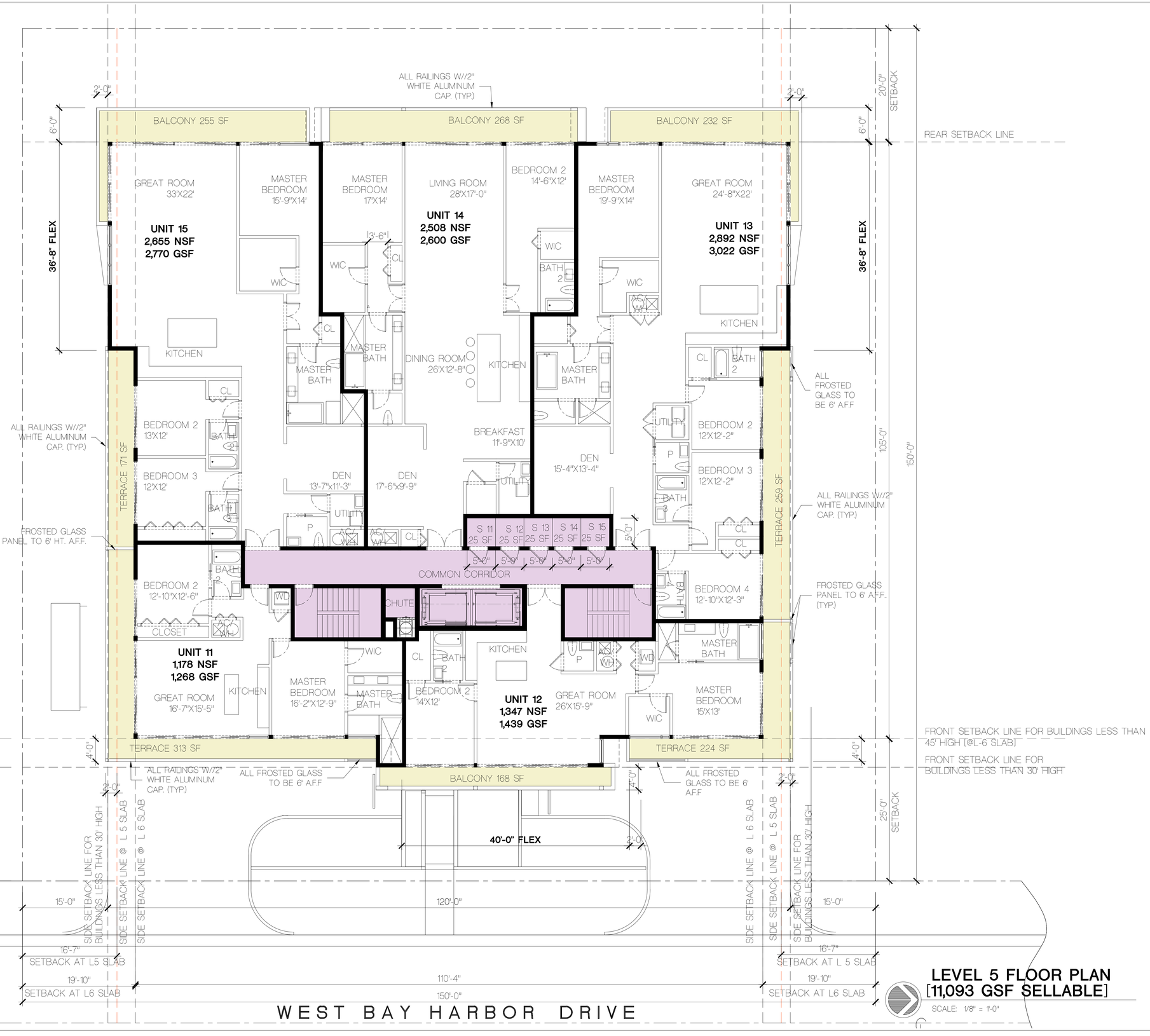
NO.	REVISION	DATE	BY

DRAWING TITLE:
LEVEL 4
FLOOR PLAN

SCALE: 1/8" = 1'-0" DATE: JULY 28, 2022

SHEET NUMBER
A-1.04

DRC 2ND SUBMITTAL



LEVEL 5 FLOOR PLAN [11,093 GSF SELLABLE]

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

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL.
LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 , (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. 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:

NIDO
9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

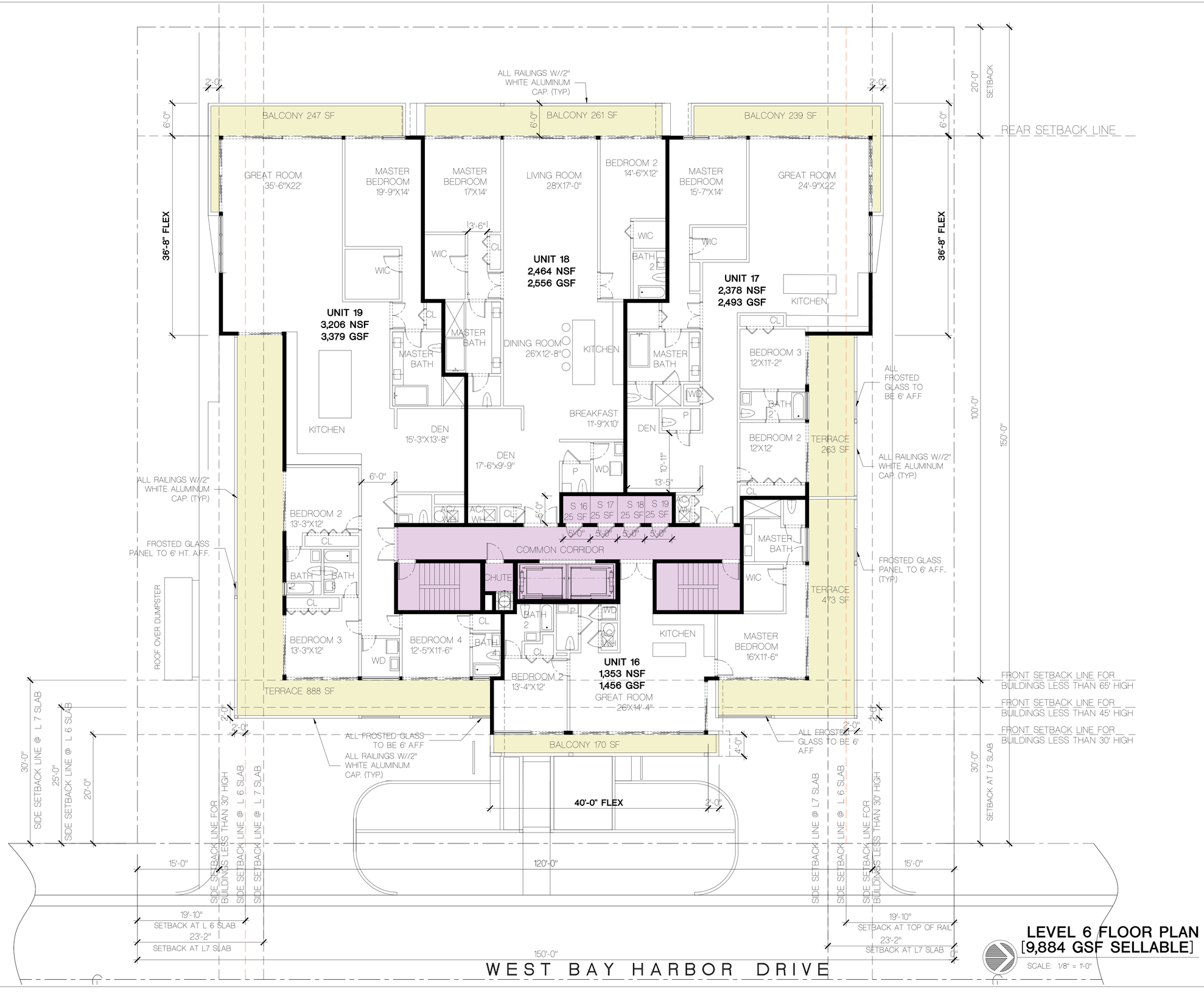
NO.	REVISION	DATE	BY

DRAWING TITLE:
LEVELS 5 FLOOR PLAN

SCALE: 1/8" = 1'-0" DATE: JULY 28, 2022

SHEET NUMBER
A-1.05

DRC 2ND SUBMITTAL



LEVEL 6 FLOOR PLAN [9,884 GSF SELLABLE]

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

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL.
LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:
HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH:
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6600 S.W. 81 STREET MIAMI, FL. 33143
PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENG:

MEP ENG:

NIDO
9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

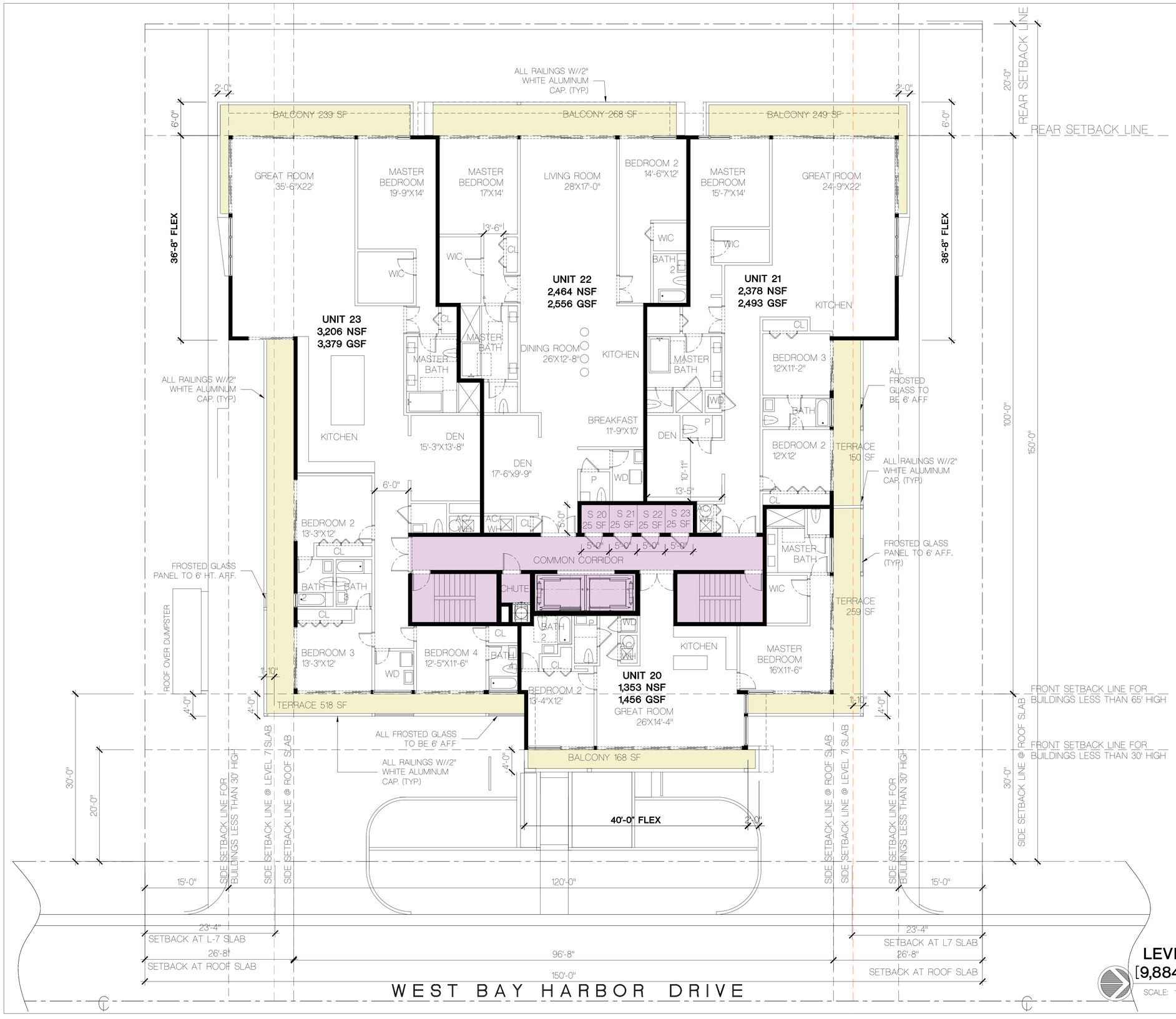
NO.	REVISION	DATE	BY

DRAWING TITLE:
LEVEL 6
FLOOR PLAN

SCALE: 1/8" = 1'-0"
DATE: JULY 28, 2022

SHEET NUMBER
A-1.06

DRC 2ND SUBMITTAL



LEVEL 7 FLOOR PLAN [9,884 GSF SELLABLE]

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

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL.
LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. 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:

NIDO
9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

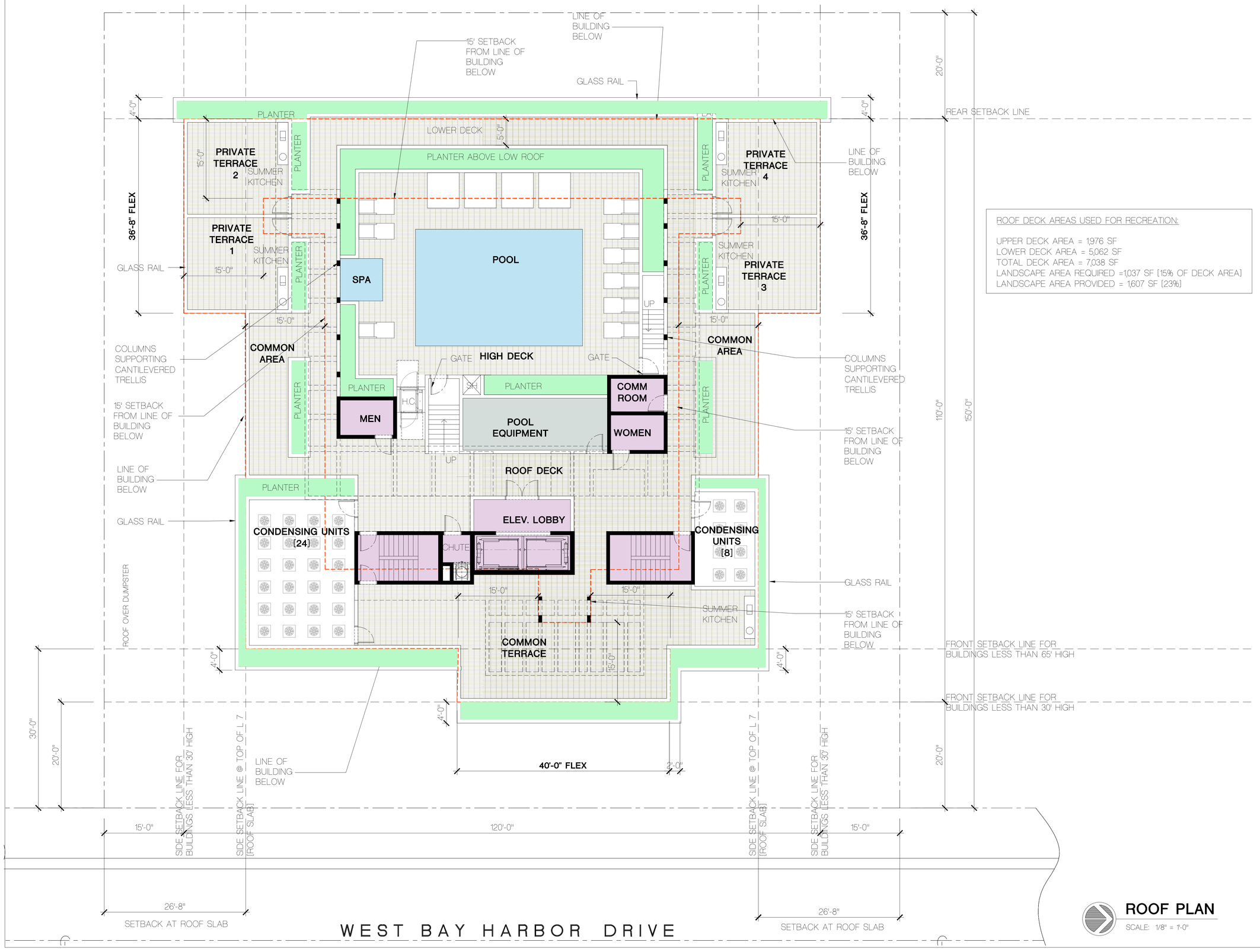
NO.	REVISION	DATE	BY

DRAWING TITLE:
LEVEL 7 FLOOR PLAN

SCALE: 1/8" = 1'-0" DATE: JULY 28, 2022

SHEET NUMBER
A-1.07

DRC 2ND SUBMITTAL



ROOF DECK AREAS USED FOR RECREATION:

UPPER DECK AREA = 1,976 SF
LOWER DECK AREA = 5,062 SF
TOTAL DECK AREA = 7,038 SF
LANDSCAPE AREA REQUIRED =1,037 SF [15% OF DECK AREA]
LANDSCAPE AREA PROVIDED = 1,607 SF [23%]

ROOF PLAN

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. 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:

NIDO
9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

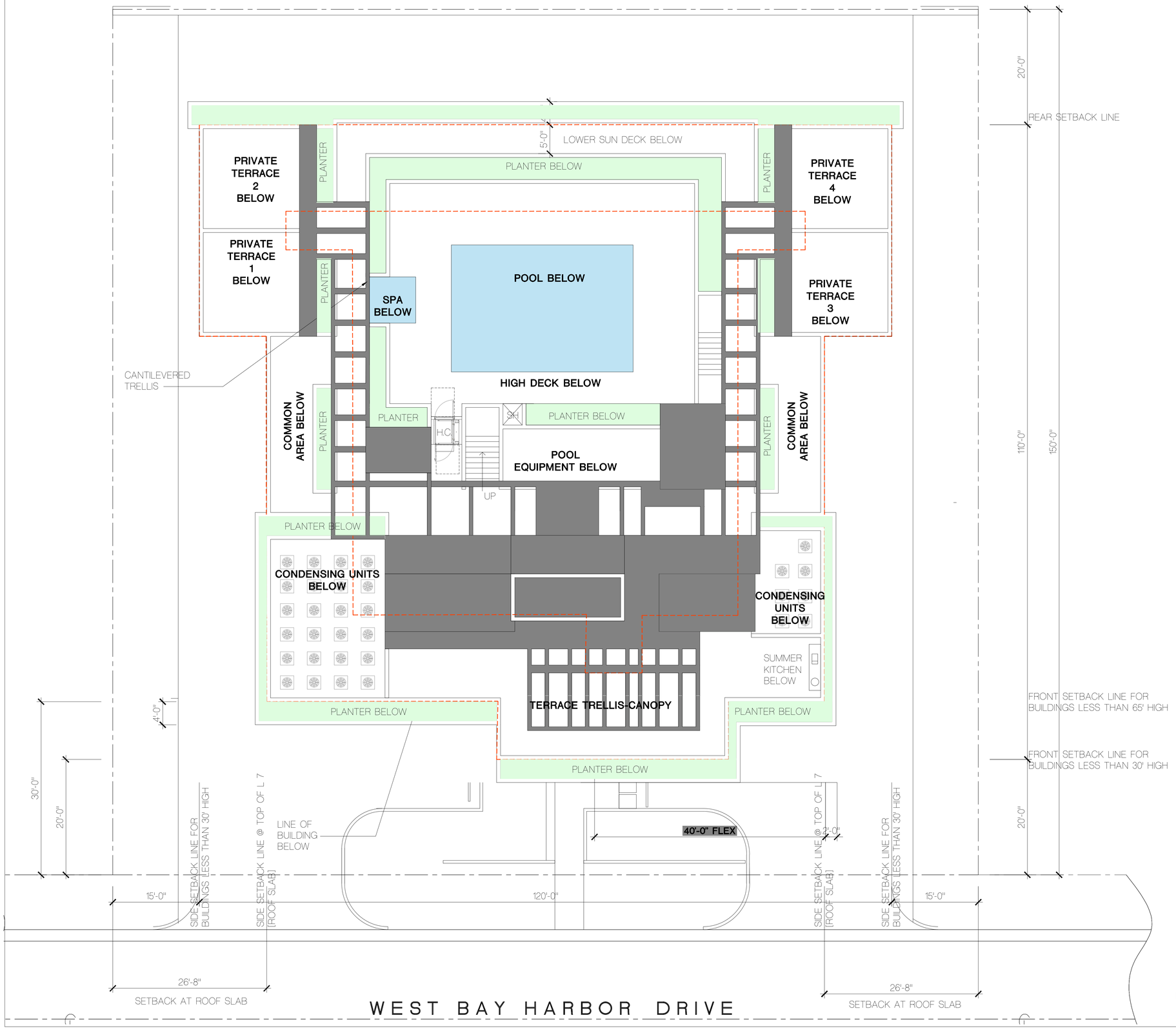
NO.	REVISION	DATE	BY

DRAWING TITLE:
ROOF PLAN

SCALE: 1/8" = 1'-0"
DATE: JULY 28, 2022

SHEET NUMBER
A-1.08

DRC 2ND SUBMITTAL



HIGH ROOF PLAN

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL.
LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:
HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 , (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH:
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6600 S.W. 81 STREET MIAMI, FL. 33143
PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENG:

MEP ENG:

NIDO

9880-9900 WEST BAY HARBOR DRIVE

NEW CONDOMINIUM BUILDING

BAY HARBOR ISLANDS, FLORIDA 33154

NO.	REVISION	DATE	BY

DRAWING TITLE:
HIGH ROOF PLAN

SCALE: 1/8" = 1'-0"
DATE: JULY 28, 2022

SHEET NUMBER
A-1.09

DRC 2ND SUBMITTAL



ELEV 70'-0" BFE + 1' FREEBOARD = 79.0' NGVD
F.F.E. UPPER ROOF DECK

ELEV 65'-0" BFE + 1' FREEBOARD= 74.0' NGVD
F.F.E. ROOF

ELEV +64'-2" BFE + 1' FREEBOARD = 73'-2" NGVD
T.O.S. ROOF

ELEV 54'-4" BFE + 1' FREEBOARD = 63'-4" NGVD
T.O.S. LEVEL 7

ELEV 44'-6" BFE + 1' FREEBOARD = 53'-6" NGVD
T.O.S. LEVEL 6

ELEV 34'-8" BFE + 1' FREEBOARD = 43'-8" NGVD
T.O.S. LEVEL 5

ELEV 24'-10" BFE + 1' FREEBOARD = 33'-10" NGVD
T.O.S. LEVEL 4

ELEV 15' BFE + 1' FREEBOARD = 24' NGVD
T.O.S. LEVEL 3

ELEV +5'-9" BFE + 1' FREEBOARD = 14'-9" NGVD
T.O.S. LEVEL 2

ELEV -0" BFE = -8.0' NGVD
ELEV -2'-6" BFE = 5'-6" NGVD
T.O.S. LEVEL 1

ELEV 1' BFE = 9.0' NGVD
FREEBOARD ELEVATION

ELEV -4'-0" BFE =4' NGVD
CROWN OF ROAD ELEVATION

EAST [FRONT] ELEVATION/WITH LANDSCAPE

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL.
LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH:
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6600 S.W. 81 STREET MIAMI, FL. 33143
PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENG:

MEP ENG:

NIDO
9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

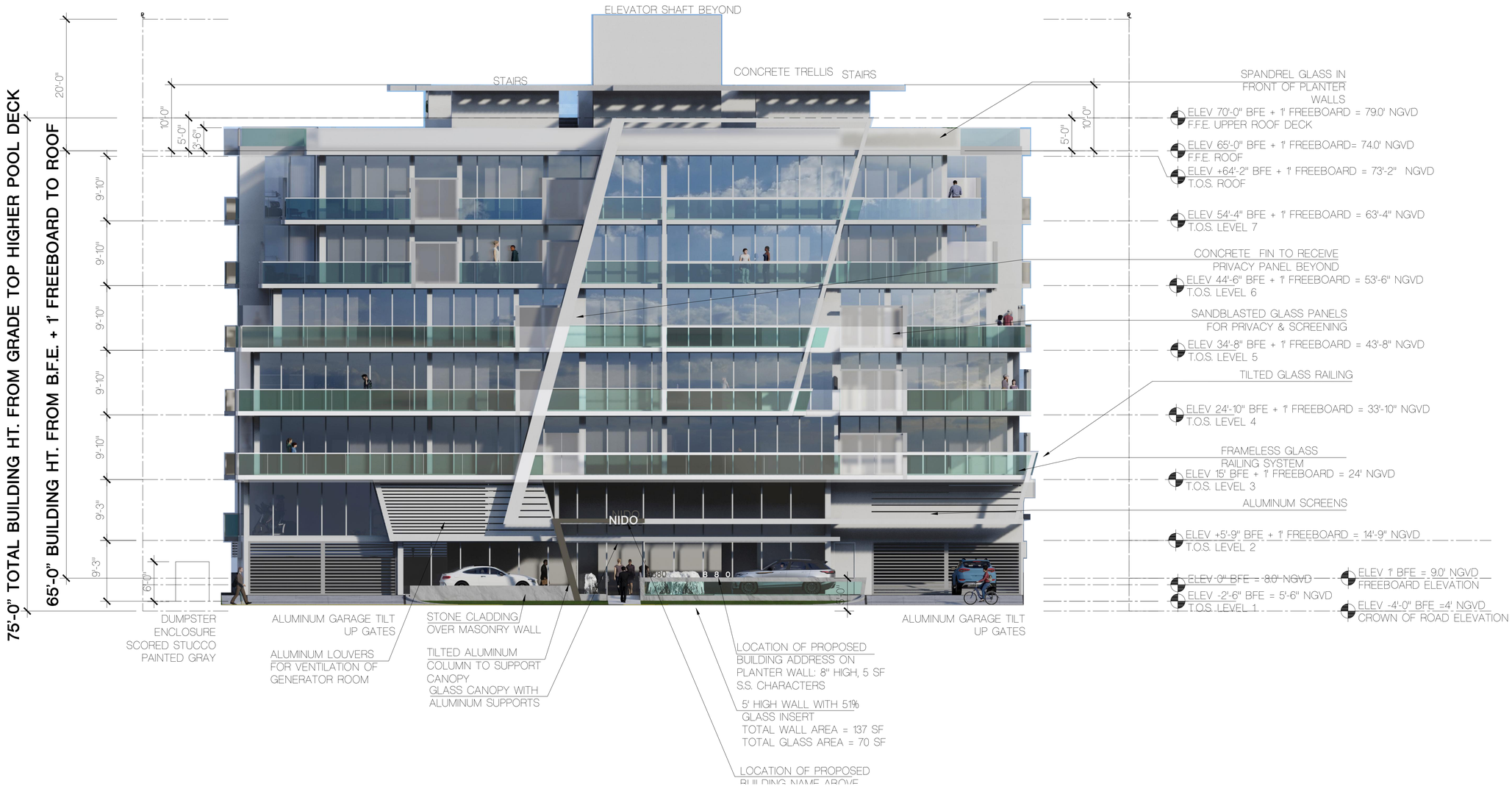
NO.	REVISION	DATE	BY

DRAWING TITLE:
EAST [FRONT] ELEVATION

SCALE: 1/8" = 1'-0" DATE: JULY 28, 2022

SHEET NUMBER
A-2.01

DRC 2ND SUBMITTAL



EAST [FRONT] ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. 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: 305-668-8436

STRUCTURAL ENG:

MEP ENG:

NIDO

9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
EAST [FRONT] ELEVATION

SCALE: 1/8" = 1'-0"
DATE: JULY 28, 2022

SHEET NUMBER
A-2.01 A

DRC 2ND SUBMITTAL



NORTH ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL.
LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. 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:

NIDO

9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

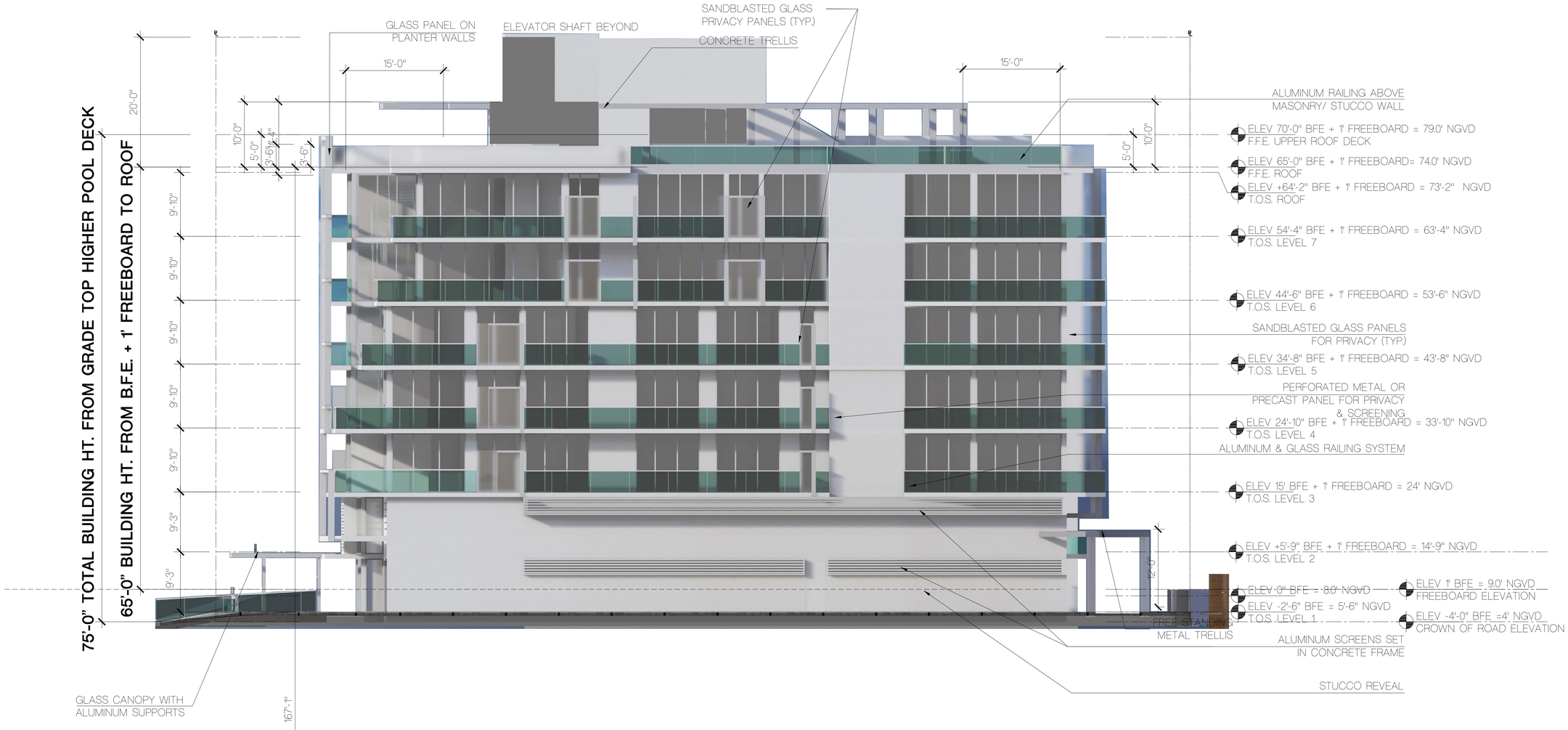
NO.	REVISION	DATE	BY

DRAWING TITLE:
NORTH ELEVATION

SCALE: 1/8" = 1'-0" DATE: JULY 28, 2022

SHEET NUMBER
A-2.02

DRC 2ND SUBMITTAL



NORTH ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH:
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6600 S.W. 81 STREET MIAMI, FL. 33143
PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENG:

MEP ENG:

NIDO

9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
NORTH ELEVATION

SCALE: 1/8" = 1'-0" DATE: JULY 28, 2022

SHEET NUMBER
A-2.02 A

DRC 2ND SUBMITTAL



SOUTH ELEVATION/WITH LANDSCAPE

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL.
LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. 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:

NIDO
9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

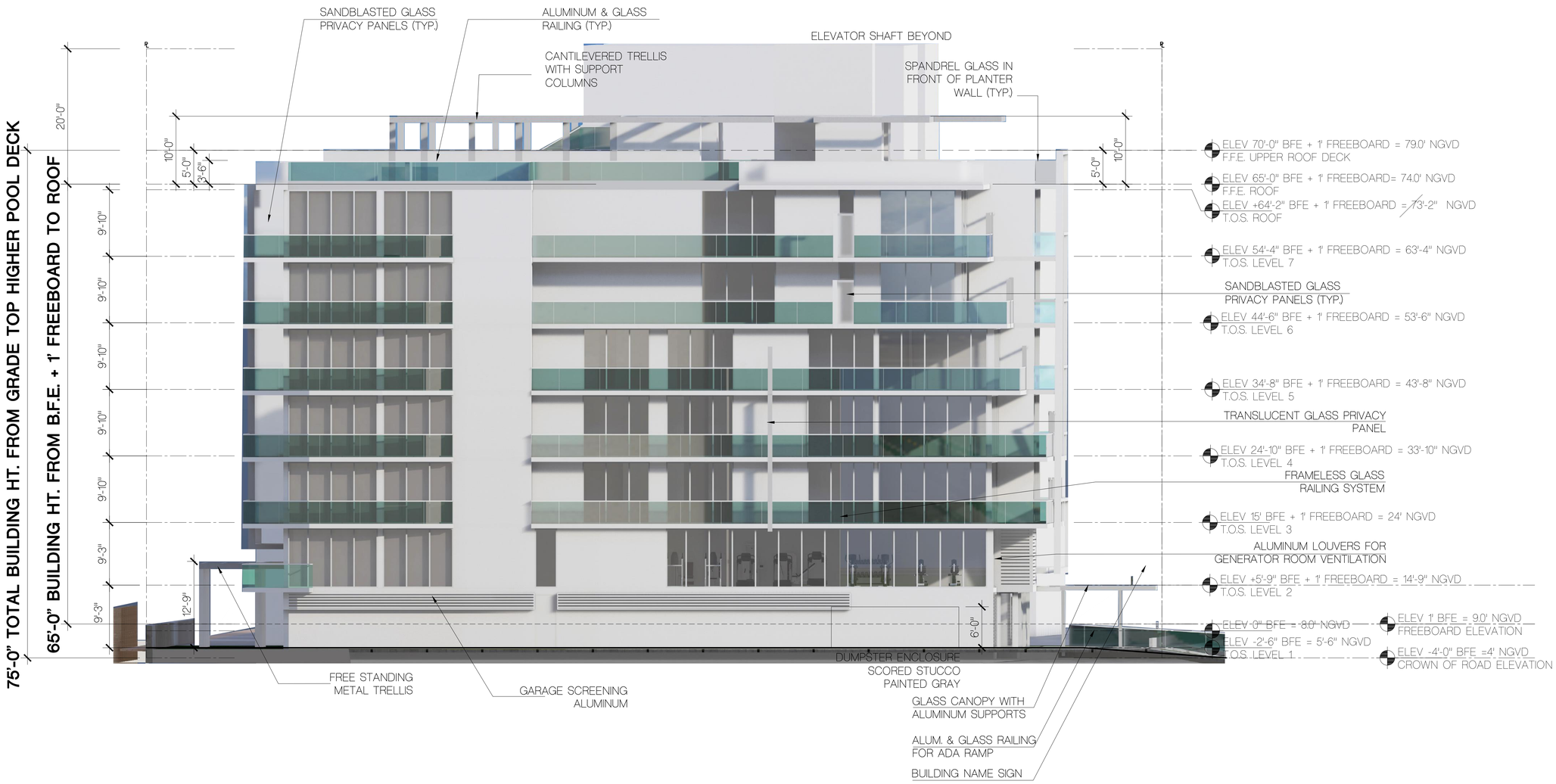
NO.	REVISION	DATE	BY

DRAWING TITLE:
SOUTH ELEVATION

SCALE: 1/8" = 1'-0" DATE: JULY 28, 2022

SHEET NUMBER
A-2.03

DRC 2ND SUBMITTAL



SOUTH ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. 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:

NIDO
9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"
DATE: JULY 28, 2022
SHEET NUMBER
A-2.03 A

DRC 2ND SUBMITTAL



ELEV 70'-0" BFE + 1' FREEBOARD = 79.0' NGVD
F.F.E. UPPER ROOF DECK

ELEV 65'-0" BFE + 1' FREEBOARD= 74.0' NGVD
F.F.E. ROOF

ELEV +64'-2" BFE + 1' FREEBOARD = 73'-2" NGVD
T.O.S. ROOF

ELEV 54'-4" BFE + 1' FREEBOARD = 63'-4" NGVD
T.O.S. LEVEL 7

ELEV 44'-6" BFE + 1' FREEBOARD = 53'-6" NGVD
T.O.S. LEVEL 6

ELEV 34'-8" BFE + 1' FREEBOARD = 43'-8" NGVD
T.O.S. LEVEL 5

ELEV 24'-10" BFE + 1' FREEBOARD = 33'-10" NGVD
T.O.S. LEVEL 4

ELEV 15' BFE + 1' FREEBOARD = 24' NGVD
T.O.S. LEVEL 3

ELEV +5'-9" BFE + 1' FREEBOARD = 14'-9" NGVD
T.O.S. LEVEL 2

ELEV 0" BFE = 8.0' NGVD — ELEV 1' BFE = 9.0' NG
FREEBOARD ELEVATI

ELEV -2'-6" BFE = 5'-6" NGVD
T.O.S. LEVEL 1 — ELEV -4'-0" BFE =4' N
CROWN OF ROAD EL

WEST ELEVATION/WITH LANDSCAPE

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL.
LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH:
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6600 S.W. 81 STREET MIAMI, FL. 33143
PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENG:

MEP ENG:

NIDO
9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

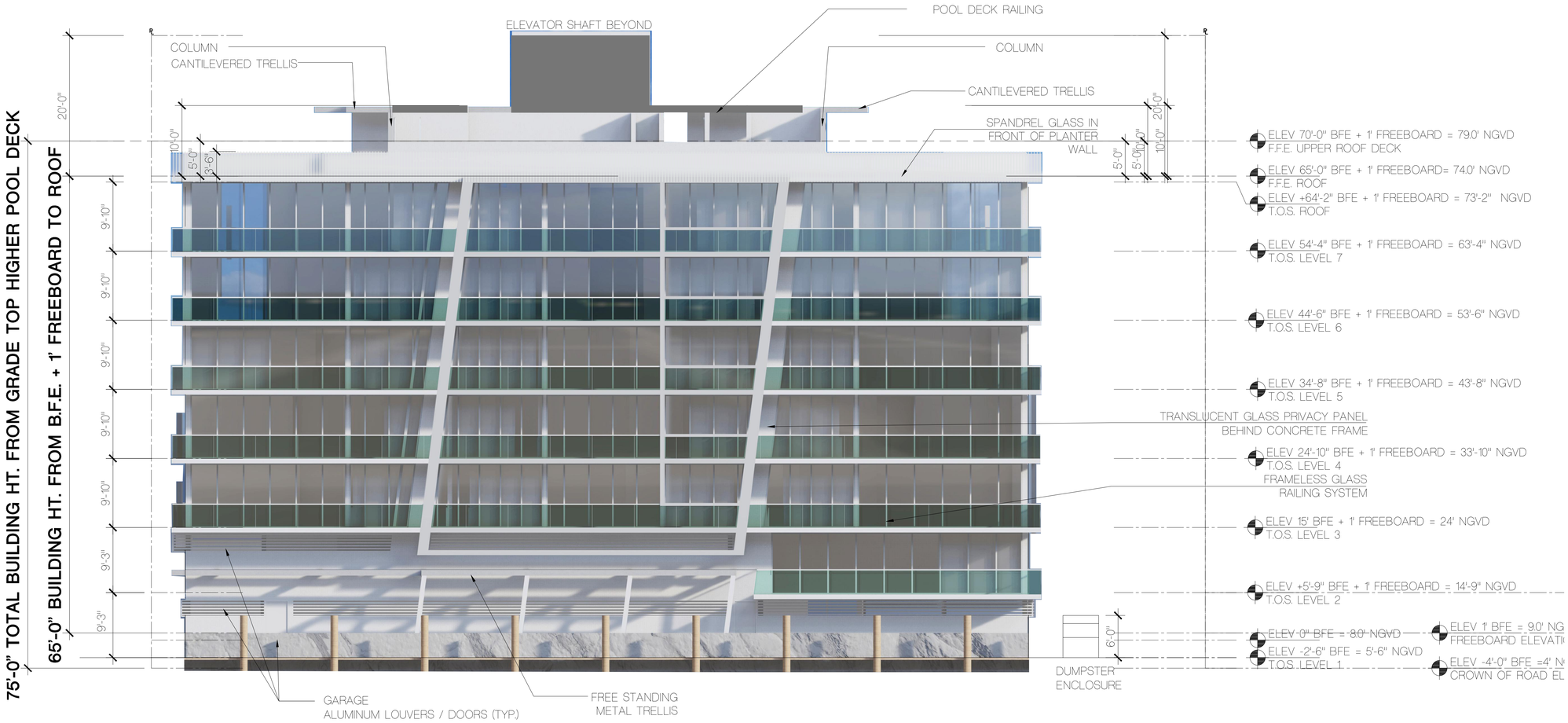
NO.	REVISION	DATE	BY

DRAWING TITLE:
WEST ELEVATION

SCALE: 1/8" = 1'-0" DATE: JULY 28, 2022

SHEET NUMBER
A-2.04

DRC 2ND SUBMITTAL



WEST ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL.
LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. 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:

NIDO

9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

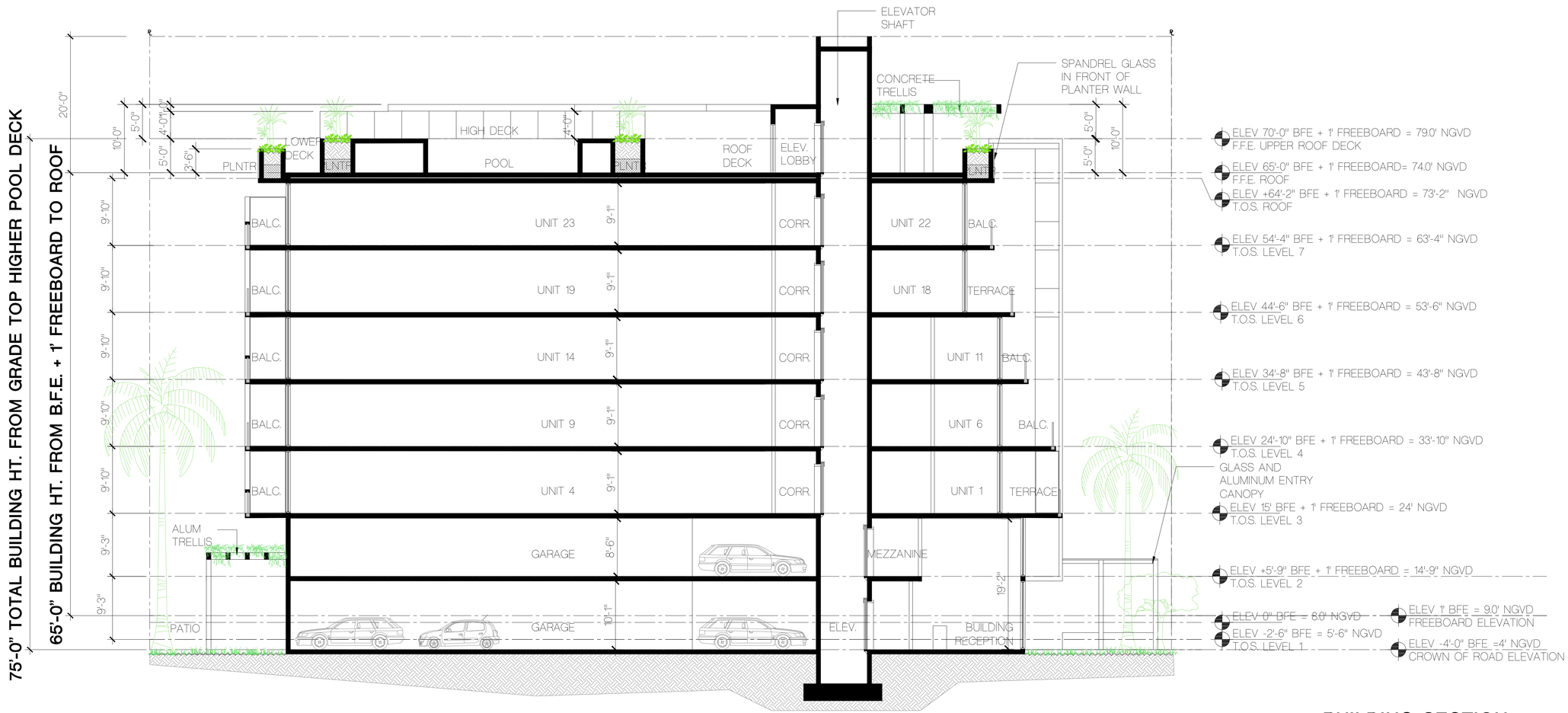
NO.	REVISION	DATE	BY

DRAWING TITLE:
WEST ELEVATION

SCALE: 1/8" = 1'-0" DATE: JULY 28, 2022

SHEET NUMBER
A-2.04 A

DRC 2ND SUBMITTAL



BUILDING SECTION

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL.
LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:
HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. 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:

NIDO

9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

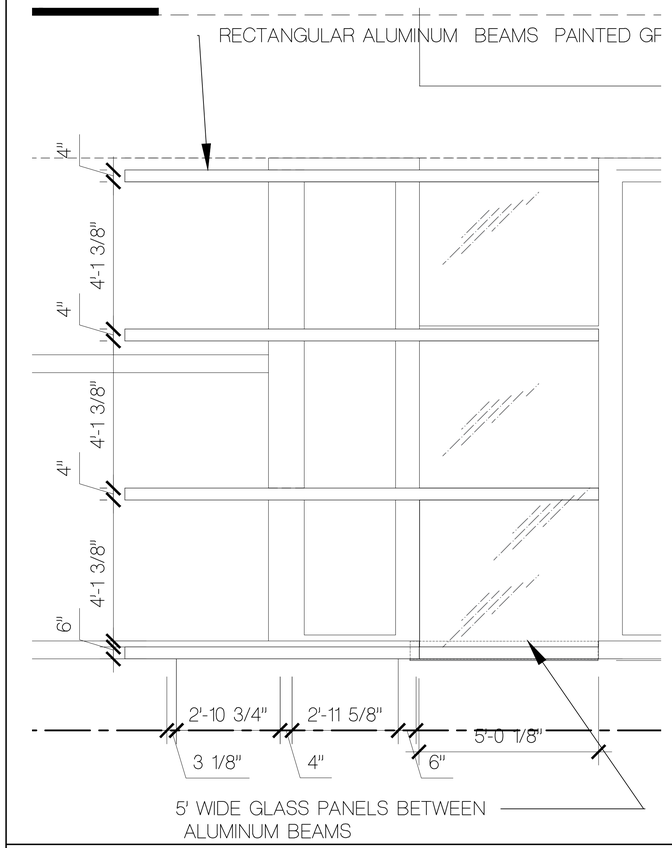
SIGNATURE DATE

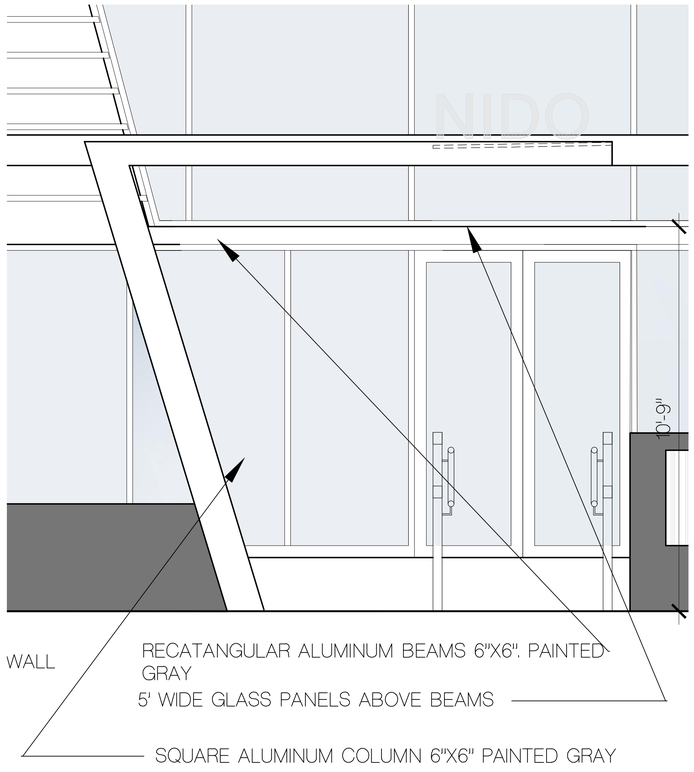
NO.	REVISION	DATE	BY

DRAWING TITLE:
BUILDING SECTION

SCALE: 1/8" = 1'-0"
DATE: JULY 28, 2022
SHEET NUMBER:
A-3.01

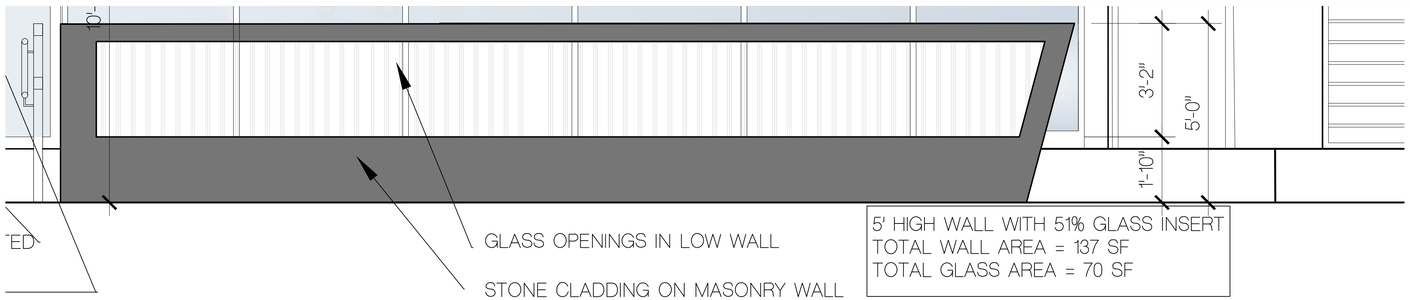
DRC 2ND SUBMITTAL





1 ENTRY CANOPY - FLOOR PLAN

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



2 ENTRY CANOPY - ELEVATION

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

3 ENTRY WALL

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



4 ENTRY WALL

SCALE : 1/2" = 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

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. 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:

NIDO

9880-9900 WEST BAY HARBOR DRIVE

NEW CONDOMINIUM BUILDING

BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

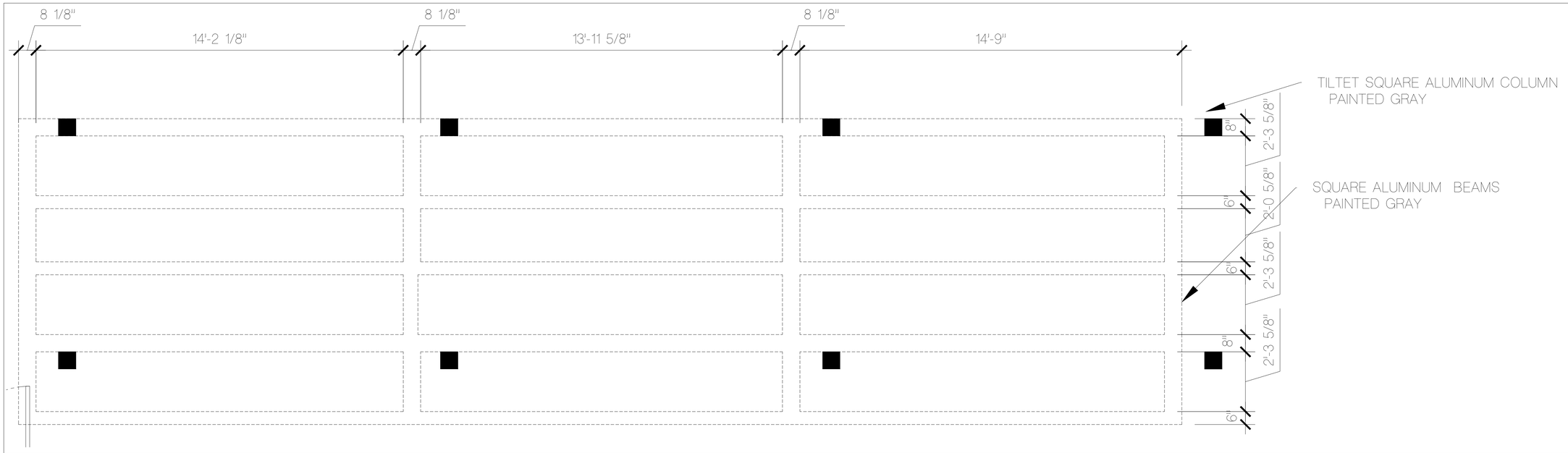
CANOPY & LOW WALLS DETAILS

SCALE: 1/2" = 1'-0" DATE: JULY 28, 2022

SHEET NUMBER:

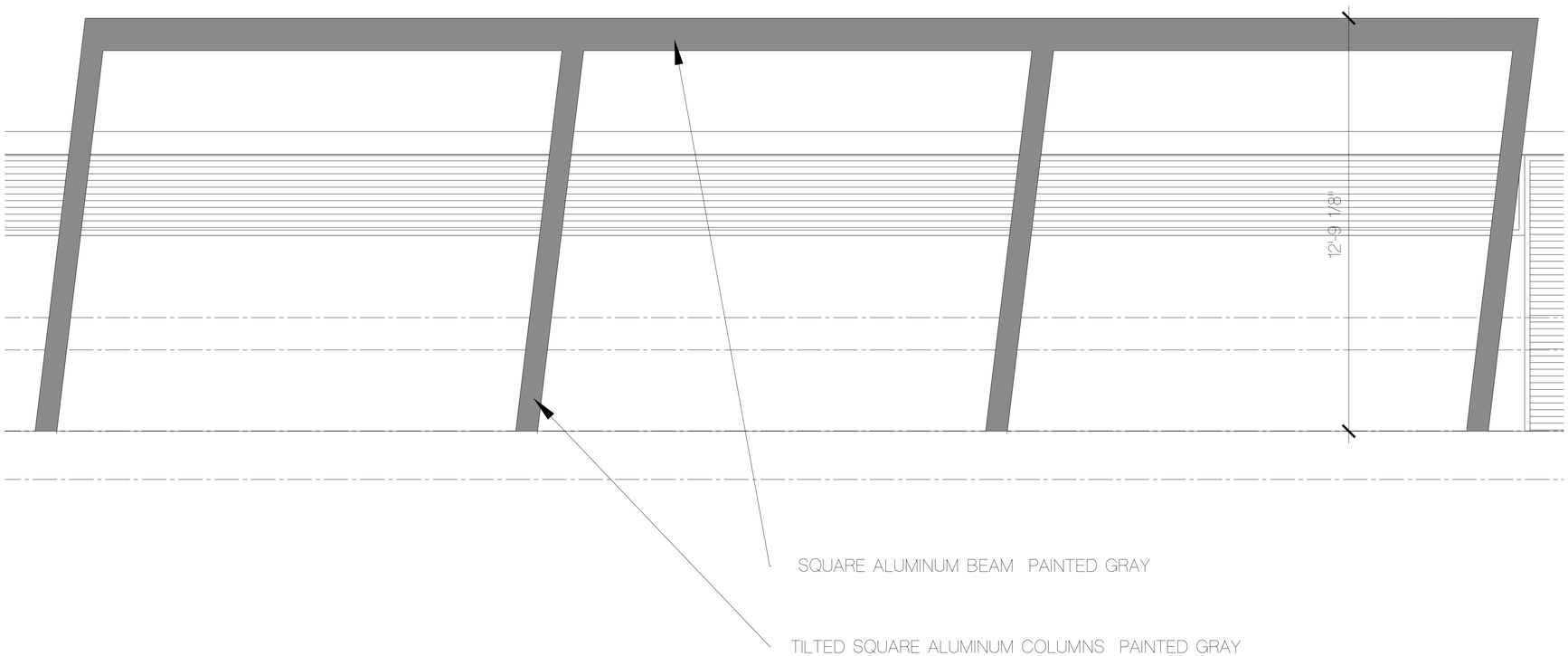
A-3.02

DRC 2ND SUBMITTAL



1 **FREE STANDING TRELLIS - FLOOR PLAN**

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



2 **FREE STANDING TRELLIS - ELEVATION**

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL.
LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:

HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 , (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. 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 305-668-8436

STRUCTURAL ENG:

MEP ENG:

NIDO

9880-9900 WEST BAY HARBOR DRIVE

NEW CONDOMINIUM BUILDING

BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

TRELISS DETAILS

SCALE: 1/2" = 1'-0" DATE: JULY 28, 2022

SHEET NUMBER

A-3.03

DRC 2ND SUBMITTAL



STAINLESS STEEL BUILDING SIGN

Decorator's White
CC-20

BUILDING PAINT COLOR - WHITE

Museum Piece
CSP-40

ALUMINUM ELEMENTS PAINT COLOR - GRAY



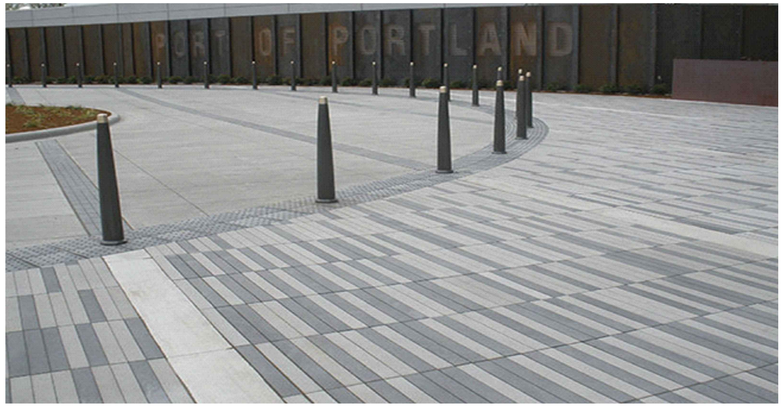
FRONT RENDERING



REAR RENDERING



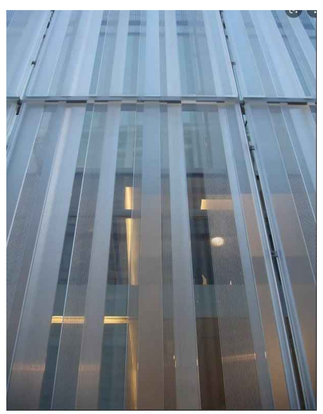
LIGHT BOLLARD



CONCRETE PAVER DRIVEWAYS



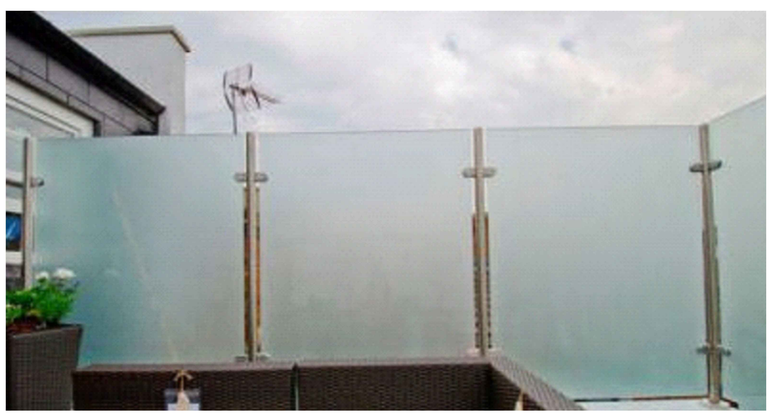
GLASS ENTRY CANOPY



SPANDREL GLASS



GLASS COLOR FOR BALCONY RAILINGS



SANDBLASTED GLASS FOR PRIVACY PANELS IN FRONT OF BATHROOMS

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH:
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6600 S.W. 81 STREET MIAMI, FL. 33143
PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENG:

MEP ENG:

NIDO

9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

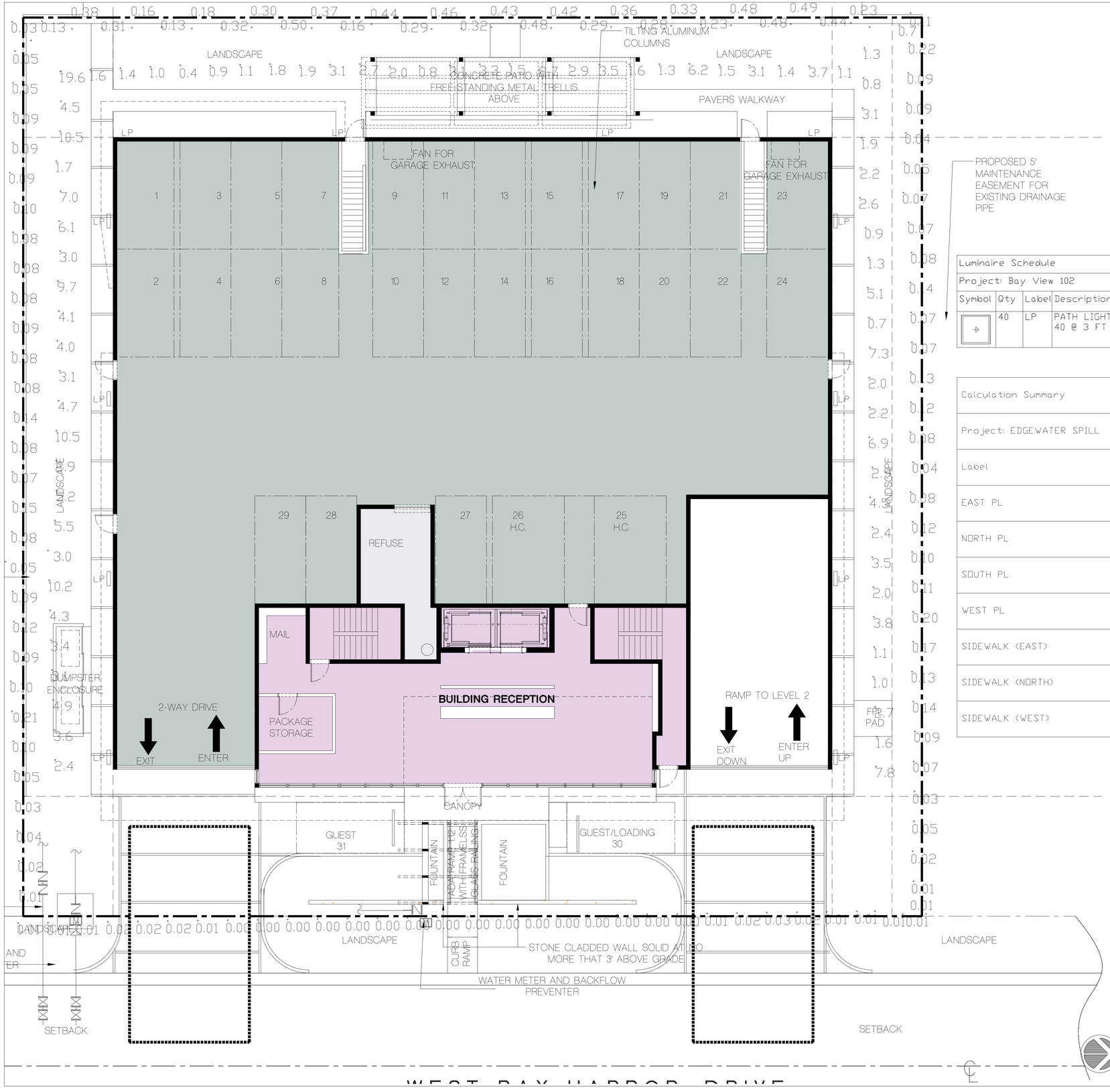
PRESENTATION BOARD

SCALE: N.T.S. DATE: JULY 28, 2022

SHEET NUMBER:

A-4.01

DRC 2ND SUBMITTAL



SITE PHOTOMETRIC/EXTERIOR LIGHTER

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

Luminaire Schedule

Project: Bay View 102

Symbol	Qty	Label	Description	Lumens	LLD	LDD	LLF	Lum. Watts	Total Watts
	40	LP	PATH LIGHT TWIN 20WMR16 FL 40 @ 3 FT AFG		1.000	1.000	1.000	0	0

Calculation Summary

Project: EDGEWATER SPILL

Label	Avg	Max	Min	Avg/Min	Max/Min
EAST PL	0.09	0.22	0.01	9.00	22.00
NORTH PL	0.31	0.50	0.03	10.33	16.67
SOUTH PL	0.01	0.03	0.00	N.A.	N.A.
WEST PL	0.08	0.21	0.01	8.00	21.00
SIDEWALK (EAST)	2.86	7.8	0.7	4.09	11.14
SIDEWALK (NORTH)	2.19	7.5	0.4	5.48	18.75
SIDEWALK (WEST)	5.71	19.6	1.7	3.36	11.53

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL.
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:
HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 , (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. 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:

NIDO

9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
SITE PLAN PHOTOMETRIC

SCALE: 1/8" = 1'-0" DATE: JULY 28, 2022

SHEET NUMBER
E-1.01

DRC 2ND SUBMITTAL

FLORIDA DEPARTMENT OF
Business & Professional Regulation

BCIS Home | Log In | User Registration | Hot Topics | Submit Surcharge | Stats & Facts | Publications | Contact Us | BCIS Site Map | Links | Search

Product Approval
USER: Public User

Product Approval Menu > **Application Detail**

▸ OFFICE OF THE SECRETARY

FL #	FLS822-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	FLS822_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

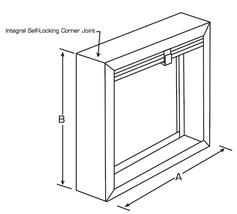
5822.3	SmartVent Model #1540-520	Insulated Flood Vent
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +100/-100 **Other:** One vent may be used for up to 200 sq. ft. of interior space (minimum 2).		**Installation Instructions** FLS822_R7_IT_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** FLS822_R7_AE_PER5022 SS 2018-06-20.pdf FLS822_R7_AE_SmartVent - Impact Requirements SS 2017-08-23.pdf Created by Independent Third Party: Yes

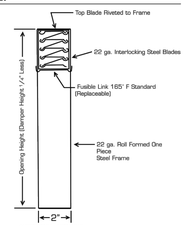
5822.7	SmartVent Model #1540-574	14.5" Garage Door Flood Vent
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** N/A **Other:** One vent may be used for up to 200 sq. ft. of interior space (minimum 2). See Installation Instructions for allowable pressures per door construction.		**Installation Instructions** FLS822_R7_IT_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** FLS822_R7_AE_PER5802 SS 2018-08-17.pdf FLS822_R7_AE_SmartVent - Impact Requirements SS 2017-08-23.pdf Created by Independent Third Party: Yes

DBPR PRODUCT APPROVAL - NOA

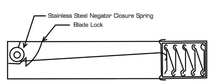
VENT PRODUCTS CO., INC.
1901 South Kilbourn Avenue Chicago, Illinois 60623
Telephone: 773/521-1900
Outside Illinois: 800/368-8368
FAX: 773/521-5613

CERTIFICATION & SUBMITTAL
MODEL 5500 FIRE-TITE™ UL FIRE DAMPERS
Thin "2" Frame
FOR USE IN STATIC SYSTEMS ONLY





VERTICAL MOUNT
MODEL 5512



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.

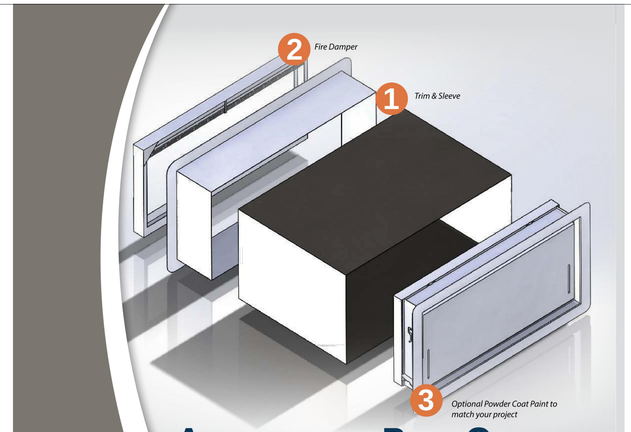
MATERIALS: Standard construction – galvanized steel. Specifications for all material per Underwriters Laboratories Standard for Safety UL 555.

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



ACCESSORIES & PAINT OPTIONS

Smart Vent Products, Inc. offers everything you need to complete your project.



1 Trim & Sleeve Kits

Trim and sleeve kits fit into the rough opening in order to provide a clean, finished look on the interior wall.

They are available for all compatible models including multi-frame units.* **not available for Overhead Garage Door models*



STANDARD MODELS
FOR 16" x 8" VENTS (2 PIECE)
- 1540-531-12 kits adjustable from 7" - 12.5"
- 1540-531-15 kits adjustable from 10" - 15.5"

Standard finish: ☐
316L Stainless Steel

WOOD WALL MODELS
FOR 14.5" x 8.5" VENTS (1 PIECE)
- 1540-573 4" wall depth
- 1540-573-9 9" wall depth

Standard finish: ☐
Powder Coat White

2 Fire Dampers

Our two Fire Damper models are UL Certified to provide 2 or 3hrs of fire resistance. They are intended to be used when flood vents are being installed into a fire rated wall. Available for models up to a 2 x 3 configuration.

A fusible link holds a galvanized steel door in place. At 165˚F, the link melts to permit the door to drop, blocking the path of the fire.

Trim flange and inner sleeve are required for installation, as well as an 8" minimum wall thickness.



STANDARD 16" x 8" MODEL
- 1540-530
  2 or 3 hour fire resistance available

STANDARD 14.5" x 8.5" MODEL
- 1540-537
  2 or 3 hour fire resistance available

3 Powder Coat Paint

Smart Vent Products, Inc. offers all of their flood vents in Stainless Steel, Standard Powder Coat Paint Colors of: White, Wheat, Gray, or Black, but can be custom color matched to your project's needs.



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

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. 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:

NIDO

9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	
AB-1	AS-BUILT	11/20/20	GP

DRAWING TITLE:
FLOOD VENT SPECS

SCALE: - DATE: JULY 28, 2022
SHEET NUMBER
A-1.01A
DRC 2ND SUBMITTAL

AB-1 NEW SHEET

BUILDING DROPS
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: c=US, o=Florida Licensed Professional Engineer, ou=Florida Licensed Professional Engineer, cn=Hermes F. Norero, P.E., 0.9.2342.19200300.100.1.1=73778
Reason: I am approving this document
Date: 2017.08.18 18:28:08 -04'00'

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 HURRIBOND 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

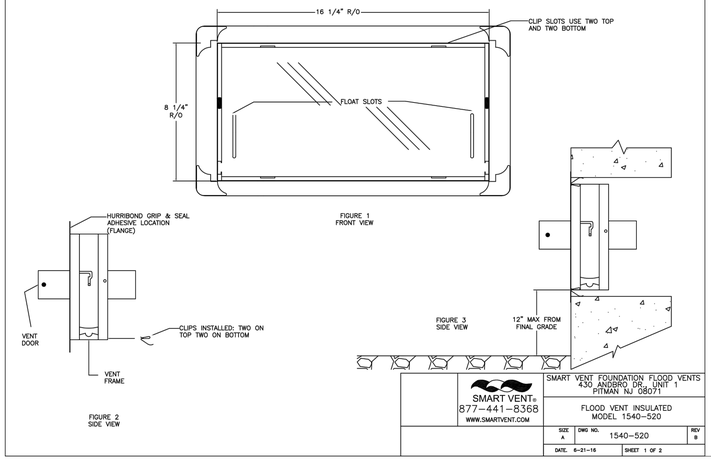
INSTALLATION:
SECURED W/ 4 STAINLESS STEEL INSTALLATION CLIPS INCLUDED AND AN ADHESIVE
HYDROSTATIC RELIEF: 200 SQ. FT PER VENT
REQUIREMENTS: MINIMUM OF 2 VENTS PER ENCLOSED AREA MOUNTED ON AT LEAST TWO DIFFERENT WALLS

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, TB 1–08, 44CFR 60.3(C)(5), ASCE 24–14
ICC EVALUATION # ESR–2074

SHEET 2 OF 2

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	

ICC ES ICC EVALUATION SERVICE
A Corporation with Innovation RESEARCH LABS

Most Widely Accepted and Trusted

ICC-ES Evaluation Report

ESR-2074
Reissued 02/2019
This report is subject to renewal 02/2021.

ICC-ES | (800) 423-6587 | (562) 699-0543 | www.icc-es.org

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

ICC-ES PMG ICC-ES LISTED

"2014 Recipient of Prestigious Western States Seismic Policy Council (WSSPC) Award in Excellence"

A Subsidiary of ICC

ICC-ES Evaluation Reports are not to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as an endorsement of the subject of the report or a recommendation for its use. There is no warranty by ICC Evaluation Service, LLC, express or implied, as to any finding or other matter in this report, or as to any product covered by the report.

Copyright © 2019 ICC Evaluation Service, LLC. All rights reserved.

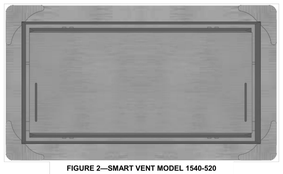


FIGURE 2—SMART VENT MODEL 1540-520

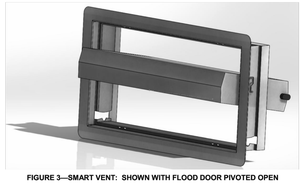


FIGURE 3—SMART VENT: SHOWN WITH FLOOD DOOR PIVOTED OPEN

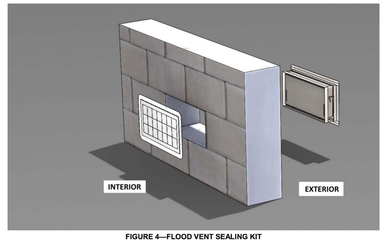


FIGURE 4—FLOOD VENT SEALING KIT

ICC-ES Evaluation Reports are not to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as an endorsement of the subject of the report or a recommendation for its use. There is no warranty by ICC Evaluation Service, LLC, express or implied, as to any finding or other matter in this report, or as to any product covered by the report.

Copyright © 2019 ICC Evaluation Service, LLC. All rights reserved.

ICC ES ICC EVALUATION SERVICE
A Corporation with Innovation RESEARCH LABS

Most Widely Accepted and Trusted

ICC-ES Evaluation Report

ESR-2074
Reissued February 2019
This report is subject to renewal February 2021.

www.icc-es.org | (800) 423-6587 | (562) 699-0543 *A Subsidiary of the International Code Council®*

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 mm^2) 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 mm^2) 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 Homasote 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 feet (18.6 m^2) 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 m^2) 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$^3/_4$" X 7$^3/_4$"	200
SmartVENT®	1540-510	15$^3/_4$" X 7$^3/_4$"	200
FloodVENT® Overhead Door	1540-524	15$^3/_4$" X 7$^3/_4$"	200
SmartVENT® Overhead Door	1540-514	15$^3/_4$" X 7$^3/_4$"	200
Wood Wall FloodVENT®	1540-570	14" X 8$^3/_4$"	200
Wood Wall FloodVENT® Overhead Door	1540-574	14" X 8$^3/_4$"	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 = m^2



FIGURE 1—SMART VENT: MODEL 1540-510

ICC ES ICC EVALUATION SERVICE
A Corporation with Innovation RESEARCH LABS

Most Widely Accepted and Trusted

ICC-ES Evaluation Report

ESR-2074 CBC and CRC Supplement
Reissued February 2019
This report is subject to renewal February 2021.

www.icc-es.org | (800) 423-6587 | (562) 699-0543 *A Subsidiary of the International Code Council®*

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 for compliance with the International Wildland–Urban Interface Code®.

This supplement expires concurrently with the master report, reissued February 2019.

ICC-ES Evaluation Reports are not to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as an endorsement of the subject of the report or a recommendation for its use. There is no warranty by ICC Evaluation Service, LLC, express or implied, as to any finding or other matter in this report, or as to any product covered by the report.

Copyright © 2019 ICC Evaluation Service, LLC. All rights reserved.

ICC ES ICC EVALUATION SERVICE
A Corporation with Innovation RESEARCH LABS

Most Widely Accepted and Trusted

ICC-ES Evaluation Report

ESR-2074 FBC Supplement
Reissued February 2019
This report is subject to renewal February 2021.

www.icc-es.org | (800) 423-6587 | (562) 699-0543 *A Subsidiary of the International Code Council®*

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).

This supplement expires concurrently with the master report, reissued February 2019.

ICC-ES Evaluation Reports are not to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as an endorsement of the subject of the report or a recommendation for its use. There is no warranty by ICC Evaluation Service, LLC, express or implied, as to any finding or other matter in this report, or as to any product covered by the report.

Copyright © 2019 ICC Evaluation Service, LLC. All rights reserved.

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA–C001494

MARKUS A. FRANKEL.
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:
HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL – 33021
(954)367–0371 . (954)367–0372 Fax
SUSAN C. HOLLAND, PE
Reg. 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:

INDIGO

9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

NO.	REVISION	DATE	
AB-1	AS-BUILT	11/20/20	GR

SIGNATURE DATE

DRAWING TITLE:
FLOOD VENTS
ICC-ES EVALUATION REPORT

SCALE: - DATE: JULY 28, 2022

SHEET NUMBER
A-1.1B

DRC 2ND SUBMITTAL

AB-1 NEW SHEET



EAST ELEVATION [FRONT]



WEST ELEVATION [BACK]



NORTH ELEVATION [RIGHT SIDE]



SOUTH ELEVATION [LEFT SIDE]

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN.
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

HORIZON BHI, LLC
53 BROADWAY
BROOKLYN, NY 11249
T. 516.447.8887
T. 718.388.8210

CIVIL ENG:

HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-0371 - (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH:

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
6600 S.W. 81 STREET MIAMI, FL. 33143
PHONE: 305-665-9688 FAX: 305-668-8426

STRUCTURAL ENG:

MEP ENG:

N I D O

9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
COMPOSITE OF 4-3D ELEVATION RENDERINGS

SCALE: DATE: JULY 28, 2022

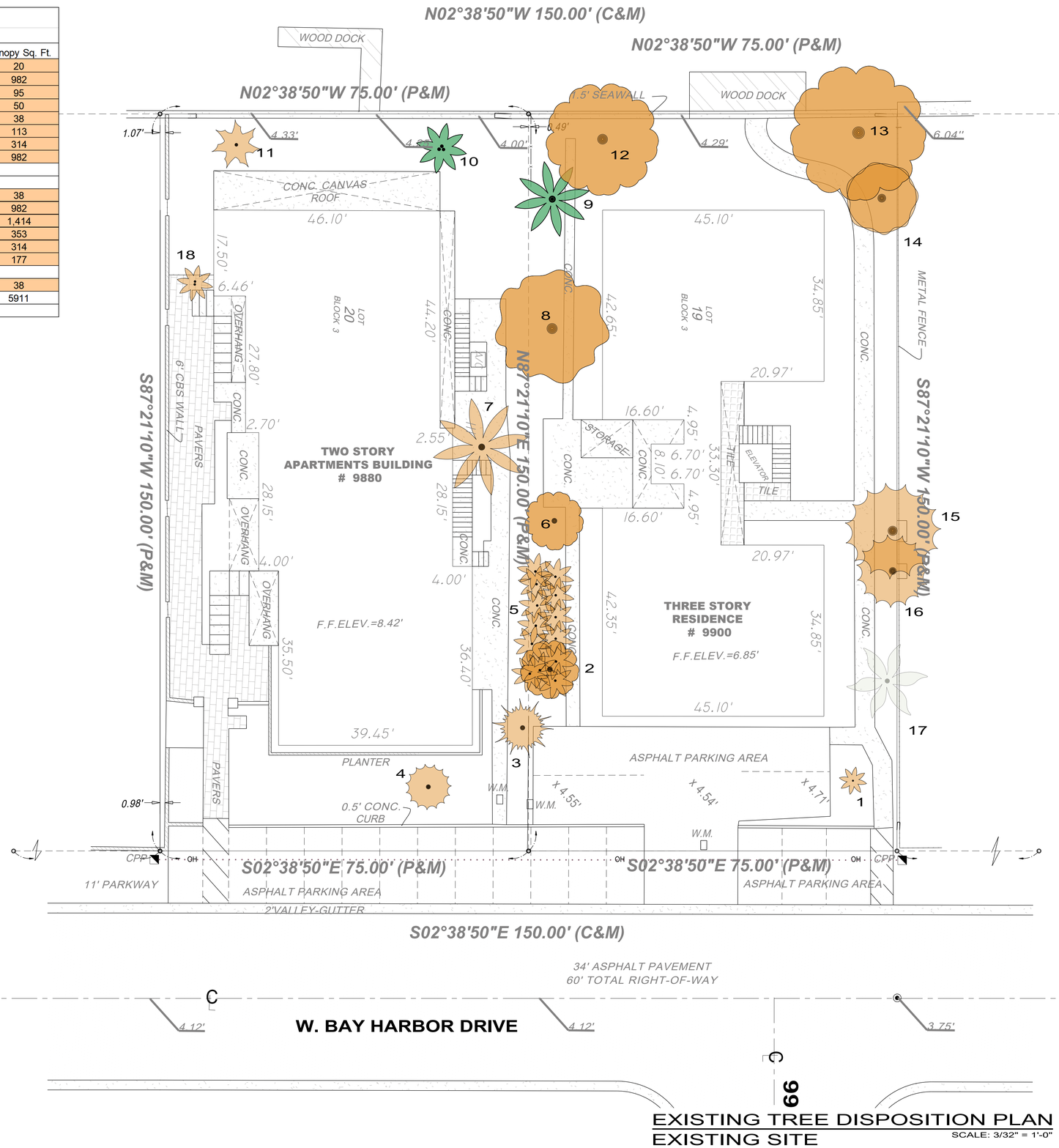
SHEET NUMBER
A-5.01

DRC 2ND SUBMITTAL

NIDO

Existing Tree Disposition List

No.	Common Name	Botanical Name	Height (Ft.)	Spread (Ft.)	DBH (Ft.)	Condition	Disposition	Canopy Sq. Ft.
1	Alexander Palm	*Ptychosperma elegans*	25'	5'	0.40	Good	Remove	20
2	Black Olive Tree	*Terminalia buceras*	26'	25'	1.50	Poor	Remove	982
3	Sabal Palm	*Sabal palmetto*	3'	11'	1.40	Good	Remove	95
4	Chinese Fan Palm	*Livistona chinensis*	15'	8'	1.30	Good	Remove	50
5	Alexander Palm cluster	*Ptychosperma elegans*	20'	7'	0.40	Fair	Remove	38
6	Black Sapote Tree	*Diospyros digyna*	28'	12'	0.80	Poor	Remove	113
7	Royal Palm	*Roystonea elata*	40'	20'	1.20	Fair	Remove	314
8	Rubber Tree	*Ficus elastica*	20'	25'	3.00	Fair	Remove	982
9	Royal Palm	*Roystonea elata*	40'	15'	1.00	Good	Transplant	
10	Christmas Palm, tpl	*Veitchia merrillii*	15'	7'	0.60	Good	Transplant	
11	Queen Palm	*Syagrus romanzoffiana*	15'	7'	0.60	Poor	Remove	38
12	Black Olive Tree	*Terminalia buceras*	25'	25'	1.50	Fair	Remove	982
13	Black Olive Tree	*Terminalia buceras*	33'	30'	2.20	Fair	Remove	1,414
14	Ficus Tree	*Ficus benjamina*	35'	15'	3.00	Fair	Remove	353
15	Chinese Fan Palm	*Livistona chinensis*	25'	20'	2.00	Good	Remove	314
16	Chinese Fan Palm	*Livistona chinensis*	40'	15'	1.00	Good	Remove	177
17	Coconut Palm, dbl	*Cocos nucifera*	10'	20'	1.50	Good	Remain	
18	Christmas Palm, dbl	*Veitchia merrillii*	16'	7'	0.60	Good	Remove	38
							Total Canopy Sq. Ft. to be Removed	5911
							See Planting Plans for Tree Replacement / Canopy Credit	



DISPOSITION LEGEND

EXISTING TO REMAIN

TO BE TRANSPLANTED

TO BE REMOVED

0 8' 16' 24' 40'

EXISTING TREE DISPOSITION PLAN
EXISTING SITE

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

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
2132 GALIANO STREET - 2nd FLOOR
CORAL GABLES, FLORIDA 33134
PHONE: (305)903-9808

© COPYRIGHT BY GEOMANTIC DESIGNS, INC.
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.
THIS DRAWING IS THE PROPERTY OF THE LANDSCAPE ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED, OR ALTERED IN WHOLE OR IN PART. IT IS ONLY TO BE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. THESE PLANS ARE TO BE SUBMITTED FOR REVIEW, APPROVAL AND PERMIT BY THE APPROPRIATE BUILDING DEPARTMENT AND ANY OTHER REQUIRED GOVERNMENTAL AUTHORITIES PRIOR TO COMMENCING OF ANY WORK.

SHEET TITLE

LANDSCAPE
EXISTING TREE DISPOSITION PLAN

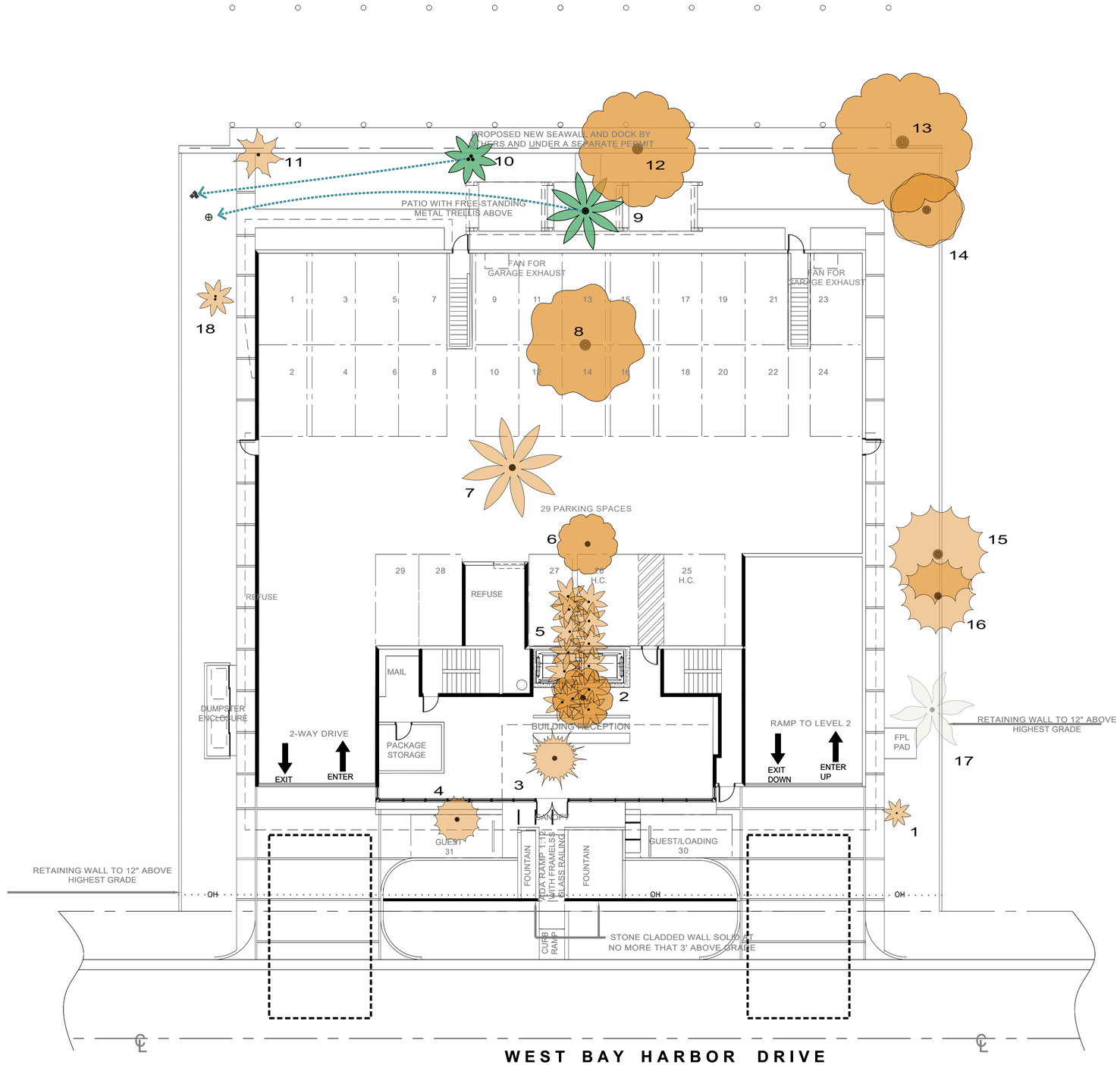
PROJECT TITLE

NIDO
CONDOMINIUM BUILDING
9880 - 9900 WEST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)

DATE
7/28/2022

LD-1



DISPOSITION LEGEND



0 8' 16' 24' 40'

TREE EXISITNG DISPOSITION PLAN
PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

THIS DRAWING IS TO BE USED FOR THIS PROJECT AND SITE ONLY. THIS DRAWING IS THE PROPERTY OF THE LANDSCAPE ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED, OR ALTERED IN WHOLE OR IN PART. IT IS ONLY TO BE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. THESE PLANS ARE TO BE SUBMITTED FOR REVIEW, APPROVAL AND PERMIT BY THE APPROPRIATE BUILDING DEPARTMENT AND ANY OTHER REQUIRED GOVERNMENTAL AUTHORITIES PRIOR TO COMMENCING OF ANY WORK. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE. © COPYRIGHT BY GEOMANTIC DESIGNS, INC.

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
2332 GALIANO STREET – 2nd FLOOR
CORAL GABLES, FLORIDA 33134
PHONE: (305)665-9688

SEAL

SHEET TITLE
LANDSCAPE
MASTER PLANTING PLAN

PROJECT TITLE
NIDO
CONDOMINIUM BUILDING
9880 - 9900 WEST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)

DATE
7/28/2022

LD-2

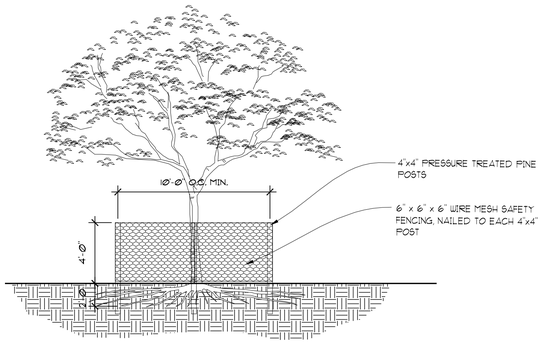
KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG

It's fast. It's free. It's the law.

www.callsunshine.com

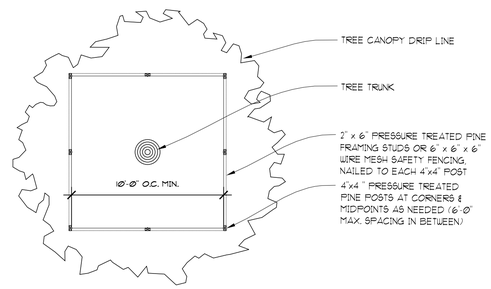
ROOT PRUNE & TRANSPLANTING SPECIFICATIONS

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 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, ("Supertrive" & "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 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 mass. 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.



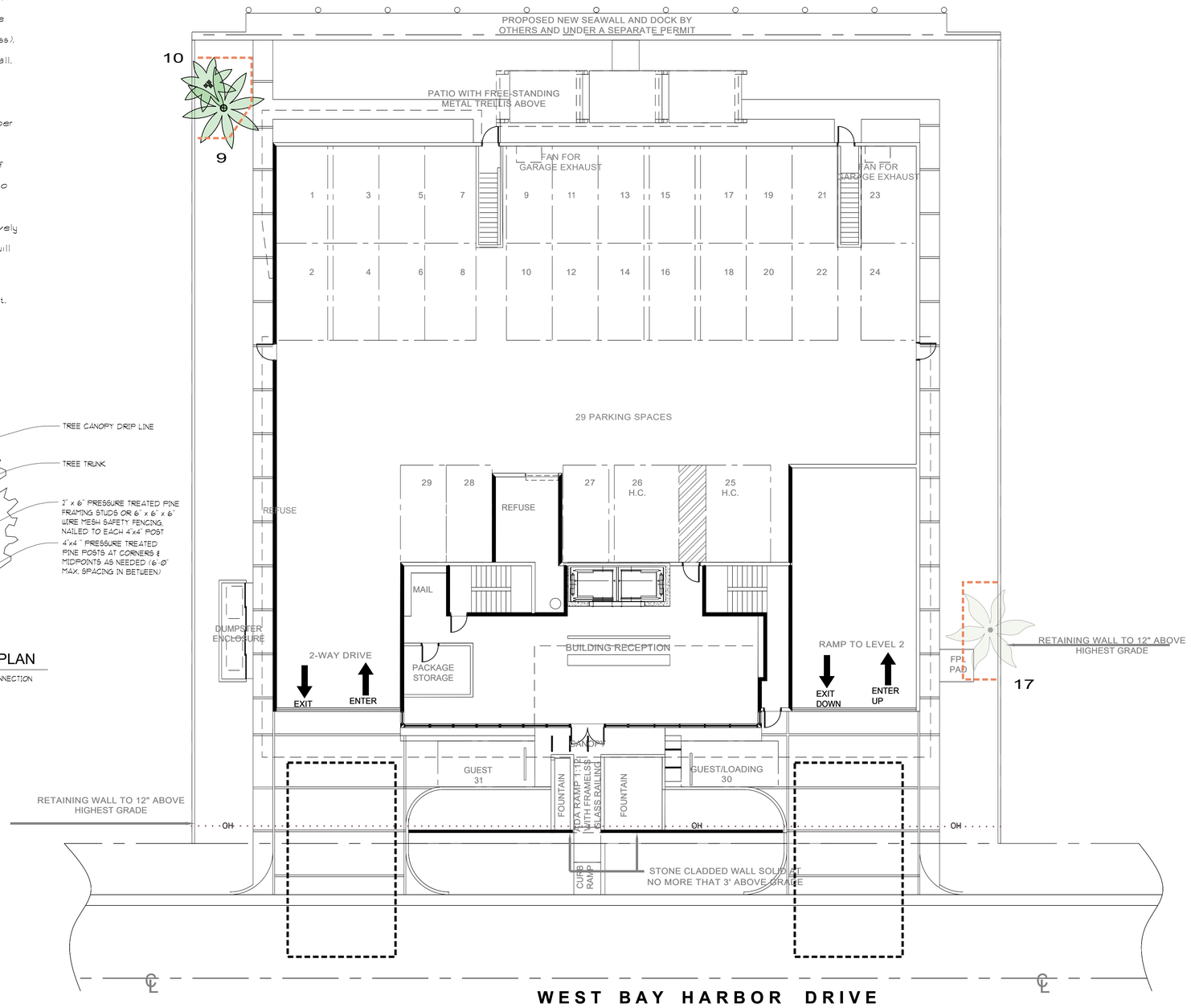
TREE BARRIER PROTECTION SECTION

NOT TO SCALE



TREE BARRIER PROTECTION PLAN

NOT TO SCALE NOTE: BARRIER TO FORM CONTINUOUS CONNECTION AROUND THE TREE OR GROUP OF TREES



PLANTING LEGEND

EXISTING TO REMAIN	TRANSPLANTED TREES / PALMS	TREE PROTECTION FENCING

0 8' 16' 24' 40'

TREE TRANSPLANT & TREE PROTECTION PLAN
PROPOSED SITE PLAN

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

THIS DRAWING IS TO BE USED FOR THIS PROJECT AND SITE ONLY. THIS DRAWING IS THE PROPERTY OF THE LANDSCAPE ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED, OR ALTERED IN ANY WHOLE OR IN PART. IT IS ONLY TO BE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. THESE PLANS ARE TO BE SUBMITTED FOR REVIEW, APPROVAL AND PERMIT BY THE APPROPRIATE BUILDING DEPARTMENT AND ANY OTHER REQUIRED GOVERNMENTAL AUTHORITIES PRIOR TO COMMENCING OF ANY WORK. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE. © COPYRIGHT BY GEOMANTIC DESIGNS, INC.

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
2133 GALIANO STREET - 2nd FLOOR
CORAL GABLES, FLORIDA 33134
(305)615-0068

SEAL

SHEET TITLE
LANDSCAPE
TREE TRANSPLANT AND TREE PROTECTION PLAN

PROJECT TITLE
NIDO
CONDOMINIUM BUILDING
9880 - 9900 WEST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)

DATE
7/28/2022

LD-3

NIDO 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

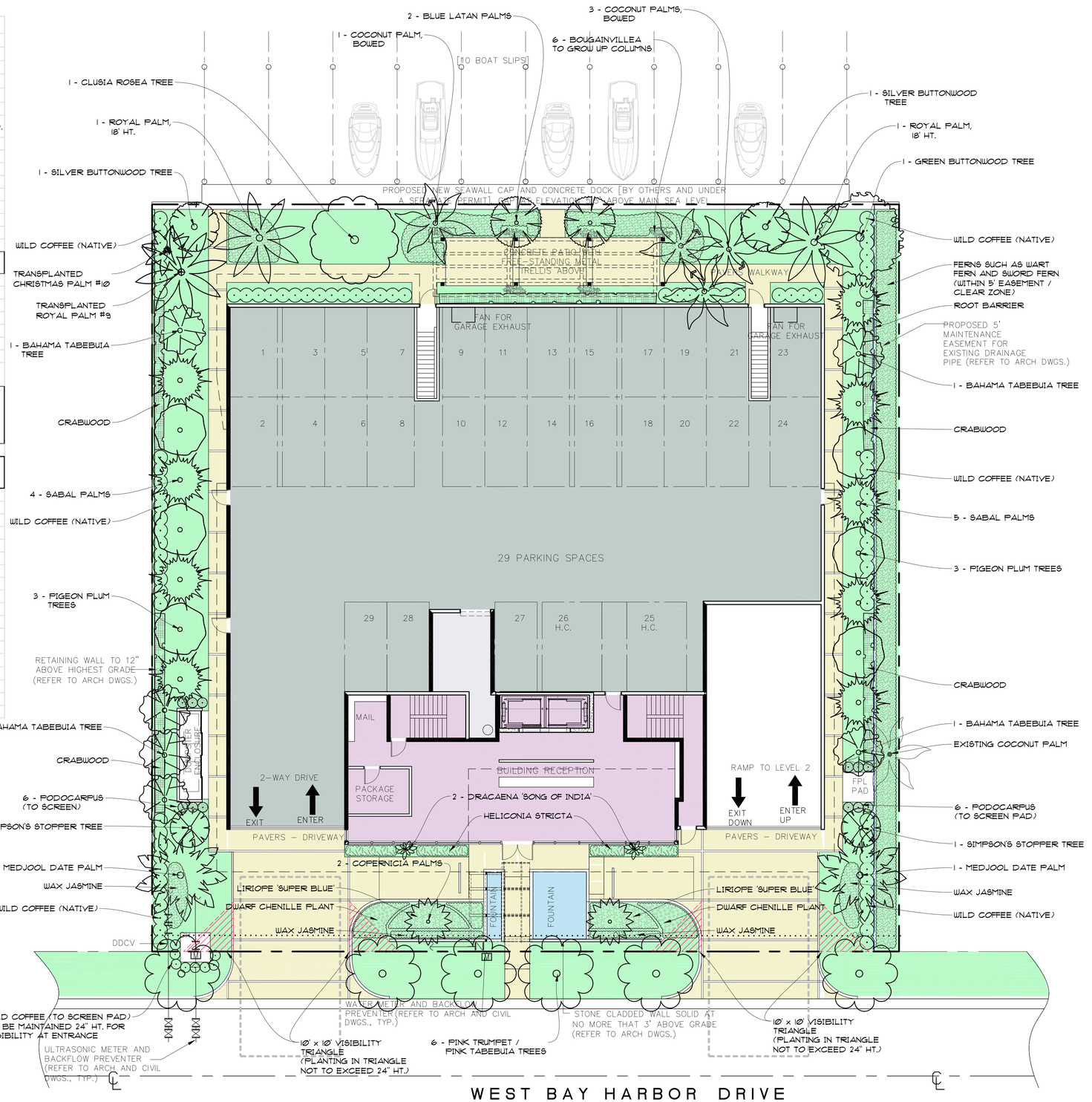
Qty.	Common Name	Native	Botanical Name	Drought	Specs	Canopy Credit per tree/palm	Canopy Credit x Qty.
Street Trees							
6	Pink Trumpet / Pink Tabebuia trees		*Tabebuia pallida*	Yes	15' ht. min., 6' CT min., 2.5" cal. min.	500	3000
Trees							
6	Bahama Tabebuia tree		*Tabebuia bahamensis*	**Yes**	18' ht x 7' spr., 4" cal., 5' CT	300	1800
1	Clusia Rosea tree	**Yes**	*Clusia rosea*	**Yes**	16' ht x 7' spr., 4" cal., 6' CT	500	500
1	Green Buttonwood tree	**Yes**	*Conocarpus erectus*	**Yes**	18' ht x 8' spr., 4" cal., 6' CT, Std.	500	500
6	Pigeon Plum	**Yes**	*Coccoloba diversifolia*	**Yes**	16' ht x 7' spr., 2.5" cal. min., 4' CT min.	300	1800
2	Silver Buttonwood trees	**Yes**	*Conocarpus erectus 'Sericeus'*	**Yes**	12' ht x 5' spr., multi	300	600
2	Simpson's Stopper trees	**Yes**	*Myrcianthes fragrans*	**Yes**	12' ht x 5' spr., multi	300	600
18	Total Trees 12' ht. min. (not including street trees)	12	Total Native Trees 12' ht. min.	18	Total Drought Trees 12' ht. min. (not including street trees)	Canopy Credit	8800
Palms							
2	Blue Latan Palms		*Latania loddigesii*	**Yes**	16' o.a. ht	100	200
4	Coconut Palms		*Cocos nucifera*	**Yes**	20' o.a. ht, 10' GW, bowed	300	1200
2	Copernicia Palm		*Copernicia sp.*	Yes	12' ht	100	200
2	Medjool Date Palm		*Phoenix dactylifera 'Medjool'*	**Yes**	20' o.a. ht, 10' GW, bowed	300	600
2	Royal Palms	**Yes**	*Roystonea elata*	**Yes**	18' ht	300	600
9	Sabal Palms	**Yes**	*Sabal palmetto*	**Yes**	18' - 24' ht, 1/2 smooth 1/2 booted trunk, 20" cal.	100	900
19	Total Palms 15' ht. min.	11	Total Native Palms 15' ht. min.	19	Total Drought Palms 15' ht. min.		
6	Total Palms at 3:1, 15' ht. min.	4	Total Native Palms at 3:1, 15' ht. min.	6	Total Drought Palms at 3:1, 15' ht. min.	Canopy Credit	3700
4	25% Palms allowed (3:1, 15' ht. min.)	4	25% Native Palms allowed (3:1, 15' ht. min.)	4	25% Drought Palms allowed (3:1, 15' ht. min.)		

Grand Total Trees & Palms:		Grand Total Native:		Grand Total Drought Tolerant:		Grand Total Canopy Credit:	
22	Total Trees & Palms (25%)	16	Native Trees & Palms (25%)	22	Drought Trees & Palms (25%)		12500

Shrubs and Groundcovers							
6	Bougainvillea		*Bougainvillea*	**Yes**	4' ht on trellis		
•	Crabwood	**Yes**	*Gymnanthes lucida*	**Yes**	4' ht. x 30", 15 gal.	36" oc	
2	Dracaena 'Song of India'		*Dracaena 'Song of India'*	**Yes**	5' ht		
•	Dwarf Chenille Plant		*Acalypha pendula*		6" x 8", 1 gal.	12" oc	
•	Heliconia Stricta		*Heliconia stricta*		36" x 24"		
•	Liriope 'Super Blue'		*Liriope muscari 'Super Blue'*		15" x 15", 3 gal.	18" oc	
•	Podocarpus		*Podocarpus macrophyllus*	**Yes**	6' x 2'	24" oc	
•	Sword Fern (native)	**Yes**	*Nephrolepis exaltata*		16" x 16", 3 gal.	24" oc	
•	Wart Fern		*Microsorum scolopendrium*		12" x 12", 3 gal.	18" oc	
•	Wax Jasmine		*Jasminum simplicifolium*		16" x 16", 3 gal.	24" oc	
•	Wild Coffee	**Yes**	*Psychotria nervosa*	**Yes**	24" ht, 3 gal.	24" oc	
•	Wild Coffee	**Yes**	*Psychotria nervosa*	**Yes**	36" ht, 7 gal.	30" oc	
150 min.	Total Shrubs 24" ht. min.	45 min.	Native Shrubs 24" ht. min.	75 min.	Drought Shrubs 24" ht. min.		

Notes: All plant material is to be approved by 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 LEGEND

EXISTING TO REMAIN

TRANSPLANTED TREES / PALMS

NEW

0 8' 16' 24' 40'

GROUND LEVEL PLANTING PLAN

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)615-0900x204

© COPYRIGHT BY GEOMANTIC DESIGNS, INC.
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.
ANY WORK. THESE PLANS ARE TO BE SUBMITTED FOR REVIEW, APPROVAL AND PERMIT BY THE APPROPRIATE BUILDING DEPARTMENT AND ANY OTHER REQUIRED GOVERNMENTAL AUTHORITIES PRIOR TO COMMENCING
THIS DRAWING IS THE PROPERTY OF THE LANDSCAPE ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED, OR ALTERED IN WHOLE OR IN PART. IT IS ONLY TO BE SPECIFICALLY IDENTIFIED HEREIN, AND IS NOT TO BE USED ON ANY OTHER PROJECT.
THIS DRAWING IS TO BE USED FOR THIS PROJECT AND SITE ONLY.

SEAL

SHEET TITLE: LANDSCAPE GROUND LEVEL PLANTING PLAN

PROJECT TITLE: NIDO CONDOMINIUM BUILDING 9880 - 9900 WEST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S):

DATE: 7/28/2022

L-1

NIDO Roof Level Landscape - Plant List

Legend

Trees at 12' ht. min. per town's code

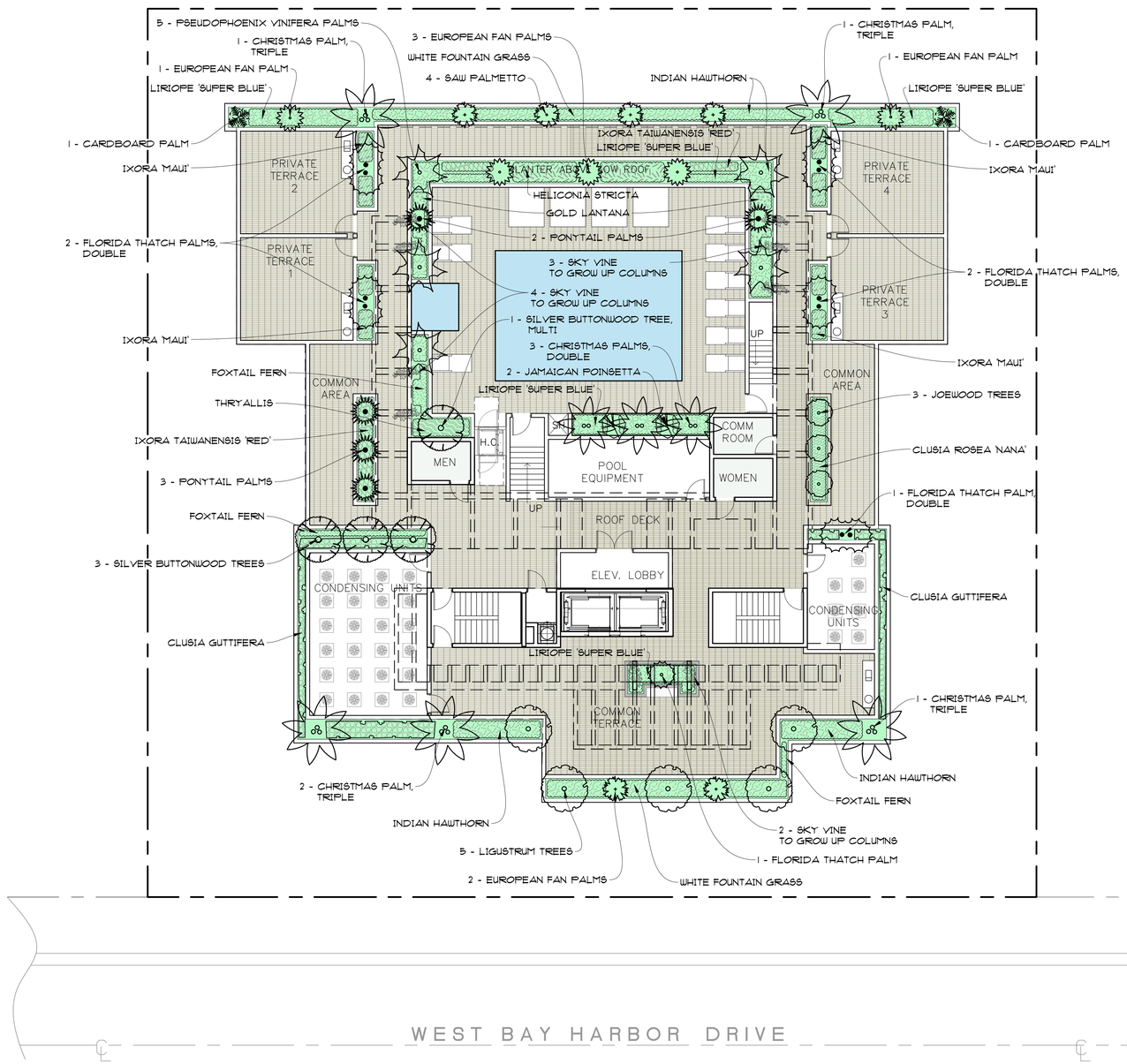
Trees or palms at 16'-18' ht. min. per town's code

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.
Trees							
5	Ligustrum trees		*Ligustrum japonicum*	Yes	8'-10' ht x 5' spr	300	1500
4	Silver Buttonwood trees	Yes	*Conocarpus erectus 'Sericeus'*	Yes	9'-10' ht x 5' spr., multi	300	1200
						Canopy Credit	2700
Palms							
3	Christmas Palm		*Veitchia merrillii*	Yes	12' ht, double, heavy caliper	100	300
6	Christmas Palm		*Veitchia merrillii*	Yes	12' ht, triple, heavy caliper	100	600
1	Florida Thatch Palms	Yes	*Thrinax radiata*	Yes	4' ht, single		
5	Florida Thatch Palms	Yes	*Thrinax radiata*	Yes	6' ht, double		
5	Pseudophoenix Vinifera Palm		*Pseudophoenix vinifera*	**Yes**	16' ht	100	500
						Canopy Credit	1400
						Grand Total Canopy Credit:	4100
Shrubs, Groundcovers, and Accents							
2	Cardboard Palm		*Zamia furfuracea*	**Yes**	4' x 4'		
•	Clusia Guttifera		*Clusia guttifera*	**Yes**	36" x 30"	36" oc	
•	Clusia Rosea 'Nana'		*Clusia rosea 'Nana'*	Yes	18" x 18", 3 gal.	24" oc	
7	European Fan Palm		*Chamaerops humilis*	**Yes**	4' x 4'		
•	Heliconia Stricta		*Heliconia stricta*		36" x 24"		
•	Indian Hawthorn		*Rhaphiolepis indica*	Yes	14" x 16", 3 gal.	18" oc	
•	Ixora 'Maui'		*Ixora 'Maui'*		16" x 16", 3 gal.	18" oc	
•	Ixora Taiwanensis 'Red'		*Ixora taiwanensis 'Red'*		16" x 16", 3 gal.	18" oc	
•	Foxtail Fern		*Asparagus densiflorus 'Meyerii'*		14" x 12", 3 gal.	15" oc	
•	Gold Lantana		*Lantana 'Gold'*	Yes	15" x 15", 3 gal.	18" oc	
2	Jamaican Poinsetta		*Euphorbia punicea*	**Yes**	4' ht		
•	Liriope 'Super Blue'		*Liriope muscari 'Super Blue'*		15" x 15", 3 gal.	18" oc	
5	Ponytail Palms		*Beaucarnea recurvata*	**Yes**	4' x 3'	12" oc	
4	Saw Palmetto	**Yes**	*Saw Palmetto*	**Yes**	4' x 4'		
9	Sky Vine		*Thunbergia grandiflora*	**Yes**	4' ht on trellis		
•	Thryallis		*Thryallis*	**Yes**	24" x 18", 3 gal.	24" oc	
•	White Fountain Grass		*Pennisetum setaceum*	**Yes**	24" x 24", 3 gal.	30" oc	

Notes: All plant material to be approved by 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.



0 8' 16' 24' 40'

ROOF LEVEL PLANTING PLAN
SCALE: 3/32" = 1'-0"

© COPYRIGHT BY GEOMANTIC DESIGNS, INC.
THIS DRAWING IS TO BE USED FOR THIS PROJECT AND SITE ONLY. THIS DRAWING IS THE PROPERTY OF THE LANDSCAPE ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED, OR ALTERED IN WHOLE OR IN PART. IT IS ONLY TO BE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. THESE PLANS ARE TO BE SUBMITTED FOR REVIEW, APPROVAL AND PERMIT BY THE APPROPRIATE BUILDING DEPARTMENT AND ANY OTHER REQUIRED GOVERNMENTAL AUTHORITIES PRIOR TO COMMENCING OF ANY WORK. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
2323 GALIANO STREET – 2nd FLOOR
CORAL GABLES, FLORIDA 33134
(305) 529-0069

SEAL

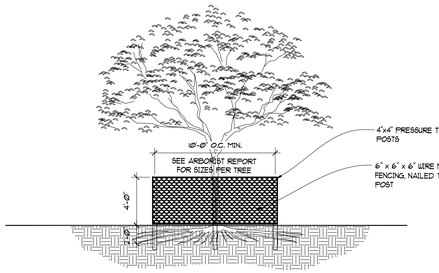
SHEET TITLE
LANDSCAPE
ROOF LEVEL PLANTING PLAN

PROJECT TITLE
NIDO
CONDOMINIUM BUILDING
9880 – 9900 WEST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)

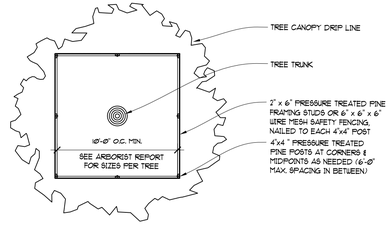
DATE:
7/28/2022

L-2



TREE BARRIER PROTECTION SECTION

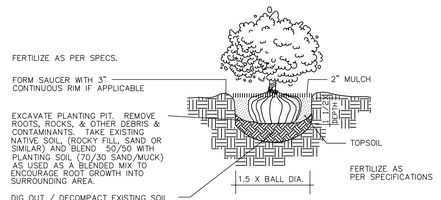
NOT TO SCALE



TREE BARRIER PROTECTION PLAN

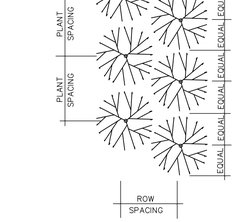
NOT TO SCALE

NOTE: BARRIER TO FORM CONTINUOUS CONNECTION AROUND THE TREE OR GROUP OF TREES

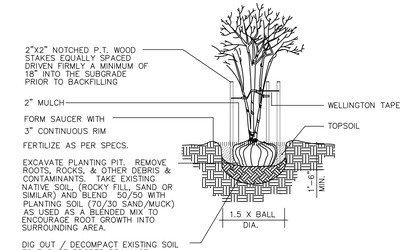


SHRUB PLANTING DETAIL

NOT TO SCALE

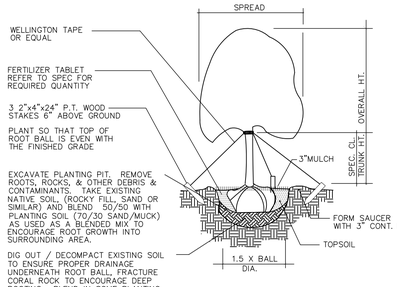


PLANT SPACING	ROW SPACING
12"	10.4"
18"	15.6"
24"	20.8"
30"	26.0"
36"	31.2"
48"	41.6"
60"	52.0"



MULTI-TRUNK TREE STAKING

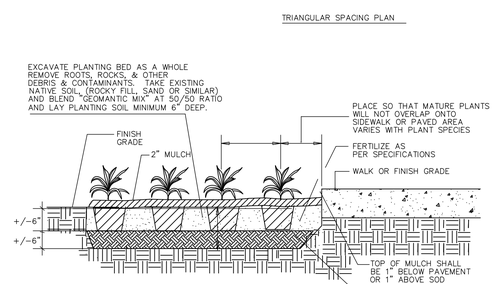
NOT TO SCALE



NOTE:
FOR TREES WITH 1" TO 6" CALIPER

TREE PLANTING - GUY WIRES or WELLINGTON TAPE

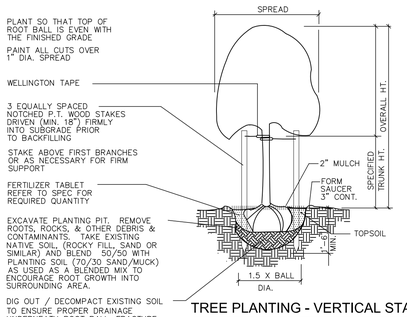
NOT TO SCALE



GROUND COVER PLANTING DETAIL

NOT TO SCALE

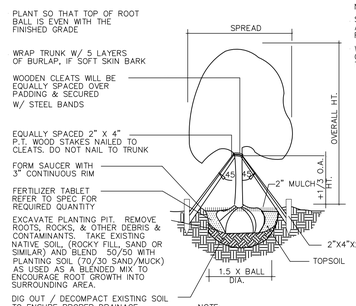
CALIPER	TIES	STRANDS	STAKES
1" – 1 1/2"	2	1 # 12	2 – 2 X 2
1 1/2" – 2"	3	1 # 12	3 – 2 X 2
2" – 3"	3	2 # 12	2 – 2 X 2
3" – 6"	3	2 # 12	3 – 2 X 2



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	2 – 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



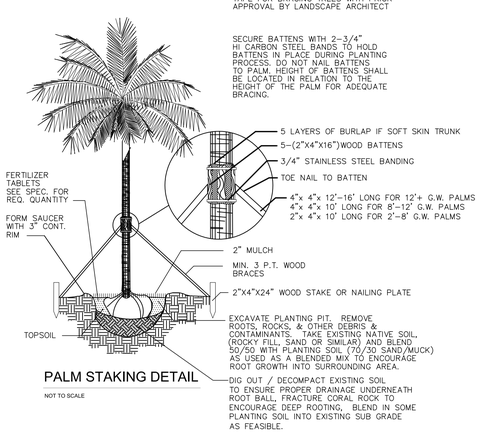
NOTE:
STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT

WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES

NOTE:
USE FOR 6" TO 12" SINGLE STEM TREES

TREE BRACING DETAIL

NOT TO SCALE



PALM STAKING DETAIL

NOT TO SCALE

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 AVAILABE 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 FVITER 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

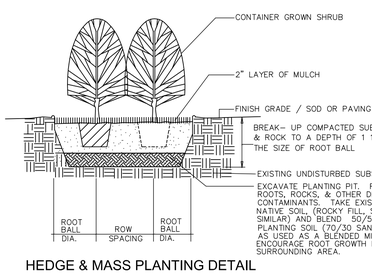
- WATER:
ALL NEW TREES TO BE ON AN AUTOMATED IRRIGATION SYSTEM WITH A RAIN SENSOR.
1ST MONTH - WATER EVERYDAY
2ND. THROUGH 6TH. MONTHS - EVERY OTHER DAY.
7TH THROUGH COMPLETE YEAR - 2 TIMES A WEEK.
NOTE: ADJUST IRRIGATION DURATION TIMES TO ENSURE THAT TREE'S ROOT BALL IS COMPLETELY SATURATED WITH WATER.
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. | LB9. 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 Architect's 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 & photographs with measuring tape and / or person standing next to plant material for scale reference.
7. All planting beds must be free of surface rock over 1/2" diameter, prior to mulching.
8. Planting beds should receive 2" 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% AtlasGrow, 20% Coarse Sand, 20% #57 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 (Hurricane) and other clauses beyond the control of the Landscape contractor are not covered.
17. All warrantees to run concurrently, beginning upon Landscape architect's 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 buildings, 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.

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 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 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.



HEDGE & MASS PLANTING DETAIL

NOT TO SCALE

811
KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

PLANTING DETAILS

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
2323 GALIANO STREET – 2nd FLOOR
CORAL GABLES, FLORIDA 33134
(305) 615-0066

© COPYRIGHT BY GEOMANTIC DESIGNS, INC.

BID/AL

SHEET TITLE
LANDSCAPE
PLANTING DETAILS

PROJECT TITLE
NIDO
CONDOMINIUM BUILDING
9880 – 9900 WEST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)

DATE:
7/28/2022

L-3

THIS DRAWING IS TO BE USED FOR THIS PROJECT AND SITE ONLY. THIS DRAWING IS THE PROPERTY OF THE LANDSCAPE ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED, OR ALTERED IN WHOLE OR IN PART. IT IS ONLY TO BE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. THESE PLANS ARE TO BE SUBMITTED FOR REVIEW, APPROVAL AND PERMIT BY THE APPROPRIATE BUILDING DEPARTMENT AND ANY OTHER REQUIRED GOVERNMENTAL AUTHORITIES PRIOR TO COMMENCING OF ANY WORK. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.

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 9880-9900 West Bay Harbor Drive **Legal Description** _____

Net Lot Area 22,500 **Acres /** 0.517 **SF**

	Required	Provided
I. Open Space Requirement		
1. Net Lot Area = 22,500 SF x 20% = 4,500 SF (BHI – Sec. 23-11)	20% / 4,500 SF	24 % / 5,427 SF
2. Maximum Lawn Area Allowed (MDC – Sec. 18A-6(A)(5)) a. Req. open space 4,500 SF x 60% = 2,700 SF	60% Max / 2,700 SF	___ % / 2,663 SF
II. Shade Trees		
A. Required		
1. 28 shade trees/acre: 28 x 0.517 acres = 14.5 (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	15	22
2. Native Species Required - 50% Min. # of shade trees req. 15 x 50% = 7.5 (BHI – Sec. 24-16(a)(2))	8	16
3. Drought Tolerant and Low Maintenance Species Require – 50% Min. # of shade trees req. 15 x 50% = 7.5 (MDC – Sec. 18A-6(C)(11)(b))	8	22
B. Tree Species		
1. Number of shade trees required (from Sec. (II)(A)(1) above)	15	
2. Number of shade tree species required (BHI – Sec. 24-16(a)(2))	4	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 7
2. Number of shade trees required 15 (from Sec. (II)(A)(1) above)
3. Shade tree heights required:
   - 12 ft. - 25 % or 4 shade trees
   - 14-16 ft. - _____ % or _____ shade trees
   - 16-18 ft. - 50 % or 8 shade trees
   - 18-20 ft. - 25 % or 4 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 150 / 35' = 4 (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	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))	150	150 min.
2. Native Species Required - 30% Min. (MDC – Sec. 18A-6(D)(1)(a))	45	45 min.
3. Drought Tolerant and Low Maintenance Species Required – 50% Min. (MDC – Sec. 18A-6(D)(1)(b))	75	75 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)		6

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

THIS DRAWING IS TO BE USED FOR THIS PROJECT AND SITE ONLY. THIS DRAWING IS THE PROPERTY OF THE LANDSCAPE ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED, OR ALTERED IN WHOLE OR IN PART. IT IS ONLY TO BE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. THESE PLANS ARE TO BE SUBMITTED FOR REVIEW, APPROVAL AND PERMIT BY THE APPROPRIATE BUILDING DEPARTMENT AND ANY OTHER REQUIRED GOVERNMENTAL AUTHORITIES PRIOR TO COMMENCING OF ANY WORK. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE. © COPYRIGHT BY GEOMANTIC DESIGNS, INC.

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
2323 GALIANO STREET – 2nd FLOOR
CORAL GABLES, FLORIDA 33134
PHONE: (305)905-0008

SEAL

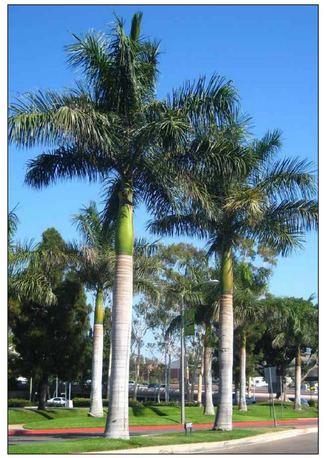
SHEET TITLE
LANDSCAPE
LANDSCAPE LEGEND

PROJECT TITLE
NIDO
CONDOMINIUM BUILDING
9880 – 9900 WEST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)

DATE:
7/28/2022

L-4



ROYAL PALM



CLUSIA ROSEA TREE



COCONUT PALMS



SILVER BUTTONWOOD TREE



BLUE LATAN PALM



GREEN BUTTONWOOD TREE



MEDJOOL DATE PALM



PIGEON PLUM TREE



COPERNICIA PALM





BAHAMA TABEBUIA TREE



BOUGAINVILLEA VINE



SIMPSON'S STOPPER TREE



SABAL PALM



DRACAENA 'SONG OF INDIA'



WAX JASMINE



LIRIOPE



CRABWOOD



NATIVE WILD COFFEE

CONCEPT PLANTING IMAGES
GROUND LEVEL

THIS DRAWING IS TO BE USED FOR THIS PROJECT AND SITE ONLY. THIS DRAWING IS THE PROPERTY OF THE LANDSCAPE ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED, OR ALTERED IN WHOLE OR IN PART. IT IS ONLY TO BE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. THESE PLANS ARE TO BE SUBMITTED FOR REVIEW, APPROVAL AND PERMIT BY THE APPROPRIATE BUILDING DEPARTMENT AND ANY OTHER REQUIRED GOVERNMENTAL AUTHORITIES PRIOR TO COMMENCING OF ANY WORK. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE. © COPYRIGHT BY GEOMANTIC DESIGNS, INC.

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
2323 GULIANO STREET – 2nd FLOOR
CORAL GABLES, FLORIDA 33134
(305)632-5000

SEAL

SHEET TITLE
LANDSCAPE
CONCEPT PLANTING IMAGES - GROUND LEVEL

PROJECT TITLE
NIDO
CONDOMINIUM BUILDING
9880 - 9900 WEST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)

DATE:
7/28/2022

L-5



CHRISTMAS PALM



WHITE FOUNTAIN GRASS



SAW PALMETTO



INDIAN HAWTHORN



CARDBOARD PALM



GOLD LANTANA



IXORA TAIWANENSIS 'RED'



HELICONIA STRICTA



LIRIOPE



FLORIDA THATCH PALM



SILVER BUTTONWOOD TREE



JAMAICAN POINSETTA



PSEUDOPHOENIX VINIFERA PALM



SKY VINE





CLUSIA GUTTIFERA



THRYALLIS



EUROPEAN FAN PALM



LIGUSTRUM TREE



PONYTAIL PALM



CLUSIA ROSEA 'NANA'



FOXTAIL FERN

CONCEPT PLANTING IMAGES
ROOF LEVEL

THIS DRAWING IS TO BE USED FOR THIS PROJECT AND SITE ONLY. THIS DRAWING IS THE PROPERTY OF THE LANDSCAPE ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED, OR ALTERED IN WHOLE OR IN PART. IT IS ONLY TO BE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. THESE PLANS ARE TO BE SUBMITTED FOR REVIEW, APPROVAL AND PERMIT BY THE APPROPRIATE BUILDING DEPARTMENT AND ANY OTHER REQUIRED GOVERNMENTAL AUTHORITIES PRIOR TO COMMENCING OF ANY WORK. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE. © COPYRIGHT BY GEOMANTIC DESIGNS, INC.

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
2323 GALIANO STREET – 2nd FLOOR
CORAL GABLES, FLORIDA 33134
(305)615-0900

SEAL

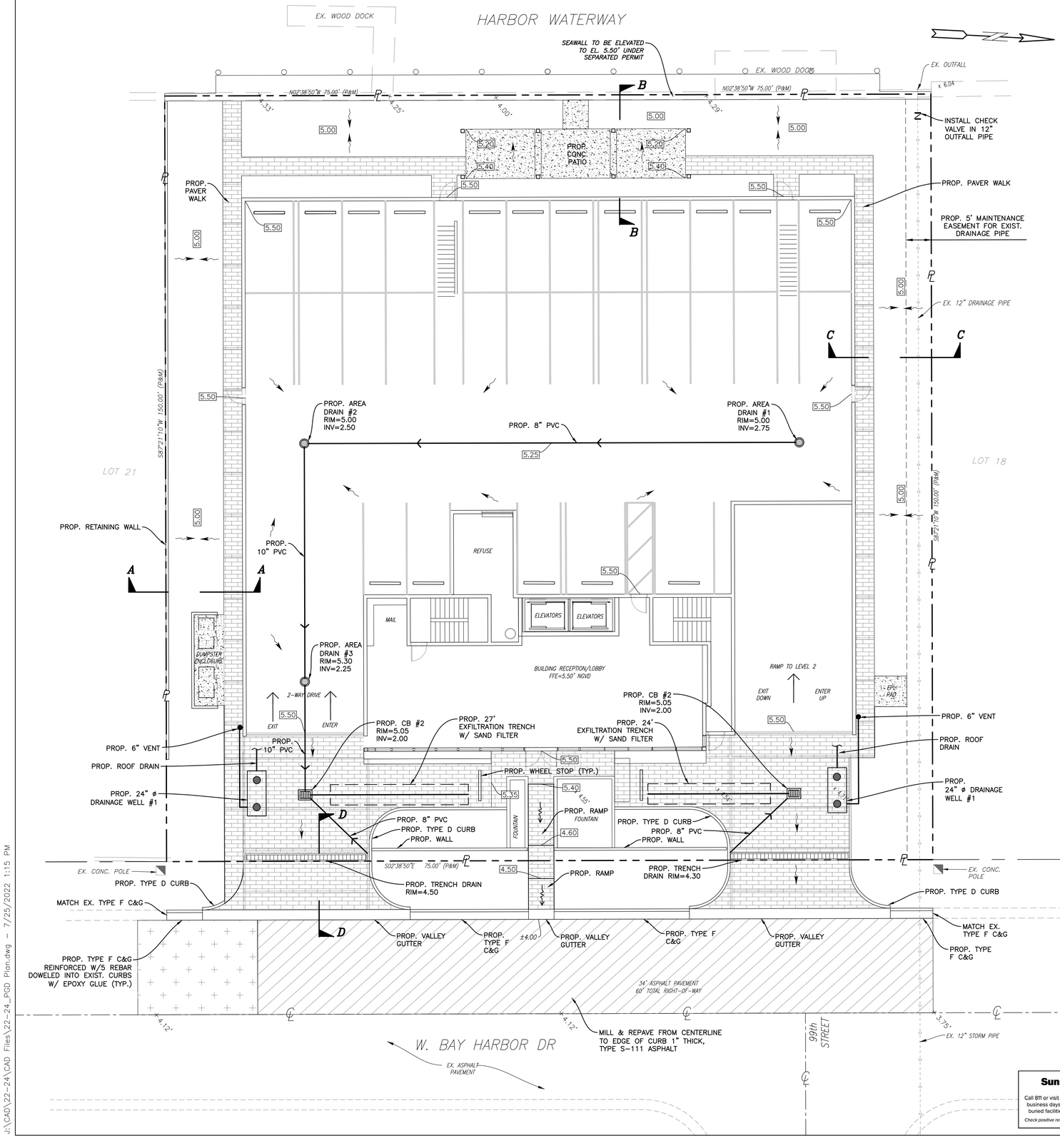
SHEET TITLE
CONCEPT PLANTING IMAGES - ROOF LEVEL

PROJECT TITLE
NIDO
CONDOMINIUM BUILDING
9880 - 9900 WEST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA 33154

REVISION DATE(S)

DATE:
7/28/2022

L-6





LOCATION MAP

N.T.S.

SEC 27, TWSP 52S, RNG 42E

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.

GENERAL NOTES:

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

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

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

NOTES:

1. EXISTING GUTTER TO BE REPLACED WHERE CRACKED OR DAMAGED.
2. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
3. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
4. CONNECT ALL ROOF DRAINS TO DRAINAGE WELL.
5. CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE AND IRRIGATION PIPES.
6. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO NGVD 1929.
8. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (⅛ INCH/FT) SLOPE.
9. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS AND CONDENSATE LINES.

FLOOD INFORMATION:

Control panel number: 12086C0144L
Flood zone: "AE"
Base flood elevation: 8.00' NGVD

ALL STORMWATER IS TO BE RETAINED ONSITE

LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- X 3.53 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE

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
IPHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:
WBHD DEVELOPMENT, LLC
7657 NW 50TH STREET
MIAMI, FLORIDA 33166
T. 305.592.2526
F. 305.592.7887
C. 786.306.4353

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.:

NIDO
9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=10' DATE: 07/28/22

SHEET NUMBER:
C-1

DRC SET

J:\CAD\22-24\CAD Files\22-24_PGD Plan.dwg - 7/25/2022 1:15 PM

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

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

WATER AND SEWER TO MEET THE STANDARDS AND REQUIREMENTS OF MDWASD.

NOTE:

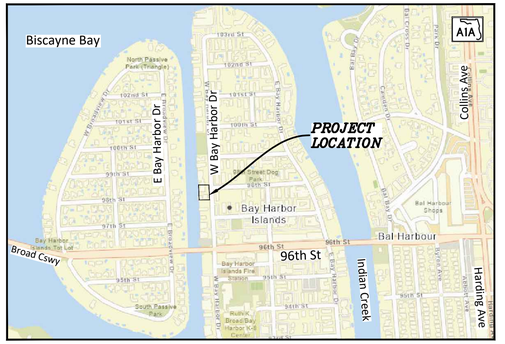
ALL ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929

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.

SEWAGE VOLUME

23 UNITS AT
300 GPD
PER UNIT= 6,900 GPD



LOCATION MAP

N.T.S.

SEC 27, TWSP 52S, RNG 42E

NOTES:

1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER SERVICES.
2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL AND CONFIRM DEPTH OF PIPE.
3. CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
4. INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS
5. ALL BACKFLOW PREVENTERS TO BE INSTALLED IN ACCORDANCE WITH COUNTY REGULATIONS.

GENERAL NOTES:

1. TEMPORARY ASPHALT PATCH SHALL BE MADE IF ANY WATER SERVICE IS ABANDONED AT THE CORPORATION STOP.
2. ALL EXCAVATION IN THE ROW SHALL BE RESTORED WITH FLOWABLE FILL AND COMPACTED LIMEROCK IN ACCORDANCE WITH FDOT REQUIREMENTS.
3. ALL WORK IN THE ROW SHALL BE THE SUBJECT OF A SEPARATE ENGINEERING PERMIT ISSUED BY THE BUILDING DEPARTMENT IN COLLABORATION WITH THE DEPARTMENT OF PUBLIC WORKS.
4. CONTRACTOR TO EXPOSE BOTH SEWER LATERALS INSIDE OF THE PROPERTY LINE FOR INSPECTION BY THE TOWN OF BAY HARBOR ISLANDS TOWN ENGINEER.
5. PIPES 2" OR LARGER SHALL REQUIRE BACTERIA TESTING. SAMPLES SHALL BE COLLECTED BY A CERTIFIED TESTING LAB. ALL SAMPLES SHALL MEET HEALTH DEPARTMENT STANDARDS.
6. ANY EXISTING WATER SERVICES TO BE ABANDONED SHALL BE CAPPED AT THE CORPORATION STOP BY THE DEVELOPER. ANY SEWER SERVICES NOT NEEDED FOR THIS PROJECT SHALL BE ABANDONED AT THE COLLECTION MAIN AT THE DEVELOPER'S EXPENSE.
7. FOR SEWER CONNECTION, CONTRACTOR TO CONNECT TO CITY'S V.C.P. CLAY PIPE SYSTEM. NO CAST IRON FITTINGS TO BE BETWEEN THE CLAY AND THE NEW CONNECTION AS TO NOT COMPROMISE THE NEW CONNECTION.
8. CONNECT NEW PVC SEWER LATERAL TO CITY'S CLAY SEWER LATERAL PRIOR TO CLEANOUT.
9. INSTALL PLUG (OR CAP) ON THE PROPERTY SIDE OF THE PVC CLEANOUT. SEWER CAP & SEWER CLEANOUT SHALL BE INSTALLED PRIOR TO CONSTRUCTION START UP. PROVIDE 6" SEWER LATERAL CONNECTION.

LEGEND

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- X 3.53 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!

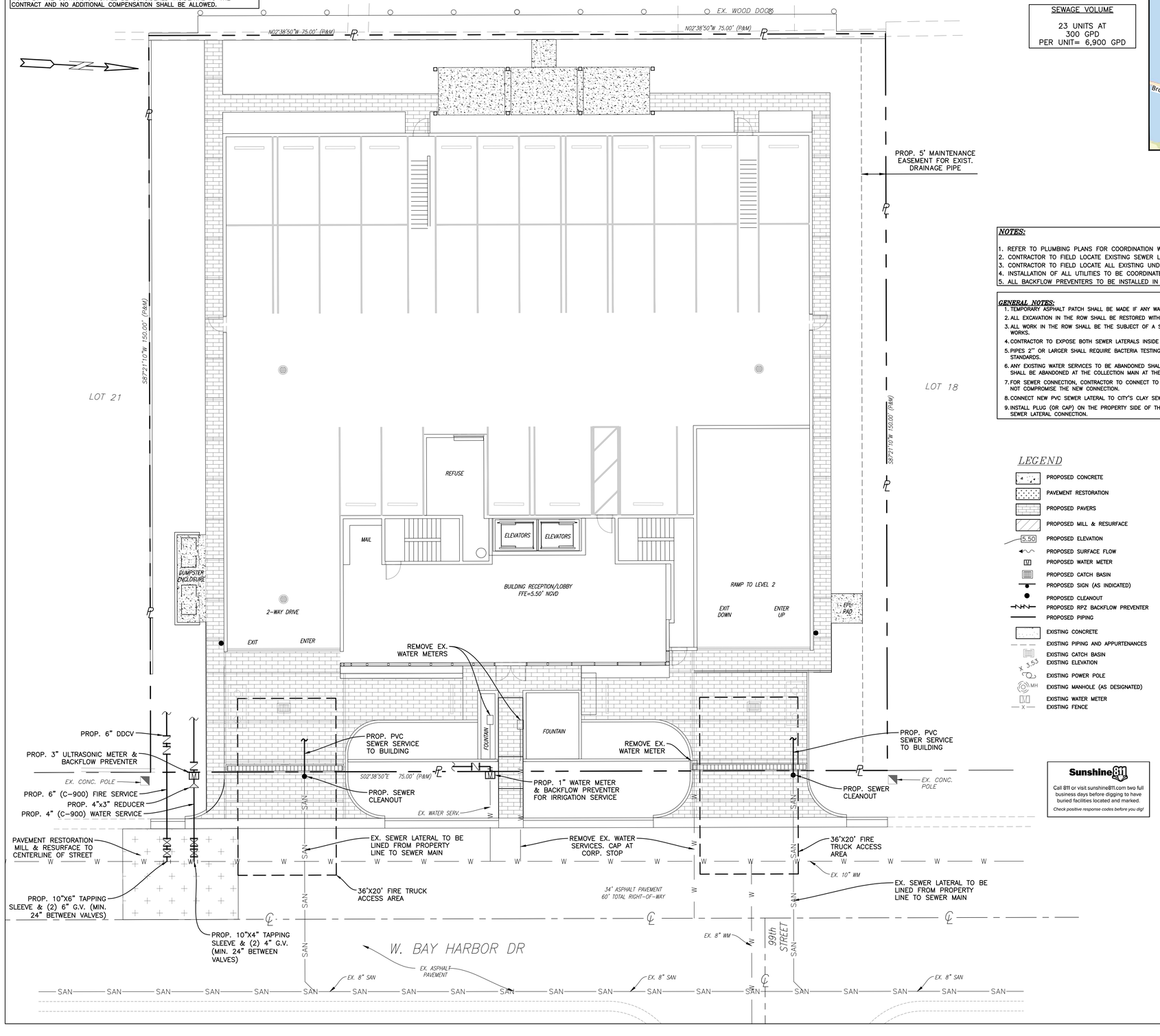
WATER MAIN NOTES

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.



FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA–C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:

WBHD DEVELOPMENT, LLC
7657 NW 50TH STREET
MIAMI, FLORIDA 33166

T. 305.592.2526
F. 305.592.7887
C. 786.306.4353

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.:

NIDO

9880–9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING

BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

WATER & SEWER PLAN

SCALE: 1"=10' DATE: 07/28/22

SHEET NUMBER:

C-

DRC SET

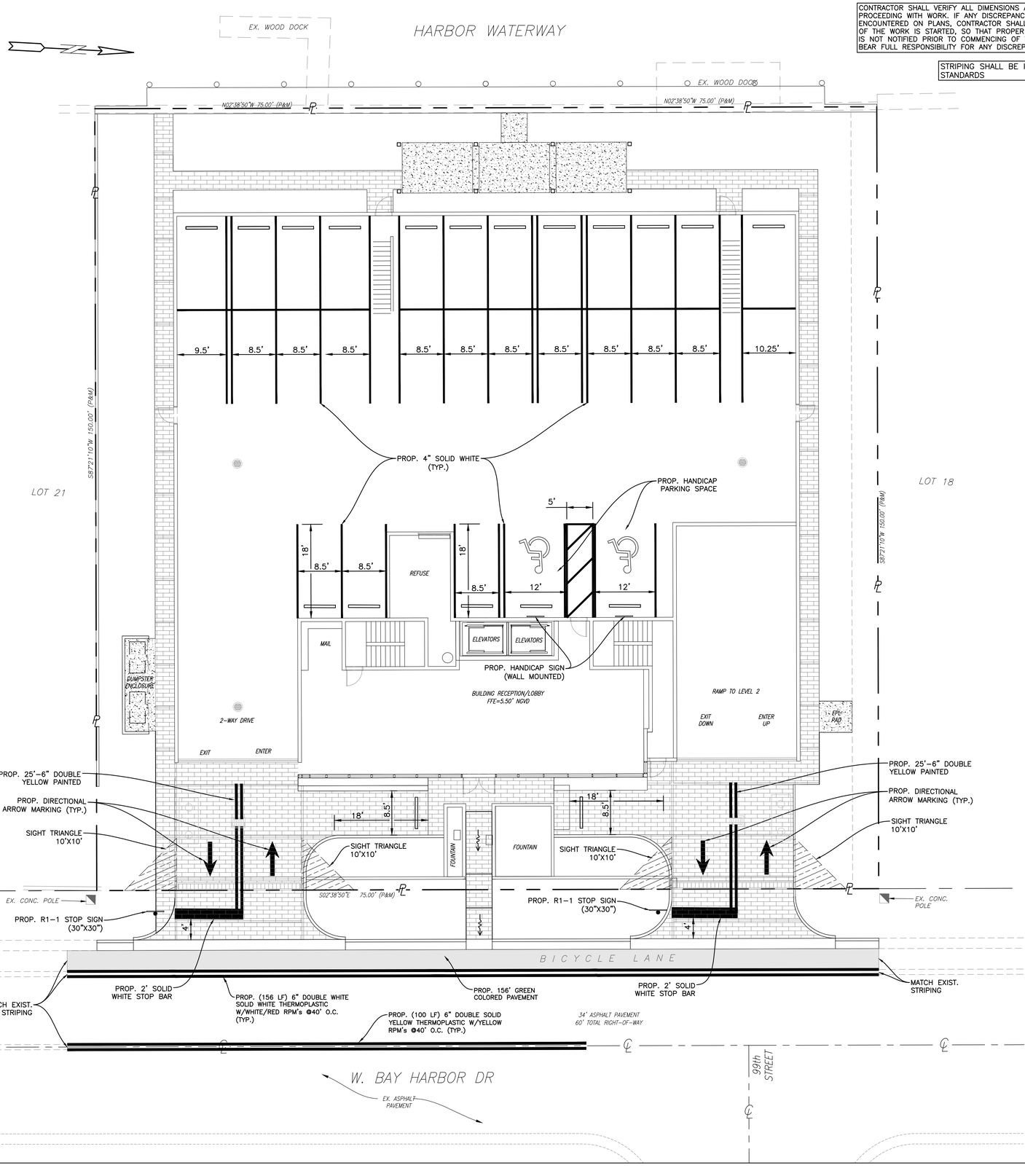
J:\CAD\22–24\CAD Files\22–24_WS Plan.dwg – 7/25/2022 1:16 PM

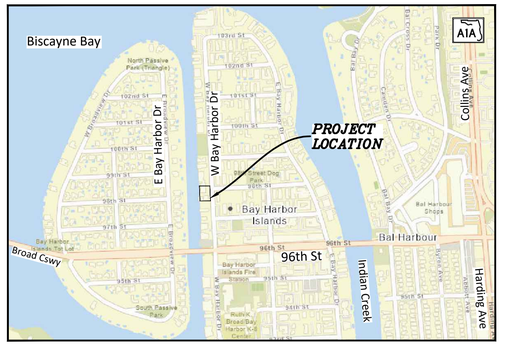
22–24

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

STRIPING SHALL BE IN COMPLIANCE WITH FDOT STANDARDS

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



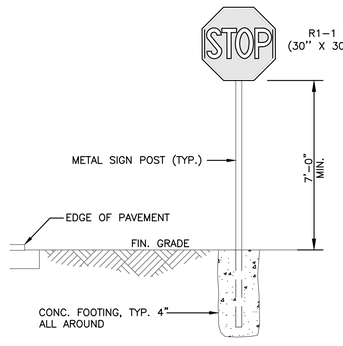


LOCATION MAP
N.T.S.

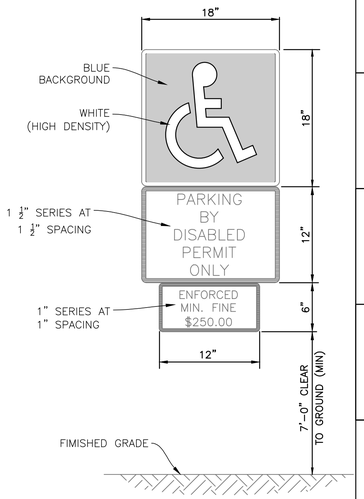
SEC 27, TWSP 52S, RNG 42E

LEGEND:

- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- X 3.53 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE



STOP SIGN DETAIL
N.T.S.



FTP-26 HANDICAP PARKING SIGN WITH SUPPLEMENTAL 12" x 6" "MINIMUM FINE $250.00" SIGN

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

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

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:
WBHD DEVELOPMENT, LLC
7657 NW 50TH STREET
MIAMI, FLORIDA 33166
T. 305.592.2526
F. 305.592.7887
C. 786.306.4353

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.:

NIDO
9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:
PAVEMENT MARKING & SIGNAGE PLAN

SCALE: 1"=10' DATE: 07/28/22

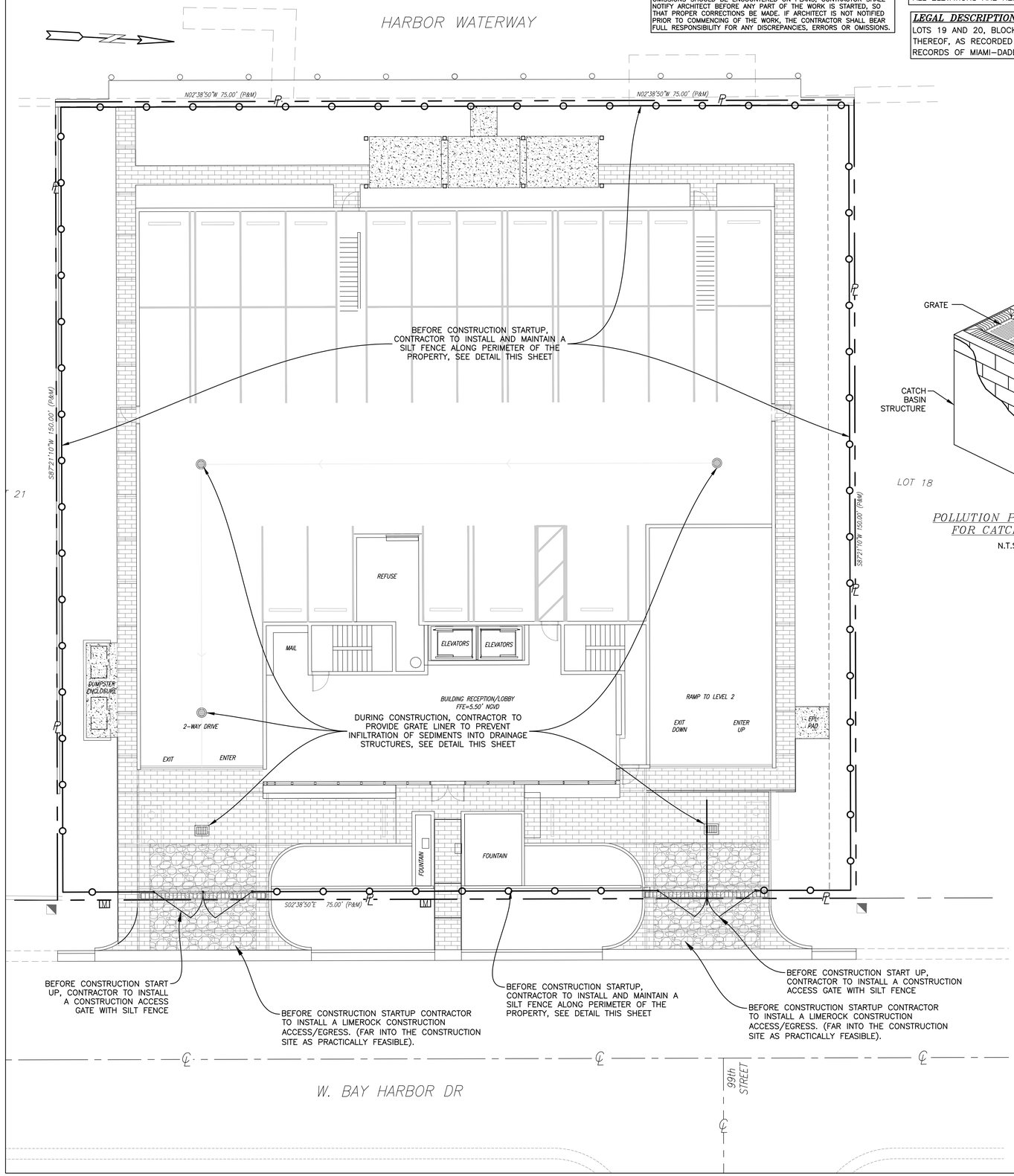
SHEET NUMBER:
C-3

DRC SET

J:\CAD\22-24\CAD Files\22-24_PWS Plan.dwg - 7/25/2022 11:25 AM

22-24

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



NOTE:

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

LEGAL DESCRIPTION:

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.

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

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

NOTE:

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

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

NOTES:

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

POLLUTION PREVENTION FOR CATCH BASIN

N.T.S.

LEGEND

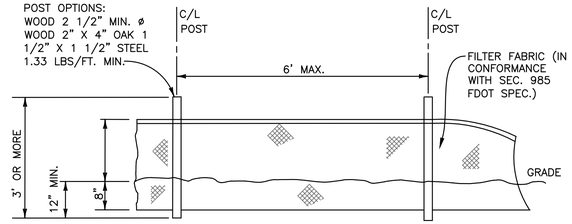
- PROPOSED CONCRETE
- PAVEMENT RESTORATION
- PROPOSED PAVERS
- PROPOSED MILL & RESURFACE
- 5.50 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CATCH BASIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- PROPOSED SILT FENCE
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- X 5.55 EXISTING ELEVATION
- EXISTING POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- X EXISTING FENCE



LOCATION MAP

N.T.S.

SEC 27, TWSP 52S, RNG 42E



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.

Sunshine 811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA–C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:

WBHD DEVELOPMENT, LLC
7657 NW 50TH STREET
MIAMI, FLORIDA 33166
T. 305.592.2526
F. 305.592.7887
C. 786.306.4353

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.:

NIDO
9880–9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

STORMWATER POLLUTION PREVENTION PLAN

SCALE: 1"=10' DATE: 07/28/22

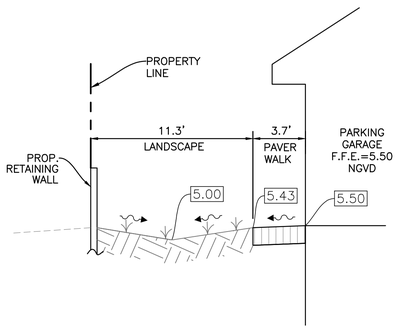
SHEET NUMBER:

C-4

DRC SET

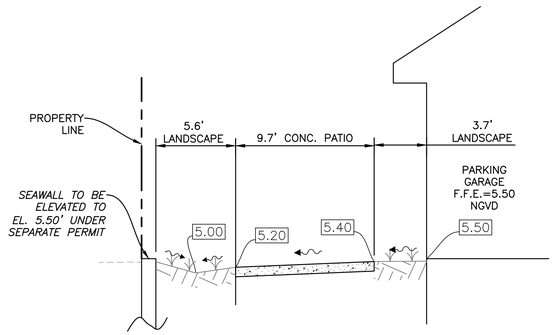
22–24

J:\CAD\22-24\CAD Files\22-24_SWPP Plan.dwg - 7/25/2022 1:29 PM



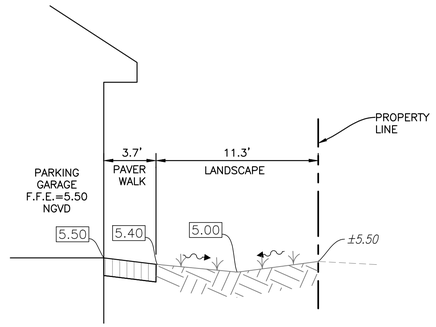
SECTION A–A

N.T.S.



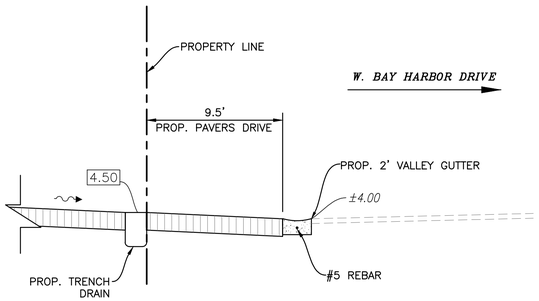
SECTION B–B

N.T.S.



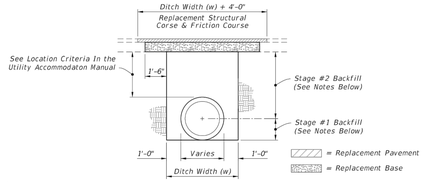
SECTION C–C

N.T.S.



SECTION D–D

N.T.S.



NOTES:

PAVEMENT REMOVAL AND REPLACEMENT

1. Pavement shall be mechanically sawed.
2. The replacement asphalt shall match the existing structural and friction courses for type and thickness in accordance with current FDOT asphalt mix specifications.
3. The new base materials shall be either of the same type and composition as the materials removed or of equal or greater structural adequacy (See Index No. 514).

BACKFILL OPTION

1. COMPACTED AND STABILIZED FILL

A. Backfill material shall be placed in accordance with Section 125 of the Standard Specifications.

B. In Stage #1, construct compacted fill beneath the haunches of the pipe, using mechanical tamps suitable for this purpose. This compaction applies to the material placed beneath the haunches of the pipe and above any bedding.

C. In Stage #2, construct compacted fill along the sides of the pipe and up to the bottom of the base, with the upper 12" receiving Type B Stabilization. In lieu of Type B Stabilization, the Contractor may construct using Optional Base Group 3.

2. FLOWABLE FILL

A. If compaction can not be achieved through normal mechanical methods then flowable fill may be used.

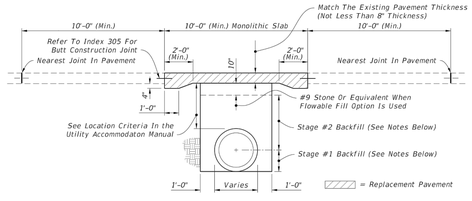
B. Flowable fill is to be placed in accordance with Section 121 of the Specifications, as approved by the Engineer.

C. Do not allow the utility being installed to float. If a method is provided to prevent flotation from occurring, Stages #1 and #2 can be combined, if approved by the Engineer.

D. In Stage #1, place flowable fill midway up on both sides of the utility. Allow to harden before placing Stage #2.

E. In Stage #2, place flowable fill to the bottom of the existing base course.

FLEXIBLE PAVEMENT CUT



NOTES:

PAVEMENT REMOVAL AND REPLACEMENT

1. High early strength cement concrete (3000 psi) meeting the requirements of Standard Specification 346 shall be used for rigid pavement replacement.
2. Pavement shall be mechanically sawed and restored to conform with existing pavement joints within 12 hours. (See Index 305)

BACKFILL OPTION

1. GRANULAR BACKRILL

A. Any edgedrain system that is removed shall be replaced with the same type materials. Any edgedrain system that is damaged shall be repaired with methods approved by the Engineer.

B. Fill material shall be placed in accordance with the Standard Specifications. Fill material shall be special select soil in accordance with Index 505.

C. In Stage #1, construct compacted fill beneath the haunches of the pipe, using mechanical tamps suitable for this purpose. This compaction applies to the material placed beneath the haunches of the pipe and above any bedding.

D. In Stage #2, construct fill along the sides of the pipe and up to the bottom of replacement pavement.

2. FLOWABLE FILL

A. If mechanical compaction can not be achieved through normal mechanical methods then flowable fill may be used.

B. Flowable fill is to be placed in accordance with Section 121 of the Specifications, as approved by the Engineer.

C. Do not allow the utility being installed to float. If a method is provided to prevent flotation from occurring, Stages #1 and #2 can be combined, if approved by the Engineer.

D. In Stage #1, place flowable fill midway up on both sides of the utility. Allow to harden before placing Stage #2.

E. In Stage #2, place flowable fill to the bottom of the stone layer.

RIGID PAVEMENT CUT

GENERAL NOTES

1. The details provided in this standard index apply to cases in which jack and bore or directional boring methods are not required by the Engineer.
2. Flowable fill shall not be placed directly over loose, or high plastic, or muck material (see Index 505) which will cause settlement due to fill weight. Where highly compressible material exists, the amount, shape and depth of flowable fill must be engineered to prevent pavement settlement.
3. These details do not apply to utility cuts longitudinal to the centerline of the roadway which may require the additional use of geotextiles, special bedding and backfill, or other special requirements.
4. Method of construction must be approved by the Engineer.
5. Some pipe may require special granular backfill up to 6" above top of pipe. Geotextiles may be required to encapsulate the special granular material.
6. Where asphalt concrete overlays exist over full slab concrete pavement, the replacement pavement shall have an overlay constructed over the replacement slab. The overlay shall match the existing asphalt pavement thickness. The replacement friction course shall match the existing friction course, except structural course may be used in lieu of dense graded friction course.
7. All shoulder pavement, curb, curb and gutter, and their substructure disturbed by utility trench cut construction shall be restored in kind.
8. The use of flowable fill to reduce the time traffic is taken off a facility is acceptable but must have prior approval by the Engineer. Flowable fill use is allowed only when properly engineered for pavement crossings, whether straight or diagonal, and shall not be installed for significant depths or lengths. The maximum length shall be fifty (50) feet and a maximum depth of six (6) feet unless supported by an engineering document prepared by a registered professional engineer that specializes in soils engineering. The engineering document shall address the evaluation of local groundwater flow interruption and settlement potential.
9. Excavatable flowable fill is to be used when the flowable fill option is selected.

TRENCH CUTS AND RESTORATIONS ACROSS ROADWAYS

10/17/2016 9:34:54 AM

LAST REVISION	DESCRIPTION:	FDOT FY 2017-18 DESIGN STANDARDS	MISCELLANEOUS UTILITY DETAILS	INDEX NO.	SHEET NO.
11/01/16				307	1 of 3

FRANKEL BENAYOUN ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL,
LICENSE NO. AR0007143
IPHAT BENAYOUN FISHMAN,
LICENSE NO. AR0017273

1166 KANE CONCOURSE, SUITE 200
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868.3665 FAX:(305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER:

WBHD DEVELOPMENT, LLC
7657 NW 50TH STREET
MIAMI, FLORIDA 33166
T. 305.592.2526
F. 305.592.7887
C. 786.306.4353

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.:

NIDO
9880-9900 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	REVISION	DATE	BY

DRAWING TITLE:

SECTIONS & DETAILS

SCALE: N.T.S. DATE: 07/28/22

SHEET NUMBER:

C-5

DRC SET

APPLICATION FOR SITE PLAN REVIEW

Town Council

Robert H. Yaffe
Mayor

Jordon 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 Morante
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.

9880 W. Bay Harbor Drive / Lot 20 of Block 3 of Bay Harbor Islands

9900 W. Bay Harbor Drive / Lot 19 of Block 3 of Bay Harbor Islands

According to Plat, recorded in Book 46, Page 5, of Miami-Dade County, Florida

Folio# 13-2227-091-0001 / Lot 19; Folio # 13-2227-001-0670 / Lot 20

Size of described property Land Area Lots 19 & 20 = +/-22,500 SF

Project Description New Condo Development / Parking Garage & Amenities Units 23 Apts

Owner(s) Name Horizon BHI, LLC

Mailing Address 53 Broadway

City Brooklyn State NY Zip 11249

Phone Number (718) 388-8210 Email michaelwittow@gmail.com

Signature of Owner

Name of Applicant (if different from owner) Same

Mailing Address

City State Zip

Phone Number Email

Signature of Applicant

Name of Representative Markus Frankel & Ifhat B. Fishman / Frankel Benayoun Architects, Inc.

Mailing Address 1166 Kane Concourse, Suite 200

City Bay Harbor Islands State FL Zip 33154

Phone Number (305) 868-3665 Email markus@fbamiami.com & ifhat@fbamiami.com

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received By

Process Number Fee Paid

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

NIDO

9880-9900 West Bay Harbor Drive
Bay Harbor Islands, Florida 33154

DEVELOPMENT IMPACT ANALYSIS REPORT

July 25, 2022

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

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

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 insure 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 **2,170 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 **1,693 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 **7 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 well. All other surface drainage will be routed to the exfiltration trench.

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

5. RECREATION FACILITIES:

The total population is estimated at 49.91 persons, based on a total of 23 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 : NIDO
DATE : July 25, 2022

TYPE OF BUILDING USE	ROOMS [EACH/SF](Avg. Household Size)	RATE [GPD/ROOM] [GPD/SF]	ADF [GPD]
PROPOSED FLOWS:			
Residential Condominiums	23(2.17per DU)	200	9,982
SUB-TOTAL			**9,982**
PREVIOUS FLOWS:			
	18(2.17 per DU)	200	7,812
SUB-TOTAL			**7,812**
NET INCREASE			**2,170**

PROPOSED SANITARY SEWER USE CALCULATIONS

PROJECT : NIDO
DATE : July 25, 2022

TYPE OF BUILDING USE	ROOMS [EACH/SF](Avg. Household Size)	RATE [GPD/ROOM] [GPD/SF]	ADF [GPD]
PROPOSED FLOWS:			
Residential Condominiums	23(2.17per DU)	156	7,786
SUB-TOTAL			**7,786**
PREVIOUS FLOWS:			
	18(2.17per DU)	156	6,093
SUB-TOTAL			**6,093**
NET INCREASE			**1,693**

PROPOSED SOLID WASTE CALCULATIONS

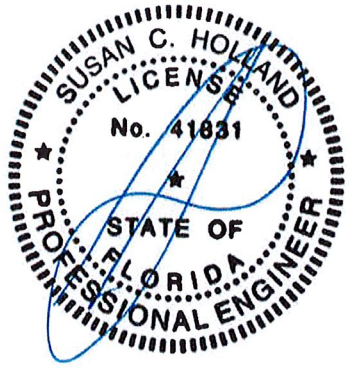
PROJECT : NIDO
DATE : July 25, 2022

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	23(2.17per DU)		0.632	32
SUB-TOTAL				**32**
PREVIOUS SOLID WASTE:				
	18(2.17per DU)		0.632	25
SUB-TOTAL				**25**
NET INCREASE				**7**

NIDO 07/25/22

9880-9900 West Bay Harbor Drive, Bay Harbor Islands
Elevations are referenced to NGVD
Pre-Development Calculations
Preliminary

Prepared by Susan C Holland, P.E.
Lic. No. 41831



JUL 26 2022

General Information

Total Project Area =	0.52 Acres	
Paved Area =	0.15 Acres	
Building Area =	0.19 Acres	
Lake Area =	0.00 Acres	
Recreation Area =	0.00 Acres	
Landscape Area =	0.18 Acres	
Total Impervious Area =	0.34 Acres	(65.4%)
Total Pervious Area (TPA) =	0.18 Acres	(34.6%)

Exist. Min. Floor Elevation =	6.85 '
Exist. Min. Crown of Road =	NA
Exist. Average Finished Grade=	4.50 '
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 - 1 day event =	7.00 "

9880-9900 West Bay Harbor Drive, Bay Harbor Islands
Pre-Development

SCS Curve Number

Design Water Table Elevation =	2.00 '
Average Finished Grade =	4.50 '
Average Depth Water Table =	2.50 '
Compacted Water Storage - (CWS) =	1.88 "

Ground Storage Under Pervious Area
(CWS/12 in/ft) x (TMPA) = 0.03 AC-FT

Soil Storage (S) = 0.65 "

SCS Curv Number (CN) = 93.89

NIDO

7/25/2022

9880-9900 West Bay Harbor Drive, Bay Harbor Islands
Pre-Development

Stage / Storage

Area of Developed Site Grading = 0.33 Acres

		(Linear from 4.5' - 6')					
		Site					
Stage	***Lake***	***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	0.08 AC-FT	0.00 AC-FT	0.08 AC-FT	0.00 AC-FT	0.00 AC-FT	0.16 AC-FT
5.50 '	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
6.00 '	0.00 AC-FT	0.25 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.25 AC-FT
6.50 '	0.00 AC-FT	0.42 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.42 AC-FT
7.00 '	0.00 AC-FT	0.58 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.58 AC-FT
7.50 '	0.00 AC-FT	0.75 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.75 AC-FT
8.00 '	0.00 AC-FT	0.91 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.00 AC-FT	0.91 AC-FT

S C S P R O G R A M

PROJECT NAME . . . . . :
REVIEWER . . . . . :
PROJECT AREA . . . . . : .52 ACRES
GROUND STORAGE . . . . : .65 INCHES
TERMINATION DISCHARGE : 1.00 CFS
DISTRIBUTION TYPE . . : SFWMD
RETURN FREQUENCY . . : 10.00 YEARS
RAINFALL DURATION . . : 1-DAY
24-HOUR RAINFALL . . : 7.00 INCHES
REPORTING SEQUENCE . : STANDARDIZED

STAGE (FT)	STORAGE (AF)	DISCHARGE (CFS)
3.00	.00	.00
4.00	.00	.00
5.00	.16	.00
6.00	.25	.00
7.00	.58	.00
8.00	.91	.00

					- - - - - - R E S E R V O I R - - - - - -				
TIME (HR)	RAIN FALL (IN)	ACCUM. RUNOFF (IN)	BASIN DISCHGE (CFS)	ACCUM. INFLOW (AF)	VOLUME (AF)	ACCUM. OUTFLOW (AF)	INSTANT DISCHGE (CFS)	AVERAGE DISCHGE (CFS)	STAGE (FT)
.00	.00	.00	.0	.0	.0	.0	.0	.0	3.00
4.00	.31	.04	.0	.0	.0	.0	.0	.0	4.01
8.00	.96	.46	.1	.0	.0	.0	.0	.0	4.12
10.00	1.49	.92	.1	.0	.0	.0	.0	.0	4.24
11.00	1.88	1.28	.2	.1	.1	.0	.0	.0	4.33
11.50	2.23	1.61	.3	.1	.1	.0	.0	.0	4.41
11.75	3.28	2.61	2.1	.1	.1	.0	.0	.0	4.57
12.00	4.59	3.89	2.7	.2	.2	.0	.0	.0	4.88
12.50	5.10	4.40	.5	.2	.2	.0	.0	.0	5.28
13.00	5.37	4.66	.3	.2	.2	.0	.0	.0	5.43
14.00	5.73	5.01	.2	.2	.2	.0	.0	.0	5.62
16.00	6.16	5.44	.1	.2	.2	.0	.0	.0	5.83
20.00	6.66	5.94	.1	.3	.3	.0	.0	.0	6.02
24.00	7.00	6.28	.0	.3	.3	.0	.0	.0	6.07

SUMMARY INFORMATION

MAXIMUM STAGE WAS 6.07 FEET AT 24.00 HOURS
MAXIMUM DISCHARGE WAS .0 CFS AT .00 HOURS

AGENDA ITEM REPORT
August 11, 2022

ITEM NUMBER: 3.

ITEM: Review and discussion of Site Plan Application by Bay Harbour Investments, Inc to construct a 27 unit, 7-story Multi-Family Development to be located at 9740-9760 West Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:
On July 28, 2022, the Town received a revised formal Site Development Application from Bay Harbour Investments, Inc, for a 27 Dwelling Unit Multi-Family Development to be located at 9740-9760 West Bay Harbor Drive.

Owner's Name: Bay Harbour Investments, Inc
Folio: 13-2227-001-0730 and 13-2227-001-0720
Property Address: 9740-9760 West Bay Harbor Drive
Zoning District: RM-1 Medium High Density
Legal Description: Lots 25 & 26, Block 3

Enclosed is a copy of the application for site plan review.

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	9740-60 WBH Drive DRC Rev Plans 8.11.2022
2.	SPR22-000017 DRC Application 9740-60 WBH Drive
3.	9740-60 WBH Dr Impact Analysis
4.	9740-60 WBH Dr Drainage Report



revuelta

architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133

T. 305.590.5000
F. 305.590.5040

LANDSCAPE ARCHITECT

GSLA DESIGN, INC.
17670 NW 78TH AVE. SUITE 214
MIAMI, FL. 33015
T: 305.392.1016

CIVIL ENGINEER

EGSC ENGINEERING CONSULTANTS, INC.
1701 NW 112TH AVE. SUITE 103
MIAMI, FL. 33172
T: 305.553.5457

9740-9760 WEST BAY HARBOR DRIVE

7/27/2022
DRC SET

GRAPHIC SCALE

20' 0 10' 20' 40' 80'

(IN FEET)
1 inch = 20 ft.



TREE TABULATION:

TREE ID #	TYPE (COMMON NAME)	DIAMETER (IN) @ 4.5' (BREAST HEIGHT)	HEIGHT (OAH) FT	CANOPY (CAO) FT
55	TREE	9	25	15
56	TREE	8	25	15
57	TREE	7	25	15
58	TREE	6	25	15
59	TREE	10	25	15
60	TREE	7	25	15
61	TREE	5	25	15
62	TREE	5	25	15
63	TREE	3	25	15
64	TREE	3	25	15
65	TREE	9	20	10
66	TREE	5	15	10
69	ROYAL PALM	18	30	15
70	PALM	4	20	5
71	PALM	4	20	5
72	PALM	3	15	5
73	TREE	12	20	15
74	PALM	7	15	5
75-78	PALM	3	15	5
79	PALM	4	15	5
80	TREE	6	18	15
81	PALM	6	18	5
82	UMBRELLA	6	18	10
83	PALM	14	15	10
84	PALM	3	15	5
85	PALM	3	15	5
86	PALM	4	15	5
87	COCONUT	10	25	15
88	PALM	3	20	5
89	ROYAL PALM	18	40	15
90	ROYAL PALM	18	40	15
91	PALM	11	15	10
92	TREE	11	20	25
93	PALM	3	20	5
94	PALM	3	20	5
95	PALM	3	20	5
96	PALM	4	20	5
97	PALM	3	20	5
98	PALM	3	20	5
99	TREE	7	20	15
100	PALM	12	15	15
101	PALM	12	15	15
102	TREE	7	18	15
103	PINE	32	60	15
104	PALM	21	18	15
105	PALM	18	18	15
113	COCONUT	9	25	15
114	COCONUT	9	25	15
115	PALM	6	15	5
116	COCONUT	11	20	15
117	COCONUT	11	25	15
118	COCONUT	10	25	15
119	COCONUT	9	18	15
120	PALM	4	18	5
121	PALM	3	10	5
122	PALM	3	8	5
123	PALM	3	8	5
124	COCONUT	6	20	15
125	COCONUT	6	20	15
126	COCONUT	11	30	15
127	COCONUT	9	25	15
128	COCONUT	10	15	15
129	COCONUT	11	15	15
130	COCONUT	9	20	15
131	PALM	3	10	5
132	PALM	3	10	5



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

PROPERTY ADDRESS:

9740-9760 W BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL 33154
Folio# 13-2227-001-0730, 13-2227-001-0720

LEGAL DESCRIPTION

Lots 25 and 26, in Block 3, of "BAY HARBOR ISLAND", according to the Plat thereof, as recorded in Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

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

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

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

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

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

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

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

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

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

10- Type of survey SKETCH OF SURVEY.

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

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

13- Benchmark Used: Miami-Dade County Benchmark #R-243. Elevation = +6.61'.

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

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

- BAY HARBOR INVESTMENT INC.

SURVEYOR'S CERTIFICATE:

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

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

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

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

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

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

LEGEND

- OH — OH — Overhead Wire Line
- // — // — Wood Fence
- X — X — Chain Link Fence
- Iron Fence
- M — — — Monument Line
- ℄ — — — Centerline
- PL Property Line

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

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

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

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION	BY	APP.

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

TYPE OF SURVEY: SKETCH OF SURVEY

PREPARED FOR: BAY HARBOR INVESTMENT INC.

DRAWN: MEB.
CHECKED: P.J.A.
SCALE: AS NOTED
FIELD DATE: 03/23/2022
JOB No.:RP22-0422/0423

SHEET: 1 OF 1 SHEET

F:\DRAWING\9740-9760 W BAY HARBOR DRIVE COMBINED RP22-0422-0423.dwg 3/25/2022

NOT FOR CONSTRUCTION

Zoning Summary

revuelta architecture international p.a.

9740-9760 WEST BAY HARBOR DRIVE

	SF	Acres
Lot Area	**22,500**	0.52

Legal Description

Lot 25 and 26 of Block 3 of BAY HARBOUR ISLAND, according to the Plat thereof as recorded in Plat Book 46, Page(s) 5, of the Public Records of Miami-Dade County, Florida.

Flood Elevation

This property is located in Flood Zone AE, with a BFE of 8'-0" N.G.V.D.

Grade Level 4.53' (Crown of the road)

Zoning Classification **RM1 - MULTIPLE FAMILY RESIDENTIAL DISTRICT (WATERFRONT LOTS)**

Maximum Density			**Allowable**	**Proposed**
Maximum base density 34 units per net Acre	34	0.52	**18**	18
Proposed TDRs				9
Total Density				**27**
Maximum Overall Density with TDRs 70 units per acre	70	0.52	**36**	**27**

Setbacks	**Required**	**Proposed**
Principal Frontage (W. Bay Harbor Dr.)	Buildings less than 30 feet in height. 20 feet Buildings less than 45 feet in height. 25 feet Buildings less than 75 feet in height. 30 feet	20'-0" Bellow 30 feet.30'-0" Above 30 feet.
Side Setback	Buildings less than 30 feet in height. 10 feet. Above 30 feet: for every 3 feet of height, 1 foot shall be added to the setback. The Minimum Setback from each side lot line shall be equal to ten percent of the street frontage of the lot but not less than ten feet. The maximum required side setback width shall be 22.5 feet.	15'-0" Below 30 feet.26'-8" Above 30 feet.
Rear Setback (Waterfront)	20'-0"	20'-0"

Flex Setbacks	side building length	**Allowable (Feet)**	**Proposed (Feet)**
Side SetbackS			
maximum allowed 1/3 of length of building	110	36'-8"	36'-8"
Front Setback			
maximum allowed 1/3 of length of building	120	40'-0"	40'-0"

Maximum Building Length / Breezeways	**Allowable**	**Proposed**
Building Length	Maximum 120' wihtout a Breezeway	**120'**

Maximum Height	**Allowable**	**Proposed**
Maximum Building Height	65 feet above BFE+1 (DFE)	**65'-0" above BFE+1 (DFE)**

Landscape Requirements			**Required**	**Proposed**	
20% of Lot Area Minimum (Pervious Area)	22,500	0.20	4,500 SF	**5,212 SF**	23%

Roof Deck Landscape Requirements				**Proposed**	
15% of Roof Area Minimum	8,150	0.15	1,223 SF	**2,222 SF**	27%

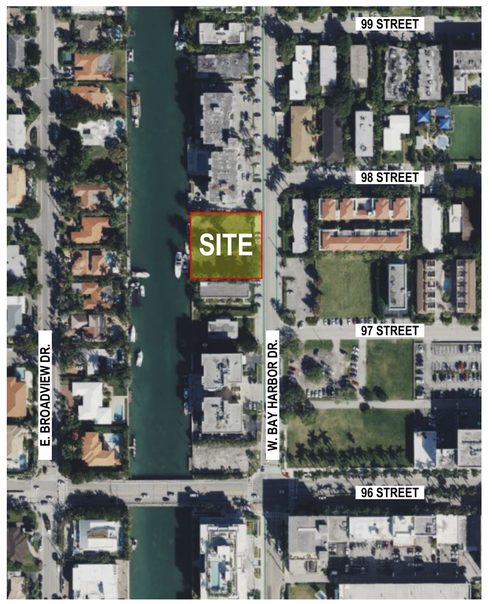
Parking Space Requirements			**Required**	**Proposed**
Residential - 2 per Dwelling Unit Minimum	27	2.0	54	54
Total Parking Spaces	**(including 2 guest parking spaces + handicap spaces)**			56

Storage Requirements		
A minimum of 25 SF of area with at least seven feet of headroom must be added for each apartment and shall be located outside the apartment	27	27

INDEX OF DRAWINGS		DRC SUBMITTAL 2022M06D28	DRC REVISION 2022M07D27
ID	**Name**		
	COVER SHEET	■	■
	SURVEY	■	■
A-001	DATA SHEET	■	■
A-002	SETBACK ANALYSIS - FLOOR PLAN	■	■
A-003	SETBACK ANALYSIS - SECTIONS	■	■
A-004	LAND USE PLAN DESIGNATION	■	■
A-005	LANDSCAPE REQUIREMENT CALCULATIONS	■	■
A-006	CONTEXT VIEWS	■	■
A-007	SIGNAGE AND FACADE SCREEN	■	■
A-008	BUILDING MATERIALS	■	■
A-100	SITE PLAN	■	■
A-101	LEVEL 1 - PARKING_ FLOOR PLAN	■	■
A-102	LEVEL 2 - LOBBY - RESIDENCES_ FLOOR PLAN	■	■
A-103	LEVEL 3- RESIDENTIAL_ FLOOR PLAN	■	■
A-104	LEVEL 4- RESIDENTIAL_ FLOOR PLAN	■	■
A-105	LEVEL 5- RESIDENTIAL_ FLOOR PLAN	■	■
A-106	LEVEL 6- RESIDENTIAL_ FLOOR PLAN	■	■
A-107	LEVEL 7- RESIDENTIAL_ FLOOR PLAN	■	■
A-108	POOL DECK/ MECHANICAL_FLOOR PLAN	■	■
A-109	ROOF TOP_ FLOOR PLAN	■	■
A-401	NORTH BUILDING ELEVATION	■	■
A-402	EAST BUILDING ELEVATION	■	■
A-403	SOUTH BUILDING ELEVATION	■	■
A-404	WEST BUILDING ELEVATION	■	■
A-501	BUILDING SECTION NORTH- SOUTH	■	■
A-502	BUILDING SECTION EAST-WEST	■	■
R-101	3D VIEW- FRONT VIEW- SE CORNER	■	■
R-102	3D VIEW- REAR VIEW- SW CORNER	■	■

OVERHEAD POWER LINES NOTE:
OVERHEAD POWERLINES WILL BE UNDERGROUND IN THE FUTURE, PER FPL. UNTIL THEN THE PROJECT WILL PROVIDE CONDUIT FOR FUTURE UNDERGROUNDING. ALL UTILITY CONNECTIONS FROM THE SOURCE MUST BE PLACED UNDERGROUND FROM THE POLE TO THE BUILDING

UNIT BREAKDOWN 27 UNITS TOTAL			
LEVEL	UNIT NUMBER	NUMBER OF BEDROOMS	AREA
3	301	3 BED +DEN	2,135
	302	3 BED +DEN	2,187
	303	4 BED +DEN	2,135
	304	3 BED	1,538
	306	3 BED	1,538
4	401	3 BED +DEN	2,135
	402	3 BED +DEN	2,187
	403	4 BED +DEN	2,135
	404	3 BED	1,491
	405	2 BED +DEN	1,315
	406	3 BED	1,491
5	501	3 BED +DEN	2,049
	502	3 BED +DEN	2,187
	503	4 BED +DEN	2,049
	504	2 BED	1,367
	505	2 BED +DEN	1,315
	506	3 BED	1,367
6	601	3 BED +DEN	2,328
	602	2 BED +DEN	1,582
	603	3 BED +DEN	2,328
	604	2 BED +DEN	1,666
	606	2 BED +DEN	1,666
7	701	3 BED +DEN	2,200
	702	2 BED +DEN	1,582
	703	3 BED +DEN	2,200
	704	2 BED +DEN	1,570
	706	2 BED +DEN	1,570



1 LOCATION MAP
NOT TO SCALE

N

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International, P.A. and May Not Be Reproduced Except with Specific Written Consent of The Architect
This Drawing Is Not To Be Scaled. Contractor Shall Verify And Be Responsible For All Dimensions And Conditions On The Job. Any Discrepancies Must Be Reported To The Architect Prior To Commencement Of Work. Contractor Shall Not Scale Drawings. Figured Dimensions Are To Govern Over Scaled Dimensions. Any Work Done Without Benefit Of Shop Drawings Shall Be At Contractor's Risk.
File: BMidtool - R24-SERVER(R25:25 - BMidtool Basic for Archicad 25\25\25_Vol\BAY HARBOR\25\25\9 WEST BAY HARBOR DRIVE_ 2022 - By R.set saved by - Date: 7/27/2022

revuelta
architecture international

Miami
Santiago, Chile
revuelta-architecture.com
2950 SW 27TH AVE, SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5040

Project

9740-9760 WEST BAY HARBOR DRIVE
9740-9760 West Bay Harbor Drive Bay Harbor Islands FL 33154

Revisions

Owner Information

Bay Harbour Investment Inc.
3350 SW 148th AVE. Suite 134
Miramar FL 33027

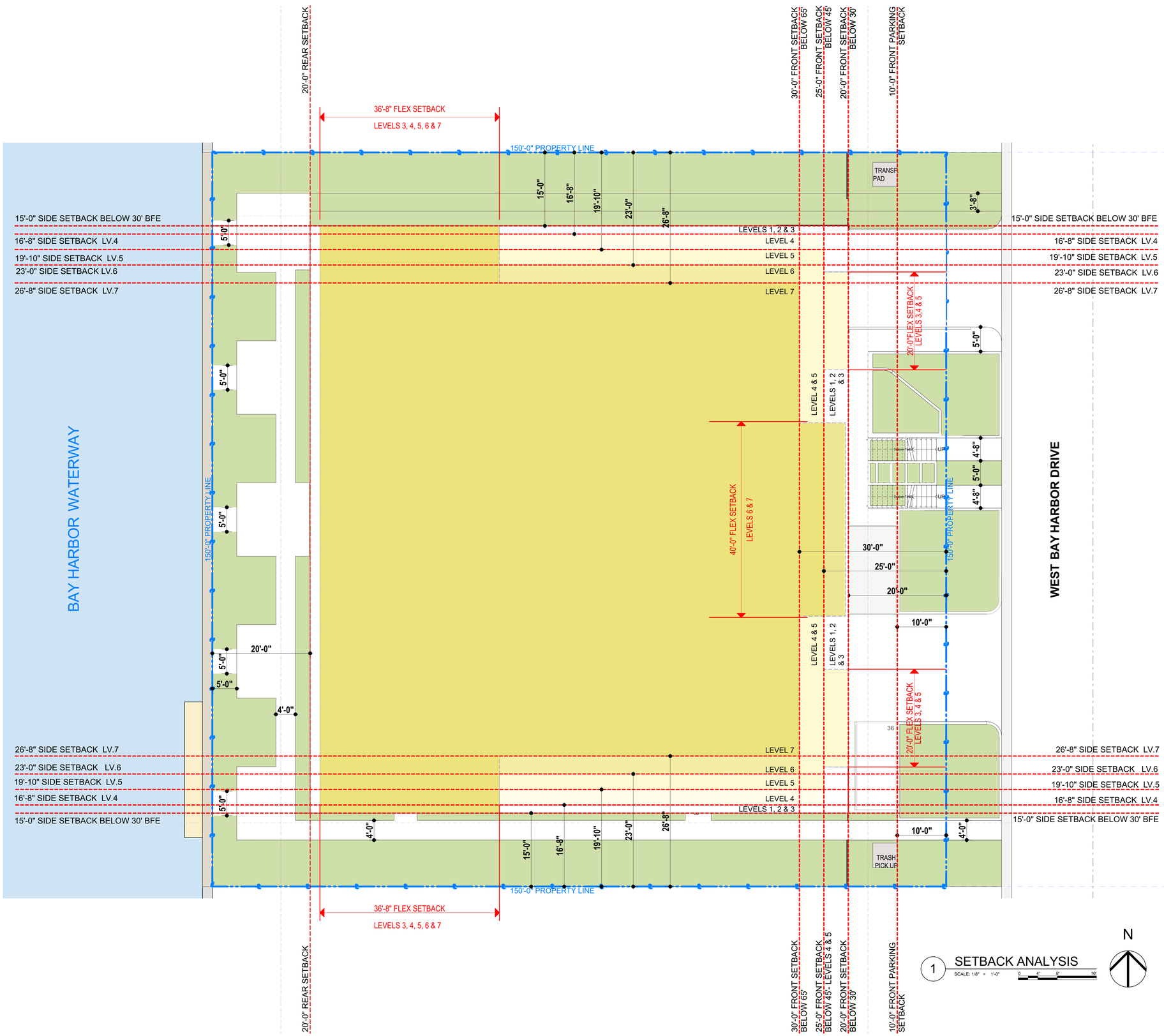
Consultant

Luis O. Revuelta
AR-0007972

DRC SET

Date 7/27/2022
Scale AS SHOWN
Project No. #Pln
Sheet Name DATA SHEET
Sheet No. **A-001**

NOT FOR CONSTRUCTION



These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect
These Drawings Are Not To Be Used For Any Purpose Other Than Those Authorized By The Architect. Written Dimensions Shall Have Precedence Over Scaled Dimensions. Contractor Shall Verify And Be Responsible For All Dimensions. Do Not Scale Drawing. Any Discrepancies Shall Be Reported To The Architect Immediately. Shop Drawings Shall Be Submitted To The Architect For Review Before Proceeding With Fabrication. Contractor Shall Be Responsible For Coordination Of All Trades. Drawings Are Not to be Scaled.
File: Bilkhood, Rafael\BAY HARBOR 25-21_VDA BAY HARBOR 25-21_WEST BAY HARBOR DRIVE_2022_2.0.rvt saved by: , Date: 7/27/2022

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5040

Project

9740-9760 WEST BAY HARBOR DRIVE

9740-9760 West Bay Harbor Drive Bay
Harbor Islands FL 33154

Revisions

Owner Information

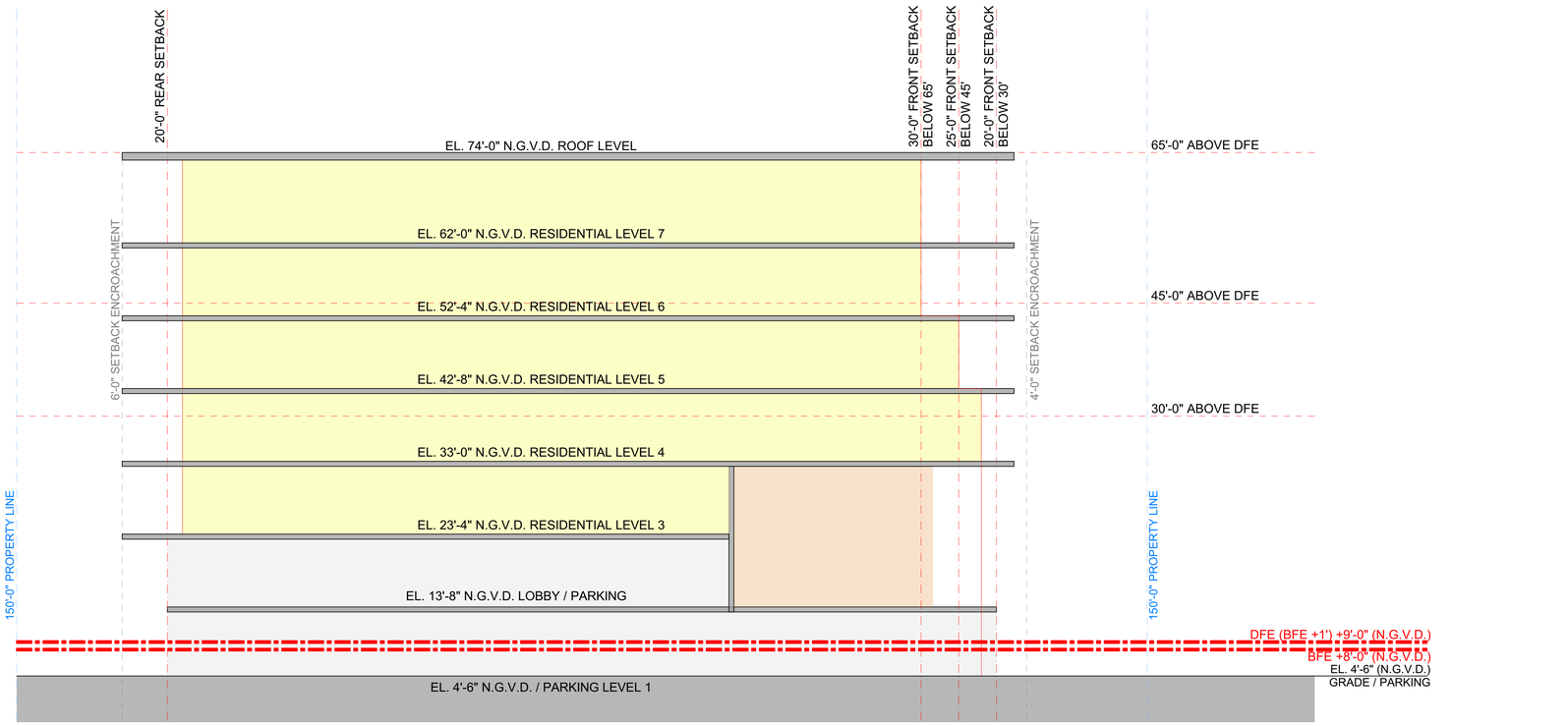
Bay Harbour Investment Inc.
3350 SW 148th AVE. Suite 134
Miramar FL 33027

Consultant

Luis O. Revuelta
AR-0007972

DRC SET

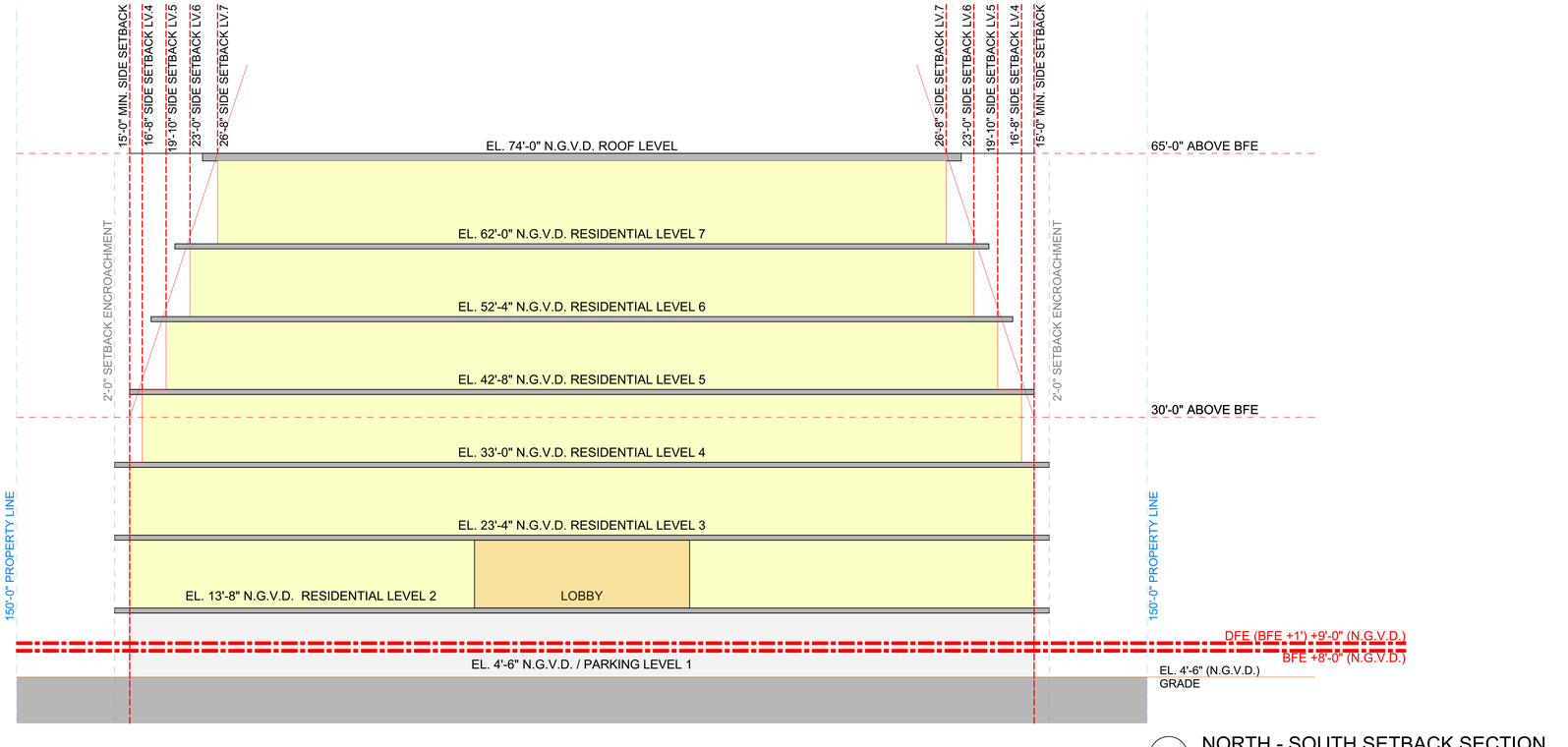
Date
7/27/2022
Scale
AS SHOWN
Project No.
#Pln
Sheet Name
SETBACK ANALYSIS - FLOOR PLAN
Sheet No.
A-002



1 EAST - WEST SETBACK SECTION

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

0 4' 8' 16'



2 NORTH - SOUTH SETBACK SECTION

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

0 4' 8' 16'

NOT FOR CONSTRUCTION

These Design And Drawings And The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced, Except with Specific Written Consent of the Architect.
These Drawings Are Not To Be Used For Any Work Except The Specific Project For Which They Have Been Prepared. Any Unauthorized Use Without Written Consent Of The Architect Is Prohibited.
File: Bitkicad, Rel-SERVER2-25 - Bitkicad Basic for Archicad 25\2139_VDA BAY HARBOR\2139_WEST BAY HARBOR DRIVE_2022 - By At last saved by - Date: 7/27/2022

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

Project

9740-9760 WEST BAY HARBOR DRIVE

9740-9760 West Bay Harbor Drive Bay
Harbor Islands FL 33154

Revisions

Owner Information

Bay Harbour Investment Inc.
3350 SW 148th AVE. Suite 134
Miramar FL 33027

Consultant

Luis O. Revuelta
AR-0007972

DRC SET

Date
7/27/2022

Scale
AS SHOWN

Project No.
#Pln

Sheet Name
SETBACK ANALYSIS - SECTIONS

Sheet No.
A-003



SINGLE FAMILY - RD
FLUM: LOW DENSITY
2 STORY



SINGLE FAMILY - RD
FLUM: LOW DENSITY
1 STORY



MULTY-FAMILY RM-1
FLUM: MEDIUM HIGH DENSITY
7 STORY



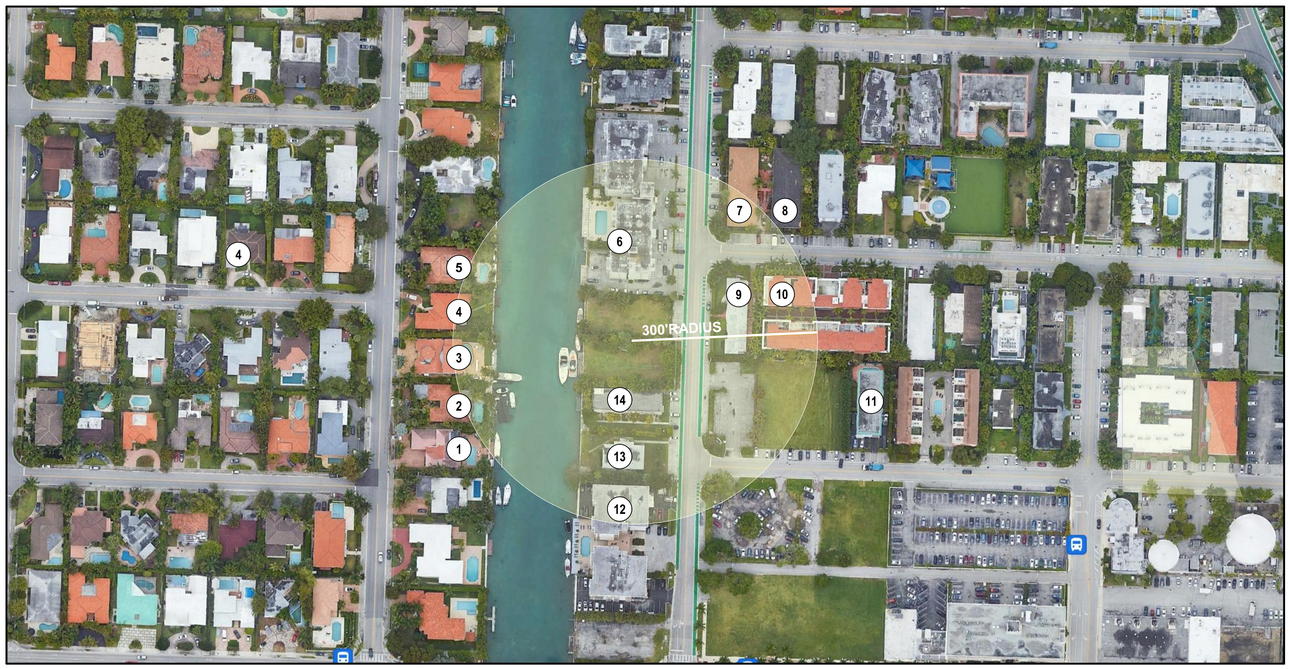
MULTY-FAMILY RM-2
FLUM: MEDIUM HIGH DENSITY
2 STORY

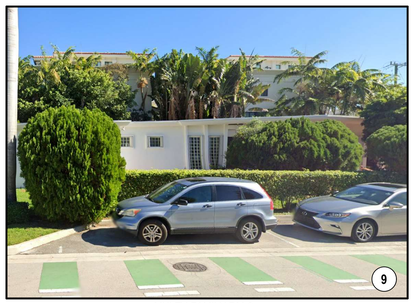


MULTY-FAMILY RM-2
FLUM: MEDIUM HIGH DENSITY
2 STORY



SINGLE FAMILY - RD
FLUM: LOW DENSITY
2 STORY





MULTY-FAMILY RM-2
FLUM: MEDIUM HIGH DENSITY
1 STORY



SINGLE FAMILY - RD
FLUM: LOW DENSITY
1 STORY



MULTY-FAMILY RM-2
FLUM: MEDIUM HIGH DENSITY
4 STORY



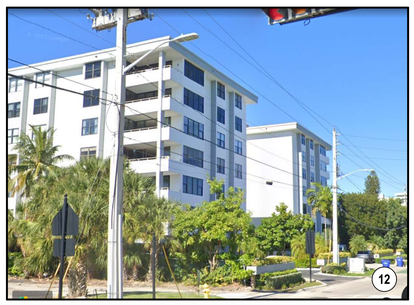
SINGLE FAMILY - RD
FLUM: LOW DENSITY
2 STORY



MULTY-FAMILY RM-1
FLUM: MEDIUM HIGH DENSITY
6 STORY



MULTY-FAMILY RM-1
FLUM: MEDIUM HIGH DENSITY
2 STORY



MULTY-FAMILY RM-1
FLUM: MEDIUM HIGH DENSITY
7 STORY



MULTY-FAMILY RM-2
FLUM: MEDIUM HIGH DENSITY
5 STORY

1 LAND USE PLAN DESIGNATION
NOT TO SCALE

N

NOT FOR CONSTRUCTION

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect
The Visual Contents Of These Documents Are Not To Be Scaled. Contractor Shall Verify And Be Responsible For All Dimensions And Conditions. Any Discrepancies Are To Be Reported To The Architect Prior To Commencement Of Work. Do Not Scale Drawings. Figured Dimensions Are To Govern. Any Items Shown Are To Be Verified In Field. Any Discrepancies Are To Be Reported To The Architect Prior To Commencement Of Work. Drawings Are Not to be Scaled.
File: BIMcloud: BIM-SERVER2-25 - BIMcloud Basic for Archicad 25\A125_VIA BAY HARBOR\A125_WEST BAY HARBOR DRIVE_2022 - By #Last saved by - Date: 7/27/2022

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5040

Project

9740-9760 WEST BAY HARBOR DRIVE

9740-9760 West Bay Harbor Drive Bay
Harbor Islands FL 33154

Revisions

Owner Information

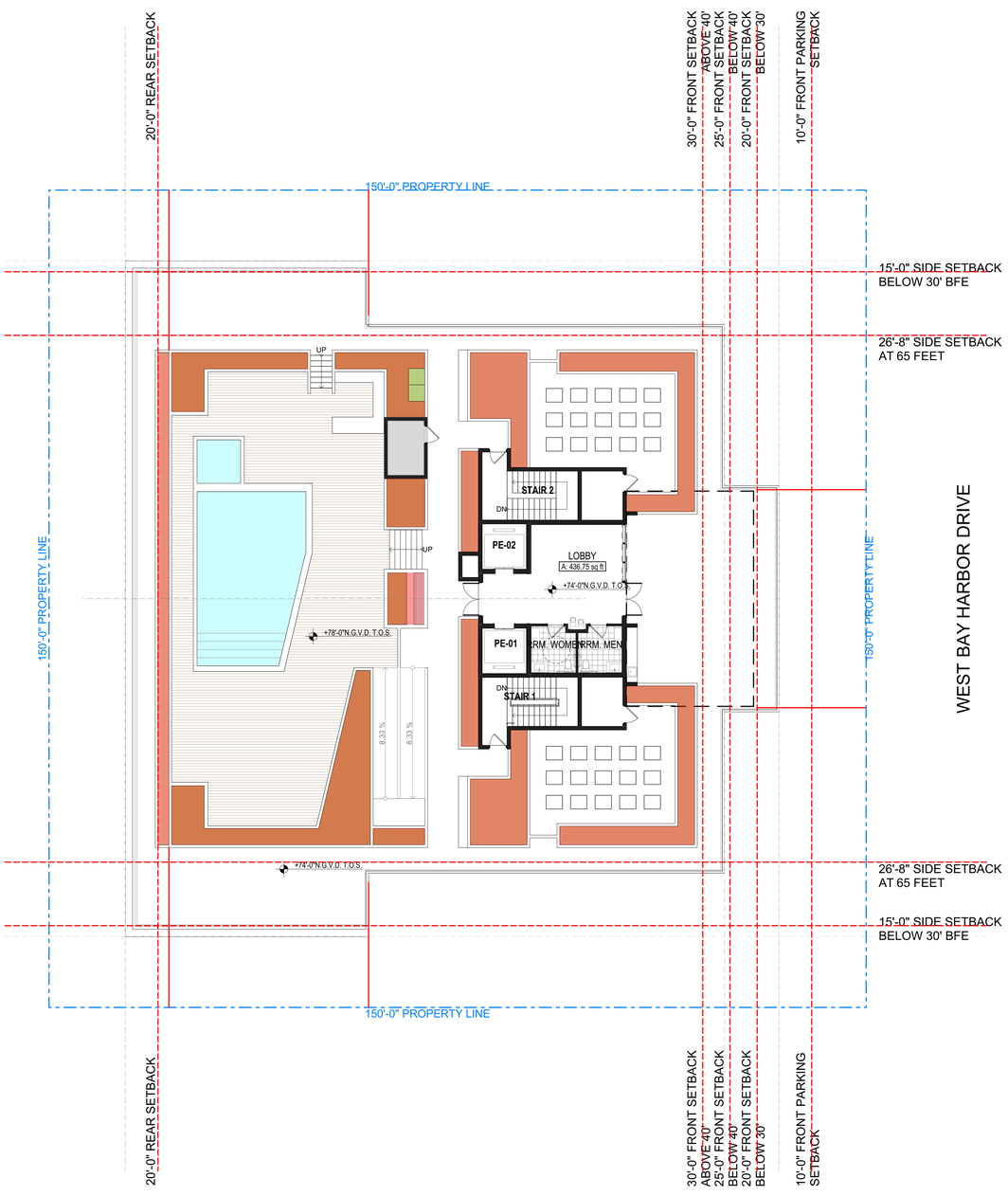
Bay Harbour Investment Inc.
3350 SW 148th AVE. Suite 134
Miramar FL 33027

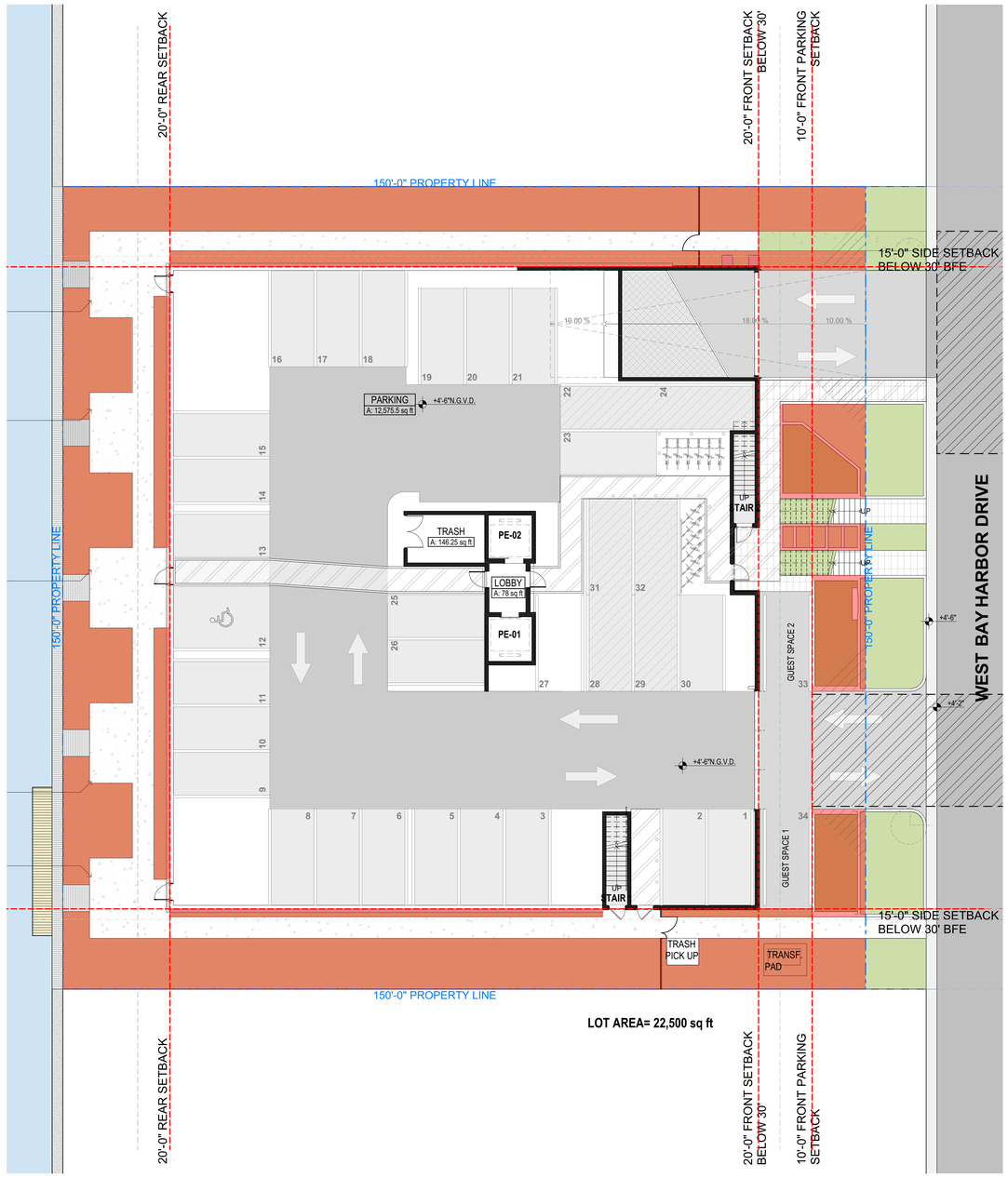
Consultant

Luis O. Revuelta
AR-0007972

DRC SET

Date
7/27/2022
Scale
AS SHOWN
Project No.
#Pln
Sheet Name
LAND USE PLAN DESIGNATION
Sheet No.
A-004





1 ROOF LEVEL LANDSCAPE
SCALE: 3/32" = 1'-0"

REQUIRED LANDSCAPE: 1,223 SF (15%)
PROPOSED LANDSCAPE: 2,222 SF (27%)

2 GROUND LEVEL LANDSCAPE
SCALE: 3/32" = 1'-0"

REQUIRED OPEN SPACE: 4,500 SF (20%)
PROPOSED OPEN SPACE: 5,258 SF (25%)

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
Title: Blkbound, RM-SERVER\242-25_ Blkbound Basic file Archived 242125_ VDA BAY HARBOR\242124_WEST BAY HARBOR DRIVE_2022_ By, last saved by:, Date: 7/27/2022

NOT FOR CONSTRUCTION

revuelta
architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5040

Project

9740-9760 WEST BAY HARBOR DRIVE
9740-9760 West Bay Harbor Drive Bay
Harbor Islands, FL 33154

Revisions

Owner Information

Bay Harbour Investment Inc.
3350 SW 148th AVE. Suite 134
Miramar FL 33027

Consultant

Luis O. Revuelta
AR-0007972

DRC SET

Date
7/27/2022
Scale
AS SHOWN
Project No.
#Pln
Sheet Name
LANDSCAPE REQUIREMENT CALCULATIONS
Sheet No.
A-005

NOT FOR CONSTRUCTION



2 NORTH WEST
NOT TO SCALE



1 NORTH EAST VIEW
NOT TO SCALE



4 NORTH WEST VIEW
NOT TO SCALE



3 SOUTH EAST VIEW
NOT TO SCALE

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
Contractor Must Check And Verify all Dimensions Of The Job And Be Responsible For Same, Reporting Any Discrepancies to The Architects Before Commencing work. Drawings Not to be Scaled.
File: BIMcloud: RAI-SERVER2-25 - BIMcloud Basic for Archicad 25/2129_VDA BAY HARBOR/2129_WEST BAY HARBOR DRIVE_2022 - By #Last saved by - Date: 7/27/2022

revuelta
architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133

T. 305.590.5000
F. 305.590.5040

Project

9740-9760 WEST BAY HARBOR DRIVE

9740-9760 West Bay Harbor Drive Bay
Harbor Islands FL 33154

Revisions

Owner Information

Bay Harbour Investment Inc.
3350 SW 148th AVE. Suite 134
Miramar FL 33027

Consultant

Luis O. Revuelta
AR-0007972

DRC SET

Date
7/27/2022

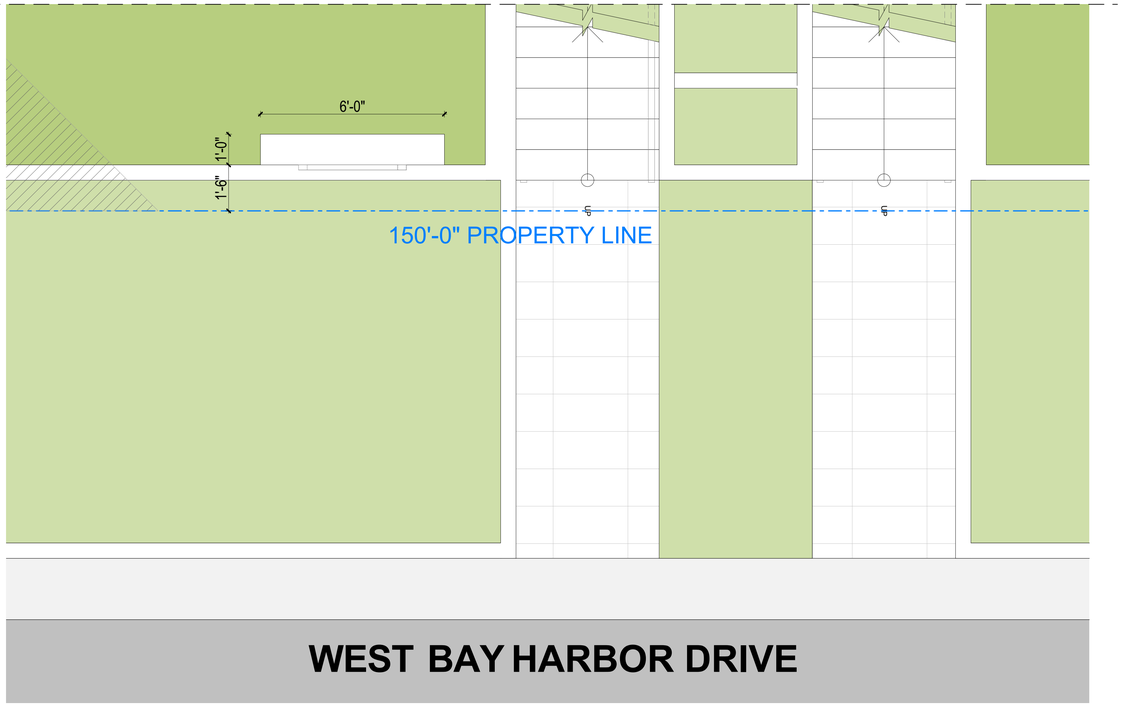
Scale
AS SHOWN

Project No.
#PIn

Sheet Name
CONTEXT VIEWS

Sheet No.
A-006

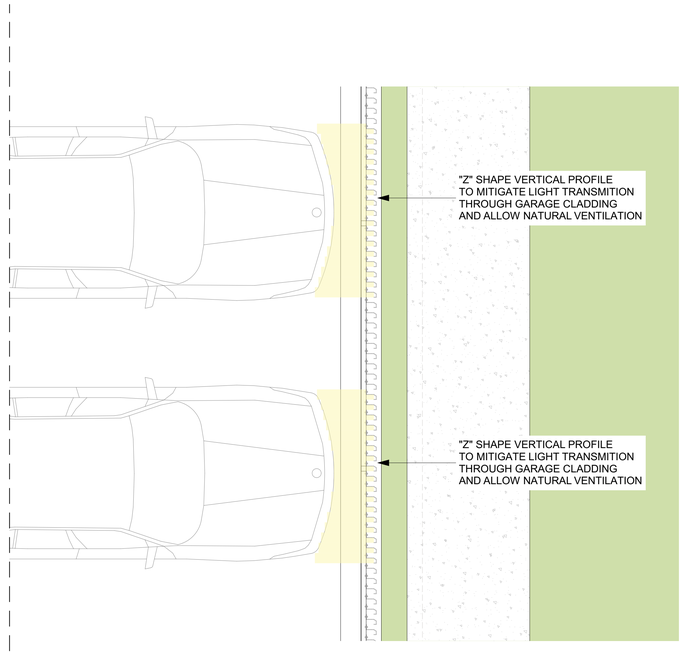
NOT FOR CONSTRUCTION



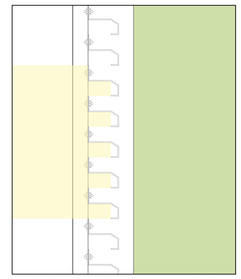
2 SIGNAGE FLOOR PLAN
SCALE: 1/2" = 1'-0"



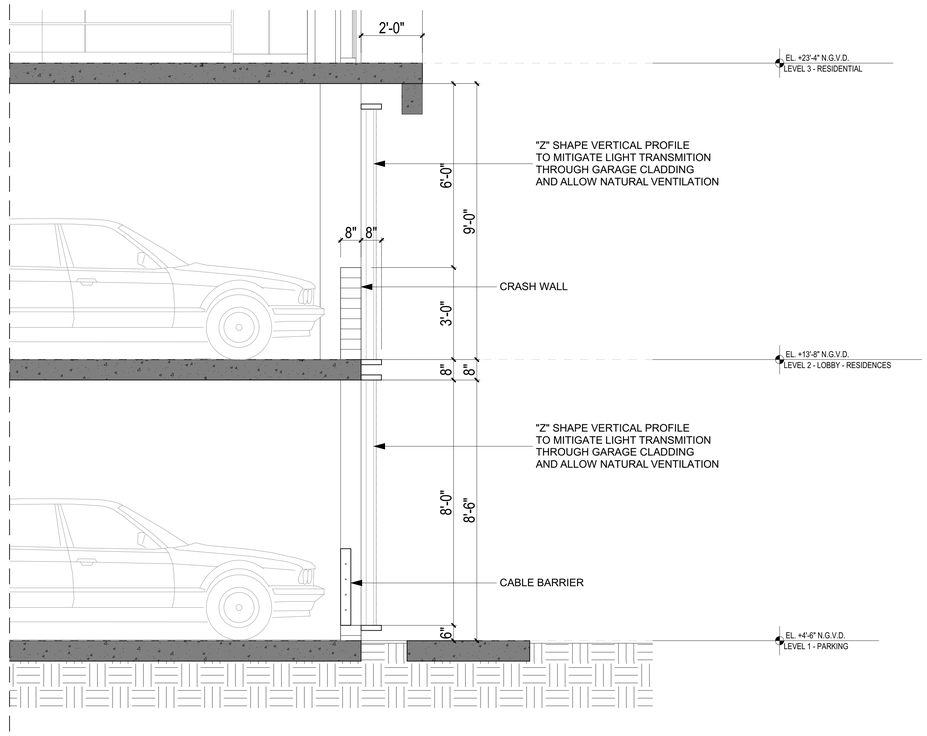
1 SIGNAGE ELEVATION
SCALE: 1/2" = 1'-0"



4 GARAGE CLADDING PLAN
SCALE: 1/2" = 1'-0"



"Z" SHAPE VERTICAL PROFILE
CLADDING SYSTEM



3 GARAGE CLADDING SECTION
SCALE: 1/2" = 1'-0"

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International, P.A. and May Not Be Reproduced Except with Specific Written Consent of The Architect.
These Drawings Are Not To Be Used For Construction Purposes Unless Signed And Sealed By The Architect. Written Dimensions Have Precedence Over Scaled Dimensions. Contractor To Verify And Be Responsible For All Dimensions And Conditions On The Job. Any Discrepancies Must Be Reported To The Architect Before Proceeding With The Work. Any Work Shown On These Drawings But Not Contracted For Shall Not Be Considered As Extra Work.
File: BWestHarborDrive_East-SERVER2-25 - BWestHarborDrive Basic for Archicad 25\25_Vol1\BAY HARBOR DRIVE - 2022 - by BLast saved by - Date: 7/27/2022

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

Project

9740-9760 WEST BAY HARBOR DRIVE
9740-9760 West Bay Harbor Drive Bay
Harbor Islands FL 33154

Revisions

Owner Information

Bay Harbour Investment Inc.
3350 SW 148th AVE. Suite 134
Miramar FL 33027

Consultant

Luis O. Revuelta
AR-0007972

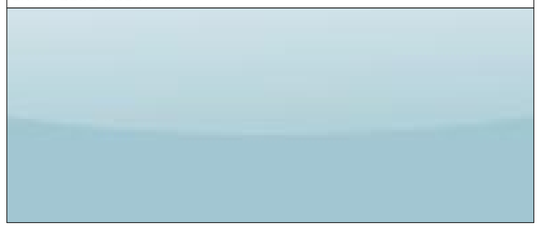
DRC SET

Date
7/27/2022
Scale
AS SHOWN
Project No.
#Pin
Sheet Name
SIGNAGE AND FACADE SCREEN
Sheet No.
A-007

NOT FOR CONSTRUCTION



GLAZING
LIGHT BLUE COLOR



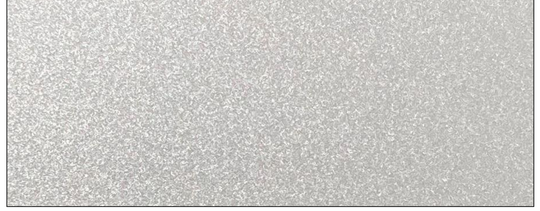
STUCCO
GREY FINISH



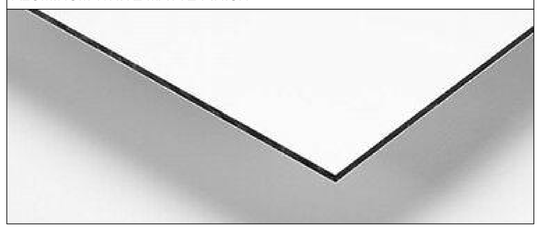
STUCCO
WHITE FINISH



WINDOWS, SLIDING DOORS, RAILINGS AND GARAGE SCREEN
ARCADIA SILVER FINISH



RAILINGS BANDING
ALUMINUM WHITE MATTE FINISH



PORCELAIN TILE
WOOD COLOR FINISH



These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A., and May Not Be Reproduced Except with Specific Written Consent of the Architect.
These Design And Drawings Are To Be Used Only For The Specific Project And Purpose For Which They Were Prepared, And Are Not To Be Used For Any Other Project. Do Not Scale.
File: Bhillcloud_RAI-SERVER\24-25_ Bhillcloud Basic for Archicad 25\21\21_VDA BAY HARBOR\21\21_WEST BAY HARBOR DRIVE_ 2022 - By Ai.act saved by - Date: 7/27/2022

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5040

Project

9740-9760 WEST BAY HARBOR DRIVE

9740-9760 West Bay Harbor Drive Bay
Harbor Islands FL 33154

Revisions

Owner Information

Bay Harbour Investment Inc.
3350 SW 148th AVE. Suite 134
Miramar FL 33027

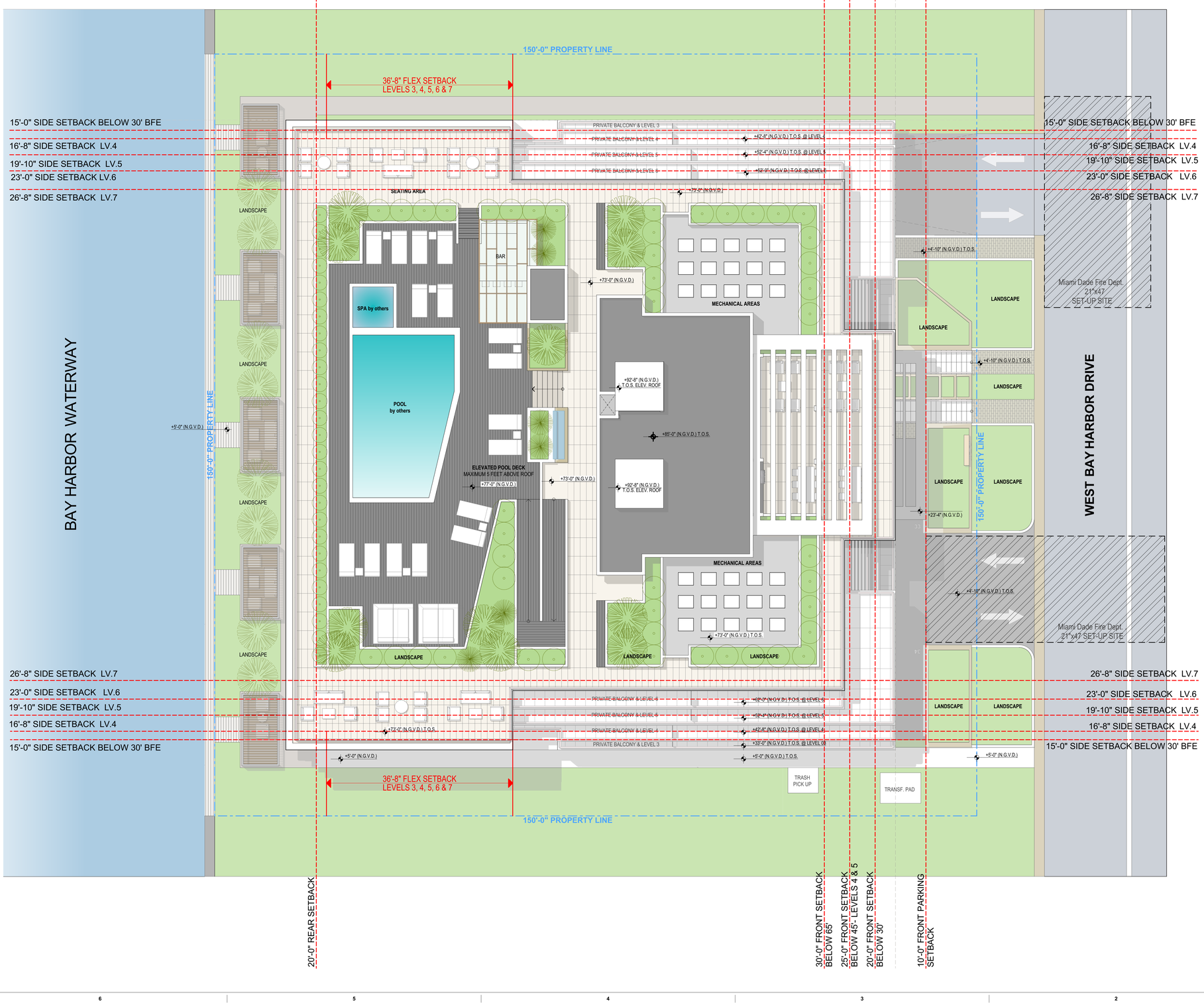
Consultant

Luis O. Revuelta
AR-0007972

DRC SET

Date
7/27/2022
Scale
AS SHOWN
Project No.
#Pln
Sheet Name
BUILDING MATERIALS
Sheet No.
A-008

NOT FOR CONSTRUCTION



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

N

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect
These Plans Are Not To Be Changed Or Copied In Any Form Or Manner Whatsoever Nor Are They To Be Assigned To Any Third Party Without First Obtaining The Expressed Written Permission And Consent Of Revuelta Architecture International P.A. And Any Unauthorized Use Of These Plans Will Be At The User's Sole Risk And Without Liability To Revuelta Architecture International P.A. Dimensions Shown On Plans Are Not to be Scaled.
File: Bldg\post_RAI_SERVER\24-25_ISSUED\24-25_10A BAY HARBOR\24-29_WEST BAY HARBOR DRIVE_2022_3 By R.ett saved by: - Date: 7/27/2022

revuelta
architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

Project

9740-9760 WEST BAY HARBOR DRIVE

9740-9760 West Bay Harbor Drive Bay
Harbor Islands FL 33154

Revisions

Owner Information

Bay Harbour Investment Inc.
3350 SW 148th AVE. Suite 134
Miramar FL 33027

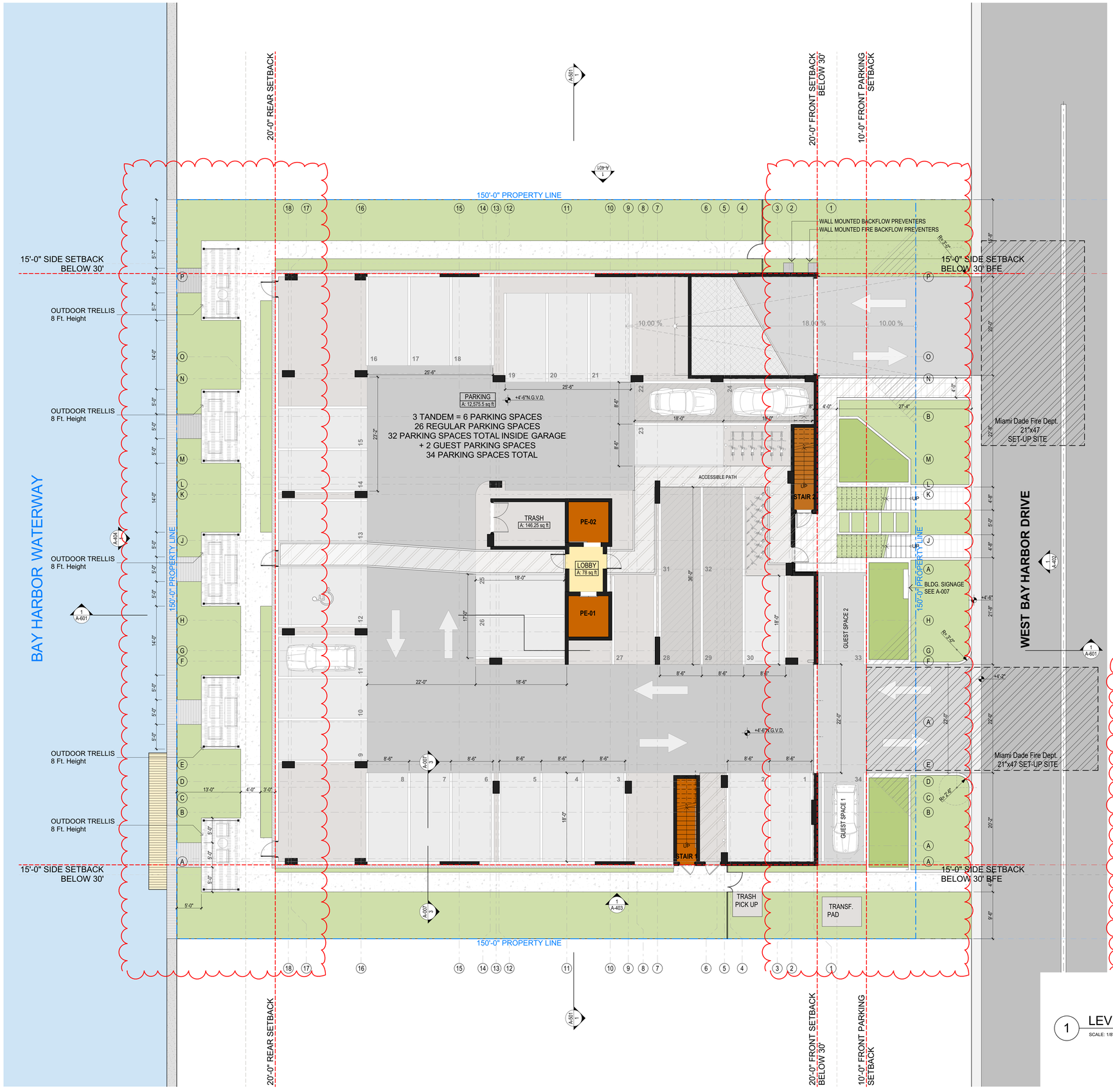
Consultant

Luis O. Revuelta
AR-0007972

DRC SET

Date
7/27/2022
Scale
AS SHOWN
Project No.
#Pln
Sheet Name
SITE PLAN
Sheet No.
A-100

NOT FOR CONSTRUCTION



FLOOD INFORMATION

A- FLOOD ZONE	AE
B- BASE FLOOD ELEVATION (BFE)	+9'-0" N.G.V.D.
C- DESIGN FLOOD ELEVATION (DFE)	+10'-0" N.G.V.D.
D- LOWEST PARKING T.O.S. ELEVATION	+4'-6" N.G.V.D.
E- LOWEST T.O.S. ELEVATION (HABITABLE)	+13'-8" N.G.V.D.
F- LOWEST GRADE NEXT TO BUILDING	4.33' N.G.V.D.
G- HIGUEST GRADE NEXT TO BUILDING	5'.7' N.G.V.D.
H- LOWEST ELEV. OF EQUIPMENT	+13'-8" N.G.V.D.
I- FIRM MAP NUMBER	120637/0144/L
J- CROWN OF THE ROAD	4.49' N.G.V.D.

FOR BUILDING MATERIALS BELOW BFE:
PER F.B.C. BUILDING 1612.4 AND 1612.5.
ALL AREAS BELOW BFE + 1 FOOT MUST COMPLY WITH F.B.C.1612, TECHNICAL BULLETIN 6, SECTION AND ASCE SECTIONS 2.7, 2.7.3, CH 6 AND 9.4. THE ENTIRE AREA BELOW B.F.E. SHALL BE "WET- FLOODPROOFED".

FLOOD VENTS NOTE:
NO FLOOD VENTS ARE REQUIRED BECAUSE THE GARAGE IS OPEN AND AT THE PERIMETER HAS A 6" HIGH CURB ALLOWING FLOOD WATER TO MOVE THROUGH FREELY. (FLOOD VENT MAX. HEIGHT FROM ADJACENT GRADE 12")

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

N

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International, P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
These Documents Are Not To Be Changed Or Copied In Any Form Or Manner Whatsoever Nor Are They To Be Assigned To Any Third Party, Without First Obtaining The Expressed Written Authorization And Adaptation Of The Architect. Visual Contact With These Drawings Shall Constitute Prima Facie Evidence Of Acceptance Of These Restrictions. Drawings Not to be Scaled.
File: BWood_BAY-SERVICE-25 - BWood Basic for Archicad 25\A129_VIA BAY HARBOR\A129_WEST BAY HARBOR DRIVE_2022_ by BLast saved by: Date: 7/27/2022

revuelta
architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5040

Project

9740-9760 WEST BAY HARBOR DRIVE

9740-9760 West Bay Harbor Drive Bay
Harbor Islands FL 33154

Revisions

Owner Information

Bay Harbour Investment Inc.
3350 SW 148th AVE. Suite 134
Miramar FL 33027

Consultant

Luis O. Revuelta
AR-0007972

DRC SET

Date
7/27/2022
Scale
AS SHOWN
Project No.
#Pln
Sheet Name
LEVEL 1 - PARKING_ FLOOR PLAN
Sheet No.
A-101

NOT FOR CONSTRUCTION



1 LEVEL 2 - LOBBY - PARKING- FLOOR PLAN

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

0 4' 8' 16'

N

Those Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International, P.A. and May Not Be Reproduced Except with Specific Written Consent of The Architect
The Architect Is Not Responsible For Changes To This Drawing Made By Others Without The Architect's Written Authorization. Contractor To Verify All Dimensions. Notify Architect Of Any Discrepancies. Dimensions Not to be Scaled.
File: Bkwood - Bld - SERVER2 (R2) - 25 - Bkwood Basic for Archicad 24-21 (R2)_Vol BAY HARBOR DRIVE_2022 - By rtl, last saved by: - Date: 7/27/2022

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5040

Project

9740-9760 WEST BAY HARBOR DRIVE

9740-9760 West Bay Harbor Drive Bay
Harbor Islands FL 33154

Revisions

Owner Information

Bay Harbour Investment Inc.
3350 SW 148th AVE. Suite 134
Miramar FL 33027

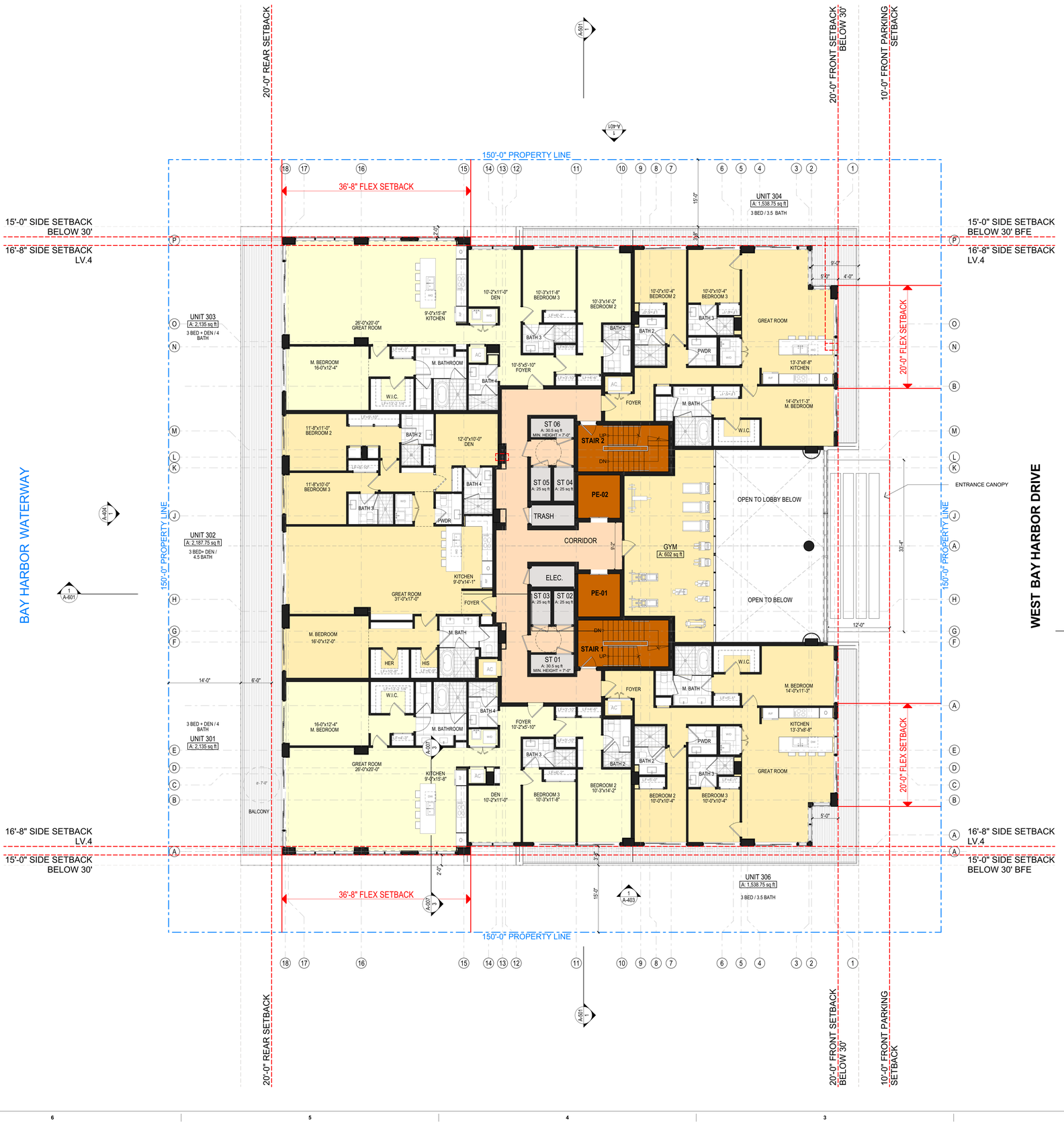
Consultant

Luis O. Revuelta
AR-0007972

DRC SET

Date
7/27/2022
Scale
AS SHOWN
Project No.
#Pin
Sheet Name
LEVEL 2 - LOBBY - RESIDENCES_ FLOOR PLAN
Sheet No.
A-102

NOT FOR CONSTRUCTION



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

N

revuelta
architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5040

Project

9740-9760 WEST BAY HARBOR DRIVE
9740-9760 West Bay Harbor Drive Bay
Harbor Islands, FL 33154

Revisions

Owner Information

Bay Harbour Investment Inc.
3350 SW 148th AVE. Suite 134
Miramar FL 33027

Consultant

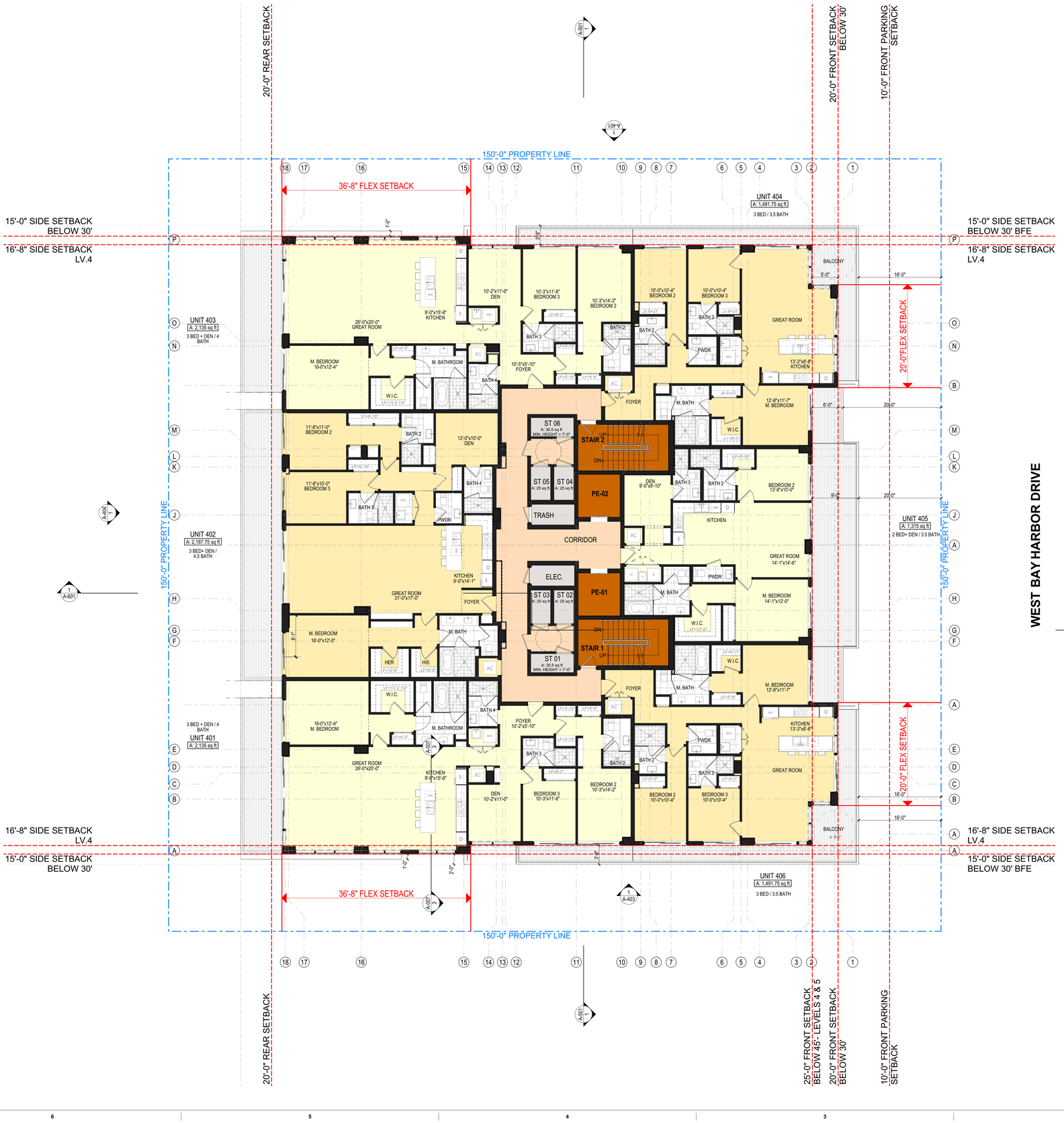
Luis O. Revuelta
AR-0007972

DRC SET

Date
7/27/2022
Scale
AS SHOWN
Project No.
#Pln
Sheet Name
LEVEL 3- RESIDENTIAL FLOOR PLAN
Sheet No.
A-103

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
These Drawings Are Not To Be Used For Any Purpose Other Than The Specific Project For Which They Were Prepared And Publication Thereof Is Restricted.
File: [Bitdocs] -RAI-SERVER2K25 - [Bitdocs] Basic for Archicad 25\2125_VOA BAY HARBOR\2125_WEST BAY HARBOR DRIVE_2022 - by Ai.rvt saved by - Date: 7/27/2022

NOT FOR CONSTRUCTION



These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
These Design And Drawings Are Not To Be Used For Any Purpose Other Than The Specific Project For Which They Were Prepared And Dimensions Shall Govern. Figures Not To be Scaled.
File: [Bhillcloud_Rst]-SER(R24)25 - [Bhillcloud Basic for Archicad 25(23)]_VOX BAY HARBOR(R25)_WEST BAY HARBOR DRIVE_ 2022 - By Ak set saved by - Date: 7/27/2022

revuelta
architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5040

Project

9740-9760 WEST BAY HARBOR DRIVE

9740-9760 West Bay Harbor Drive Bay
Harbor Islands FL 33154

Revisions

Owner Information

Bay Harbour Investment Inc.
3350 SW 148th AVE. Suite 134
Miramar FL 33027

Consultant

Luis O. Revuelta
AR-0007972

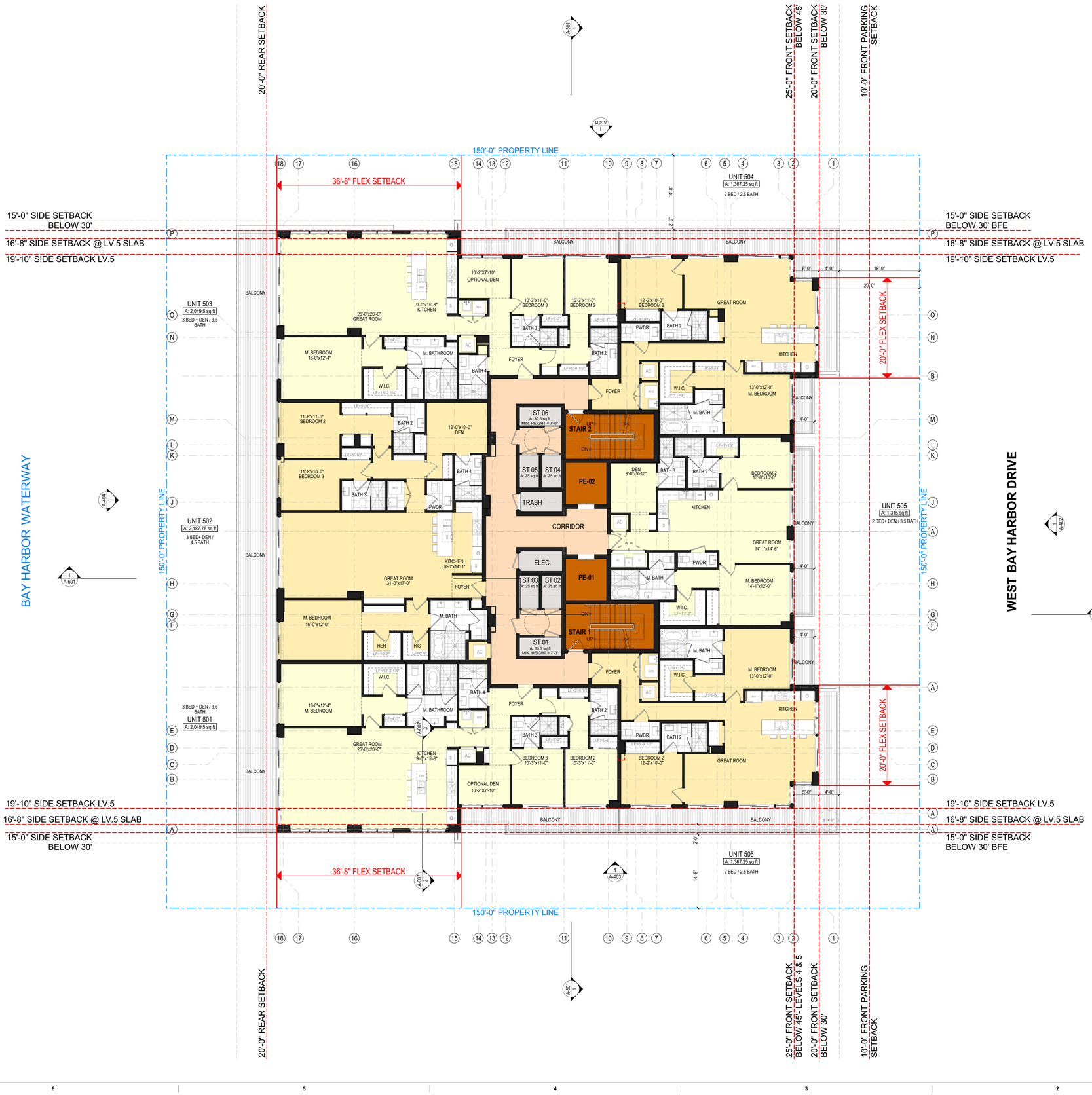
DRC SET

Date
7/27/2022
Scale
AS SHOWN
Project No.
#Pln
Sheet Name
LEVEL 4- RESIDENTIAL FLOOR PLAN
Sheet No.
A-104

1 LEVEL 4 - RESIDENTIAL- FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

N

NOT FOR CONSTRUCTION



These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
These Plans Are Not To Be Used For Any Work Other Than That Specifically Indicated Hereon And Are Not To Be Changed Or Copied In Any Form Or Manner Whatsoever.
File: [Filebook] Rel-SERVER2\P2\25 - [Filebook] Basic for Archicad 25\2125_VOA BAY HARBOR\2125_WEST BAY HARBOR DRIVE_2022 - by Rel saved by - Date: 7/27/2022

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

N

revuelta
architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

Project

9740-9760 WEST BAY HARBOR DRIVE
9740-9760 West Bay Harbor Drive Bay
Harbor Islands FL 33154

Revisions

Owner Information

Bay Harbour Investment Inc.
3350 SW 148th AVE. Suite 134
Miramar FL 33027

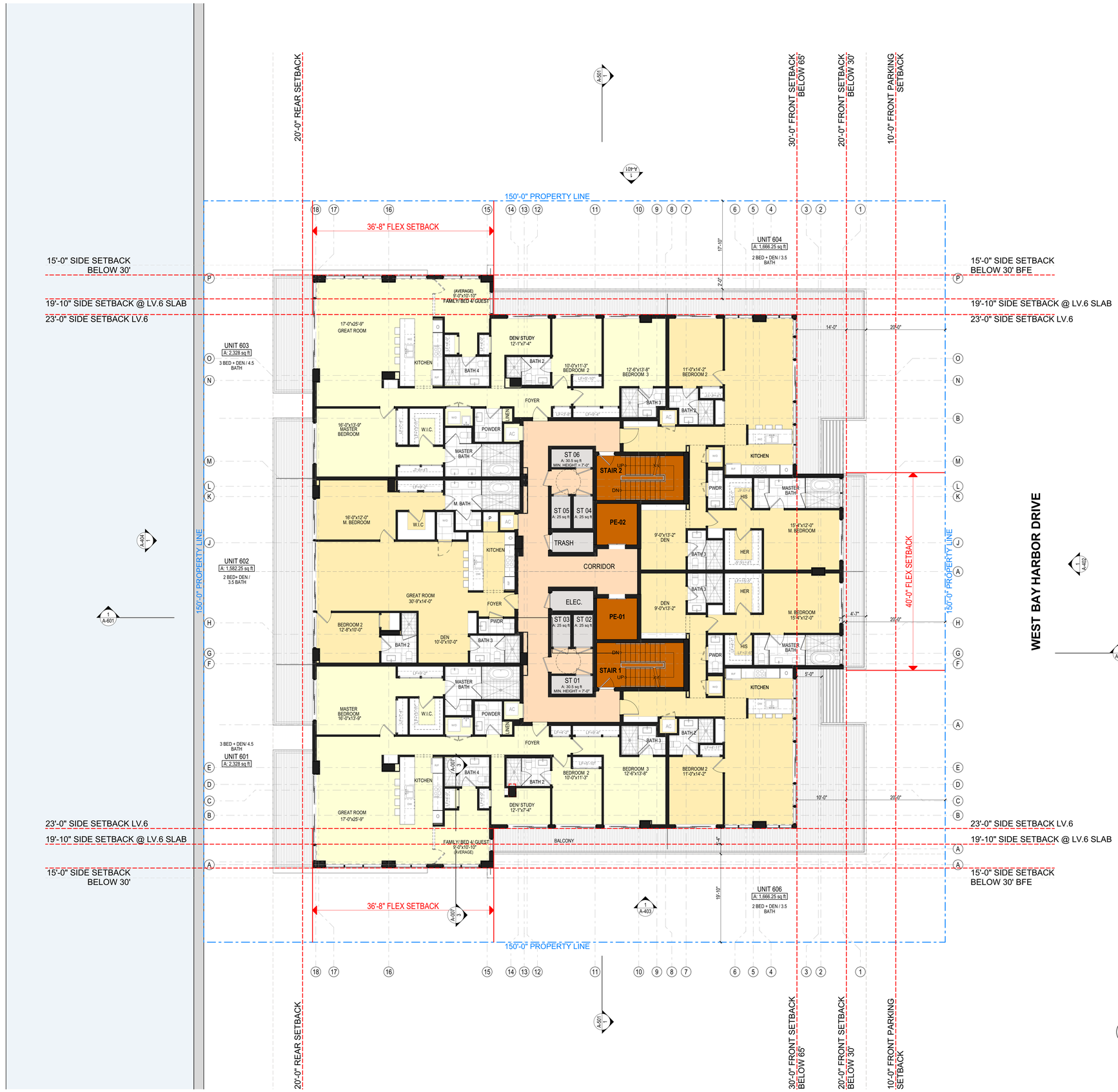
Consultant

Luis O. Revuelta
AR-0007972

DRC SET

Date
7/27/2022
Scale
AS SHOWN
Project No.
#Pln
Sheet Name
LEVEL 5- RESIDENTIAL FLOOR PLAN
Sheet No.
A-105

NOT FOR CONSTRUCTION



These Design And Drawings And The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of The Architect.
These Documents Are Not To Be Changed Or Copied In Any Form Or Manner Whatsoever Nor Are They To Be Assigned To Any Third Party Without First Obtaining The Expressed Written Authorization and Consent of Revuelta Architecture International P.A.
File: Bhillcloud: Add-SERVER2K25 - Bhillcloud Basic for Archicad 25\2125_VDA BAY HARBOR\2125_WEST BAY HARBOR DRIVE_2022 - By Architect saved by - Date: 7/27/2022

revuelta
architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5040

Project

9740-9760 WEST BAY HARBOR DRIVE

9740-9760 West Bay Harbor Drive Bay
Harbor Islands FL 33154

Revisions

Owner Information

Bay Harbour Investment Inc.
3350 SW 148th AVE. Suite 134
Miramar FL 33027

Consultant

Luis O. Revuelta
AR-0007972

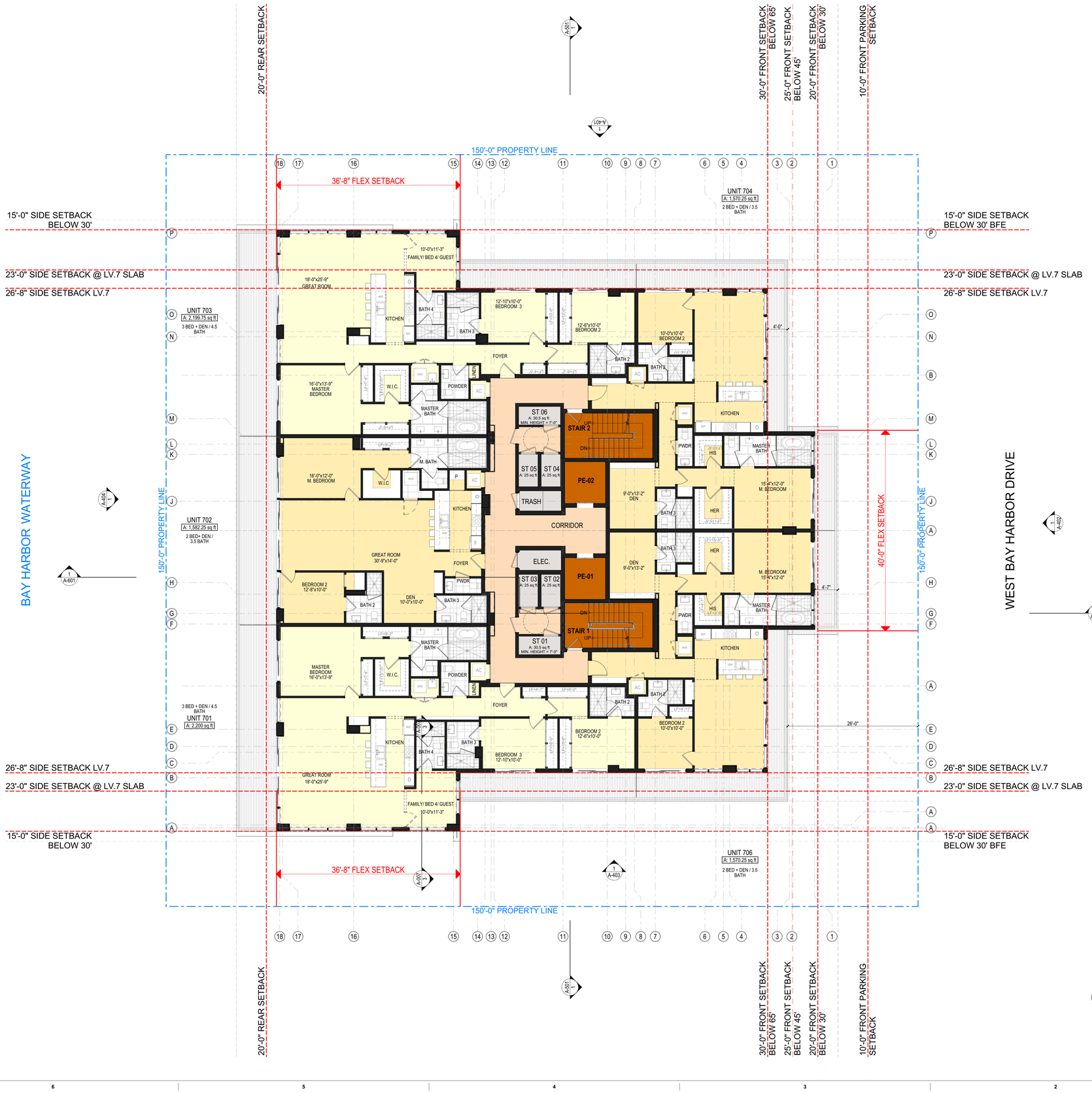
DRC SET

Date 7/27/2022
Scale AS SHOWN
Project No. #Pln
Sheet Name LEVEL 6- RESIDENTIAL FLOOR PLAN
Sheet No. A-106

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

N

NOT FOR CONSTRUCTION



1 LEVEL 7 - RESIDENTIAL- FLOOR PLAN
SCALE: 1/8" = 1'-0"

N

These Design And Drawings And The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of The Architect.
These Documents Are Not To Be Changed Or Copied In Any Form Or Manner Whatsoever Nor Are They To Be Assigned To Any Third Party Without First Obtaining The Expressed Written Permission And Consent Of Revuelta Architecture International P.A.
File: Bhillcloud_Rad-SEVEN24-25 - Bhillcloud Basic for Archicad 25(4125)_VOA BAY HARBOR(24125)_WEST BAY HARBOR DRIVE_ 2022 - By_R.set saved by: - Date: 7/27/2022
Do Not Scale Drawings - Figured Dimensions Only Are To Be Used. Verify All Dimensions On The Job. Report Any Discrepancies To The Architect Before Proceeding With The Work. Drawings Are Not to be Scaled.

revuelta
architecture international

Miami
Santiago, Chile
revuelta-architecture.com
2950 SW 27TH AVE, SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5050

Project

9740-9760 WEST BAY HARBOR DRIVE
9740-9760 West Bay Harbor Drive Bay Harbor Islands FL 33154

Revisions

Owner Information

Bay Harbour Investment Inc.
3350 SW 148th AVE. Suite 134
Miramar FL 33027

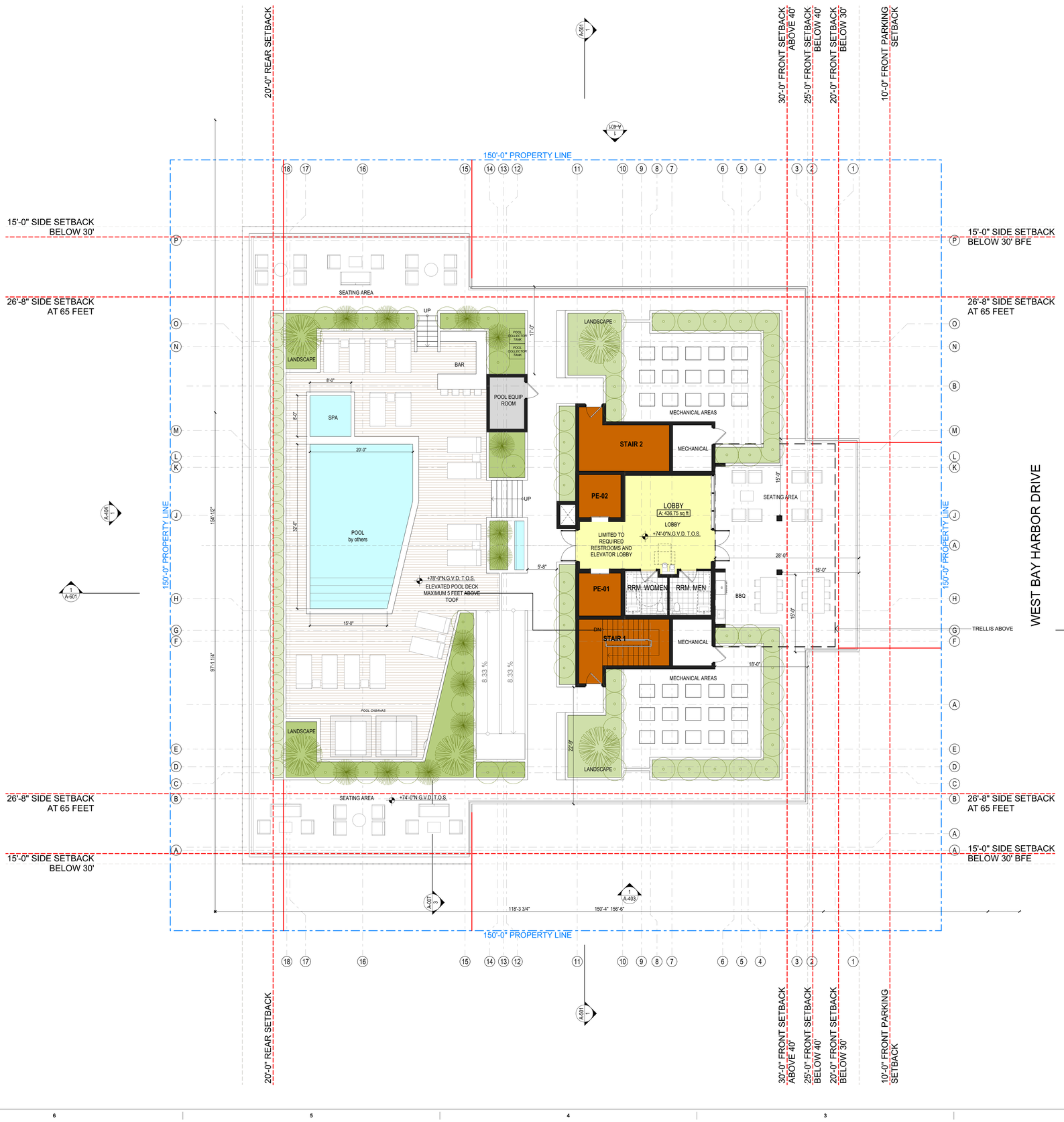
Consultant

Luis O. Revuelta
AR-0007972

DRC SET

Date 7/27/2022
Scale AS SHOWN
Project No. #Pln
Sheet Name LEVEL 7- RESIDENTIAL FLOOR PLAN
Sheet No. **A-107**

NOT FOR CONSTRUCTION



These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
These Plans Are Not To Be Used For Any Work Other Than That Specifically Indicated Hereon. Dimensions Shall Take Precedence Over Scale. Contractor Shall Verify And Be Responsible For All Dimensions. Do Not Scale Drawing. All Work Not To be Scaled.
File: [Bhillcloud_Rail]-SERVER2\P2\25 - [Bhillcloud Basic for Archicad 25\2125_VOA BAY HARBOR\2125_WEST BAY HARBOR DRIVE_2022 - By Ael saved by - Date: 7/27/2022

revuelta
architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5045

Project

9740-9760 WEST BAY HARBOR DRIVE

9740-9760 West Bay Harbor Drive Bay
Harbor Islands FL 33154

Revisions

Owner Information

Bay Harbour Investment Inc.
3350 SW 148th AVE. Suite 134
Miramar FL 33027

Consultant

Luis O. Revuelta
AR-0007972

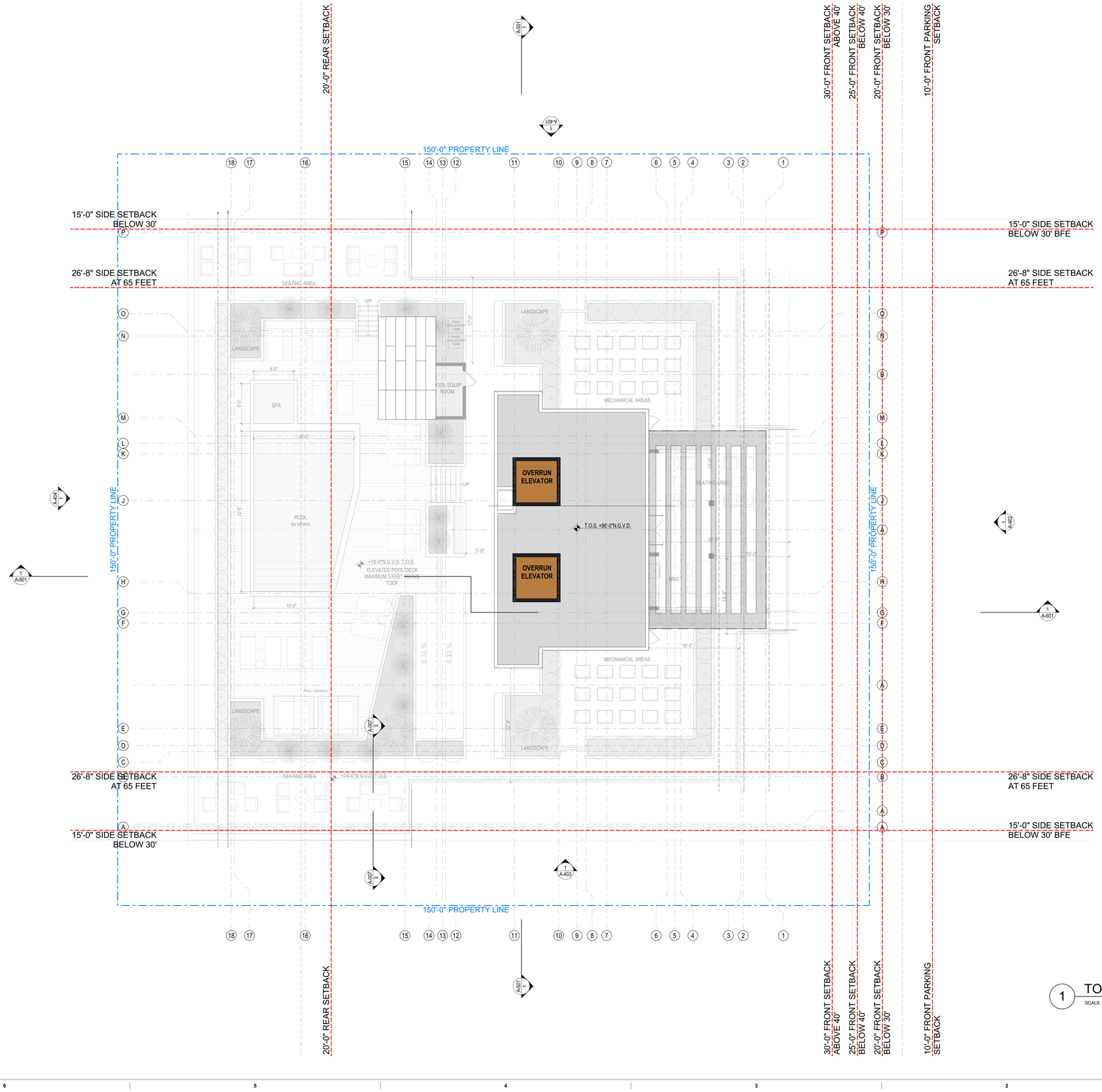
DRC SET

Date	7/27/2022
Scale	AS SHOWN
Project No.	#Pln
Sheet Name	POOL DECK/ MECHANICAL FLOOR PLAN
Sheet No.	A-108

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

N

NOT FOR CONSTRUCTION



1 TOP OF ROOF
SCALE: 1/8" = 1'-0"

N

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
These Drawings Are Not To Be Used For Any Work Except The Specific Project For Which They Were Prepared And Are Not To Be Assigned To Any Third Party. Figured Dimensions Are To Be Used In Preference To Scale Measurements. Contractor Shall Verify And Be Responsible For All Dimensions And Conditions On The Job. Any Discrepancies Must Be Reported To The Architect Before Proceeding With The Work. Drawings Are Not to be Scaled.
File: BWHotel_Model-Rev22-25 - BWHotel Basic for Archicad 25r3 [3]_VIA BAY HARBOR\25r3\25r3_WEST BAY HARBOR DRIVE_2022_ By at last saved by - Date: 7/27/2022

revuelta
architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5050

Project

9740-9760 WEST BAY HARBOR DRIVE

9740-9760 West Bay Harbor Drive Bay
Harbor Islands FL 33154

Revisions

Owner Information

Bay Harbour Investment Inc.
3350 SW 148th AVE. Suite 134
Miramar FL 33027

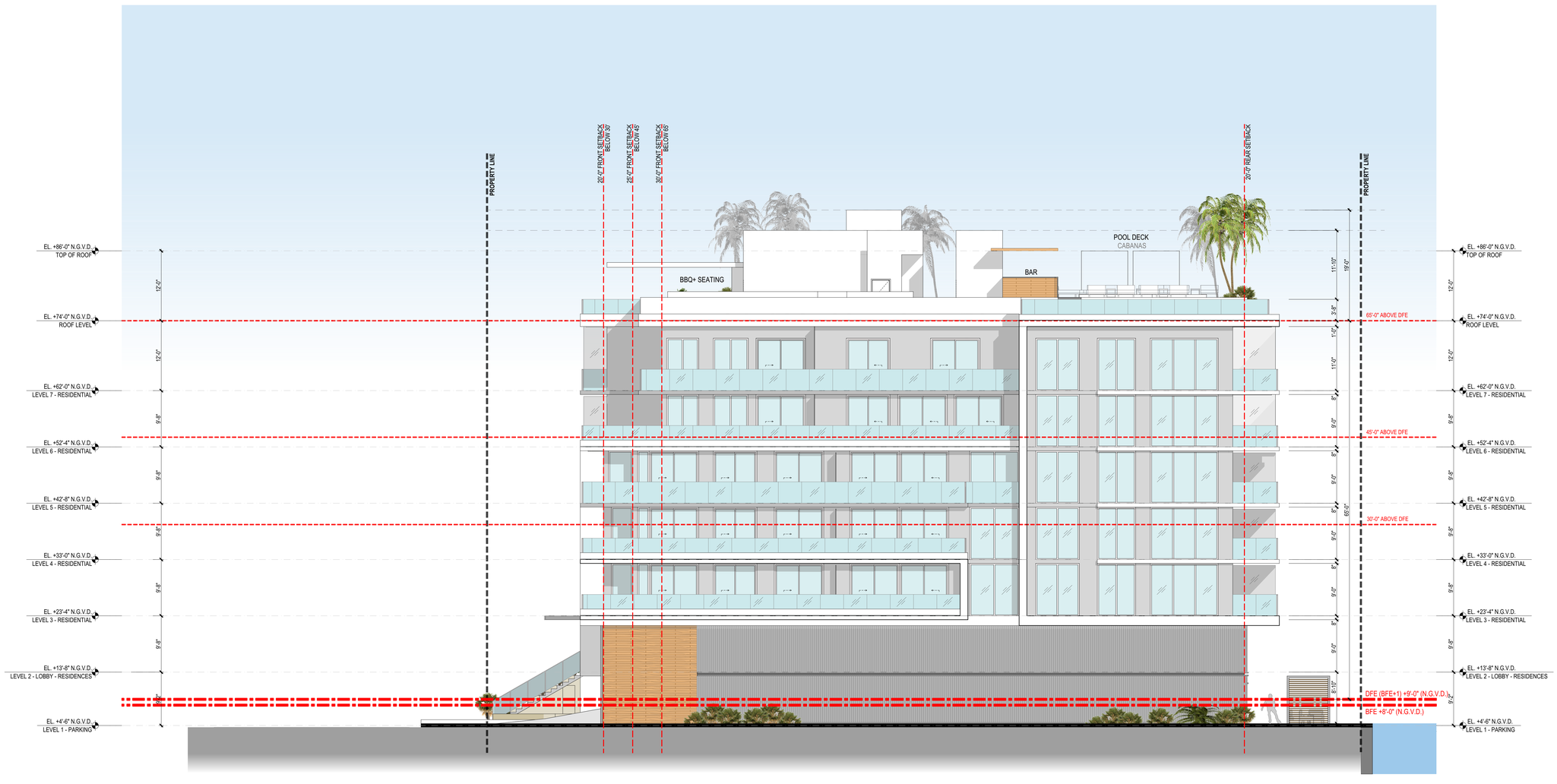
Consultant

Luis O. Revuelta
AR-0007972

DRC SET

Date
7/27/2022
Scale
AS SHOWN
Project No.
#Pln
Sheet Name
ROOF TOP_ FLOOR PLAN
Sheet No.
A-109

NOT FOR CONSTRUCTION



1 NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect
These Drawings Are Not To Be Used For Construction Unless Signed And Sealed By The Architect. Written Dimensions On These Drawings Shall Have Precedence Over Scaled Dimensions. Contractor Shall Verify And Be Responsible For All Dimensions And Conditions On The Job. Any Discrepancies Must Be Reported To Architect Before Proceeding With The Work. Do Not Scale Drawings.
File: Bitkhost_RAUSER\R2-25_-_BitKhost Basic for Architect 25-21\29_-_VDA BAY HARBOR\29_WEST BAY HARBOR DRIVE_2022_1.rvt - By: R.ael saved by: - Date: 7/27/2022

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

Project

9740-9760 WEST BAY HARBOR DRIVE

9740-9760 West Bay Harbor Drive Bay
Harbor Islands FL 33154

Revisions

Owner Information

Bay Harbour Investment Inc.
3350 SW 148th AVE. Suite 134
Miramar FL 33027

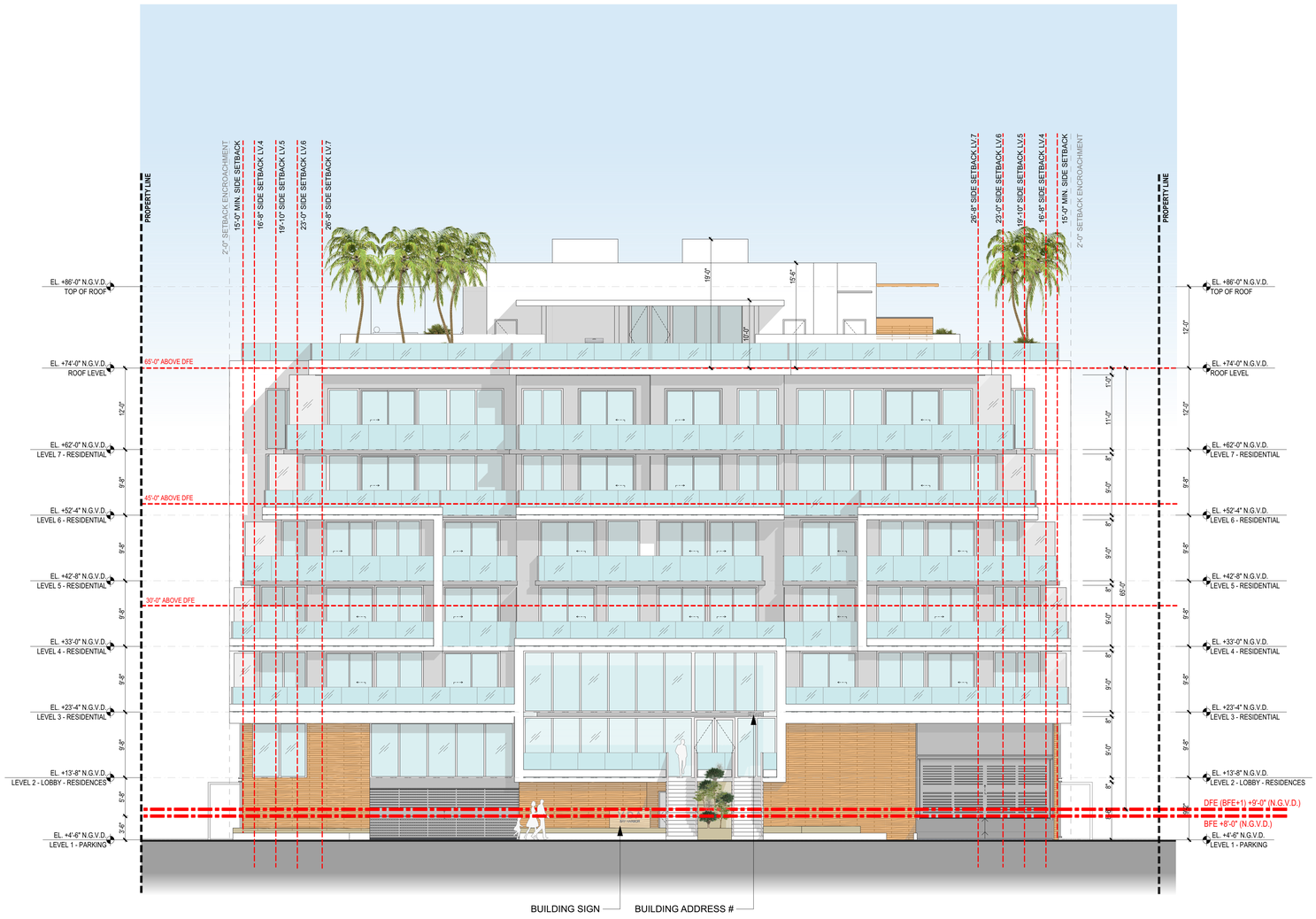
Consultant

Luis O. Revuelta
AR-0007972

DRC SET

Date
7/27/2022
Scale
AS SHOWN
Project No.
#Pln
Sheet Name
NORTH BUILDING ELEVATION
Sheet No.
A-401

NOT FOR CONSTRUCTION



1 EAST BUILDING ELEVATION

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

0 4' 8' 16'

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
The Contractor Is Not Allowed Verify the Dimensions Of The Architect Is Not Responsible for Any Discrepancies to The Architect's Before Proceeding work. Drawings Not to be Scaled.
File: BMcloud: RAI-SERVER2-25 - BMcloud Basic for Archicad 25/21/29_VOA BAY HARBOR/21/29_WEST BAY HARBOR DRIVE_2022 - By: ILast saved by - Date: 7/27/2022

revuelta
architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5049

Project

9740-9760 WEST BAY HARBOR DRIVE

9740-9760 West Bay Harbor Drive Bay
Harbor Islands FL 33154

Revisions

Owner Information

Bay Harbour Investment Inc.
3350 SW 148th AVE. Suite 134
Miramar FL 33027

Consultant

Luis O. Revuelta
AR-0007972

DRC SET

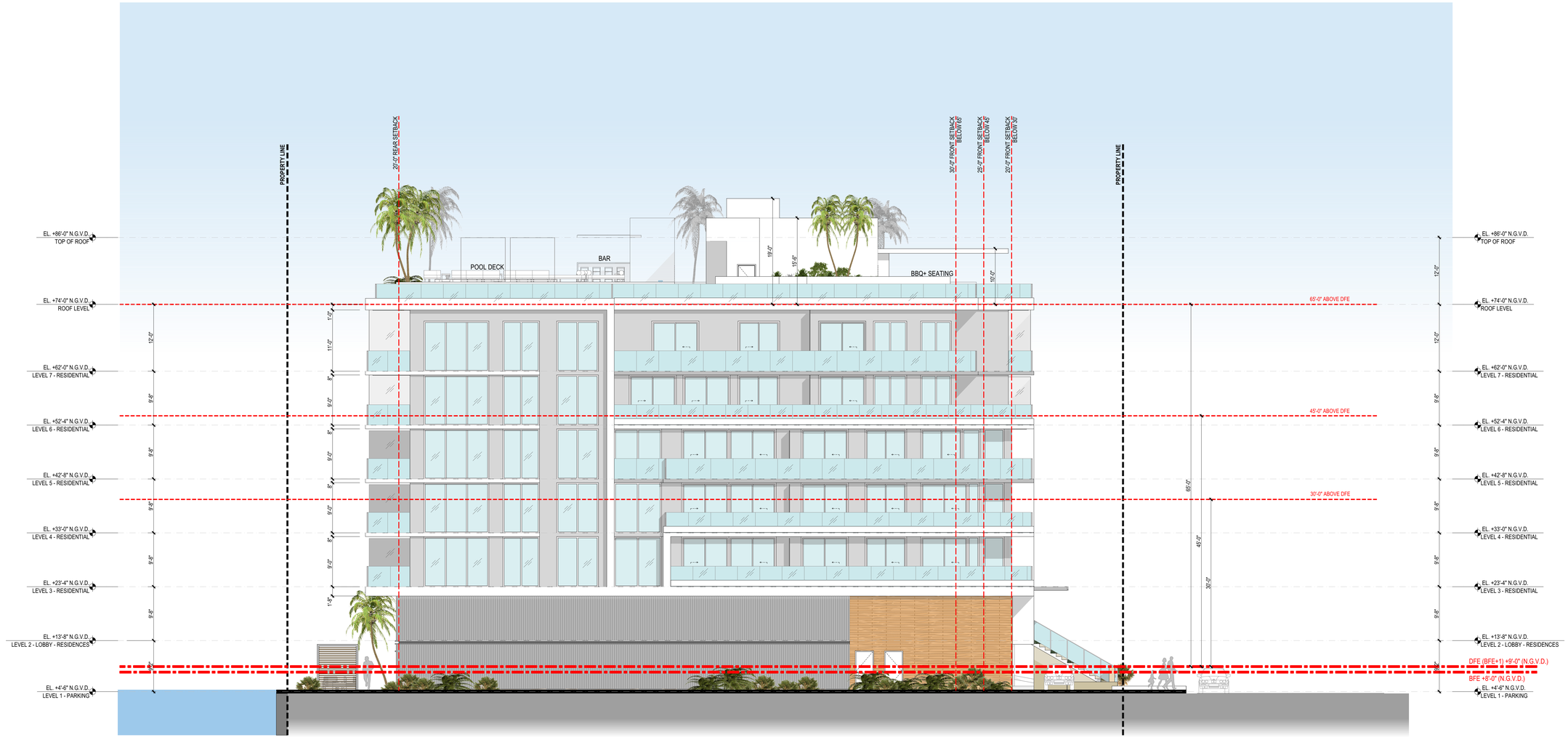
Date
7/27/2022

Scale
AS SHOWN

Project No.
#Pln

Sheet Name
EAST BUILDING ELEVATION

Sheet No.
A-402



1 SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

NOT FOR CONSTRUCTION

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect
These Plans Are Not To Be Changed Or Copied In Any Form Or Manner Whatsoever Nor Are They To Be Assigned To Any Third Party Without First Obtaining The Expressed Written Consent Of Revuelta Architecture International P.A.
File: Bilkboot_RAI-SERVER2-25 - Bilkboot Basic for Archicad 25(129)_KOA [MVY-HARBOR DRIVE_2022 - By ArchiCAD 25(129) and saved by - Date: 7/27/2022

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

Project

9740-9760 WEST BAY HARBOR DRIVE

9740-9760 West Bay Harbor Drive Bay
Harbor Islands FL 33154

Revisions

Owner Information

Bay Harbour Investment Inc.
3350 SW 148th AVE. Suite 134
Miramar FL 33027

Consultant

Luis O. Revuelta
AR-0007972

DRC SET

Date
7/27/2022
Scale
AS SHOWN
Project No.
#Pln
Sheet Name
SOUTH BUILDING ELEVATION
Sheet No.
A-403

NOT FOR CONSTRUCTION



1 WEST BUILDING ELEVATION

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

0 4' 8' 16'

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
The Contractor Must Check and Verify all Dimensions Of This Job And Verify all Discrepancies Before Commencing Work. Drawings Not to be Scaled.
File: BIMcloud: BIM-SERVER2-25 - BIMcloud Basic for Archicad 25/21/29_VDA BAY HARBOR/21/29_WEST BAY HARBOR DRIVE_2022 - By: ill.ast saved by - Date: 7/27/2022

revuelta
architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5040

Project

9740-9760 WEST BAY HARBOR DRIVE

9740-9760 West Bay Harbor Drive Bay
Harbor Islands FL 33154

Revisions

Owner Information

Bay Harbour Investment Inc.
3350 SW 148th AVE. Suite 134
Miramar FL 33027

Consultant

Luis O. Revuelta
AR-0007972

DRC SET

Date
7/27/2022

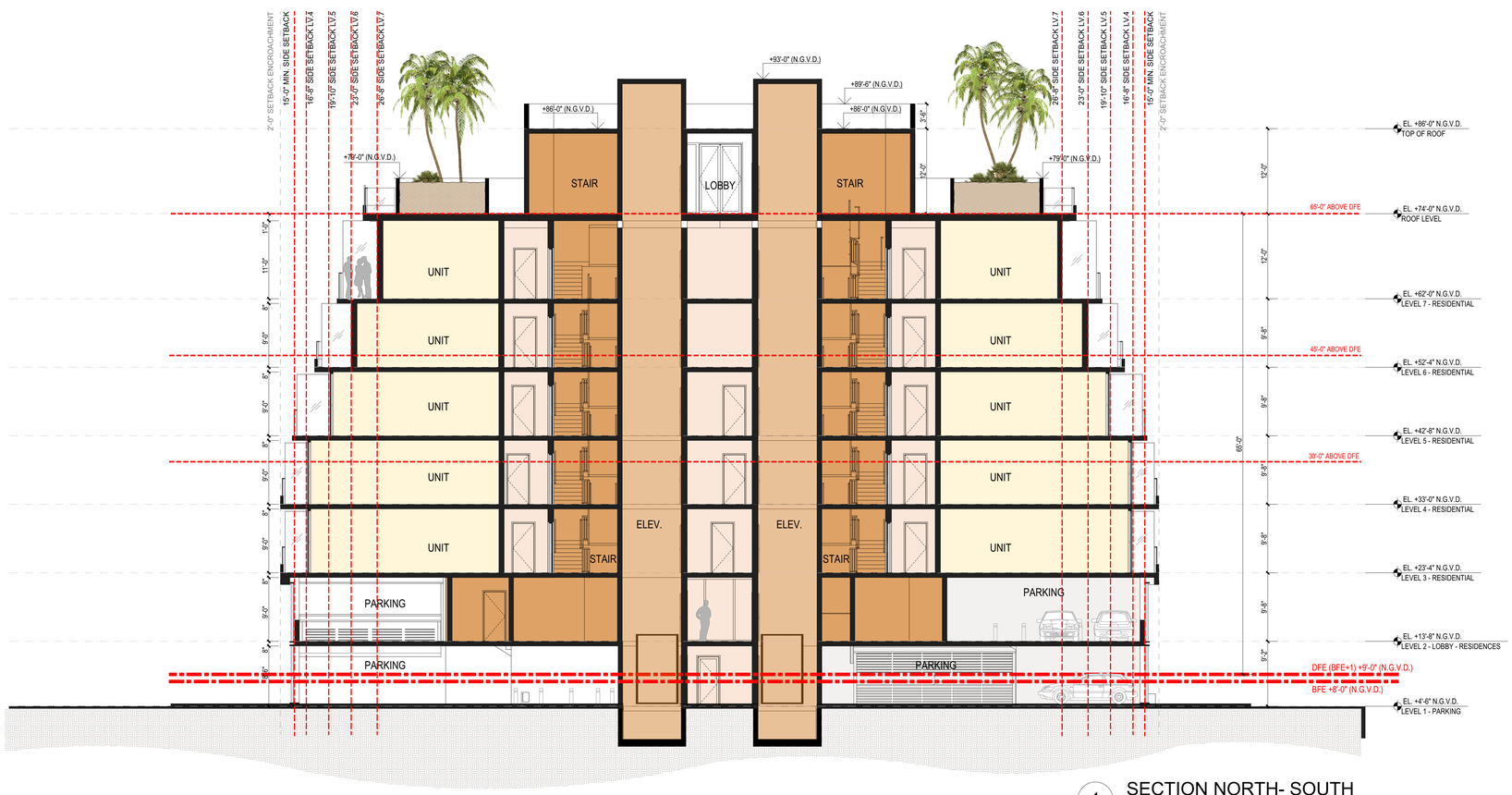
Scale
AS SHOWN

Project No.
#Pln

Sheet Name
WEST BUILDING ELEVATION

Sheet No.
A-404

NOT FOR CONSTRUCTION



1 SECTION NORTH- SOUTH
SCALE: 1/8" = 1'-0"

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Or Except with Specific Written Consent of the Architect.
The Ideas and Design Incorporated Herein, As An Instrument of Service, Are The Property Of The Architect And Are Not To Be Used In Whole Or In Part For Any Other Project Without The Written Permission Of The Architect. Visual Contact With These Drawings Shall Constitute Prima Facie Evidence Of Acceptance Of These Restrictions. Dimensions Shall Take Precedence Over Scale. Figures Not Shown Are To be Scaled.
File: BWkhout, Model file:r21d-22-25 - BWkhout Basic for Archicad 25r21[8]_VIA BAY HARBOR\21[8]_WEST BAY HARBOR DRIVE_2022_ By, at last saved by , Date: 7/27/2022

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

Project

9740-9760 WEST BAY HARBOR DRIVE

9740-9760 West Bay Harbor Drive Bay
Harbor Islands, FL 33154

Revisions

Owner Information

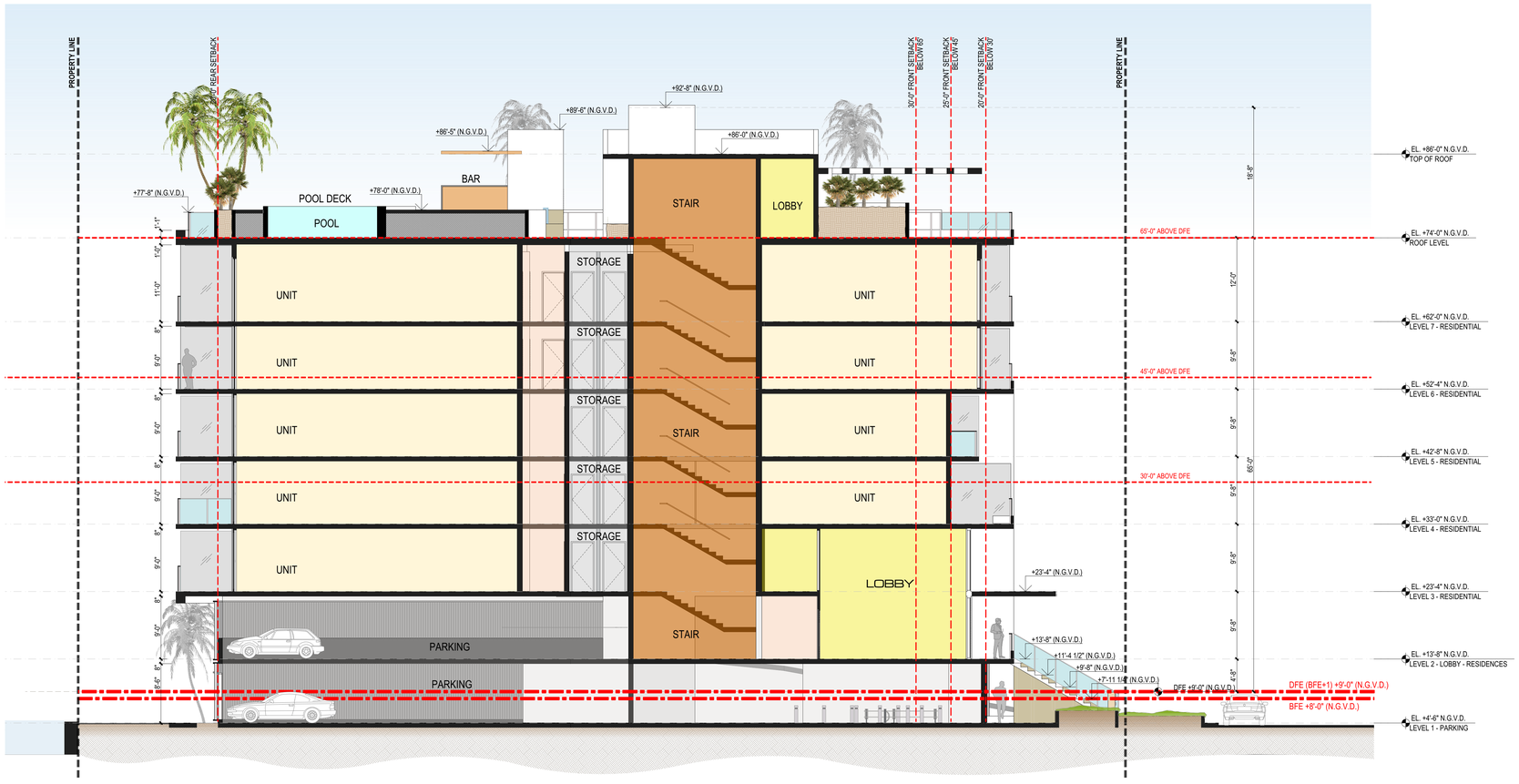
Bay Harbour Investment Inc.
3350 SW 148th AVE. Suite 134
Miramar FL 33027

Consultant

Luis O. Revuelta
AR-0007972

DRC SET

Date
7/27/2022
Scale
AS SHOWN
Project No.
#Pln
Sheet Name
BUILDING SECTION NORTH-SOUTH
Sheet No.
A-501



1 SECTION EAST- WEST

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

NOT FOR CONSTRUCTION

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Or Exercised Without Specific Written Consent Of The Architect.
The Visual Contact With These Drawings Shall Constitute Prima Facie Evidence Of Acceptance Of These Restrictions And Their Application To Any Infringement.
File: Bilkboat, Rel-SERKI1942-25 - Bilkboat Basic for Archmod 25(1)\5_VDA BAY HARBOR(21)\4_WEST BAY HARBOR DRIVE_2022 - By: R.set saved by - Date: 7/27/2022

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

Project

9740-9760 WEST BAY HARBOR DRIVE

9740-9760 West Bay Harbor Drive Bay
Harbor Islands FL 33154

Revisions

Owner Information

Bay Harbour Investment Inc.
3350 SW 148th AVE. Suite 134
Miramar FL 33027

Consultant

Luis O. Revuelta
AR-0007972

DRC SET

Date
7/27/2022
Scale
AS SHOWN
Project No.
#Pln
Sheet Name
BUILDING SECTION EAST-WEST
Sheet No.
A-502

NOT FOR CONSTRUCTION



3D VIEW- FRONT VIEW- SE CORNER

revuelta
architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5040

Project

9740-9760 WEST BAY HARBOR DRIVE

9740-9760 West Bay Harbor Drive Bay
Harbor Islands FL 33154

Revisions

Owner Information

Bay Harbour Investment Inc.
3350 SW 148th AVE. Suite 134
Miramar FL 33027

Consultant

Luis O. Revuelta
AR-0007972

DRC SET

Date
7/27/2022

Scale
AS SHOWN

Project No.
#Pln

Sheet Name
3D VIEW- FRONT VIEW- SE CORNER

Sheet No.
R-101

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
The Contractor Must Verify All Dimensions Of The Job Prior To Responsible For Same, Reporting Any Discrepancies to The Architects Before Commencing work. Drawings Not to be Scaled.
File: BIMcloud_BAY-SERVERS-25 - BIMcloud Basic for Archicad 25/21/29_VDA BAY HARBOR/2129_WEST BAY HARBOR DRIVE_2022 - By at last saved by - Date: 7/27/2022

NOT FOR CONSTRUCTION



3D VIEW- REAR VIEW- SW CORNER

revuelta
architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133

T: 305.590.5000
F: 305.590.5049

Project

9740-9760 WEST BAY HARBOR DRIVE

9740-9760 West Bay Harbor Drive Bay
Harbor Islands FL 33154

Revisions

Owner Information

Bay Harbour Investment Inc.
3350 SW 148th AVE. Suite 134
Miramar FL 33027

Consultant

Luis O. Revuelta
AR-0007972

DRC SET

Date
7/27/2022

Scale
AS SHOWN

Project No.
#Pln

Sheet Name
3D VIEW- REAR VIEW- SW CORNER

Sheet No.
R-102

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
The Contractor Must Verify And Verify all Dimensions Of The Architects Before Commencing work. Drawings Not to be Scaled.
File: BIMcloud: RAI-SERVER2-25 - BIMcloud Basic for Archicad 25/21/29_VDA BAY HARBOR/21/29_WEST BAY HARBOR DRIVE_2022 - By #Last saved by - Date: 7/27/2022

CIVIL SET OF PLAN FOR

WEST BAY HARBOR DRIVE APARTMENTS

9740-9760 W BAY HARBOR DR

BAY HARBOR ISLAND, FL 33154

FOLIO: 13-2227-001-0730, 13-2227-001-0720



LOCATION MAP
SCALE: N.T.S.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C-0.0	COVER SHEET
C-1.0	WATER AND SEWER SERVICES PLAN
C-2.0	PAVING, GRADING AND DRAINAGE PLAN
C-3.0	PAVING, GRADING AND DRAINAGE SECTIONS
C-4.0	STORMWATER POLLUTION PREVENTION PLAN
C-5.0	STORMWATER POLLUTION PREVENTION DETAILS

PREPARED BY

EGSC ENGINEERING CONSULTANTS
1701 NW 112th AVENUE #103
MIAMI, FL 33172

ERIC J. GOMEZ
LICENSE No. 57461
(305) 553-5457

ERIC J. GOMEZ LICENSE No. 57461 STATE OF FLORIDA PROFESSIONAL ENGINEER

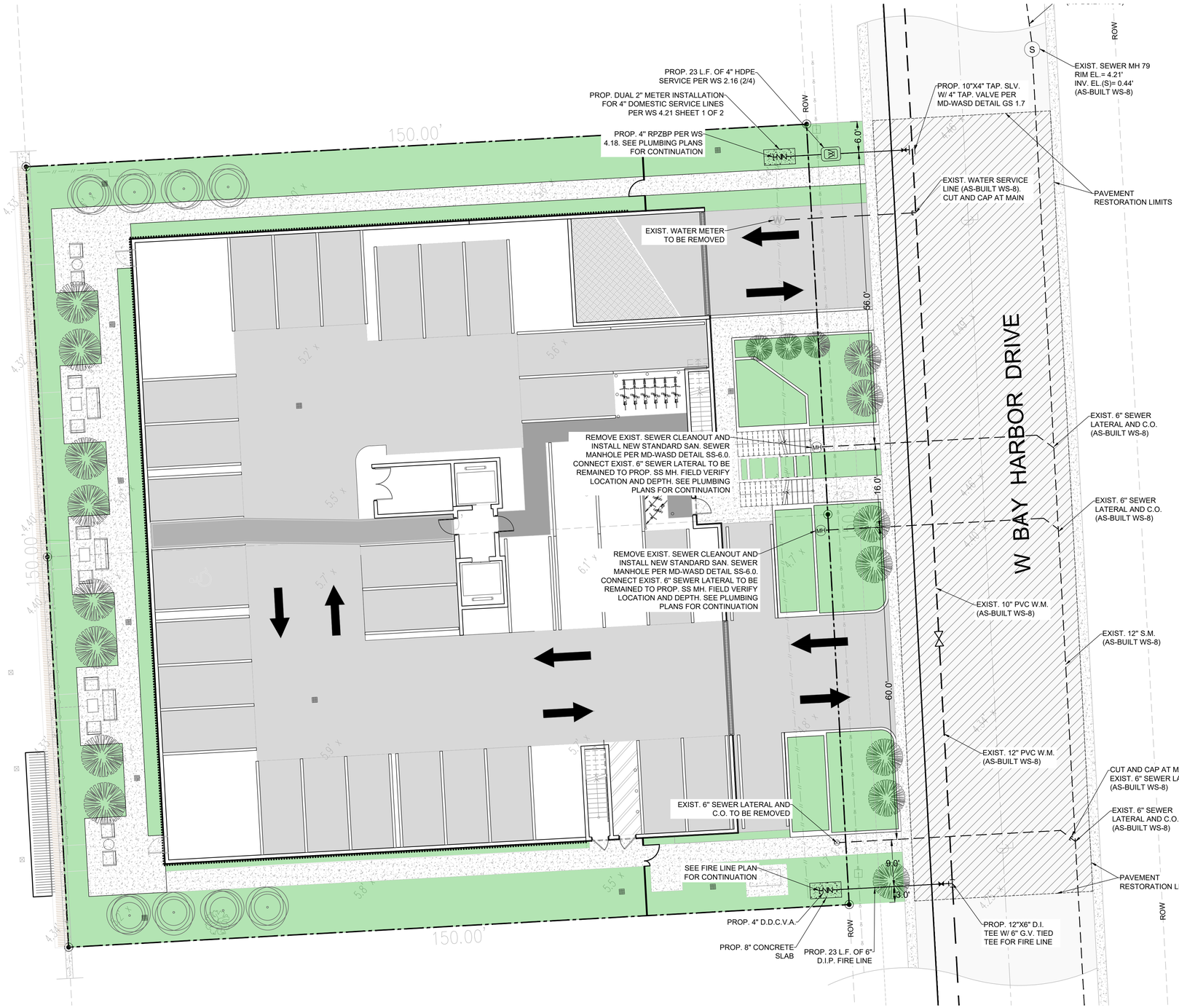
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ERIC J. GOMEZ, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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!

PROJECT DESCRIPTION:

DESIGN OF WATER AND SEWER SERVICES, AS WELL AS PAVING, GRADING, AND DRAINAGE SYSTEM FOR THE SUBJECT PROPERTY AS PER BAY HARBOR ISLAND REQUIREMENTS.

EGSC ENGINEERING CONSULTANTS
Personal Approach, Powerful Results



0 10 20
SCALE: 1"=10'

LEGEND:

- PROPERTY LINE/RIGHT OF WAY LINE
- EXIST. ASPHALT PAVEMENT
- PROP. ASPHALT PAVEMENT
- PROP. CONCRETE PAVEMENT
- PROP. PAVEMENT RESTORATION LIMITS (MILL AND RESURFACE)

WATER AND SEWER LEGEND		
EXISITNG		PROPOSED
	WATER METER	
	GATE VALVE	
	FIRE HYDRANT	
S	MANHOLE SANITARY	MH
ST	MANHOLE STORM SEWER	
	SANITARY SEWER	
	WATER	
CL	CENTER LINE	

NOTES:

1. ELEVATIONS AND TOPOGRAPHIC SURVEY PREPARED BY ROYAL POINT LAND SURVEYORS, INC. DATED 03/23/2022
2. ELEVATIONS ARE SHOWN IN FT NGVD 1929 UNLESS OTHERWISE NOTED.
3. ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY SHALL COMPLY WITH MIAMI DADE COUNTY PUBLIC WORKS DEPARTMENT.
4. CONTRACTOR IS RESPONSIBLE FOR RECONSTRUCTING SWALE/SOD ALONG THE ENTIRE RIGHT-OF-WAY.

REVISIONS: DATE:

CERTIFICATION: ERIC J. GOMEZ LICENSE No. 57461 STATE OF FLORIDA PROFESSIONAL ENGINEER

DESIGNED BY: EG
DRAWN BY: MP
CHECKED BY: EG
SCALE: AS SHOWN

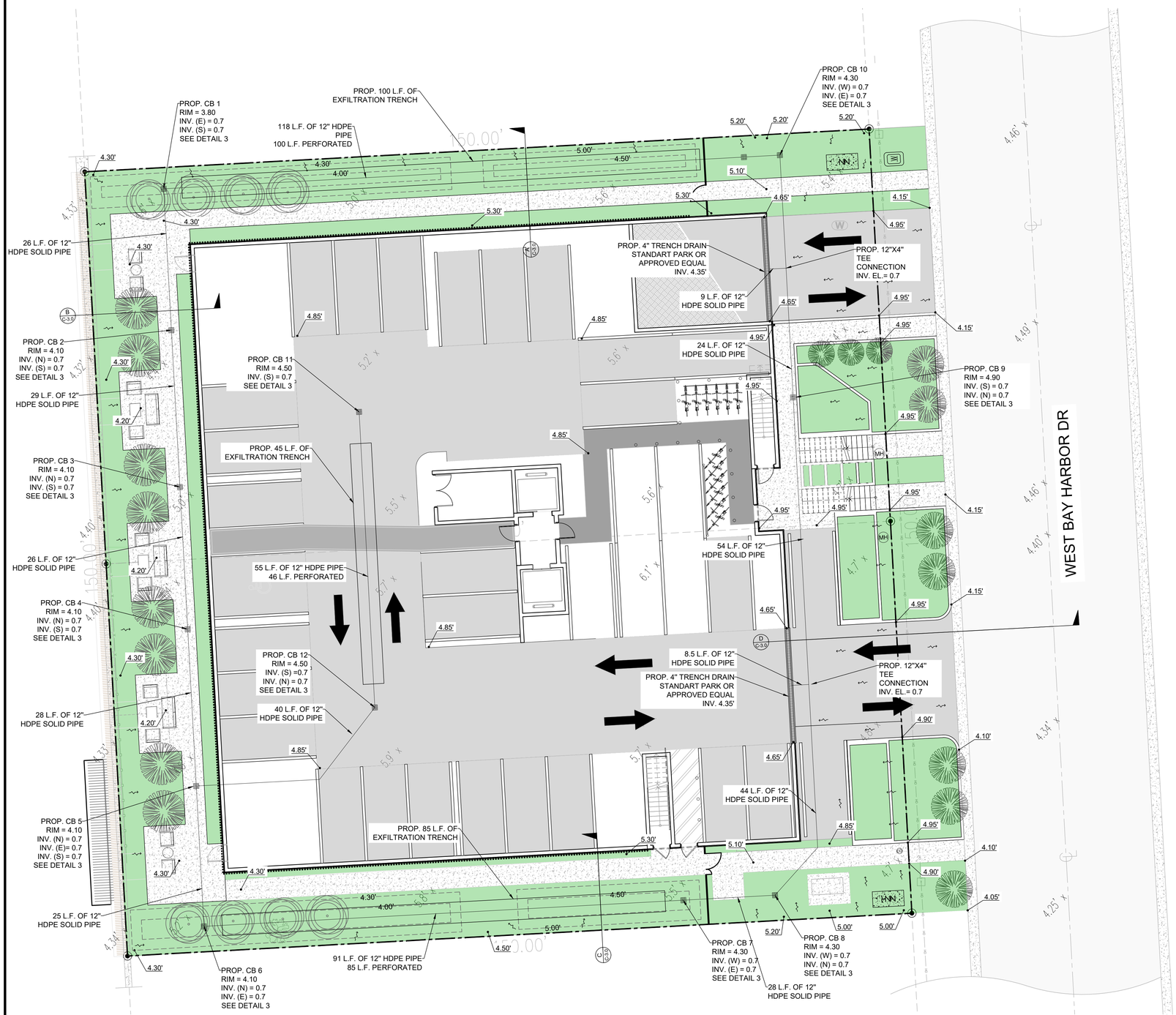
EGSC ENGINEERING CONSULTANTS
Personal Approach, Powerful Results

DRAWING NAME: WATER AND SEWER PLAN

PROJECT: 9740-9760 WEST BAY HARBOR DR
BAY HARBOR ISLAND, FL 33154

PREPARED BY: EGSC ENGINEERING CONSULTANTS
1701 NW 112th AVENUE #103 MIAMI, FL 33172
TEL: 305.553.5457 EMAIL: egomez@egscfl.com

SHEET: C-1.0



0 10 20

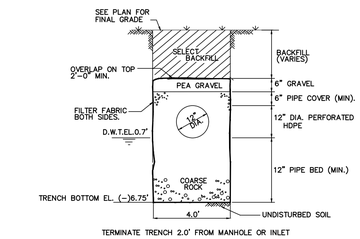
SCALE: 1"=10'

LEGEND:

- PROPERTY LINE/RIGHT OF WAY LINE
- EXIST. ASPHALT PAVEMENT
- PROP. ASPHALT PAVEMENT
- PROP. CONCRETE PAVEMENT
- PROP. ELEVATION
- EXIST. SURVEY ELEVATION
- PROP. CATCH BASIN
- WATER FLOW DIRECTION

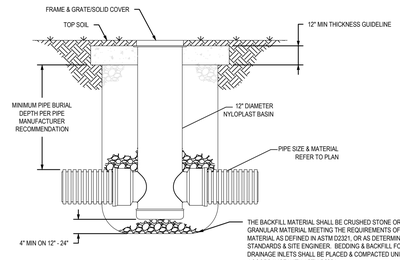
NOTES:

1. ELEVATIONS AND TOPOGRAPHIC SURVEY PREPARED BY ROYAL POINT LAND SURVEYORS, INC. DATED 03/23/2022
2. ELEVATIONS ARE SHOWN IN FT NGVD 1929 UNLESS OTHERWISE NOTED.
3. ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY SHALL COMPLY WITH MIAMI DADE COUNTY PUBLIC WORKS DEPARTMENT.
4. CONTRACTOR IS RESPONSIBLE FOR RECONSTRUCTING SWALE/SOD ALONG THE ENTIRE RIGHT-OF-WAY.



EXFILTRATION TRENCH DETAIL

N.T.S.



STORM DRAIN- 12" NYLOPLAST INLET

N.T.S.

DATE:

REVISIONS:

CERTIFICATION: ERICA J. GOMEZ LICENSE No. 57461 STATE OF FLORIDA PROFESSIONAL ENGINEER

DESIGNED BY: EG
DRAWN BY: MP
CHECKED BY: EG
SCALE: AS SHOWN

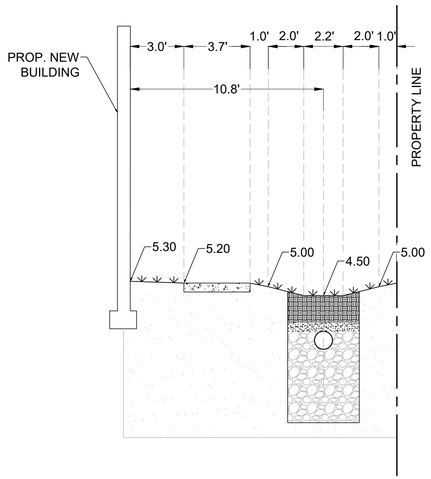
EGSC ENGINEERING CONSULTANTS
Personal Approach, Powerful Results

DRAWING NAME: PAVING, GRADING AND DRAINAGE PLAN

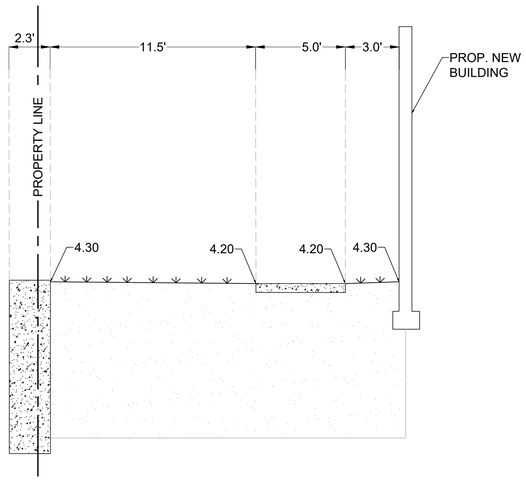
PROJECT: 9740-9760 WEST BAY HARBOR DR
BAY HARBOR ISLAND, FL 33154

PREPARED BY: EGSC ENGINEERING CONSULTANTS
1701 NW 112th AVENUE #103 MIAMI, FL 33172
TEL: 305.553.5457 EMAIL: egomez@egscfl.com

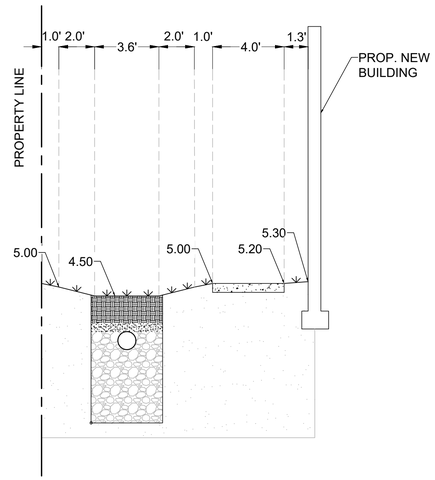
SHEET: C-2.0



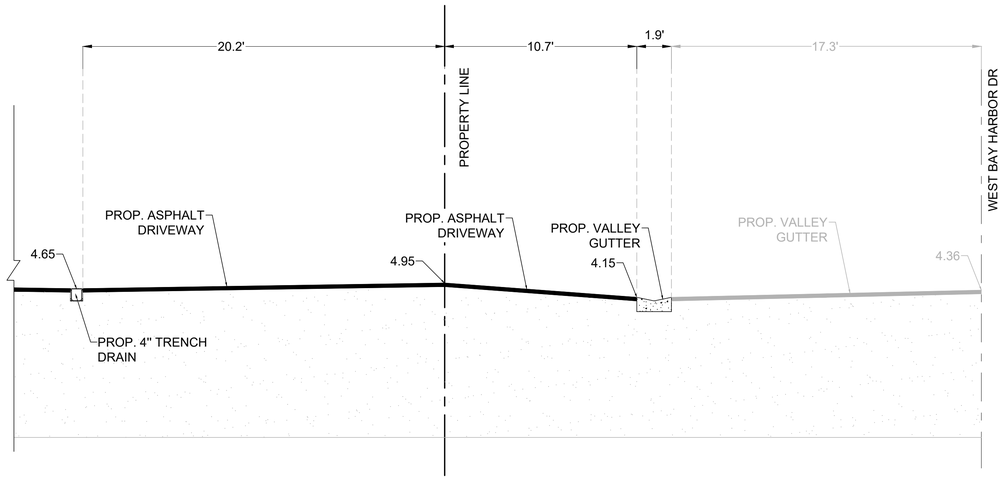
SECTION A
N.T.S.



SECTION B
N.T.S.



SECTION C
N.T.S.



SECTION D
N.T.S.

REVISIONS: | DATE:

CERTIFICATION: ERICK J. GOMEZ LICENSE No. 57461 STATE OF FLORIDA PROFESSIONAL ENGINEER

DESIGNED BY: EG
DRAWN BY: MP
CHECKED BY: EG
SCALE: AS SHOWN

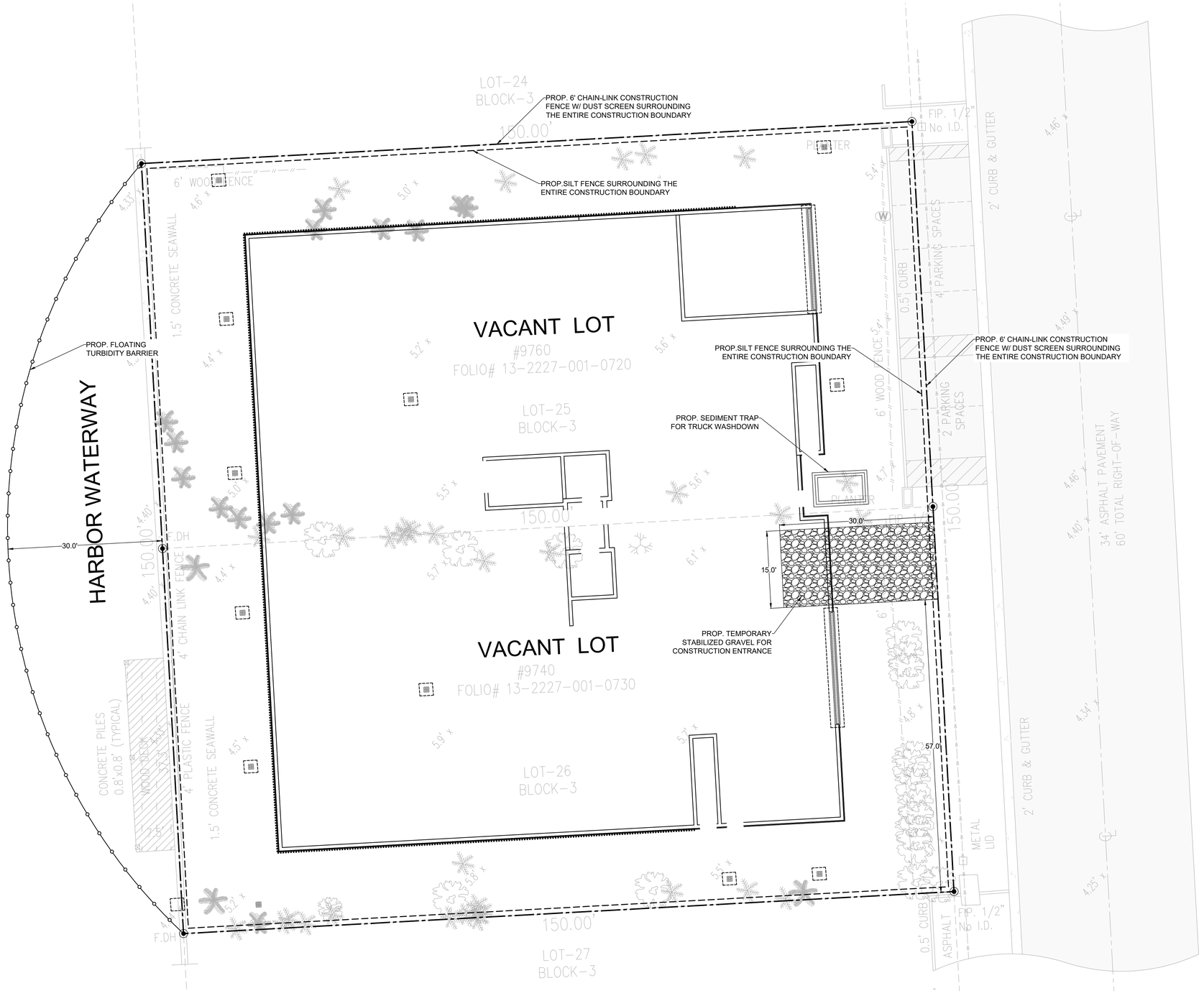
EGSC ENGINEERING CONSULTANTS
Personal Approach, Powerful Results

DRAWING NAME: PAVING, GRADING AND DRAINAGE PLAN

PROJECT: 9740-9760 WEST BAY HARBOR DR
BAY HARBOR ISLAND, FL 33154

PREPARED BY: EGSC ENGINEERING CONSULTANTS
1701 NW 112th AVENUE #103 MIAMI, FL 33172
TEL: 305.553.5457 EMAIL: egomez@egscfl.com

SHEET: C-3.0



LEGEND:

- PROPERTY BOUNDARY/ 6' CHAIN LINK CONSTRUCTION FENCE
- PROP. SILT FENCE
- PROP. FLOATING TURBIDITY BARRIER
- BUILDING FOOTPRINT
- STORMWATER INLET PROTECTION
- PROP. CATCH BASIN

NOTES:

1. CONTRACTOR TO REUSE EXIST. FENCE AS CONSTRUCTION FENCE AT HIS/HER DISCRETION.
2. CONTRACTOR TO INSTALL SILT FENCE IN AREAS OF CONSTRUCTION AND COORDINATE WITH MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT AND CITY OF BAY HARBOR ISLAND.
3. CONSTRUCTION ENTRANCE AND WASHDOWNS TO BE PER CONTRACTOR SPECIFIED LOCATION.
4. CONTRACTOR MUST PROVIDE COPY OF NPDES PERMIT TO THE CITY OF BAY HARBOR ISLAND PRIOR TO COMMENCING CONSTRUCTION.
5. CONTRACTOR MUST PROVIDE COPY OF ERP AND CGP PERMIT TO THE CITY OF BAY HARBOR ISLAND PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS: DATE:

CERTIFICATION: ERICK J. GOMEZ LICENSE No. 57461 STATE OF FLORIDA PROFESSIONAL ENGINEER

DESIGNED BY: EG
DRAWN BY: MP
CHECKED BY: EG
SCALE: AS SHOWN

EGSC ENGINEERING CONSULTANTS
Personal Approach, Powerful Results

DRAWING NAME: SWPP PLAN

PROJECT: 9740-9760 WEST BAY HARBOR DR
BAY HARBOR ISLAND, FL 33154

PREPARED BY: EGSC ENGINEERING CONSULTANTS
1701 NW 112th AVENUE, #103 MIAMI, FL 33172
TEL: 305.553.5457 EMAIL: egomez@egscfl.com

SHEET: C-4.0

GENERAL EROSION AND TURBIDITY CONTROL NOTES

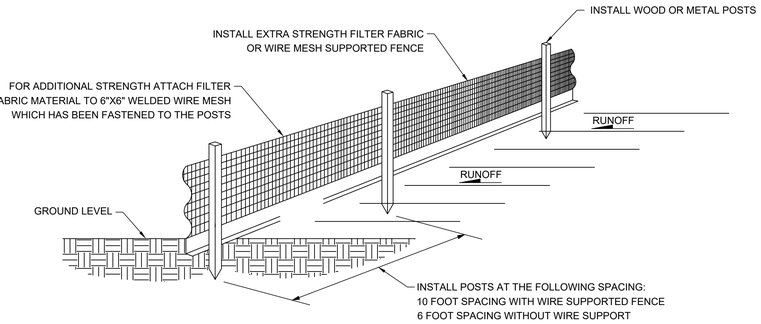
1. ALL EROSION AND TURBIDITY CONTROL DEVICES AND TEMPORARY BARRIERS SHALL BE INSTALLED WITHIN THE LIMITS OF THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING.
2. A TEMPORARY BARRIER SHALL BE INSTALLED AROUND ALL WETLAND AND/OR NATURAL PRESERVATION AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING. NO CONSTRUCTION VEHICLES SHALL ENCROACH WITHIN THESE AREAS.
3. CONTRACTOR SHALL HAVE ALL EXISTING UNDERGROUND UTILITIES LOCATED BY APPROPRIATE AGENCIES PRIOR TO INSTALLATION OF ANY EROSION AND TURBIDITY CONTROL DEVICES AND BARRIERS.
4. DURING CONSTRUCTION ACTIVITIES, EXISTING PERIMETER NATIVE VEGETATION SHALL REMAIN IN ORDER TO ACT AS A BUFFER BETWEEN ADJACENT PROPERTIES, AND TO MINIMIZE NUISANCE DUST, NOISE, AND/OR AIR POLLUTION.
5. PRACTICES SUCH AS SEEDING, MULCHING AND WETTING WHICH MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS GENERATED DURING CONSTRUCTION ACTIVITIES SHALL BE USED AS DIRECTED BY BOTH THE ENGINEER-OF-RECORD AND/OR APPLICABLE GOVERNMENTAL AGENCIES.
6. ALL AREAS DISTRIBUTED DURING CONSTRUCTION ACTIVITIES, WHICH ARE NOT GOING TO BE PAVED OR LANDSCAPED, SHALL BE SEEDED AND MULCHED.
7. CONTRACTOR SHALL OBTAIN AN ERP AND CGP FROM FDEP.

SILT FENCE & POST INSTALLATION NOTES

1. THE HEIGHT OF THE SILT FENCE SHALL BE INSTALLED AT A MINIMUM OF 24 INCHES BUT SHALL NOT EXCEED 36 INCHES.
2. THE FILTER FABRIC MATERIAL SHALL BE PURCHASED IN A CONTINUOUS ROLL IN ORDER TO BE ABLE TO CUT THE ENTIRE REQUIRED LENGTH IN ONE PIECE AND AVOID THE USE OF JOINTS.
3. WHEN STANDARD STRENGTH FILTER FABRIC MATERIAL IS USED, A WELDED WIRE MESH SUPPORT SHALL BE FASTENED SECURELY TO THE UP SLOPE SIDE OF THE FENCE POSTS BY USING EITHER HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
4. THE FILTER FABRIC MATERIAL SHALL BE EITHER STAPLED OR WIRED TO THE FENCE POSTS AND 12 INCHES OF THE FABRIC SHALL BE EXTENDED AT THE BOTTOM INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE GROUND SURFACE.
5. A 6"X6" TRENCH SHALL BE CONSTRUED ALONG THE BOTTOM OF THE ENTIRE LINE OF FENCE POSTS AND UP SLOPE FROM THE BARRIER IN ORDER TO BURY THE BOTTOM 12 INCHES OF THE FILTER FABRIC MATERIAL. THE TRENCH SHALL BE BACK FILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
6. THE FENCE POSTS SHALL BE INSTALLED AT A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND FOR A MINIMUM OF 12 INCHES WHEN THE FILTER FABRIC IS USED WITHOUT WIRE MESH SUPPORT. IF WIRE SUPPORT IS USED THEN THE FENCE POSTS SHALL BE SPACED AT A MAXIMUM OF 6 FEET APART.
7. WHEN INSTALLING TWO SILT FENCES AROUND THE PERIMETER, PLACE THE POSTS OF THE SECOND FENCE INSIDE THE POSTS OF THE FIRST FENCE. ROTATE BOTH FENCE POSTS AT A CLOCKWISE DIRECTION IN ORDER TO CREATE A TIGHT SEAL. FOLLOW ALL OTHER STANDARD INSTALLATION REQUIREMENTS.

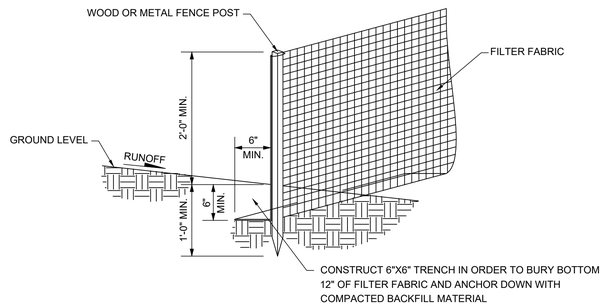
FILTER FABRIC INSTALLATION NOTES

1. CONTRACTOR SHALL CLEAN OUT DRAINAGE INLET AND FILTER FABRIC AFTER EVERY STORM EVENT OR AS NEEDED.
2. CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL DAMAGED FILTER FABRIC WITHIN INLETS DURING CONSTRUCTION OPERATIONS.
3. CONTRACTOR SHALL REMOVE FILTER FABRIC FROM DRAINAGE INLETS PRIOR TO STARTING FINAL PAVING OPERATIONS.



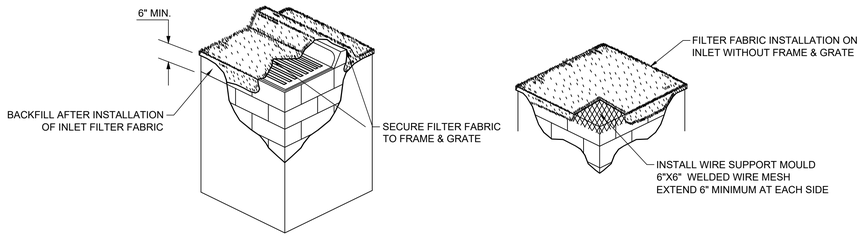
SILT FENCE INSTALLATION DETAIL

N.T.S.



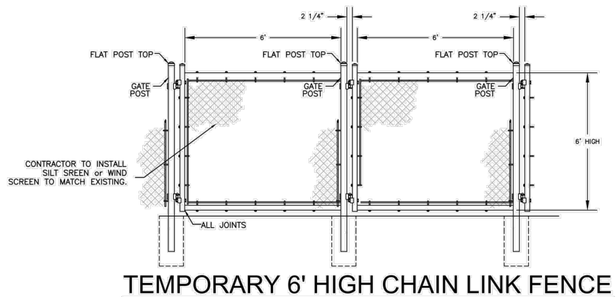
POST & FILTER FABRIC INSTALLATION DETAIL

N.T.S.

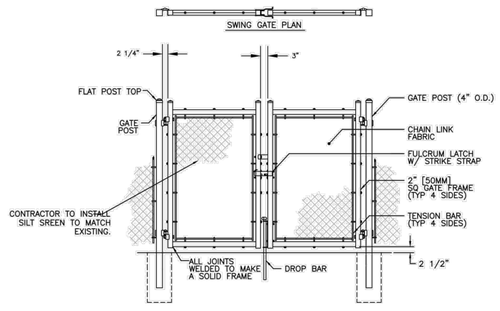


FILTER FABRIC INSTALLATION DETAIL

N.T.S.

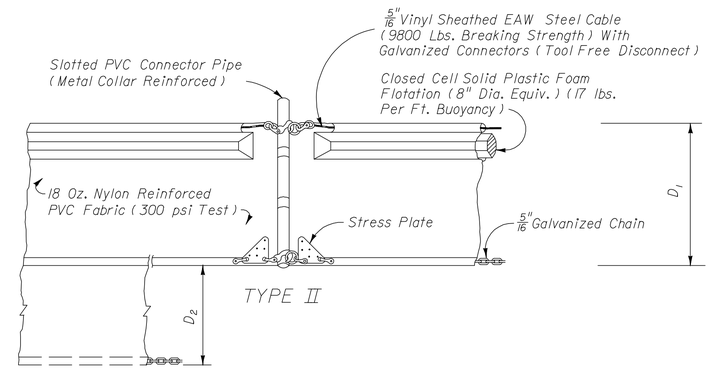


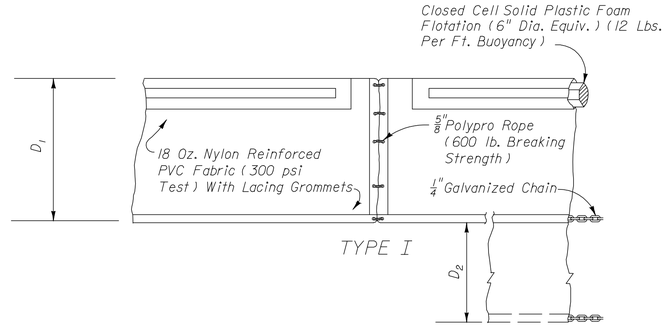
TEMPORARY 6' HIGH CHAIN LINK FENCE (WIND SCREEN)



SWING GATE ELEVATION TEMPORARY 24' WIDE SWING GATES (FIRE DEPARTMENT ACCESSIBLE)

1. GATE MATERIAL SHALL MATCH EXISTING GATES/FENCE.
2. BRACING SHALL BE PROVIDED.
3. GATES ARE MANUALLY OPERATED.



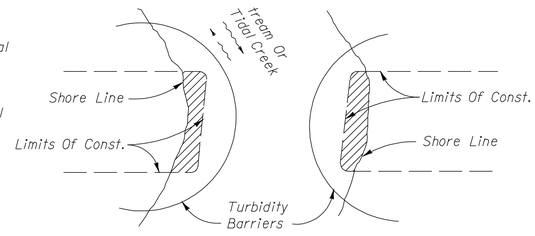


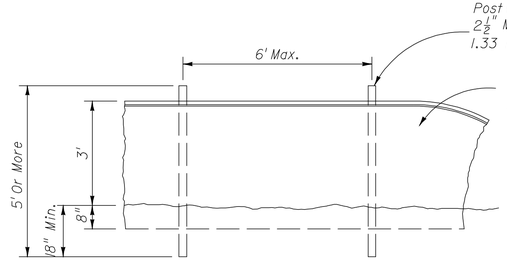
D_1 = 5' Std. (Single Panel For Depths 5' or Less).
D_2 = 5' Std. (Additional Panel For Depths > 5').
Curtain To Reach Bottom Up To Depths Of 10 Feet. Two (2) Panels To Be Used For Depths Greater Than 10 Feet Unless Special Depth Curtains Specifically Call For In The Plans Or As Determined By The Engineer.

NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIERS

Note:
Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractors option unless otherwise specified in the plans, however payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer.





STAKED TURBIDITY BARRIER

DATE:
REVISIONS:

CERTIFICATION: ERIC J. GOMEZ LICENSE No. 57461 STATE OF FLORIDA PROFESSIONAL ENGINEER

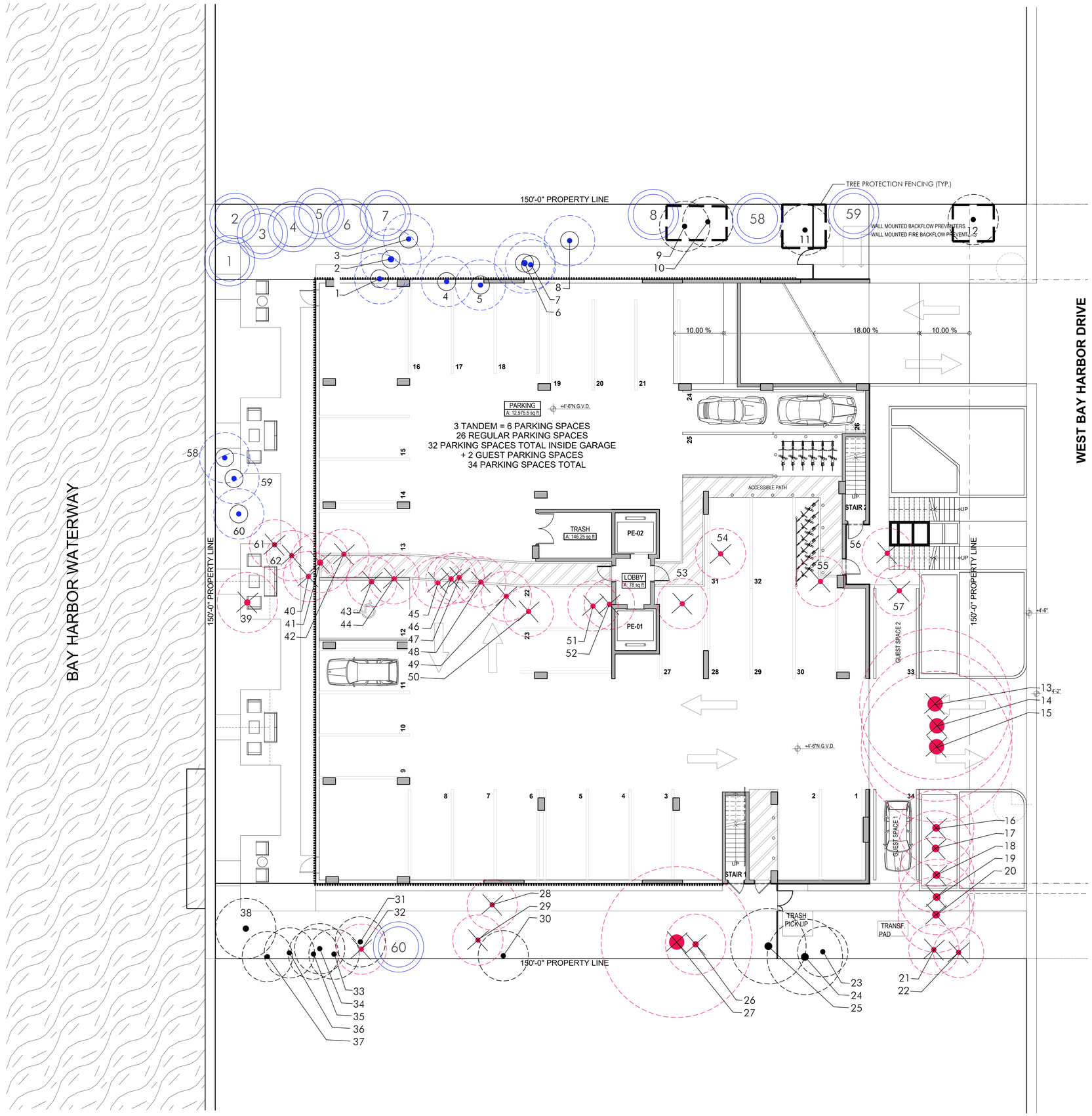
DESIGNED BY: EG
DRAWN BY: MP
CHECKED BY: EG
SCALE: AS SHOWN

EGSC ENGINEERING CONSULTANTS
Personal Approach, Powerful Results

DRAWING NAME: SWPP PLAN NOTES AND DETAILS
PROJECT: 9740-9760 WEST BAY HARBOR DR BAY HARBOR ISLAND, FL 33154

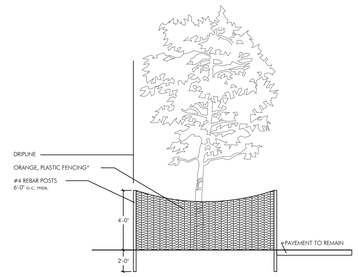
PREPARED BY: EGSC ENGINEERING CONSULTANTS
1701 NW 112th AVENUE #103 MIAMI, FL 33172
TEL: 305.553.5457 EMAIL: egomez@egscfl.com

SHEET: C-5.0



LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE TRANSPLANTED
- NEW LOCATION OF TRANSPLANTED TREE



*LIMITS OF TREE PROTECTION ARE TO BE ESTABLISHED BASED ON ANSI A300 ROOT MANAGEMENT STANDARDS. AS A GENERAL RULE THE TREE PROTECTION ZONE MUST EXTEND 10' PER 1" OF TREE DBH. PLACE ORANGE, PLASTIC FENCING (BY TENSAR OR OTHER APPROVED EQUAL) AROUND INDIVIDUAL TREES AND TREE CLUMPS TO REMAIN ON SITE IN ANY AREAS WITHIN THE LIMITS OF CONSTRUCTION. BARRIER SHALL BE MAINTAINED IN AN UPRIGHT POSITION AT ALL TIMES.

TREE PROTECTION DETAIL

N.T.S.

EXISTING TREE DISPOSITION LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE HT.(ft.)	SPD.(ft.)	DBH.(in.)	DISPOSITION	MITIGATION S.F. CANOPY
1	Cocos nucifera	Coconut Palm	15	10	13	Transplant	
2	Cocos nucifera	Coconut Palm	17	12	15	Transplant	
3	Veitchia merrillii	Christmas Palm	20	8	5	Transplant	
4	Cocos nucifera	Coconut Palm	18	10	13	Transplant	
5	Cocos nucifera	Coconut Palm	15	10	13	Transplant	
6	Cocos nucifera	Coconut Palm	17	12	12	Transplant	
7	Cocos nucifera	Coconut Palm	14	10	13	Transplant	
8	Cocos nucifera	Coconut Palm	17	10	12	Transplant	
9	Ptychosperma elegans	Solitaire Palm	15	10	12	Keep	
10	Ptychosperma elegans	Solitaire Palm	16	10	13	Keep	
11	Ptychosperma elegans	Solitaire Palm	15	10	12	Keep	
12	Sabal palmetto	Sabal Palm	10	10	13	Keep	
13	Ficus benjamina	Weeping Fig	30	30	multi	Remove	707
14	Ficus benjamina	Weeping Fig	30	30	multi	Remove	707
15	Ficus benjamina	Weeping Fig	30	30	multi	Remove	707
16	Ficus benjamina	Weeping Fig	30	15	multi	Remove	177
17	Ficus benjamina	Weeping Fig	30	15	multi	Remove	177
18	Ficus benjamina	Weeping Fig	30	15	multi	Remove	177
19	Ficus benjamina	Weeping Fig	30	15	multi	Remove	177
20	Ficus benjamina	Weeping Fig	30	15	multi	Remove	177
21	Ficus benjamina	Weeping Fig	18	10	multi	Remove	79
22	Ficus benjamina	Weeping Fig	18	10	multi	Remove	79
23	Cocos nucifera	Coconut Palm	16	10	12	Keep	
24	Roystonea regia	Royal Palm	30	15	16	Keep	
25	Roystonea regia	Royal Palm	30	15	15	Keep	
26	Veitchia merrillii	Christmas Palm	26	12	6	Remove	113
27	Ficus benjamina	Weeping Fig	30	30	18	Remove	1414
28	Ptychosperma elegans	Solitaire Palm	18	10	3	Remove	79
29	Ficus benjamina	Weeping Fig	18	10	multi	Remove	79
30	Veitchia merrillii	Christmas Palm	20	10	multi	Keep	
31	Sabal palmetto	Sabal Palm	10	10	13	Keep	
32	Schefflera actinophylla	Umbrella Tree	20	12	multi	Remove	N/A
33	Cocos nucifera	Coconut Palm	10	10	15	Keep	
34	Cocos nucifera	Coconut Palm	10	10	15	Keep	
35	Cocos nucifera	Coconut Palm	10	10	15	Keep	
36	Roystonea regia	Royal Palm	30	15	16	Keep	
37	Cocos nucifera	Coconut Palm	18	18	13	Keep	
38	Roystonea regia	Royal Palm	40	12	15	Keep	
39	Roystonea regia	Royal Palm	50	12	14	Remove	113
40	Cocos nucifera	Coconut Palm	16	10	15	Remove	79
41	Cocos nucifera	Coconut Palm	18	12	12	Remove	113
42	Cocos nucifera	Coconut Palm	12	10	12	Remove	79
43	Sabal palmetto	Sabal Palm	12	10	13	Remove	79
44	Ptychosperma elegans	Solitaire Palm	26	10	3	Remove	79
45	Livistona chinensis	Chinese Fan Palm	40	10	10	Remove	79
46	Livistona chinensis	Chinese Fan Palm	40	10	10	Remove	79
47	Livistona chinensis	Chinese Fan Palm	40	10	10	Remove	79
48	Livistona chinensis	Chinese Fan Palm	40	10	10	Remove	79
49	Casuarina equisetifolia	Brazil Pepper	20	20	multi	Remove	N/A
50	Livistona chinensis	Chinese Fan Palm	40	10	10	Remove	79
51	Sabal palmetto	Sabal Palm	15	10	12	Remove	79
52	Araucaria heterophylla	Norfolk Island Pine	50	7	25	Remove	N/A
53	Araucaria heterophylla	Norfolk Island Pine	50	7	24	Remove	N/A
54	Dracaena reflexa	Song of India	18	15	multi	Remove	177
55	Ptychosperma elegans	Solitaire Palm	14	8	3	Remove	50
56	Sabal palmetto	Sabal Palm	15	10	12	Remove	79
57	Sabal palmetto	Sabal Palm	15	10	12	Remove	79
58	Cocos nucifera	Coconut Palm	17	12	12	Transplant	
59	Cocos nucifera	Coconut Palm	14	10	13	Transplant	
60	Cocos nucifera	Coconut Palm	17	10	12	Transplant	
61	Cocos nucifera	Coconut Palm	15	10	12	Transplant	
62	Cocos nucifera	Coconut Palm	16	10	13	Transplant	
					TOTAL CANOPY S.F. TO BE REPLACED		6,241

*Mitigation provided (see plant list for species):

MITIGATION TYPE	QTY.	MITIGATION EA. (S.F.)	TOTAL MITIGATION (S.F.)
Shade Tree 1	6	500	3000
Shade Tree 2	7	300	2100
Palm Tree 1		300	0
Palm Tree 2	16	100	1600
Small Tree	1	200	200
GRAND TOTAL S.F. MITIGATION CANOPY PROVIDED*			6900

N

EXISTING TREE DISPOSITION PLAN

1 LA-1.0

32' 16' 8' 0

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

NOT FOR CONSTRUCTION

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
The Contractor Must Check And Verify all Dimensions Of The Job And Be Responsible For Same, Reporting Any Discrepancies to The Architects Before Commencing work. Drawings Not to be Scaled.
File: Billboard (Revised)(REVISED).pln - Billboard Sheet for Architect.pln - Last Saved: 4/5/2022 8:27:26 PM EST by: Eric Fernandez (ERIC.FER)

revuelta
architecture international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. (305) 590 5000
F. (305) 590 5040
ALVARIÑAS | BOSCOLO | RODRIGUEZ

Project

9740-9760 WEST BAY HARBOR DRIVE

#Site Address1
#Site City, #Site State #Site Postcode

Revisions

Owner Information

Bay Harbor Investments, Inc.

3350 SW 148th Ave
Suite 134
Miramar, FL
33027

786.557.3798

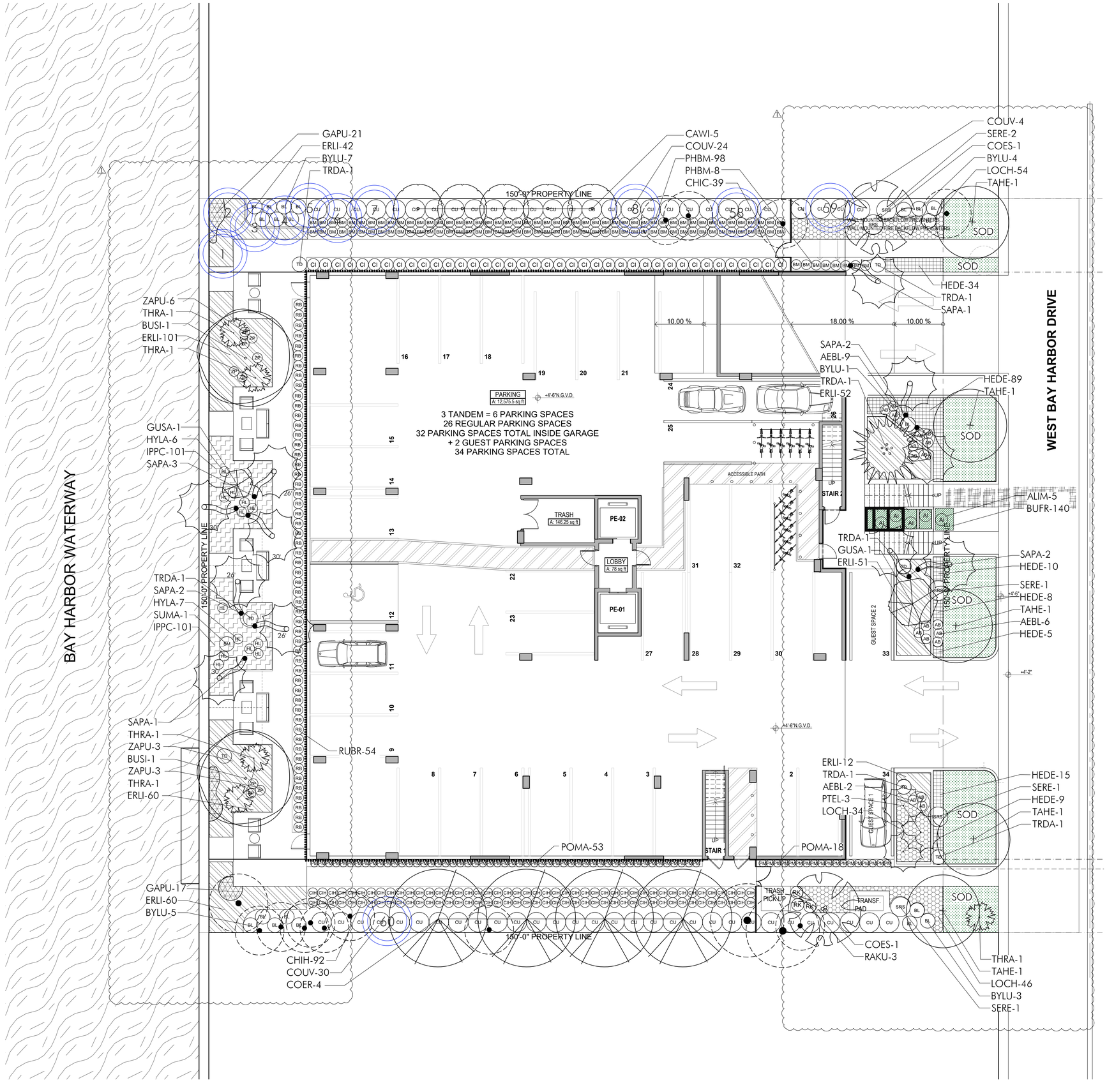
Consultant

Taylor Kiehl Semler
PLA #FL6667205

#Project Status

Date
6/13/2022
Scale
AS SHOWN
Project No.
#Pln
Sheet Name
EXISTING TREE DISPOSITION PLAN
Sheet No.
LA-1.0

NOT FOR CONSTRUCTION



PLANT LIST - GROUND FLOOR

KEY	PLANT NAME	QTY.	UT.	SIZE
TREES				
BUSI	Bursera simaruba ...Gumbo Limbo	2	ea.	14' tall x 7' spread, 4" DBH
CAWI	Canella winterana ...Wild Cinnamonbark	5	ea.	12' tall x 5' spread, 2" DBH
COER	Conocarpus erectus ...Green Buttonwood	4	ea.	14' tall x 5' spread, 3" cal, 5' ct
COES	Conocarpus erectus 'Sericeus' ...Silver Buttonwood	2	ea.	12' tall x 6' spread, multi-trunk, tree form
GUSA	Guaiacum sanctum ...Lignum Vitae	2	ea.	8' tall x 6' spread, 2" DBH. Min
TAHE	Tabebuia heterphylla ..Pink Trumpet Tree	5	ea.	16'-18' tall x 7' spread, 6 ct. 4" cal
PALMS				
KEY	PLANT NAME	QTY.	UT.	SIZE
ACWR	Acoelorrhaphe wrightii ...Paurotis Palm	1	ea.	10' tall OA, 3-5 trunks, heads varying heights
PTEL	Ptychosperma elegans ...Solitare Palm	3	ea.	24' tall OA
SAPA	Sabal palmetto ...Sabal Palm	11	ea.	26'-30' OA heights as shown on plan, character trunks, leaning where shown on plans
THRA	Thrinax radiata ..Florida Thatch Palm	5	ea.	5' tall OA
VEMO(T)	Veitchia montgomeriana ..Montgomery Palm	1	ea.	20' tall OA
SHRUBS				
KEY	PLANT NAME	QTY.	UT.	SIZE
AEBL	Aechmea blanchetiana ...Orange Bromeliad	18	ea.	24" x 18", orange color
ALIM	Alcantarea imperialis ...Imperial Bromeliad	5	ea.	30" x 30"
BYLU	Bysonima lucida ...Locustberry	20	ea.	24" x 24"
CHIC	Chrysobalanus icaco ...Cocoplum	39	ea.	24" x 18"
CHIH	Chrysobalanus icaco 'horizontalis' ...Cocoplum	92	ea.	12" x 18"
COUV	Coccoloba uvifera ...Seagrape	58	ea.	36" x 36', full to ground, install 48" o.c.
HYLA	Hymenocallis latifolia ...Spider Lily	13	ea.	3 gallon cans, full, install 18" o.c.
MODE	Monstera deliciosa ...Monstera	6	ea.	30" x 30"
PHBM	Philodendron 'Burle Marx' ...Burle Marx Philodendron	106	ea.	24" x 18"
POMA	Podocarpus macrophyllus ...Podocarpus	71	ea.	24" x 18"
RAKU	Radermachera var. 'Kunming' ...Radermachera	3	ea.	36" x 24"
RUBR	Ruellia brittoniana ...Mexican Petunia	54	ea.	3 gallon cans, full, 24" tall min.
SERE(S)	Serenoa repens 'Silver' ...Saw Palmetto	5	ea.	24" x 24", Silver color
SUMA	Suriana maritima ...Bay Cedar	1	ea.	5' x 5' specimen, lifted
TRDA	Tripsacum dactyloides ...Fakahachee Grass	7	ea.	3 gallon cans, full
ZAPU	Zamia pumila ...Coontie	9	ea.	24" x 24"
GROUNDCOVERS				
KEY	PLANT NAME	QTY.	UT.	SIZE
BUFR	Bulbine frutescens 'Hallmark' ...Orange Stalked Bulbine	140	ea.	1 gallon cans, 12" o.c.
ERLI	Ernodea littoralis ...Golden Creeper	562	ea.	3 gallon cans, install 18" o.c.
GAPU	Gaillardia pulchella ...Blanket Flower	37	ea.	1 gal cans, install 12" o.c.
HEDE	Helianthus debilis ...Beach Sunflower	242	ea.	1 gal cans, install 12" o.c.
IPPC	Ipomea pes-caprae ...Railroad Vine	120	ea.	3 gal cans, full, install 18" o.c.
LOCH	Loropetalum chinense rubrum 'Ruby' ...Ruby Loropetalum	74	ea.	18" x 18", install 18" o.c.
MISCELLANEOUS				
sod	Celebration Bermuda Sod		s.f.	solid sod
	Planting Soil 80% Silica Sand 20% Florida Peat		c.y.	excavate and backfill 12" in all sod areas, 18" in all shrub areas, and 24" in tree pits
	Shredded Melaluca Mulch		c.y.	3" layer in all shrub beds

GROUND FLOOR PLANTING PLAN

1 LA-2.0

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

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International, P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
The Contractor Must Check And Verify all Dimensions Of The Job And Be Responsible For Same. Reporting Any Discrepancies In The Architects Before Commencing work. Drawings Not to be Scaled.
File: Milwood Res\Exhibits\2 - Milwood Sheets for Architect.pln (10.18.21 By) (#Project Status) (12.08.21 By) (#Project Status) (12.08.21 By) (#Project Status) (Print: By) (Plotted: Date) (12/2/2022

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5090
ALVARIÑAS | BOSCOLO | RODRIGUEZ

Project

9740-9760 WEST BAY HARBOR DRIVE

#Site Address1
#Site City, #Site State #Site Postcode

Revisions

1	Town Cmmts.	7/27/2022

Owner Information

Bay Harbor Investments, Inc.

3350 SW 148th Ave
Suite 134
Miramar, FL
33027

786.557.3798

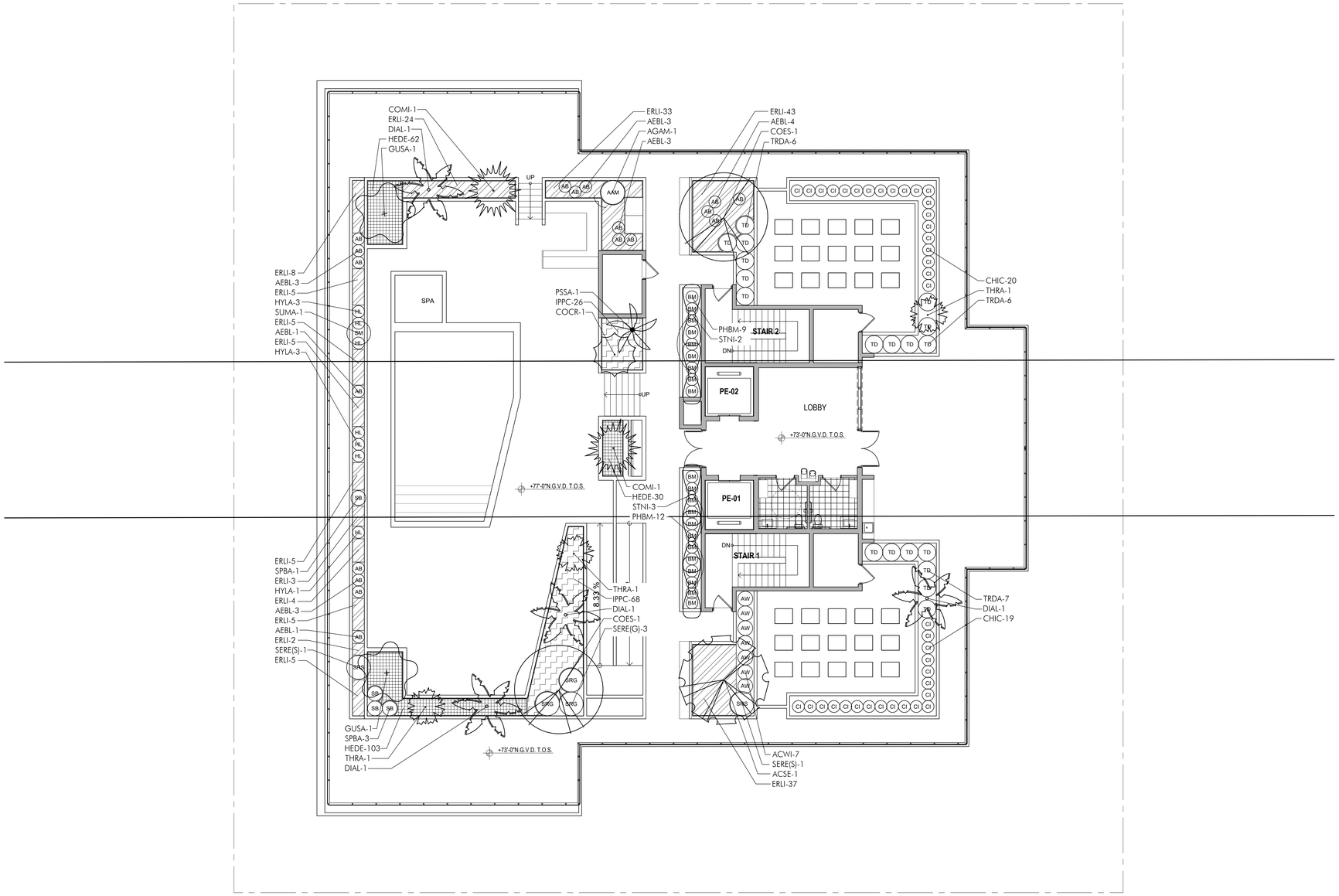
Consultant

Taylor Kiehl Semler
PLA #FL6667205

#Project Status

Date
6/13/2022
Scale
AS SHOWN
Project No.
#Pln
Sheet Name
GROUND FLOOR PLANTING PLAN
Sheet No.
LA-2.0

NOT FOR CONSTRUCTION



PLANT LIST - POOL DECK				
TREES				
KEY	PLANT NAME	QTY.	UT.	SIZE
ACSE	Acacia seyal ...Red Acacia	1	ea.	10' x 5', 1.5" DBH
COES	Conocarpus erectus 'Sericeus' ...Silver Buttonwood	2	ea.	10' x 5', multi-trunk, lifted to tree form
GUSA	Guaiacum sanctum ...Lignum vitae	2	ea.	8' x 6', 1.5" DBH
PALMS				
KEY	PLANT NAME	QTY.	UT.	SIZE
COCR	Coccothrinax crinata ...Old Man Palm	1	ea.	5' tall OA
COMI	Coccothrinax miraguama ...Miraguama Palm	2	ea.	6' tall overall
DIAL	Dictyosperma album ...Hurricane Palm	4	ea.	7' tall overall
PSSA	Pseudophoenix sargentii ...Buccaneer Palm	1	ea.	8' Tall OA
THRA	Thrinax radiata ...Green Thatch Palm	3	ea.	5' tall overall
SHRUBS AND GROUNDCOVERS				
KEY	PLANT NAME	QTY.	UT.	SIZE
AEBL	Aechmea blanchetiana 'Orange Form' ...Bromeliad	18	ea.	24" x 18", Orange Color
AGAM	Agave americana ...Blue Agave	1	ea.	36" x 36"
ACWI	Acalypha wilkesiana ...Copperleaf	7	ea.	24" x 18"
CHIC	Chrysobalanus icaco ...Cocoplum	39	ea.	24" x 18"
ERLI	Ernodea littoralis ...Golden Creeper	184	ea.	3 gallon cans, install 18" o.c.
HEDE	Helianthus debilis ...Beach Sunflower	195	ea.	1 gallon cans, install 12" o.c.
HYLA	Hymenocallis latifolia ...Spider Lily	7	ea.	3 gallon cans, full
IPPC	Ipomoea pes-caprae ...Railroad Vine	94	ea.	1 gallon cans, install 18" o.c.
PHBM	Philodendron 'Burle Marx' ...Burle Max Philodendron	21	ea.	18" x 18"
SERE(G)	Serenoa repens 'Green' ...Saw Palmetto	3	ea.	24" x 24", Green color
SERE(S)	Serenoa repens 'Silver' ...Silver Saw Palmetto	2	ea.	24" x 24", Silver color
SPBA	Sporfina bakeri ...Cord Grass	4	ea.	3 gallon cans, full
STNI	Strelitzia nicolai ...White Bird of Paradise	5	ea.	5' tall OA
SUMA	Suriana maritima ...Bay cedar	1	ea.	4' x 3', specimen
TRDA	Tripsacum dactyloides ...Fakahatchee Grass	19	ea.	3 gallon cans, full
MISCELLANEOUS				
	GSLA Roof Planter Soil Mix 25% Coarse Sand 25% Medium Sand 20% Rice Rock 30% Florida Peat	as req.	c.y.	Fill planter to just below water proofing.
	Shredded Melaluca Mulch	as req.	c.y.	3" layer in all shrub beds

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International, P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
The Contractor Must Check And Verify all Dimensions Of The Job And Be Responsible For Same. Reporting Any Discrepancies to The Architects Before Commencing work. Drawings Not to be Scaled.
The Architect Assumes No Responsibility For Any Deviations Made In The Field Unless Authorized And Approved By The Architect In Writing. All Rights Reserved. Date: 6/13/2022

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040
ALVARIÑAS | BÖSCOLO | RODRIGUEZ

Project

9740-9760 WEST BAY HARBOR DRIVE

#Site Address1
#Site City, #Site State #Site Postcode

Revisions

Owner Information

Bay Harbor Investments, Inc.

3350 SW 148th Ave
Suite 134
Miramar, FL
33027

786.557.3798

Consultant

Taylor Kiehl Semler
PLA #FL6667205

#Project Status

Date
6/13/2022

Scale
AS SHOWN

Project No.
#Pin

Sheet Name
POOL DECK PLANTING PLAN

Sheet No.
LA-2.1

N

POOL DECK
PLANTING PLAN
1
LA-2.1

32' 16' 8' 0
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

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 9740-9760 W Bay Harbor Drive **Legal Description** RM-1

Net Lot Area 0.52 **Acres /** 22,500 **SF**

	Required	Provided
I. Open Space Requirement		
1. Net Lot Area = 22,500 SF x 20% = 4,500 SF (BHI – Sec. 23-11)	20% /4,500 SF	23 % /5,150 SF
2. Maximum Lawn Area Allowed (MDC – Sec. 18A-6(A)(5)) a. Req. open space 4,500 SF x 60% = 2,700 SF	60% Max / 2,700 SF	0 % / 0 SF
II. Shade Trees		
A. Required		
1. 28 shade trees/acre: 28 x .52 acres = 15 (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	15	15
2. Native Species Required - 50% Min. # of shade trees req. 21 x 50% = 11 (BHI – Sec. 24-16(a)(2))	11	14
3. Drought Tolerant and Low Maintenance Species Require – 50% Min. # of shade trees req. 21 x 50% = 11 (MDC – Sec. 18A-6(C)(11)(b))	11	18
B. Tree Species		
1. Number of shade trees required (from Sec. (II)(A)(1) above)	11	
2. Number of shade tree species required (BHI – Sec. 24-16(a)(2))	4	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 5+

2. Number of shade trees required 11 (from Sec. (II)(A)(1) above)

3. Shade tree heights required:
- 12 ft. - 0 % or 0 shade trees
- 14-16 ft. - 25 % or 3 shade trees
- 16-18 ft. - 50 % or 5 shade trees
- 18-20 ft. - 25 % or 3 shade trees (9ea. 26' min. Sabal Palms)

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 150 / 35' = 5 (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))	5	5

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))	200	395
2. Native Species Required - 30% Min. (MDC – Sec. 18A-6(D)(1)(a))	60	132
3. Drought Tolerant and Low Maintenance Species Required – 50% Min. (MDC – Sec. 18A-6(D)(1)(b))	100	395
V. Buffers (If applicable) (BHI – Sec. 24-16)		
1. Parking Lot from ROW	N (yes / no)	N (yes / no)
2. Dissimilar Uses	N (yes / no)	N (yes / no)
VI. Parking Lot Landscaping (If applicable)	**Required**	**Provided**
1. 10 SF / parking space: 10 x 2 spaces = 20 SF (MDC – Sec. 18A-6(J))	20	20
2. Shade Trees Required (MDC – Sec. 18A-6(J))	0	0
3. Shrubs Required (MDC – Sec. 18A-6(I))	0	0
VII. Right Tree Right Place (BHI – Sec. 24-16(a)(2)(f))		
1. Number of trees near power lines (See attached FPL guidelines)		5
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.

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International, P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect. That Contractor Must Check And Verify all Dimensions Of The Job And Be Responsible For Same, Reporting Any Discrepancies to The Architects Before Commencing work. Drawings Not to be Scaled. File: [Revised Res]SECTIONS - [Bilateral Sites for Architect Ext] (As Req'd) (Arch) (Bay Harbor) (Sheet) (Plot) By: [redacted] Date: 4/20/2022

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040
ALVARIÑAS | BOSCOLO | RODRIGUEZ

Project

9740-9760 WEST BAY HARBOR DRIVE

#Site Address1
#Site City, #Site State #Site Postcode

Revisions

1	Town Cmmts.	7/27/2022

Owner Information

Bay Harbor Investments, Inc.

3350 SW 148th Ave
Suite 134
Miramar, FL
33027

786.557.3798

Consultant

Taylor Kiehl Semler
PLA #FL6667205

#Project Status

Date
6/13/2022
Scale
AS SHOWN
Project No.
#Pln
Sheet Name
LANDSCAPE LEGEND
Sheet No.
LA-2.2

NOT FOR CONSTRUCTION

LANDSCAPE SPECIFICATIONS
PART 1 - GENERAL

1.1 SCOPE
A. Contractor shall provide all labor, materials, equipment, supervision, and related work necessary to complete the landscape work in accordance with the intent of the landscape plans, schedules and these specifications. The extent of work is shown on the drawings which are a part of this document.

1.2 CONTRACTOR QUALIFICATIONS
A. Landscape installation work to be performed by a Contractor Certified by the Florida Nurserymen, Growers and Landscape Association (FNGLA) as a Certified Landscape Contractor. Any pruning to be supervised by an Arborist, certified by the International Society of Arboriculture (ISA) and licensed in County where work is performed.

1.3 INVESTIGATION OF UTILITIES
A. Prior to beginning work, the Contractor shall be responsible to locate existing underground utilities. Check with all utility companies and Sunshine State, call (811).

1.4 SUBSTITUTIONS
A. Only materials specified will be accepted, unless approved in writing by the Landscape Architect in advance.

1.5 PLANT SIZES
A. All plant sizes shall equal or exceed the minimum sizes as specified in the plant list. If plant sizes of local codes and ordinances require larger plant material than specified on plans, then they shall supercede the sizes on the plan. When plant sizes are specified as a range of size, installed materials shall average the mean of the range specified. Plants shall be measured following pruning, with branches in normal position. All necessary pruning shall be done at the time of planting.

1.6 PLANT QUALITY
A. All plant material shall be equal to or better than Florida No. 1 as classified by "Grades and Standards for Nursery Plants" by the Division of Plant Industry, Florida Department of Agriculture. They shall have a growth habit that is normal for the species; healthy, vigorous, free from insects, disease and injury.

B. The Owner or Landscape Architect reserves the right to refuse any plant material which does not conform to the intent of the written specifications or design.

C. CIRCLING ROOTS FOUND ON CONTAINER-GROWN MATERIAL WILL NOT BE ACCEPTED UNLESS REMEDIAL ROOT PRUNING, APPROVED BY THE LANDSCAPE ARCHITECT IS DONE BEFORE PLANTING.

1.7 PLANT QUANTITY
A. The plant quantities shown on the plant list are to be used only as an aid to bidders. In the case of discrepancy between the plant list and the plan, the quantity on the plan shall override the plant list.

1.8 UNIT PRICES
A. The successful bidder shall furnish to the Owner and the Landscape Architect, a unit price breakdown for all materials. The Owner may, at his discretion, add to or delete from the materials utilizing the unit price breakdown submitted to and accepted by the Owner.

1.9 SUBMITTALS
A. Fertilizer: The Contractor shall submit to the Owner and Landscape Architect documentation that all the fertilizer used for the project is of the analysis specified and placed at the rates specified in section 2.2 FERTILIZER.

B. Planting soil: The Contractor shall submit a sample of the planting soil (approximately 1 cu. Ft.) for approval by the Landscape Architect prior to delivery to the site.

1.10 CLEAN-UP & MAINTENANCE OF TRAFFIC
A. Follow procedures in FDOT Index 600 for maintenance of traffic during construction.

B. At the end of each work day, the Contractor shall remove debris and shall barricade the un-filled holes in a manner appropriate in the path of pedestrians and motorists.

C. Upon completion of the work or any major portion of the work or as directed by the Landscape Architect, all debris and surplus material from his work shall be removed from the job site.

1.11 MAINTENANCE PRIOR TO ACCEPTANCE
A. The Contractor is responsible to maintain the plantings until they are accepted under the provisions of 1.12 "ACCEPTANCE OF INSTALLATION".

1. Plants: Begin maintenance immediately following the final plant installation operation for each plant and continue until all plant installation is complete and accepted. Maintenance shall include watering all plants, weeding, mulching, pest and disease control, tightening and repairing of guys, repair of braces, removal of dead growth, resetting of plants to proper grade or up-right position, restoration of plant saucer, litter pick-up in plant beds and other necessary operations to assure specified minimum grade of Florida No. 1.

2. Turf Areas: Begin maintenance of turf immediately following the placement of sod and continue until sod installation is complete and accepted. Maintenance shall include but not be limited to, watering, leveling, mowing, weed and pest control, fungus and disease control and other necessary operations as determined by the Landscape Architect and good nursery practice.

3. Re-setting or straightening trees and palms:
The Contractor shall re-set and/or straighten trees and palms as required at no additional cost to the Owner unless caused by sustained winds of 75 mph or more. Then, the costs of the operations may be charged to the owner. Re-set trees within 48 hours.

1.12 ACCEPTANCE OF INSTALLATION
A. Inspection: Inspection of the work, to determine completion of contract work, exclusive of the possible replacement of plants and turf, will be made by the Landscape Architect at the conclusion of the maintenance period. Written notice requesting such an inspection and submitted by the Contractor at least ten (10) days prior to the anticipated date.

1.13 GUARANTEE
A. Guarantee all plants for a period of one year (CCD). Guarantee shall commence from the date of written acceptance. Plant material which is on the site and scheduled to be relocated is not covered by the guarantee except in the case of Contractor's negligence or work that has been done in an unworkman-like manner. The Contractor is not responsible for loss due to acts of god, (i.e.) sustained winds of 75 mph or more, floods, frost, lightning, vandalism or theft.

1.14 REPLACEMENT
A. Replacement shall be made during the guarantee period as directed by the Landscape Architect within ten (10) days from time of notification. For all replacement plant material, the guarantee period shall extend for an additional forty-five (45) days beyond the original guarantee period. The Contractor shall be responsible to provide water to the replacement plants in sufficient quantity to aid in their establishment. At the end of the guarantee period, inspection will be made by the Landscape Architect, upon written notice requesting such inspection and submitted by the Contractor at least five (5) days before the anticipated date. Replacement plants must meet the requirements of Florida No. 1 at time of inspection. Remove from the site all plants that are dead or in a state of unsatisfactory growth, as determined by the Landscape Architect. Replace these and any plants missing due to the Contractor's negligence as soon as conditions permit.

1. Materials and Operations: All replacement plants shall be of the same kind and size as indicated on the plant list. The Contractor shall supply and plant the plants as specified under planting operations.

2. Cost of Replacements: A sum sufficient to cover the estimated cost of possible replacements, including material and labor will be retained by the Owner and paid to the Contractor after all replacements have been satisfactorily made and approved by the Landscape Architect.

PART 2 - MATERIALS

2.1 PLANTING SOIL
A. Planting soil for trees, shrubs and ground covers shall be of the composition noted on the plans, measured by volume.

B. Soil for Sodded Areas: shall be coarse lawn sand.

2.2 FERTILIZER
A. Fertilizer for trees, palms, shrubs, and groundcovers shall be as follows: LESCO Palm Special 13-3-13 or equal, Sulfur coated with iron and other minor elements and maximum of 2% chlorine, or brand with equal analysis. The fertilizer shall be uniform in composition, dry and free flowing and shall be delivered to the site in the original unopened containers, bearing the manufacturer's guaranteed analysis. Fertilizer for sod and seeded areas shall be 8-8-8, 50% organically derived nitrogen, or equal.

2.3 WATER
A. The Contractor shall provide potable water on site, available from the start of planting. The Contractor is responsible to ascertain the location and accessibility of the water source. The Contractor is responsible to provide the means of distribution (i.e. water truck, hoses, etc.) for distribution of water to the planting areas.

2.4 MULCH
A. Mulch shall be as specified on the Plant List.

2.5 ROOT BARRIER MATERIAL
A. Root barrier material shall be 24" deep polypropolylene panels by DeepRoot or approved equal.
B. Install per details in the plans.

PART 3 - INSTALLATION PROCEDURES

3.1 LAYOUT
A. Verify location of all underground utilities and obstructions prior to excavation.

3.2 HERBICIDE TREATMENT
A. In all areas infected with weed and/or grass growth, a systemic herbicide shall be applied per manufacturer's rates. When it has been established where work will be done, the systemic herbicide shall be applied in accordance with manufacturer's labeling to kill all noxious growth. Contractor shall schedule his work to allow more than one application to obtain at least 95% kill of undesirable growth. If necessary, Contractor shall conduct a test to establish suitability of product and applicator to be used on this project, prior to execution of the full application.

3.3 PLANT PIT EXCAVATION AND BACKFILLING
A. Trees: See the Planting and Bracing Details and notes.

B. All planting holes shall be hand dug where machine dug holes may adversely affect utilities or improvements.

C. Shrubs and Groundcover: Shrubs and groundcover shall be planted in a soil bed as described in the notes and details. Space shrubs and provide setback from curb and pavements as shown in the plans.

D. Watering of field-grown plants: Thoroughly puddle in water to remove any air pockets in the plant hole.

3.4 WATERING
A. The Contractor is responsible to provide the water for all new plants and transplants and means of distribution (i.e. hand watering or water truck) during the maintenance period and extending into the period after acceptance until the full schedule as listed below is complete. Water for trees and other large field grown plants shall be supplemented by hand or water truck, in addition to the irrigation system, (if one is provided). Contractor can adjust watering schedule during heavy rain season upon approval of the Landscape Architect.

AMOUNT OF WATER PER APPLICATION
For trees up to 5 inch caliper - 5 gallons
From 5 to 8 inch caliper - 25 gallons
9 inch and up caliper - 50 gallons

FREQUENCY OF WATER
Daily for the first week
3 times per week for weeks 2 - 5
2 times per week for weeks 6 - 8
1 time per week for weeks 9 - 12

B. Water in plants by thoroughly soaking of the entire root ball immediately after planting. For large trees and shrubs, add water while backfilling hole to eliminate any air pockets in the soil around the root ball.

C. Water shrubs, sod and groundcover a minimum of once daily for a week or until an irrigation system is fully operational. If no irrigation system is to be installed, the Contractor shall be responsible for watering the shrub, sod, and groundcover for the time specified above, after installation of each section of the planting installed.

3.5 FERTILIZING
A. Add fertilizer on top of the surface of shrubs beds and tree and palms root balls two (2) months after installation. Fertilize sod within two (2) days after installing after planting of each segment of the job. Fertilizer shall be applied after soil has been well moistened. Fertilizer shall be washed off of plant leaves and stems immediately after application. Apply at the following rates:

1. Trees and Large Shrubs: One (1) pound per inch of trunk diameter, spread evenly over the root ball area.

2. Shrubs: One half (1/2) handful per shrub, spread evenly over the root ball area.

3. Groundcover: Twelve (12) pounds per 100 sq. ft. of bed area.

4. Sod: Twelve (12) pounds per 1,000 sq. ft. Wash fertilizer off blades immediately after spreading.

3.6 MULCHING
A. Spread mulch three (3) inches thick uniformly over the entire surface of shrubs and groundcover beds, depth measured after settling, unless otherwise specified in the plans. Provide 36" diameter bed of mulch, measured from outer edge of the trunk, for all trees and palms planted in sod areas. Keep mulch away from contact with the trunk. Create a 6" high ring of mulch at the outer edge of tree and palm holes.

3.7 GUYING AND BRACING
A. See the details bound herewith or made part of the plans.

3.8 SODDING
A. Provide a blanket of lawn sand as described in the notes in these plans. Prior to planting, remove stones, sticks, etc. from the sub-soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

B. Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes. The sod shall be rolled with a 500 pound hand roller immediately after placing.

C. Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" from trees, measured from the edge of plant or tree trunk.

D. Sod shall be watered immediately after installation to uniformly wet the soil to at least two inches below the bottom of sod strips.

E. Apply fertilizer to the sod as specified in Section 3.5.

F. Excavate and remove excess soil so top of sod is flush w/top of curb or adjacent pavement, or adjacent existing sod.

PLANT BED PREPARATION NOTES

1. In all areas where new sod and shrub and groundcover masses are to be planted, kill all existing weeds by treating with systemic herbicide prior to beginning soil preparation.

2. In all shrub and groundcover beds, excavate and backfill soil as described in "Plant List(s)". If no specific preparation is noted, prepare soil as described below for either condition, over the entire area to be planted:

Condition A:
If any compacted road base or asphalt or rocky soil is encountered, remove compacted material entirely to allow an 18" depth of planting soil per plant list unless otherwise stated. Backfill the entire area of the shrub and groundcover beds with 18" planting soil (as specified in Plans) to within 2 inches of the adjacent pavement or top of curb. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before planting.

Condition B:
Where no compacted soil is encountered, thoroughly mix 6 inches of planting soil per plant list into the existing soil to a depth of 18 inches unless otherwise stated. If required, excavate and remove the existing soil to lower the grade, so that the prepared mix is finished to a minimum of 2 inches below top of curb or adjacent walkway. Remove all debris and rocks and pebbles larger than 2 inches in size and level the grade before planting.

For all sod areas, spread a 2" deep layer of lawn sand prior to sodding. Remove all debris and rocks and pebbles larger than 2 inchs in size and level the grade before sodding. Remove, if required, existing soil so that top of sod is flush with and adjacent top of curb or pavement.

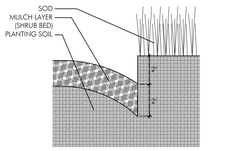
For Trees and shrubs larger than 7 gallon, Add Diehard® transplant innoculant supplied by Horticultural Alliance, Inc. (800-628-6373) or equal. Mix into top 8-10 inches of planting hole, making sure it is contact with the root ball. Add at a rate specified by manufacturer (typically 4oz. per 1 inches of trunk caliper or 7 gallon can).

SPACING OF PLANTS (SEE PLANT SPACING DETAIL)

1. Plants shall be planted sufficiently away from edges of pavements or curbs, to allow for growth toward the edges of the bed.

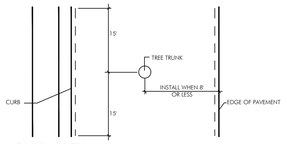
PROTECTION OF PLANTS

1. The Contractor shall be responsible to protect existing trees and shrubs in and adjacent to the area of work. Erect barriers as necessary to keep equipment and materials, any toxic material, away from the canopy drip line of trees and shrubs. DO NOT PILE SOIL OR DEBRIS AGAINST TREE TRUNKS OR DEPOSIT NOXIOUS BUILDING SUPPLIES OR CHEMICALS WITHIN THE DRIP LINE.

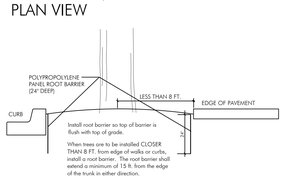


PLANT BED EDGING DETAIL

N.T.S.

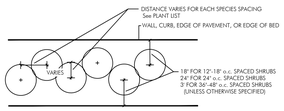


PLAN VIEW



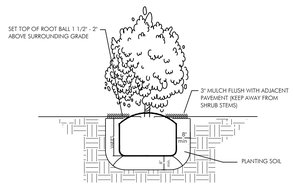
ROOT BARRIER INSTALLATION DETAIL

N.T.S.



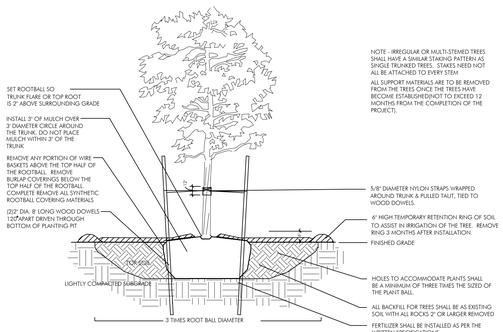
SHRUB SPACING DIAGRAM

N.T.S.



SHRUB INSTALLATION DETAIL

N.T.S.



PLANTING & BRACING DETAIL
UNDER 3 1/2" CALIPER

N.T.S.

NOTE - IRREGULAR OR MULTI-STEMED TREES SHALL HAVE A SIMILAR STAKING PATTERN AS SINGLE TRUNKED TREES. STAKES NEED NOT ALL BE ATTACHED TO EVERY STEM.

ALL SUPPORT MATERIALS ARE TO BE REMOVED FROM THE TREES ONCE THE TREES HAVE BECOME ESTABLISHED(NOT TO EXCEED 12 MONTHS FROM THE COMPLETION OF THE PROJECT).



DETAIL A

N.T.S.

NOTE - USE 4' X 4' STAKES TREES & PALMS OVER 12" CALIPER

PROVIDE THREE 2"X4" PINE STAKES 120° APART ATTACH W/NAILS TO BATTENS NO NAILS IN TREE

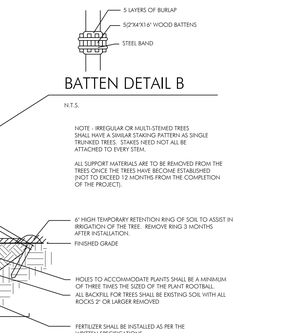
SET ROOTBALL SO TRUNK FLARE OR TOP ROOT IS 2" ABOVE SURROUNDING GRADE

INSTALL 3" OF MULCH OVER 3' DIAMETER CIRCLE AROUND THE TRUNK. DO NOT PLACE MULCH WITHIN 3" OF THE TRUNK.

REMOVE ANY PORTION OF WIRE BASKETS OR BURLAP ABOVE THE TOP HALF OF THE ROOTBALL. FOLD BACK BURLAP COVERINGS BELOW THE TOP HALF OF THE ROOTBALL. COMPLETELY REMOVE ALL SYNTHETIC ROOTBALL COVERING MATERIALS.

DETAIL A

WOOD STAKES TOP OF STAKES BELOW OR FLUSH WITH GRADE



ANGLE SUBGRADE BASE AND ROOTBALL IF NECESSARY TO ACHIEVE SPECIFIED LEAN ANGLE

ALL SUPPORT MATERIALS ARE TO BE REMOVED FROM THE PALMS ONCE THE TREES HAVE BECOME ESTABLISHED (NOT TO EXCEED 12 MONTHS FROM THE COMPLETION OF THE PROJECT).

6" HIGH TEMPORARY RETENTION RING OF SOIL TO ASSIST IN IRRIGATION OF THE TREE. REMOVE RING 3 MONTHS AFTER INSTALLATION.

FINISHED GRADE

HOLES TO ACCOMMODATE PLANTS SHALL BE A MINIMUM OF THREE TIMES THE SIZED OF THE PLANT ROOTBALL.

ALL BACKFILL FOR TREES SHALL BE EXISTING SOIL WITH ALL ROCKS 2" OR LARGER REMOVED

FERTILIZER SHALL BE INSTALLED AS PER THE WRITTEN SPECIFICATIONS.

PLANTING & BRACING DETAIL
FOR LEANING/CROOKED PALMS

N.T.S.

BATTEN DETAIL B

N.T.S.

MULTI-TRUNKED TREE/PALM BRACING DETAIL

N.T.S.

DETAIL A

N.T.S.

NOTE - USE 4' X 4' STAKES TREES & PALMS OVER 12" CALIPER

PROVIDE THREE 2"X4" PINE STAKES 120° APART ATTACH W/NAILS TO BATTENS NO NAILS IN TREE

SET ROOTBALL SO TRUNK FLARE OR TOP ROOT IS 2" ABOVE SURROUNDING GRADE

INSTALL 3" OF MULCH OVER 3' DIAMETER CIRCLE AROUND THE TRUNK. DO NOT PLACE MULCH WITHIN 3" OF THE TRUNK.

REMOVE ANY PORTION OF WIRE BASKETS OR BURLAP ABOVE THE TOP HALF OF THE ROOTBALL. FOLD BACK BURLAP COVERINGS BELOW THE TOP HALF OF THE ROOTBALL. COMPLETELY REMOVE ALL SYNTHETIC ROOTBALL COVERING MATERIALS.

DETAIL A

WOOD STAKES TOP OF STAKES BELOW OR FLUSH WITH GRADE

NOTE - IRREGULAR OR MULTI-STEMED TREES SHALL HAVE A SIMILAR STAKING PATTERN AS SINGLE TRUNKED TREES. STAKES NEED NOT ALL BE ATTACHED TO EVERY STEM.

ALL SUPPORT MATERIALS ARE TO BE REMOVED FROM THE TREES ONCE THE TREES HAVE BECOME ESTABLISHED(NOT TO EXCEED 12 MONTHS FROM THE COMPLETION OF THE PROJECT).

6" HIGH TEMPORARY RETENTION RING OF SOIL TO ASSIST IN IRRIGATION OF THE TREE. REMOVE RING 3 MONTHS AFTER INSTALLATION.

FINISHED GRADE

HOLES TO ACCOMMODATE PLANTS SHALL BE A MINIMUM OF THREE TIMES THE SIZED OF THE PLANT ROOTBALL.

ALL BACKFILL FOR TREES SHALL BE EXISTING SOIL WITH ALL ROCKS 2" OR LARGER REMOVED

FERTILIZER SHALL BE INSTALLED AS PER THE WRITTEN SPECIFICATIONS.

PLANTING & BRACING DETAIL
OVER 3 1/2" CALIPER

N.T.S.

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International, P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
The Contractor Must Check And Verify all Dimensions On The Job And Be Responsible For Same. Reporting Any Discrepancies To The Architects Before Commencing work. Drawings Not to be Scaled.
Fire Rated (Revised/Refer 2 Attached Sheets for Architect/Arch/Eng) MUST BE FIRE/HARDI (REFER TO LIFE SAFETY PLANS) BOARD. By Inspector / Date: 4/5/2022

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5090
ALVARIÑAS | BÖSCOLO | RODRIGUEZ

Project

9740-9760 WEST BAY HARBOR DRIVE

#Site Address1
#Site City, #Site State #Site Postcode

Revisions

Owner Information

Bay Harbor Investments, Inc.

3350 SW 148th Ave
Suite 134
Miramar, FL
33027

786.557.3798

Consultant

Taylor Kiehl Semler

PLA #FL6667205

#Project Status

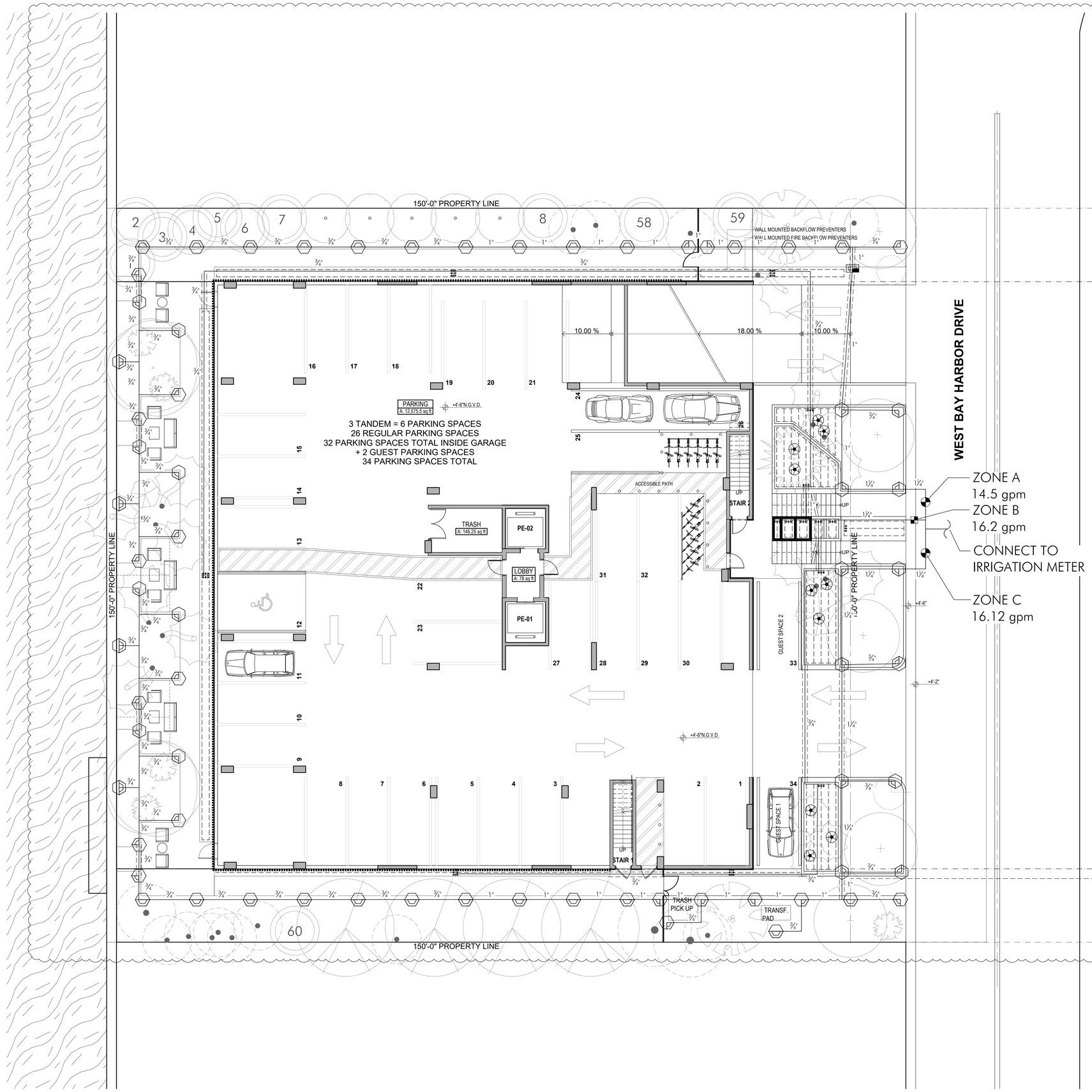
Date
6/13/2022

Scale
AS SHOWN

Project No.
#Pln

Sheet Name
PLANTING SPECS AND DETAILS

Sheet No.
LA-3.0



IRRIGATION MATERIALS LIST

KEY	ITEM	QTY.
	PVC laterals shall be Class 200 PVC (sized as shown on plans)	as required
	MAIN shall be Class 200 PVC	as required
	Bubbler Zone Piping	as required
	PVC sleeves shall be Class 200 PVC (sized double the width of the pipe running through it)	as required
	Flexible PVC or Polypipe (for swing joints)	as required
WM	WATER METER (See Civil Plans)	1
EC	Electric Controller RAINBIRD ESP-Me Series Controller	1
△	Rainbird RSD Series Rain Sensor (locate in area of free rainfall)	1
	Irrigation Control Wire	as required
▼	Rainbird 1" Inline Pressure Regulator (PSI-M40X-100)(drip zones not to exceed 40psi max)	as required
	RAINBIRD XFS Subsurface Dripperline XFS-09-12-500/250/100 Air/Vaccum Relief Valves Kit (3/4" Air relief valve/ Easy Fit Compression Tee/ and Flush Cap)	as required
	Residential High Flow Control Zone Kit (XCZ-150-LCS) (15-62 gpm)	1
	RAINBIRD 200-PESB 2" Electromechanical Solenoid Control Valve	2
	PVC Supply Header for dripplerline Class 200 PVC	as required
	RAINBIRD Xeri-Bubbler UXB-360-1032 (.6 gpm)	10
	RAINBIRD Rotary Spray Heads 8'-14' radius R-VAN 14 Series @ 40 PSI 6" pop-up in grass areas 12" pop-up on risers in shrub beds 14-(180) (.61 gpm) 14-(90) (.31 gpm)	
	RAINBIRD Rotary Spray Heads 8'-14' radius R-VAN Series Strip Nozzles @ 40 PSI 15-rcs (.24 gpm)	

LATERAL PIPE SIZING

The Contractor is responsible to properly size all laterals. All laterals shall be sized according to the following schedule. Total gallonage per pipe section shall be calculated be adding the GPM per head for every head downstream of the pipe.

PIPE SIZING CHART

SIZE	GPM
¾"	0-8 GPM
1"	8-14 GPM
1¼"	14-24 GPM
1½"	24-32 GPM
2"	32-50 GPM
2½"	50-75 GPM
3"	60-110 GPM
4"	110-190 GPM

N

GROUND FLOOR IRRIGATION PLAN — 1 / IR-5.0

32' 16' 8' 0

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

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
The Contractor Must Check And Verify All Dimensions Of This Job And Be Responsible For Same. Reporting Any Discrepancies To The Architects Before Commencing work. Drawings Not to be Scaled.
The Architect Has Submitted Plans For Permit Only. Any Changes Made To These Plans Without The Architect's Written Consent Shall Relieve The Architect Of All Responsibility For The Project. By Impression Date: 6/24/2022

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040
ALVARIÑAS | BOSCOLO | RODRIGUEZ

Project

9740-9760 WEST BAY HARBOR DRIVE

#Site Address1
#Site City, #Site State #Site Postcode

Revisions

Town Cmmts.	7/27/2022

Owner Information

Bay Harbor Investments, Inc.

3350 SW 148th Ave
Suite 134
Miramar, FL
33027

786.557.3798

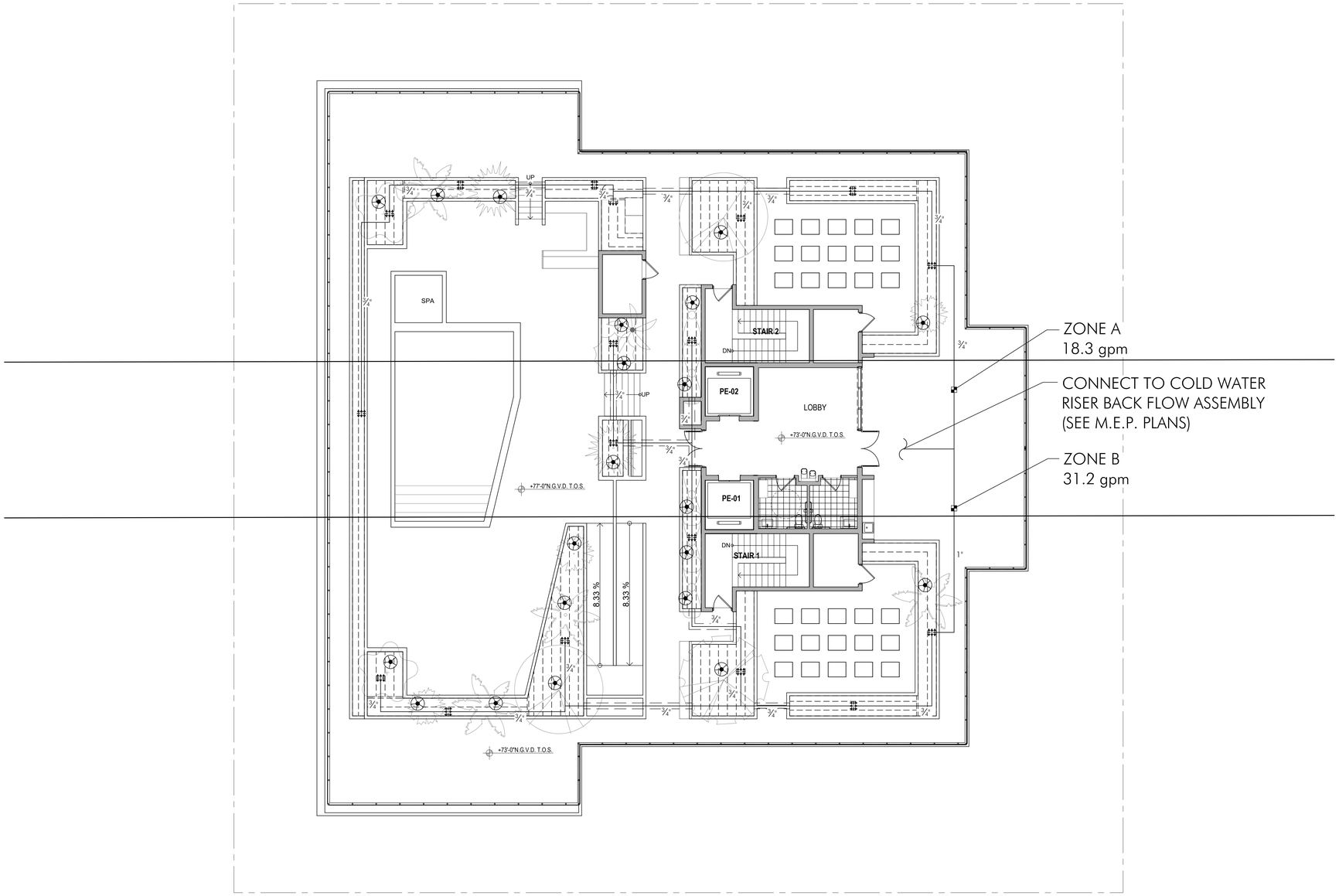
Consultant

Taylor Kiehl Semler
PLA #FL6667205

#Project Status

Date	6/13/2022
Scale	AS SHOWN
Project No.	#Pin
Sheet Name	GROUND FLOOR IRRIGATION PLAN
Sheet No.	IR-5.0

NOT FOR CONSTRUCTION



IRRIGATION MATERIALS LIST

KEY	ITEM	QTY.
	PVC laterals shall be Class 200 PVC (sized as shown on plans)	as required
	MAIN shall be Class 200 PVC	as required
	Bubbler Zone Piping	as required
	PVC sleeves shall be Class 200 PVC (sized double the width of the pipe running through it)	as required
	Flexible PVC or Polypipe (for swing joints)	as required
WM	WATER METER (See Civil Plans)	1
EC	Electric Controller RAINBIRD ESP-Me Series Controller	1
△	Rainbird RSD Series Rain Sensor (locate in area of free rainfall)	1
	Irrigation Control Wire	as required
▼	Rainbird 1" Inline Pressure Regulator (PSI-M40X-100)(drip zones not to exceed 40psi max)	as required
	RAINBIRD XFS Subsurface Dripperline XFS-09-12-500/250/100 Air/Vaccum Relief Valves Kit (3/4" Air relief valve/ Easy Fit Compression Tee/ and Flush Cap)	as required
	Residential WIDE Flow Control Zone Kit (XCZ-100-PRB) (0.3-20 gpm)	2
	PVC Supply Header for dripplerline Class 200 PVC	as required
	RAINBIRD Xeri-Bubbler UXB-360-1032 (.6 gpm)	21

LATERAL PIPE SIZING

The Contractor is responsible to properly size all laterals. All laterals shall be sized according to the following schedule. Total gallonage per pipe section shall be calculated be adding the GPM per head for every head downstream of the pipe.

PIPE SIZING CHART

SIZE	GPM
¾"	0-8 GPM
1"	8-14 GPM
1¼"	14-24 GPM
1½"	24-32 GPM
2"	32-50 GPM
2½"	50-75 GPM
3"	60-110 GPM
4"	110-190 GPM

N

POOL DECK
IRRIGATION PLAN

1
IR-5.1

32' 16' 8' 0

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

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040
ALVARIÑAS | BOSCOLO | RODRIGUEZ

Project

9740-9760 WEST BAY HARBOR DRIVE

#Site Address1
#Site City, #Site State #Site Postcode

Revisions

Owner Information

Bay Harbor Investments, Inc.

3350 SW 148th Ave
Suite 134
Miramar, FL
33027

786.557.3798

Consultant

Taylor Kiehl Semler

PLA #FL6667205

#Project Status

Date
6/13/2022

Scale
AS SHOWN

Project No.
#Pln

Sheet Name
POOL DECK IRRIGATION PLAN

Sheet No.
IR-5.1

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
The Contractor Must Check And Verify all Dimensions Of This Job And Be Responsible For Same. Reporting Any Discrepancies to The Architects Before Commencing Work. Drawings Not to be Scaled.
File: BillMoloid_RAISERVER2 - BillMoloid Basic for Architect.2422129_WEST BAY HARBOR DRIVE.2129_WEST BAY HARBOR DRIVE.rvt - By: lesposa - Date: 4/22/2022

NOT FOR CONSTRUCTION

GENERAL NOTES:

1. SCOPE OF WORK: The Contractor shall furnish all labor, machinery, tools, supplies, and equipment as necessary to construct and provide an operating system, as indicated in the Plans. The work shall include, but not be limited to, furnishing materials (pipe, valves, sprinkler heads, fittings, controllers, electrical, wire and fittings, primer, glue, etc.), layout, protection to the public, excavation, assembly, installation, backfilling, compaction, repair of road or pavement surfaces, controller and low-voltage feed to the valves, clean-up, maintenance and guarantee, and as-built plans.

2. Contractor shall coordinate with General Contractor or other pertinent Contractors on the job to insure that sleeves are provided and installed under hard surfaces to allow access to all areas to be irrigated. All sleeves shall be constructed of Class 200 PVC. Bury all sleeves a minimum of 18" below the surface. Sleeve to be double the size if the pipe running through it. Sleeve shall extend 24" past the edge of pavement into the area to be irrigated.

3. GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

4. REPAIR UTILITIES: The Contractor shall be responsible to verify the location of all utilities by hand excavation or other appropriate measures before performing any work that may result in damage to utilities structures, or property. The Contractor shall take immediate steps to repair, replace, or restore all services to any utilities which are disrupted due to his operations. All costs involved in disruption of service and repairs due to negligence on part of the Contractor shall be his responsibility.

5. AS-BUILT DRAWINGS: Prints of the plans will be supplied to the Contractor for recording 'as-built' information. Immediately upon installation of any work which deviates from what is shown on the Plans, the Contractor shall clearly indicate such changes in red pencil on the prints. Such changes shall include, but not be limited to, changes in (1) materials; (2) sizes of material; (3) location; and (4) quantities.

6. The entire installation shall fully comply with all applicable local and state codes and ordinances. The Contractor shall take out all required plumbing and electrical applications and permits, arrange for all necessary inspections and shall pay all fees and expenses in connection with same as part of work under the contract.

7. UNIT PRICES: The successful bidder shall furnish, to the Owner, a unit price breakdown for all materials. The Owner may at his own discretion, add to or delete from the materials, using the unit price breakdown submitted to and accepted by the Owner.

8. MAINTENANCE PERIOD: The irrigation system shall be maintained for a period of 90 days after final acceptance of installation. Maintenance shall include checking of the system 2 times per week. Contractor shall be responsible to replace/repair any broken or malfunctioning parts of the system including those damaged by accidents or vandalism. Repairs shall be made immediately at the time of inspection or when notified by the Landscape Architect.

9. The irrigation system shall provide 100% coverage with a minimum of 90% overlap of water spray.

10. The system is design to provide sprinkler precipitation rates that are nearly equal in each zone. Mixing of sprinklers with widely varying precipitation rates in a zone will not be accepted.

11. Irrigation mainline shall be made of Class 200 PVC and all laterals shall be Class 200 PVC, except flexible PVC (or Toro funny pipe) for flexible swing joint and Schedule 40 PVC risers for spray heads in shrub areas. Schedule 80 galvanized steel pipe is to be used for all above ground fittings. Pipe locations shall be adjusted in the field. When laying out mains and laterals, locate pipe near edges of pavement or against buildings wherever possible, to allow space for plant rootballs. Coordinate pipe locations with plantings. Bury all mains and laterals 18" min. below surface. Depth shall be measured to top of pipe.

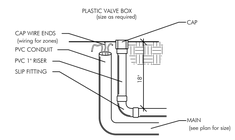
12. Keep pop-up sprinkler heads a minimum of 8' from edges of pavement and curbing, and heads on risers a minimum of 18", or as indicated in the pans.

13. All heads located in shrub or groundcover beds shall be installed on a riser as per details in the plans. All other heads shall be installed on a swing joint as per details in the plans.

14. Place irrigation control wire in conduit in the same trench as mains and under the main. ASI wire shall be #14 or larger solid copper U.L. approved underground direct burial cable and shall be continuous with no splices from controller to solenoid valve.

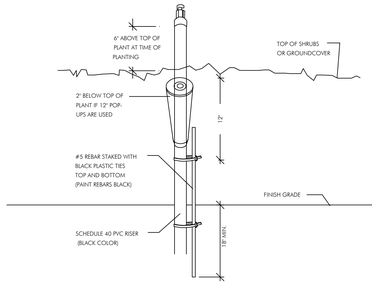
15. Valve locations are schematic and shall be adjusted in the field. Each valve shall be in a separate valve box (10" x 16") min.). When grouping valve boxes in grass or groundcover areas, set boxes a minimum of 12" apart to allow grass or groundcover to grow between them. When possible, hide valve boxes in shrub beds, a minimum of 12" from edge of beds. Set all valve boxes, concrete or plastic, in ground with cover flush with finish grade, and level, with a minimum of 6" of pea gravel at the bottom of the box, with at least 2" of clearance from the bottom of the valve to the top of the gravel.

16. TESTING: Notify the Landscape Architect in writing when testing will be conducted. Conduct test in the presence of the Landscape Architect. After all PVC assembly is completed the lines shall be flushed to insure that no rocks, sand, or other foreign debris remains in the lines. The mains shall be filled with water and all outlets shall be capped and plugged. The main shall be pressurized to 100 PSI for a minimum of one hour. No section of the main will be approved if the pressure drops more than 5 PSI at the end of the one hour period. Leaks shall be repaired immediately and the system shall be re-tested until found satisfactory by the Landscape Architect.



DETAIL OF STUB-OUT FOR FUTURE USE

N.T.S.

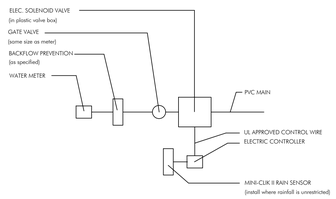


SPRINKLER ON RISER DETAIL FOR SHRUB AREAS

N.T.S.

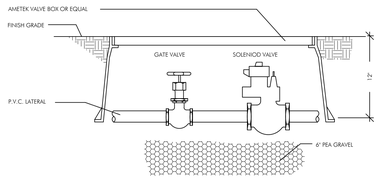
FLEXIBLE SWING JOINT DETAIL

N.T.S.



CONNECTION TO METER DETAIL

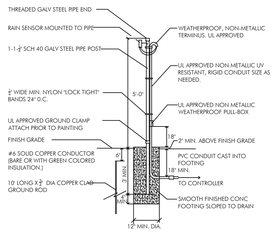
N.T.S.



TYPICAL SOLENOID VALVE ASSEMBLY

N.T.S.

NOTE:
ALL WIRE CONNECTIONS SHALL BE APPROVED WATERTIGHT CONNECTIONS.
FINISH ENTIRE ASSEMBLY, EXCEPT FOR EQUIPMENT, WITH FLAT BLACK ACRYLIC ENAMEL PAINT.
PRIME METALLIC SURFACES WITH ZINC CHROMATE PRIOR TO FINISHING.



RAIN SENSOR DETAIL

N.T.S.

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International, P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
The Contractor Must Check And Verify all Dimensions Of The Job And Be Responsible For Same. Reporting Any Discrepancies to The Architects Before Commencing work. Drawings Not to be Scaled.
Fire, Bill/Mech, Plm/Elec/Fire 2 - Mitigated Plans for Archived Art of Old_MST Bay Harbor Drive.pln, 1/5/21 Bay Harbor Drive - By Maestas, Date: 4/22/2022

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040
ALVARIÑAS | BOSCOLO | RODRIGUEZ

Project

9740-9760 WEST BAY HARBOR DRIVE

#Site Address1
#Site City, #Site State #Site Postcode

Revisions

1	Town Cmmts.	7/27/2022

Owner Information

Bay Harbor Investments, Inc.

3350 SW 148th Ave
Suite 134
Miramar, FL
33027

786.557.3798

Consultant

Taylor Kiehl Semler

PLA #FL6667205

#Project Status

Date
6/13/2022

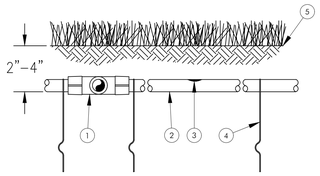
Scale
AS SHOWN

Project No.
#Pln

Sheet Name
IRRIGATION SPECS AND DETAILS

Sheet No.
IR-5.2

NOT FOR CONSTRUCTION

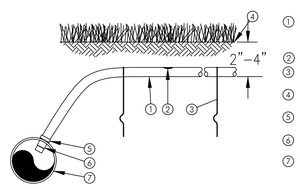


1. EASY FIT COMPRESSION TEE: RAIN BIRD XDCFTEE
2. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
3. INLINE DRIP EMITTER
4. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
5. TURF/FINISH GRADE OR SHRUB BED WITH MULCH

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

XFS SUBSURFACE DRIPLINE BURIAL

N.T.S.

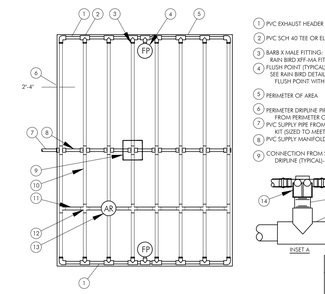


1. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
2. INLINE DRIP EMITTER OUTLET
3. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
4. TURF/FINISH GRADE OR SHRUB BED WITH MULCH
5. RATCHET CLAMP (INCLUDED WITH ADAPTER)
6. INSERT ADAPTER FOR PVC PIPE: RAIN BIRD XED-I(NPS)-
7. LATERAL PIPE MINIMUM 1" IN DIAMETER DEPTH PER SPECIFICATION

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

XFS SUBSURFACE DRIPLINE ADAPTER FOR PVC

N.T.S.



1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
4. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL 'XFS FLUSH POINT' OR 'XFS FLUSH POINT WITH BALL VALVE'
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4' FROM PERIMETER OF AREA
7. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
8. PVC SUPPLY MANIFOLD
9. CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE (TYPICAL)- SEE INSET A
10. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
11. RAIN BIRD XF SERIES BLANK TUBING
12. BARB X BARB INSERT TEE OR CROSS: RAIN BIRD XFT-TEE OR RAIN BIRD XFD-CROSS (TYPICAL)
13. ½" AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050 SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF INSTALLATION
14. BARB X FEMALE FITTING: RAIN BIRD XFD-TFA-075 FITTING
15. 12" PVC NIPPLE, LENGTH AS NECESSARY

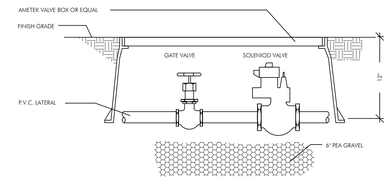
XFS Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XF-SDI DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

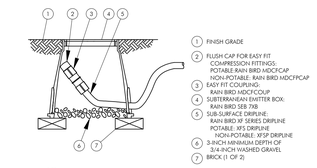
XFS SUBSURFACE DRIPLINE CENTERFEED LAYOUT

N.T.S.



TYPICAL SOLENOID VALVE ASSEMBLY

N.T.S.

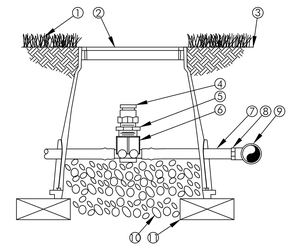


1. FINISH GRADE
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE-RAIN BIRD XDCFCAP NON-POTABLE- RAIN BIRD XDCFPCAP
3. EASY FIT COUPLING: RAIN BIRD XDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
6. 3-INCH MINIMUM DEPTH OF 3/4 INCH WASHED GRAVEL
7. BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

XFS DRIPLINE FLUSHPOINT WITH COMPRESSION FITTINGS

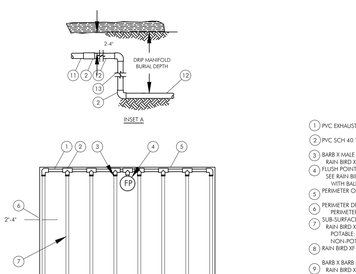
N.T.S.



1. TURF GRASS
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. FINISH GRADE
4. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
5. ½" X ¾" PVC REDUCER BUSHING
6. BARB X FEMALE THREAD CONNECTOR: RAIN BIRD XFD-TFA FITTING
7. ½" BLANK DRIPLINE TUBING: RAIN BIRD XF SERIES
8. BARB X MALE THREAD CONNECTOR: RAIN BIRD XFF-MA FITTING
9. PVC TEE CONNECTED TO PVC HEADER PIPE
10. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL
11. BRICK (1 OF 2)

XFS AIR/VACUUM RELIEF

N.T.S.



1. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
2. PERIMETER OF AREA
3. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4' FROM PERIMETER OF AREA
4. PVC SUPPLY MANIFOLD
5. PVC SCH 40 TEE OR EL (TYPICAL)
6. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
7. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
8. BARB X BARB INSERT TEE: RAIN BIRD XFT-TEE (TYPICAL)
9. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
10. PVC FLUSH HEADER
11. FLUSH POINT: SEE RAIN BIRD XFS DETAILS FOR FLUSH POINT INSTALLATION
12. PVC RISER PIPE
13. TURF OR MULCH
14. FINISH GRADE
15. ½" AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050 SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF INSTALLATION

XFS Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.
4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

XFS SUBSURFACE DRIPLINE ODD CURVES LAYOUT

N.T.S.

1. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
2. PERIMETER OF AREA
3. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4' FROM PERIMETER OF AREA
4. PVC SUPPLY MANIFOLD
5. PVC SCH 40 TEE OR EL (TYPICAL)
6. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
7. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
8. BARB X BARB INSERT TEE: RAIN BIRD XFT-TEE (TYPICAL)
9. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
10. PVC FLUSH HEADER
11. FLUSH POINT: SEE RAIN BIRD XFS DETAILS FOR FLUSH POINT INSTALLATION
12. PVC RISER PIPE
13. TURF OR MULCH
14. FINISH GRADE
15. ½" AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050 SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF INSTALLATION

XFS Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
4. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL 'XFS FLUSH POINT' OR 'XFS FLUSH POINT WITH BALL VALVE'
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4' FROM PERIMETER OF AREA
7. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
8. PVC SUPPLY MANIFOLD
9. CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE (TYPICAL)- SEE INSET A
10. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
11. RAIN BIRD XF SERIES BLANK TUBING
12. BARB X BARB INSERT TEE OR CROSS: RAIN BIRD XFT-TEE OR RAIN BIRD XFD-CROSS (TYPICAL)
13. ½" AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050 SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF INSTALLATION
14. BARB X FEMALE FITTING: RAIN BIRD XFD-TFA-075 FITTING
15. 12" PVC NIPPLE, LENGTH AS NECESSARY

XFS Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XF-SDI DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

XFS SUBSURFACE DRIPLINE END FEED LAYOUT

N.T.S.

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
The Contractor Must Check And Verify all Dimensions Of The Job And Be Responsible For Same. Reporting Any Discrepancies to The Architects Before Commencing work. Drawings Not to be Scaled.
File: Bilateral (BACKSPACE - Bilateral Sheet for enclosed) ACT (R) MEST (M) HARBOR DRIVE (DR) - By: Jessenia L. Baez Cell:(305)582-2262

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.
SUITE 110
MIAMI, FL 33133
T. (305)590-5000
F. (305)590-5040
ALVARIÑAS | BOSCOLO | RODRIGUEZ

Project

9740-9760 WEST BAY HARBOR DRIVE

#Site Address1
#Site City, #Site State #Site Postcode

Revisions

Owner Information

Bay Harbor Investments, Inc.

3350 SW 148th Ave
Suite 134
Miramar, FL
33027

786.557.3798

Consultant

Taylor Kiehl Semler
PLA #FL6667205

#Project Status

Date
6/13/2022

Scale
AS SHOWN

Project No.
#Pin

Sheet Name
DRIPLINE IRRIGATION SPECS AND DETAILS

Sheet No.
IR-5.3

APPLICATION FOR SITE PLAN REVIEW

Town Council
Jordan W. Leonard
Mayor
Stephanie Bruder
Vice Mayor
Joshua D. Fuller
Council Member
Kelly Reid
Council Member
Isaac Salver
Council Member
Elizabeth Tricoche
Council Member
Robert Yaffe
Council Member

Town Officials
Ronald J. Wasson
Town Manager
Marlene M. Siegel
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.

LOTS 25 AND 26, BLOCK 3, OF BAY HARBOR ISLANDS ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FL

Folio # 13-2227-001-0750 AND 13-2227-001-0720

Size of described property 22,500 SF

Project Description RESIDENTIAL CONDOMINIUM Units 27

Owner(s) Name BAY HARBOR INVESTMENTS, INC.

Mailing Address 201 ALHAMBRA CIRCLE, SUITE 802

City CORAL GABLES State FL Zip 33134

Phone Number 786 557 3787 Email rgaldames@vdamiami.com

Signature of Owner _____

Name of Applicant (if different from owner) Revuelta Architecture International

Mailing Address 2950 SW 27th AVE

City MIAMI State FL Zip 33134

Phone Number 305 540 5000 Email adrouet@revuelta.com

Signature of Applicant _____

Name of Representative Alex Drouet

Mailing Address _____

City _____ State _____ Zip _____

Phone Number _____ Email _____

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received _____ By _____

Process Number _____ Fee Paid _____

TOWN OF BAY HARBOR ISLANDS, FLORIDA
DEVELOPMENT IMPACT ANALYSIS REPORT

Project Name: Origin Bay Harbor

Location: Two platted waterfront lots with frontage on West Bay Harbor Drive between 97th Street and 98th Street.

Address: 9740 & 9760 West Bay Harbor Drive

General Project Description: New 7-story, 27-unit residential condominium building with accessory parking and amenities.

Site Square Feet / Acreage: Approximately 22,500 sf / 0.52 acres

---

The following information and analysis is intended to satisfy the requirements set forth in Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances, which provides guidelines and requirements to ensure that the Level of Service (LOS) standards as set forth in the adopted Comprehensive Plan will be maintained, unless mitigation is provided. The following LOS standards shall be used to analyze the infrastructure impacts of each residential development. For non-residential development consult Town.

Potable Water

200 gallons per capita, per day

Existing / Previous Development:[1] 10 units x 200 gallons = 2,000
Proposed: 27 units x 200 gallons = 5,400
Net increase: + 3,400 gallons per capita, per day

Sanitary Sewer

156 gallons per capita, per day

Existing / Previous Development: 10 units x 156 gallons = 1,560
Proposed: 27 units x 156 gallons = 4,212
Net increase: + 2,652 gallons per capita, per day

Solid Waste

0.632 tons per capita, per year

Existing / Previous Development: 10 units x 0.632 tons = 6.32
Proposed: 27 units x 0.632 tons = 17.064
Net increase: + 10.744 tons per capita, per year

Drainage

Design LOS standards to meet a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 – Water Control; and no ponding water for more than 48 hours

Drainage design will meet LOS standards of a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 - Water Control. No ponding water for more than 48 hours.

---

[1] The property is currently vacant land. However, as noted in the Town Planner's staff report, until recently the property was improved with a duplex and an eight-unit residential complex, for a total of 10 dwelling units (10 DU).

Local Streets*	LOS "B" at peak hour Multifamily Housing (Mid-Rise) — ITE Code 221 Trips per Unit (ADT) = 5.44 Existing / Previous Development: 10 units x 5.44 = 54.4 Proposed: 27 units x 5.44 = 146.88 **Net increase: + 92.48 Trips per Unit (2,496.96 total Trips)**
Arterial Roadways**	LOS "E" at PM peak hour* (96th Street / Kane Concourse / SR 922) Multifamily Housing (Mid-Rise) — ITE Code 221 Trips per Unit (PM Peak Hour) = 0.44 Existing / Previous Development: 10 units x 0.44 = 4.4 Proposed: 27 units x 0.44 = 11.88 **Net increase: + 7.48 Trips per Unit (201.96 total Trips)**
Recreation Facilities	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 500 persons, 3-12 years old The estimated total population of the proposed development is approximately 63 persons, based on a total of 27 dwelling units. Accordingly, the proposed plans do not trigger the above thresholds.
Public School Facilities	100% of FISH (Florida Inventory of School Houses) capacity including re-locatable classrooms in each public school concurrency service area (CSA) The project will undergo school concurrency review by Miami-Dade County Public Schools once the Town submits the application.

Notes: * The Town's original Comprehensive Plan (June 1988) lists the adopted Level of Service (LOS) for all local roadways as LOS "B" Peak Hour. According to the 2012 FDOT Quality / Level of Service Handbook LOS "B" is not achievable in some instances. However, the Town's plan includes a local roadway capacity of 10,000 vehicles per day, which corresponds to LOS "D". Therefore, the Town will use LOS "D", which is also the adopted Miami-Dade LOS.

**The Town's original Comprehensive Plan (June 1988) lists the preferred Level of Service (LOS) for SR 922 / Kane Concourse as "C" Peak Hour but defers to state / county jurisdictions for applicable LOS. State law specifically prohibits local governments from adopting different LOS on state roadways. FDOT has adopted LOS "E" at PM Peak Hour for SR 922 / Kane Concourse and that LOS is used by both FDOT / Miami-Dade County for concurrency / planning purposes.

For traffic impact analysis utilize the latest ITE Manual for applicable land use trip generation purposes (both ADT / PM Peak Hour). Both roadway link & signalized intersection analysis is required, as required by Town.

EGSC ENGINEERING CONSULTANTS
Powerful Results, Personal Approach

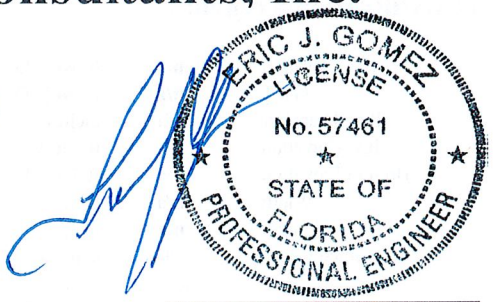
PROPOSED BUILDING
9740-9760 W BAY HARBOR DR., BAY HARBOR ISLAND, FL 33154

DRAINAGE REPORT

By:

EGSC Engineering Consultants, Inc.

07/27/2022



Eric J. Gomez, P.E.

7/27/22

Date

Civil Engineer Fl. Reg. No. 57461
For the Firm

1701 NW 112 Ave, Suite 103. Sweetwater, FL 33174
Phone: (305) 553-5457 Fax: (305) 551-9869

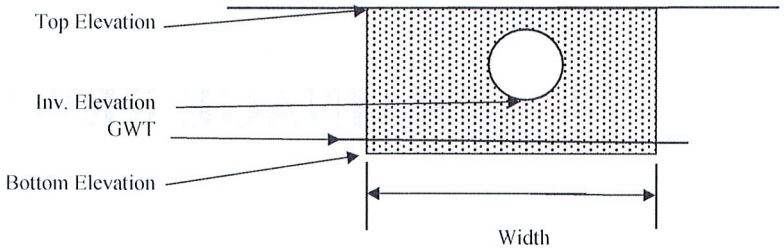
EGSC Engineering Consultants

9740-9760 W BAY HARBOR DR
Drainage Calculations

WATER QUALITY CALCULATIONS

Total Drainage Area =	0.5165	acres.			
Impervious Area =	0.3987	acres.	(C =	0.95	)
Pervious Area =	0.1178	acres.	(C =	0.25	)

Lowest Grnd. Elev. for Prop. Exfil. Trench =	4.25	ft. NGVD.
Lowest Existing Grate Elevation =	4.10	ft. NGVD.



Proposed Exfiltration Trench:

Top Elevation =	3.25	ft. NGVD.			
GWT =	0.70	ft. NGVD.	(W.C. 2.2)	min cover	2.00 ft
Pipe Diameter =	12	inches		cover depth	2.55 ft
Inv. Elevation =	0.70	ft. NGVD.		pipe submerg.	0%
Bottom Elevation =	-6.75	ft. NGVD.			
Width =	4.00	feet.			
Weir Elevation =	n/a	ft. NGVD.			

Existing Exfiltration Trench:

Top Elevation =	n/a	ft. NGVD
GWT =	n/a	ft. NGVD
Pipe Diameter =	n/a	inches
Inv. Elevation =	n/a	ft. NGVD
Bottom Elevation =	n/a	ft. NGVD
Width =	n/a	feet.
Length =	n/a	feet.
Assumed Usage =	0	percent

Weighted k =	1.11E-04	cfs/sf-ft of head.
Safety Factor =	1.2	
DESIGN STORM FREQUENCY (YEARS):	10	
MINIMUM TIME OF CONCENTRATION (MINUTES):	10.00	

BASIN DESIGN INFORMATION per DERM

TOTAL DRAINAGE AREA =	**0.209**	hectares or	**0.517**	acres.
TOTAL IMPERVIOUS DRAINAGE AREA =	**0.161**	hectares or	**0.399**	acres.
IMPERVIOUS RUNOFF COEFFICIENT =	**0.95**			
TOTAL PERVIOUS DRAINAGE AREA =	**0.048**	hectares or	**0.118**	acres.
PERVIOUS RUNOFF COEFFICIENT =	**0.25**			
SUB-BASIN DRAINAGE AREA =	**0.209**	hectares or	**0.517**	acres.
SUB-BASIN IMPERVIOUS DRAINAGE AREA =	**0.161**	hectares or	**0.399**	acres.
IMPERVIOUS RUNOFF COEFFICIENT =	**0.95**			
SUB-BASIN PERVIOUS DRAINAGE AREA =	**0.048**	hectares or	**0.118**	acres.
PERVIOUS RUNOFF COEFFICIENT =	**0.25**			
SUB-BASIN TIME OF CONCENTRATION =	**10.00**	minutes		
DESIGN STORM FREQUENCY =	**10**	years		

WATER QUALITY CALCULATIONS per DERM Criteria

SUB-BASIN TIME OF CONCENTRATION =	**10.00**	minutes
SUB-BASIN TIME FOR FIRST INCH OF RUNOFF =	**11.69**	minutes
REQUIRED WATER QUALITY TREATMENT TIME =	**21.69**	minutes

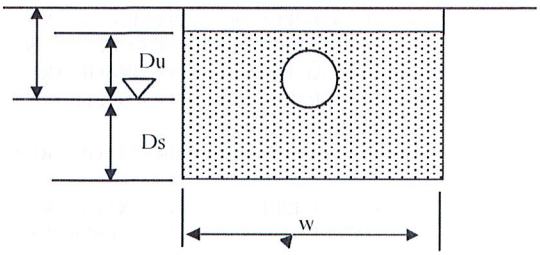
TREATMENT VOLUME REQUIRED: 2971.894607

Vtrmt =	**84.155**	**cu. meters or**	**2,972**	**cu. ft.**
Vtrmt =	**0.008**	**hectare-meters or**	**0.07**	**ac.-ft.**

TYPICAL EXFILTRATION TRENCH DESIGN by DERM

L = Volume / [k / SF x (2 x H2 x Du - Du^2 + 2 x H2 x Ds) + (1.39 x 10^-4) x (W x Du + PS)]

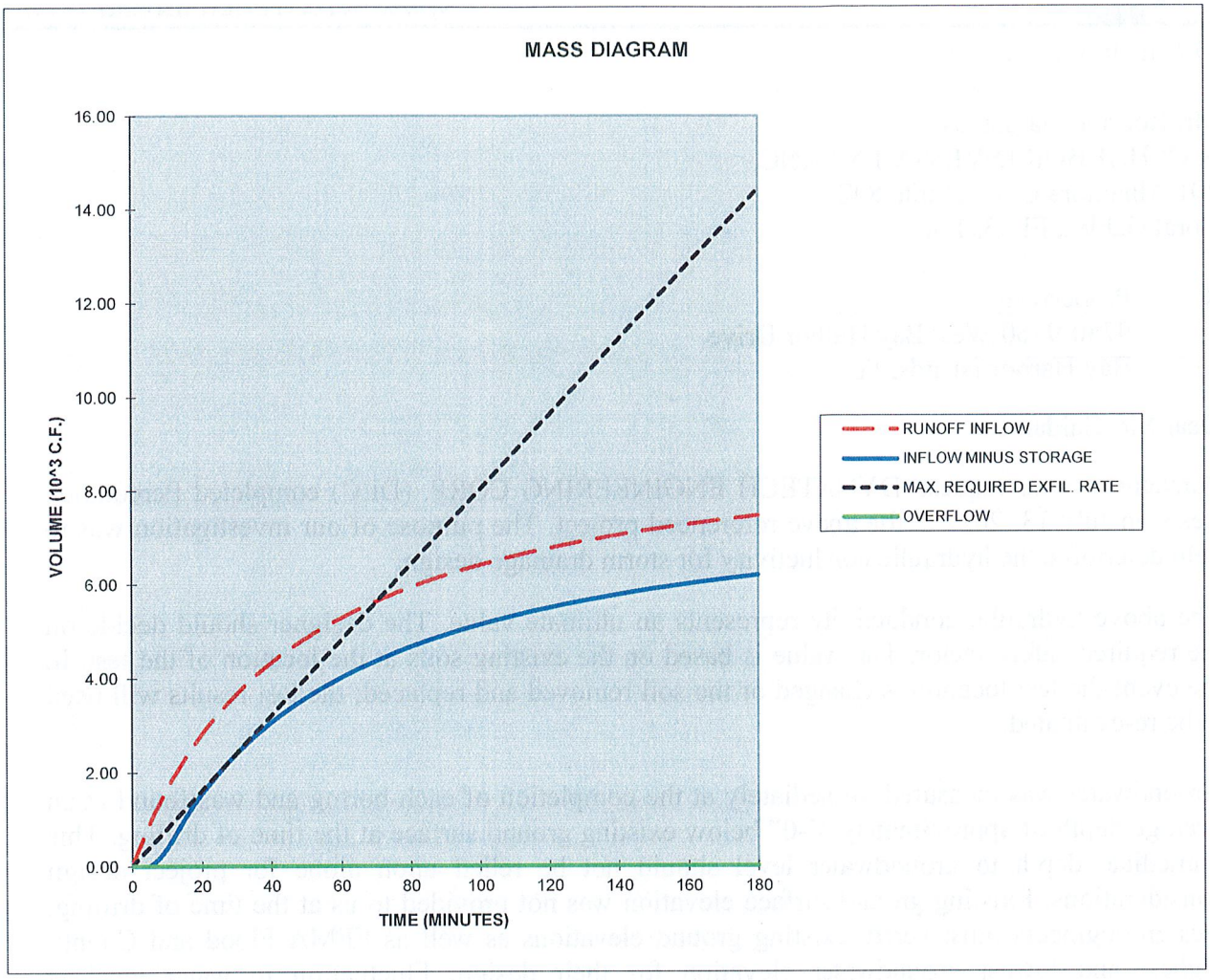
Volume = Treatment Vol. - Capacity of Exist. Trench (ac-in)
k = Weighted Hyd. Conductivity (cfs/sf - ft)
H2 = Depth to the Water Table (ft)
W = Trench width (ft)
Du = Non-Saturated Trench Depth (ft)
Ds = Saturated Trench Depth (ft)
SF = Safety Factor
PS = Pipe Storage (ft.^3)



Capacity of Exist. Exfil. Trench =	**0.000**	ha-m or	**0.000**	ac.-ft.
Treatment Volume =	**0.008**	ha-m or	**0.07**	ac.-ft.
Volume =	**0.819**	ac-in.		
k =	**0.000111**	cfs/sf-ft		
H2 =	**3.55**	ft.		
W =	**4.00**	ft.		
Du =	**2.55**	ft.		
Ds =	**7.45**	ft.		
SF =	**1.20**			

L Required = 109.26 feet

LENGTH PROVIDED = 230.00 feet



MAXIMUM OVERFLOW RATE = 0.00 CFS

DYNATECH ENGINEERING CORP.
WWW.DYNATECHENGINEERING.COM

Miami, July 13, 2022

Mr. Rodrigo Galdames
BAY HARBOR INVESTMENT, INC.
201 Alhambra Circle, Suite 802
Coral Gables, FL 33134

Re: Property @
9740-9760 West Bay Harbor Drive
Bay Harbor Islands, FL

Dear Mr. Galdames:

Pursuant to your request, DYNATECH ENGINEERING CORP. (DEC) completed Percolation Tests on July 13, 2022 at the above referenced project. The purpose of our investigation was to help determine the hydraulic conductivity for storm drainage design.

The above hydraulic conductivity represents an ultimate value. The designer should decide on the required safety factor. This value is based on the existing soils at the location of the test. In the event the test location is changed or the soil removed and replaced; the test results will need to be re-evaluated.

Groundwater was measured immediately at the completion of each boring and was found at an average depth of approximately 4'-0" below existing ground surface at the time of drilling. This immediate depth to groundwater level should not be relied upon alone for project design considerations. Existing ground surface elevation was not provided to us at the time of drilling. Design engineers must verify existing ground elevations as well as FEMA Flood and County highest and lowest groundwater elevation for their design. Fluctuation in water level is anticipated due to seasonal variations and run off as well as varying ground elevations construction dewatering and pumping activities in the area, king tides, flash flooding, storm surge and global warming. Site contractor must familiarize himself with site conditions in the event groundwater controls and dewatering is needed during construction. Surface flooding may result under hurricane conditions and should be taken into consideration in the design of the project. The contractor shall monitor and make sure that groundwater levels on adjacent properties are not adversely impacted due to the contractors dewatering activities. Specialty groundwater and water proofing contractors shall be consulted for all work below the groundwater level. All dewatering volume & effluent discharge must meet local, State & Federal requirements.

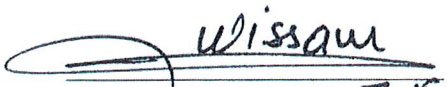
In case of existing structures, existing footings, new foundations and proposed drainage lines, provisions shall be made by the structural engineer, the civil engineer, and site contractor to protect all footings from future erosion, undermining and exposure. The geotechnical engineer shall be notified of these conditions to evaluate the applicability of his recommendations. The drainage system installation depth and dimension must be verified in the field during construction.

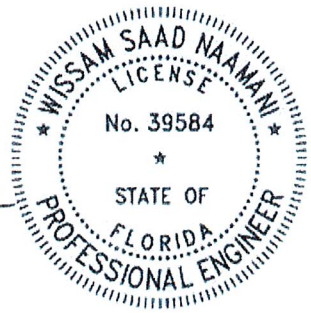
Re: 9740-9760 West Bay Harbor Drive, Bay Harbor Islands, FL

This report was prepared in compliance with the 2020 Florida Building Code, 7th edition. Site elevations were not provided to us for the test locations. Depths reported on the field boring logs represent the depth below existing ground surface as they existed on the date of drilling. In the event of subsequent filling, excavations or site work, the reported depths must be adjusted to represent proper depths.

The boring log (s) attached present (s) a detailed description of the soils encountered at test location (s). The soil stratification shown on the boring log (s) is based on the examination of the recovered soil samples and interpretation of the driller's field log (s). It indicates only the approximate boundaries between soil types. The actual transitions between adjacent soil types may be gradual. Regardless of the thoroughness of a geotechnical exploration there is always the possibility that conditions may be different from those of the test locations; therefore, DYNATECH ENGINEERING CORP. does not guarantee any subsoil conditions between the bore test holes. In accepting and using this report the client understands and accepts that all data from the borings are strictly for foundation analysis only and are not to be used for excavation or back filling estimates and pricing. Owner and site contractor must familiarize themselves with site conditions prior to bidding. Client recognizes that actual conditions in areas not tested by DEC may differ from those anticipated in DEC's report. Client understands and accepts that this can significantly increase the cost of construction for its future projects. Client agrees that DEC shall not be responsible or liable for any variations in the actual conditions of areas not tested by DEC. This report is not a Phase I and/or Phase II Environmental Site Assessments. As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval. The scope of services performed in the execution of this investigation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user. Said user must contact DEC in writing to verify applicability of this report for their use. All work must be conducted under the supervision of our geotechnical engineer. The discovery of any site or subsurface conditions during construction which deviate from the information obtained from our subsoil investigation is always likely and should be reported to us for our evaluation. All work shall be conducted in compliance with the Florida Building Code FBC and OSHA workers protection rules and all applicable Federal, State, County and City rules and regulations. In the event, changes, challenges and other value engineering opportunities occur without our knowledge, our recommendations may become compromised and geotechnical related issues may be misconstrued. Therefore, all geotechnical work shall be performed under our supervision to verify compliance with the intent of our recommendations.

Sincerely yours,





THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY **WISSAM SAAD NAAMANI, P.E.** ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Wissam Naamani, P. E. 7-15-2022
DYNATECH ENGINEERING CORP.
Florida Reg. No. 39584
Special Inspector No. 757
Certificate of Authorization No.: CA 5491

PERCOLATION TEST

DYNATECH ENGINEERING CORP.
WWW.DYNATECHENGINEERING.COM

PERCOLATION TEST ACCORDING TO S.F.W.M.D.
D.O.T. STANDARD TEST

DATE	**: July 13, 2022**
CLIENT	**: BAY HARBOR INVESTMENT, INC.**
PROJECT	**: Property @**
PROJECT LOCATION	**: 9740-9760 West Bay Harbor Drive, Bay Harbor Islands, FL**
LOCATION OF TEST	**: SAS**
DIAMETER OF HOLE	**: 7"**
TEST NO.	**: P-1**

TEST DEPTH (feet)	**0-10'**
AVERAGE FLOW (GPM)	**2.1**
AVERAGE K (CFS/Sq. Ft-Ft Head)	**1.06×10^{-4}**

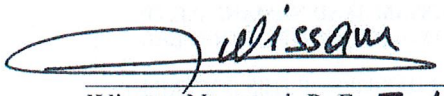
*** The above hydraulic conductivity represents an ultimate value. The designer should decide on the required safety factor. This value is based on the existing soils at the location of the test.**

Water Table 4' Below existing ground surface.

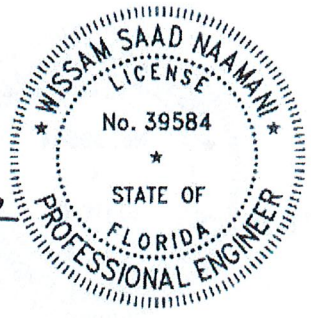
SUBSURFACE INVESTIGATION

Depth Below Ground Surface	Soil Description
0'-0" to 0'-6"	Topsoil and grass
0'-6" to 2'-6"	Brown silty sand
2'-6" to 5'-0"	Gray silt
5'-0" to 6'-0"	Brown sandy peat
6'-0" to 10'-0"	Gray silty beach sand

Sincerely yours,



Wissam Naamani, P. E. 7-15-2022
DYNATECH ENGINEERING CORP.
Florida Reg. No. 39584
Special Inspector No. 757
Certificate of Authorization No.: CA 5491



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY **WISSAM SAAD NAMANI, P.E.** ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

*** As a mutual protection to the clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval.**

DYNATECH ENGINEERING CORP.
WWW.DYNATECHENGINEERING.COM

PERCOLATION TEST ACCORDING TO S.F.W.M.D.
D.O.T. STANDARD TEST

DATE	**: July 13, 2022**
CLIENT	**: BAY HARBOR INVESTMENT, INC.**
PROJECT	**: Property @**
PROJECT LOCATION	**: 9740-9760 West Bay Harbor Drive, Bay Harbor Islands, FL**
LOCATION OF TEST	**: SAS**
DIAMETER OF HOLE	**: 7"**
TEST NO.	**: P-2**

TEST DEPTH (feet)	**0-10'**
AVERAGE FLOW (GPM)	**2.3**
AVERAGE K (CFS/Sq. Ft-Ft Head)	**1.16×10^{-4}**

*** The above hydraulic conductivity represents an ultimate value. The designer should decide on the required safety factor. This value is based on the existing soils at the location of the test.**

Water Table 4' Below existing ground surface.

SUBSURFACE INVESTIGATION

Depth Below Ground Surface	Soil Description
0'-0" to 0'-6"	Topsoil and grass
0'-6" to 2'-6"	Brown silty sand
2'-6" to 5'-0"	Gray silt
5'-0" to 6'-0"	Brown sandy peat
6'-0" to 10'-0"	Gray silty beach sand

Sincerely yours,

WISSAM SAAD NAAMANI LICENSE No. 39584 STATE OF FLORIDA PROFESSIONAL ENGINEER

Wissam

Wissam Naamani, P. E. 7-15-2022
DYNATECH ENGINEERING CORP.
Florida Reg. No. 39584
Special Inspector No. 757
Certificate of Authorization No.: CA 5491

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY **WISSAM SAAD NAMANI, P.E.** ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

*** As a mutual protection to the clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval.**

SITE PLAN

○ P-# : Percolation Test Location



DYNATECH ENGINEERING CORP.	
Client: Bay Harbor Investment, Inc.	Scale: N.T.S.
Project: 9740-9760 W. Bay Harbor Drive, bay Harbor Islands, FL	Date: July 13, 2022

AGENDA ITEM REPORT
August 11, 2022

ITEM NUMBER: 4.

ITEM: Review and discussion of Site Plan Application by 9781 Bay Harbor Development, LLC to construct a 9 unit, 8-story Multi-Family Development to be located at 9781 East Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:
Owner's Name: 9781 Bay Harbor Development, LLC
Folio: 13-2227-001-1040
Property Address: 9781 East Bay Harbor Drive
Zoning District: RM-1 Medium High Density
Legal Description: Lot 28, Block 4

Enclosed is a copy of the application for site plan review.

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	9781 EBH Drive DRC Set 8.11.2022
2.	SPR22-000020 DRC Application
3.	9781 EBH Drive Development Impact Analysis
4.	9781 EBH Drive Survey
5.	9781 EBH Drive Traffic Statement



9781 EAST BAY HARBOR DRIVE

9781 EAST HARBOR DR, BAY HARBOR ISLANDS, FL 33154

DEVELOPMENT REVIEW COMMITTEE SUBMITTAL

DATE: 07-28-2022

DRAWING INDEX			
Delta (Revision):			DRC SUBMITTAL
Discipline	Sheet	Description	
Arch. KKAID	A0.00	COVER	
		SURVEY	
	A1.00	PROJECT DATA	
	A1.01	OPEN AREA CALCULATIONS	
	A1.02	CONTEXT SITE MAP	
	A1.03	CONTEXT PHOTOS	
	A1.04	SURROUNDING BUILDINGS	
	A1.05	RENDERING_VIEW FROM THE BAY	
	A1.06	RENDERING_VIEW FROM THE STREET	
	A2.00	SITE PLAN	
	A3.00	FLOOR PLAN - LEVEL 1	
	A3.01	FLOOR PLAN - LEVEL 2	
	A3.02	FLOOR PLAN - LEVEL 3	
	A3.03	FLOOR PLAN - LEVEL 4	
	A3.04	FLOOR PLAN - LEVEL 5	
	A3.05	FLOOR PLAN - LEVEL6	
	A3.06	FLOOR PLAN - LEVEL 7	
	A3.07	FLOOR PLAN - LEVEL 8	
	A3.08	ROOF PLAN - POOL DECK	
	A3.09	TOP OF ROOF SLAB	
	A4.00	BUILDING COLOR ELEVATION - SOUTH	
	A4.01	BUILDING COLOR ELEVATION - EAST	
	A4.02	BUILDING COLOR ELEVATION - NORTH	
	A4.03	BUILDING COLOR ELEVATION - WEST	
	A5.00	BUILDING SECTION - A	
	A5.01	BUILDING SECTION - B	
PHOTOMETRIC R-G	PH-1	LEVEL 1 - PHOTOMETRIC PLANS	
	PH-2	LEVEL 1 - EMERGENCY PHOTOMETRIC PLANS	
	PH-3	ROOF DECK - PHOTOMETRIC PLANS	
	PH-4	ROOF DECK - EMERGENCY PHOTOMETRIC PLANS	
LANDSCAPE TG	L-1	PROPOSED LEVEL 1 LANDSCAPE PLAN	
	L-2	PROPOSED ROOF DECK LANDSCAPE PLAN	
	TD-1	TREE DISPOSITION PLAN	
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
REYES-GAVILAN ENGINEERS, INC
16252 NW 79th AVE.
MIAMI, FL 33016
TEL: 305-828-0644

LANDSCAPE DESIGN

TOPO_GRAPHIC LLC
3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
TEL: 941-564-5016

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

OWNER
9781 BAY HARBOR DEVELOPMENT, LLC
18101 COLLINS AVENUE, #3908
SUNNY ISLES BEACH
FL 33160

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

ARCHITECTS

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE
9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:

Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:

Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: REYES-GAVILAN ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:

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

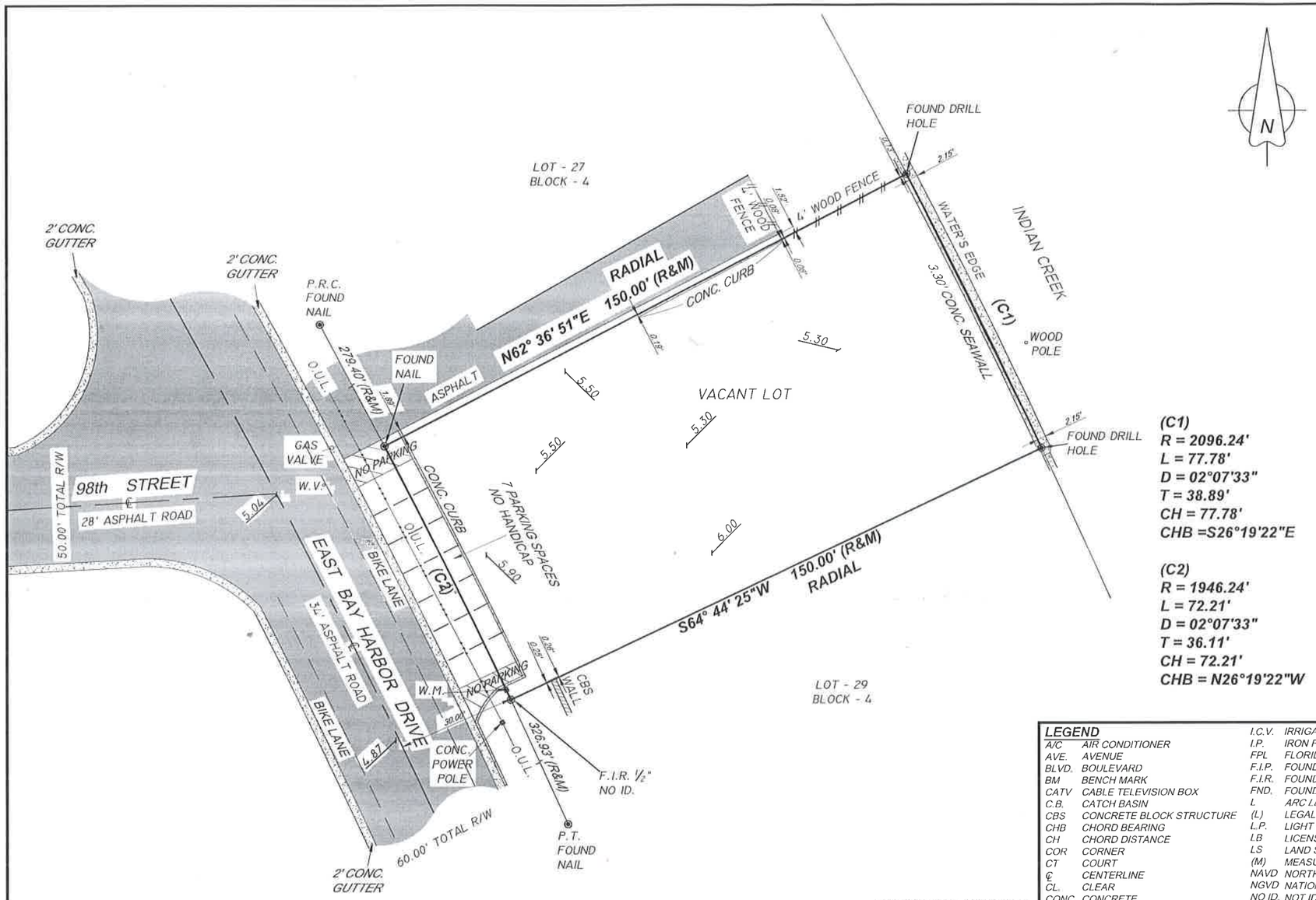
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

KOBI KARP

COVER

Date:	07-28-2022	Sheet No. A0.00
Scale:		
Project:	2229	



(C1)
R = 2096.24'
L = 77.78'
D = 02°07'33"
T = 38.89'
CH = 77.78'
CHB =S26°19'22"E

(C2)
R = 1946.24'
L = 72.21'
D = 02°07'33"
T = 36.11'
CH = 72.21'
CHB = N26°19'22"W

LOCATION SKETCH

NOT TO SCALE



LEGAL DESCRIPTION:

LOT 28, BLOCK 4, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, AT PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
12) BEARINGS IF ANY SHOWN ARE BASED ON PLAT MERIDIAN AT: SOUTH LINE OF SUBJECT LOT= (S64° 44' 25"W)

CERTIFIED TO:

CONGREE BHE LLC.

LOT SQUARE FOOTAGE:

11,249 SQUARE FEET +/- 0.26 ACRES +/-

LOT SQUARE FOOTAGE ADDED: 07/21/2022

NO FIELD BOUNDARY SURVEY UPDATED.

LEGEND

A/C	AIR CONDITIONER
AVE.	AVENUE
BLVD.	BOULEVARD
BM	BENCH MARK
CATV	CABLE TELEVISION BOX
C.B.	CATCH BASIN
CBS	CONCRETE BLOCK STRUCTURE
CHB	CHORD BEARING
CH	CHORD DISTANCE
COR	CORNER
CT	COURT
℄	CENTERLINE
CL.	CLEAR
CONC.	CONCRETE
C.O.	CLEAN OUT
E.B.	ELECTRIC BOX
ELEV.	ELEVATION
ENCR.	ENCROACHMENT
E.R.P.	ELEVATION REFERENCE POINT
F.F.	FINISH FLOOR
F.H.	FIRE HYDRANT
I.C.V.	IRRIGATION CONTROL VALVE
I.P.	IRON PIPE
FPL	FLORIDA POWER & LIGHT
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON ROD
FND.	FOUND
L	ARC LENGTH
(L)	LEGAL
L.P.	LIGHT POLE
LB	LICENSED BUSINESS
LS	LAND SURVEYOR
(M)	MEASURED
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NO ID.	NOT IDENTIFIABLE
NO.	NUMBER
NTS	NOT TO SCALE
O.R.B	OFFICIAL RECORD BOOK
ON/PL	ON PROPERTY LINE
O.U.L	OVERHEAD UTILITY LINES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PL	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
R	RADIUS
(R)	RECORD
R.E.	RIM ELEVATION
R/W	RIGHT-OF-WAY
SAN.	SANITARY
S.I.P.	SET IRON PIPE
S.I.R.	SET IRON ROD
ST.	STREET
T	TANGENT
T.B.M	TEMPORARY BENCH MARK
TEL.	TELEPHONE
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W/M	WATER METER
W.V.	WATER VALVE
W.U.P.	WOOD UTILITY POLE

SYMBOLS

CONCRETE
OVERHEAD UTILITY LINES
WIRE FENCE
WOOD FENCE
PROPERTY CORNER
WATER FLOW
9.60 EXISTING GRADE ELEVATION
9.60 PROPOSED GRADE ELEVATION
WATER VALVE
SIGN
DRAINAGE MANHOLE
SANITARY MANHOLE
FIRE HYDRANT
LIGHTING FIXTURE
FIRE DEPARMENT CONNECTION

FLOOD ZONE: AE	PROPERTY OF:
MAP & PANEL = 12086C0144	9781 EAST BAY HARBOR DRIVE,
COMMUNITY NO.: 120637	BAY HARBOR ISLANDS, FLORIDA 33154
SUFFIX: L	
DATE OF FIRM: 09/11/2009	
BASE ELEV.= 9/10 NGVD 1929	
ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.	
B.M.# S-243 ELEV. = 11.77 (MIAMI-DADE COUNTY)	

FRANCISCO F. FAJARDO CERTIFICATE NO. 4767 STATE OF FLORIDA PROFESSIONAL SURVEYOR MAPPER

A BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767.

PROFESSIONAL SURVEYING AND MAPPING

LANNES AND GARCIA, INC.

LB # 2098

FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)

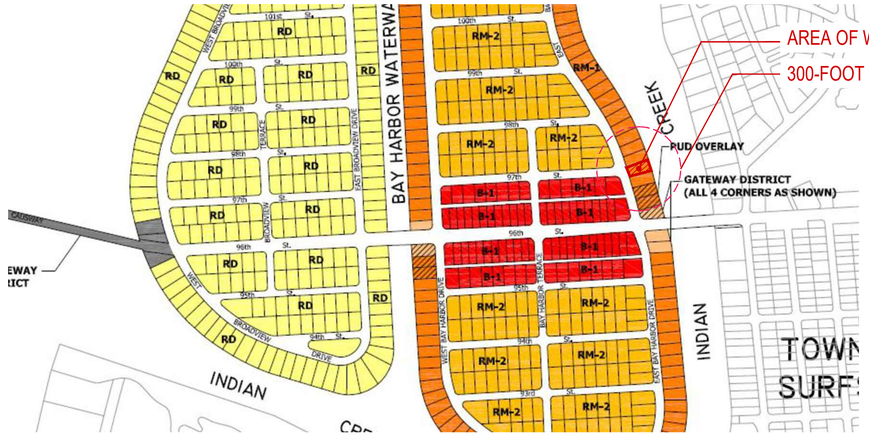
4967 SW 75th AVENUE,

MIAMI, FLORIDA 33155

PH (305) 666-7909 FAX (305) 442-2530

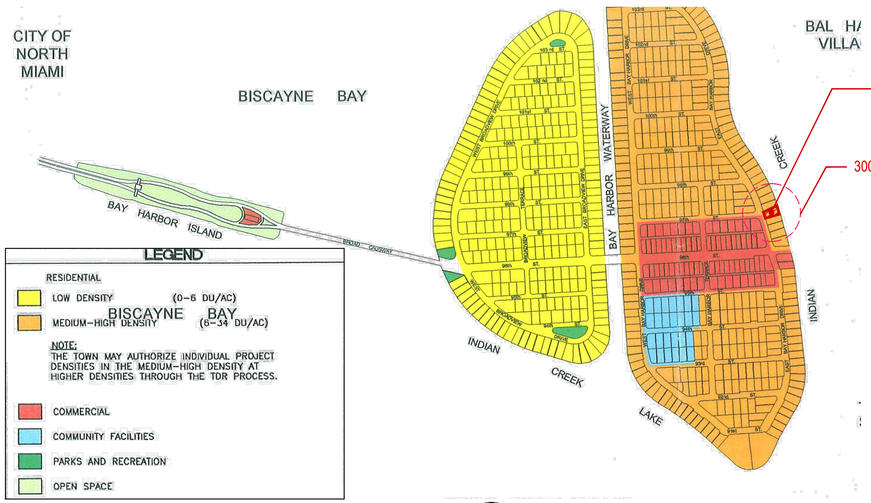
DWG. No.: 269140-A

FIELD DATE:02/03/2022	SCALE: 1" = 30'	DRAWN BY: TJY/J.L.J.	DWG. No.: 269140



1 ZONING MAP

N.T.S



2 FUTURE LAND USE MAP

N.T.S



3 FLOOD MAP

N.T.S

ZONING INFORMATION

SECTION

PROJECT NAME: 9781 EAST BAY HARBOR DRIVE
PROJECT ADDRESS: 9781 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154
ZONING: RM-1
FOLIO NUMBER: 13-2227-001-1040
COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
GROSS LOT AREA: 11,249 SF (0.2590 ACRES)
BASE FLOOD ELEVATION: 10 NGVD
DESIGN FLOOD ELEVATION: 10' + 1' = 11' NGVD

1 — SITE REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) LOT AREA		11,249 SF (0.2590 ACRES)
B) DENSITY	(34 DU/AC MAX) 34 x 0.2590 = 8.8 UNITS MAX = (9 UNITS)	9 UNITS (34.8 DU/AC)
C) BUILDING HEIGHT	75'	75'-0" + 5'-0" POOL DECK
D) BUILDING LENGTH	205' MAX ABOVE 45,' 120' MAX	99'-2"
E) LANDSCAPE REQUIREMENTS	20% LOT AREA MIN. 11,249 X 0.2 = 2,250 SF MIN.	2,902 SF = 25%
F) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 4,441 X 0.15 = 666 SF MIN.	879 SF = 19%

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 65 FEET IN HEIGHT . 30 FEET	20 FEET 25 FEET 30 FEET
(WEST) FLEX SETBACK	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING (53.5 FT.) . 17.8 FEET	10 FEET
B) SIDE YARD SETBACK (NORTH & SOUTH)	BLDG LESS THAN 30 FEET IN HEIGHT . 10 FEET FOR EACH ADDITIONAL 3 FEET ABOVE 30 FEET THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FEET IN HEIGHT FOR A MAXIMUM OF 22'-6"	10'-0" LEVEL 1,2,3 11'-6" LEVEL 4 15'-0" LEVEL 5 18'-0" LEVEL 6 20'-0" LEVEL 7 - 8
(NORTH) FLEX SETBACK	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING (99.2 FT.) . 33.1 FEET	33.1 FEET
(SOUTH) FLEX SETBACK	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING (109.1 FT.) . 36.4 FEET	36.4 FEET
C) REAR YARD SETBACK	20 FEET	20 FEET

3 — AREA BREAKDOWN

LEVEL	TOTAL AREA	SELLABLE AREA
LEVEL 1 (PARKING GARAGE)	5.949 SF	-
LEVEL 2	5,395 SF	3,210 SF
LEVEL 3	5,459 SF	4,574 SF
LEVEL 4	5,255 SF	4,370 SF
LEVEL 5	4,826 SF	4,261 SF
LEVEL 6	4,425 SF	3,860 SF
LEVEL 7	4,156 SF	3,591 SF
LEVEL 8	4,156 SF	3,591 SF
ROOF LEVEL	1,056 SF	-
GRANDTOTAL	40,677 SF	27,457 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
3-4	2 RESIDENTIAL UNITS	4 UNITS	
5-8	1 RESIDENTIAL UNITS	1 UNITS x 4 LEVELS = 4 UNITS	
		TOTAL UNITS = 9 UNITS	

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:
Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:
Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE,
MIAMI, FLORIDA 33016
Tel: 305-828-0844

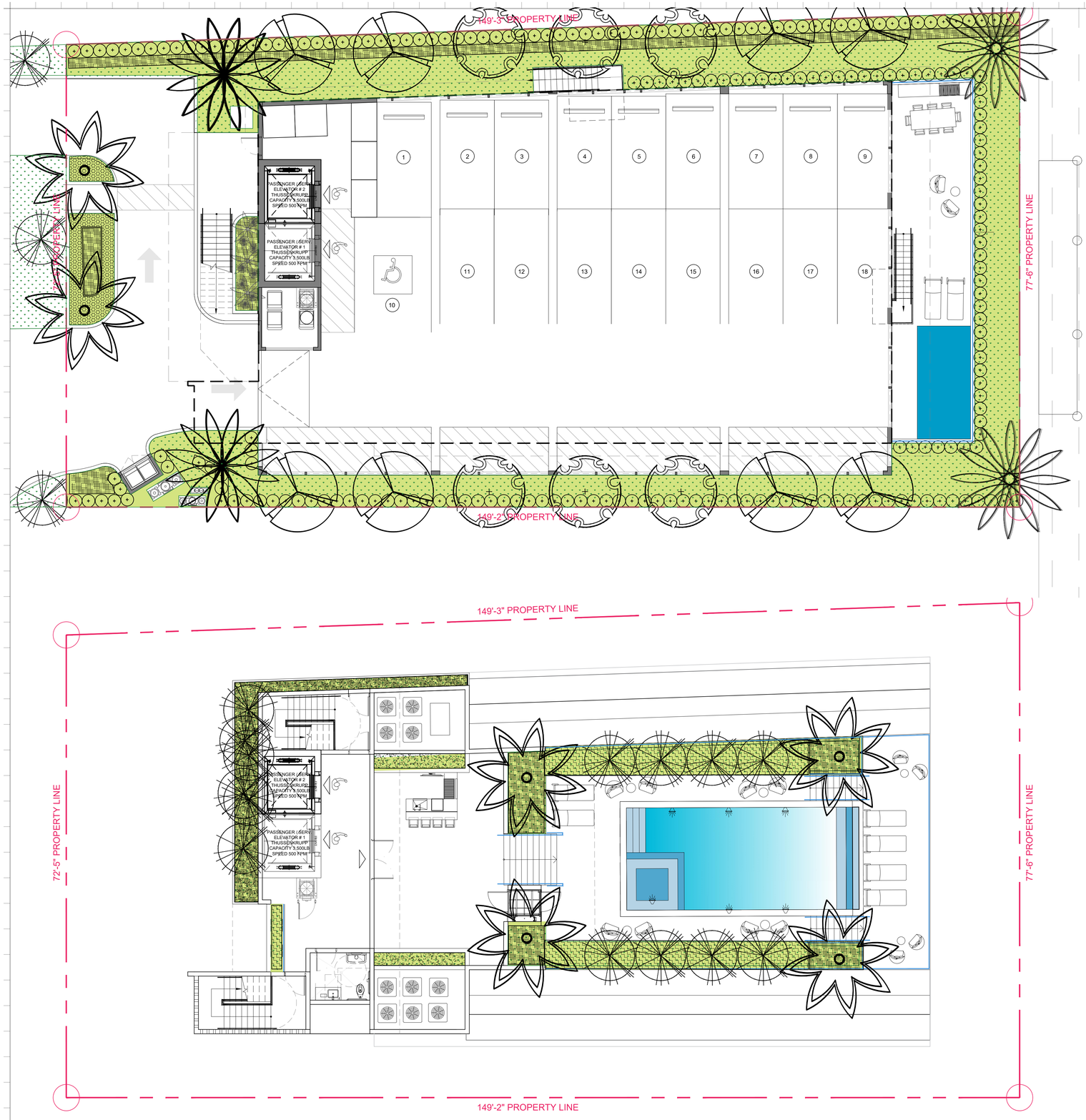
ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

STATE OF FLORIDA — KOBI KARP — AR0012578 — REGISTERED ARCHITECT
KOBI KARP
Lic. # AR0012578

K O B I
K A R P

PROJECT DATA

Date:	07-28-2022	Sheet No.
Scale:		A1.00
Project:	2229	



LOT AREA	OPEN SPACE 20% MIN. BY CODE			
	MINIMUM	PROPOSED	%	COLOR
11,249 SF.	2,250 SF.	2,902 SF.	25 %	

1 GROUND FLOOR - OPEN SPACE
SCALE: 1/8" = 1'-0"

ROOF AREA	ROOF LANSCAPED 15% MIN.			
	MINIMUM	PROPOSED	%	COLOR
4,441 SF.	666 SF.	879 SF.	19 %	

2 ROOF DECK - OPEN SPACE
SCALE: 1/8" = 1'-0"

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:

Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:

Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:

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

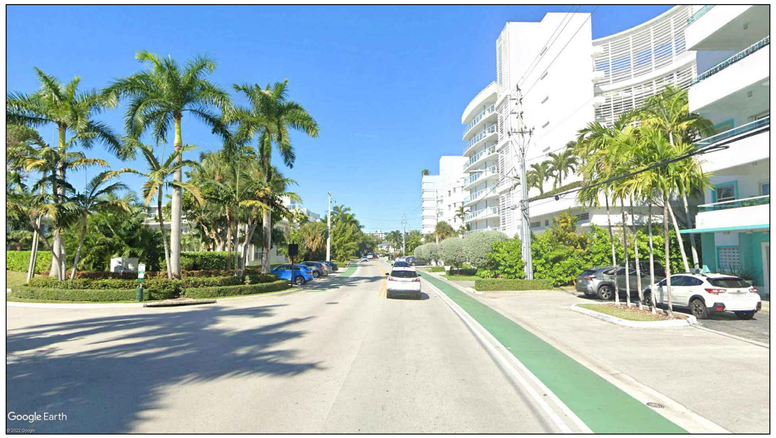
K O B I
K A R P

OPEN AREA CALCULATION

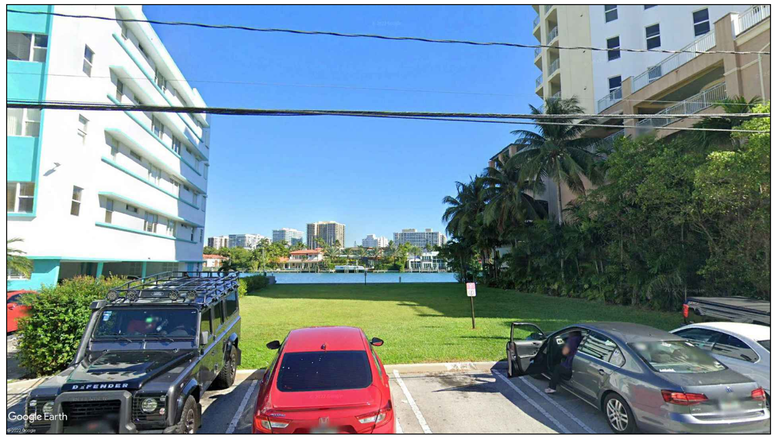
Date:	07-28-2022	Sheet No.
Scale:		A1.01
Project:	2229	




103rd St
102nd St
101st St
100th St
99th St
98th St
97th St
96th St
95th St
94th St
93rd St
92nd St
91st St
W Broadwalk
Bay Harbor Islands
Bay Harbor
Broadwalk
Harbor Dr
W Bay Harbor Dr
E Bay Harbor Dr



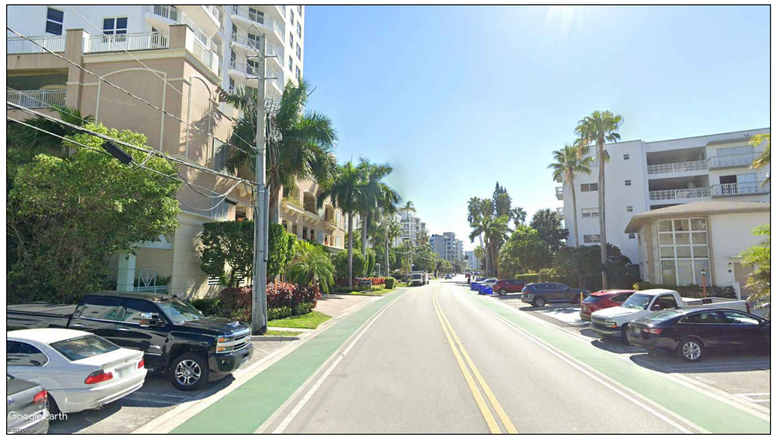
1 STREET VIEW
SCALE: N.T.S.



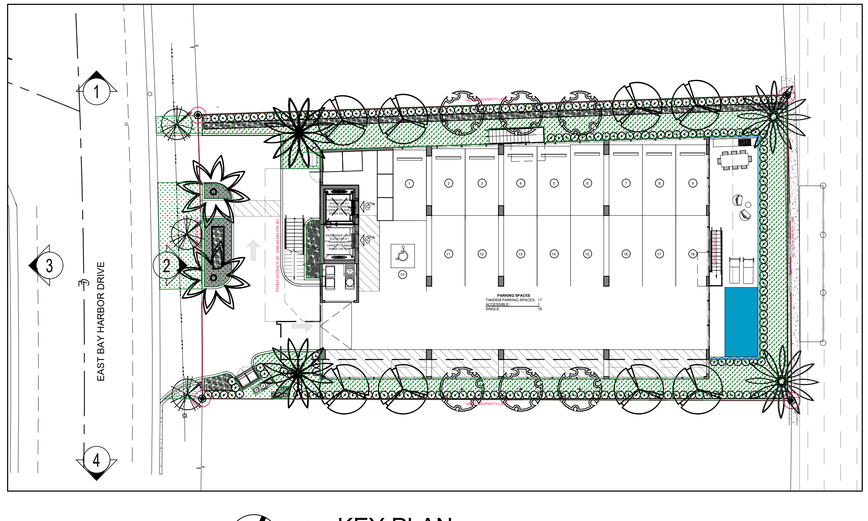
2 PROPERTY VIEW
SCALE: N.T.S.



3 STREET VIEW
SCALE: N.T.S.



4 STREET VIEW
SCALE: N.T.S.



5 KEY PLAN
SCALE: N.T.S.

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:

Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:

Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:

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

CONTEXT PHOTOS

Date:	07-28-2022	Sheet No. A1.03
Scale:		
Project:	2229	



PLAN NORTH

1 SURROUNDING BUILDINGS

SCALE: N.T.S.



1 2 3 4 5 6

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:

Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:

Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:

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

SURROUNDING BUILDINGS

Date:	07-28-2022	Sheet No. A1.04
Scale:		
Project:	2229	



Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:

Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:

Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:

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

RENDERING _VIEW FROM THE BAY

Date:	07-28-2022	Sheet No. A1.05
Scale:		
Project:	2229	



Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:

Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:

Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:

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

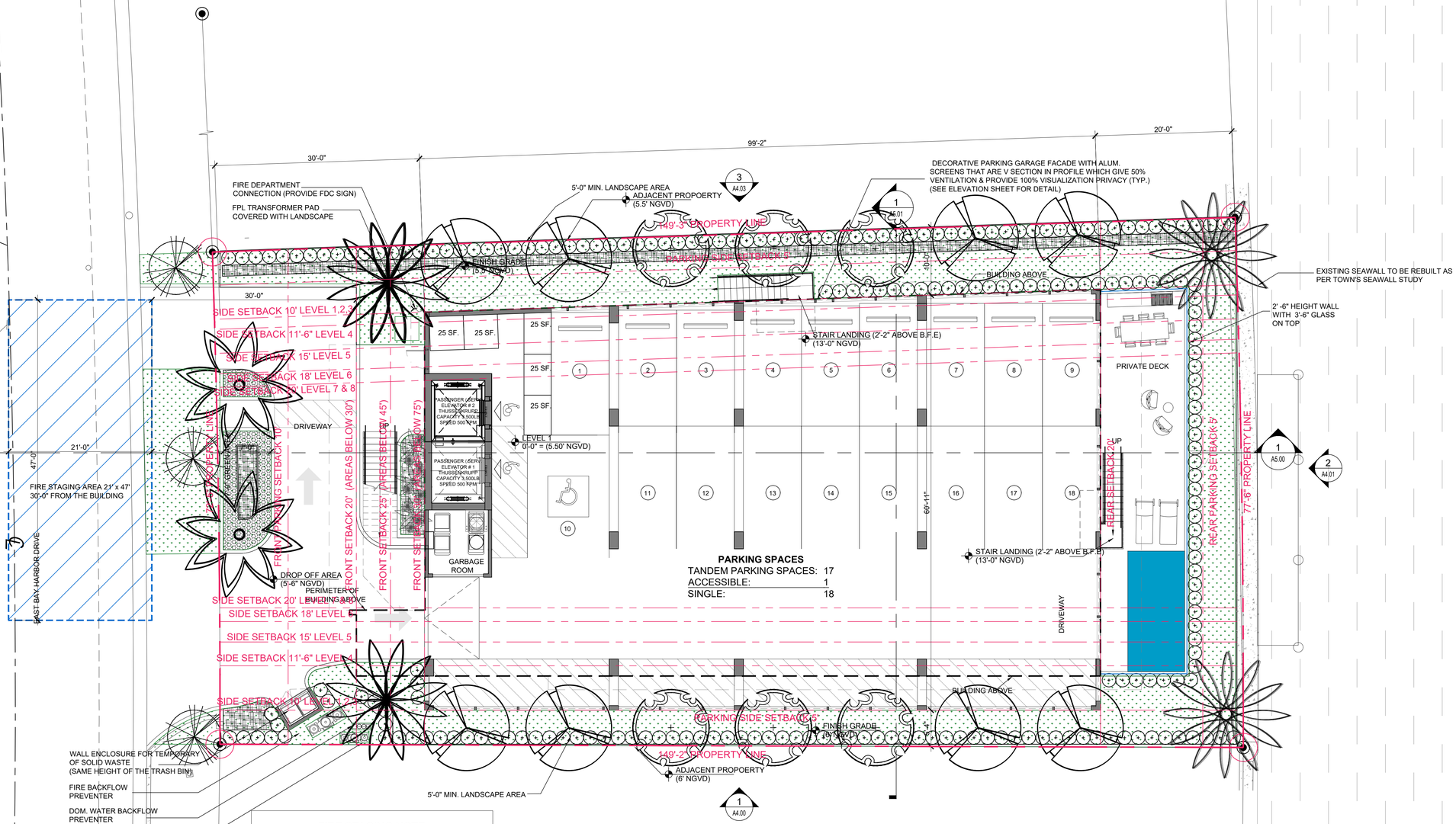
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

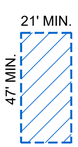
KOBI KARP

RENDERING VIEW FROM THE STREET

Date:	07-28-2022	Sheet No. A1.06
Scale:		
Project:	2229	



FIRE STAGING NOTE



FIRE STAGING AREA DIM.

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

FLOOD LEGEND
F.F.E (Level 1) = 0'-0" (5'-6" NGVD)
F.F.E (Level 2) = 10'-4" (15'-10" NGVD)
F.F.E (Level 2) = 10'-4" (15'-10" NGVD)
FLOOD ZONE = ZONE AE (EL 10)
B.F.E. = 10'-0" NGVD
D.F.E. = 10'-0" + 1'-0" NGVD
MAX. CROWN OF ROAD = 5.5' NGVD
MAX. ADJACENT GRADE = 6.0' NGVD
MIN. ADJACENT GRADE = 5.50' 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 PROOFING.

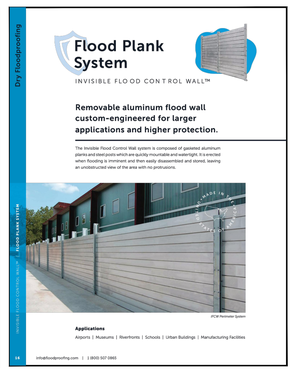
FLOODPROOFING

1. ALL CONSTRUCTION WILL BE DRY-FLOODPROOF UP TO BASE FLOOD ELEVATION (B.F.E.)+ 10'-0" +1'-0" ELEVATION (DESIGN FLOOD ELEVATION +11'-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 DRY-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

4. THE INVISIBLE FLOOD CONTROL WALL (IFCW) HAS EXTRUDED ALUMINUM PLANKS THAT SIMPLY STACK BETWEEN THE STEEL SUPPORTS WITH A GASKET ON THE "DRY" SIDE. DURING A FLOOD EVENT, THE PLANKS FILL WITH WATER, ADDING STRENGTH AND LOAD CAPACITY TO THE WHOLE SYSTEM WHILE HELPING TO PROTECT AGAINST IMPACT LOADS. THE IFCW IS MANUFACTURED AND SOURCED IN THE UNITED STATES AND HAS BEEN ANALYZED AND ACCEPTED FOR USE BY THE UNITED STATES ARMY CORPS OF ENGINEERS, AND IS IN USE ON HUNDREDS OF INSTALLATIONS ACROSS THE US AND CANADA.



1 SITE PLAN

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:

Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:

Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE,
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:

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

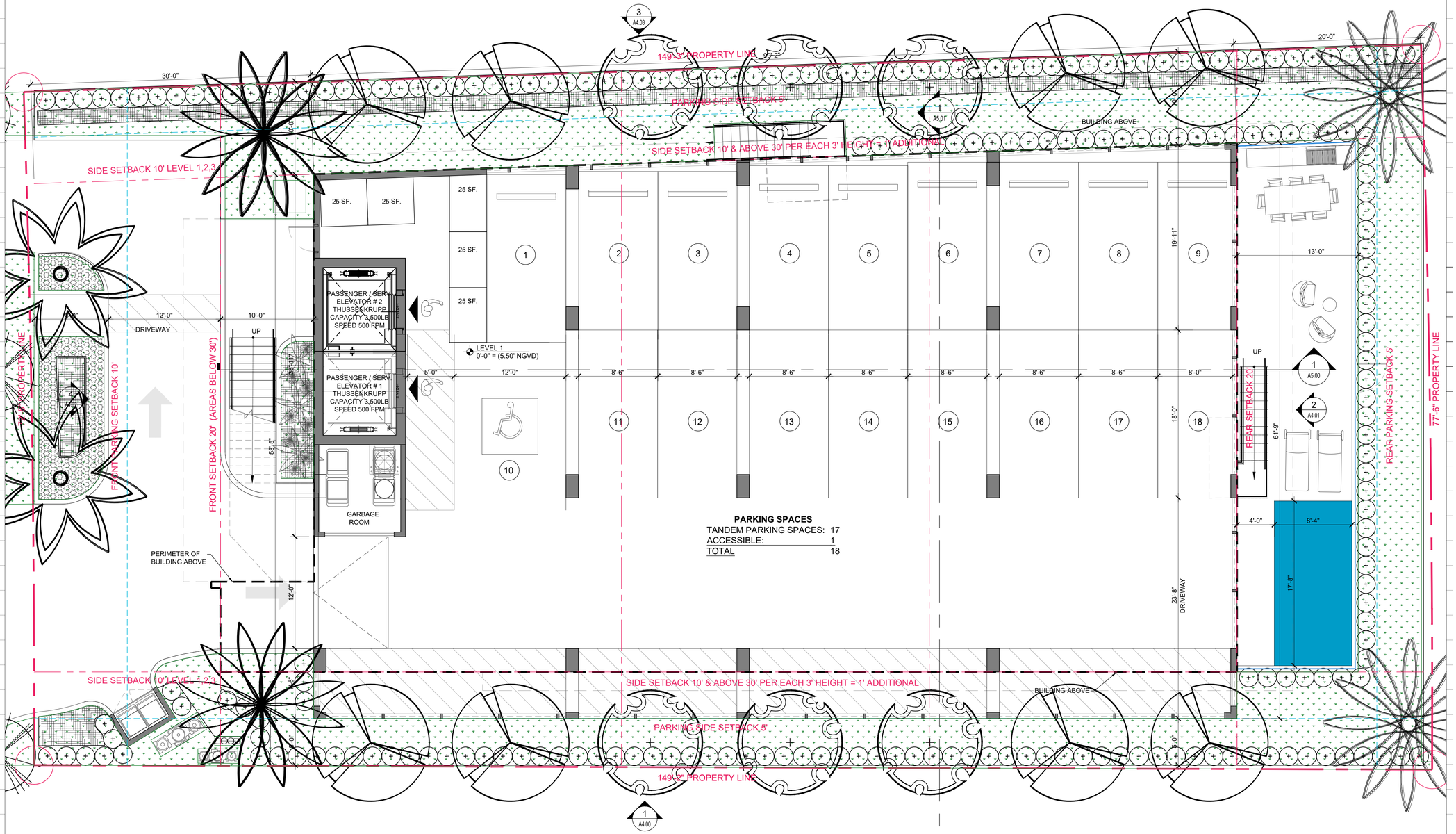
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

KOBI KARP

SITE PLAN

Date:	07-28-2022	Sheet No.
Scale:		A2.00
Project:	2229	



PARKING SPACES

TANDEM PARKING SPACES:	17
ACCESSIBLE:	1
TOTAL	18

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:

Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:

Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:

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

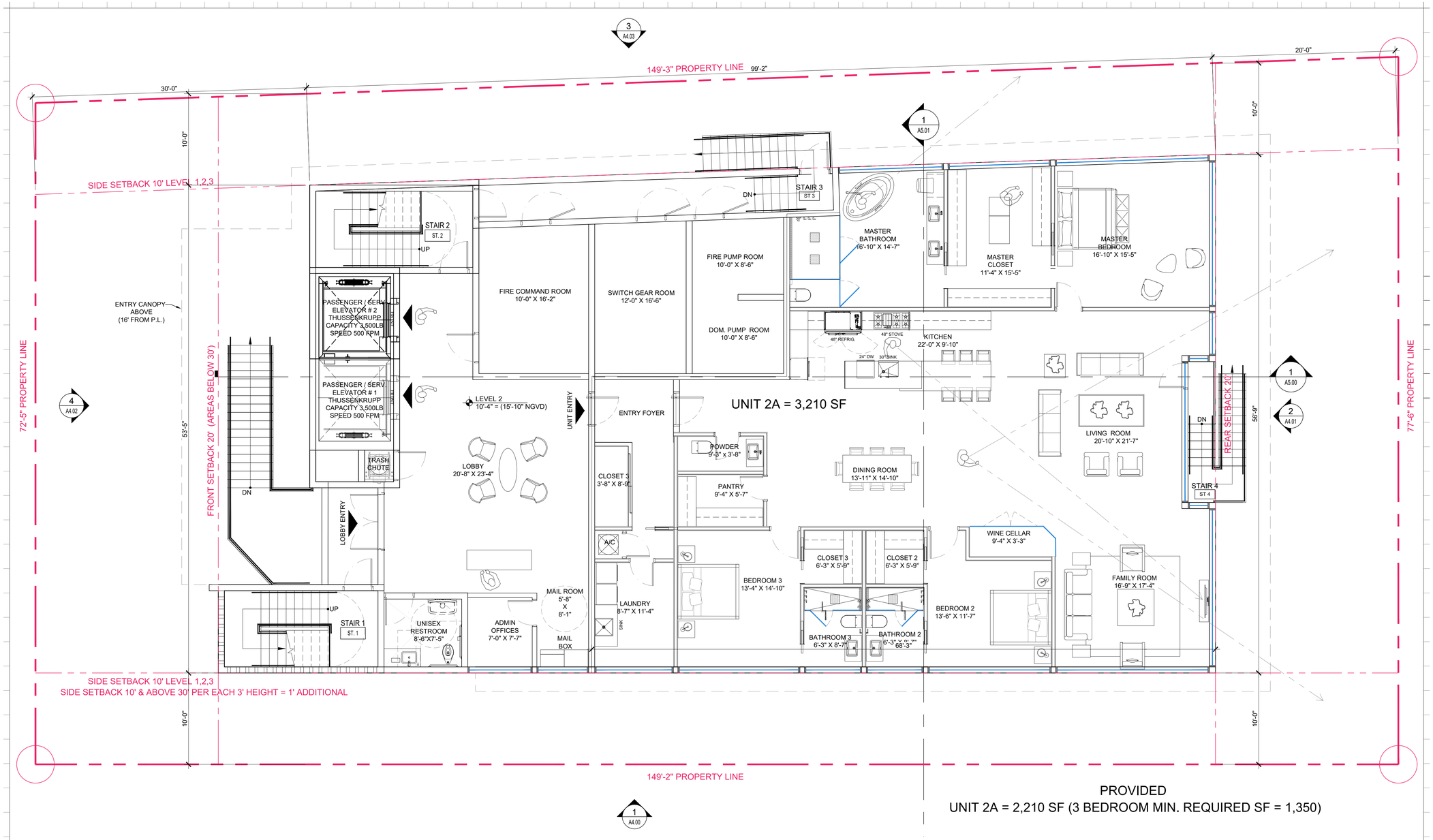
KOBI KARP
Lic. # AR0012578

K O B I
K A R P

FLOOR PLAN - LEVEL 1

Date:	07-28-2022	Sheet No. A3.00
Scale:		
Project:	2229	

1 FLOOR PLAN - LEVEL 1
SCALE: 3/16" = 1'-0"



PROVIDED
UNIT 2A = 2,210 SF (3 BEDROOM MIN. REQUIRED SF = 1,350)

1 FLOOR PLAN - LEVEL 2

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:

Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:

Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:

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

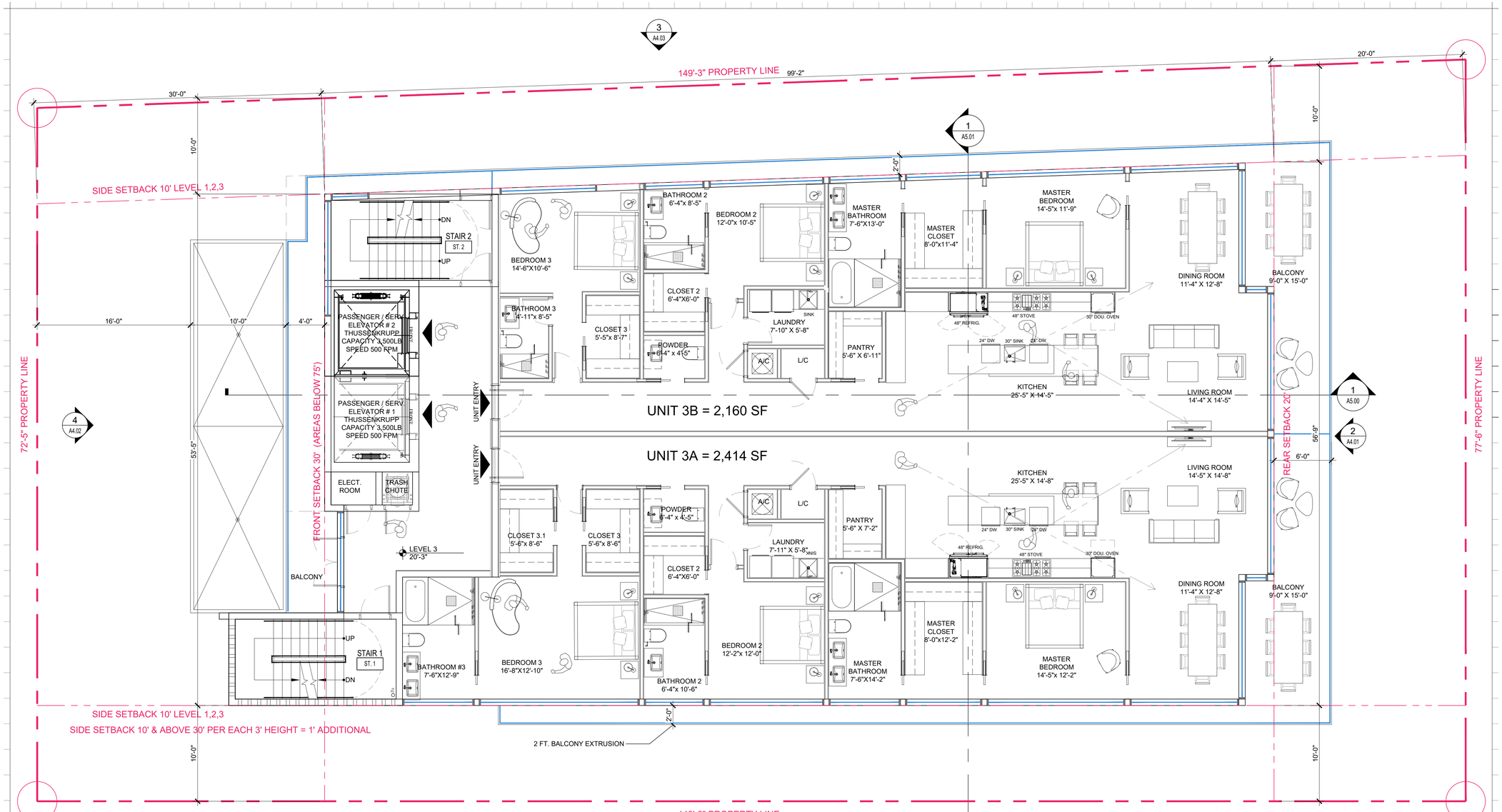
STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

FLOOR PLAN - LEVEL 2

Date:	07-28-2022	Sheet No.	A3.01
Scale:			
Project:	2229		



PROVIDED

UNIT 3A = 2,414 SF (3 BEDROOM MIN. REQUIRED SF = 1,350)

UNIT 3B = 2,160 SF (3 BEDROOM MIN. REQUIRED SF = 1,350)

1 FLOOR PLAN - LEVEL 3

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:

Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:

Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:

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

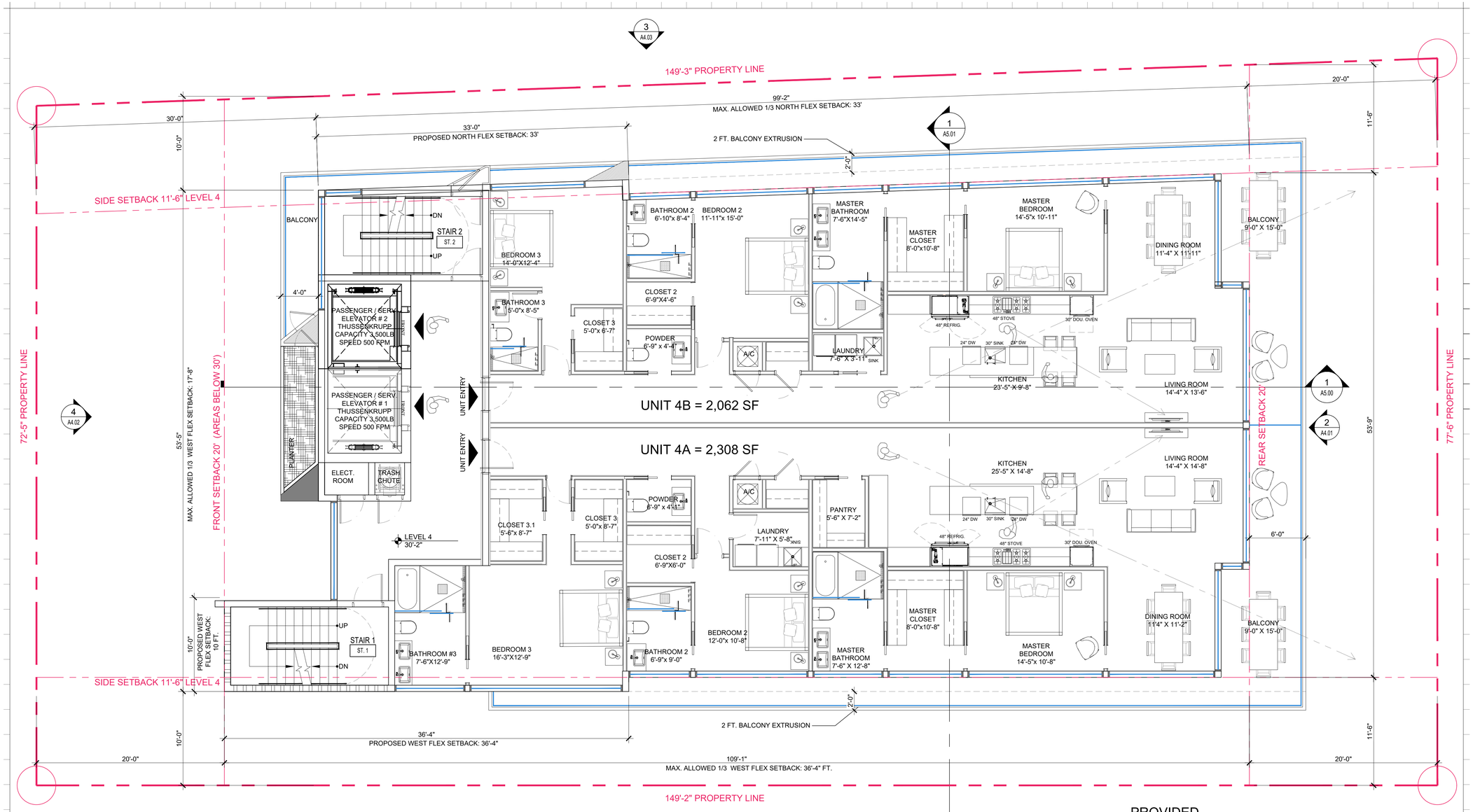
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

FLOOR PLAN - LEVEL 3

Date:	07-28-2022	Sheet No.	A3.02
Scale:			
Project:	2229		



PROVIDED

UNIT 4A = 2,308 SF (3 BEDROOM MIN. REQUIRED SF = 1,350)

UNIT 4B = 2,062 SF (3 BEDROOM MIN. REQUIRED SF = 1,350)

1 FLOOR PLAN - LEVEL 4

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:

Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:

Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:

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

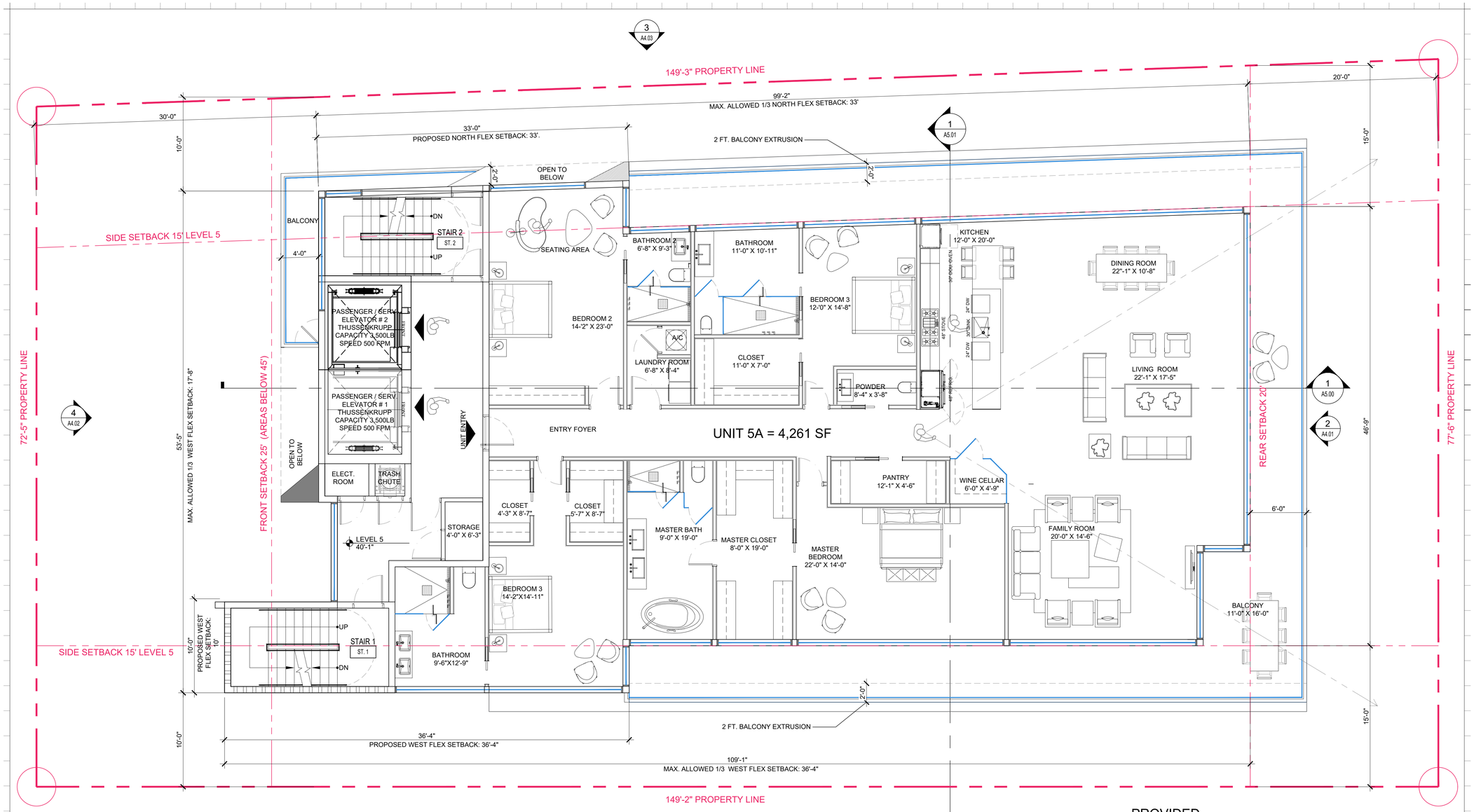
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

FLOOR PLAN - LEVEL 4

Date:	07-28-2022	Sheet No. A3.03
Scale:		
Project:	2229	



PROVIDED

UNIT 5A = 4,261 SF (4 BEDROOM MIN. REQUIRED SF = 1,550)

1 FLOOR PLAN - LEVEL 5

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:

Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:

Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:

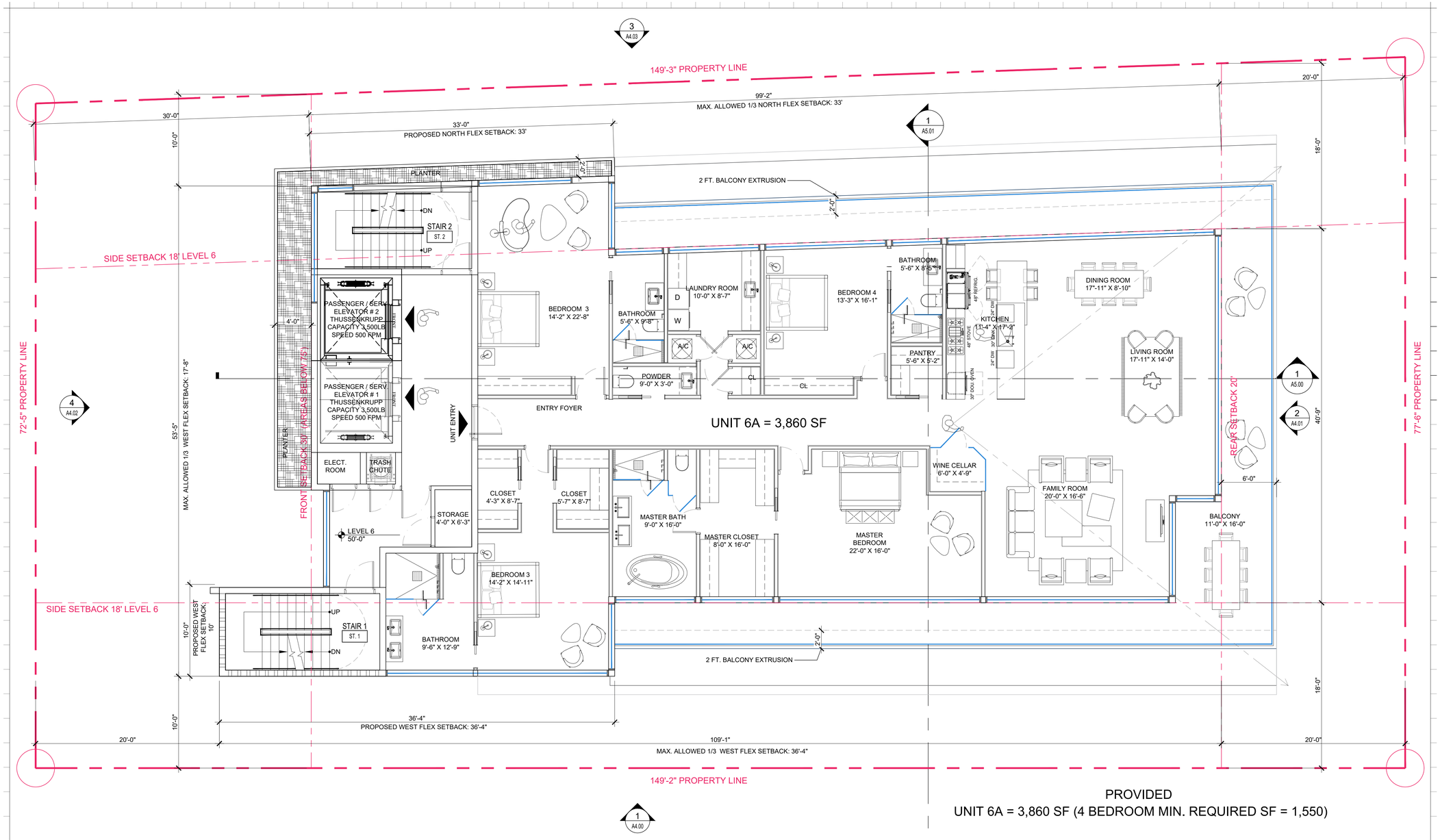
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

FLOOR PLAN - LEVEL 5

Date:	07-28-2022	Sheet No.	A3.04
Scale:			
Project:	2229		



PROVIDED

UNIT 6A = 3,860 SF (4 BEDROOM MIN. REQUIRED SF = 1,550)

1 FLOOR PLAN - LEVEL 6

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:

Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:

Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:

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

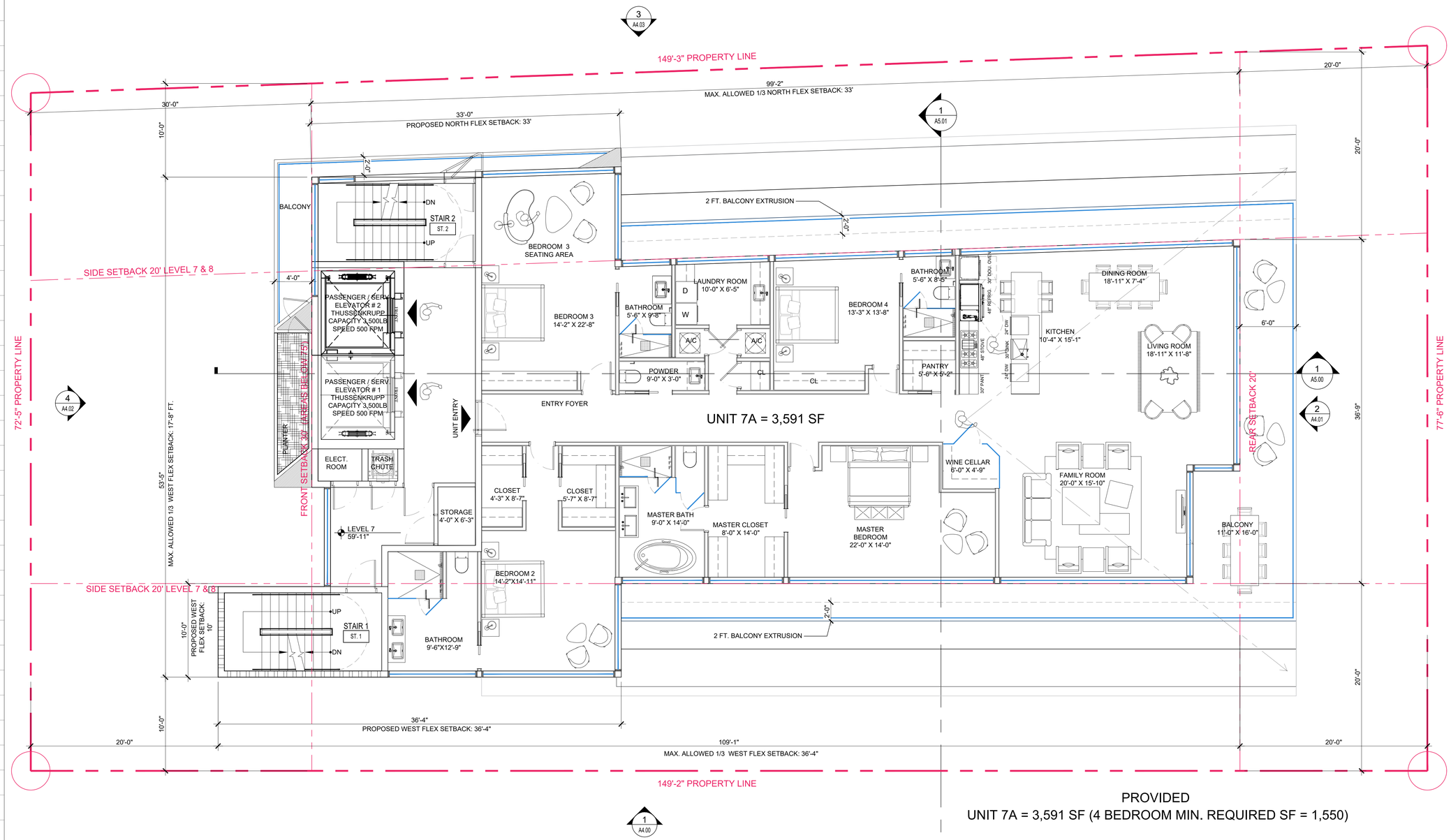
STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

FLOOR PLAN - LEVEL 6

Date:	07-28-2022	Sheet No.	A3.05
Scale:			
Project:	2229		



PROVIDED

UNIT 7A = 3,591 SF (4 BEDROOM MIN. REQUIRED SF = 1,550)

1 FLOOR PLAN - LEVEL 7

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:

Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:

Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:

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

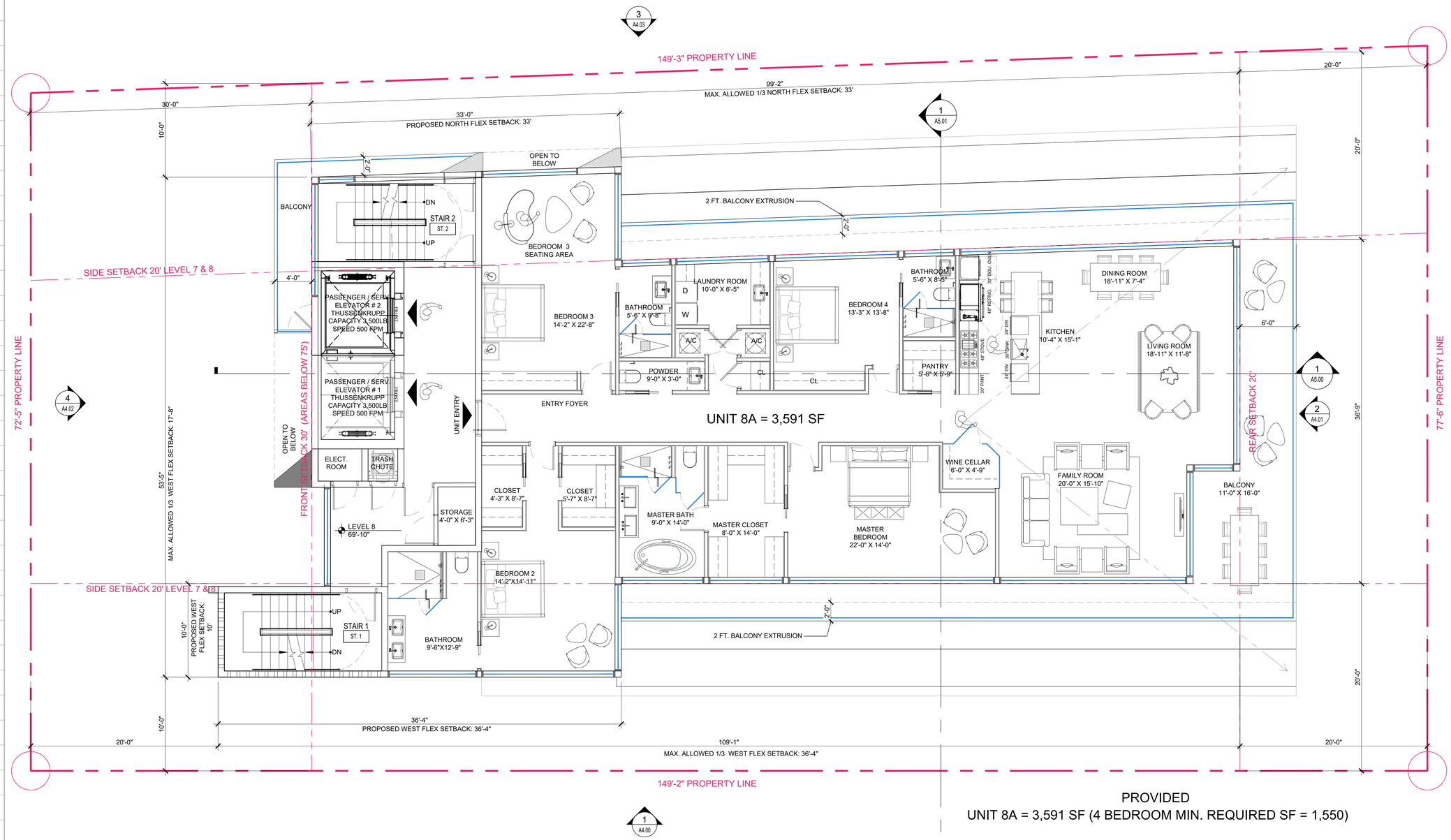
STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

FLOOR PLAN - LEVEL 7

Date:	07-28-2022	Sheet No.	A3.06
Scale:			
Project:	2229		



PROVIDED
UNIT 8A = 3,591 SF (4 BEDROOM MIN. REQUIRED SF = 1,550)

1 FLOOR PLAN - LEVEL 8
SCALE: 3/16" = 1'-0"

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:
Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:
Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:
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

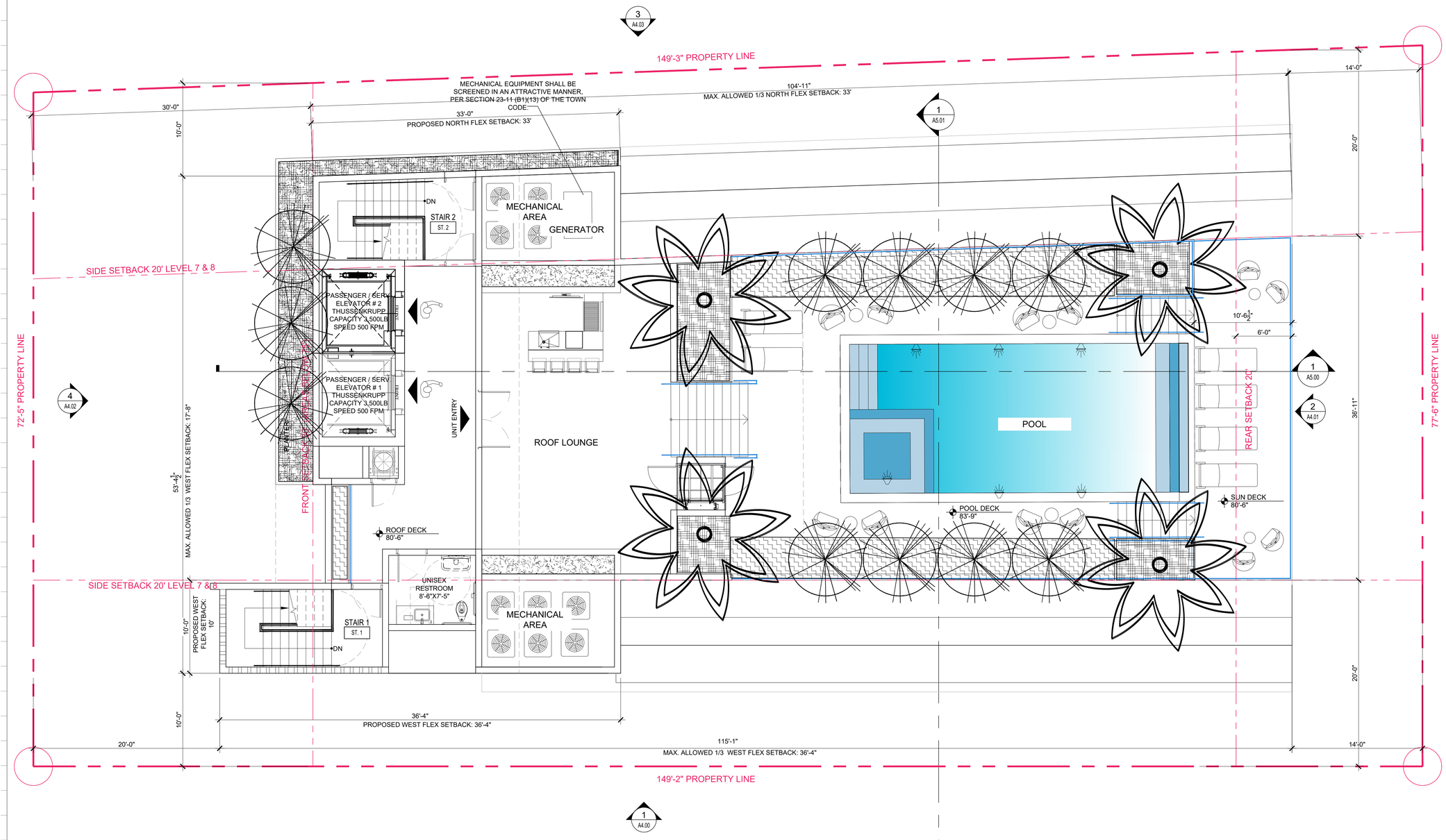
STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

FLOOR PLAN - LEVEL 8

Date:	07-28-2022	Sheet No.	A3.07
Scale:			
Project:	2229		



1 ROOF PLAN - POOL DECK
SCALE: 3/16" = 1'-0"

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:
Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:
Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:
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

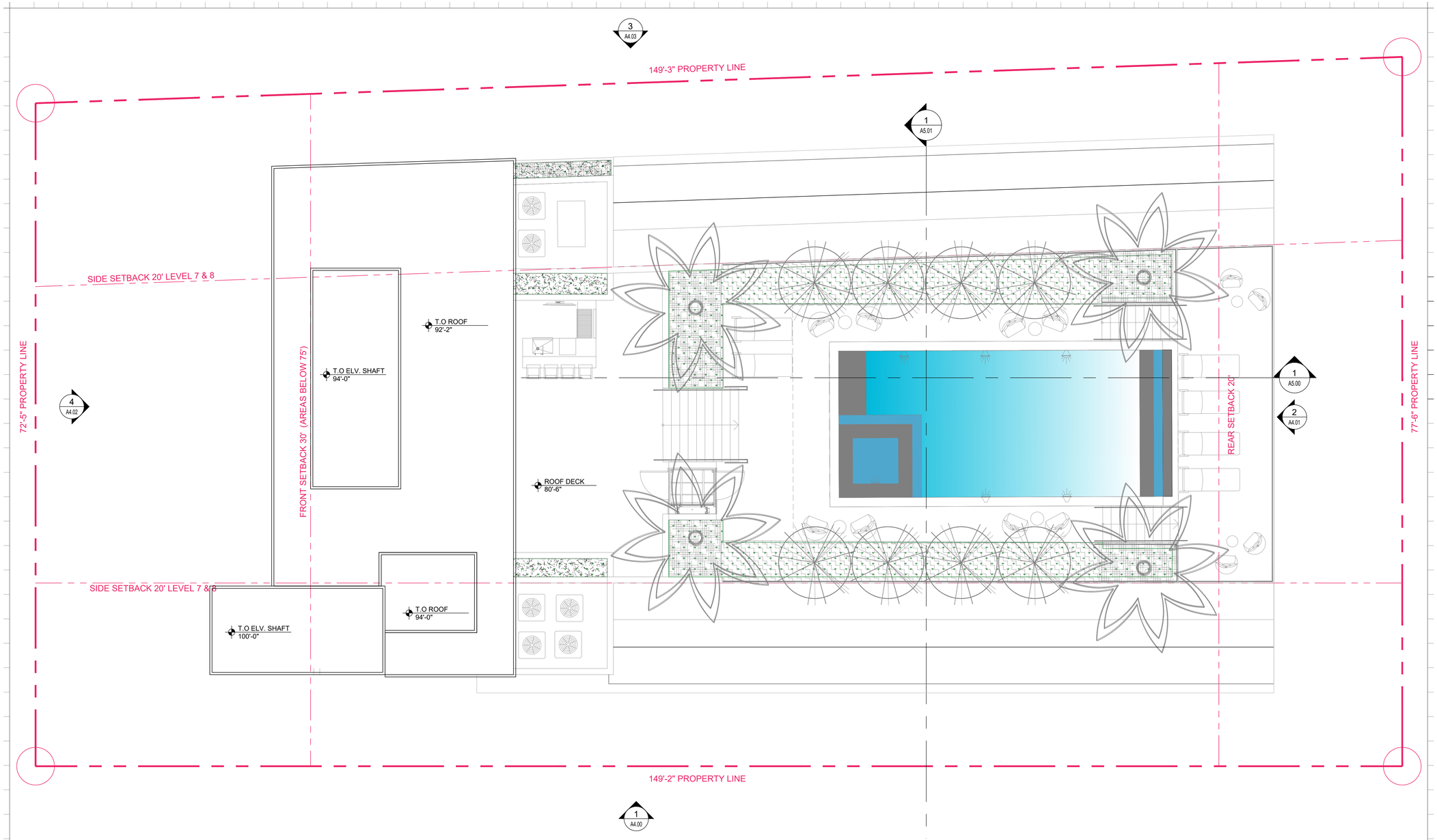
STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

ROOF PLAN - POOL DECK

Date:	07-28-2022	Sheet No.	A3.08
Scale:			
Project:	2229		



1 TOP OF ROOF SLAB

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:

Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:

Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE,
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:

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

K O B I
K A R P

TOP OF ROOF SLAB

Date:	07-28-2022	Sheet No.	A3.09
Scale:			
Project:	2229		





A VERTICAL ALUMINUM PROFILE WOOD GRAIN OR SIMILAR.



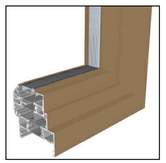
B EXTERIOR STONE VENEER COLOR BLEACHED SAND OR SIMILAR.



C EXTERIOR STONE VENEER WARM GRAY OR SIMILAR.



D RAILING COLOR CLEAR OR SIMILAR



E ALUM. FRAMING WOOD GRAIN OR SIMILAR



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



G GLAZING COLOR LIGHT GRAY OR SIMILAR

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:
Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:
Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:
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

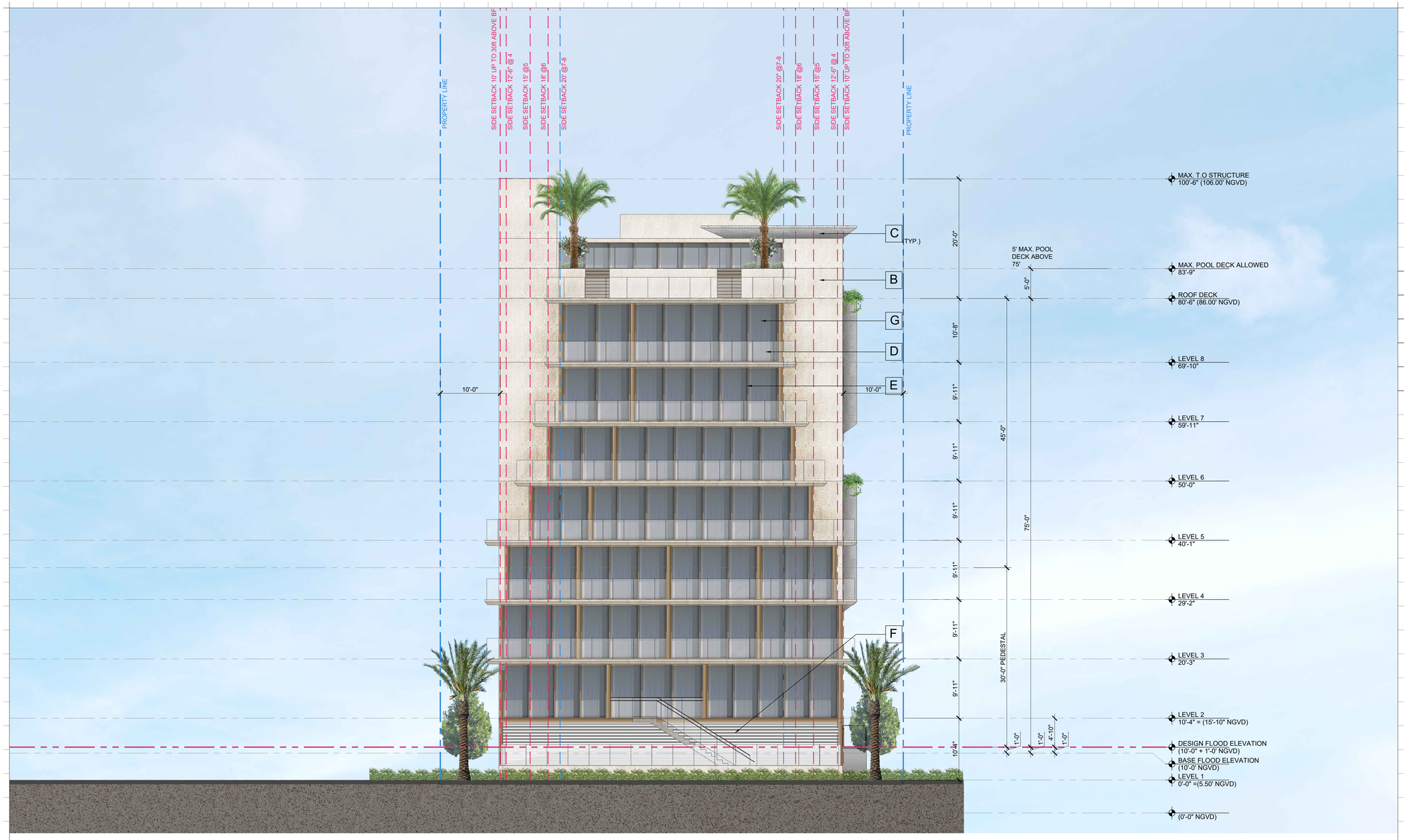
STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

SOUTH ELEVATION

Date:	07-28-2022	Sheet No.	A4.00
Scale:			
Project:	2229		





A VERTICAL ALUMINUM PROFILE WOOD GRAIN OR SIMILAR.



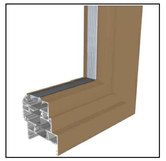
B EXTERIOR STONE VENEER COLOR BLEACHED SAND OR SIMILAR.



C EXTERIOR STONE VENEER WARM GRAY OR SIMILAR.



D RAILING COLOR CLEAR OR SIMILAR



E ALUM. FRAMING WOOD GRAIN OR SIMILAR



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



G GLAZING COLOR LIGHT GRAY OR SIMILAR

2 EAST ELEVATION

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:

Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:

Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:

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

K O B I K A R P

EAST ELEVATION

Date:	07-28-2022	Sheet No.	A4.01
Scale:			
Project:	2229		





A VERTICAL ALUMINUM PROFILE WOOD GRAIN OR SIMILAR.



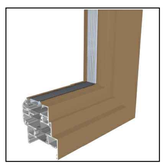
B EXTERIOR STONE VENEER COLOR BLEACHED SAND OR SIMILAR.



C EXTERIOR STONE VENEER WARM GRAY OR SIMILAR.



D RAILING COLOR CLEAR OR SIMILAR



E ALUM. FRAMING WOOD GRAIN OR SIMILAR



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



G GLAZING COLOR LIGHT GRAY OR SIMILAR

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:

Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:

Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:

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

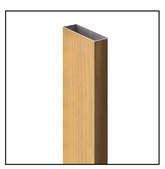
KOBI KARP
Lic. # AR0012578

K O B I
K A R P

NORTH ELEVATION

Date:	07-28-2022	Sheet No.	A4.02
Scale:			
Project:	2229		





A VERTICAL ALUMINUM PROFILE WOOD GRAIN OR SIMILAR.



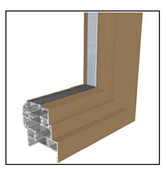
B EXTERIOR STONE VENEER COLOR BLEACHED SAND OR SIMILAR.



C EXTERIOR STONE VENEER WARM GRAY OR SIMILAR.



D RAILING COLOR CLEAR OR SIMILAR



E ALUM. FRAMING WOOD GRAIN OR SIMILAR



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



G GLAZING COLOR LIGHT GRAY OR SIMILAR

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:
Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:
Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

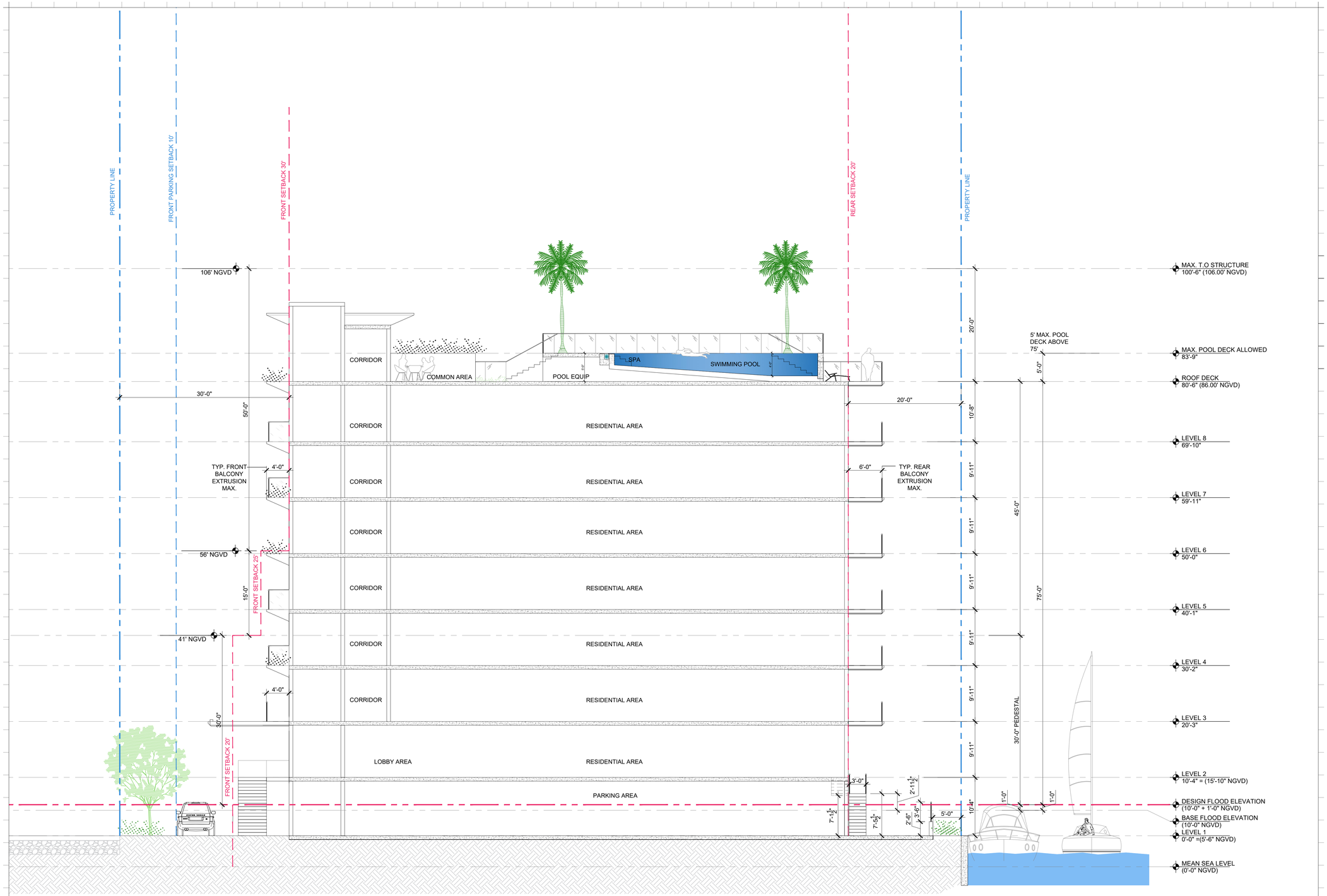
ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

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

K O B I
K A R P

WEST ELEVATION

Date:	07-28-2022	Sheet No.	A4.03
Scale:			
Project:	2229		



1 BUILDING SECTION-A

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:

Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:

Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:

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

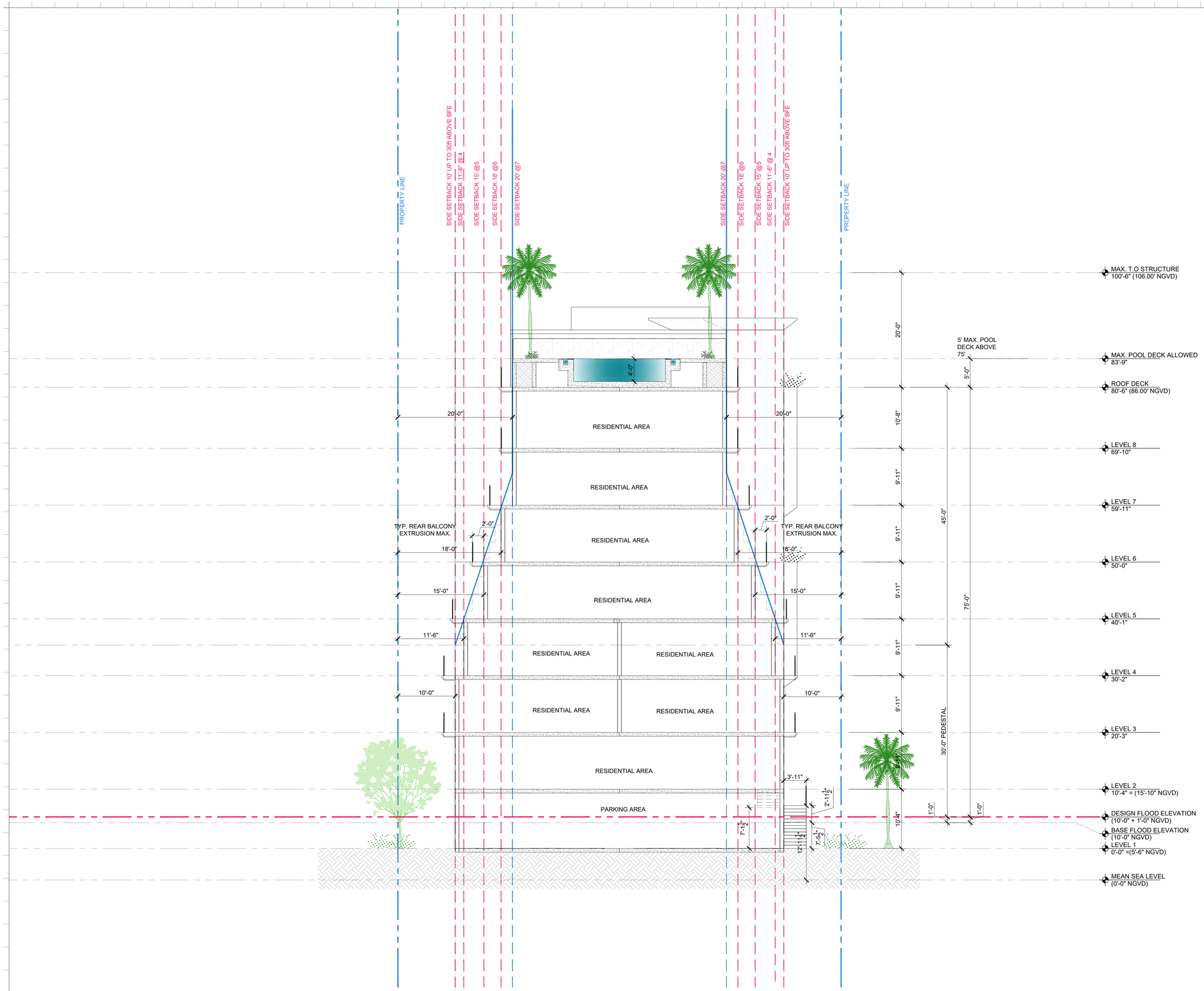
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

A-BUILDING SECTION

Date:	07-28-2022	Sheet No.
Scale:		A5.00
Project:	2229	



1 BUILDING SECTION-B

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:

Name: TOPO_GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:

Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:

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

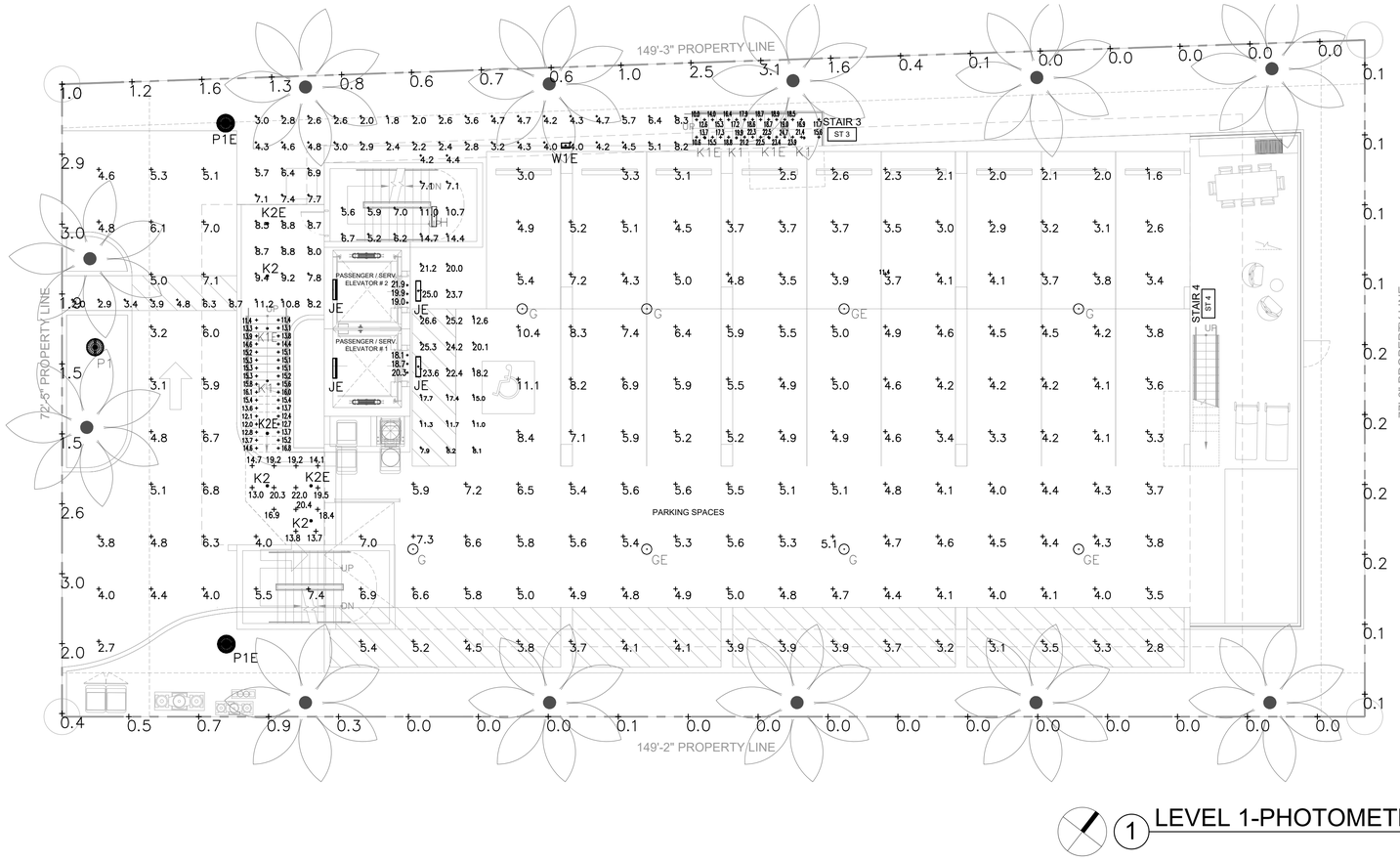
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

B-BUILDING SECTION

Date:	07-28-2022	Sheet No.	A5.01
Scale:			
Project:	2229		



1 LEVEL 1-PHOTOMETRIC PLAN

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

LUMINAIRE SCHEDULE										
Scene: NORMAL										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	5	G	Single	Lithonia Lighting	VCPG LED P1 30K T5W MVOLT	SURFACE	N/A	0.900	3592	26.57
	3	GE	Single	Lithonia Lighting	VCPG LED P1 30K T5W MVOLT	SURFACE	GENERATOR	0.900	3592	26.57
	1	H	Single	Lithonia Lighting	FEM L24 2000LM LPAFL WD 80CRI 30K	SURFACE	N/A	0.760	1979	13.36
	4	JE	Single	Lithonia Lighting	FEM L24 6000LM LPAFL WD 80CRI 40K	WALL	GENERATOR	0.760	5702	39.23
	3	K1	Single	BEGA-US	24 404 K3	SURFACE	GENERATOR	0.900	918	12
	3	K1E	Single	BEGA-US	24 404 K3	SURFACE	GENERATOR	0.900	918	12
	3	K2	Single	BEGA-US	24 409 K3	SURFACE	N/A	0.900	901	12
	3	K2E	Single	BEGA-US	24 409 K3	SURFACE	GENERATOR	0.900	901	12
	1	P1	Single	SUN VALLEY LIGHTING	VPR2-R-VLED-III-48LED-350mA-30K-HS	POLE MOUNTED: 10' A.F.F.	N/A	0.900	3774	52
	2	P1E	Single	SUN VALLEY LIGHTING	VPR2-R-VLED-III-48LED-350mA-30K-HS	POLE MOUNTED: 10' A.F.F.	GENERATOR	0.900	3774	52
	1	W1E	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI T1S	WALL MOUNTED: 8' A.F.G.	GENERATOR	0.900	1157	11.17

CALCULATION SUMMARY							
Scene: NORMAL							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ELEV 1 PIT_Floor	Illuminance	Fc	24.37	44.9	16.4	1.49	2.74
ELEV 2 PIT_Floor	Illuminance	Fc	24.67	45.6	16.8	1.47	2.71
ELEV AREA	Illuminance	Fc	18.02	26.6	7.9	2.28	3.37
ELEV THRESHOLDS	Illuminance	Fc	19.65	21.9	18.1	1.09	1.21
PARKING & DRIVE	Illuminance	Fc	4.73	11.1	1.6	2.96	6.94
SPILL	Illuminance	Fc	0.71	3.1	0.0	N.A.	N.A.
STORAGE AREA	Illuminance	Fc	7.87	14.7	4.2	1.87	3.50
WALKING AREA	Illuminance	Fc	5.33	11.2	1.8	2.96	6.22
FRONT STAIR	Illuminance	Fc	15.11	22.0	11.4	1.33	1.93
STAIR 3	Illuminance	Fc	17.92	24.7	10.0	1.79	2.47

REYES-GAVILAN
CONSULTING ENGINEERS, INC.
16252 N.W. 79 AVENUE
MIAMI LAKES, FL 33016
TEL 305.828.0644
FAX 305.828.6484
Email: office@reyesgavilaneng.com
www.reyesgavilaneengineers.com
C.A. No. 8464/ P.E. No. 48181

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: REGENCY DEVELOPMENT GROUP LLC
Address: 425 HUEHL ROAD, SUITE 4B
NORTHBROOK, IL 60062
Tel: 847-436-7777
Email: alextroyanovsky@yahoo.com

LANDSCAPE DESIGN:
Name: ECOPACHECO LANDSCAPE+DESIGN
LANDSCAPE ARCHITECTURE
Address: 257 S.W. 6th ST, DANIA BEACH,
FLORIDA 33004
Tel: 305-915-6626

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

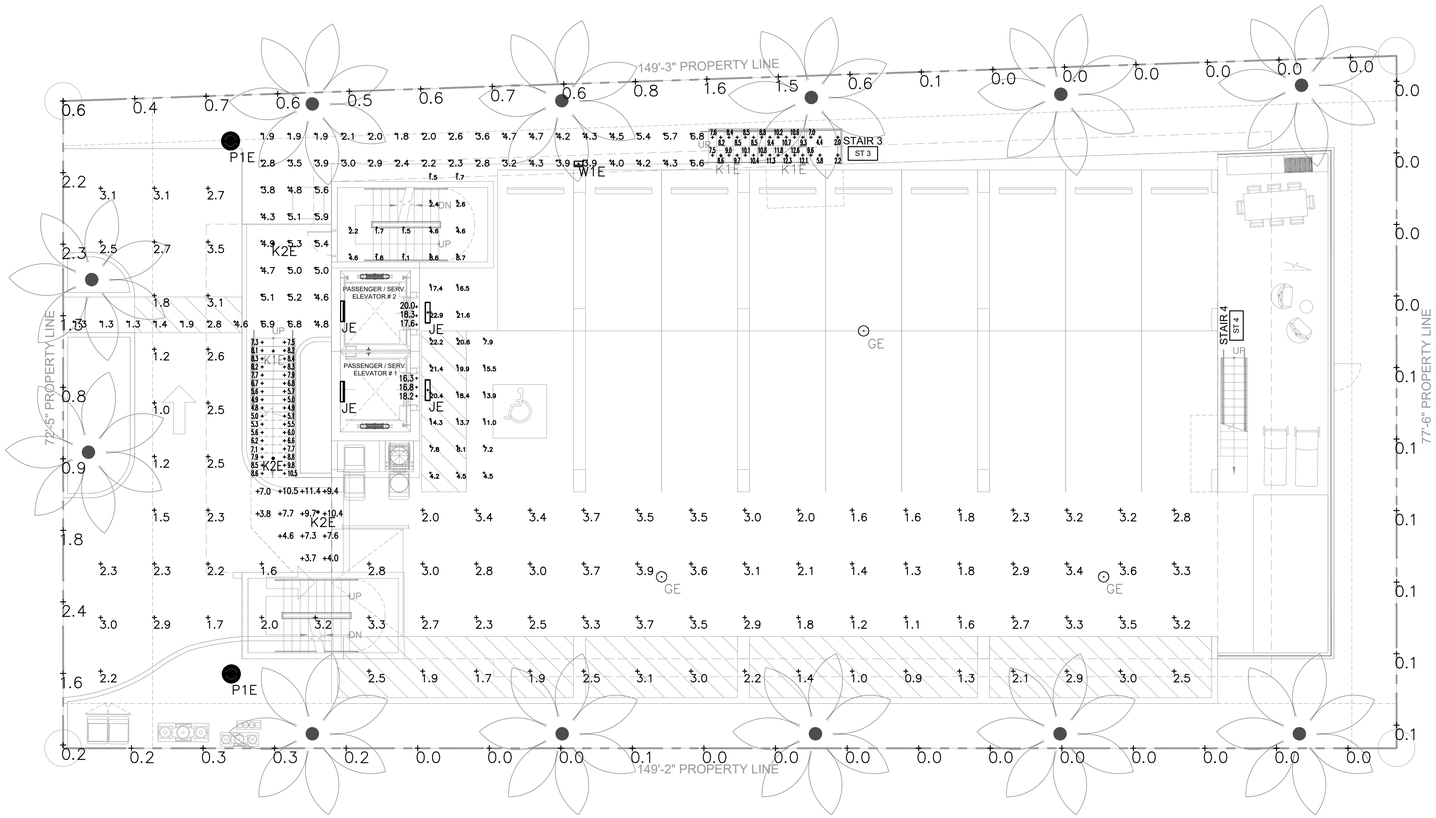
MEP ENGINEER:
Name: REYES-GAVILAN
ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:
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

KOBI KARP

PHOTOMETRIC PLAN

Date: 07-19-2022	Sheet No. PH-1
Scale:	
Project: 2229	



1 LEVEL 1-EMERGENCY PHOTOMETRIC PLAN

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

LUMINAIRE SCHEDULE

Scene: EMERGENCY

SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	3	GE	Single	Lithonia Lighting	VCPG LED P1 30K T5W MVOLT	SURFACE	GENERATOR	0.900	3592	26.57
	4	JE	Single	Lithonia Lighting	FEM L24 6000LM LPAFL WD 80CRI 40K	WALL	GENERATOR	0.760	5702	39.23
	3	K1E	Single	BEGA-US	24 404 K3	SURFACE	GENERATOR	0.900	918	12
	3	K2E	Single	BEGA-US	24 409 K3	SURFACE	GENERATOR	0.900	901	12
	2	P1E	Single	SUN VALLEY LIGHTING	VPR2-R-VLED-III-48LED-350mA-30K-HS	POLE MOUNTED: 10' A.F.F.	GENERATOR	0.900	3774	52
	1	W1E	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI T1S	WALL MOUNTED: 8' A.F.G.	GENERATOR	0.900	1157	11.17

CALCULATION SUMMARY

Scene: EMERGENCY

LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ELEV 1 PIT_Floor	Illuminance	Fc	24.10	44.8	16.1	1.50	2.78
ELEV 2 PIT_Floor	Illuminance	Fc	23.94	44.8	16.3	1.47	2.75
ELEV AREA	Illuminance	Fc	14.27	22.9	4.2	3.40	5.45
ELEV THRESHOLDS	Illuminance	Fc	17.87	20.0	16.3	1.10	1.23
PARKING & DRIVE_EM	Illuminance	Fc	2.52	3.9	0.9	2.80	4.33
SPILL	Illuminance	Fc	0.44	2.4	0.0	N.A.	N.A.
STORAGE AREA	Illuminance	Fc	3.39	8.7	1.1	3.08	7.91
WALKING AREA	Illuminance	Fc	3.87	6.9	1.3	2.98	5.31
FRONT STAIR	Illuminance	Fc	7.14	11.4	3.7	1.93	3.08
STAIR 3	Illuminance	Fc	8.86	12.6	2.0	4.43	6.30

REYES-GAVILAN
CONSULTING ENGINEERS, INC.
16252 N.W. 79 AVENUE
MIAMI LAKES, FL 33016
TEL 305.828.0644
FAX 305.828.6484
Email: office@reyesgavilaneng.com
www.reyesgavilanengineers.com
C.A. No. 8464/ P.E. No. 48181

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: REGENCY DEVELOPMENT GROUP LLC
Address: 425 HUEHL ROAD, SUITE 4B
NORTHBROOK, IL 60062
Tel: 847-436-7777
Email: alextroyanovsky@yahoo.com

LANDSCAPE DESIGN:
Name: ECOPACHECO LANDSCAPE+DESIGN
LANDSCAPE ARCHITECTURE
Address: 257 S.W. 6th ST, DANIA BEACH,
FLORIDA 33004
Tel: 305-915-6626

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

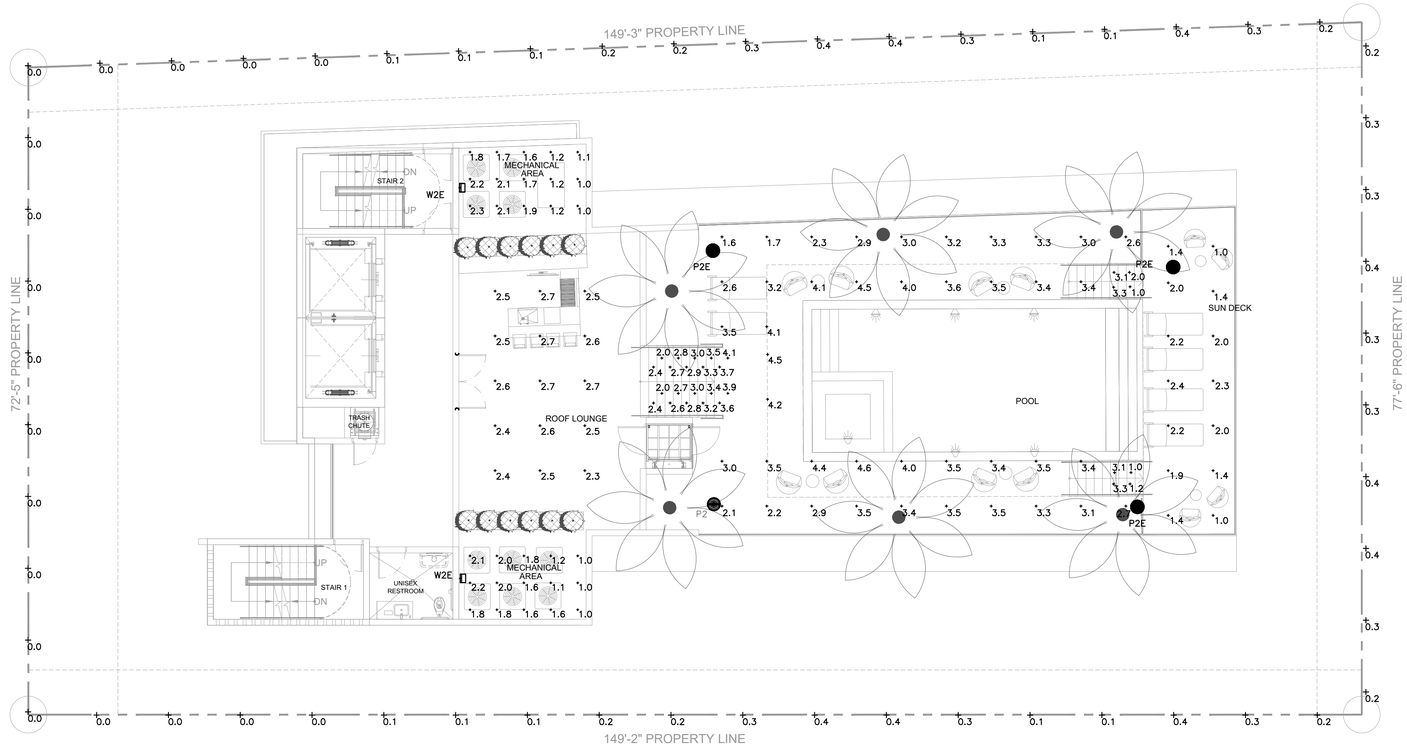
MEP ENGINEER:
Name: REYES-GAVILAN
ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:
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

KOBI KARP

PHOTOMETRIC PLAN

Date: 07-19-2022	Sheet No. PH-2
Scale:	
Project: 2229	



1 LEVEL 9 ROOF DECK-PHOTOMETRIC PLAN

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

LUMINAIRE SCHEDULE										
Scene: NORMAL										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	1	P2	Single	SUN VALLEY LIGHTING	VPR2-R-VLED-IV-48LED-350mA-30K-HS	POLE MOUNTED: 10' A.F.F.	N/A	0.900	3675	52
	3	P2E	Single	SUN VALLEY LIGHTING	VPR2-R-VLED-IV-48LED-350mA-30K-HS	POLE MOUNTED: 10' A.F.F.	GENERATOR	0.900	3675	52
	2	W2E	Single	Lithonia Lighting	WDGE2 LED P0 30K 80CRI T4M	WALL MOUNTED: 8' A.F.G.	GENERATOR	0.900	679	6.89

CALCULATION SUMMARY							
Scene: NORMAL							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
MECH AREA	Illuminance	Fc	1.60	2.3	1.0	1.60	2.30
SPILL	Illuminance	Fc	0.17	0.4	0.0	N.A.	N.A.
ROOF DECK	Illuminance	Fc	2.82	4.6	1.0	2.82	4.60

REYES-GAVILAN
CONSULTING ENGINEERS, INC.
16252 N.W. 79 AVENUE
MIAMI LAKES, FL 33016
TEL 305.828.0644
FAX 305.828.6484
Email: office@reyesgavilaneng.com
www.reyesgavilanengineers.com
C.A. No. 8464/ P.E. No. 48181

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: REGENCY DEVELOPMENT GROUP LLC
Address: 425 HUEHL ROAD, SUITE 4B
NORTHBROOK, IL 60062
Tel: 847-436-7777
Email: alextroyanovsky@yahoo.com

LANDSCAPE DESIGN:
Name: ECOPACHECO LANDSCAPE+DESIGN
LANDSCAPE ARCHITECTURE
Address: 257 S.W. 6th ST, DANIA BEACH,
FLORIDA 33004
Tel: 305-915-6626

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

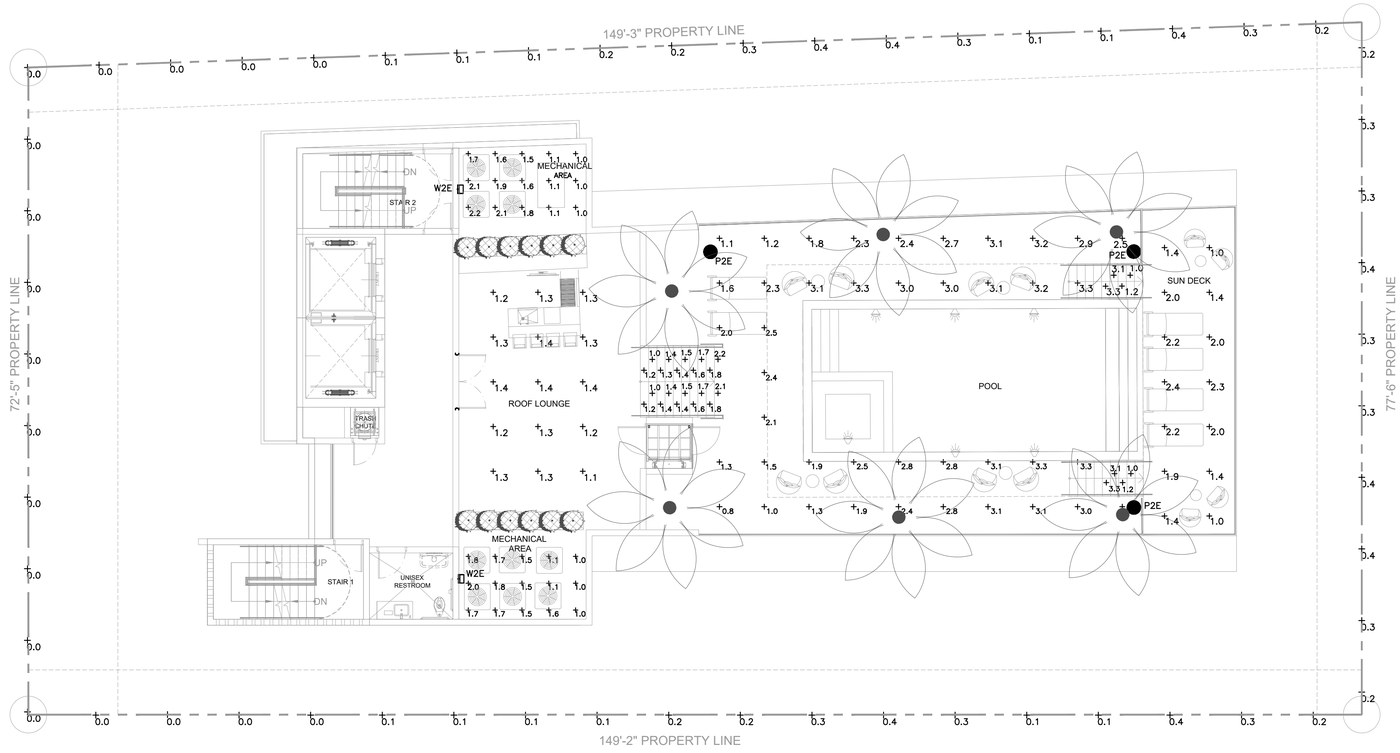
MEP ENGINEER:
Name: REYES-GAVILAN
ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:
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

KOBI KARP

PHOTOMETRIC PLAN

Date: 07-19-2022	Sheet No. PH-3
Scale:	
Project: 2229	



1 LEVEL 9 ROOF DECK-EMERGENCY PHOTOMETRIC PLAN

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

LUMINAIRE SCHEDULE										
Scene: EMERGENCY										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
●	3	P2E	Single	SUN VALLEY LIGHTING	VPR2-R-VLED-IV-48LED-350mA-30K-HS	POLE MOUNTED: 10' A.F.F.	GENERATOR	0.900	3675	52
▭	2	W2E	Single	Lithonia Lighting	WDGE2 LED P0 30K 80CRI T4M	WALL MOUNTED: 8' A.F.G.	GENERATOR	0.900	679	6.89

CALCULATION SUMMARY							
Scene: EMERGENCY							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
MECH AREA	Illuminance	Fc	1.49	2.2	1.0	1.49	2.20
SPILL	Illuminance	Fc	0.16	0.4	0.0	N.A.	N.A.
ROOF DECK	Illuminance	Fc	1.96	3.3	0.8	2.45	4.13

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: REGENCY DEVELOPMENT GROUP LLC
Address: 425 HUEHL ROAD, SUITE 4B
NORTHBROOK, IL 60062
Tel: 847-436-7777
Email: alextroyanovsky@yahoo.com

LANDSCAPE DESIGN:
Name: ECOPACHECO LANDSCAPE+DESIGN
LANDSCAPE ARCHITECTURE
Address: 257 S.W. 6th ST, DANIA BEACH,
FLORIDA 33004
Tel: 305-915-6626

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:
Name: REYES-GAVILAN
ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:
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

REYES-GAVILAN
CONSULTING ENGINEERS, INC.
16252 N.W. 79 AVENUE
MIAMI LAKES, FL 33016
TEL 305.828.0644
FAX 305.828.6484
Email: office@reyesgavilaneng.com
www.reyesgavilanengineers.com
C.A. No. 8464/ P.E. No. 48181

KOBI KARP

PHOTOMETRIC PLAN

Date: 07-19-2022	Sheet No. PH-4
Scale:	
Project: 2229	

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 _9781 E. Bay Harbor Drive, Bay Harbor Islands
Legal Description: COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
Net Lot Area 0.2582 Acres / 11,249 SF

		Required	Provided
I.	**Open Space Requirement**		
1.	Net Lot Area = 11,249 SF x 20% = 2,250 SF 20% (BHI - Sec. 23-11)	2,250 SF (20%)	2902 SF (25%)
2.	Maximum Lawn Area Allowed (MDC - Sec. 18A-6(A)(5))		
a.	Req. open space 2,250 SF x 60% =1,350 SF	60% Max 1,350 SF (60%)	1,342 SF (59.5%)
II.	**Shade Trees**		
A.	Required		
1.	28 shade trees/acre: 28 x 0.2582 acres = 7 (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	7	14 trees + 9 palms @ 3:1= 3 trees Total 17 trees
2.	Native Species Required - 50% Min. # of shade trees req.7 x 50% = 3.5=4 (BHI - Sec. 24-16(a)(2))	4	14
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))	4	17
B.	Tree Species		
1.	Number of shade trees required (from Sec. (II)(A)(1) above)	7	17
2.	Number of shade tree species required (BHI - Sec. 24-16(a)(2)) **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	2
	16-18 ft. - ___50___% or __2____ shade trees	4	4
	18-20 ft. - ___25___% or __2____ shade trees	2	2

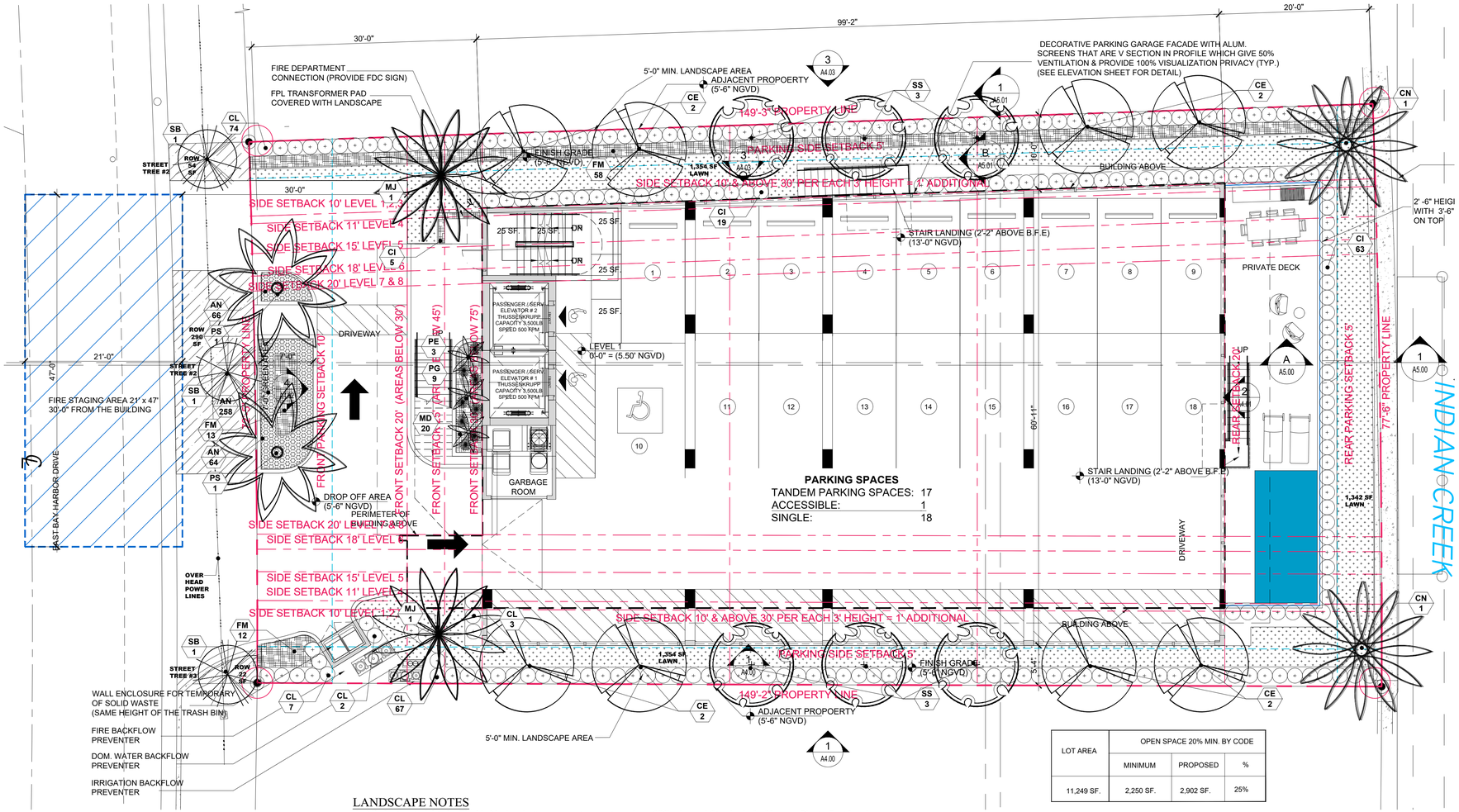
Size of Tree Species in Relationship to Building Height

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 72.5' / 35' = 2.07 (15' min height / 6' clear wood / 2 ½" caliper)	2	3
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))	70	322
	Native Species Required - 30% Min. (MDC - Sec. 18A-6(D)(1)(a))	21	210
3.	Drought Tolerant and Low Maintenance Species Required - 50% Min. (MDC - Sec. 18A-6(D)(1)(b))	21	313
V.	**Buffers (If applicable)** (BHI - Sec. 24-16)		
1.	Parking Lot from ROW	n/a	n/a
2.	Dissimilar Uses	n/a	n/a
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))		
Number of trees near power lines	(See attached FPL guidelines)	2	3 (SB)
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	%
11,249 SF.	2,250 SF.	2,902 SF.	25%

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.

NOTES:

* Required Shade Trees at time of planting must be a minimum of 12 feet in overall height; have 4 feet of clear wood before branching; and have a 2 ½ inch trunk caliper. Palm Trees (15' hgt. x 3" caliper) can be substituted at a 3:1 ratio (except approved larger palm species @ 1:1 @ 15' wood) at max 25% of the required trees.

** Miami-Dade County Right-of-Way Code Sec. 18B / BHI Landscape Code Sec. 24-16(a)(2)(a). Street Tree Size = 15' min. height/6' min. clear wood/ 2½" min. trunk caliper. Street Trees do not count toward required on-site lot trees and are determined by Town Street Tree Master Plan.

*** Required Shrubs at time of planting must be a minimum of 24 inches in overall height. spaced max. 24 inches on center; if used as a visual screen must be a minimum of 36 inches in overall height.

**** Miami-Dade County Landscape Code Sec. 18A-5(A)(5); 80% of plant material must be listed in either M-D Landscape Manual / M-D Street Tree Master Plan / UF Florida Low-Maintenance Landscape Plants for South Florida.

PLANT SCHEDULE

SHRUBS

KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
AN	324	ANNUALS/ SINGLE COLOR	NO	HIGH	4" HT. X 4" SPR. / 4" POT/ FULL/ BL/ 4" O.C.
CL	150	CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA (FOR HEDGE)	YES	LOW	48" HT. X 24" SPR. / 15 GAL/ FULL/ 24" O.C.
CI	60	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	36" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
PG	9	PHILODENDRON GIGANTEUM/ GIANT PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
FM	83	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
MD	20	MONSTERA DELICIOSA/ MONSTERA	NO	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2' OC.
LAWN	3,085 SF	SOYSIA 'EMERALD' (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	MED	SOLID EVEN PIECES
ROW	366 SF	STENOTAPHRUM SECUNDATUM/ ST. AUGUSTINE (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	LOW	SOLID EVEN PIECES

TREES AND PALMS

	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
	PS/ 2	PHOENIX SYLVESTER/ SYLVESTER PALM	NO	LOW	18' 0.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 6' CLEAR WOOD.,2.5" CAL.FG, BB, FF/ SINGLE MAIN LEADER
	CN/ 2	COCOS NUCIFERA 'GREEN MALAYAN' COCNUT GREEN MALAYAN (JAMAICAN CERTIFIED)	NO	LOW	18' HT. X 8' SPR., FG, BB, FF/ STRAIGHT TRUNK
	MJ/ 2	PHOENIX DACTYLIFERA 'MEDJOOL' MEDJOOL PALM	NO	LOW	22' 0.A.HT./ 11' CLEAR TRUNK, THICK TRUNK, FG, BB, FF, DIAMOND CUT
	PE/ 3	PTYCHOSPERMA ELEGANS ALEXANDER PALM	NO	LOW	15' O.A. HT./ F.G. / FULL / HEAVY HEAD, STRAIGHT TRUNKS
	SS/ 6	SENNA SURATTENSIS GLAUCOUS CASSIA	YES	LOW	16' -18' HT. X 7' SPR.X 6' CLEAR WOOD.,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER
		STREET TREES			
	SB/ 3	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD (STREET TREES UNDER POWERLINES)	YES	LOW	15' HT. X 6' SPR. X 6' CLEAR WOOD.,2.5" CAL.FG, BB, FF/ SINGLE MAIN LEADER

Landscape Plan

SCALE1/8" ='1'-0"

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

All ideas, designs, and indicated or represented by this drawing are owned by and are the exclusive property of TOPO_GRAPHIC LLC, and were created, evolved and developed for the use in and in conjunction with the project therein referenced. No such ideas, designs, and plans shall be used or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of TOPO_GRAPHIC LLC.

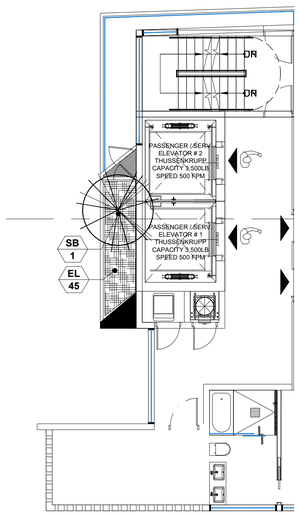
Project:
9781 EAST BAY HARBOR DRIVE
Ground Level Landscape Plan
9781 E. BAY HARBOR DR.
BAY HARBOR, FL 33154

Revisions:

Seal:

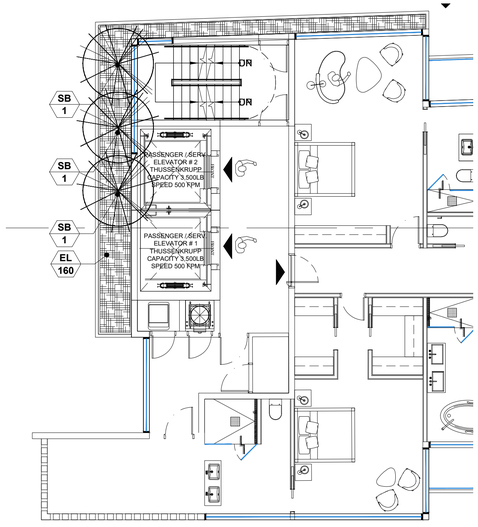
MANUEL C ALONSO - LA666853

Drawing: Landscape Plan
Date: 07.15.2022
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.:
L-1



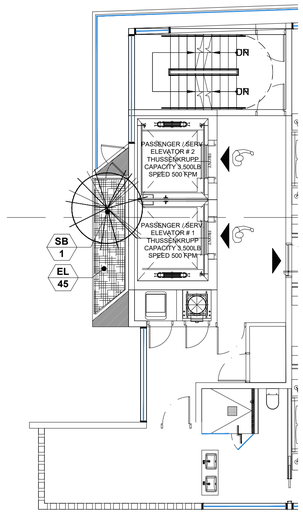
Level 4 Landscape Plan

SCALE1/8" =1'-0"



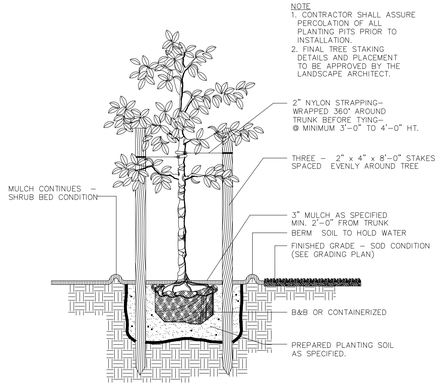
Level 6 Landscape Plan

SCALE1/8" =1'-0"

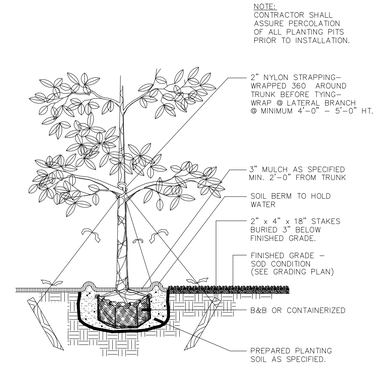


Level 7 Landscape Plan

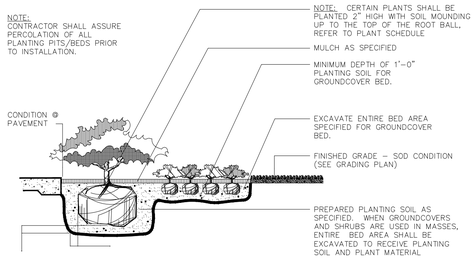
SCALE1/8" =1'-0"



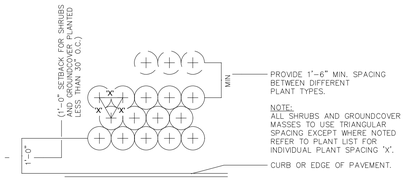
SMALL TREE DETAIL



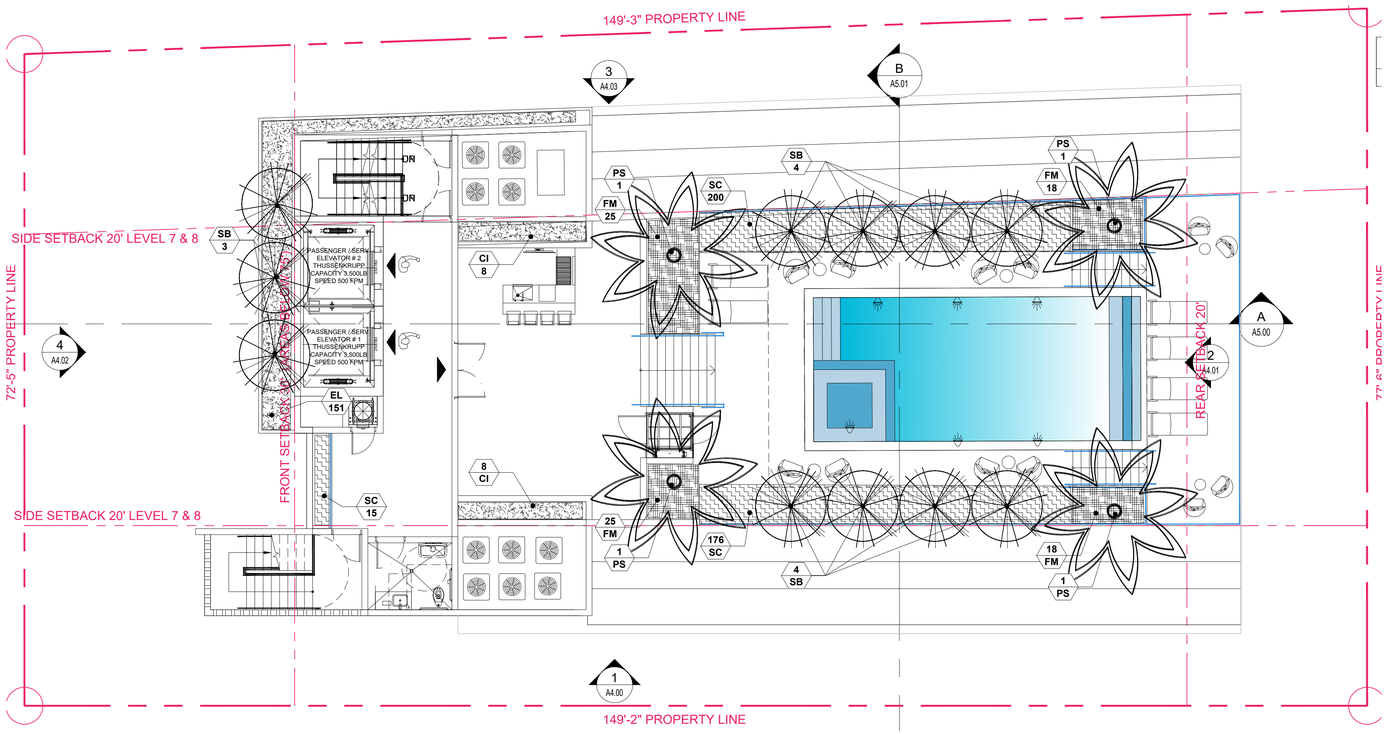
LARGE TREE



SHRUB / GROUNDCOVER



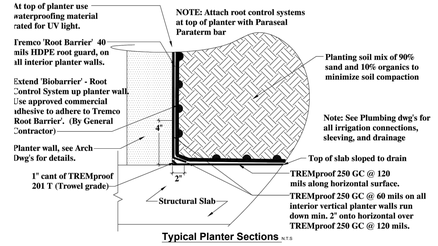
TYPICAL PLANT SPACING



Roof Deck Landscape Plan

SCALE1/8" =1'-0"

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.



Typical Planter Sections N.T.S

ROOF AREA	ROOF LANSCAPE 15% MIN.		
	MINIMUM	PROPOSED	%
4,441 SF.	666 SF MIN.	879 SF	19%

PLANT SCHEDULE LEVELS 4, 6, 7

SHRUBS

KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
EL	250	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
	SB/ 5	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	YES	LOW	12' HT. X 5' SPR.,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER

PLANT SCHEDULE LEVEL 9

SHRUBS

KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
CI	16	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	36" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
FM	86	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
SC	391	SPARTINA BAKERI/ SAND CORDGRASS	YES	LOW	18" HT. X 18" SPR. / 3 GALLONS/ FULL/ 2' OC.
EL	151	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/ 11	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	YES	LOW	12' HT. X 5' SPR.,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER

TOPO GRAPHIC
landscape architecture & design
TOPO_GRAPHIC LLC
LC2000577
941-564-5016
Miami Beach FL. / Punta Gorda FL.
info@topo-graphic.com

All ideas, designs, and indicated or represented by this drawing are owned by and are the exclusive property of TOPO_GRAPHIC LLC, and were created, evolved and developed for the use in and in conjunction with the project therein referenced. No such ideas, designs, and plans shall be used or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of TOPO_GRAPHIC LLC

Project:

9781 EAST BAY HARBOR DRIVE

Levels 4, 6, 7 & 9 Landscape Plans & Planting Details

9781 E. BAY HARBOR DR, BAY HARBOR, FL 33154

Revisions:

Seal:

MANUEL C ALONSO - LA666853

Drawing: Landscape Plan

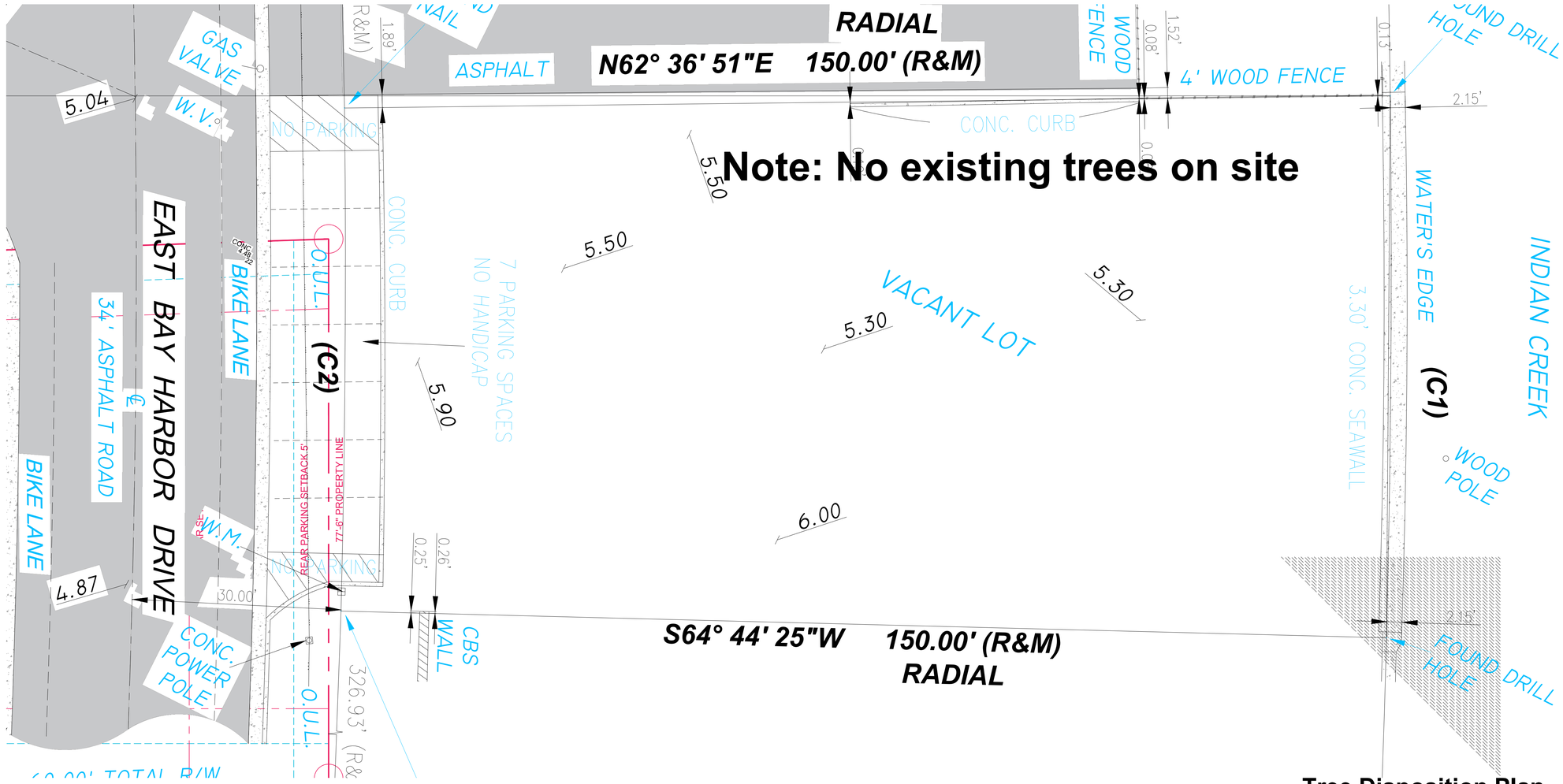
Date: 07.15.2022

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

Drawn by: JRP

Sheet No.:

L-2



Tree Disposition Plan

SCALE1/8" =1'-0"

There are NO Trees of any kind existing on this lot. As such, there is no mitigation necessary for this property.

There are no substantial trees on neighboring property that has root zones encroaching onto this property. As such, no tree protection fencing will be required anywhere on this site during construction.

TOPO GRAPHIC
landscape architecture & design

TOPO_GRAPHIC LLC
LC26000577
941-564-5016
Miami Beach FL. / Punta Gorda FL.
info@topo-graphic.com

All ideas, designs, and indicated or represented by this drawing are owned by and are the exclusive property of TOPO_GRAPHIC LLC, and were created, evolved and developed for the use in and in conjunction with the project therein referenced. No such ideas, designs, and plans shall be used or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of TOPO_GRAPHIC LLC.

Project:
9781 EAST BAY HARBOR DRIVE
Tree Disposition Plan
9781 E. BAY HARBOR DR.

Revisions:

Seal:

MANUEL C ALONSO - LA666853

Drawing: Tree Disposition Plan
Date: 07.15.2022
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.:

TD-1

GENERAL NOTES AND SPECIFICATIONS

I. APPLICABLE CODES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT BAY HARBOR ISLANDS AND MIAMI-DADE COUNTY STANDARDS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS, AS APPLICABLE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

3. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER SITE FEATURES SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY BY OTHERS.

4. EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH PROPOSED GRADES AND REQUIREMENTS OF UTILITY OWNERS, AS REQUIRED.

5. EXISTING STRUCTURES, UTILITIES AND OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, TREES SUCH AS BUILDING SEWERS, DRAINS, WATER OR GAS PIPES, CONDUITS, POLES, WALLS, COLUMNS, ETC., WHETHER OR NOT SHOWN ON THE PLANS, ARE TO BE CAREFULLY PROTECTED FROM DAMAGE. IF DAMAGE OCCURS FROM WORK PERFORMED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PROMPTLY REPAIR THE DAMAGED ITEM(S) TO THE CONDITION OF THE ITEM(S) PRIOR TO THE DAMAGE. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

6. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.

7. CONTRACTOR SHALL PRESERVE ALL STREET SIGNS, PARKING METERS, BENCHES, TRAFFIC CONTROL SIGNS, ETC. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL REINSTALL OR DELIVER SAID PUBLIC PROPERTY TO THE COUNTY YARD.

8. THE CONTRACTOR SHALL COORDINATE HIS/HERS WORK WITH ANY OTHER UTILITY AND BUILDING TRADES WORKING ON THIS OR ADJACENT PROJECT.

9. ALL DITCH EXCAVATION SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE PROVISIONS OF THE FLORIDA TRENCH SAFETY ACT.

10. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY, EITHER PUBLIC OR PRIVATE, DURING EXCAVATION OF SUBSOIL MATERIAL OR DURING THE FILLING OF ANY AREA, OR FOR ANY OPERATION DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

II. PRECONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

2. 48 HOURS BEFORE BEGINNING CONSTRUCTION IN THE AREA, THE CONTRACTOR SHALL NOTIFY SUNSHINE STATE CALL ONE OF FLORIDA, INC. AT 1-800-432-4770 AND ANY OTHER UTILITIES WHICH MIGHT BE AFFECTED.

3. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER OF RECORD.

4. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT. (WITH THE EXCEPTION OF DRAINAGE AND WATER & SEWER APPROVALS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FDOT WHICH WILL BE OBTAINED BY THE ENGINNEER OF RECORD.)

5. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

6. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON PLANS.

III. INSPECTION AND TESTING

THE ENGINEER SHALL REQUIRE A COLOR T.V. SURVEY AND SHALL REQUIRE AN EXFILTRATION/INFILTRATION TEST PRIOR TO ACCEPTANCE. THE SURVEY AND TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE.

INSPECTIONS:
THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:

1.) STORM DRAINAGE
2.) SANITARY SEWER
3.) WATER SYSTEM SUBGRADE – SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
4.) LIMEROCK BASE – SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT.
5.) ASPHALTIC CONCRETE
6.) FINAL WALK-TRROUGH INSPECTION
7.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

IV. SHOP DRAWINGS

1. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS: WATER/SEWER MAIN PIPING AND ASSOCIATED FITTINGS, CATCH BASINS AND ALL OTHER DRAINAGE STRUCTURES, DRAINAGE PIPE, BALLAST ROCK, EXFILTRATION TRENCH FILTER FABRIC. IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS IF REQUIRED.

V. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES

A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.

C. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

2. TRAFFIC REGULATION

A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH M.U.T.C.D. AND FDOT.

B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE CITY BAY HARBOR ISLANDS PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSE OUT:

1. CLEANING UP

A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.

B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.

C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.

D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

E.. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENGINEER. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

3. PROJECT RECORD DOCUMENTS

A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.

B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.

4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.

VII. STORM DRAINAGE

GENERAL

1. THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE MANUFACTURERS AND FABRIC TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. IT SHALL BE USED TO WRAP ALL SIDES, BOTTOM AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.

2. SOLID AND PERFORATED STORM DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SELECTED FROM THE MANUFACTURES AND TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.

3. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

4. THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION TRENCH SYSTEMS FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON, OR FILTER FABRIC BETWEEN, THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED.

VII. PAVING

1. GENERAL

A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.

B. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.

D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER MIAMI-DADE COUNTY STANDARD DETAILS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.

E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONC. CURB, CURB & GUTTER, SIDEWALK AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER AND MEDIAN IS PROPOSED TO BE CONSTRUCTED.

F. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK BASE.

G. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT INSPECTOR OR THE GEOTECHNICAL ENGINEER.

VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

1. PAVEMENT MARKINGS

A. INSTALLATION OF ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH FDOT STANDARDS.

B. MATERIALS: (1) WHERE THE PLANS CALL FOR PAINTED PAVEMENT MARKINGS (P), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. (2) WHERE THE PLANS CALL FOR THERMOPLASTIC PAVEMENT MARKINGS (T), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

C. PROTECTION: THE CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR FROM ANY OTHER CAUSE.

2. TRAFFIC SIGNS

A. INSTALLATION: TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), PART II, IN LOCATIONS SHOWN ON PLANS.

B. MATERIALS: FOLLOW SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND M.U.T.C.D.

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!

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
9101 BISCAYNE BLVD. UNIT 508, MIAMI FL, 33138
Phone: 786-255-5252 (Cell) , 786-518-2006 (Office)
Email: wlugo@oceanengineeringinc.com

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: REGENCY DEVELOPMENT GROUP LLC
Address: 425 HUEHL ROAD, SUITE 4B
NORTHBROOK, IL 60062
Tel: 847-436-7777
Email: alextroyanovsky@yahoo.com

LANDSCAPE DESIGN:
Name:
Address:

Tel:
Email:

CIVIL ENGINEER:
Name:
Address:

Tel:
Email:

MEP ENGINEER:
Name:
Address:

Tel:
Email:

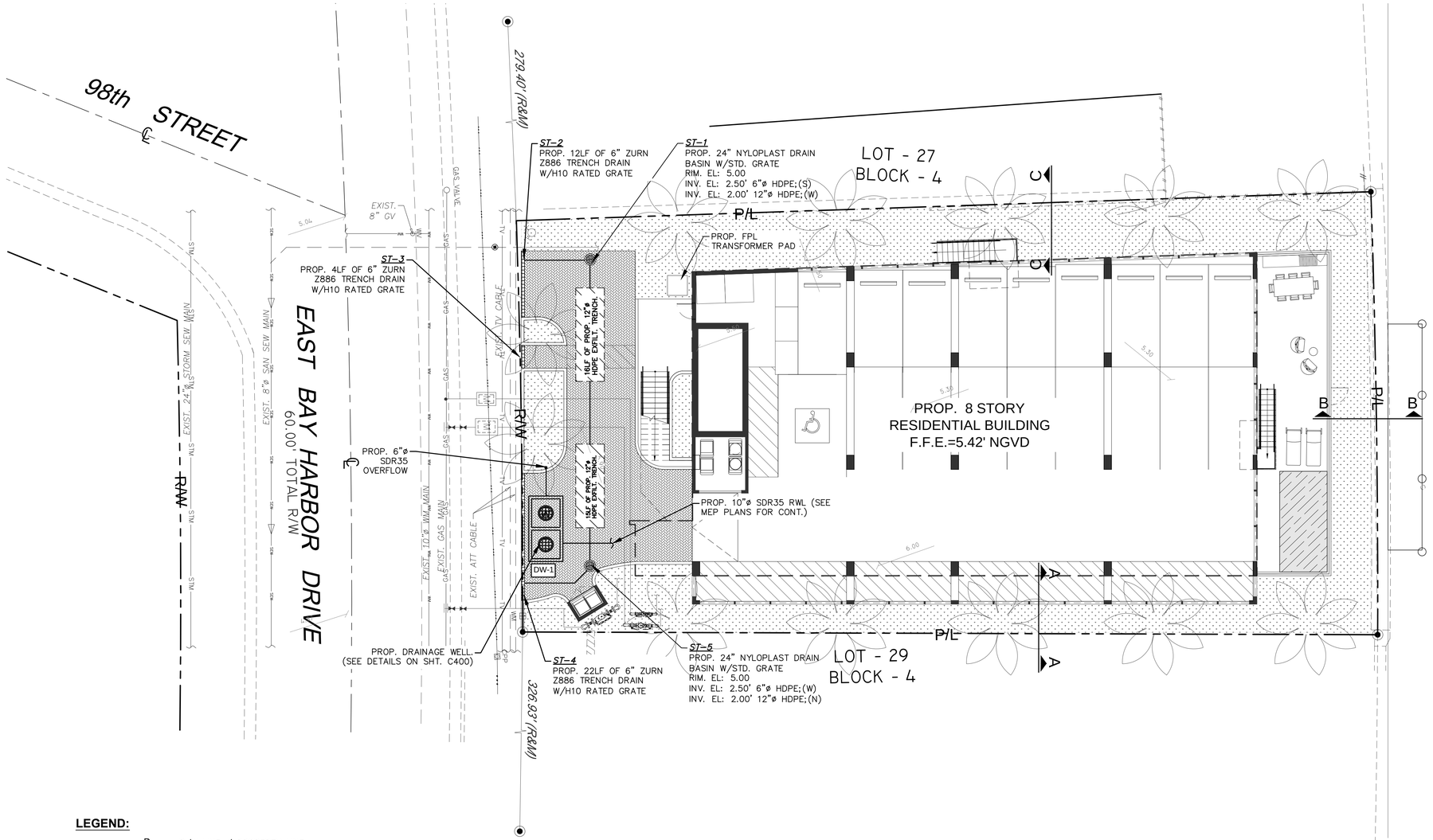
ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER
WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

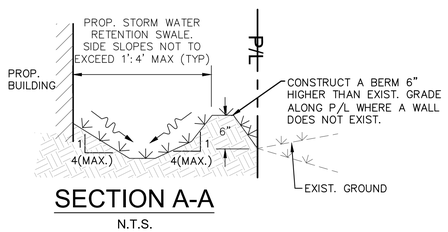
GENERAL NOTES AND SPECIFICATIONS

Date: 06-14-2022	Sheet No. C100
Scale:	
Project: 2229	

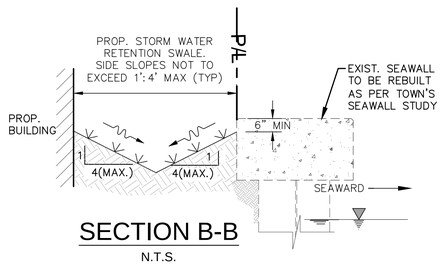


LEGEND:

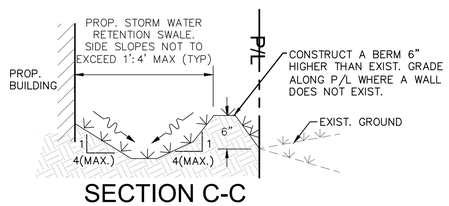
- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- 4.1 EXISTING ELEVATIONS (NGVD)
- PROP. LANDSCAPE AREA. REFER TO LA PLANS FOR DETAILS.
- PROP. WATER FEATURE (SEE ARCH. PLANS FOR DETAILS)
- PROP. EXFILT. TRENCH (SEE SHEET C400 FOR DETAILS)
- PROP. DRAINAGE WELL (SEE SHT. C400 FOR DETAILS)



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



SECTION C-C
N.T.S.

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!

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
6101 BISCAYNE BLVD. UNIT 506, MIAMI FL, 33138
Phone: 786-253-5252 (Cell) , 786-516-2006 (Office)
Email: wlugo@oceanengineeringinc.com

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: REGENCY DEVELOPMENT GROUP LLC
Address: 425 HUEHL ROAD, SUITE 4B
NORTHBROOK, IL 60062
Tel: 847-436-7777
Email: alextroyanovsky@yahoo.com

LANDSCAPE DESIGN:
Name:
Address:
Tel:
Email:

CIVIL ENGINEER:
Name:
Address:
Tel:
Email:

MEP ENGINEER:
Name:
Address:
Tel:
Email:

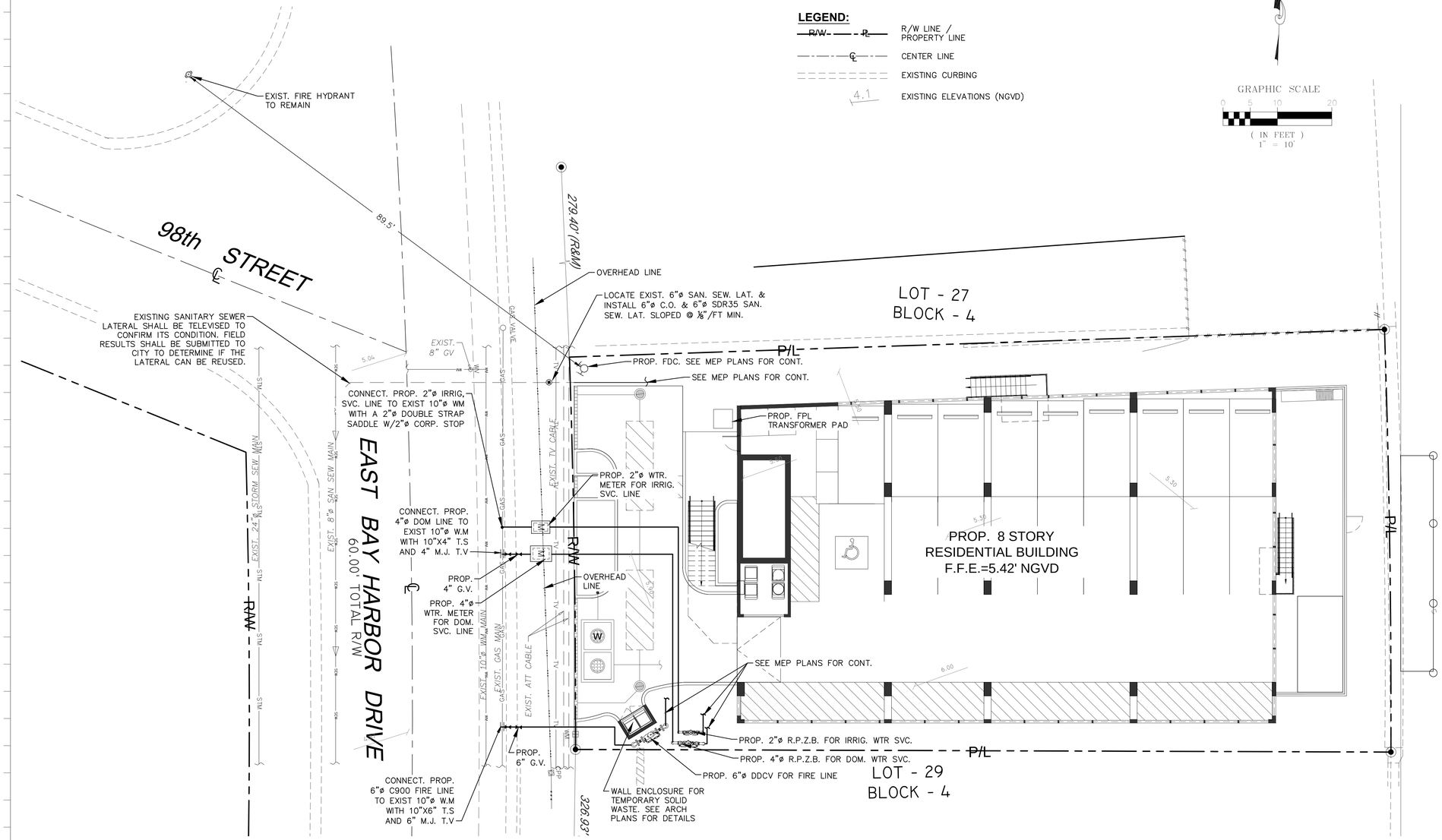
ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER
WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

PAVING, GRADING AND DRAINAGE PLAN

Date:	06-14-2022	Sheet No.	C200
Scale:			
Project:	2229		



Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: REGENCY DEVELOPMENT GROUP LLC
Address: 425 HUEHL ROAD, SUITE 4B
NORTHBROOK, IL 60062
Tel: 847-436-7777
Email: alextroyanovsky@yahoo.com

LANDSCAPE DESIGN:
Name:
Address:
Tel:
Email:

CIVIL ENGINEER:
Name:
Address:
Tel:
Email:

MEP ENGINEER:
Name:
Address:
Tel:
Email:

ARCHITECTS:
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

WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER

WALTER M. LUGO P.E.
FL PE# 61747

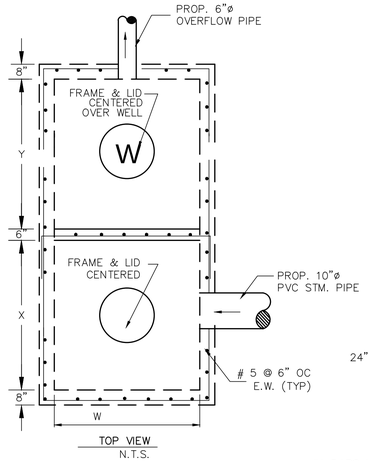
KOBI KARP

WATER AND SEWER PLAN

Date: 06-14-2022	Sheet No. C300
Scale:	
Project: 2229	

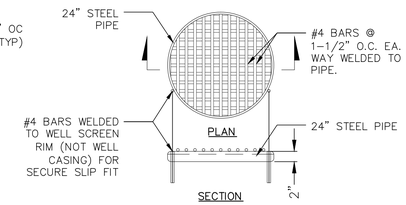
Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
8101 BISCAYNE BLVD. UNIT 508, MIAMI FL. 33138
Phone: 786-253-5202 (Cell) , 786-618-2006 (Office)
Email: wlugo@oceanengineeringinc.com

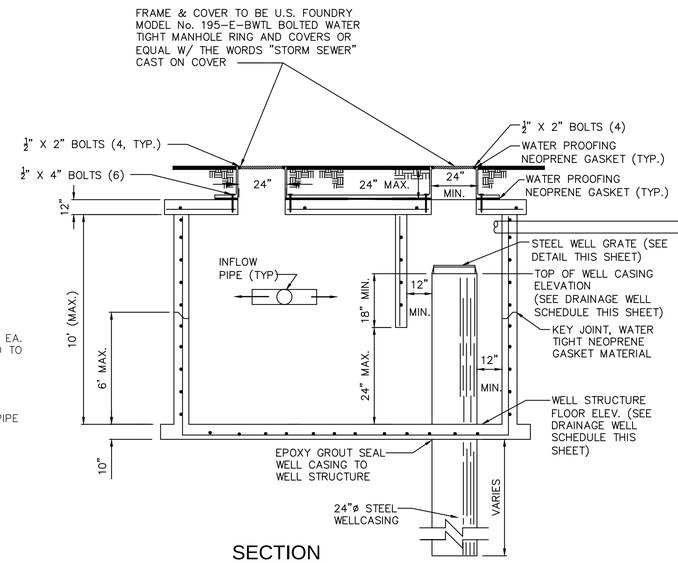


TOP VIEW
N.T.S.

DW-1

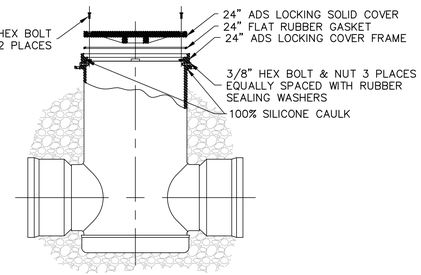


STEEL WELL GRATE DETAIL
N.T.S.



SECTION

STORM DRAINAGE DISPOSAL WELL
N.T.S.



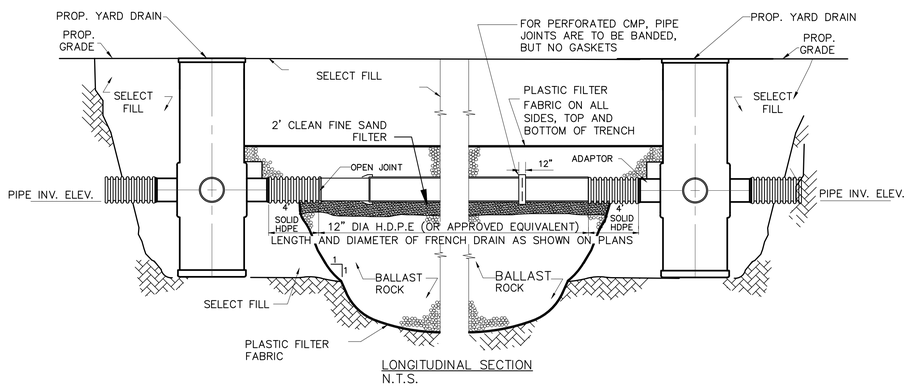
FRAME ATTACHMENT TO DRAINAGE BASIN DETAIL
N.T.S.

DRAINAGE WELL SCHEDULE

STRUCT. NO.	FRAME & LID	W	X	Y	INVERT				M.H. RIM ELEVATION	WELL CASING ELEVATION	STRUCTURE FLOOR ELEVATION	REMARKS
					E	N	S	OVER FLOW				
DW-1	USF E-BWTL	5.0'	5.0'	5.0'	2.10'	2.10'		2.30'	4.30'	2.20'	-1.30'	

NOTES FOR DRAINAGE WELL :

1. INJECTION WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDEP CHAPTER 52.528 UNDERGROUND INJECTION CONTROL PROGRAM RULES, AND MUST PROVIDE THE OPTIMUM RECHARGE FLOW RATE INTO THE "G-III AQUIFER"; FDEP CHAPTER 520.410 DEFINES THE G-III AQUIFER AS "NON-POTABLE WATER UNCONFINED AQUIFER WITH A DISSOLVED SOLID CONTENT EQUAL TO OR GREATER THAN 10,000 MG/L; ..." .
2. BOTTOM OF WELL CASING SHALL BE PLACED NO SHALLOWER THAN THE 10,000 MG/L INTERFACE. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD IF THE FIELD CONDITIONS LOCATES THE 10,000 MG/L INTERFACE TO BE SHALLOWER OR DEEPER THAN THE LIMITS SET HEREIN. THE OPEN HOLE AREA OF THE WELL SHALL BE PLACED TO PROVIDE THE OPTIMUM FLOW THROUGH THE AQUIFER.
3. UPON COMPLETION OF THE INSTALLATION OF THE FIRST INJECTION WELL, THE CONTRACTOR SHALL PERFORM A RECHARGE CAPACITY FLOW TEST AND PROVIDE THE RESULTS OF SUCH FLOW TEST TO THE ENGINEER OF RECORD FOR REVIEW, PRIOR TO THE INSTALLATION OF ANY MORE WELLS. IF THE FIELD CONDITIONS DIFFER, AND THE REQUIRED *WELL RECHARGE RATE OF 450 GPM/FT OF HEAD* CANNOT BE ACHIEVED, THE CONTRACTOR WOULD BE REQUIRED TO PROVIDE A PLAN OF ACTION TO REMEDY THE DEFICIENT CAPACITY.
4. STEEL WELL GRATE TO BE INSTALLED OVER 24" DEEP WELL. STEEL GRATE TO BE HOT DIPPED GALVANIZED AFTER FABRICATION. COST TO BE INCLUDED IN THE PRICE OF CASING.

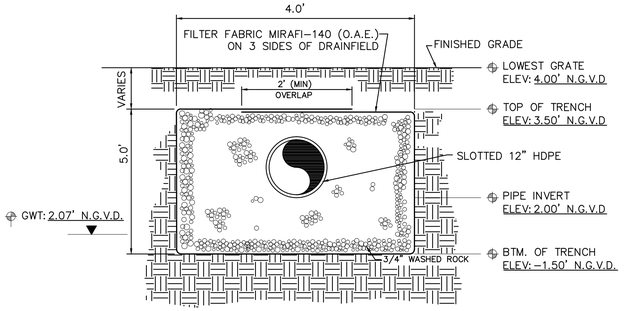


LONGITUDINAL SECTION
N.T.S.

NOTE:

AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.

TYPICAL CATCH BASIN AND EXFILTRATION TRENCH DETAIL W/ 2' CLEAN FINE SAND FILTER



EXFILTRATION TRENCH FOR 12" SLOTTED HDPE
N.T.S.

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: REGENCY DEVELOPMENT GROUP LLC
Address: 425 HUEHL ROAD, SUITE 4B NORTHBROOK, IL 60062
Tel: 847-436-7777
Email: alextroyanovsky@yahoo.com

LANDSCAPE DESIGN:
Name:
Address:
Tel:
Email:

CIVIL ENGINEER:
Name:
Address:
Tel:
Email:

MEP ENGINEER:
Name:
Address:
Tel:
Email:

ARCHITECTS:
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

WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER

WALTER M. LUGO P.E.
FL PE# 61747

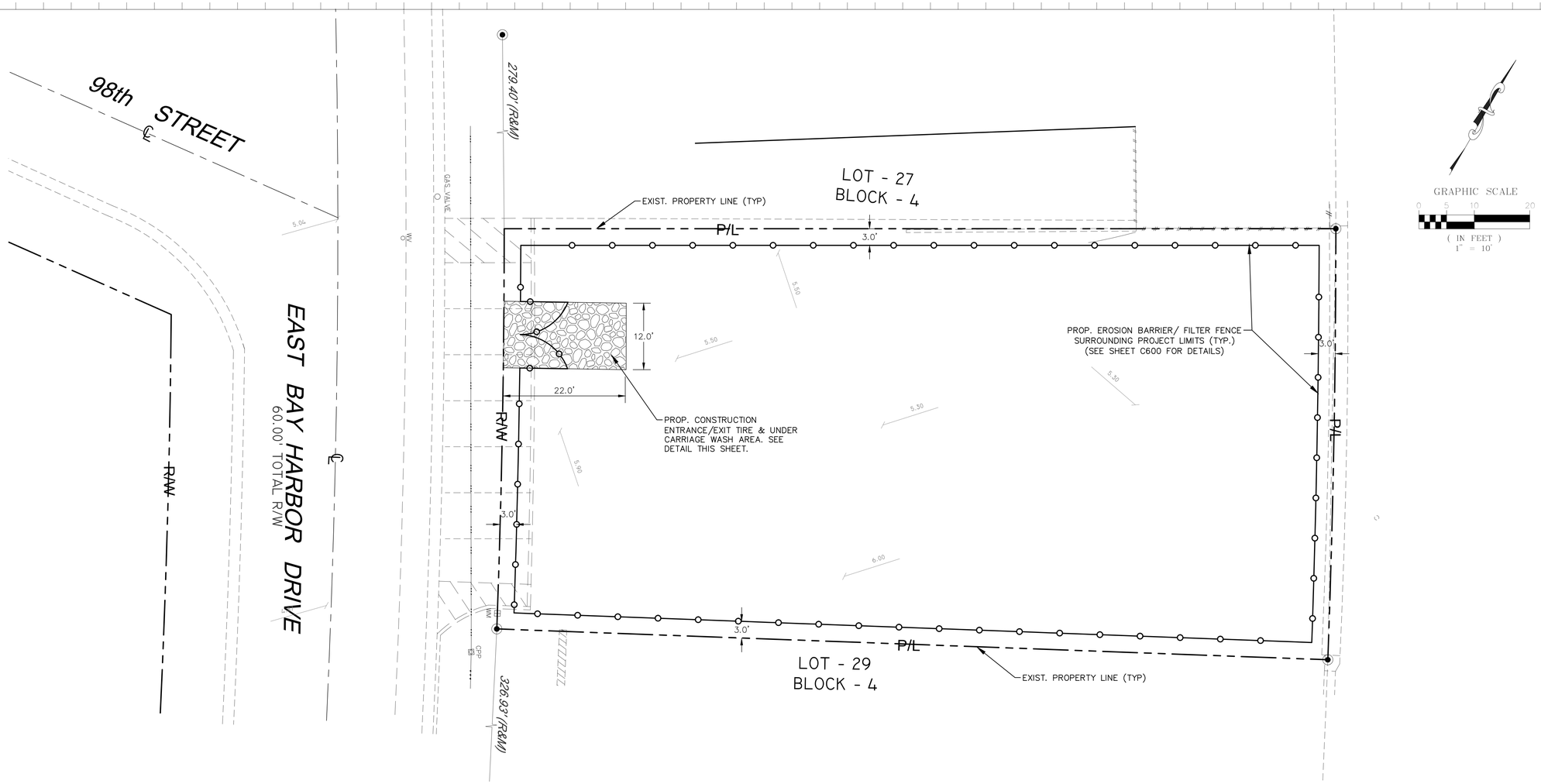
KOBI KARP

DRAINAGE DETAILS

Date:	06-14-2022	Sheet No.	C400
Scale:			
Project:	2229		

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!

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
8101 BISCAYNE BLVD. UNIT 508, MIAMI FL. 33138
Phone : 786-233-5232 (Cell) , 786-518-2006 (Office)
Email: wlugo@oceanengineeringinc.com



Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

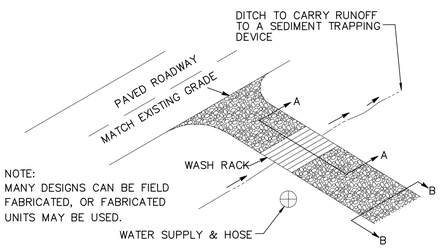
9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

LEGEND:

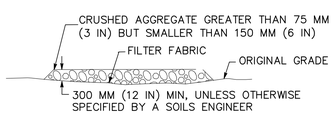
- R/W — P/L — R/W LINE / PROPERTY LINE
- ℄ — ℄ — CENTER LINE
- EXISTING CURBING
- 4.1 EXISTING ELEVATIONS (NGVD)
- PROP. EROSION BARRIER

NOTES:

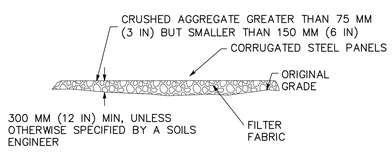
1. CONTRACTOR SHALL INSTALL GEOTEXTILE FABRIC IN EACH CATCH BASIN, FLOOR DRAIN OR TRENCH DRAINS IN THE EFFORTS TO PROTECT THE PROPOSED STORM WATER MANAGEMENT SYSTEM FROM DEBRIS AND SEDIMENTATION.
2. IN ACCORDANCE TO FDEP NPDES PERMIT REQUIREMENTS, EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY AND REPLACED AS NEEDED.



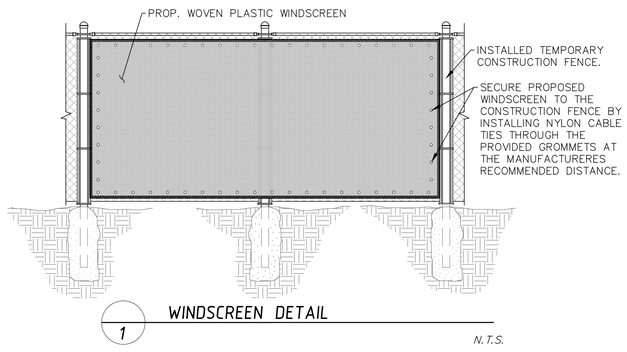
TYPICAL TIRE WASH
NOT TO SCALE



SECTION B–B
NTS



SECTION A–A
NOT TO SCALE



1 WINDSCREEN DETAIL
N.T.S.

NOTES:

1. REGULAR MAINTENANCE SHALL BE EXECUTED IN ACCORDANCE TO THE MANUFACTURER'S RECOMMENDATIONS TO ENSURE THE WINDSCREEN DOES NOT TEAR OR DETACH FROM THE 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!

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
8101 BISCAYNE BLVD. UNIT 808, MIAMI FL. 33138
Phone. 786-353-5202 (Cell) , 786-518-2008 (Office)
Email: wlugo@oceanengineeringinc.com

OWNER:
Name: REGENCY DEVELOPMENT GROUP LLC
Address: 425 HUEHL ROAD, SUITE 4B
NORTHBROOK, IL 60062
Tel: 847-436-7777
Email: alextroyanovsky@yahoo.com

LANDSCAPE DESIGN:
Name:
Address:

Tel:
Email:

CIVIL ENGINEER:
Name:
Address:

Tel:
Email:

MEP ENGINEER:
Name:
Address:

Tel:
Email:

ARCHITECTS:
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

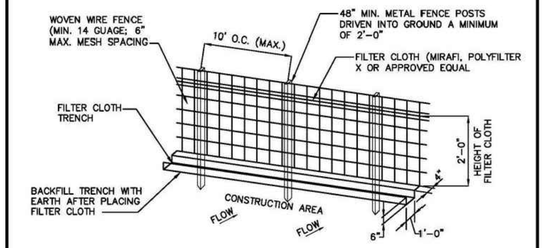
WALTER M. LUGO
LICENSE
NO. 61747
STATE OF FLORIDA
PROFESSIONAL ENGINEER

WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

SEDIMENTATION AND EROSION CONTROL PLAN

Date:	06-14-2022	Sheet No.	C500
Scale:			
Project:	2229		



CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24" X 24".
3. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
4. SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
5. SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.

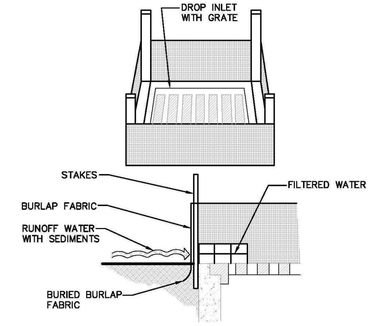
FILTER FENCE
N.T.S.

EROSION AND SEDIMENT CONTROL GENERAL NOTE:

THE FOLLOWING ARE BEST MANAGEMENT PRACTICES (BMP'S) DETAILS AND SPECIFICATIONS. IN ADDITION TO THE STANDARDS PER FDOT INDEX 100, 101, 102, 103, AND 104, AS WELL AS PER FLORIDA'S EROSION AND SEDIMENT CONTROL MANUAL, AND ARE ONLY A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER/CONTRACTOR TO ASSIST THEM IN IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES TO COMPLY WITH FLORIDA NPDES STORM WATER CONSTRUCTION ACTIVITY, AS ESTABLISHED BY FDEP.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND IMPLEMENT THE BEST MANAGEMENT PRACTICE THAT ARE APPROPRIATE FOR THE PROJECT'S SITE SPECIFIC CONDITIONS DURING THE LIFE OF THE CONSTRUCTION ACTIVITIES.

EROSION AND SEDIMENT CONTROL GENERAL NOTE
N.T.S.



SPECIFIC APPLICATION:

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.50 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

BURLAP DROP INLET SEDIMENT FILTER
N.T.S.

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETIONOF CON-STRUCTION AND ONLY WHEN AREAS HAVE BEEN STABLIZED.
3. ADDITIONAL PROTECTION – ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH ½ -INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FDOT NO.1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEASE 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEASE 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALE STO PREVENT WATER FROM ENTERING BETWEEN BALES.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL.
14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFROM TO THE EXISTING GRADE, PREPARED AND SEEDED.
18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHENTHE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITTABLE AREA AND IN SUCH A MANNER THT IT WILL NOT ERODE.
22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.
23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL – A GUIDE TO SOUND LAND AND WATER MANAGAEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER), CHAPTER 6.
24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

25. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
26. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
27. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
28. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.
29. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION. SILT SCREENS, HAYBALES AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
30. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND BE REMOVED OLY WHEN AREAS HAVE BEEN STABILIZED.
31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
32. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH HAY FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.
34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.
36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
37. SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

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!

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
6101 BISCAYNE BLVD UNIT 505, MIAMI FL, 33138
Phone: 786-253-5202 (Cell) , 786-518-2008 (Office)
Email: wlugo@oceanengineerings.com

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: REGENCY DEVELOPMENT GROUP LLC
Address: 425 HUEHL ROAD, SUITE 4B
NORTHBROOK, IL 60062
Tel: 847-436-7777
Email: alextroyanovsky@yahoo.com

LANDSCAPE DESIGN:
Name:
Address:

Tel:
Email:

CIVIL ENGINEER:
Name:
Address:

Tel:
Email:

MEP ENGINEER:
Name:
Address:

Tel:
Email:

ARCHITECTS:
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

WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER

WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

SEDIMENTATION & EROSION CONTROL NOTES

Date:	06-14-2022	Sheet No.	C600
Scale:			
Project:	2229		

APPLICATION FOR SITE PLAN REVIEW

Town Council
Jordan W. Leonard
Mayor
Stephanie Bruder
Vice Mayor
Joshua D. Fuller
Council Member
Kelly Reid
Council Member
Isaac Salver
Council Member
Elizabeth Tricocha
Council Member
Robert Yoffe
Council Member

Town Officials
Ronald J. Wasson
Town Manager
Marlene M. Siegel
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.

Refer to Exhibit 1

Folio # 13-2227-001-1040

Size of described property 11,249 SF

Project Description See Letter of Intent Units 9 Units

Owner(s) Name 9781 BAY HARBOR DEVELOPMENT LLC

Mailing Address 18101 Collins Ave, #3908

City Sunny Isles Beach State FL Zip 33160

Phone Number 312-914-0224 Email Igmn63@gmail.com

Signature of Owner

Name of Applicant (if different from owner) Joseph A. Ruiz Esq. on behalf of 9781 BAY HARBOR DEVELOPMENT LLC

Mailing Address 320 Miracle Mile

City Coral Gables State FL Zip 33134

Phone Number 786-232-0900 Email jar@wernickco.com

Signature of Applicant

Name of Representative Joseph A. Ruiz, Esq. on behalf of 9781 BAY HARBOR DEVELOPMENT LLC

Mailing Address 320 Miracle Mile, Suite 203

City Coral Gables State Fl. Zip 33134

Phone Number 786-232-0900 Email jar@wernickco.com

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received SPR22-000020 By

Process Number 7/28/22 Fee Paid $3000 —

TOWN OF BAY HARBOR ISLANDS, FLORIDA
DEVELOPMENT IMPACT ANALYSIS REPORT

Project Name: 9781 East Bay Harbor Drive

Location: 9781 East Bay Harbor Drive, Bay Harbor Islands, FL

Address: 9781 East Bay Harbor Drive, Bay Harbor Islands, FL

General Project Description: New 8-story, 9-unit residential condominium building with 18 parking spaces.

Site Square Feet / Acreage: Approximately 11,249 sf / 0.26 acres

---

The following information and analysis is intended to satisfy the requirements set forth in Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances, which provides guidelines and requirements to ensure that the Level of Service (LOS) standards as set forth in the adopted Comprehensive Plan will be maintained, unless mitigation is provided. The following LOS standards shall be used to analyze the infrastructure impacts of each residential development. For non-residential development consult Town.

Potable Water

200 gallons per capita, per day

Existing: 0 units x 200 gallons = 0
Proposed: 9 units x 200 gallons = 1,800
Net increase: + 1,800 gallons per capita, per day

Sanitary Sewer

156 gallons per capita, per day

Existing: 0 units x 156 gallons = 0
Proposed: 9 units x 156 gallons = 1,404
Net increase: + 1,404 gallons per capita, per day

Solid Waste

0.632 tons per capita, per year

Existing: 0 units x 0.632 tons = 0
Proposed: 9 units x 0.632 tons = 5.69
Net increase: + 5.69 tons per capita, per year

Drainage

Design LOS standards to meet a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 – Water Control; and no ponding water for more than 48 hours

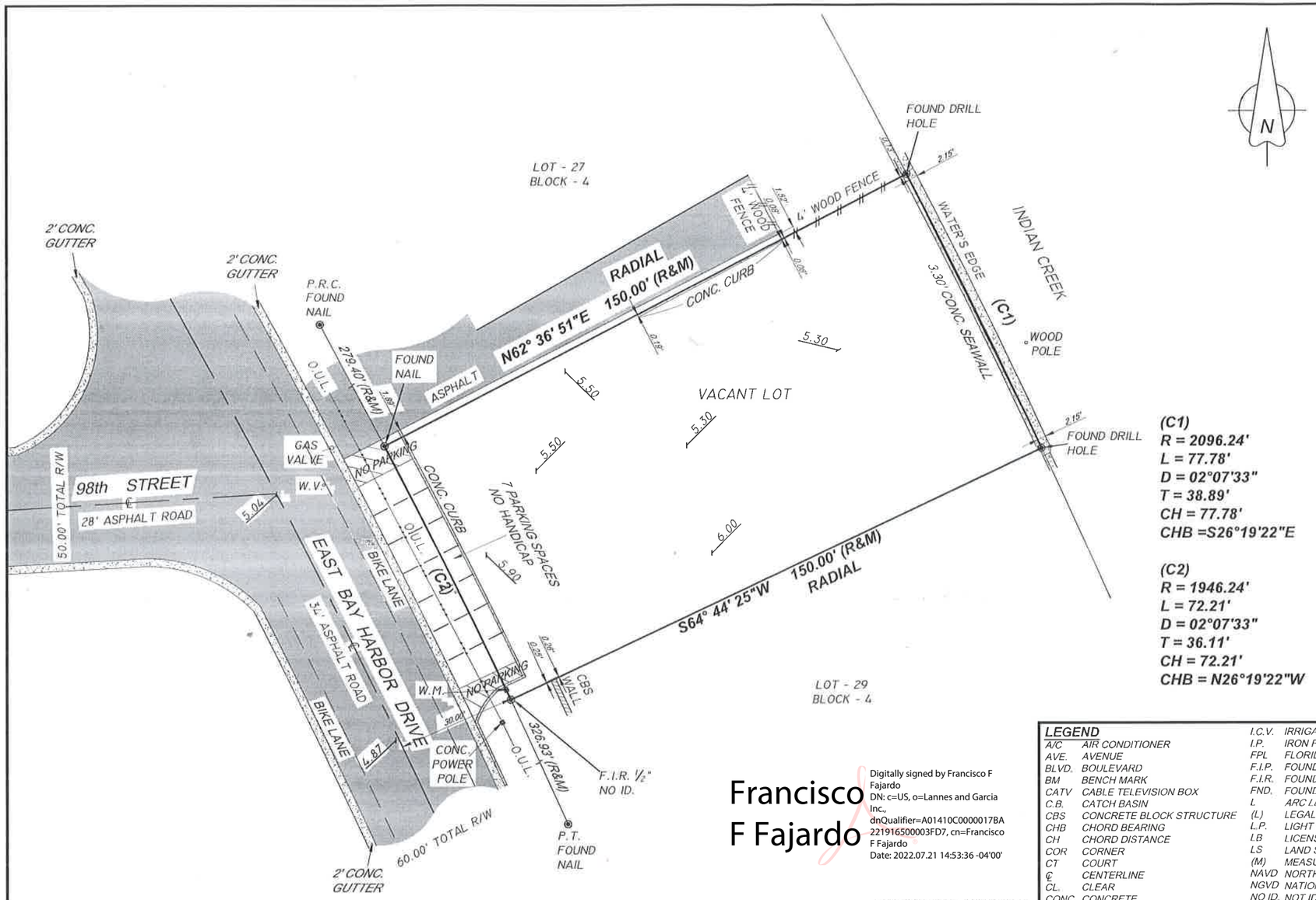
Drainage design will meet LOS standards of a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 - Water Control. No ponding water for more than 48 hours.
See enclosed drainage plans from engineer.

Local Streets*	LOS "B" at peak hour Please refer to the submitted Traffic Generation Statement.
Arterial Roadways**	LOS "E" at PM peak hour* (96th Street / Kane Concourse / SR 922) Please refer to the submitted Traffic Generation Statement.
Recreation Facilities	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 500 persons, 3-12 years old The Project does not propose Recreation Facilities at this time
Public School Facilities	100% of FISH (Florida Inventory of School Houses) capacity including re-locatable classrooms in each public school concurrency service area (CSA) The project will undergo school concurrency review by Miami-Dade County Public Schools once the application is submitted by the Town.

Notes: * The Town's original Comprehensive Plan (June 1988) lists the adopted Level of Service (LOS) for all local roadways as LOS "B" Peak Hour. According to the 2012 FDOT Quality / Level of Service Handbook LOS "B" is not achievable in some instances. However, the Town's plan includes a local roadway capacity of 10,000 vehicles per day, which corresponds to LOS "D". Therefore, the Town will use LOS "D", which is also the adopted Miami-Dade LOS.

**The Town's original Comprehensive Plan (June 1988) lists the preferred Level of Service (LOS) for SR 922 / Kane Concourse as "C" Peak Hour but defers to state / county jurisdictions for applicable LOS. State law specifically prohibits local governments from adopting different LOS on state roadways. FDOT has adopted LOS "E" at PM Peak Hour for SR 922 / Kane Concourse and that LOS is used by both FDOT / Miami-Dade County for concurrency / planning purposes.

For traffic impact analysis utilize the latest ITE Manual for applicable land use trip generation purposes (both ADT / PM Peak Hour). Both roadway link & signalized intersection analysis is required, as required by Town.



(C1)
R = 2096.24'
L = 77.78'
D = 02°07'33"
T = 38.89'
CH = 77.78'
CHB =S26°19'22"E

(C2)
R = 1946.24'
L = 72.21'
D = 02°07'33"
T = 36.11'
CH = 72.21'
CHB = N26°19'22"W

Francisco F Fajardo

Digitally signed by Francisco F Fajardo
DN: c=US, o=Lannes and Garcia Inc., dnQualifier=A01410C0000017BA221916500003FD7, cn=Francisco F Fajardo
Date: 2022.07.21 14:53:36 -04'00'

LOCATION SKETCH

NOT TO SCALE



LEGAL DESCRIPTION:

LOT 28, BLOCK 4, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, AT PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
12) BEARINGS IF ANY SHOWN ARE BASED ON PLAT MERIDIAN AT: SOUTH LINE OF SUBJECT LOT= (S64° 44' 25"W)

CERTIFIED TO:

CONGREE BHE LLC.

LOT SQUARE FOOTAGE:

11,249 SQUARE FEET +/- 0.26 ACRES +/-

LOT SQUARE FOOTAGE ADDED: 07/21/2022

NO FIELD BOUNDARY SURVEY UPDATED.

LEGEND

A/C	AIR CONDITIONER
AVE.	AVENUE
BLVD.	BOULEVARD
BM	BENCH MARK
CATV	CABLE TELEVISION BOX
C.B.	CATCH BASIN
CBS	CONCRETE BLOCK STRUCTURE
CHB	CHORD BEARING
CH	CHORD DISTANCE
COR	CORNER
CT	COURT
℄	CENTERLINE
CL.	CLEAR
CONC.	CONCRETE
C.O.	CLEAN OUT
E.B.	ELECTRIC BOX
ELEV.	ELEVATION
ENCR.	ENCROACHMENT
E.R.P.	ELEVATION REFERENCE POINT
F.F.	FINISH FLOOR
F.H.	FIRE HYDRANT
I.C.V.	IRRIGATION CONTROL VALVE
I.P.	IRON PIPE
FPL	FLORIDA POWER & LIGHT
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON ROD
FND.	FOUND
L	ARC LENGTH
(L)	LEGAL
L.P.	LIGHT POLE
LB	LICENSED BUSINESS
LS	LAND SURVEYOR
(M)	MEASURED
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NO ID.	NOT IDENTIFIABLE
NO.	NUMBER
NTS	NOT TO SCALE
O.R.B	OFFICIAL RECORD BOOK
ON/PL	ON PROPERTY LINE
O.U.L	OVERHEAD UTILITY LINES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PL	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
R	RADIUS
(R)	RECORD
R.E.	RIM ELEVATION
R/W	RIGHT-OF-WAY
SAN.	SANITARY
S.I.P.	SET IRON PIPE
S.I.R.	SET IRON ROD
ST.	STREET
T	TANGENT
T.B.M	TEMPORARY BENCH MARK
TEL.	TELEPHONE
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W/M	WATER METER
W.V.	WATER VALVE
W.U.P.	WOOD UTILITY POLE

SYMBOLS

CONCRETE
OVERHEAD UTILITY LINES
WIRE FENCE
WOOD FENCE
PROPERTY CORNER
WATER FLOW
9.60 EXISTING GRADE ELEVATION
9.60 PROPOSED GRADE ELEVATION
WATER VALVE
SIGN
DRAINAGE MANHOLE
SANITARY MANHOLE
FIRE HYDRANT
LIGHTING FIXTURE
FIRE DEPARMENT CONNECTION

FLOOD ZONE: AE
MAP & PANEL = 12086C0144
COMMUNITY NO.: 120637
SUFFIX: L
DATE OF FIRM: 09/11/2009
BASE ELEV.= 9/10 NGVD 1929
ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.
B.M.# S-243 ELEV. = 11.77 (MIAMI-DADE COUNTY)

PROPERTY OF:

9781 EAST BAY HARBOR DRIVE,
BAY HARBOR ISLANDS, FLORIDA 33154

FRANCISCO F. FAJARDO CERTIFICATE NO. 4767 STATE OF FLORIDA PROFESSIONAL SURVEYOR MAPPER

A BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767.

PROFESSIONAL SURVEYING AND MAPPING
LANNES AND GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 442-2530

DWG. No.: 269140-A

FIELD DATE:02/03/2022	SCALE: 1" = 30'	DRAWN BY: TJY/J.L.J.	DWG. No.: 269140

19 July 2022

Michael Miller
Town of Bar Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands,
Florida 33154

Re: Traffic Generation Statement
9781 E. Bay Harbor Drive
Bay Harbor Islands, Florida
Langan Project No.: 330115001

Dear Mr. Miller:

Langan Engineering & Environmental Services, Inc. prepared this traffic-generation statement for the 9781 E. Bay Harbor Drive residential development on the southeast corner of E. Bay Harbor Drive and 98th Street in Bay Harbor Islands, Florida. We determined that the proposed development will not generate more than four peak-hour trips. This letter report includes daily and peak-hour trip-generation calculations for the development. Attachment A includes an aerial photograph of the site location.

Project Description

The proposed development comprises nine mid-rise multifamily dwelling units expected to be built by 2025 or sooner. The 0.26-acre site (Folio No.: 13-2227-001-1040) is currently a vacant lot. The development will comprise an eight-story residential building with nine residential units. The project site is on the southeast corner of the T-intersection of E. Bay Harbor Drive and 98th Street in Bay Harbor Islands, Florida. The development will have access through two driveway connections each to E. Bay Harbor Drive. The north driveway will operate as an egress only driveway for the proposed drop-off while the south driveway will operate as a full-access driveway withdirect access to the proposed parking on the ground floor and the valet drop-off at the internal driveway at the building entrance. The proposed development will not have gated-controlled access. Attachment B contains the site plan showing the proposed development program and driveway connections.

Trip Generation Analysis

The proposed development is expected to generate 41 daily, three morning peak-hour and four afternoon peak-hour trips. The results of the trip generation estimates are summarized in **Table 1**, using equations from the 11th Edition of the *ITE Trip Generation Manual*. Attachment C contains excerpts from the ITE manual.

Table 1 - Trip Generation Analysis

DAILY

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Multifamily Housing (Mid-Rise)	221	9 DU	T = 4.54 (X)	50%	50%	21	20	41

MORNING PEAK HOUR

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Multifamily Housing (Mid-Rise)	221	9 DU	T = 0.37 (X)	23%	77%	1	2	3

AFTERNOON PEAK HOUR

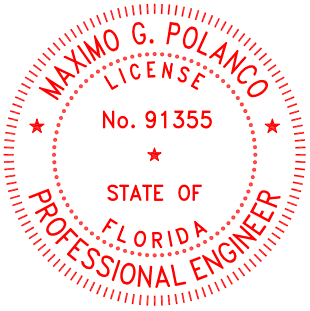
Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Multifamily Housing (Mid-Rise)	221	9 DU	T = 0.39 (X) + 0.34	61%	39%	2	2	4

Conclusion

We determined that the 9781 E. Bay Harbor Drive residential development is not expected to generate more than four (4) peak-hour trips. The development comprises an eight-story apartment building with nine residential units that will have two driveway connections to public roadways. Please contact me at (954) 320-2155 with any questions or comments.

Sincerely,

Langan Engineering and Environmental Services, Inc.



Maximo G Polanco

Digitally signed by Maximo G Polanco
DN: CN=Maximo G Polanco, oid.Qualifier=A01410D0000017F7519187300013A4C, OU=LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES INC, C=US
Date: 2022.07.19 17:52:58-04'00'

This item has been digitally signed and sealed by Maximo Polanco, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Maximo G. Polanco, P.E.
P.E. License No. 91355
Project Manager

Eric Schwarz, P.E., LEED AP
Principal/Vice President

MGP:mgp

Attachments:

Attachment A – Aerial Photograph Location
Attachment B – Site Plan
Attachment C – ITE Excerpts

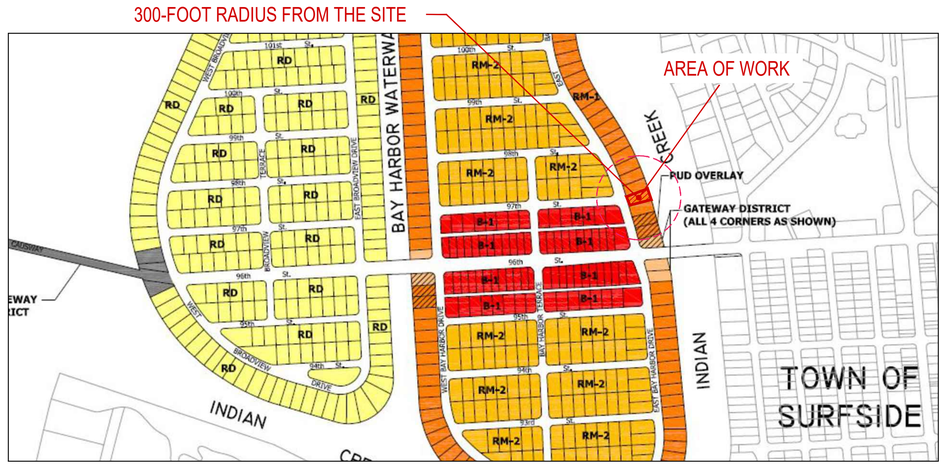
Florida Certificate of Authorization No. 6601

ATTACHMENT A
AERIAL PHOTOGRAPH LOCATION



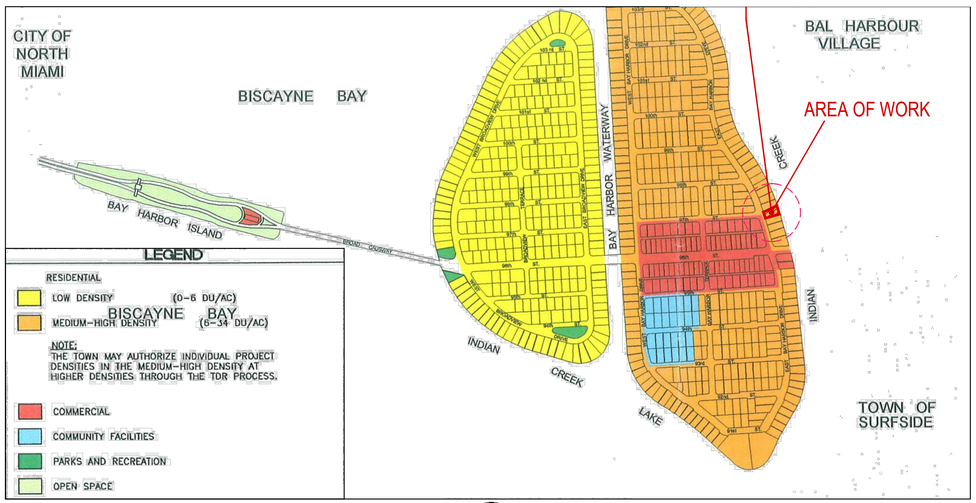
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES 15150 NW 79th Court, Suite 200, Miami Lakes, FL 33016 P: 786.264.7221 F: 786.264.7201 www.langan.com FL CERTIFICATE OF AUTHORIZATION No. 00006601	Project 9781 E BAY HARBOR DRIVE BAY HARBOR ISLANDS MIAMI DADE / FLORIDA	Figure Title SITE LOCATION MAP	Project No. 330115001 Date 7/19/2022 Scale NTS	FIGURE 1

ATTACHMENT B
SITE PLAN



1 ZONING DESIGNATIONS MAP

N.T.S



2 FUTURE LAND USE MAP

N.T.S



3 FLOOD MAP

N.T.S

ZONING INFORMATION

SECTION

PROJECT NAME: 9781 EAST BAY HARBOR DRIVE
PROJECT ADDRESS: 9781 E 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: 11,286 SF (0.2590 ACRES)
BASE FLOOD ELEVATION: 10 NGVD
DESIGN FLOOD ELEVATION: 10' + 1' = 11' NGVD

1

SITE REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) LOT AREA	11,286 SF	11,286 SF (0.2590 ACRES)
B) DENSITY	34 DU/AC MAX 34 x 0.2590 = 8.8 UNITS MAX = (9 UNITS)	9 UNITS
C) BUILDING HEIGHT	75'	75'-0" + 5'-0" POOL DECK
D) BUILDING LENGTH		99'-1"
E) LANDSCAPE REQUIREMENTS	20% LOT AREA MIN. 11,286 X 0.2 = 2,257 SF MIN.	2,625 SF = 23%
F) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 4,441 X 0.15 = 666 SF MIN.	850 SF = 19%

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 65 FEET IN HEIGHT . 30 FEET	20 FEET 25 FEET 30 FEET
C) SIDE YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT . 10 FEET	10'-0" LEVEL 1,2,3 11'-0" LEVEL 4 15'-0" LEVEL 5 18'-0" LEVEL 6 20'-0" LEVEL 7 - 8
D) REAR YARD SETBACK	20 FEET	20 FEET
E) FLEX SETBACKS 1/3 OF BUILDING LENGTH NORTH SIDE SOUTH SIDE		

3

AREA BREAKDOWN

LEVEL	TOTAL AREA	SELLABLE AREA
LEVEL 1 (PARKING GARAGE)	5.973 SF	-
LEVEL 2	5,395 SF	3,210 SF
LEVEL 3	5,459 SF	4,574 SF
LEVEL 4	5,332 SF	4,447 SF
LEVEL 5	4,826 SF	4,261 SF
LEVEL 6	4,425 SF	3,860 SF
LEVEL 7	4,156 SF	3,591 SF
LEVEL 8	4,156 SF	3,591 SF
LEVEL 9 (ROOF DECK)	1,056 SF	-
GRANDTOTAL	40,778 SF	27,534 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
3-4	2 RESIDENTIAL UNITS	4 UNITS	
5-8	1 RESIDENTIAL UNITS	1 UNITS x 4 LEVELS = 4 UNITS	
		TOTAL UNITS = 9 UNITS	

KKAID RECORD - OPTION 2.11

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: REGENCY DEVELOPMENT GROUP LLC
Address: 425 HUEHL ROAD, SUITE 4B
NORTHBROOK, IL 60062
Tel: 847-436-7777
Email: alextroyanovsky@yahoo.com

LANDSCAPE DESIGN:
Name:
Address:

Tel:
Email:

CIVIL ENGINEER:
Name:
Address:

Tel:
Email:

MEP ENGINEER:
Name:
Address:

Tel:
Email:

ARCHITECTS:
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

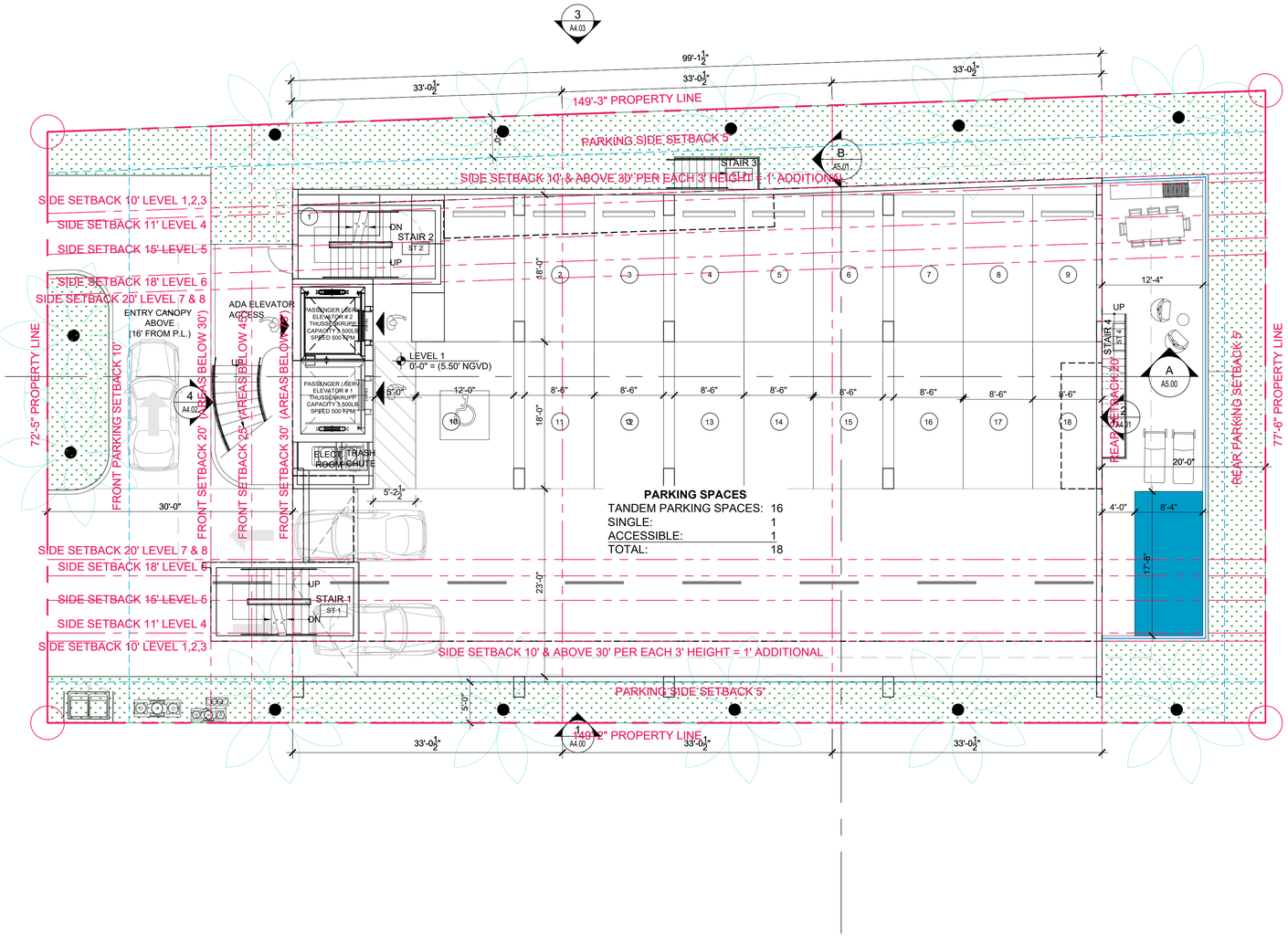
STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

PROJECT DATA

Date: 06-14-2022	Sheet No. A1.00
Scale:	
Project: 2229	



1 SITE PLAN

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

KKAID RECORD - OPTION 2.11

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: REGENCY DEVELOPMENT GROUP LLC
Address: 425 HUEHL ROAD, SUITE 4B
NORTHBROOK, IL 60062
Tel: 847-436-7777
Email: alextroyanovsky@yahoo.com

LANDSCAPE DESIGN:
Name:
Address:

Tel:
Email:

CIVIL ENGINEER:
Name:
Address:

Tel:
Email:

MEP ENGINEER:
Name:
Address:

Tel:
Email:

ARCHITECTS:
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

K O B I
K A R P

SITE PLAN

Date:	06-14-2022	Sheet No.	A2.00
Scale:			
Project:	2229		

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/18/2022

Property Information	
Folio:	13-2227-001-1040
Property Address:	9781 E BAY HARBOR DR Bay Harbor Islands, FL 33154-1740
Owner	9781 BAY HARBOR DEVELOPMENT LLC
Mailing Address	18101 COLLINS AVE #3908 SUNNY ISLES BEACH, FL 33160 USA
PA Primary Zone	4500 MULTI-FAMILY - 4 STORY
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	11,250 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	$3,825,000	$3,825,000	$3,825,000
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$3,825,000	$3,825,000	$3,825,000
Assessed Value	$3,825,000	$3,825,000	$3,825,000

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$3,825,000	$3,825,000	$3,825,000
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$3,825,000	$3,825,000	$3,825,000
City			
Exemption Value	$0	$0	$0
Taxable Value	$3,825,000	$3,825,000	$3,825,000
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$3,825,000	$3,825,000	$3,825,000

Benefits Information				
Benefit	Type	2022	2021	2020
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/06/2022	$4,500,000	33170-3184	Qual by exam of deed
01/11/2016	$4,750,000	29939-0305	Qual on DOS, multi-parcel sale

Short Legal Description
BAY HARBOR ISLAND
PB 46-5
LOT 28 BLK 4
LOT SIZE 11250 SQ FT
FAU 13 2227 048 0001

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

ATTACHMENT C
ITE EXCERPTS

Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

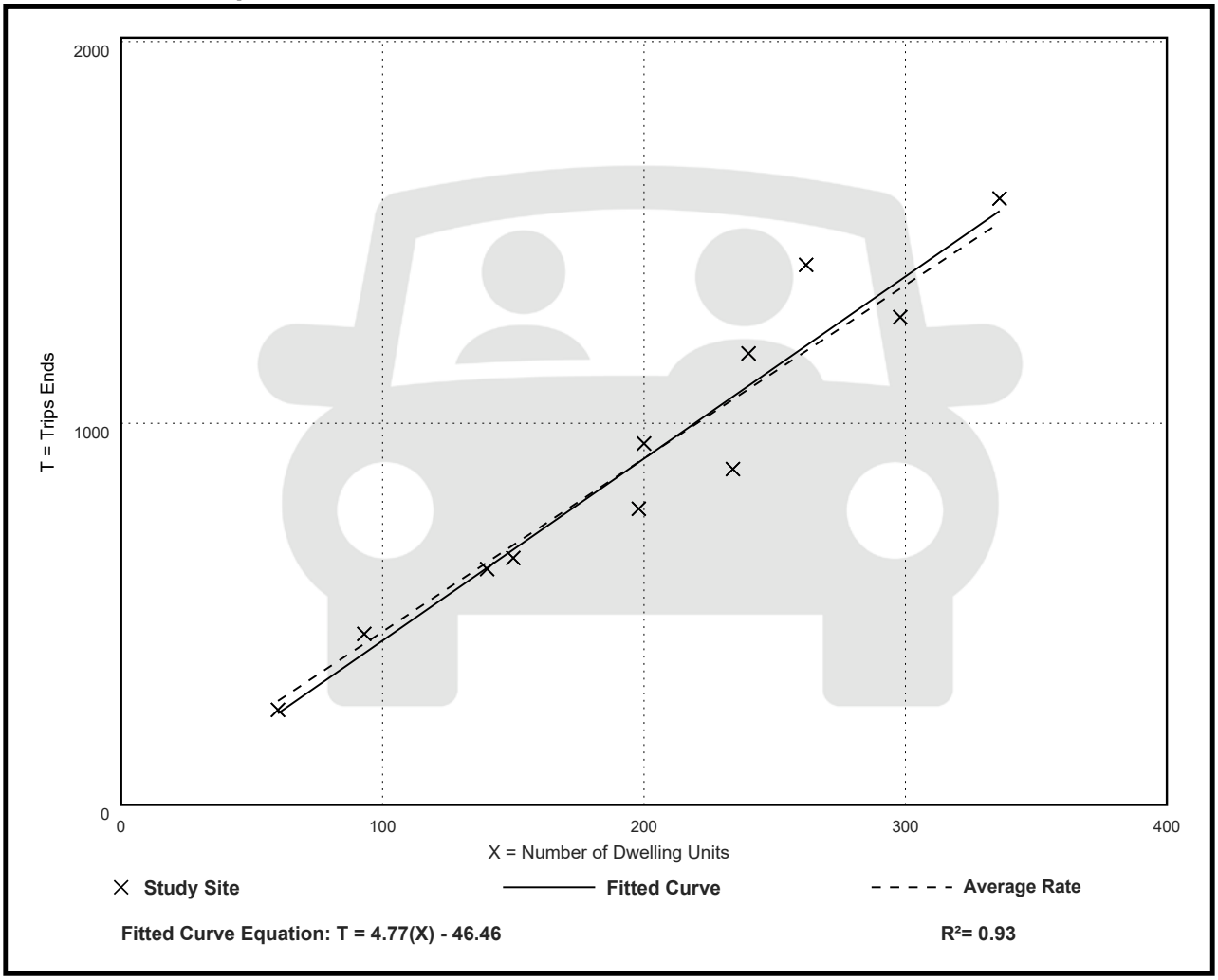
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 201
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



Fitted Curve Equation: T = 4.77(X) - 46.46

R^2= 0.93

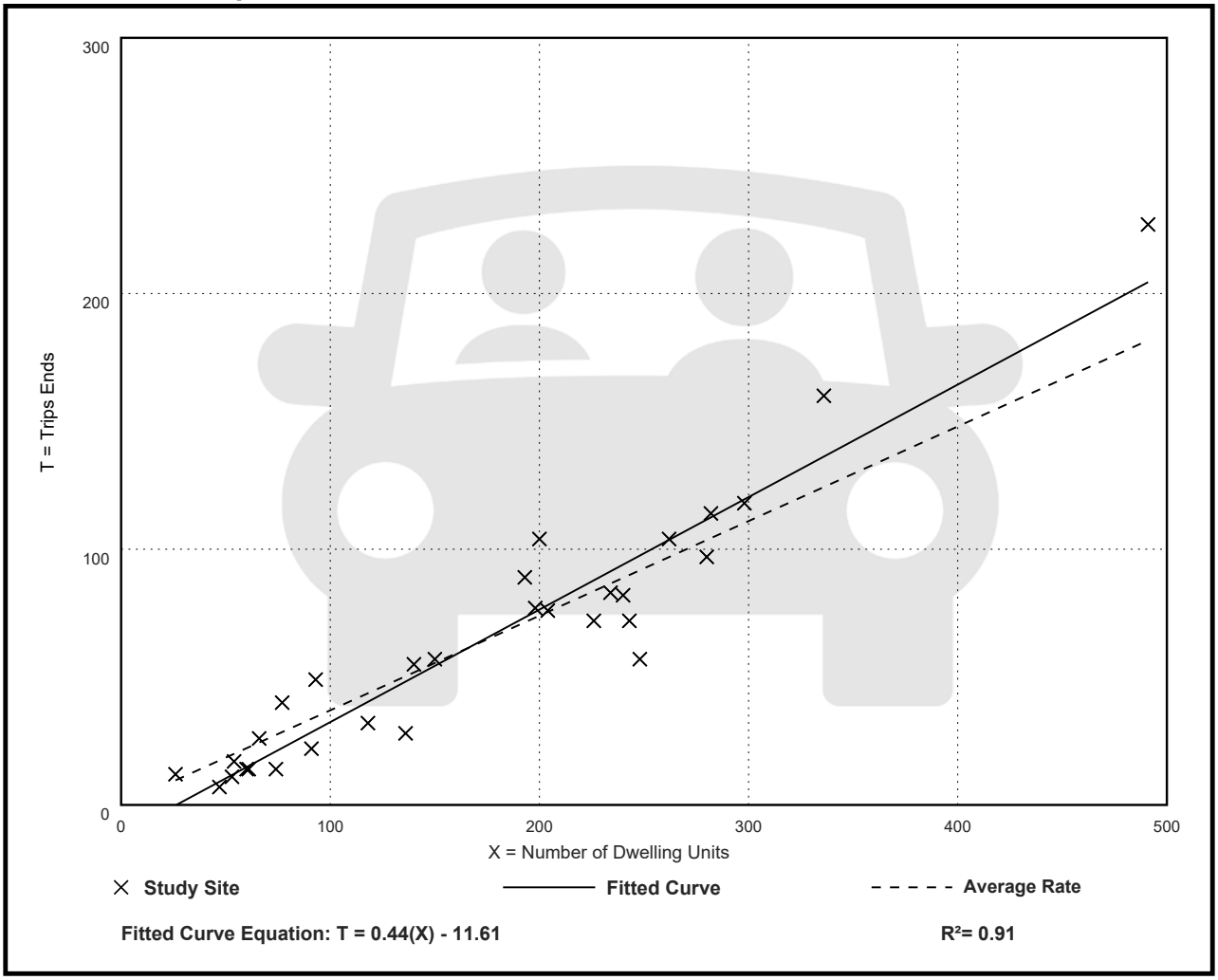
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 30
Avg. Num. of Dwelling Units: 173
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



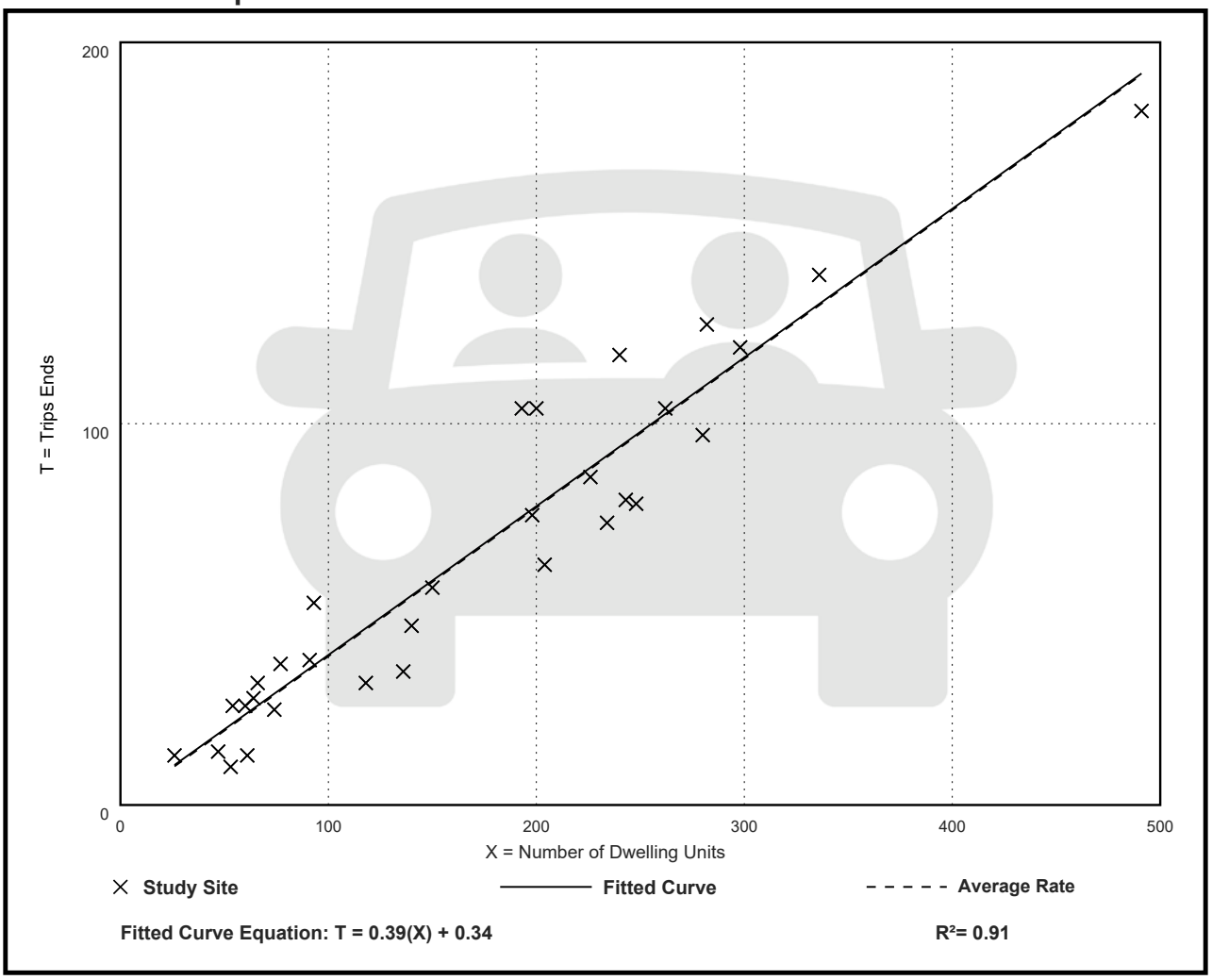
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. Num. of Dwelling Units: 169
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



AGENDA ITEM REPORT
August 11, 2022

ITEM NUMBER: 5.

ITEM: Review and discussion of Site Plan Application by 9955 Bay Harbor Development, LLC, to construct a 33 unit, 8-story Multi-Family Development to be located at 9927-9955 East Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:
Owner's Name: 9955 Bay Harbor Development, LLC
Folio: 13-2227-001-0960 and 13-2227-001-0970
Property Address: 9927-9955 East Bay Harbor Drive
Zoning District: RM-1 Medium High Density
Legal Description: Lots 19-21, Block 4

Enclosed is a copy of the application for site plan review.

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	9927-9955 EBH Dr DRC Set 8.11-2022
2.	SPR22-000021 DRC Application
3.	9927-9955 EBH Drive Survey
4.	9927-9955 EBH Dr Development Impact Analysis
5.	9927-9955 EBH Drive Traffic Statement



9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

DEVELOPMENT REVIEW COMMITTEE SUBMITTAL

DATE: 07-28-2022

DRAWING INDEX

Discipline	Sheet	Description	DRC SUBMITTAL
Arch. KKAID	A0.00	COVER	X
		SURVEY	X
	A1.00	PROJECT DATA	X
	A1.01	OPEN AREA CALCULATIONS	X
	A1.02	CONTEXT SITE MAP	X
	A1.03	CONTEXT PHOTOS	X
	A1.04	SURROUNDING BUILDINGS	X
	A1.05	RENDERING_VIEW FROM THE BAY	X
	A1.06	RENDERING_VIEW FROM THE STREET	X
	A2.00	SITE PLAN	X
	A2.01	SETBACK DIAGRAM	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 4-5	X
	A3.04	FLOOR PLAN - LEVEL 6	X
	A3.05	FLOOR PLAN - LEVEL 7	X
	A3.06	FLOOR PLAN - LEVEL 8	X
	A3.07	ROOF PLAN - POOL DECK	X
	A3.08	UPPER ROOF	X
	A4.00	BUILDING COLOR ELEVATION - NORTH	X
	A4.01	BUILDING COLOR ELEVATION - WEST	X
	A4.02	BUILDING COLOR ELEVATION - SOUTH	X
	A4.03	BUILDING COLOR ELEVATION - EAST	X
	A5.00	BUILDING SECTION -A	X
	A5.01	BUILDING SECTION -B	X
	A5.02	BUILDING SECTION -C	X
M.E.P RG ENG.	PH-1	GROUND FLOOR PHOTOMETRIC PLAN	X
	PH-2	GROUND FLOOR EMERGENCY PHOTOMETRIC	X
	PH-3	ROOF DECK PHOTOMETRIC PLAN	X
	PH-4	ROOF DECK EMERGENCY PHOTOMETRIC	X
LANDSCAPE TOPO-GRAPHIC	L-1	LANDSCAPE PLAN	X
	L-2	ROOF DECK LANDSCAPE PLAN	X
	L-3	LEVEL 2,3,4,5,6,7 LANDSCAPE PLAN	X
	TD-1	TREE DISPOSITION PLAN	X

DRAWING INDEX

Discipline	Sheet	Description	DRC SUBMITTAL
CIVIL OCEAN ENG.	C100	GENERAL NOTES AND SPECIFICATIONS	X
	C200	PAVING GRADING AND DRAINAGE PLAN	X
	C300	WATER AND SEWER PLAN	X
	C400	DRAINAGE DETAILS	X
	C500	SEDIMENTATION AND EROSION CONTROL P	X
	C600	SEDIMENTATION AND EROSION CONTROL N	X

CIVIL ENGINEER

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

LANDSCAPE DESIGN

TOPO-GRAPHIC
3656 Peace River Drive
Punta Gorda, FL 33983
TEL: 951-564-5016

OWNER

9955 BAY HARBOR
DEVELOPMENT, LLC
18101 Collins Ave, #3908
Sunny Isles Beach, FL 33160
TEL: 847.436.7777

ARCHITECTS

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

MEP ENGINEER

REYES-GAVILAN
CONSULTING ENGINEERS
16252 NW 79th AVE.
MIAMI, FL 33016
TEL: 305-828-0644

TRAFFIC CONSULTANT

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

FIRE PROTECTION / LIFE SAFETY CONSULTANT

SLS
260 PALERMO AVENUE
CORAL GABLE , FLORIDA 33134
TEL: 786-352-7377

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE
9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:

Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:

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

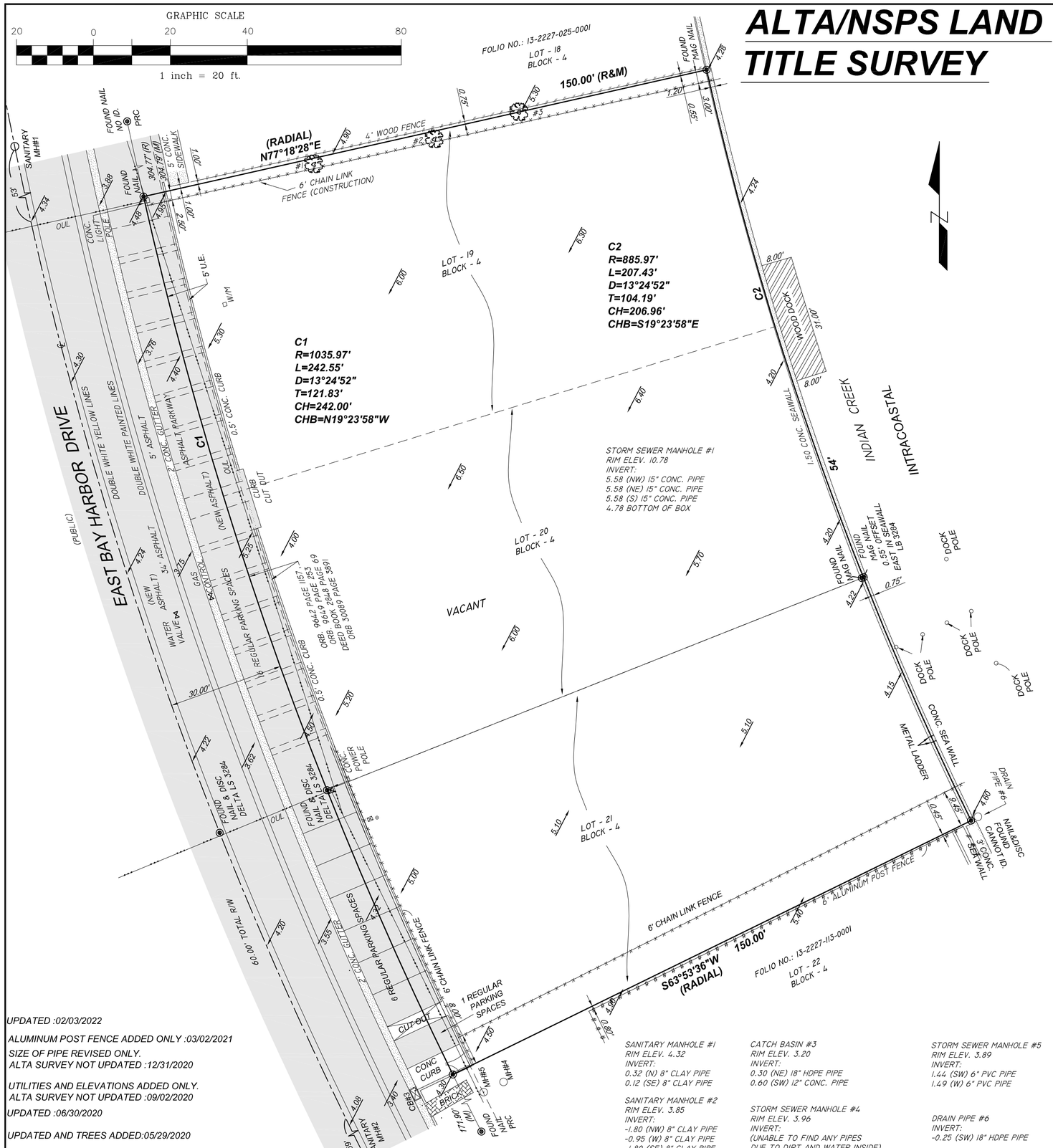
KOBI KARP
Lic. # AR0012578

KOBI KARP

COVER

Date	07-28-2022	Sheet No.	A0.00
Scale			
Project	2227		

ALTA/NSPS LAND TITLE SURVEY



UPDATED :02/03/2022

ALUMINUM POST FENCE ADDED ONLY :03/02/2021

SIZE OF PIPE REVISED ONLY.
ALTA SURVEY NOT UPDATED :12/31/2020

UTILITIES AND ELEVATIONS ADDED ONLY.
ALTA SURVEY NOT UPDATED :09/02/2020

UPDATED :06/30/2020

UPDATED AND TREES ADDED:05/29/2020

SANITARY MANHOLE #1
RIM ELEV. 4.32
INVERT:
0.32 (N) 8" CLAY PIPE
0.12 (SE) 8" CLAY PIPE

SANITARY MANHOLE #2
RIM ELEV. 3.85
INVERT:
-1.80 (NW) 8" CLAY PIPE
-0.95 (W) 8" CLAY PIPE
-1.80 (SE) 8" CLAY PIPE

CATCH BASIN #3
RIM ELEV. 3.20
INVERT:
0.30 (NE) 18" HDPE PIPE
0.60 (SW) 12" CONC. PIPE

STORM SEWER MANHOLE #4
RIM ELEV. 3.96
INVERT:
(UNABLE TO FIND ANY PIPES
DUE TO DIRT AND WATER INSIDE)

STORM SEWER MANHOLE #5
RIM ELEV. 3.89
INVERT:
1.44 (SW) 6" PVC PIPE
1.49 (W) 6" PVC PIPE

DRAIN PIPE #6
INVERT:
-0.25 (SW) 18" HDPE PIPE

SCHEDULE B-II NOTES

SUBJECT REVIEW PERTAINS TO LOTS 19 AND 20, BLOCK 4, BAY HARBOR ISLAND: AFTER REVIEW OF SCHEDULE B-II, OF THE TITLE COMMITMENT ORDER NO.: 913794
ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, JULY 6, 2020 AT 11:00PM
BE ADVISED AS FOLLOWS:

ITEM #1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. ***-NOT A SURVEY ISSUE.***

ITEM #2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2020 AND SUBSEQUENT YEARS. ***-NOT A SURVEY ISSUE.***

B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. ***-NOT A SURVEY ISSUE.***

C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND. - ***IF ANY, REFLECTED HEREON.***

D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. ***-NOT A SURVEY ISSUE.***

E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. ***-NOT A SURVEY ISSUE.***

ITEM #3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. ***-NOT A SURVEY ISSUE.***

ITEM #4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. ***-NOT A SURVEY ISSUE.***

ITEM #5. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS CONTAINED ON THE PLAT OF BAY HARBOR ISLAND, AS RECORDED IN PLAT BOOK 46, PAGE 5, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. ***-IF ANY, REFLECTED HEREON.***

ITEM #6. DECLARATION OF RESTRICTIONS RECORDED APRIL 19, 1947 UNDER CLERK'S FILE NO. W-33513 (DEED BOOK 2848, PAGE 69) AS AFFECTED BY INSTRUMENT RECORDED IN DEED BOOK 3741, PAGE 176, ASSIGNMENT RECORDED MARCH 30, 1977, IN O.R. BOOK 9632, PAGE 1157; NOTICE TO EXTEND RECORDED APRIL 14, 1977, IN O.R. BOOK 9649, PAGE 253; NOTICE TO EXTEND RECORDED MARCH 21, 2008, IN O.R. BOOK 26282, PAGE 717, AMENDMENT TO NOTICE TO EXTEND RECORDED IN O.R. BOOK 30089, PAGE 3891, PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA, WHICH PROVIDES FOR USE LIMITATIONS, SET-BACKS AND EASEMENTS. ***-REFLECTED HEREON.***

ITEM #7. SPECIAL WARRANTY DEED FOR TWO TRANSFERABLE DEVELOPMENT RIGHTS RECORDED IN O.R. BOOK 31312, PAGE 4855, AND QUIT CLAIM DEED FOR TWO TRANSFERABLE DEVELOPMENT RIGHTS RECORDED IN O.R. BOOK 31312, PAGE 4856, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. ***APPLIES, NOT A SURVEY ISSUE.***

ITEM #8. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED APRIL 23, 1948, UNDER DEED BOOK 3128, PAGE 247, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATION HAS BEEN RELEASED PURSUANT TO SEC. 270.11, F.S. ***-NOT A SURVEY ISSUE.***

ITEM #9. RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED. ***-NOT A SURVEY ISSUE.***

ITEM #10. RIGHTS OF THE UNITED STATES OF AMERICA AND/OR THE STATE OF FLORIDA TO ANY PORTION OF SAID LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS, AND LANDS ACCRETED THERETO. ***-NOT A SURVEY ISSUE.***

ITEM #11. THOSE PORTIONS OF THE PROPERTY HEREIN DESCRIBED BEING ARTIFICIALLY FILLED IN LAND IN WHAT WAS FORMERLY NAVIGABLE WATERS, ARE SUBJECT TO THE RIGHT OF THE UNITED STATES GOVERNMENT ARISING BY REASON OF THE UNITED STATES GOVERNMENT CONTROL OVER NAVIGABLE WATERS IN THE INTEREST OF NAVIGATION AND COMMERCE. ***-NOT A SURVEY ISSUE.***

ITEM #12. POSSIBLE RIGHT OF THE PUBLIC TO USE THAT PART OF THE LAND ADJACENT TO THE WATER'S EDGE THAT IS NOW, OR WAS FORMERLY, REGULARLY USED BY THE PUBLIC FOR RECREATIONAL PURPOSES. ***-NOT A SURVEY ISSUE.***

ITEM #13. ANY PORTION OF THE LAND LYING WATERWARD OF THE MEAN HIGH WATER LINE OF BISCAYNE BAY, AND LANDS ACCRETED THERETO. ***-MEAN HIGH WATER LINE WAS NOT DETERMINED.***

ITEM #14. RIGHTS OF OTHERS TO USE THAT PORTION OF THE LAND LYING WITHIN THE WATERS OF BISCAYNE BAY. ***-NOT A SURVEY ISSUE.***

ITEM #15. SURVEY PREPARED BY LANNES & GARCIA, INC., REGISTERED LAND SURVEYOR #4327, DATED MARCH 13, 1995, UNDER DRAWING NO. 28996 SHOWS THE FOLLOWING: THAT THERE ARE VARIOUS CONCRETE SLABS THAT ARE LOCATED ON THE NORTH AND SOUTH SIDES OF THE PROPERTY ADJACENT TO LOTS 18 AND 21, OF BLOCK 4, RESPECTIVELY, WHICH ENCROACH ONTO THE PROPERTY'S SET-BACK REQUIREMENTS, AS SHOWN IN THE FUND OWNER'S POLICY NO. OPM-937245. ***-IF ANY, WILL BE REFLECTED ON CURRENT SURVEY.***

ITEM #16. THE IMMEDIATELY PRECEDING EXCEPTION IS IN ADDITION TO, AND NOT IN LIEU OF, THE STANDARD SURVEY EXCEPTION, NEITHER OF WHICH CAN BE DELETED WITHOUT CURRENT SURVEY INFORMATION ACCEPTABLE TO THE COMPANY AS SET FORTH IN TN 25.03.06 AND 25.03.07. ***-NOT A SURVEY ISSUE.***

ITEM #17. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. ***-NOT A SURVEY ISSUE.***

SCHEDULE B-II NOTES

SUBJECT REVIEW PERTAINS TO LOTS 21, BLOCK 4, BAY HARBOR ISLAND:
AFTER REVIEW OF SCHEDULE B-II, OF THE TITLE COMMITMENT ORDER NO.: 913801
ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, JULY 6, 2020 AT 11:00PM
BE ADVISED AS FOLLOWS:

ITEM #1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. ***-NOT A SURVEY ISSUE.***

ITEM #2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2020 AND SUBSEQUENT YEARS. ***-NOT A SURVEY ISSUE.***

B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. ***-NOT A SURVEY ISSUE.***

C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND. ***-IF ANY, REFLECTED HEREON.***

D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. ***-NOT A SURVEY ISSUE.***

E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. ***-NOT A SURVEY ISSUE.***

ITEM #3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. ***-NOT A SURVEY ISSUE.***

ITEM #4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. ***-NOT A SURVEY ISSUE.***

ITEM #5. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS CONTAINED ON THE PLAT OF BAY HARBOR ISLAND, AS RECORDED IN PLAT BOOK 46, PAGE 5, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.- ***IF ANY, REFLECTED HEREON.***

ITEM #6. DECLARATION OF RESTRICTIONS RECORDED APRIL 19, 1947 UNDER CLERK'S FILE NO. W-33513 (DEED BOOK 2848, PAGE 69) AS AFFECTED BY INSTRUMENT RECORDED IN DEED BOOK 3741, PAGE 176, ASSIGNMENT RECORDED MARCH 30, 1977, IN O.R. BOOK 9632, PAGE 1157; NOTICE TO EXTEND RECORDED APRIL 14, 1977, IN O.R. BOOK 9649, PAGE 253; NOTICE TO EXTEND RECORDED MARCH 21, 2008, IN O.R. BOOK 26282, PAGE 717, AMENDMENT TO NOTICE TO EXTEND RECORDED IN O.R. BOOK 30089, PAGE 3891, PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA, WHICH PROVIDES FOR USE LIMITATIONS, SET-BACKS AND EASEMENTS. - ***REFLECTED HEREON.***

ITEM #7. SPECIAL WARRANTY DEED FOR TWO TRANSFERABLE DEVELOPMENT RIGHTS RECORDED IN O.R. BOOK 31312, PAGE 4855, AND QUIT CLAIM DEED FOR TWO TRANSFERABLE DEVELOPMENT RIGHTS RECORDED IN O.R. BOOK 31312, PAGE 4856, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. ***-APPLIES, NOT A SURVEY ISSUE.***

ITEM #8. RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED. ***-NOT A SURVEY ISSUE.***
ITEM #9. RIGHTS OF THE UNITED STATES OF AMERICA AND/OR THE STATE OF FLORIDA TO ANY PORTION OF SAID LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO ANY SUCH PORTION AS SO CREATED. ***-NOT A SURVEY ISSUE.***

ITEM #10. THOSE PORTIONS OF THE PROPERTY HEREIN DESCRIBED BEING ARTIFICIALLY FILLED IN LAND IN WHAT WAS FORMERLY NAVIGABLE WATERS, ARE SUBJECT TO THE RIGHT OF THE UNITED STATES GOVERNMENT ARISING BY REASON OF THE UNITED STATES GOVERNMENT CONTROL OVER NAVIGABLE WATERS IN THE INTEREST OF NAVIGATION AND COMMERCE. ***-NOT A SURVEY ISSUE.***

ITEM #11. POSSIBLE RIGHT OF THE PUBLIC TO USE THAT PART OF THE LAND ADJACENT TO THE WATER'S EDGE THAT IS NOW, OR WAS FORMERLY, REGULARLY USED BY THE PUBLIC FOR RECREATIONAL PURPOSES. ***-NOT A SURVEY ISSUE.***

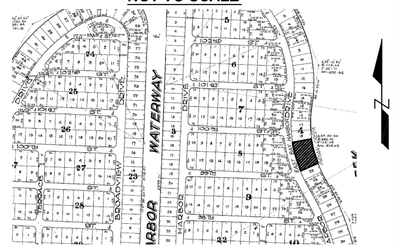
ITEM #12. ANY PORTION OF THE LAND LYING WATERWARD OF THE MEAN HIGH WATER LINE OF BISCAYNE BAY, AND LANDS ACCRETED THERETO. ***MEAN HIGH WATER LINE WAS NOT DETERMINED.***

ITEM #13. RIGHTS OF OTHERS TO USE THAT PORTION OF THE LAND LYING WITHIN THE WATERS OF BISCAYNE BAY ***-NOT A SURVEY ISSUE.***

ITEM #14. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. ***-NOT A SURVEY ISSUE.***

LOCATION SKETCH

NOT TO SCALE



LEGAL DESCRIPTION:

LOTS 19, 20 AND 21, BLOCK 4, "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.

PROPERTY OF:

CONGRESS DRIFTWOOD LLC., A DELAWARE LIMITED LIABILITY COMPANY,

LOT SQUARE FOOTAGE:

33,752 SQUARE FEET +/- 0.77 ACRES +/-

PARKING SPACES:

23- TOTAL REGULAR PARKING SPACES
0- TOTAL HANDICAP PARKING SPACES

VEHICULAR ACCESS TO SUBJECT PROPERTY:

EAST BAY HARBOR DRIVE

FLOOD INFORMATION:

FLOOD ZONE: AE
MAP & PANEL= 12086C0144
COMMUNITY No.: 120637
SUFFIX: L
DATE OF FIRM: 09-11-2009
BASE ELEV.= +9.00/+10.00 NGVD 1929
ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.
B.M. # S-243 ELEV. = 11.77 (MIAMI-DADE COUNTY)

ENCROACHMENT - VIOLATIONS STATEMENTS

WOOD DOCK IS ENCROACHING ON THE EAST

PROPERTY ADDRESS:

9927, 9955 EAST BAY HARBOR DRIVE, BAY HARBOR ISLAND, FLORIDA 33154

SURVEY CERTIFICATION

TO TITLE MATTERS, L.L.C. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, CONGRESS DRIFTWOOD LLC., A DELAWARE LIMITED LIABILITY COMPANY.
THIS SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE PHYSICAL STATUS OF THE PROPERTY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY", JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION, THE AMERICAN CONGRESS ON SURVEYING AND MAPPING AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS IN 2016; UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH "THE MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

THE FIELD WORK WAS COMPLETED ON FEBRUARY 03, 2022.

DATE OF PLAT OR MAP: 02-03-2022

FRANCISCO F. FAJARDO #4767
PROFESSIONAL SURVEYOR AND MAPPER
SURVEY PERFORMED BY: LANNES AND GARCIA, INC

LEGEND

A/C	AIR CONDITIONER	F.H.	FIRE HYDRANT
AVE.	AVENUE	I.C.V.	IRRIGATION CONTROL VALVE
BLVD.	BOULEVARD	I.P.	IRON PIPE
BM	BENCH MARK	FPL	FLORIDA POWER & LIGHT
CATV	CABLE TELEVISION BOX	F.I.P.	FOUND IRON PIPE
C.B.	CATCH BASIN	F.I.R.	FOUND IRON ROD
CBS	CONCRETE BLOCK STRUCTURE	FND.	FOUND
CHB	CHORD BEARING	L	ARC LENGTH
CH	CHORD DISTANCE	(L)	LEGAL
COR	CORNER	L.P.	LIGHT POLE
CT	COURT	LB	LICENSED BUSINESS
C	CENTERLINE	LS	LAND SURVEYOR
CL.	CLEAR	(M)	MEASURED
CONC.	CONCRETE	NGVD	NATIONAL GEODETIC VERTICAL DATUM
C.O.	CLEAN OUT	NO ID.	NOT IDENTIFIABLE
E.B.	ELECTRIC BOX	NO.	NUMBER
ELEV.	ELEVATION	NTS	NOT TO SCALE
ENCR.	ENCROACHMENT	O.R.B	OFFICIAL RECORD BOOK
E.R.P.	ELEVATION REFERENCE POINT	ON/PL	ON PROPERTY LINE
F.F.	FINISH FLOOR	O.U.L	OVERHEAD UTILITY LINES
		P.C.	POINT OF CURVATURE
		P.C.C.	POINT OF COMPOUND CURVATURE
		P.C.P.	PERMANENT CONTROL POINT
		PLS	PROFESSIONAL LAND SURVEYOR
		PSM	PROFESSIONAL SURVEYOR AND MAPPER
		PL	PROPERTY LINE
		P.O.B.	POINT OF BEGINNING
		P.O.C.	POINT OF COMMENCEMENT
		P.R.C.	POINT OF REVERSE CURVATURE
		P.R.M.	PERMANENT REFERENCE MONUMENT
		P.T.	POINT OF TANGENCY
		R	RADIUS
		(R)	RECORD
		R.E.	RIM ELEVATION
		R/W	RIGHT-OF-WAY
		SAN.	SANITARY
		S.I.P.	SET IRON PIPE
		S.I.R.	SET IRON ROD
		ST.	STREET
		T	TANGENT
		T.B.M	TEMPORARY BENCH MARK
		TEL.	TELEPHONE

TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W.M.	WATER METER
W.V.	WATER VALVE
W.U.P.	WOOD UTILITY POLE

SYMBOLS

OHUL	OVERHEAD UTILITY LINES
x x x	WIRE FENCE
- - -	WOOD FENCE
	PROPERTY CORNER
	WATER FLOW
9.60	EXISTING GRADE ELEVATION
(9.60)	PROPOSED GRADE ELEVATION
	WATER VALVE
	SIGN
	DRAINAGE MANHOLE
	SANITARY MANHOLE
	FIRE HYDRANT
	LIGHTING FIXTURE
	FIRE DEPARMENT CONNECTION

SURVEYOR'S NOTES:

1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL. 2) LEGAL DESCRIPTION PROVIDED BY OTHERS. 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD. 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD. 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED. 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929. 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED. 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE. 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL. 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY. 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS 12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT: SOUTHERLY LINE OF LOT 20, BLOCK 4 = (S68°21'51"W)

FRANCISCO F. FAJARDO
CERTIFICATE
NO. 4767
STATE OF FLORIDA
PROFESSIONAL SURVEYOR MAPPER

ALTA/NSPS LAND TITLE SURVEY

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NO. 4767.

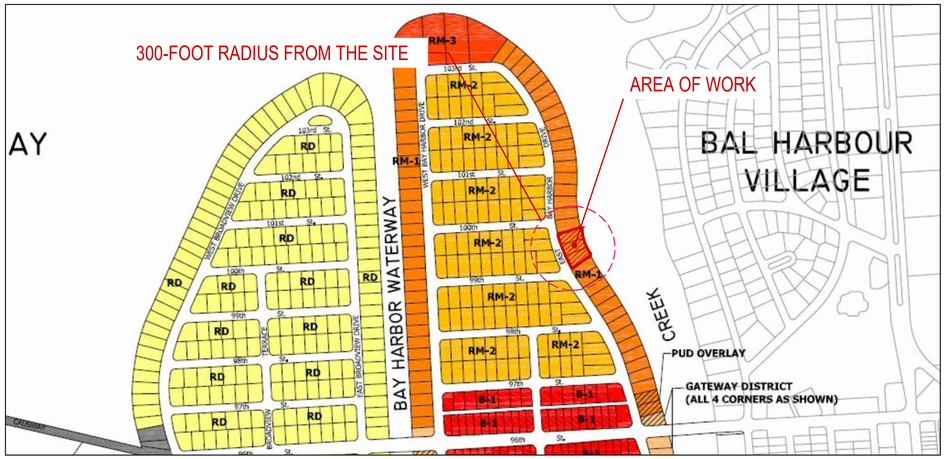
PROFESSIONAL SURVEYING AND MAPPING

LANNES & GARCIA, INC.

LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 559-3002

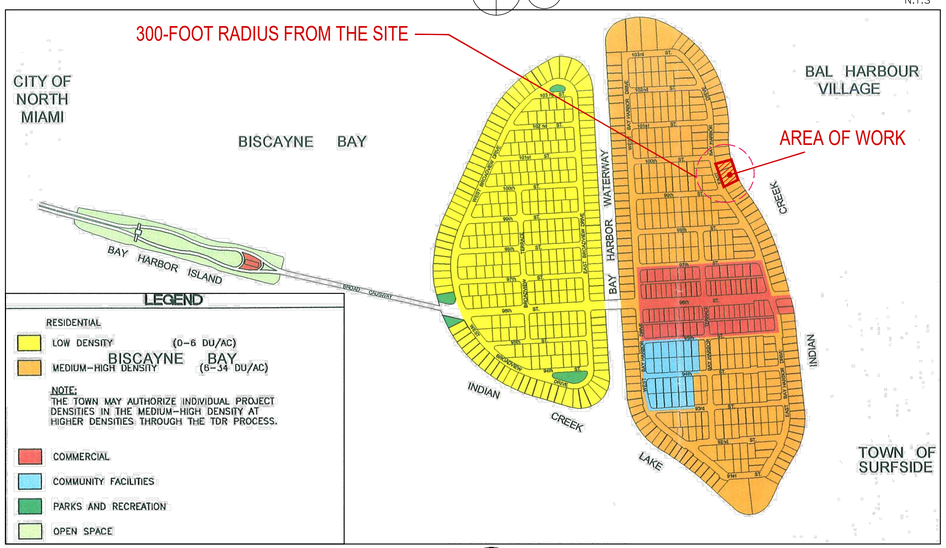
258577M
258577L
258577K
258577J
258577T
258577H
258577G

FIELD DATE:01/04/2017	SCALE: 1" = 20'	DRAWN BY: J.L.J.	DWG. No.: 258577F



1 ZONING DESIGNATIONS MAP

N.T.S



2 FUTURE LAND USE MAP

N.T.S



3 FLOOD MAP

N.T.S

ZONING INFORMATION

SECTION

PROJECT NAME: 9927 EAST BAY HARBOR DRIVE
PROJECT ADDRESS: 9927 & 9955 EAST 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: 33,750 SF (0.77 ACRES) FOLIO: 13-2227-001-0970 = 11,250 SF
13-2227-001-0960 = 22,500 SF
BASE FLOOD ELEVATION: 10 NGVD
DESIGN FLOOD ELEVATION: 10' + 1' = 11' NGVD

1

SITE REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) LOT AREA	33,750 SF	33,750 SF (0.77 ACRES)
B) DENSITY	34 DU/AC MAX 34 x 0.77 = 26 UNITS MAX	33 UNITS (7 UNITS VIA TDR)
C) BUILDING HEIGHT	75 FT ABOVE DFE (10.00 FT NGVD)	75'-0" ABOVE DFE
D) BUILDING LENGTH	205' MAX ABOVE 45,' 120' MAX	111'-4"
E) LANDSCAPE REQUIREMENTS	20% LOT AREA MIN. 33,750 X 0.2 = 6,750 SF MIN.	6,892 SF = 20.4%
F) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 15,400 X 0.15 = 2,310 SF MIN.	2,310 SF = 15%

2

SETBACK REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) FRONT YARD SETBACK (WEST)	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	20 FEET 30 FEET 30 FEET
(WEST) FLEX SETBACKS	MAX. ALLOWED 1/3 LENGTH OF BUILDING FRONTAGE (192'-8") = 64'-2"	30 FEET
C) SIDE YARD SETBACK (NORTH-SOUTH)	10% OF STREET FRONTAGE (242 FT) = 24.2 FT MAXIMUM REQUIRED 22.5 FT (PER SEC.23-11(B1)(3)(C)	22'-6" ALL LEVELS
D) REAR YARD SETBACK (EAST)	20 FEET	20 FEET

3

AREA BREAKDOWN

LEVEL	TOTAL AREA	SELLABLE AREA
	PROPOSED	PROPOSED
LEVEL 1 (PARKING GARAGE)	2,258 SF	-
LEVEL 2	18,714 SF	11,792 SF
LEVEL 3	18,835 SF	14,326 SF
LEVEL 4	18,835 SF	14,326 SF
LEVEL 5	18,835 SF	14,326 SF
LEVEL 6	18,835 SF	14,326 SF
LEVEL 7	18,835 SF	14,326 SF
LEVEL 8	18,835 SF	14,326 SF
(ROOF DECK)	1,407 SF	-
GRANDTOTAL	135,389 SF	97,748 SF

4

PARKING REQUIREMENTS

	AREA / UNIT	PARKING RATE	REQUIRED	PROPOSED
-RESIDENTIAL	33 UNITS	2 P.S. x UNIT	66 P.S.	69 P.S.
	GUEST	3 P.S. PER ZONING CODE SEC. 24 (c)(3)(1).	3 P.S.	
TOTAL PARKING			69 P.S.	69 P.S.

PARKING PER FLOORS — TOTAL OF PARKING

LEVEL 1 — 67 STANDARD P.S. + 2 ACCESSIBLE P.S. = 69 P.S. — 69 P.S.

5

OF UNIT BREAKDOWN

LEVELS	UNITS PER FLOOR	SUBTOTAL UNITS	TOTAL UNITS PROPOSED
2	3 RESIDENTIAL UNITS	3 UNITS	33 UNITS
3-8	5 RESIDENTIAL UNITS	5 UNITS x 6 LEVELS = 30 UNITS	
		TOTAL UNITS = 33 UNITS	

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:
Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:
Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

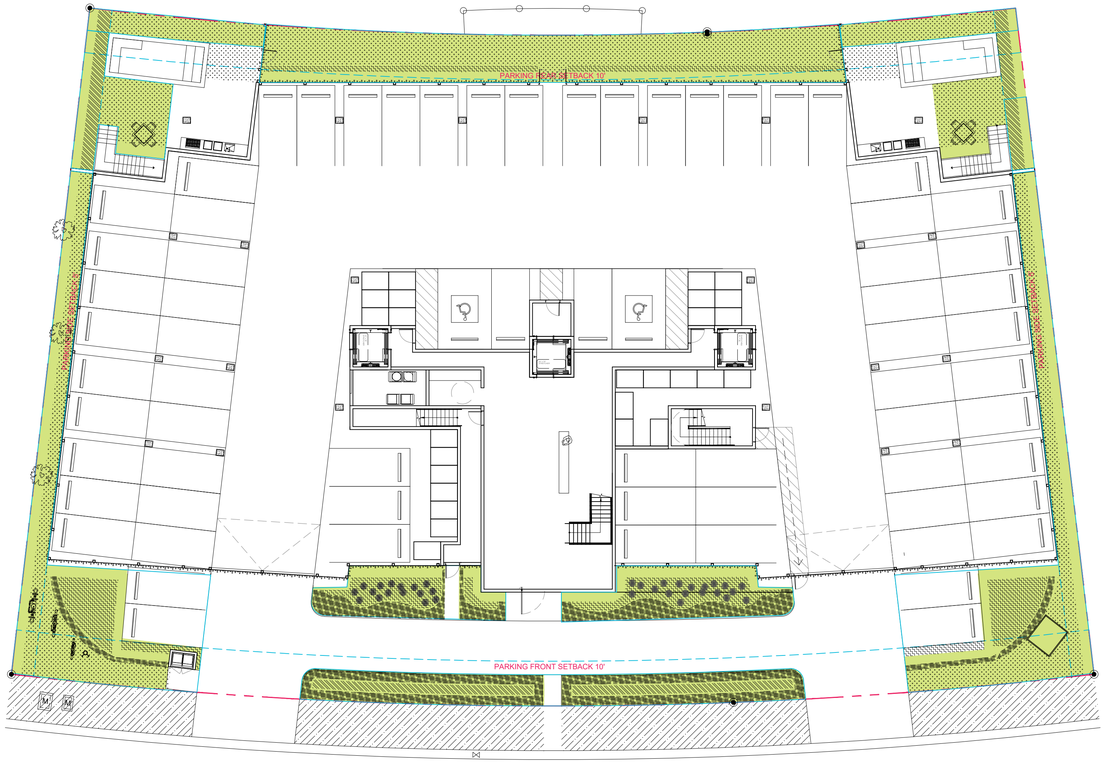
MEP ENGINEER:
Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:
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

KOBI KARP
Lic. # AR0012578

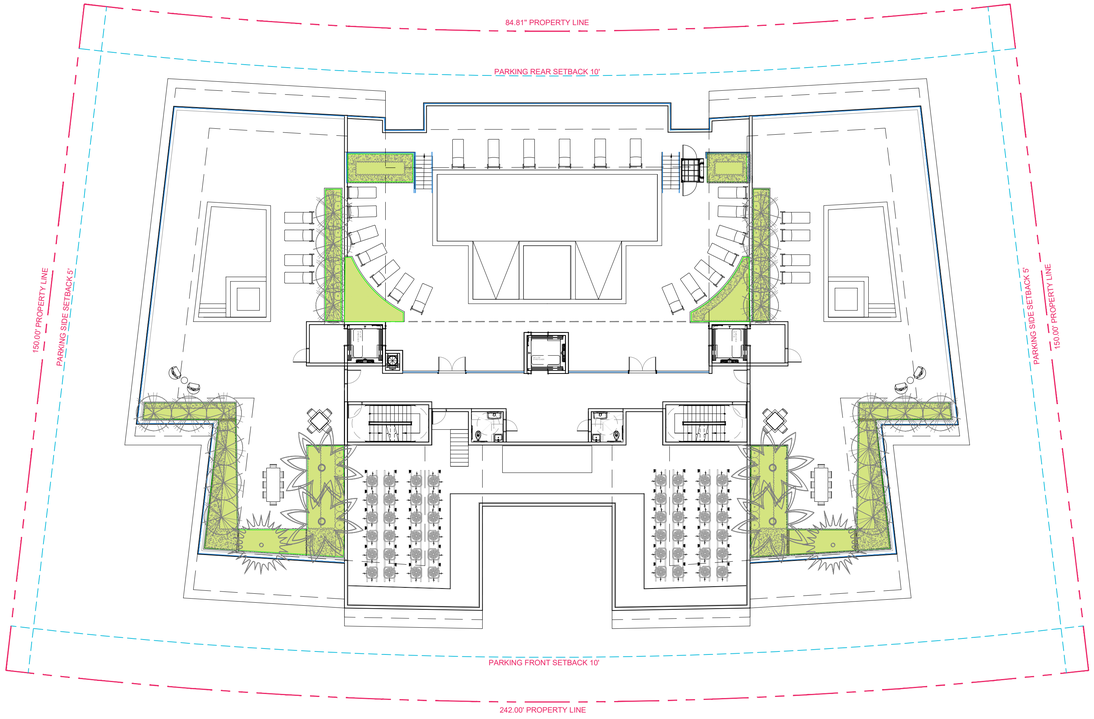
PROJECT DATA

Date	07-28-2022	Sheet No.	A1.00
Scale			
Project	2227		



LOT AREA	OPEN SPACE 20% OF LOT (MIN.)			
	MINIMUM	PROPOSED	%	COLOR
33,750 SF.	6,750 SF.	6,892 SF.	20.4 %	

1 GROUND FLOOR - OPEN SPACE
SCALE: 1/16" = 1'-0"



ROOF AREA	ROOF LANSCAPED 15% MIN.			
	MINIMUM	PROPOSED	%	COLOR
15,400 SF.	2,310 SF.	2,310 SF.	15 %	

2 ROOF DECK - OPEN SPACE
SCALE: 1/16" = 1'-0"

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:

Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:

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

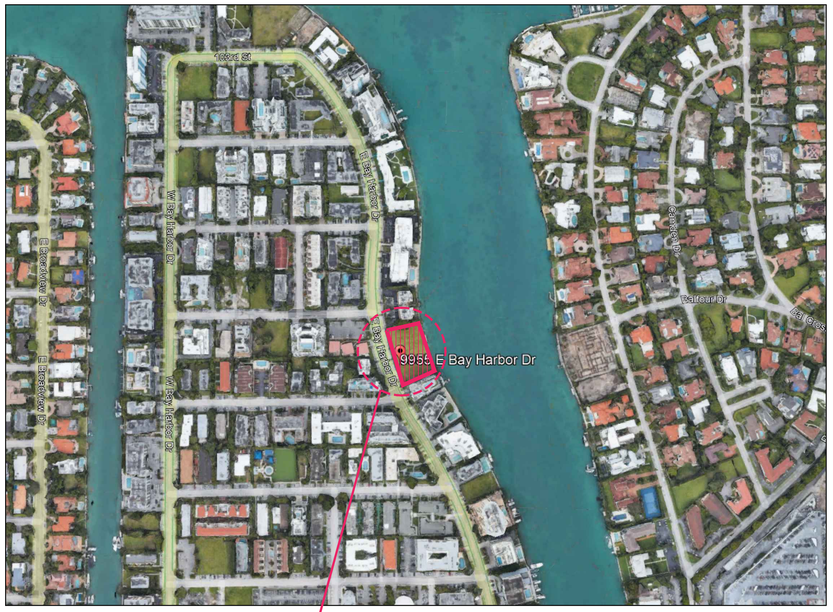
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

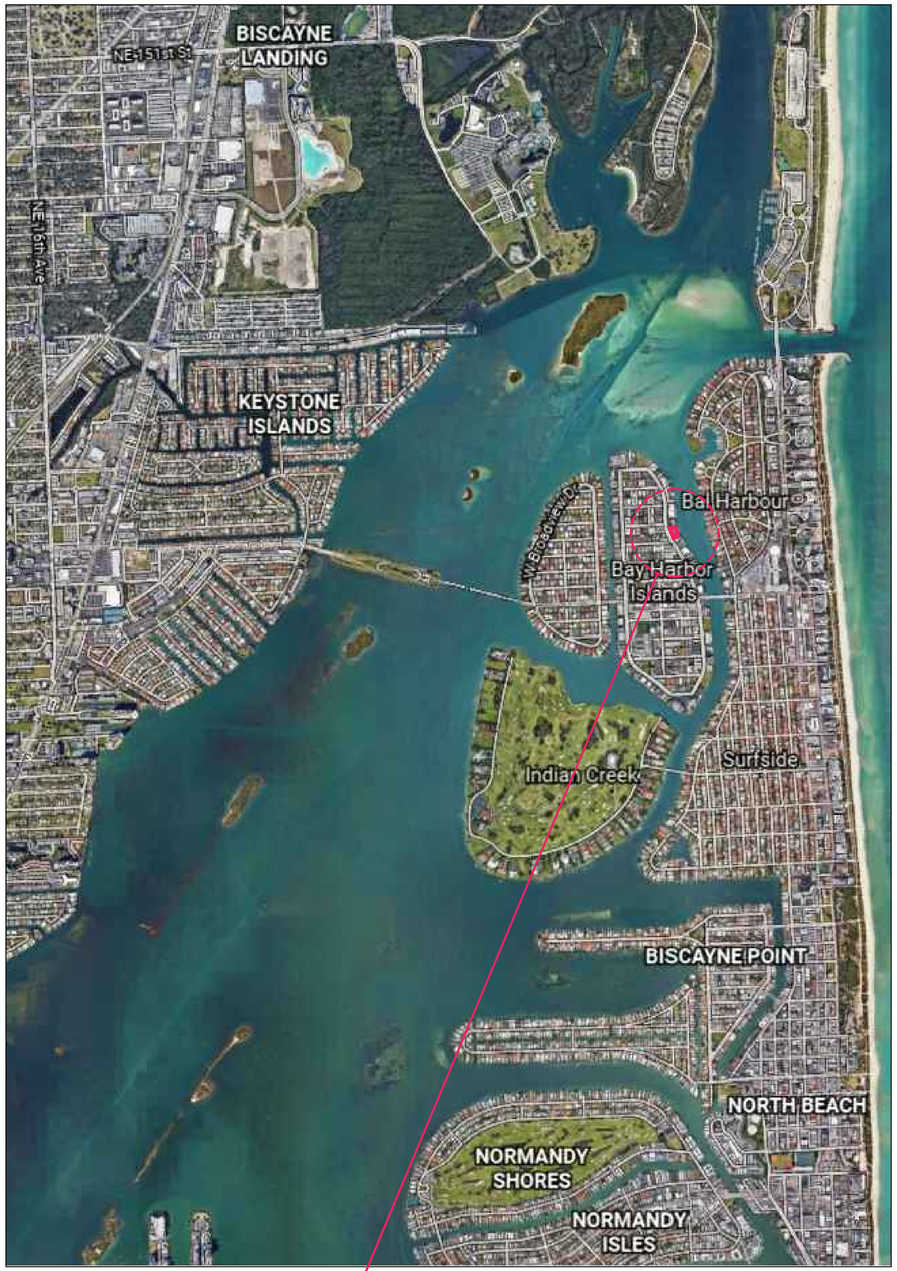
KOBI KARP
Lic. # AR0012578

K O B I
K A R P

OPEN AREA CALCULATION

Date	07-28-2022	Sheet No.	A1.01
Scale			
Project	2227		







1 CONTEXT SITE MAP

SCALE: N.T.S.

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:

Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:

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

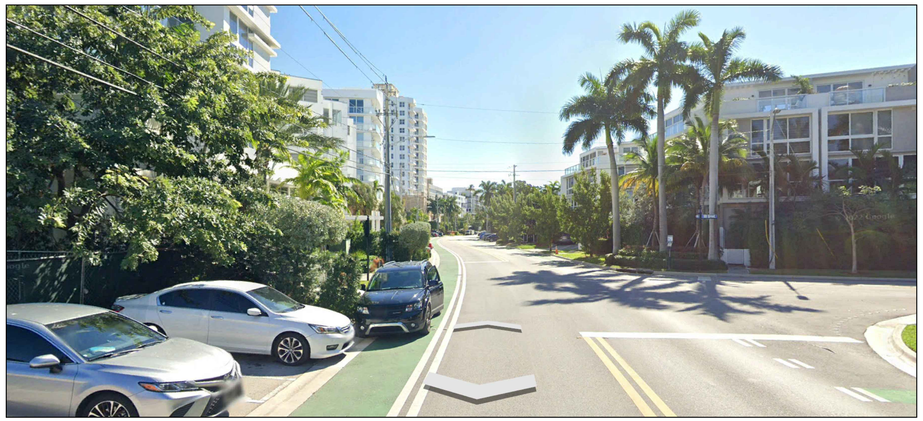
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

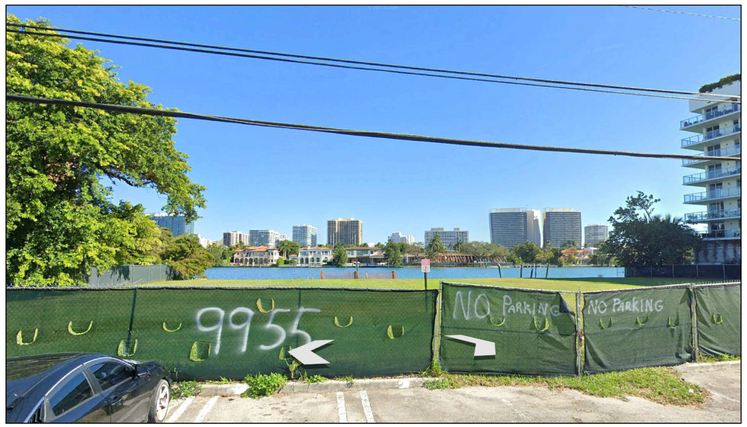
KOBI KARP

CONTEXT SITE MAP

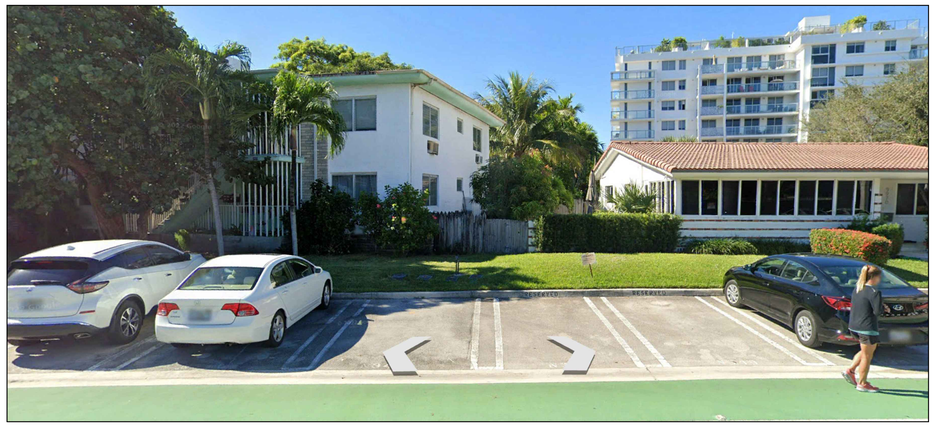
Date	07-28-2022	Sheet No.	A1.02
Scale			
Project	2227		



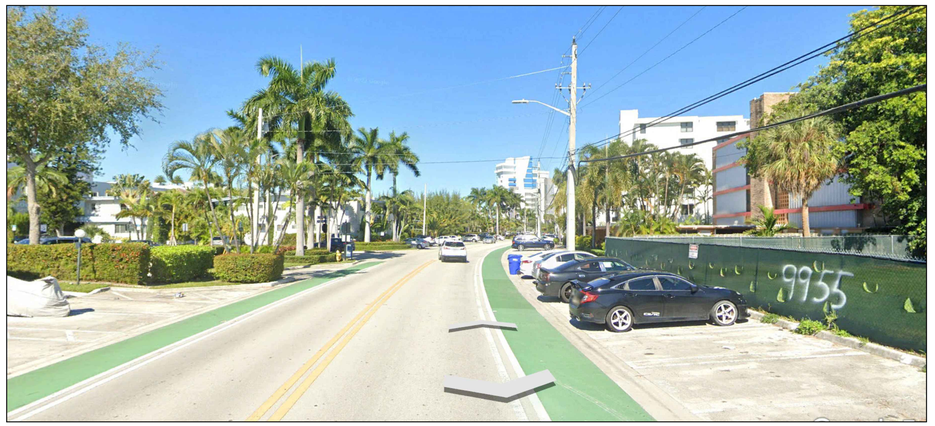
1 STREET VIEW
SCALE: N.T.S.



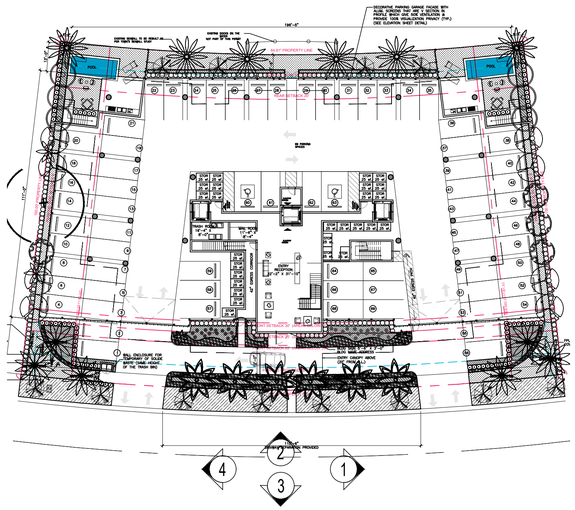
2 PROPERTY VIEW
SCALE: N.T.S.



3 STREET VIEW
SCALE: N.T.S.



4 STREET VIEW
SCALE: N.T.S.



5 KEY PLAN
SCALE: 1/32" = 1'-0"

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:

Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:

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

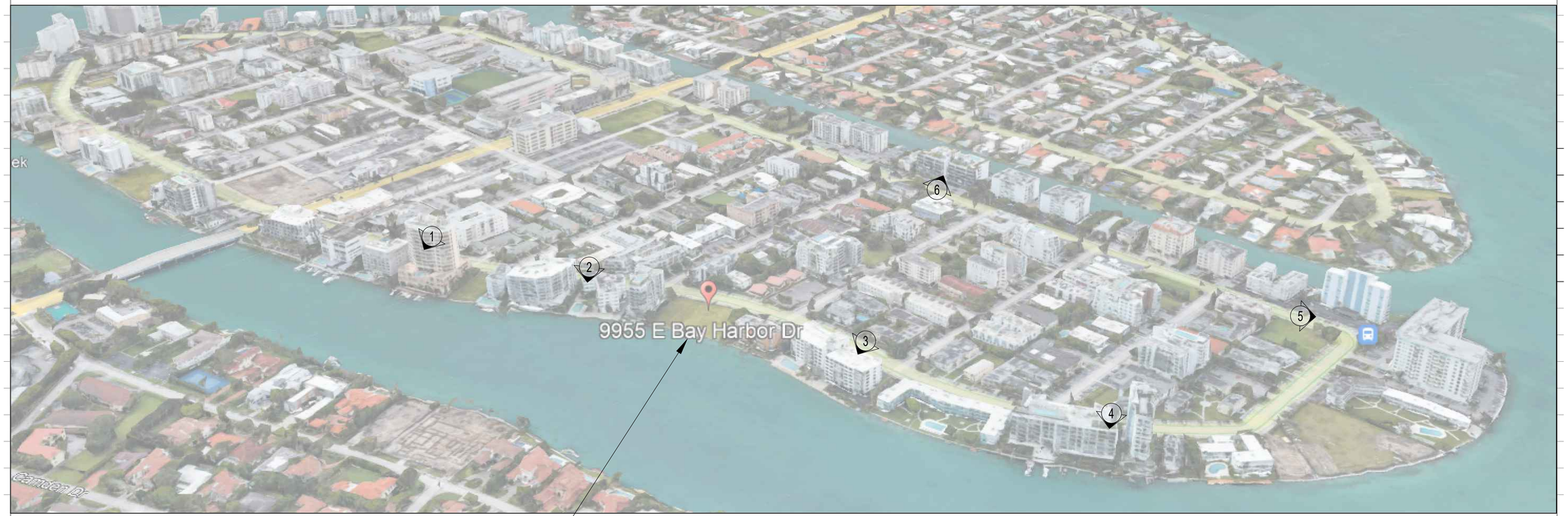
STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

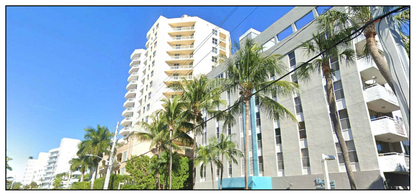
CONTEXT PHOTOS

Date	07-28-2022	Sheet No.
Scale		A1.03
Project	2227	



SITE

1 SURROUNDING BUILDINGS
SCALE: N.T.S.



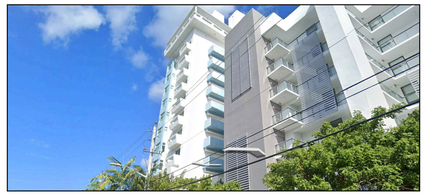
1 PHOTO
SCALE: N.T.S.



2 PHOTO
SCALE: N.T.S.



3 PHOTO
SCALE: N.T.S.



4 PHOTO
SCALE: N.T.S.



5 PHOTO
SCALE: N.T.S.



6 PHOTO
SCALE: N.T.S.

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:

Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:

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

K O B I
K A R P

SURROUNDING BUILDING

Date	07-28-2022	Sheet No.	A1.04
Scale			
Project	2227		



Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:

Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:

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

K O B I
K A R P

RENDERING_VIEW FROM THE BAY

Date	07-28-2022	Sheet No.	A1.05
Scale			
Project	2227		



Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:

Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:

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

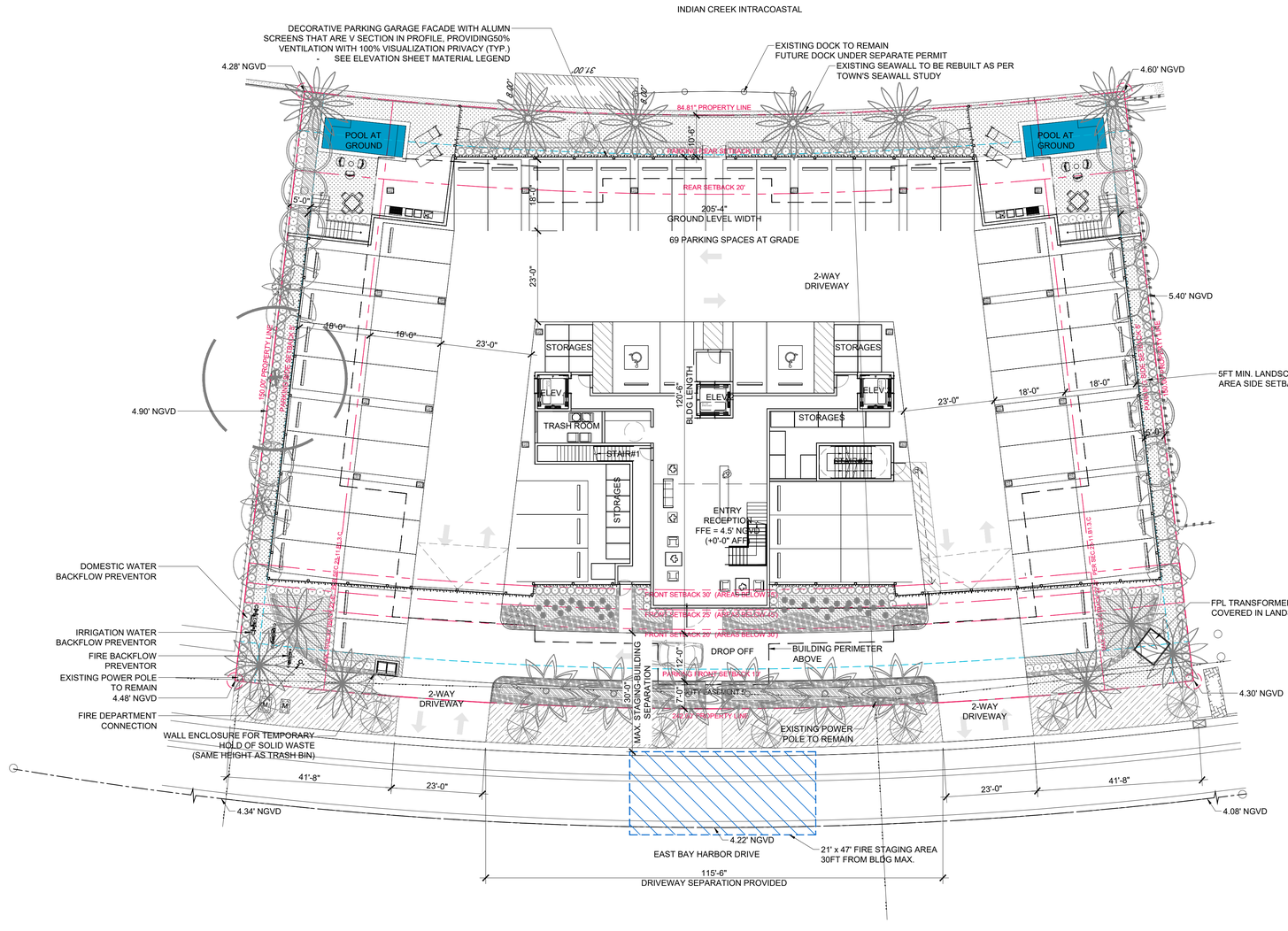
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

KOBI KARP

RENDERING _VIEW FROM THE STREET

Date	07-28-2022	Sheet No.
Scale		A1.06
Project	2227	



FIRE STAGING NOTE

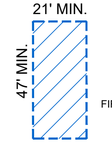
GENERAL NOTES:

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



FIRE STAGING AREA DIM.

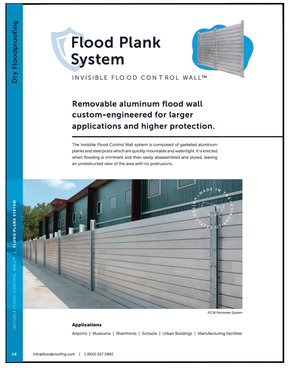
FLOODPROOFING

1. ALL CONSTRUCTION WILL BE DRY-FLOODPROOF UP TO BASE FLOOD ELEVATION (B.F.E.)+ 9'-0" +1'-0" ELEVATION (DESIGN FLOOD ELEVATION +10'-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 DRY-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

4. THE INVISIBLE FLOOD CONTROL WALL (IFCW) HAS EXTRUDED ALUMINUM PLANKS THAT SIMPLY STACK BETWEEN THE STEEL SUPPORTS WITH A GASKET ON THE "DRY" SIDE. DURING A FLOOD EVENT, THE PLANKS FILL WITH WATER, ADDING STRENGTH AND LOAD CAPACITY TO THE WHOLE SYSTEM WHILE HELPING TO PROTECT AGAINST IMPACT LOADS. THE IFCW IS MANUFACTURED AND SOURCED IN THE UNITED STATES AND HAS BEEN ANALYZED AND ACCEPTED FOR USE BY THE UNITED STATES ARMY CORPS OF ENGINEERS, AND IS IN USE ON HUNDREDS OF INSTALLATIONS ACROSS THE US AND CANADA.



FLOOD LEGEND

F.F.E (Level 1) = 0'-0" (4'-6" NGVD)
F.F.E (Level 2) = 10'-6" (15'-0" NGVD)
EQUIP. LEVEL = 10'-6" (15'-0" NGVD)
FLOOD ZONE = ZONE AE (EL 10'NGVD)
B.F.E. = 10'-0" NGVD
D.F.E. = 10'-0" + 1'-0" = 11'-0" NGVD
MAX. CROWN OF ROAD = 4.24' NGVD
MAX. ADJACENT GRADE (NORTH) = 5.30' NGVD
MIN. ADJACENT GRADE (SOUTH) = 5.40' 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 SEALED WITH DRY FLOODPROOFING (FRA FLOOD PANEL SYSTEM).

B.F.E. = 10'-0" NGVD

1 SITE PLAN

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:

Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:

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

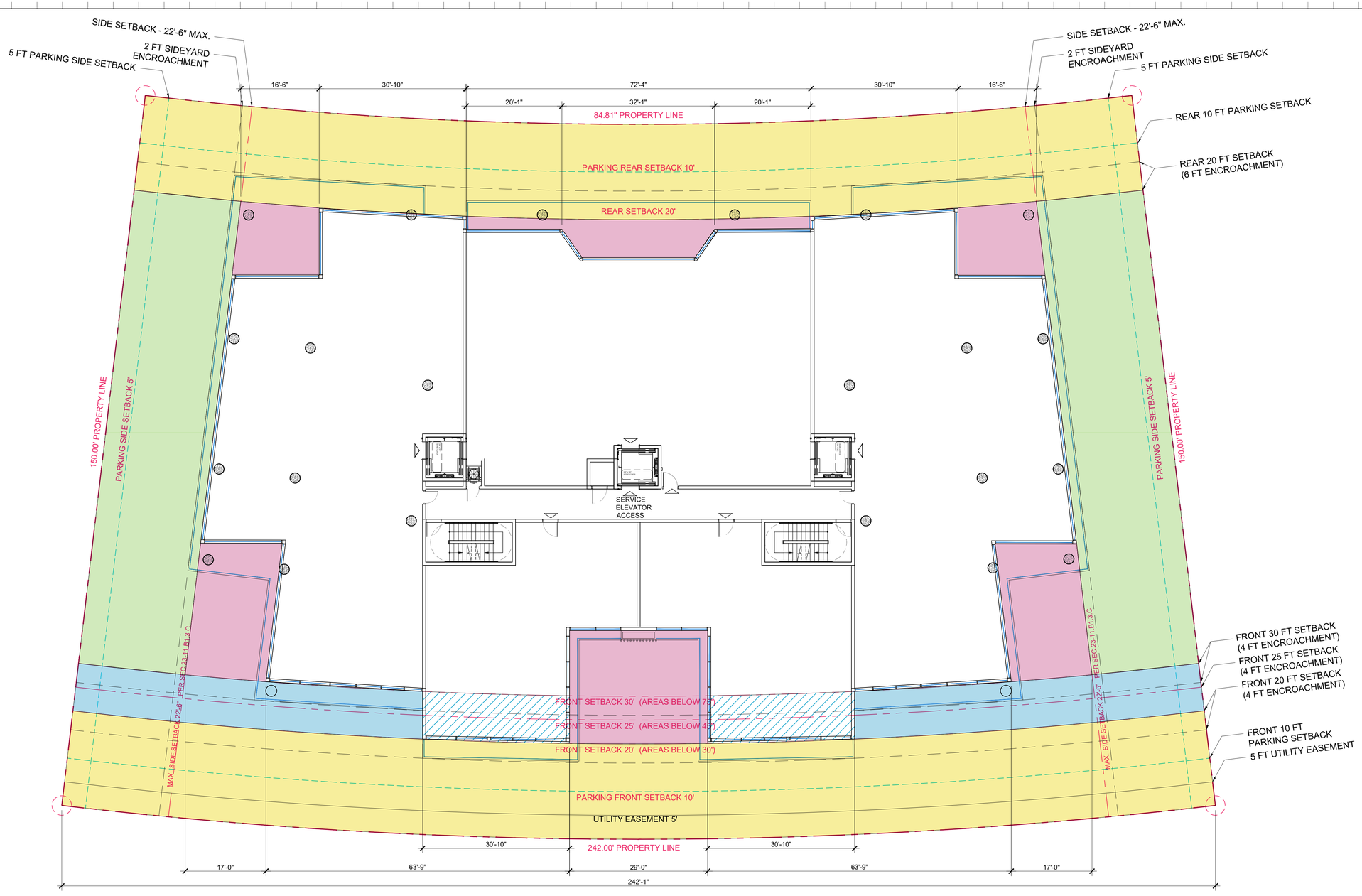
STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

SITE PLAN

Date	07-28-2022	Sheet No.	A2.00
Scale			
Project	2227		



SETBACK UP TO 30FT ABOVE DFE.
(INCLUDING REAR 20FT SETBACK

SIDE SETBACK 22'-6" MAXIMUM PER MUNICODE
SEC.23-11.B.1.3.C

FRONT SETBACK UP TO 30FT TO 75FT ABOVE DFE.

1/3 FLEX SETBACK AREAS

PUSHBACK ZONE (ALT. DESIGN FOR BREEZEWAY)

1 SETBACK DIAGRAM
SCALE: 1/16" = 1'-0"

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

–

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:

Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:

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

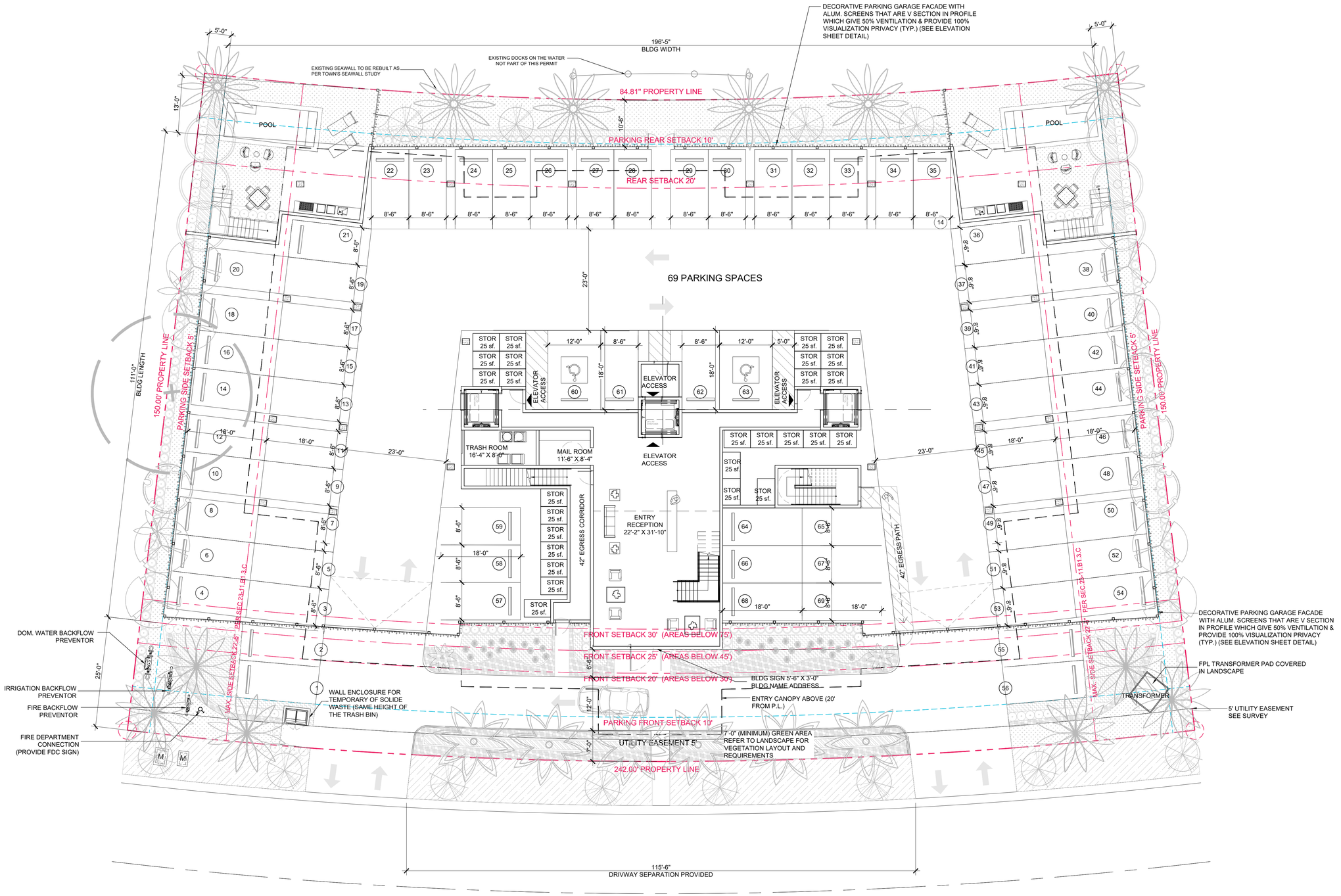
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

SETBACK DIAGRAM

Date	07-28-2022	Sheet No.	A2.01
Scale			
Project	2227		



69 PARKING SPACES

1 FLOOR PLAN - LEVEL 1

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:

Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:

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

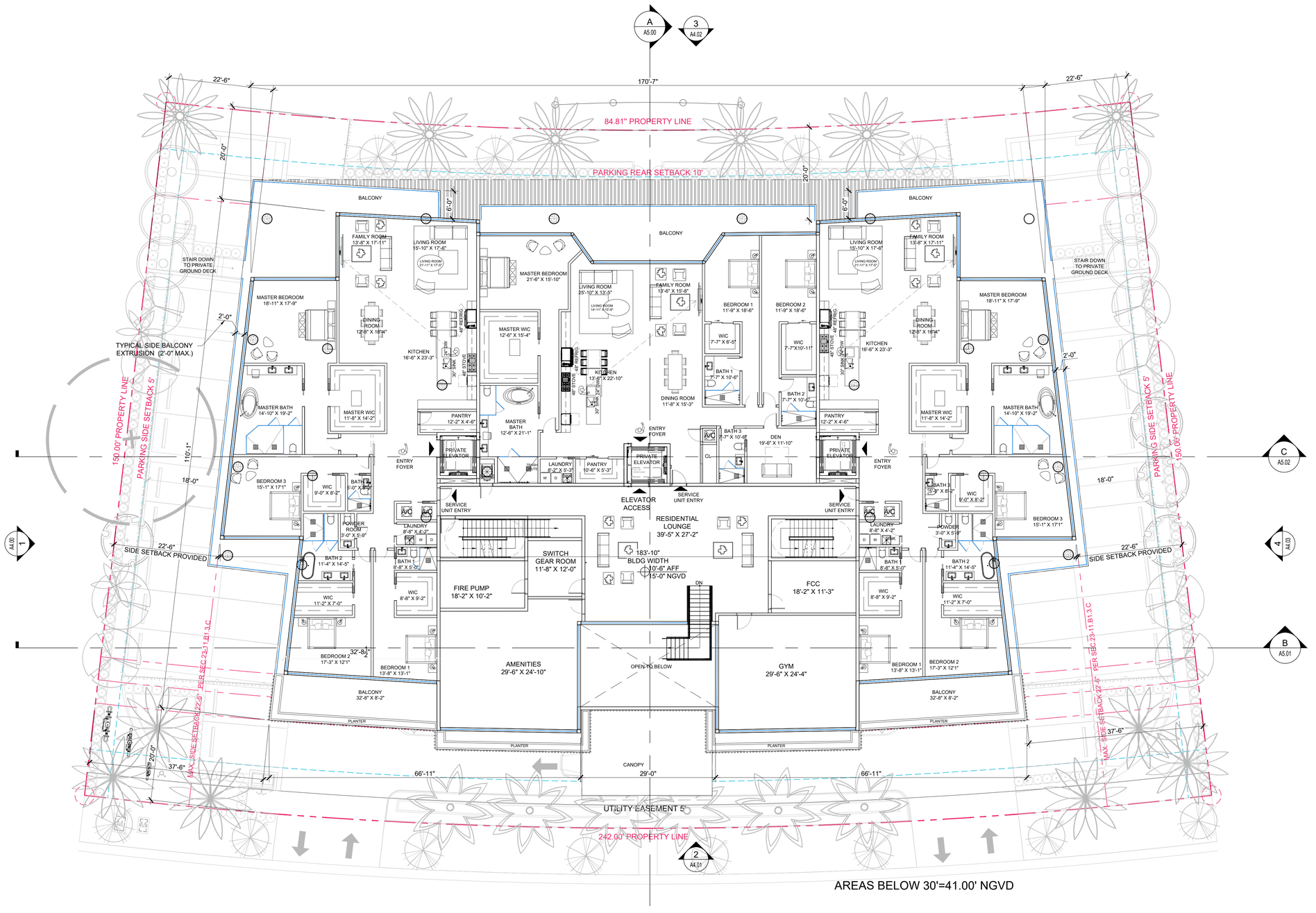
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

FLOOR PLAN - LEVEL 1

Date	07-28-2022	Sheet No.	A3.00
Scale			
Project	2227		



1 FLOOR PLAN - LEVEL 2

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:

Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:

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

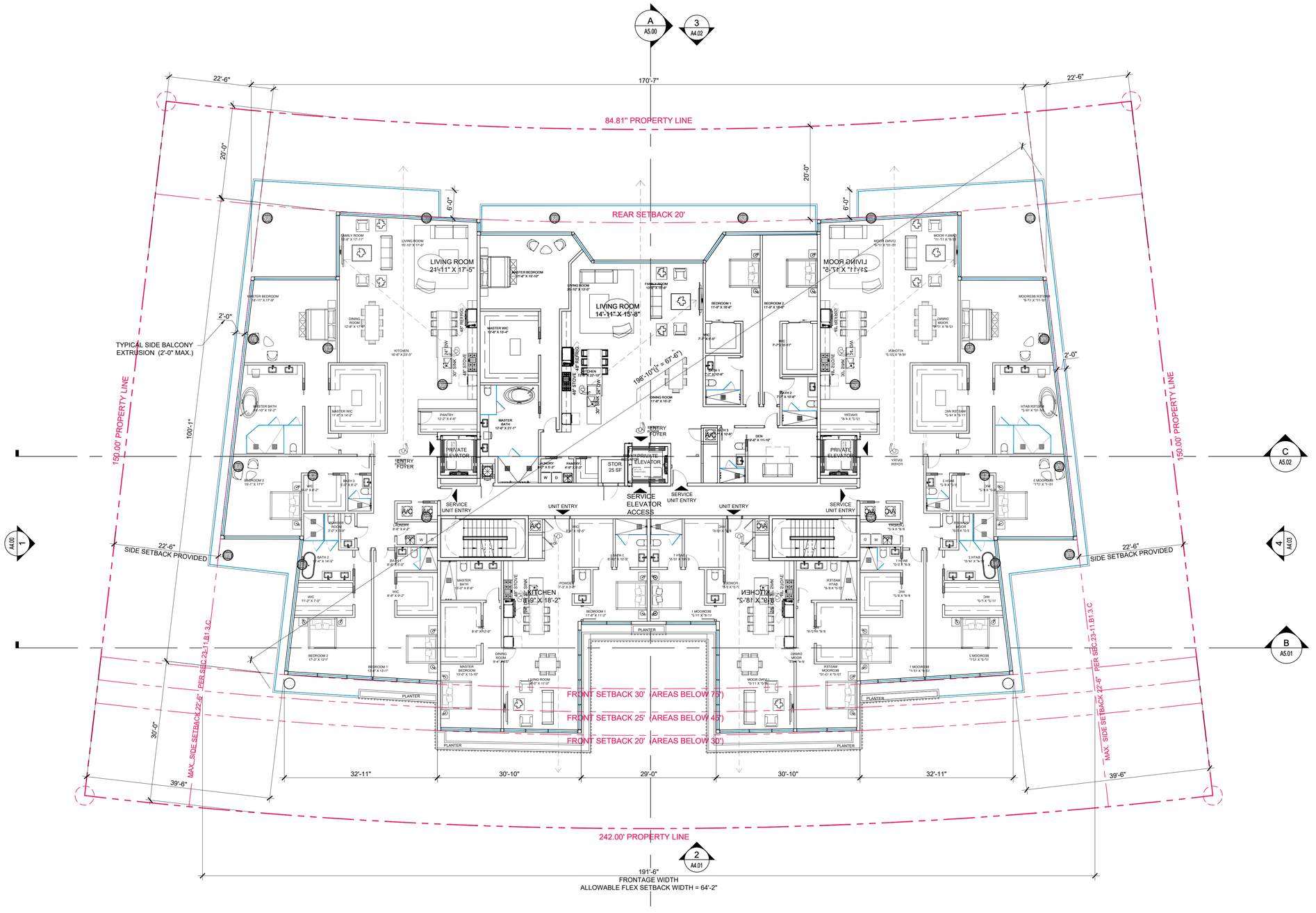
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

KOBI KARP

FLOOR PLAN - LEVEL 2

Date	07-28-2022	Sheet No.	A3.01
Scale			
Project	2227		



LEVEL 3 = 20'6" AFF
25.00' NGVD

1 FLOOR PLAN - LEVEL 3
SCALE: 3/32" = 1'-0"

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:

Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:

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

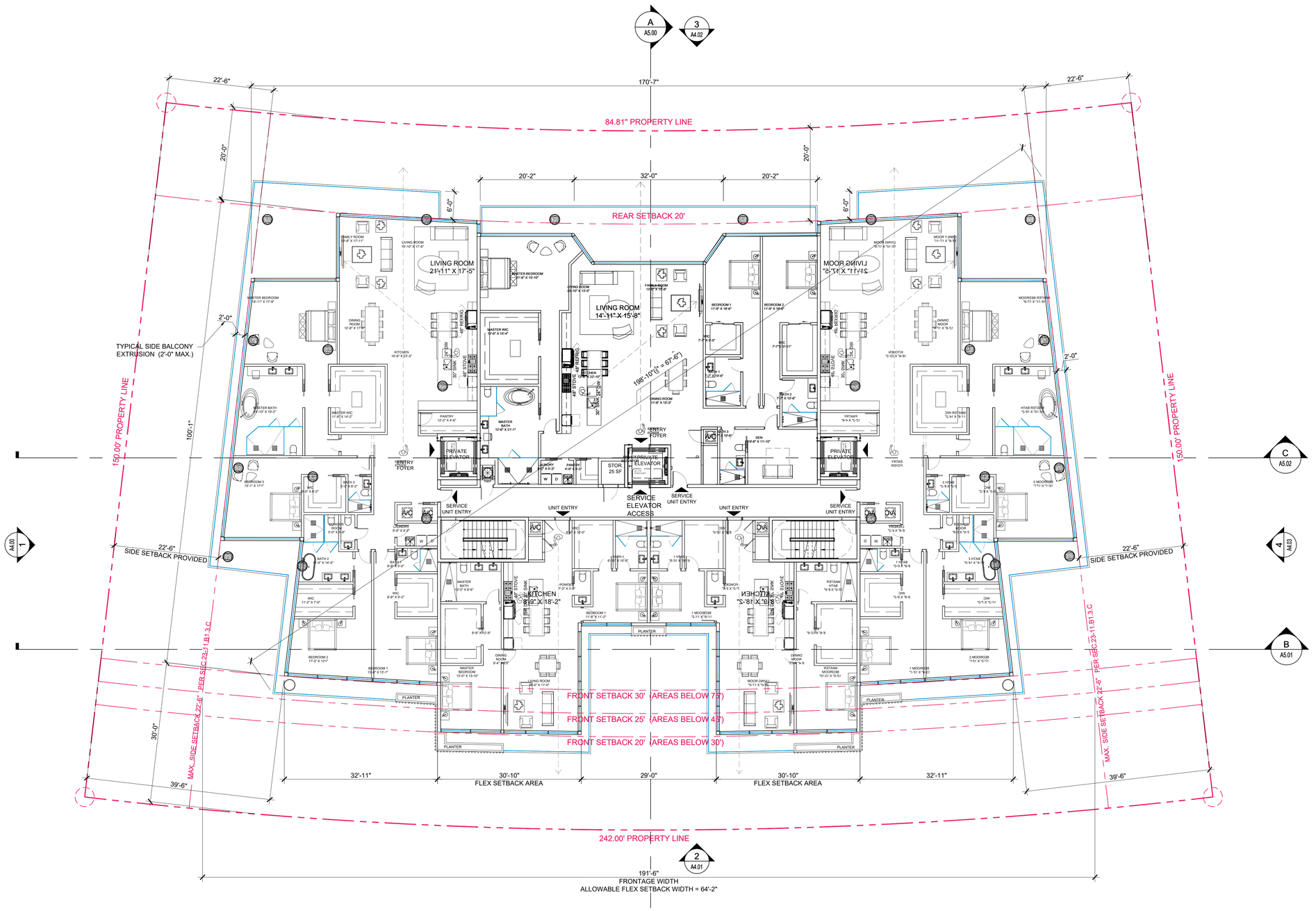
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

KOBI KARP

FLOOR PLAN - LEVEL 3

Date	07-28-2022	Sheet No.	A3.02
Scale			
Project	2227		



LEVEL 4 = 30'-6" AFF
35.00' NGVD

LEVEL 5 = 40'-6" AFF
45.00' NGVD

1 FLOOR PLAN - LEVEL 4-5
SCALE: 3/32" = 1'-0"

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:

Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:

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

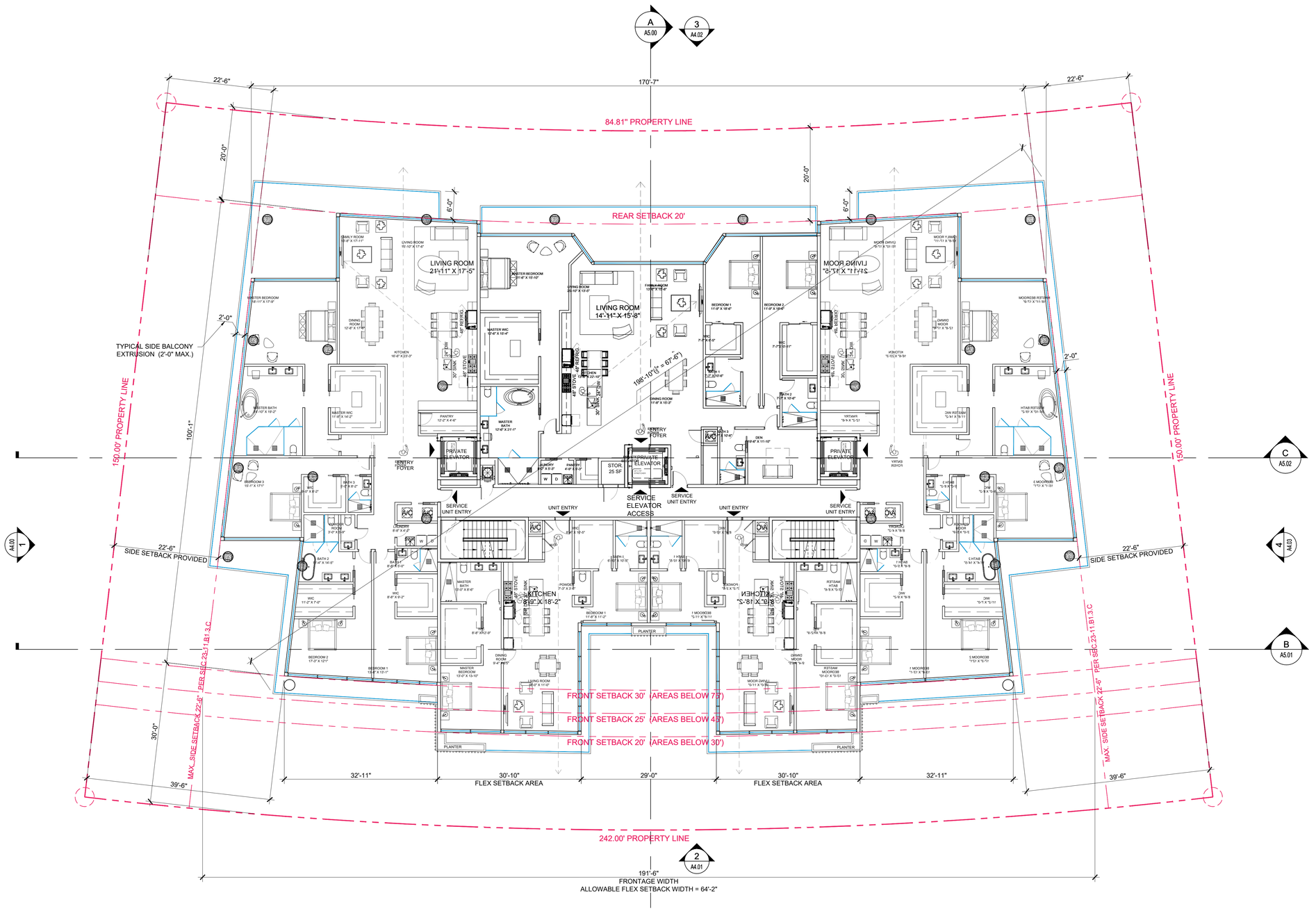


KOBI KARP
Lic. # AR0012578

KOBI KARP

FLOOR PLAN - LEVEL 4-5

Date	07-28-2022	Sheet No.	A3.03
Scale			
Project	2227		



LEVEL 6 = 50'-6" AFF
55.00' NGVD

1 FLOOR PLAN - LEVEL 6
SCALE: 3/32" = 1'-0"

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:
Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:
Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:
Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:
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

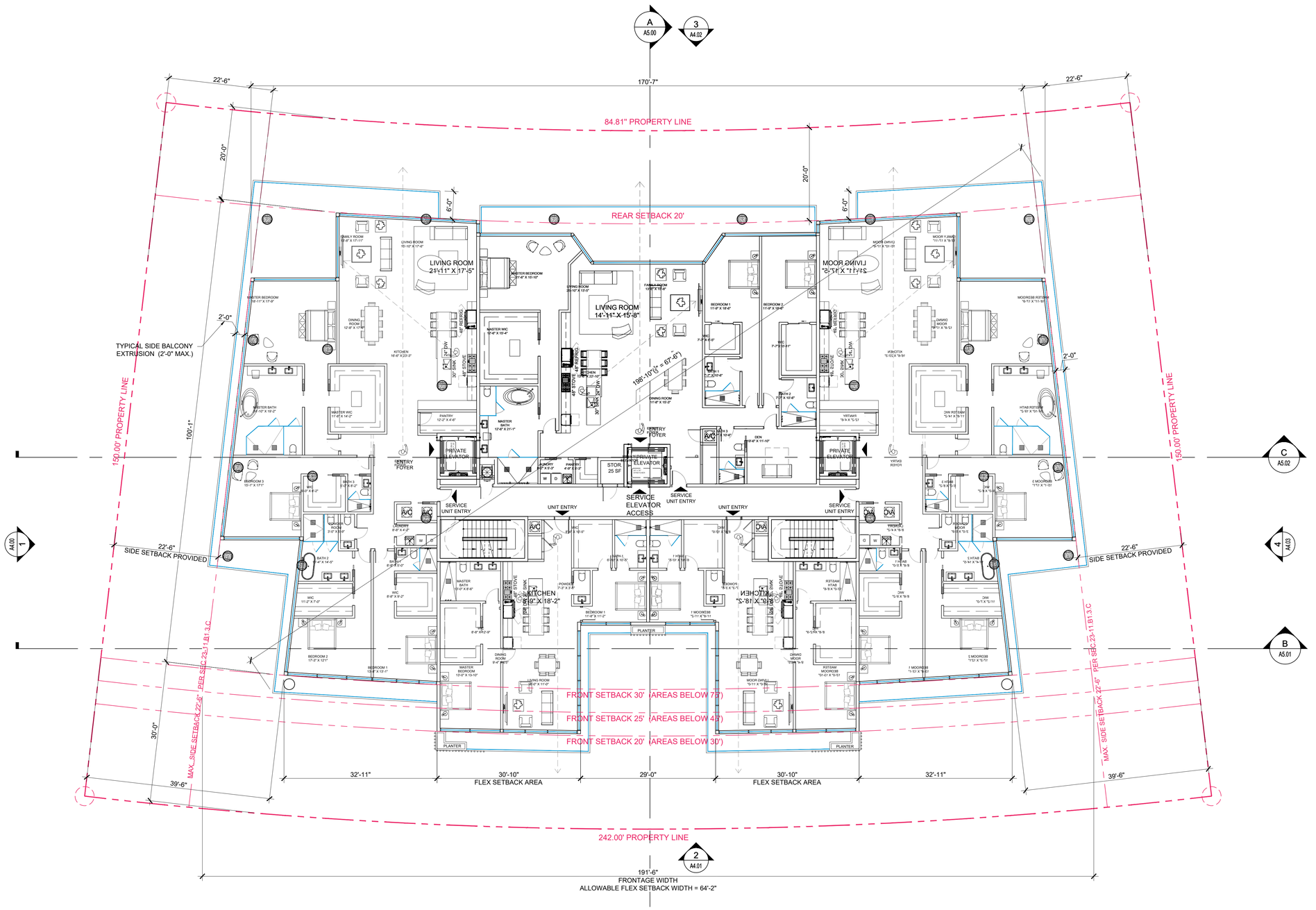
STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

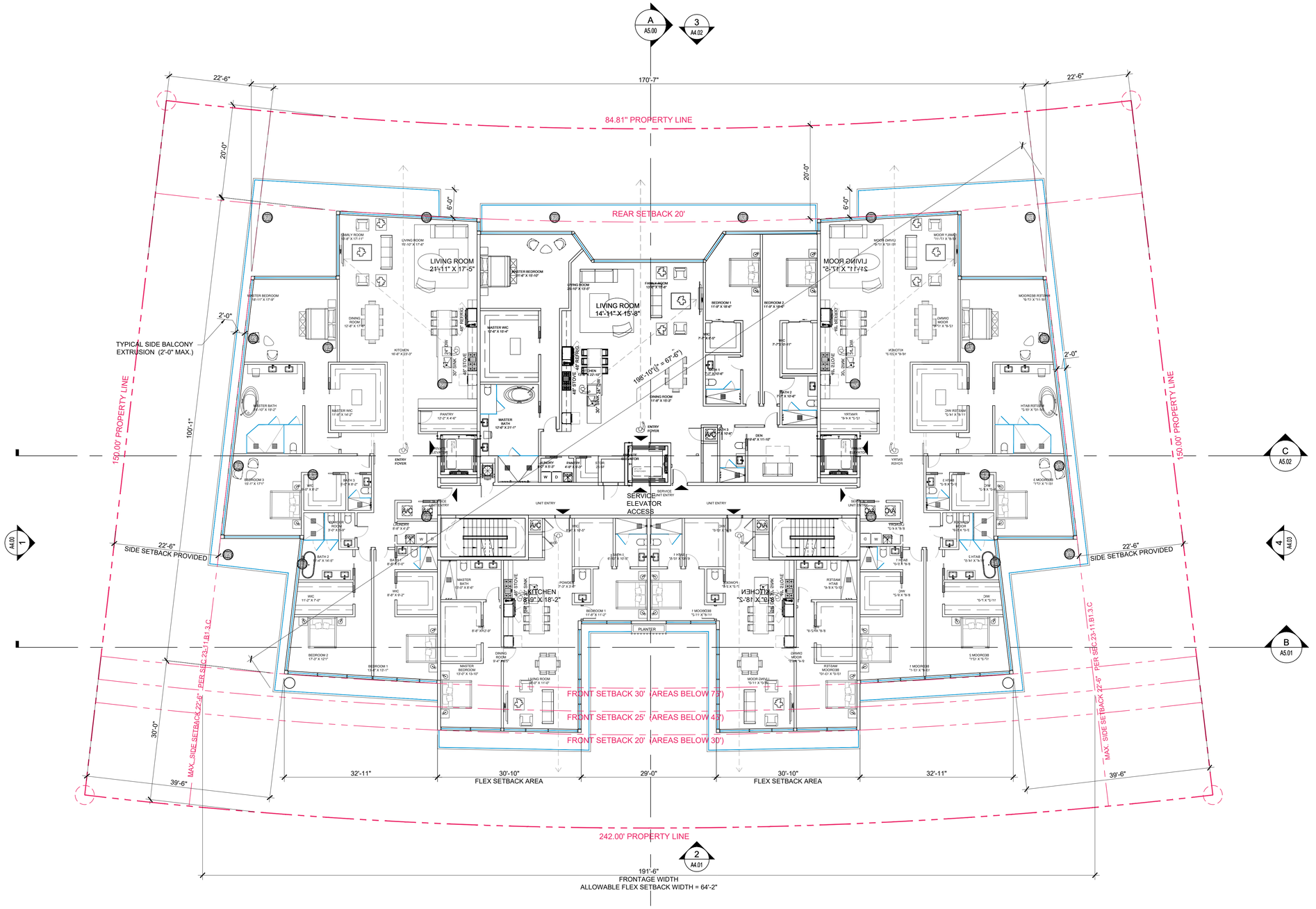
KOBI KARP
Lic. # AR0012578

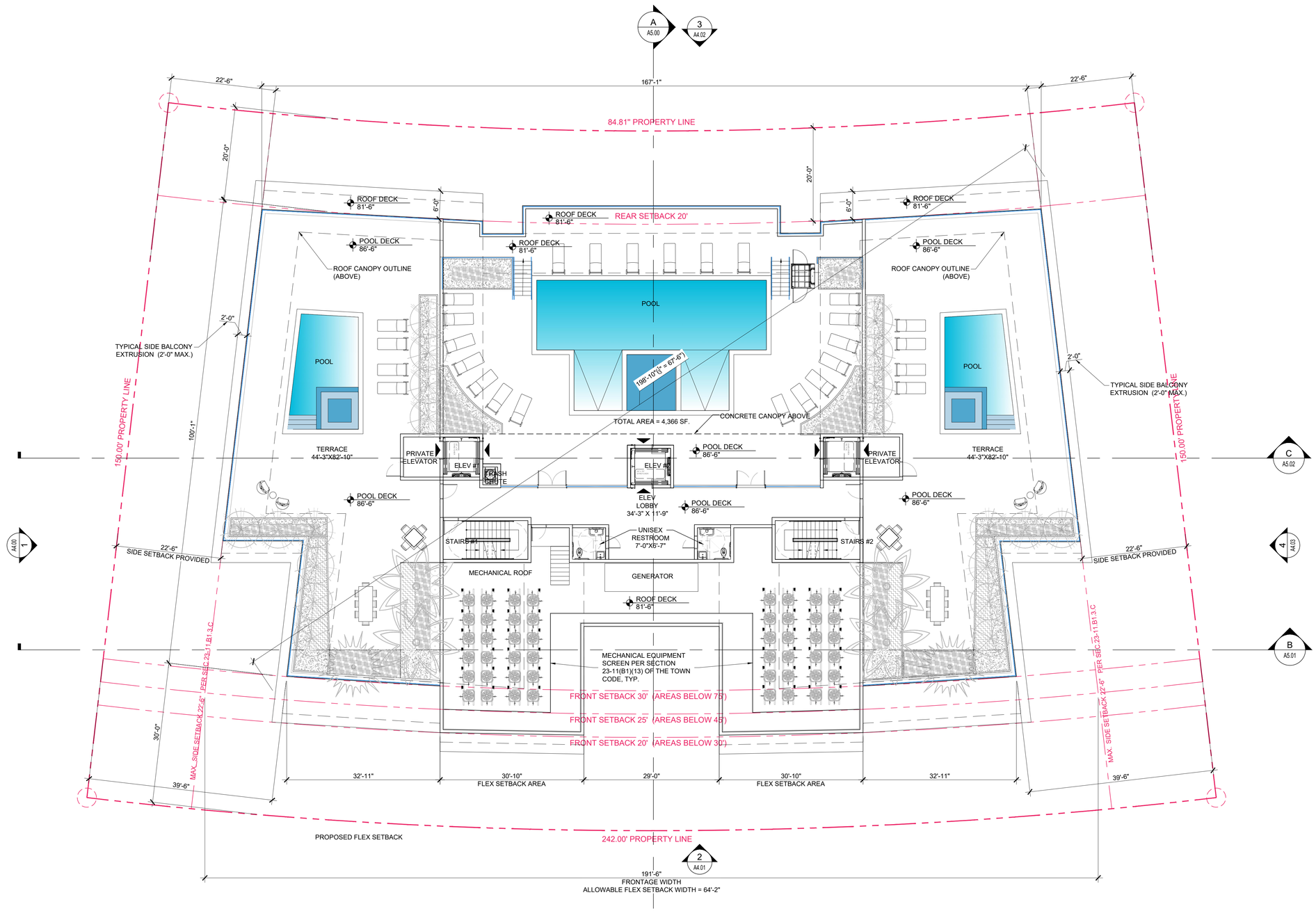
K O B I
K A R P

FLOOR PLAN - LEVEL 6

Date	07-28-2022	Sheet No.
Scale		A3.04
Project	2227	


A
A5.00
3
A4.02
170'-7"
22'-6"
22'-6"
84.81" PROPERTY LINE
20'-0"
20'-0"
6'-0"
6'-0"
REAR SETBACK 20'
TYPICAL SIDE BALCONY EXTRUSION (2'-0" MAX.)
2'-0"
2'-0"
150.00' PROPERTY LINE
150.00' PROPERTY LINE
100'-1"
LIVING ROOM 21'-11" X 17'-5"
LIVING ROOM 14'-11" X 15'-8"
LIVING ROOM 21'-11" X 17'-5"
FAMILY ROOM 15'-8" X 17'-11"
LIVING ROOM 15'-10" X 17'-0"
MASTER BEDROOM 21'-8" X 15'-10"
MASTER BEDROOM 15'-11" X 17'-9"
KITCHEN 16'-8" X 23'-3"
DINING ROOM 12'-8" X 11'-9"
MASTER WIC 10'-4" X 10'-4"
MASTER BATH 11'-10" X 15'-2"
MASTER WIC 11'-8" X 14'-2"
PANTRY 12'-2" X 4'-6"
MASTER BATH 12'-6" X 21'-1"
BEDROOM 3 15'-1" X 17'-1"
WIC 5'-0" X 6'-2"
BATH 3 9'-0" X 8'-2"
LAUNDRY ROOM 7'-0" X 9'-0"
BATH 2 5'-4" X 14'-0"
WIC 11'-2" X 7'-0"
BEDROOM 2 17'-3" X 12'-1"
BEDROOM 1 15'-8" X 13'-1"
MASTER BEDROOM 13'-0" X 15'-10"
LIVING ROOM 16'-0" X 11'-0"
DINING ROOM 9'-4" X 9'-5"
BEDROOM 1 17'-8" X 18'-9"
WIC 7'-7" X 6'-0"
BEDROOM 2 17'-9" X 18'-6"
WIC 7'-7" X 10'-11"
BATH 1 5'-0" X 10'-6"
BATH 2 7'-7" X 10'-6"
BATH 3 12'-6"
DEN 10'-6" X 11'-10"
MASTER BATH 15'-0" X 8'-6"
POWDER 7'-7" X 3'-8"
BEDROOM 1 17'-8" X 11'-2"
PLANTER
MOOR DWELL 15'-11" X 15'-11"
MOOR DWELL 15'-11" X 15'-11"
MOOR DRIVE 15'-11" X 100'-05"
MOOR Y JAMB 13'-11" X 16'-0"
MOORING MOOR 14'-1" X 16'-11"
MOORING RESTRAINT 15'-11" X 11'-11"
KITCHEN 15'-5" X 12'-9"
MASTER WIC 5'-7" X 10'-11"
H.TAB RESTRAINT 5'-10" X 10'-11"
E MOORING 7'-11" X 11'-10"
W MOORING 7'-11" X 11'-10"
H.TAB 5'-8" X 5'-8"
WIC 5'-8" X 7'-0"
RSTDAM MOORING 15'-0" X 15'-10"
RSTDAM H.TAB 5'-8" X 15'-10"
J MOORING 7'-11" X 16'-0"
E MOORING 7'-11" X 11'-10"
WIC 11'-0" X 7'-0"
BEDROOM 2 17'-0" X 12'-11"
BEDROOM 1 17'-8" X 11'-2"
MASTER BEDROOM 13'-0" X 15'-10"
LIVING ROOM 16'-0" X 11'-0"
DINING ROOM 9'-4" X 9'-5"
MASTER WIC 10'-4" X 10'-4"
MASTER BATH 12'-6" X 21'-1"
PANTRY 12'-2" X 4'-6"
MASTER BATH 15'-0" X 8'-6"
POWDER 7'-7" X 3'-8"
BEDROOM 1 17'-8" X 11'-2"
PLANTER
MOOR DWELL 15'-11" X 15'-11"
RSTDAM MOORING 15'-0" X 15'-10"
J MOORING 7'-11" X 16'-0"
E MOORING 7'-11" X 11'-10"
KITCHEN 18'-2" X 18'-2"
KITCHEN 15'-5" X 18'-2"
198'-10" (1" = 67'-0")
4" RISERS
48" TREADS
48" RISERS
48" STONE
30" SINK
30" STOVE
30" REF
30" DW
36" SINK
36" STOVE
36" REF
36" DW
PRIVATE ELEVATOR
PRIVATE ELEVATOR
PRIVATE ELEVATOR
ENTRY FOYER
ENTRY FOYER
ENTRY FOYER
SERVICE UNIT ENTRY
SERVICE UNIT ENTRY
SERVICE UNIT ENTRY
SERVICE ELEVATOR ACCESS
UNIT ENTRY
UNIT ENTRY
LAUNDRY 6'-0" X 6'-0"
STOR. 25 SF
W
D
A/C
A/C
A/C


A
A5.00
3
A4.02
170'-7"
22'-6"
22'-6"
84.81" PROPERTY LINE
20'-0"
20'-0"
6'-0"
6'-0"
REAR SETBACK 20'
LIVING ROOM
21'-11" X 17'-5"
LIVING ROOM
14'-11" X 15'-8"
LIVING ROOM
21'-11" X 17'-5"
MASTER BEDROOM
FAMILY ROOM
LIVING ROOM
KITCHEN
DINING ROOM
MASTER WIC
MASTER BATH
PANTRY
BEDROOM 1
BEDROOM 2
WIC
BATH 2
BATH 3
DEN
ENTRY FOYER
SERVICE ELEVATOR ACCESS
UNIT ENTRY
SERVICE ENT ENTRY
LAUNDRY
POWDER
MOORING ROOM
MOORING
MOORING 3
MOORING 4
MOORING 5
MOORING 6
MOORING 7
MOORING 8
MOORING 9
MOORING 10
MOORING 11
MOORING 12
MOORING 13
MOORING 14
MOORING 15
MOORING 16
MOORING 17
MOORING 18
MOORING 19
MOORING 20
MOORING 21
MOORING 22
MOORING



ROOF SLAB = 81-'6" AFF
86.00' NGVD

POOL DECK = 86'-'6" AFF
91.00' NGVD

1 ROOF PLAN - POOL DECK
SCALE: 3/32" = 1'-0"

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:
Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:
Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:
Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:
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

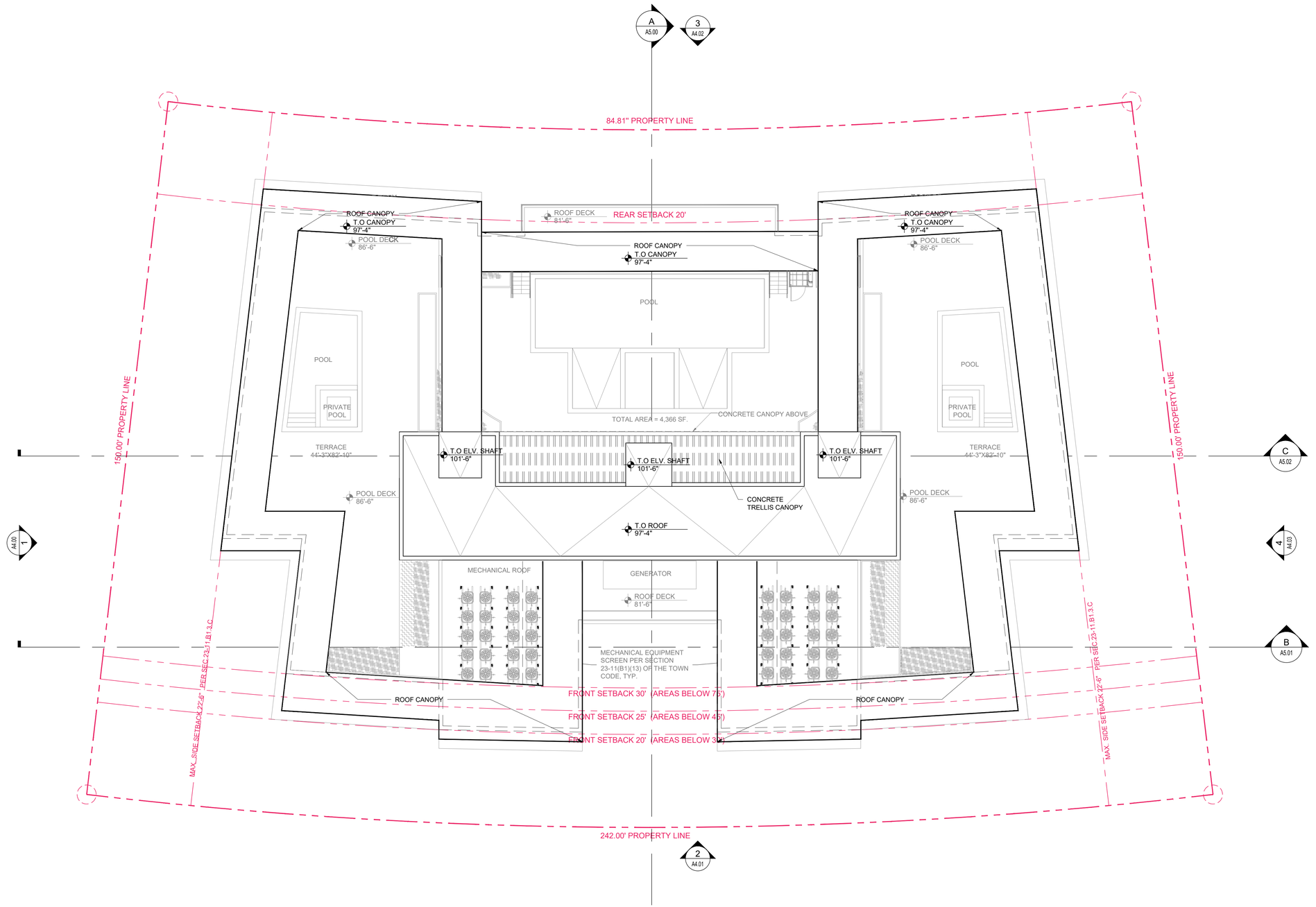
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

ROOF PLAN

Date	07-28-2022	Sheet No.	A3.07
Scale			
Project	2227		



1 UPPER ROOF

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:

Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:

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

K O B I K A R P

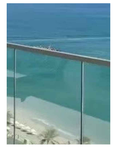
UPPER ROOF

Date	07-28-2022	Sheet No.	A3.08
Scale			
Project	2227		





A GLAZING COLOR
LIGHT GRAY TINT



B RAILING COLOR
CLEAR



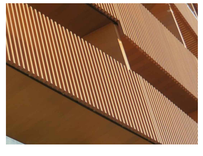
C ALUM. FRAMING
WARM GRAY COLOR FINISH



D EXTERIOR STONE VENEER
COLOR BEIGE / BIANCO LUNA

INTERIOR EXTERIOR





E BATTEN SCREEN, (V SECTION IN PROFILE)
50 % VENTILATION & 100% VISUALIZATION PRIVACY
BEHIND THE VERTICAL DECORATIVE ALUM.
PROFILE (TECHNOWOOD)
(KNOCKWOOD, PA -MODEL KEB10050F)
(FINISH: WOOD)
(COLOR: BROWN)

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:

Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:

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

K O B I
K A R P

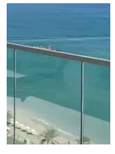
NORTH ELEVATION

Date	07-28-2022	Sheet No.	A4.00
Scale			
Project	2227		





A GLAZING COLOR
LIGHT GRAY TINT



B RAILING COLOR
CLEAR



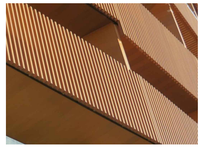
C ALUM. FRAMING
WARM GRAY COLOR FINISH



D EXTERIOR STONE VENEER
COLOR BEIGE / BIANCO LUNA

INTERIOR EXTERIOR





E BATTEN SCREEN, (V SECTION IN PROFILE)
50 % VENTILATION & 100% VISUALIZATION PRIVACY
BEHIND THE VERTICAL DECORATIVE ALUM.
PROFILE (TECHNOWOOD)
(KNOCKWOOD, PA -MODEL KEB10050F)
(FINISH: WOOD)
(COLOR: BROWN)

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:

Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:

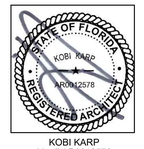
Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:

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



KOBI KARP
Lic. # AR0012578

KOBI KARP

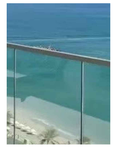
WEST ELEVATION

Date	07-28-2022	Sheet No.	A4.01
Scale			
Project	2227		





A GLAZING COLOR
LIGHT GRAY TINT



B RAILING COLOR
CLEAR



C ALUM. FRAMING
WARM GRAY COLOR FINISH



D EXTERIOR STONE VENEER
COLOR BEIGE / BIANCO LUNA

INTERIOR



EXTERIOR



E BATTEN SCREEN, (V SECTION IN PROFILE)
50 % VENTILATION & 100% VISUALIZATION PRIVACY
BEHIND THE VERTICAL DECORATIVE ALUM.
PROFILE (TECHNOWOOD)
(KNOCKWOOD, PA -MODEL KEB10050F)
(FINISH: WOOD)
(COLOR: BROWN)

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:

Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:

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

K O B I
K A R P

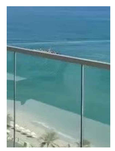
SOUTH ELEVATION

Date	07-28-2022	Sheet No.	A4.02
Scale			
Project	2227		





A GLAZING COLOR
LIGHT GRAY TINT



B RAILING COLOR
CLEAR



C ALUM. FRAMING
WARM GRAY COLOR FINISH



D EXTERIOR STONE VENEER
COLOR BEIGE / BIANCO LUNA

INTERIOR EXTERIOR





E BATTEN SCREEN, (V SECTION IN PROFILE)
50 % VENTILATION & 100% VISUALIZATION PRIVACY
BEHIND THE VERTICAL DECORATIVE ALUM.
PROFILE (TECHNOWOOD)
(KNOCKWOOD, PA -MODEL KEB10050F)
(FINISH: WOOD)
(COLOR: BROWN)

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:
Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:
Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

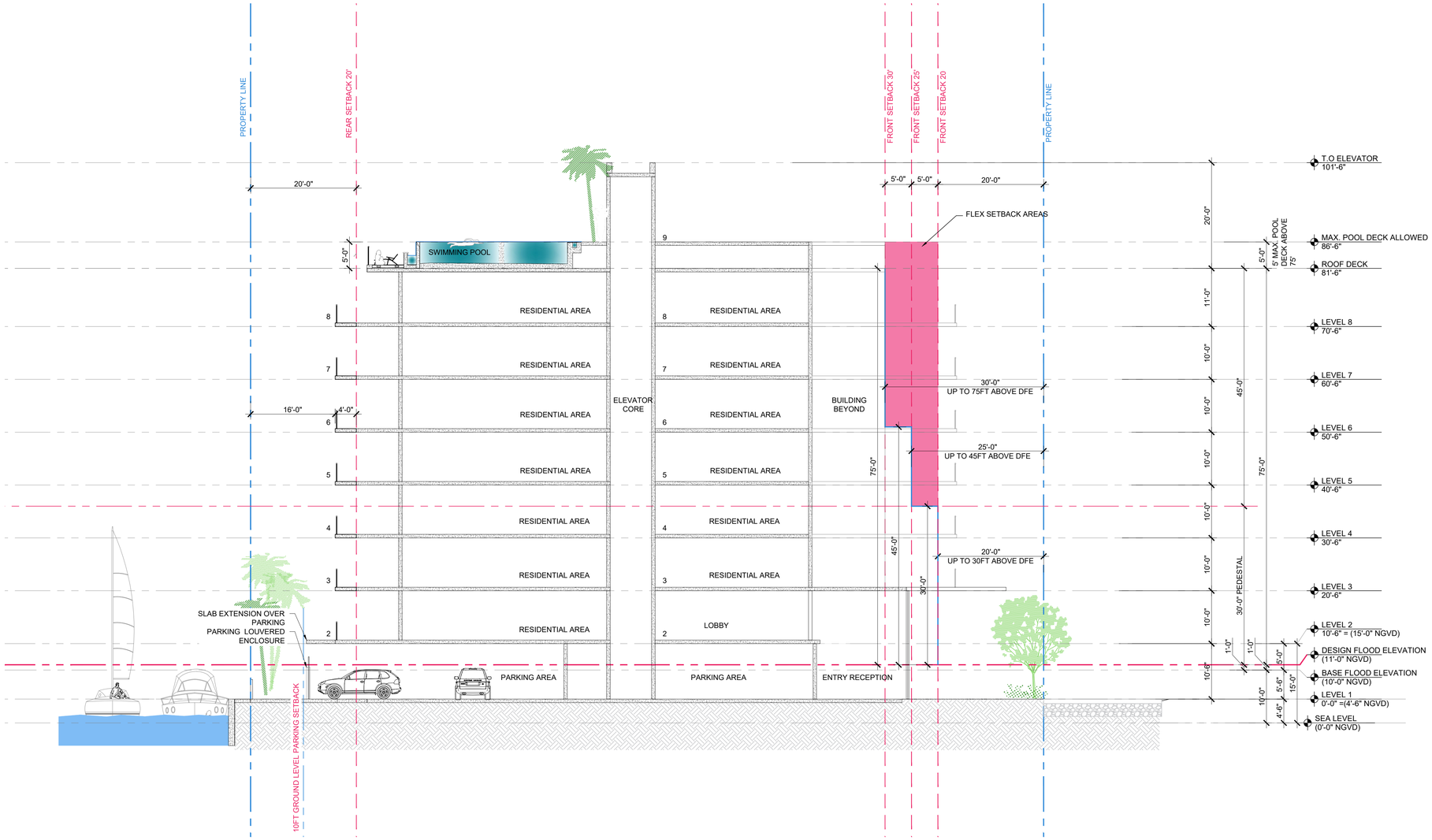
MEP ENGINEER:
Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:
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

KOBI KARP
Lic. # AR0012578

EAST ELEVATION

Date	07-28-2022	Sheet No.	A4.03
Scale			
Project	2227		



A BUILDING SECTION

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:

Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:

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

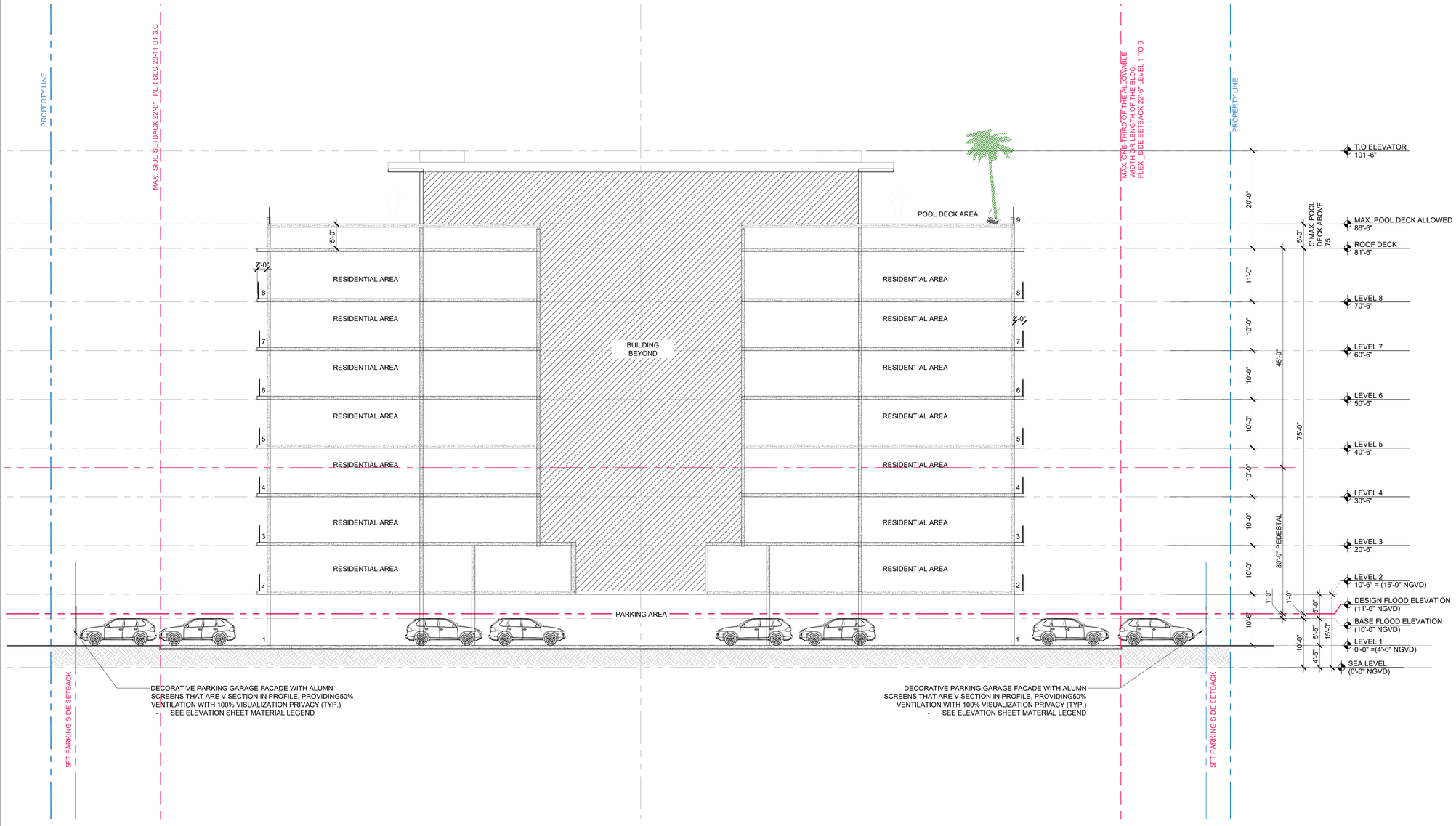
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

BUILDING SECTION - A

Date	07-28-2022	Sheet No.	A5.00
Scale			
Project	2227		



B BUILDING SECTION

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:

Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:

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

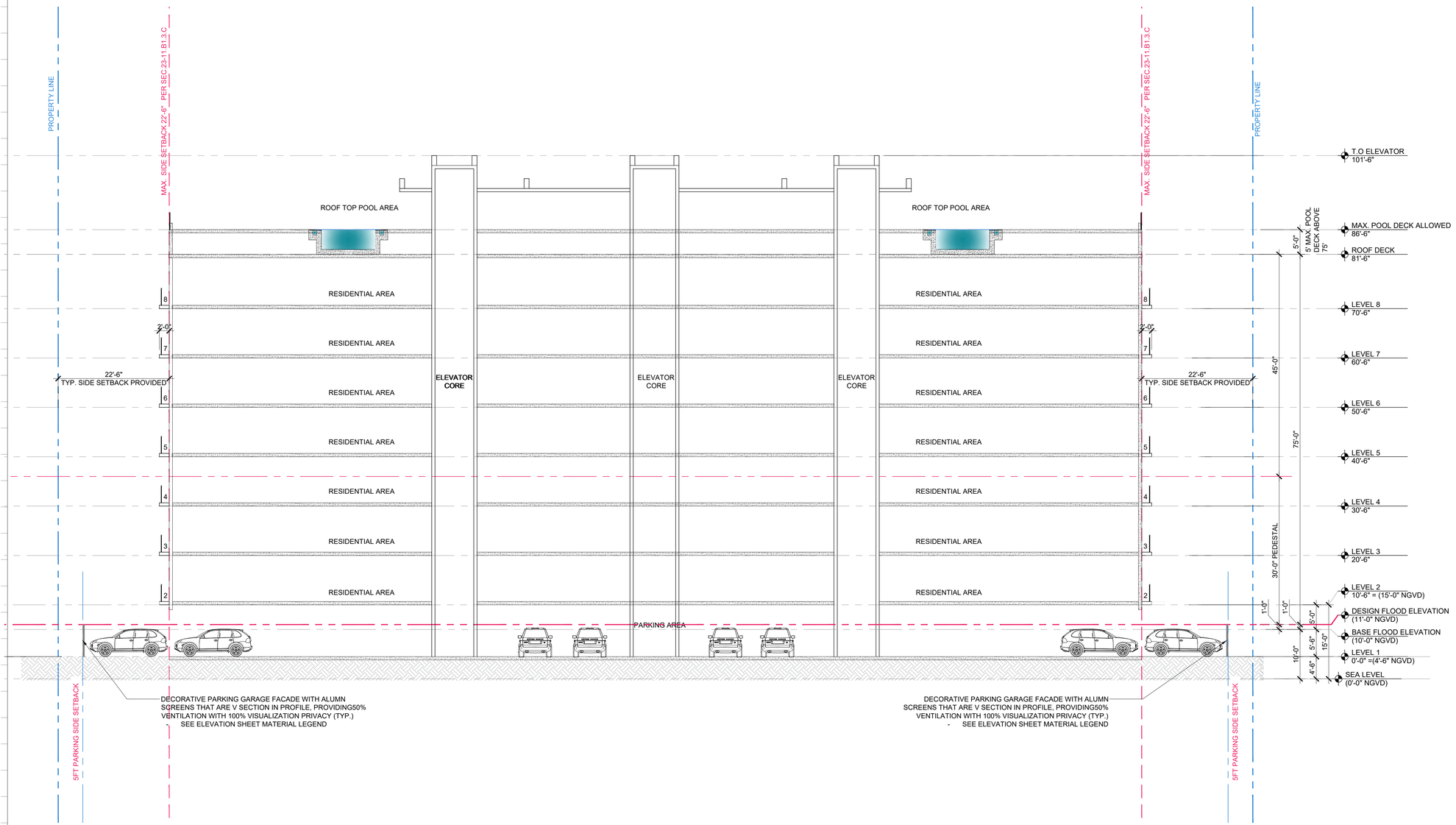
STATE OF FLORIDA KOBI KARP AR0012578 REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

BUILDING SECTION - B

Date	07-28-2022	Sheet No.	A5.01
Scale			
Project	2227		



C BUILDING SECTION

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

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, Fl 33160

LANDSCAPE DESIGN:

Name: Topo_Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:

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

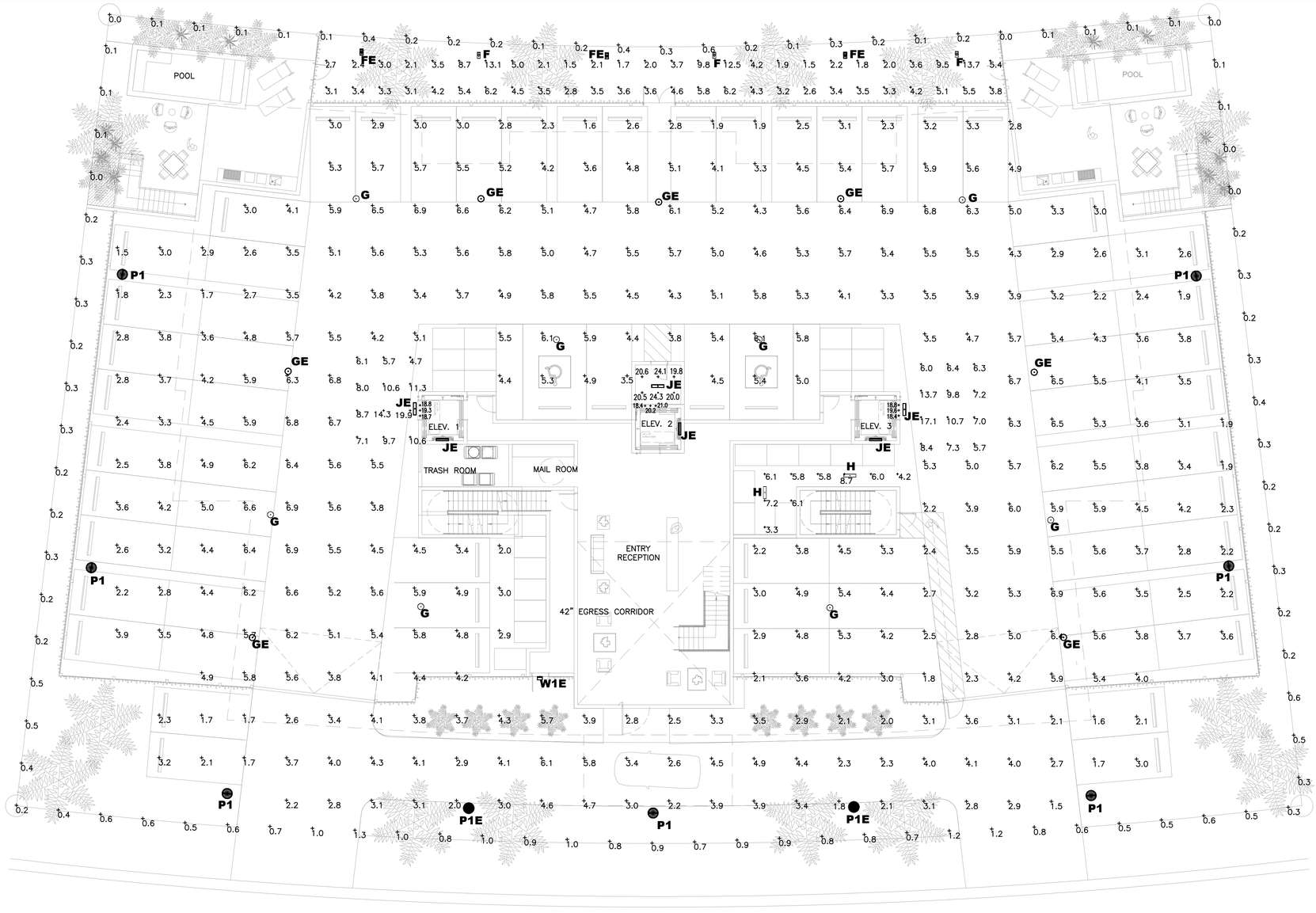


KOBI KARP
Lic. # AR0012578

K O B I
K A R P

BUILDING SECTION - C

Date	07-28-2022	Sheet No.	A5.02
Scale			
Project	2227		



1 GROUND FLOOR-PHOTOMETRIC PLAN

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

CALCULATION SUMMARY							
Scene: NORMAL							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ELEV 1 GARAGE AREA	ILLUMINANCE	Fc	9.73	19.9	4.7	2.07	4.23
ELEV 1 GARAGE THRESHOLD	ILLUMINANCE	Fc	18.93	19.3	18.7	1.01	1.03
ELEV 1 PIT_Floor	ILLUMINANCE	Fc	22.49	39.4	15.4	1.46	2.56
ELEV 2 GARAGE THRESHOLD	ILLUMINANCE	Fc	19.87	21.0	18.4	1.08	1.14
ELEV 2 GARAGE VESTIBULE	ILLUMINANCE	Fc	21.55	24.3	19.8	1.09	1.23
ELEV 2 PIT_FLOOR	ILLUMINANCE	Fc	21.89	38.7	15.0	1.46	2.58
ELEV 3 GARAGE AREA	ILLUMINANCE	Fc	8.80	17.1	5.7	1.54	3.00
ELEV 3 GARAGE THRESHOLD	ILLUMINANCE	Fc	18.93	19.6	18.4	1.03	1.07
ELEV 3 PIT_FLOOR	ILLUMINANCE	Fc	21.86	38.7	15.0	1.46	2.58
PARKING & DRIVE	ILLUMINANCE	Fc	4.17	6.9	1.5	2.78	4.60
REAR WALKING AREA	ILLUMINANCE	Fc	4.37	13.7	1.5	2.91	9.13
SPILL	ILLUMINANCE	Fc	0.39	1.3	0.0	N.A.	N.A.
STORAGE AREA	ILLUMINANCE	Fc	5.91	8.7	3.3	1.79	2.64

LUMINAIRE SCHEDULE										
Scene: NORMAL										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	3	F	SINGLE	U.S. ARCHITECTURAL LIGHTING	LXT-RB1-PLED-III-W-20LED-175mA-30K-HS	BOLLARD	N/A	0.900	1234	11
	3	FE	SINGLE	U.S. ARCHITECTURAL LIGHTING	LXT-RB1-PLED-III-W-20LED-175mA-30K-HS	BOLLARD	GENERATOR	0.900	1234	11
	8	G	SINGLE	LITHONIA LIGHTING	VCPG LED P2 30K T5W MVOLT	SURFACE	N/A	0.900	4590	33.96
	7	GE	SINGLE	LITHONIA LIGHTING	VCPG LED P2 30K T5W MVOLT	SURFACE	GENERATOR	0.900	4590	33.96
	2	H	SINGLE	LITHONIA LIGHTING	FEM L24 2000LM LPAFL WD 80CRI 30K	SURFACE	N/A	0.760	1979	13.36
	6	JE	SINGLE	LITHONIA LIGHTING	FEM L24 6000LM LPAFL WD 80CRI 40K	WALL	GENERATOR	0.760	5702	39.23
	7	P1	SINGLE	SUN VALLEY LIGHTING	VPR2-R-VLED-III-48LED-350mA-30K-HS	POLE MOUNTED: 10' A.F.F.	N/A	0.900	3774	52
	2	P1E	SINGLE	SUN VALLEY LIGHTING	VPR2-R-VLED-III-48LED-350mA-30K-HS	POLE MOUNTED: 10' A.F.F.	GENERATOR	0.900	3774	52
	1	W1E	SINGLE	LITHONIA LIGHTING	WDGE2 LED P1 30K 80CRI T4M	WALL MOUNTED: 8' A.F.G.	GENERATOR	0.900	1179	11.17

KKAID RECORD - OPTION 2.7

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2016

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: Regency Development Group LLC
Address: Huehl Orad, Suite 48
Northbrook, IL 60062

LANDSCAPE DESIGN:
Name: Ecopacheco Landscape+Design
Address: 257 S.W. 6th ST.
Dania Beach, Florida 33004
Tel: 305.915.6626

CIVIL ENGINEER:
Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:
Name: Reyes-Gavilan Engineers, Inc.
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:
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

.\Digital Seal.png

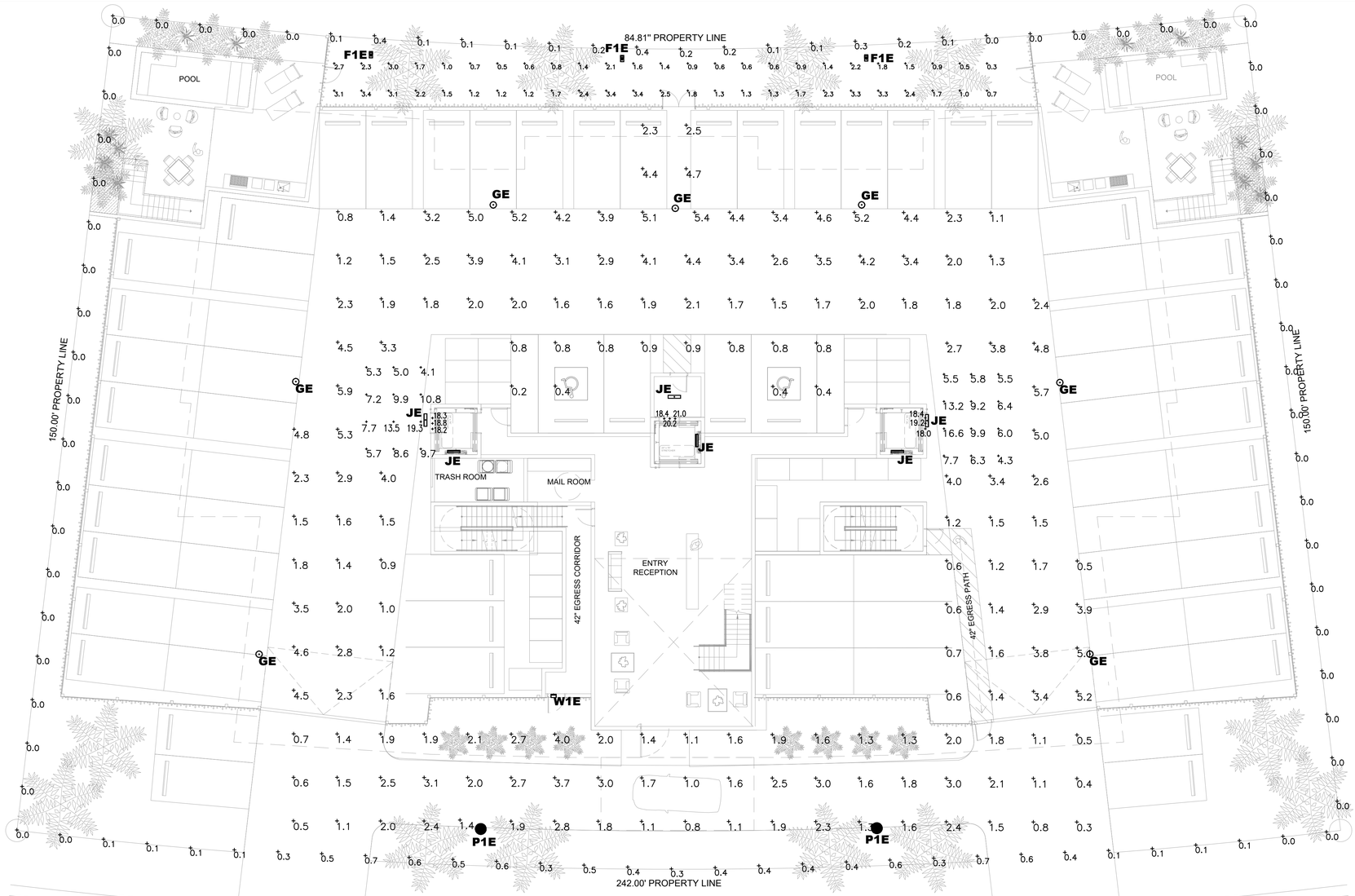
KOBI KARP
Lic. # AR0012578

REYES-GAVILAN
CONSULTING ENGINEERS, INC.
16252 N.W. 79 AVENUE
MIAMI LAKES, FL 33016
TEL 305.828.0644
FAX 305.828.6484
Email: office@reyesgavilaneng.com
www.reyesgavilanengineers.com
C.A. No. 8464/ P.E. No. 48181

KOBI KARP

PHOTOMETRIC PLAN

Date	06-16-2022	Sheet No.
Scale		PH-1
Project	2227	



1 GROUND FLOOR-EMERGENCY PHOTOMETRIC PLAN

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

CALCULATION SUMMARY							
Scene: EMERGENCY							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ELEV 1 GARAGE AREA	ILLUMINANCE	Fc	8.90	19.3	4.1	2.17	4.71
ELEV 1 GARAGE THRESHOLD	ILLUMINANCE	Fc	18.43	18.8	18.2	1.01	1.03
ELEV 1 PIT_FLOOR	ILLUMINANCE	Fc	22.30	39.2	15.2	1.47	2.58
ELEV 2 GARAGE THRESHOLD	ILLUMINANCE	Fc	19.87	21.0	18.4	1.08	1.14
ELEV 2 GARAGE VESTIBULE	ILLUMINANCE	Fc	21.60	24.3	20.0	1.08	1.22
ELEV 2 PIT_FLOOR	ILLUMINANCE	Fc	21.34	38.1	14.5	1.47	2.63
ELEV 3 GARAGE AREA	ILLUMINANCE	Fc	8.03	16.6	4.3	1.87	3.86
ELEV 3 GARAGE THRESHOLD	ILLUMINANCE	Fc	18.53	19.2	18.0	1.03	1.07
ELEV 3 PIT_FLOOR	ILLUMINANCE	Fc	21.71	38.6	14.9	1.46	2.59
PARKING & DRIVE_EM	ILLUMINANCE	Fc	2.31	5.9	0.2	11.55	29.50
REAR WALKING AREA_EM	ILLUMINANCE	Fc	1.69	3.4	0.3	5.63	11.33
SPILL	ILLUMINANCE	Fc	0.13	0.7	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE										
Scene: EMERGENCY										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	3	F1E	SINGLE	U.S. ARCHITECTURAL LIGHTING	LXT-RB1-PLED-III-W-20LED-175mA-30K-HS	BOLLARD	GENERATOR	0.900	1234	11
	7	GE	SINGLE	LITHONIA LIGHTING	VCPG LED P2 30K T5W MVOLT	SURFACE	GENERATOR	0.900	4590	33.96
	6	JE	SINGLE	LITHONIA LIGHTING	FEM L24 6000LM LPAFL WD 80CRI 40K	WALL	GENERATOR	0.760	5702	39.23
	2	P1E	SINGLE	SUN VALLEY LIGHTING	VPR-R-VLED-III-48LED-350mA-30K-HS	POLE MOUNTED: 10' A.F.F.	GENERATOR	0.900	3774	52
	1	W1E	SINGLE	LITHONIA LIGHTING	WDGE2 LED P1 30K 80CRI T4M	WALL MOUNTED: 8' A.F.G.	GENERATOR	0.900	1179	11.17

KKAID RECORD - OPTION 2.7

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: Regency Development Group LLC
Address: Huehl Orad, Suite 48
Northbrook, IL 60062

LANDSCAPE DESIGN:
Name: Ecopacheco Landscape+Design
Address: 257 S.W. 6th ST.
Dania Beach, Florida 33004
Tel: 305.915.6626

CIVIL ENGINEER:
Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:
Name: Reyes-Gavilan Engineers, Inc.
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:
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

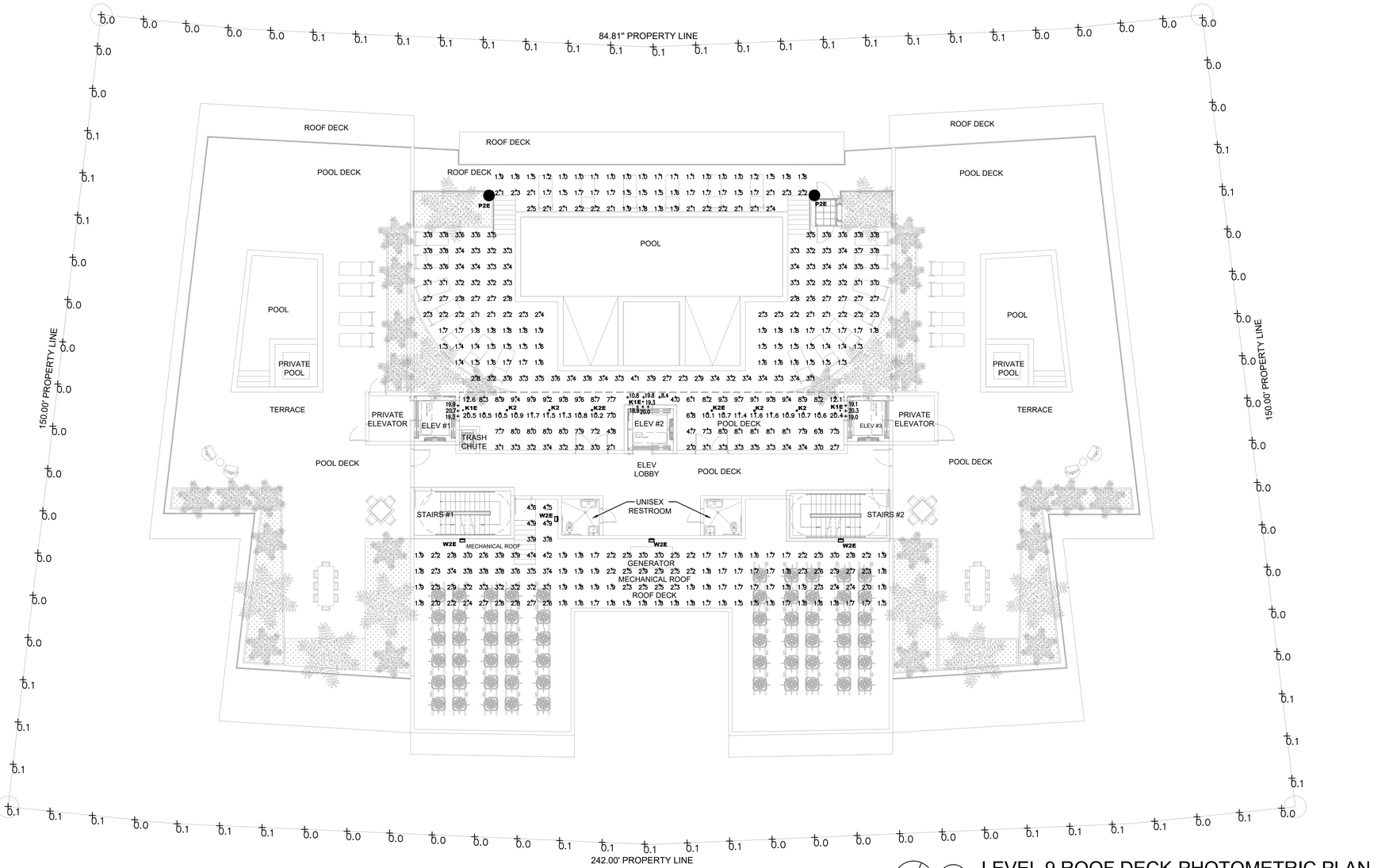
.\Digital Seal.png

KOBI KARP
Lic. # AR0012578

REYES-GAVILAN
CONSULTING ENGINEERS, INC.
16252 N.W. 79 AVENUE
MIAMI LAKES, FL 33016
TEL 305.828.0644
FAX 305.828.6484
Email: office@reyesgavilaneng.com
www.reyesgavilanengineers.com
C.A. No. 8464/ P.E. No. 48181

PHOTOMETRIC PLAN

Date	06-16-2022	Sheet No. PH-2
Scale		
Project	2227	



1 LEVEL 9 ROOF DECK-PHOTOMETRIC PLAN

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

CALCULATION SUMMARY							
Scene: NORMAL							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ELEV 1 THRESHOLD	ILLUMINANCE	Fc	19.97	20.7	19.3	1.03	1.07
ELEV 2 THRESHOLD	ILLUMINANCE	Fc	19.40	20.0	18.9	1.03	1.06
ELEV 3 THRESHOLD	ILLUMINANCE	Fc	19.47	20.3	19.0	1.02	1.07
ELEV AREA	ILLUMINANCE	Fc	8.09	20.5	2.0	4.05	10.25
MECH ROOF AREA	ILLUMINANCE	Fc	2.40	4.9	1.5	1.60	3.27
SPILL	ILLUMINANCE	Fc	0.05	0.1	0.0	N.A.	N.A.
POOL DECK	ILLUMINANCE	Fc	2.44	4.1	1.0	2.44	4.10

LUMINAIRE SCHEDULE										
Scene: NORMAL										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	3	K1E	SINGLE	BEGA-US	24 404 K3	SURFACE	GENERATOR	0.900	918	12
	4	K2	SINGLE	BEGA-US	24 409 K3	SURFACE	N/A	0.900	901	12
	2	K2E	SINGLE	BEGA-US	24 409 K3	SURFACE	GENERATOR	0.900	901	12
	2	P2E	SINGLE	SUN VALLEY LIGHTING	VPR2-R-VLED-IV-48LED-525mA-30K	POLE MOUNTED: 10' A.F.F.	GENERATOR	0.900	6551	75
	4	W2E	SINGLE	LITHONIA LIGHTING	WDGE2 LED P2 30K 80CRI T4M E10WH	WALL MOUNTED: 9' A.F.G.	BATTERY / GENERATOR	0.900	1922	18.98

KKAID RECORD - OPTION 2.7

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: Regency Development Group LLC
Address: Huehl Orad, Suite 4B
Northbrook, IL 60062

LANDSCAPE DESIGN:

Name: Ecopacheco Landscape+Design
Address: 257 S.W. 6th ST.
Dania Beach, Florida 33004
Tel: 305.915.6626

CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: Reyes-Gavilan Engineers, Inc.
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:

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

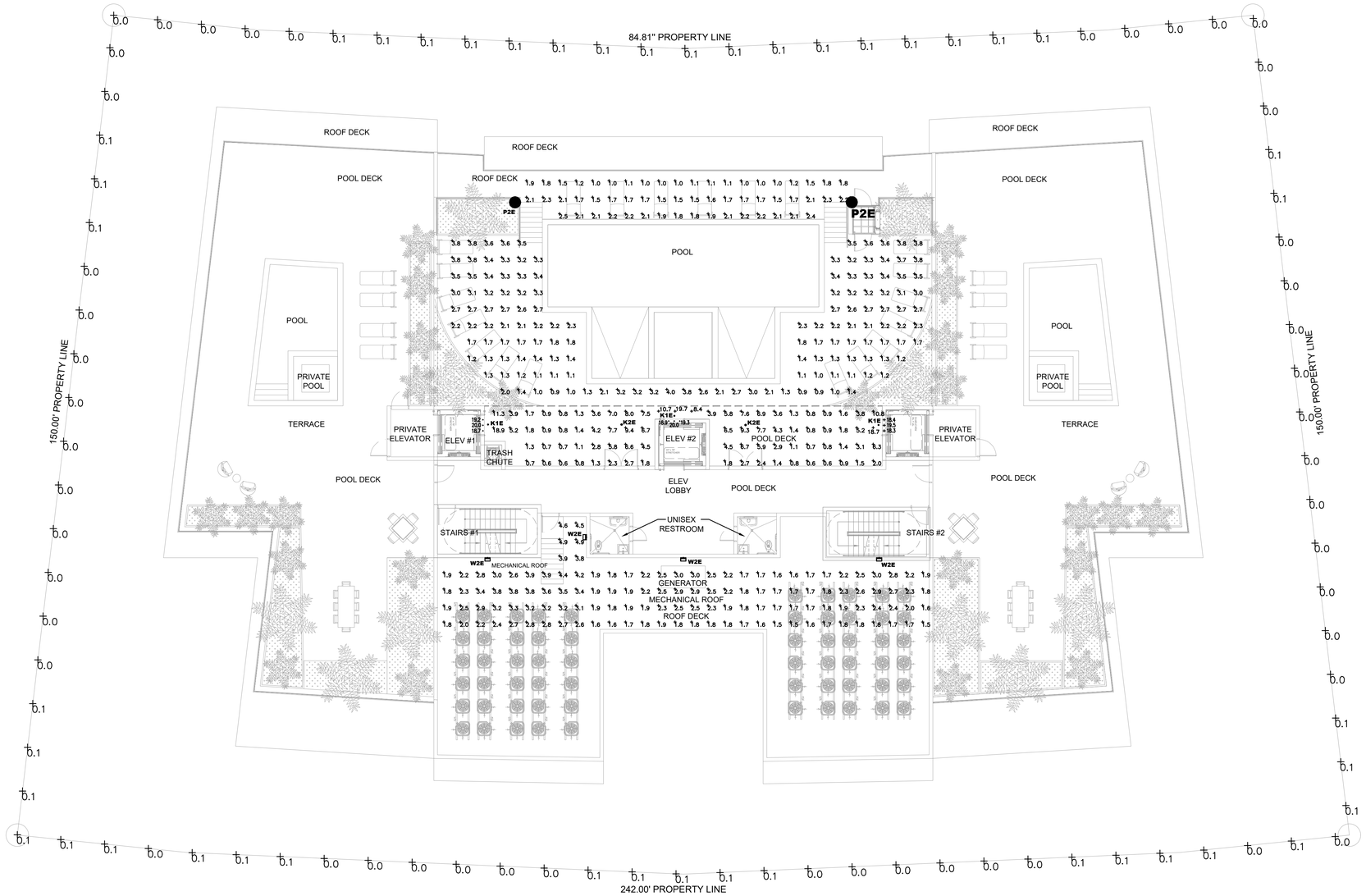
REYES-GAVILAN
CONSULTING ENGINEERS, INC.
16252 N.W. 79 AVENUE
MIAMI LAKES, FL 33016
TEL 305.828.0644
FAX 305.828.6484
Email: office@reyesgavilaneng.com
www.reyesgavilanengineers.com
C.A. No. 8464/ P.E. No. 48181

.\Digital Seal.png

KOBI KARP
Lic. # AR0012578

PHOTOMETRIC PLAN

Date	06-16-2022	Sheet No.
Scale		PH-3
Project	2227	



1 LEVEL 9 ROOF DECK-EMERGENCY PHOTOMETRIC PLAN

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

CALCULATION SUMMARY							
Scene: EMERGENCY							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ELEV 1 THRESHOLD	ILLUMINANCE	Fc	19.30	20.0	18.7	1.03	1.07
ELEV 2 THRESHOLD	ILLUMINANCE	Fc	19.40	20.0	18.9	1.03	1.06
ELEV 3 THRESHOLD	ILLUMINANCE	Fc	18.73	19.5	18.3	1.02	1.07
ELEV AREA	ILLUMINANCE	Fc	4.10	19.7	0.6	6.83	32.83
MECH ROOF AREA	ILLUMINANCE	Fc	2.40	4.9	1.5	1.60	3.27
SPILL	ILLUMINANCE	Fc	0.05	0.1	0.0	N.A.	N.A.
POOL DECK	ILLUMINANCE	Fc	2.26	4.0	0.9	2.51	4.44

LUMINAIRE SCHEDULE										
Scene: EMERGENCY										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	3	K1E	SINGLE	BEGA-US	24 404 K3	SURFACE	GENERATOR	0.900	918	12
	2	K2E	SINGLE	BEGA-US	24 409 K3	SURFACE	GENERATOR	0.900	901	12
	2	P2E	SINGLE	SUN VALLEY LIGHTING	VPR2-R-VLED-IV-48LED-525mA-30K	POLE MOUNTED: 10' A.F.F.	GENERATOR	0.900	6551	75
	4	W2E	SINGLE	LITHONIA LIGHTING	WDGE2 LED P2 30K 80CRI T4M E10WH	WALL MOUNTED: 9' A.F.G.	BATTERY / GENERATOR	0.900	1922	18.98

KKAID RECORD - OPTION 2.7

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: Regency Development Group LLC
Address: Huehl Orad, Suite 4B
Northbrook, IL 60062

LANDSCAPE DESIGN:

Name: Ecopacheco Landscape+Design
Address: 257 S.W. 6th ST.
Dania Beach, Florida 33004
Tel: 305.915.6626

CIVIL ENGINEER:

Name: Ocean Engineering
Address: 8101 Biscayne BLVD. Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: Reyes-Gavilan Engineers, Inc.
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:

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

.\Digital Seal.png

KOBI KARP
Lic. # AR0012578

REYES-GAVILAN
CONSULTING ENGINEERS, INC.
16252 N.W. 79 AVENUE
MIAMI LAKES, FL 33016
TEL 305.828.0644
FAX 305.828.6484
Email: office@reyesgavilaneng.com
www.reyesgavilanengineers.com
C.A. No. 8464/ P.E. No. 48181

KOBI KARP

PHOTOMETRIC PLAN

Date	06-16-2022	Sheet No.
Scale		PH-4
Project	2227	

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 9927 E. Bay Harbor Drive, Bay Harbor Islands
Legal Description: COMPREHENSIVE PLAN FLUM DESIGNATION:
MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
Net Lot Area 0.77 Acres / 33,750 SF

		Required	Provided
I.	**Open Space Requirement**		
1.	Net Lot Area =33,750 SF x 20%= 6,750 SF 20% (BHI - Sec. 23-11)	6,750 SF (20%)Min	6,892SF (25%)
2.	Maximum Lawn Area Allowed (MDC - Sec. 18A-6(A)(5))		
a.	Req. open space 6,750 SF x 60% =4,050 SF	Max 4,050 SF (60%)	3,085 SF (45.7%)
II.	**Shade Trees**		
A.	**Required Shade Trees**		
1.	28 shade trees/acre: 28 X 0.77 = 21.56 = 22 (Min. 12' in height / 4' clear wood / 2 ½" caliper)	22	1 existing + 22 new
	(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	6	20 palms @ 3:1= 7 trees Total 29 trees
2.	Native Species Required - 50% Min. # of shade trees req.7 x 50% = 3.5=4 (BHI - Sec. 24-16(a)(2))	11	29
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))	11	29
B.	**Tree Species**		
1.	Number of shade trees required (from Sec. (II)(A)(1) above)	22	29
2.	Number of shade tree species required (BHI - Sec. 24-16(a)(2)) Number of Different Tree Species based on Quantity 16-20 required shade trees/ 5 shade tree species Needed	5	7
C.	**Tree Heights**		
1.	Number of Stories of building (9)		
2.	Number of shade trees required 22 (from Sec. (II)(A)(1) above)		
3.	Shade tree heights required:		
	14-16 ft. - ___25___% or __5.5____ shade trees	6	6 (CD)
	16-18 ft. - ___50___% or __11____ shade trees	11	8 (GL)
	18-20 ft. - ____25__% or __5.5____ shade trees	6	4 (CE) + 14 Palms

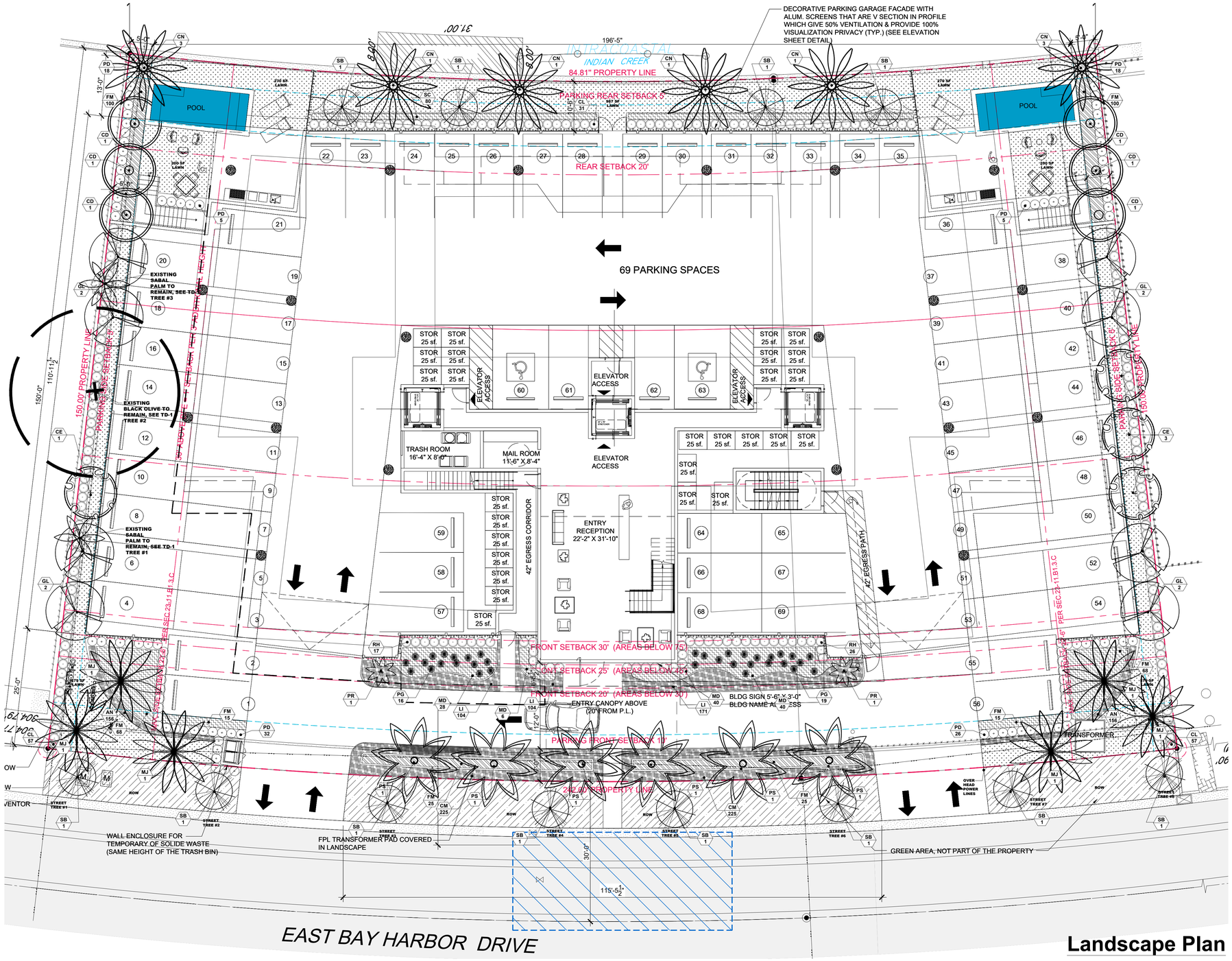
Size of Tree Species in Relationship to Building Height

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**		
1.	Street Trees @ 1:35' Width of lot 242' / 35' = 6.9 = 7 (15" min height / 6' clear wood / 2 ½" caliper) (Under Powerlines)	7	8 (SB under powerlines)
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	xx
2.	Native Species Required - 30% Min. (MDC - Sec. 18A-6(D)(1)(a))	66	xx
3.	Drought Tolerant and Low Maintenance Species Required - 50% Min. (MDC - Sec. 18A-6(D)(1)(b))	66	xx
V.	**Buffers (If applicable)** (BHI - Sec. 24-16)		
1.	Parking Lot from ROW	n/a	n/a
2.	Dissimilar Uses	n/a	n/a
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)) Number of trees near power lines	7	8 (SB)
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 Plan
SCALE 3/32" =1'-0"

	ALLOWED / REQUIRED	PROPOSED
E) LANDSCAPE REQUIREMENTS	20% LOT AREA MIN. 33,750 X 0.2 = 6,750 SF MIN.	6,892 SF = 20%
F) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 15,400 X 0.15 = 2,310 SF MIN.	2310 SF = 15%

*** Required Shrubs at time of planting must be a minimum of 24 inches in overall height. spaced max. 24 inches on center; if used as a visual screen must be a minimum of 36 inches in overall height.

**** Miami-Dade County Landscape Code Sec. 18A-5(A)(5); 80% of plant material must be listed in either M-D Landscape Manual / M-D Street Tree Master Plan / UF Florida Low-Maintenance Landscape Plants for South Florida.

PLANT SCHEDULE

SHRUBS

KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
AN	312	ANNUALS/ SINGLE COLOR	NO	HIGH	4" HT. X 4" SPR. / 4" POT/ FULL/ BL/ 4" O.C.
CL	114	CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA (FOR HEDGE)	YES	LOW	48" HT. X 24" SPR. / 15 GAL/ FULL/ 24" O.C.
CI	62	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
PD	98	PODOCARPUS MACROPHYLLUS/ PODOCARPUS (HEDGE)	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
FM	366	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
SC	80	SPARTINA BAKERI/ SAND CORDGRASS	YES	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2' OC.
MD	74	MONSTERA DELICIOSA/ MONSTERA	NO	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2' OC.
RH	43	RAHPIS EXCELSA/ LADY PALM	NO	LOW	48" HT. X 24" SPR. / 15 GAL/ FULL/ 24" O.C.
PR	2	PHOENIX ROEBELLINII/ PIGMY DATE PALM	NO	LOW	6' HT. / 15 GAL/ FULL/ TRIPLE FULL HEADS
PG	35	PHILODENDRON GIGANTEUM/ GIANT PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
LI	275	LIRIOPE MUSCARI 'GIANT BLUE'/ LIRIOPE	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
LAWN	3,085 SF	SOYSIA 'EMERALD' (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	MED	SOLID EVEN PIECES
ROW	1,934 SF	STENOTAPHRUM 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/ 6	PHOENIX SYLVESTER/ SYLVESTER PALM	NO	LOW	18' 0.A.HT./ 9' CLEAR TRUNK, THICK TRUNK, FG, BB, FF, DIAMOND CUT
	MJ/ 6	PHOENIX DACTYLIFERA 'MEDJOOL' MEDJOOL PALM	NO	LOW	(2)@22'/ (2) @ 24'/ (2)@ 26' 0.A.HT./ 11' CLEAR THICK TRUNK, FG, BB, FF, DIAMOND CUT
	CE/ 4	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
	GL/ 8	BURSERA SIMAROUBA GUMBO LIMBO	YES	LOW	18'-20' HT. X 8' SPR X 6' CLEAR WOOD.,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER
	CD/ 6	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	YES	LOW	14'-16' HT. X 6' SPR X 4' CLEAR WOOD.,3" CAL, FG, BB, FF/ SINGLE MAIN LEADER
	CN/ 6	COCOS NUCIFERA 'GREEN MALAYAN' COCNUT GREEN MALAYAN (JAMAICAN CERTIFIED)	NO	LOW	18' HT. X 8' SPR., FG, BB, FF/ STRAIGHT TRUNK
	SB/ 4	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	YES	LOW	12' HT. X 5' SPR.X 4' CLEAR WOOD.,2" CAL, FG, BB, FF/ SINGLE MAIN LEADER
STREET TREES					
	SB/ 8	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD (STREET TREES UNDER POWERLINES)	YES	LOW	15' HT. X 6' SPR. X 6' CLEAR WOOD.,2.5" CAL,FG, BB, FF/ SINGLE MAIN LEADER

TOPO GRAPHIC
landscape architecture & design

TOPO_GRAPHIC LLC
LC26000577
941-564-5016
Miami Beach FL / Punta Gorda FL.
info@topo-graphic.com

All ideas, designs, and indicated or represented by this drawing are owned by and are the exclusive property of TOPO_GRAPHIC LLC, and were created, evolved and developed for the use in and in conjunction with the project therein referenced. No such ideas, designs, and plans shall be used or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of TOPO_GRAPHIC LLC.

Project:

Landscape Plan
Ground Level Landscape Plan
9927 EAST BAY HARBOR DRIVE
BAY HARBOR, FL 33154

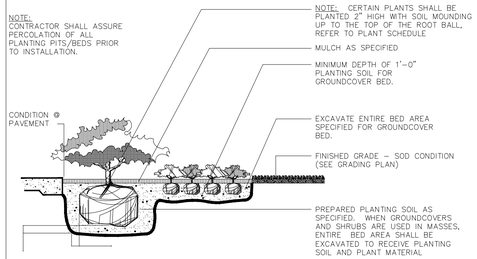
Revisions:

Seal:

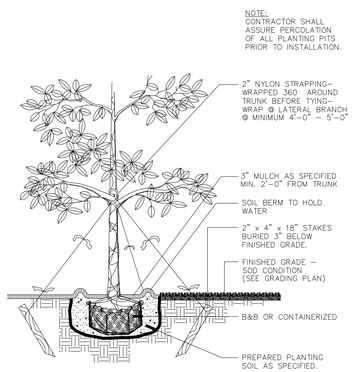
MANUEL C ALONSO - LA666853

Drawing: Landscape Plan
Date: 07.15.2022
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.:

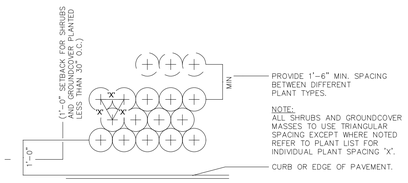
L-1



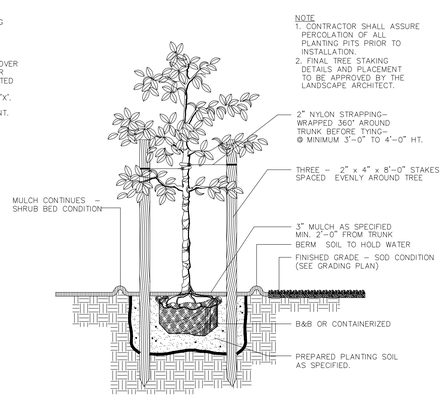
SHRUB / GROUNDCOVER



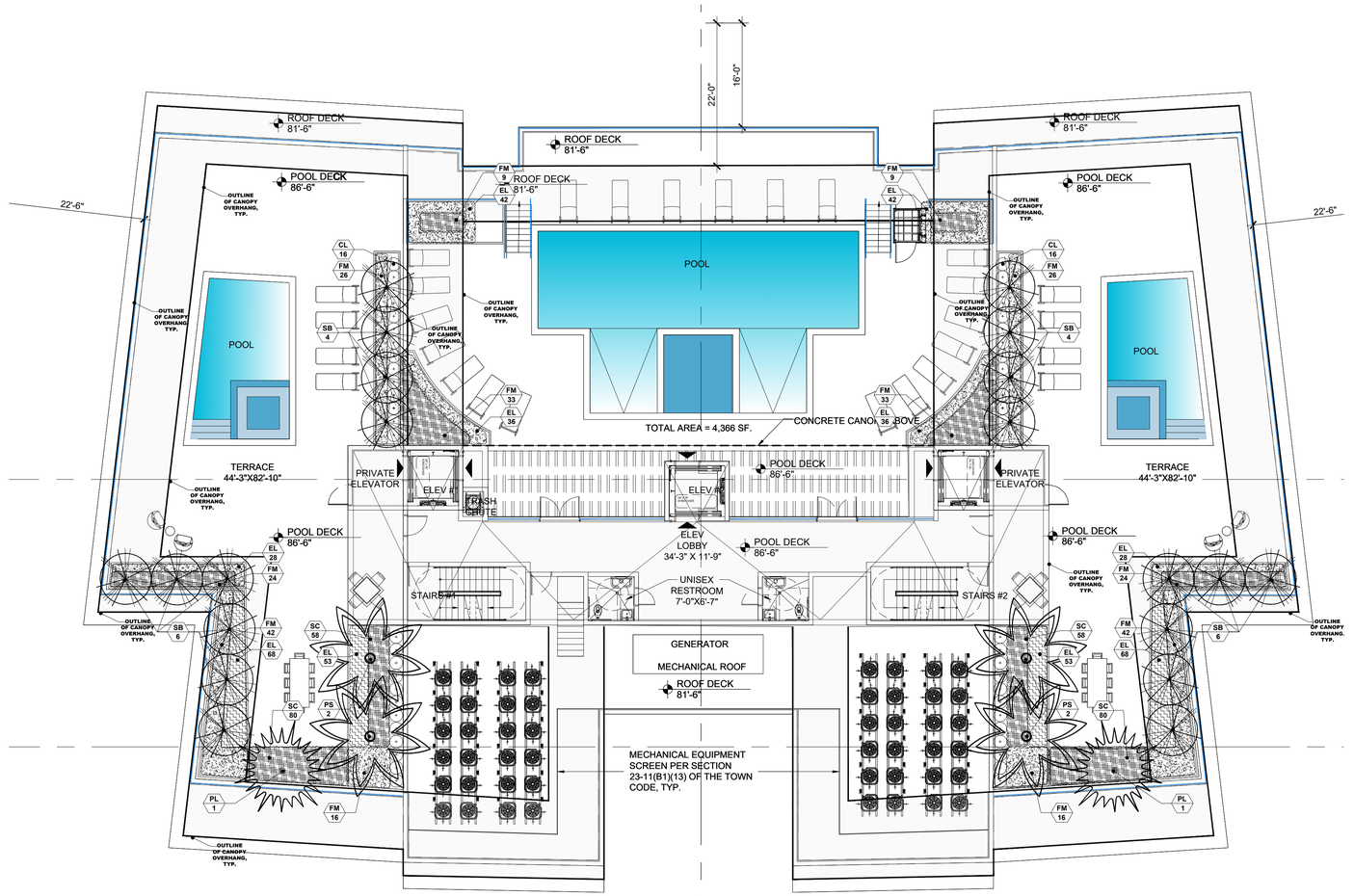
LARGE TREE



TYPICAL PLANT SPACING



SMALL TREE DETAIL



Roof Deck Landscape Plan

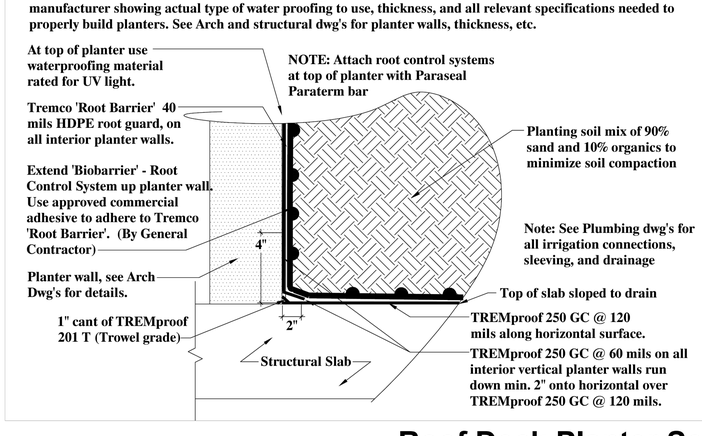
SCALE1/8" =1'-0"

	ALLOWED / REQUIRED	PROPOSED
E) LANDSCAPE REQUIREMENTS	20% LOT AREA MIN. 33,750 X 0.2 = 6,750 SF MIN.	6,892 SF = 20%
F) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 15,400 X 0.15 = 2,310 SF MIN.	2310 SF = 15%

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.

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	32	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	36" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
FM	306	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
SC	276	SPARTINA BAKERI/ SAND CORDGRASS	YES	LOW	18" HT. X 18" SPR. / 3 GALLONS/ FULL/ 2' OC.
EL	467	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/ 20	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	12' HT. X 5' SPR.,2.5" CAL,FG, BB, FF/ MULTITRUNK

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

All ideas, designs, and indicated or represented by this drawing are owned by and are the exclusive property of TOPO_GRAPHIC LLC, and were created, evolved and developed for the use in and in conjunction with the project therein referenced. No such ideas, designs, and plans shall be used or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of TOPO_GRAPHIC LLC

Roofdeck Level Landscape Plan

9927 EAST BAY HARBOR DRIVE
BAY HARBOR, FL 33154

Project:

Revisions:

Seal:

MANUEL C ALONSO - LA666853

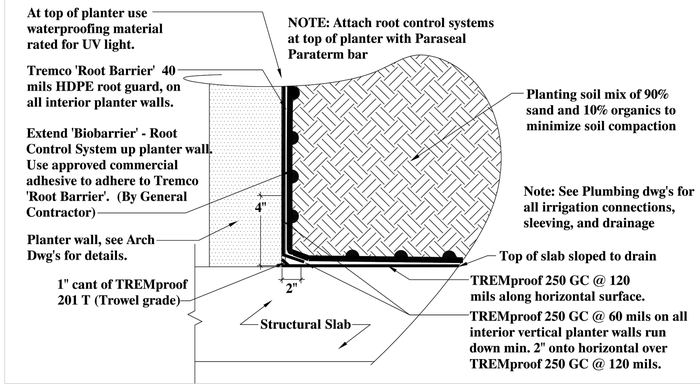
Drawing: Landscape Plan
Date: 07.15.2022
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.:

L-2

C:\Users\jrp\Desktop\GDO\Projects\9927 K. 5955 Bay Harbor\Landscape\9995 L-1 07.25.2022.dwg, 7/25/2022 10:52:39 AM

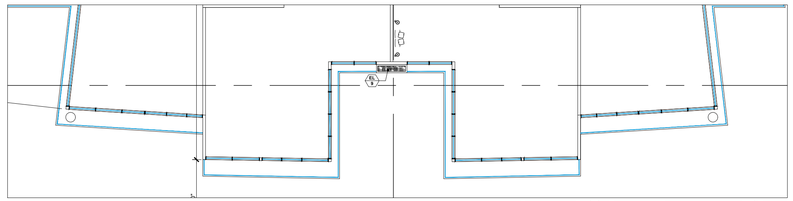
PLANT SCHEDULE LEVELS 2, 3, 4, 5, 6, 7, 8					
SHRUBS					
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
EL	568	ERNODEA LITTORALIS/ GOLDEN BEACH CREEPER	YES	LOW	10" HT. X 10" SPR. / 3 GALLONS/ 12" O.C./ FULL

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.



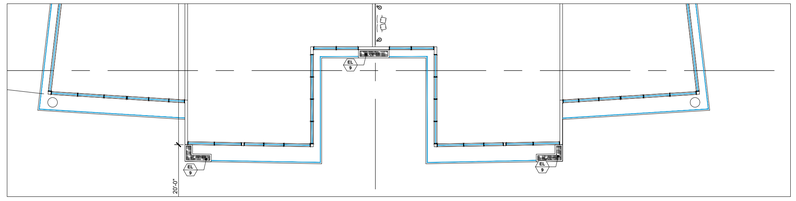
Tipycal Planter Section

SCALE1/8" =1'-0"



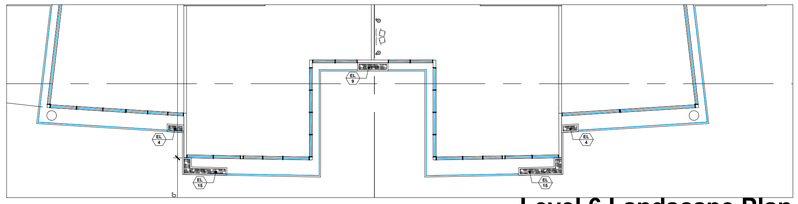
Level 8 Landscape Plan

SCALE 3/32" =1'-0"



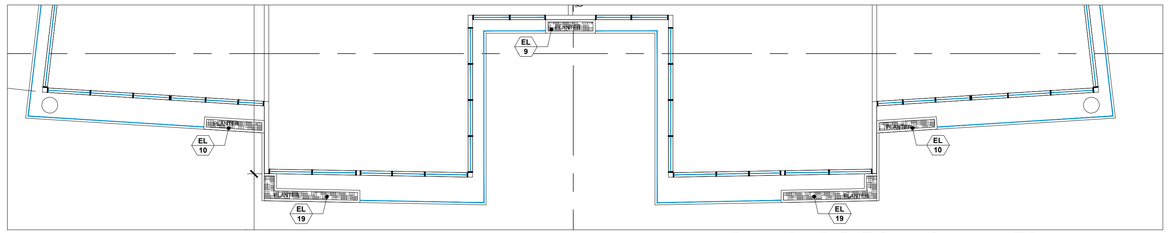
Level 7 Landscape Plan

SCALE 3/32" =1'-0"



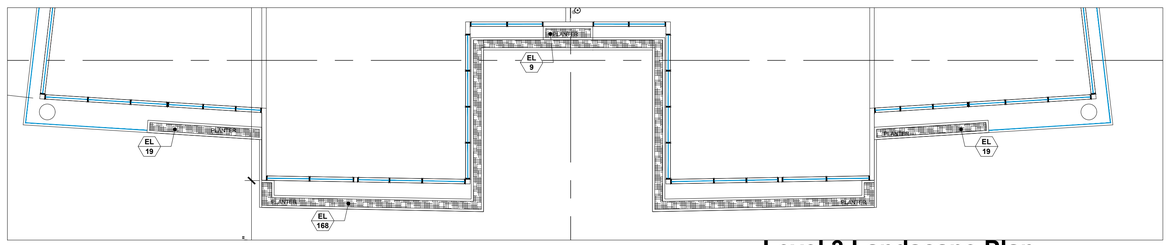
Level 6 Landscape Plan

SCALE 3/32" =1'-0"



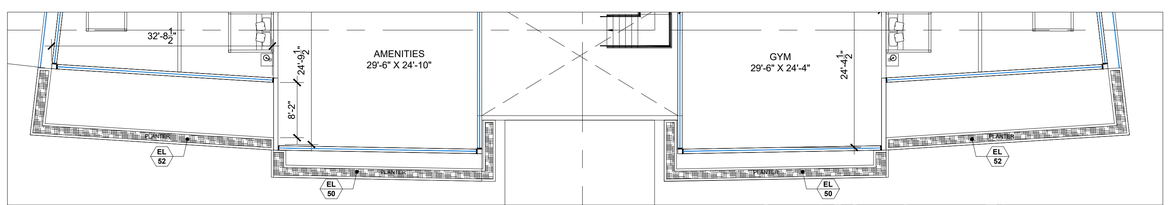
Levels 4 & 5 Landscape Plan

SCALE 3/32" =1'-0"



Level 3 Landscape Plan

SCALE 3/32" =1'-0"



Level 2 Landscape Plan

SCALE 3/32" =1'-0"

TOPO GRAPHIC
landscape architecture & design

TOPO_GRAPHIC LLC
LC26000577
941-564-5016
Miami Beach FL. / Punta Gorda FL.
info@topo-graphic.com

All ideas, designs, and indicated or represented by this drawing are owned by and are the exclusive property of TOPO_GRAPHIC LLC, and were created, evolved and developed for the use in and in conjunction with the project therein referenced. No such ideas, designs, and plans shall be used or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of TOPO_GRAPHIC LLC

Project:

Levels 2, 3, 4, 5, 6, 7 & 8 Landscape Plans

9927 EAST BAY HARBOR DRIVE

BAY HARBOR, FL 33154

Revisions:

Seal:

MANUEL C ALONSO - LA666853

Drawing: Landscape Plan

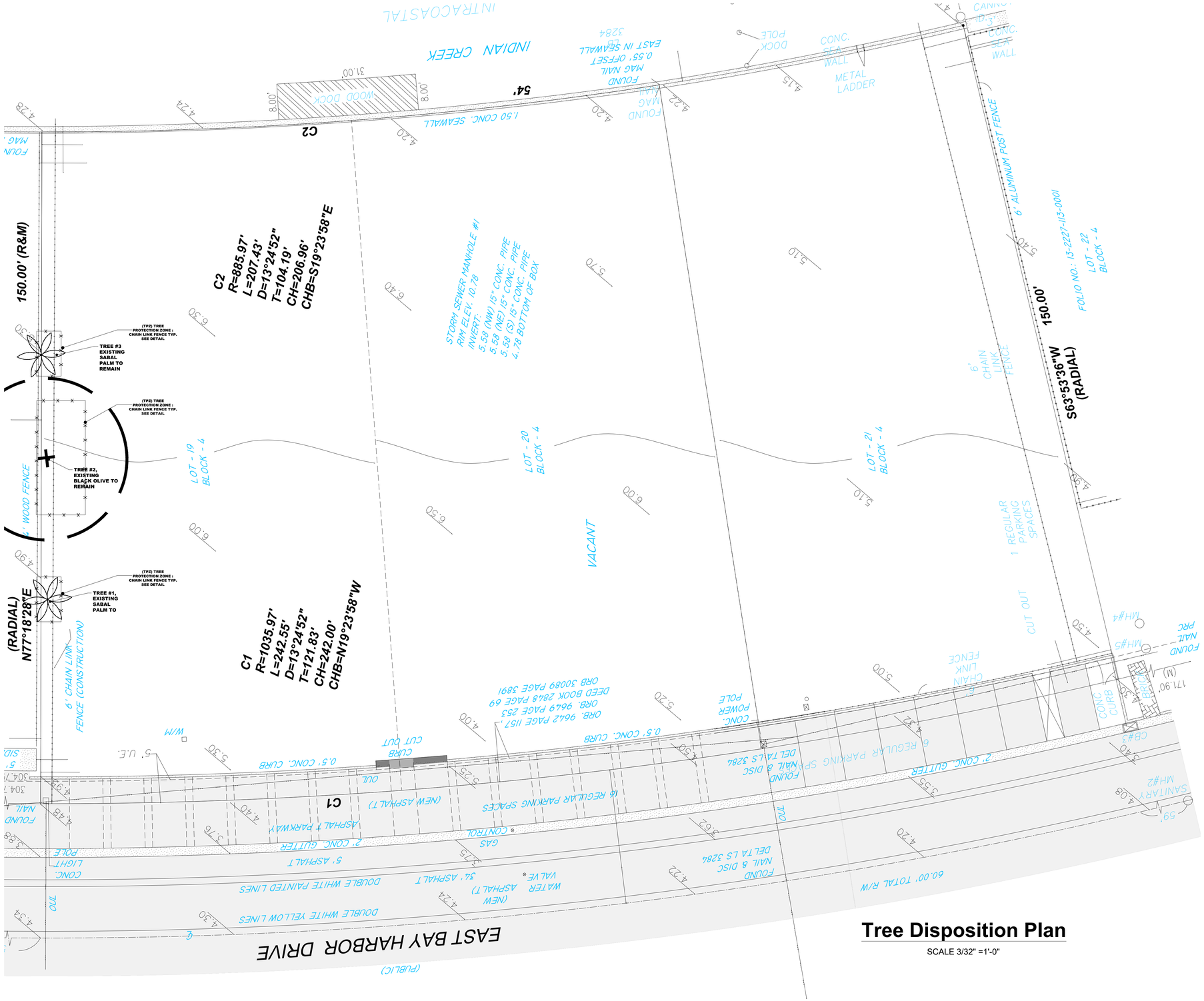
Date: 07.15.2022

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

Drawn by: JRP

Sheet No.:

L-3



Tree Disposition Plan

SCALE 3/32" =1'-0"

TREE PROTECTION DETAIL

NTS.

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

No.	EXISTING TREE SCHEDULE	DIAMETER (feet)	HEIGHT (feet)	SPREAD (feet)	CONDITION	ACTION
1	*SABAL PALMETTO/ SABAL PALM	1.0'	35'	10.0'	GOOD	REMAIN
2	BUCIDA BURCERAS/ BLACK OLIVE	2.5'	60'	20.0'	GOOD	REMAIN
3	*SABAL PALMETTO/ SABAL PALM	1.0'	35'	10.0'	GOOD	REMAIN

*DENOTES NATIVE SPECIES

TOPO GRAPHIC
landscape architecture & design

TOPO_GRAPHIC LLC
LC26005577
941-564-5016
Miami Beach FL. / Punta Gorda FL.
info@topo-graphic.com

All ideas, designs, and indicated or represented by this drawing are owned by and are the exclusive property of TOPO_GRAPHIC LLC, and were created, evolved and developed for the use in and in conjunction with the project therein referenced. No such ideas, designs, and plans shall be used or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of TOPO_GRAPHIC LLC.

Tree Disposition Plan

9927 EAST BAY HARBOR DRIVE
BAY HARBOR, FL 33154

Project:

Revisions:

Seal:

MANUEL C ALONSO - LA666853

Drawing: Tree Disposition Plan
Date: 07.15.2022
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.:

TD-1

GENERAL NOTES AND SPECIFICATIONS

I. APPLICABLE CODES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT BAY HARBOR ISLANDS AND MIAMI-DADE COUNTY STANDARDS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS, AS APPLICABLE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

3. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER SITE FEATURES SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY BY OTHERS.

4. EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH PROPOSED GRADES AND REQUIREMENTS OF UTILITY OWNERS, AS REQUIRED.

5. EXISTING STRUCTURES, UTILITIES AND OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, TREES SUCH AS BUILDING SEWERS, DRAINS, WATER OR GAS PIPES, CONDUITS, POLES, WALLS, COLUMNS, ETC., WHETHER OR NOT SHOWN ON THE PLANS, ARE TO BE CAREFULLY PROTECTED FROM DAMAGE. IF DAMAGE OCCURS FROM WORK PERFORMED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PROMPTLY REPAIR THE DAMAGED ITEM(S) TO THE CONDITION OF THE ITEM(S) PRIOR TO THE DAMAGE. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

6. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.

7. CONTRACTOR SHALL PRESERVE ALL STREET SIGNS, PARKING METERS, BENCHES, TRAFFIC CONTROL SIGNS, ETC. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL REINSTALL OR DELIVER SAID PUBLIC PROPERTY TO THE COUNTY YARD.

8. THE CONTRACTOR SHALL COORDINATE HIS/HERS WORK WITH ANY OTHER UTILITY AND BUILDING TRADES WORKING ON THIS OR ADJACENT PROJECT.

9. ALL DITCH EXCAVATION SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE PROVISIONS OF THE FLORIDA TRENCH SAFETY ACT.

10. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY, EITHER PUBLIC OR PRIVATE,, DURING EXCAVATION OF SUBSOIL MATERIAL OR DURING THE FILLING OF ANY AREA, OR FOR ANY OPERATION DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

II. PRECONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

2. 48 HOURS BEFORE BEGINNING CONSTRUCTION IN THE AREA, THE CONTRACTOR SHALL NOTIFY SUNSHINE STATE CALL ONE OF FLORIDA, INC. AT 1-800-432-4770 AND ANY OTHER UTILITIES WHICH MIGHT BE AFFECTED.

3. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER OF RECORD.

4. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT. (WITH THE EXCEPTION OF DRAINAGE AND WATER & SEWER APPROVALS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FDOT WHICH WILL BE OBTAINED BY THE ENGINNEER OF RECORD.)

5. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

6. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON PLANS.

III. INSPECTION AND TESTING

THE ENGINEER SHALL REQUIRE A COLOR T.V. SURVEY AND SHALL REQUIRE AN EXFILTRATION/INFILTRATION TEST PRIOR TO ACCEPTANCE. THE SURVEY AND TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE.

INSPECTIONS:
THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:

1.) STORM DRAINAGE
2.) SANITARY SEWER
3.) WATER SYSTEM SUBGRADE – SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
4.) LIMEROCK BASE – SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT.
5.) ASPHALTIC CONCRETE
6.) FINAL WALK-TRROUGH INSPECTION
7.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

IV. SHOP DRAWINGS

1. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS: WATER/SEWER MAIN PIPING AND ASSOCIATED FITTINGS, CATCH BASINS AND ALL OTHER DRAINAGE STRUCTURES, DRAINAGE PIPE, BALLAST ROCK, EXFILTRATION TRENCH FILTER FABRIC. IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS IF REQUIRED.

V. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES

   A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.

   B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.

   C. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

2. TRAFFIC REGULATION

   A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH M.U.T.C.D. AND FDOT.

   B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

   C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE CITY BAY HARBOR ISLANDS PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSE OUT:

1. CLEANING UP

   A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.

   B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.

   C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.

   D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

   E.. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENGINEER. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

3. PROJECT RECORD DOCUMENTS

   A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.

   B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.

4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.

VII. STORM DRAINAGE

GENERAL

1. THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE MANUFACTURERS AND FABRIC TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. IT SHALL BE USED TO WRAP ALL SIDES, BOTTOM AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.

2. SOLID AND PERFORATED STORM DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SELECTED FROM THE MANUFACTURES AND TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.

3. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

4. THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION TRENCH SYSTEMS FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON, OR FILTER FABRIC BETWEEN, THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED.

VII. PAVING

1. GENERAL

   A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.

   B. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

   C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.

   D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER MIAMI-DADE COUNTY STANDARD DETAILS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.

   E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONC. CURB, CURB & GUTTER, SIDEWALK AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER AND MEDIAN IS PROPOSED TO BE CONSTRUCTED.

   F. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK BASE.

   G. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT INSPECTOR OR THE GEOTECHNICAL ENGINEER.

VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

1. PAVEMENT MARKINGS

   A. INSTALLATION OF ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH FDOT STANDARDS.

   B. MATERIALS: (1) WHERE THE PLANS CALL FOR PAINTED PAVEMENT MARKINGS (P), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. (2) WHERE THE PLANS CALL FOR THERMOPLASTIC PAVEMENT MARKINGS (T), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

   C. PROTECTION: THE CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR FROM ANY OTHER CAUSE.

2. TRAFFIC SIGNS

   A. INSTALLATION: TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), PART II, IN LOCATIONS SHOWN ON PLANS.

   B. MATERIALS: FOLLOW SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND M.U.T.C.D.

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!

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
8101 BISCAYNE BLVD. UNIT 508, MIAMI FL, 33138
Phone: 786-253-5202 (Cell) , 786-518-2006 (Office)
Email: wlugo@oceanengineeringinc.com

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE
9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: ---------
Address: ---------

Tel: ---------
Email: ---------

LANDSCAPE DESIGN:
Name: ----------
Address: ----------

Tel: ----------
Email: ----------

CIVIL ENGINEER:
Name: -------
Address: -------

Tel: -------
Email: -------

MEP ENGINEER:
Name: -------
Address: -------

Tel: ------
Email: -----

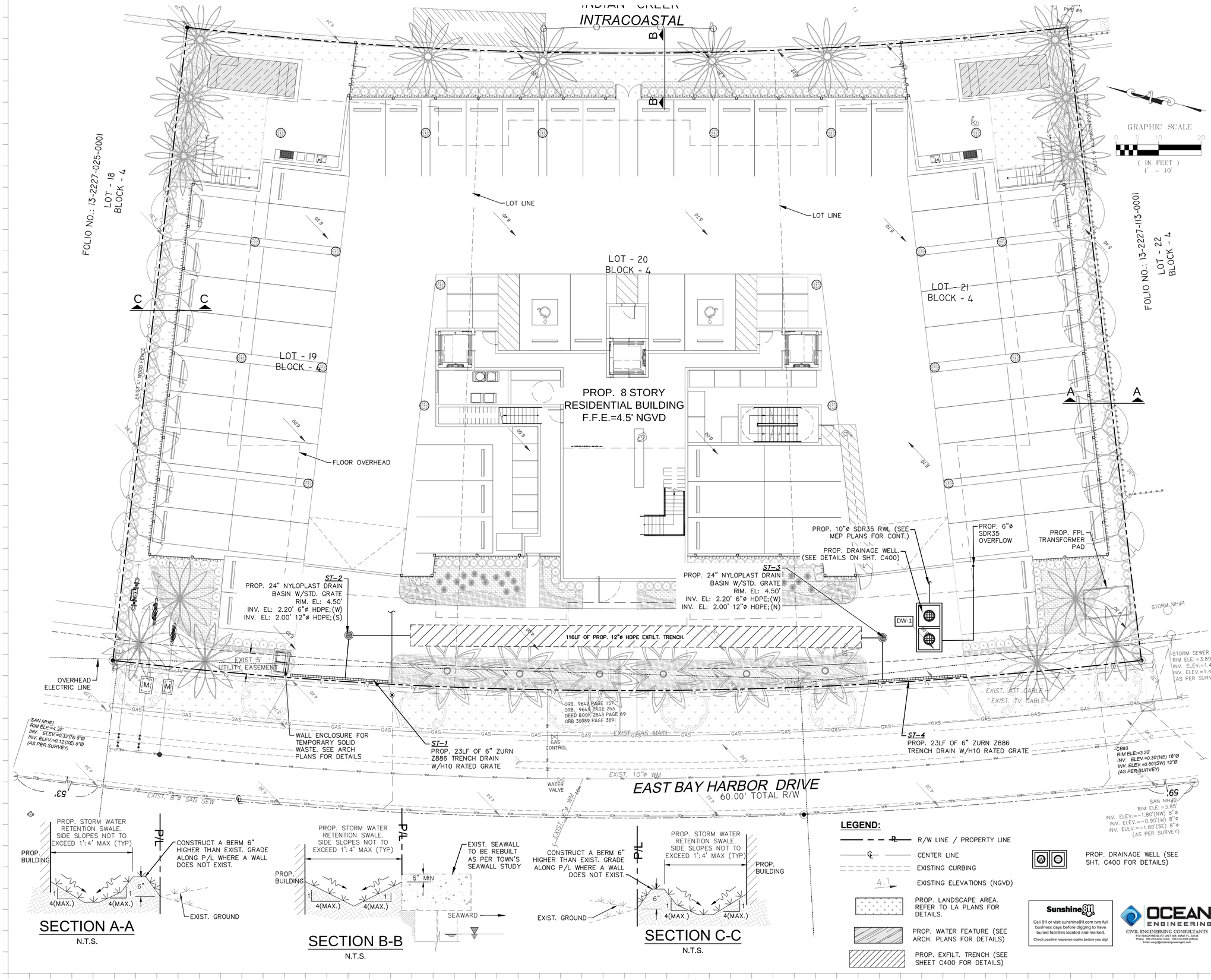
ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER
WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

GENERAL NOTES AND SPECIFICATIONS

Date	06-16-2022	Sheet No.	C100
Scale			
Project	2227		



Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: ----------
Address: ----------

Tel: ----------
Email: ----------

LANDSCAPE DESIGN:
Name: ----------
Address: ----------

Tel: ----------
Email: ----------

CIVIL ENGINEER:
Name: -------
Address: -------

Tel: -------
Email: -------

MEP ENGINEER:
Name: -------
Address: -------

Tel: ------
Email: -----

ARCHITECTS:
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

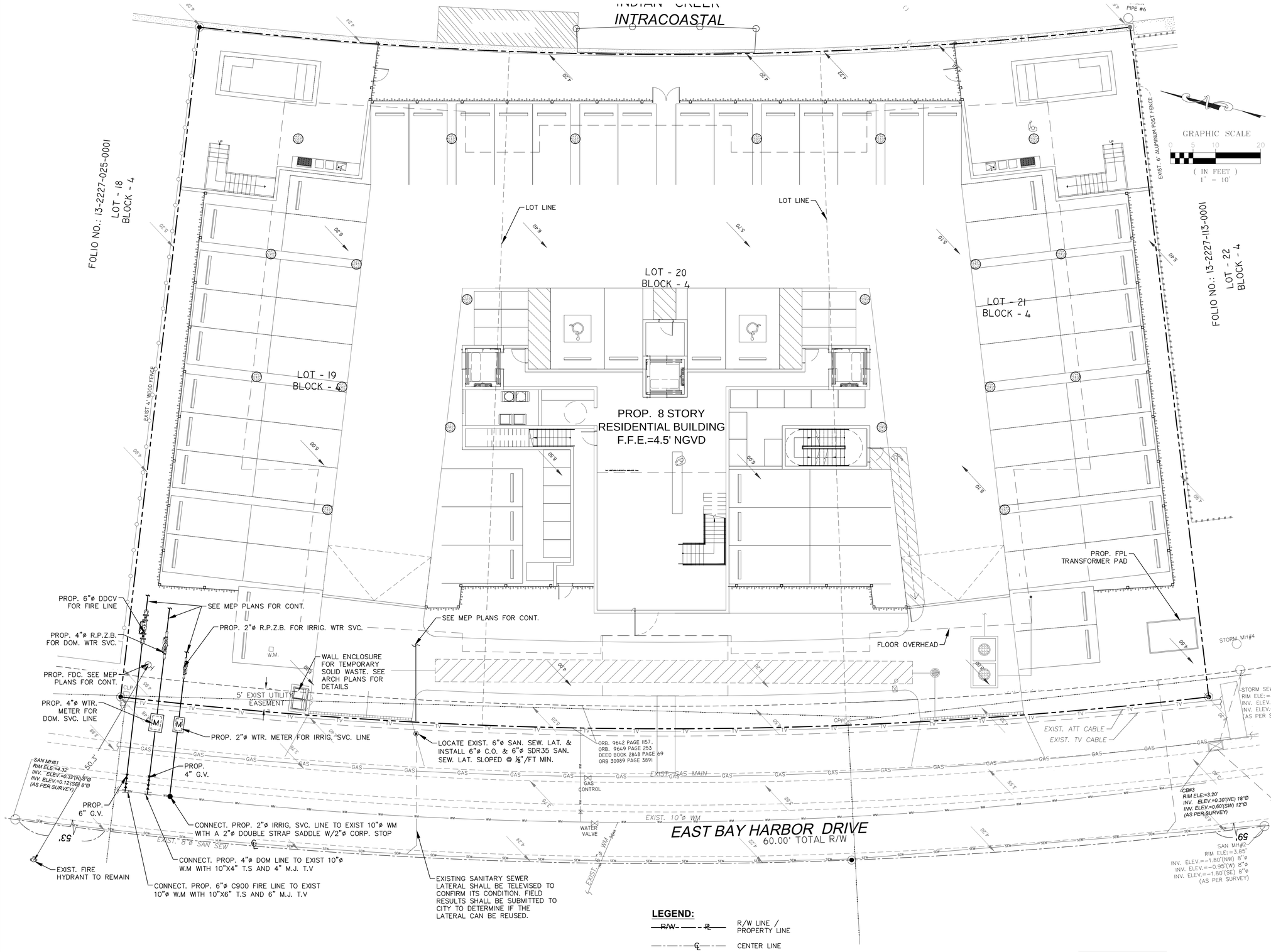
WALTER M. LUGO
LICENSE
NO. 61747
STATE OF FLORIDA
PROFESSIONAL ENGINEER

WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

PAVING, GRADING AND DRAINAGE PLAN

Date	06-16-2022	Sheet No.	C200
Scale			
Project	2227		



LEGEND:

- R/W — P — R/W LINE / PROPERTY LINE
- —— ℄ —— CENTER LINE
- EXISTING CURBING
- 4.1 EXISTING ELEVATIONS (NGVD)

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!

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
9101 BISCAYNE BLVD. UNIT 506, MIAMI FL, 33138
Phone: 786-203-5262 (Cell), 786-518-2006 (Office)
Email: wlugo@oceanengineersinc.com

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: ---------
Address: ---------

Tel: ---------
Email: ---------

LANDSCAPE DESIGN:
Name: ----------
Address: ----------

Tel: ----------
Email: ----------

CIVIL ENGINEER:
Name: -------
Address: -------

Tel: -------
Email: -------

MEP ENGINEER:
Name: -------
Address: -------

Tel: -------
Email: -----

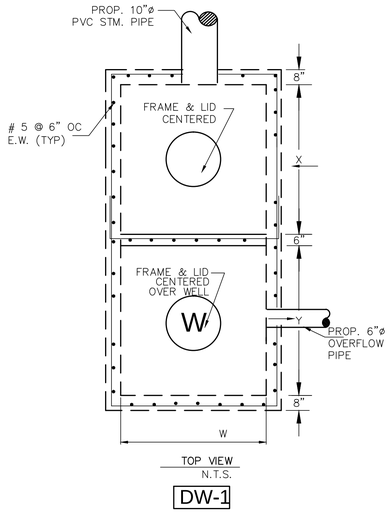
ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER
WALTER M. LUGO P.E.
FL PE# 61747

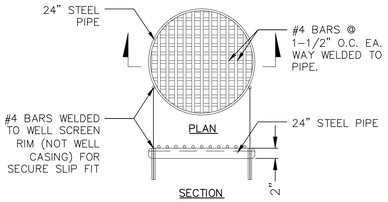
KOBI KARP

WATER AND SEWER PLAN

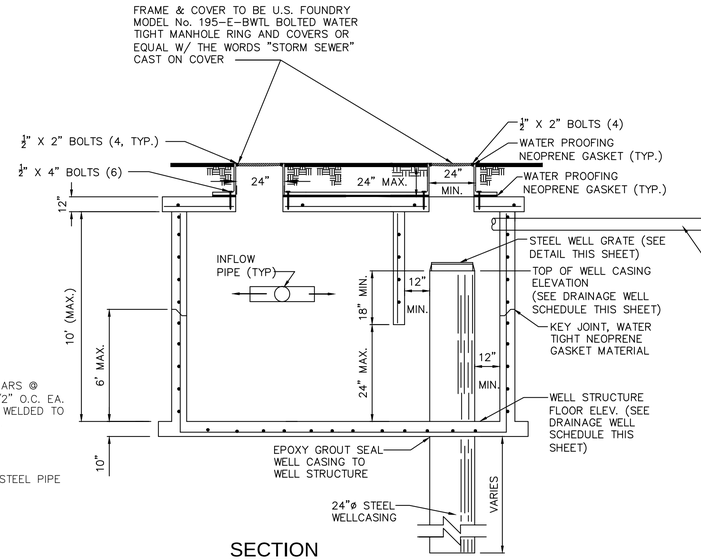
Date	06-16-2022	Sheet No.	C300
Scale			
Project	2227		



DW-1

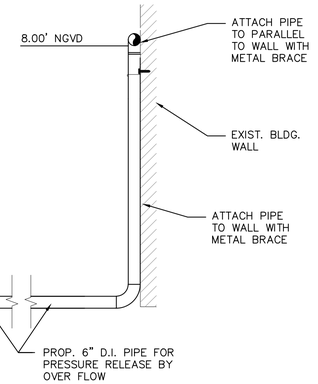


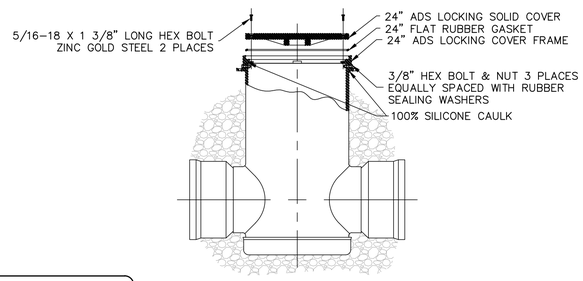
STEEL WELL GRATE DETAIL
N.T.S.



SECTION

STORM DRAINAGE DISPOSAL WELL
N.T.S.





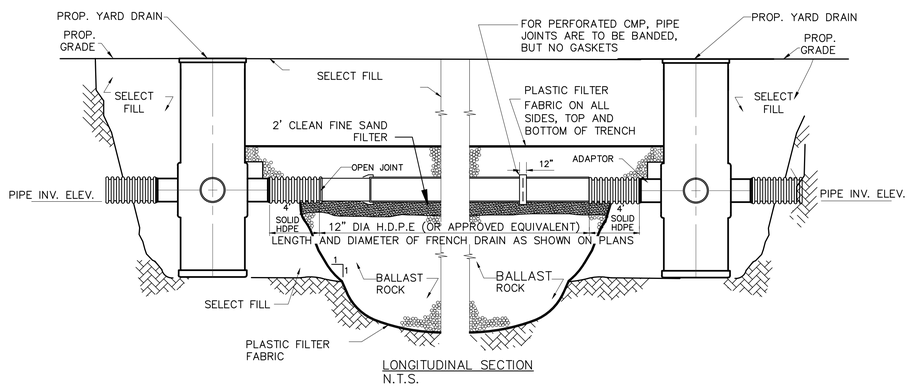
FRAME ATTACHMENT TO
DRAINAGE BASIN DETAIL
N.T.S.

NOTES FOR DRAINAGE WELL :

1. INJECTION WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDEP CHAPTER 52.528 UNDERGROUND INJECTION CONTROL PROGRAM RULES, AND MUST PROVIDE THE OPTIMUM RECHARGE FLOW RATE INTO THE "G-III AQUIFER"; FDEP CHAPTER 520.410 DEFINES THE G-III AQUIFER AS "NON-POTABLE WATER UNCONFINED AQUIFER WITH A DISSOLVED SOLID CONTENT EQUAL TO OR GREATER THAN 10,000 MG/L; ..." .
2. BOTTOM OF WELL CASING SHALL BE PLACED NO SHALLOWER THAN THE 10,000 MG/L INTERFACE. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD IF THE FIELD CONDITIONS LOCATES THE 10,000 MG/L INTERFACE TO BE SHALLOWER OR DEEPER THAN THE LIMITS SET HEREIN. THE OPEN HOLE AREA OF THE WELL SHALL BE PLACED TO PROVIDE THE OPTIMUM FLOW THROUGH THE AQUIFER.
3. UPON COMPLETION OF THE INSTALLATION OF THE FIRST INJECTION WELL, THE CONTRACTOR SHALL PERFORM A RECHARGE CAPACITY FLOW TEST AND PROVIDE THE RESULTS OF SUCH FLOW TEST TO THE ENGINEER OF RECORD FOR REVIEW, PRIOR TO THE INSTALLATION OF ANY MORE WELLS. IF THE FIELD CONDITIONS DIFFER, AND THE REQUIRED *WELL RECHARGE RATE OF 450 GPM/FT OF HEAD* CANNOT BE ACHIEVED, THE CONTRACTOR WOULD BE REQUIRED TO PROVIDE A PLAN OF ACTION TO REMEDY THE DEFICIENT CAPACITY.
4. STEEL WELL GRATE TO BE INSTALLED OVER 24" DEEP WELL. STEEL GRATE TO BE HOT DIPPED GALVANIZED AFTER FABRICATION. COST TO BE INCLUDED IN THE PRICE OF CASING.

DRAINAGE WELL SCHEDULE

STRUCT. NO.	FRAME & LID	W	X	Y	INVERT E	INVERT N	INVERT S	INVERT OVER FLOW	M.H. RIM ELEVATION	WELL CASING ELEVATION	STRUCTURE FLOOR ELEVATION	REMARKS
DW-1	USF E-BWTL	5.0'	5.0'	5.0'	2.10'	2.10'		2.30'	4.30'	2.20'	-1.30'	

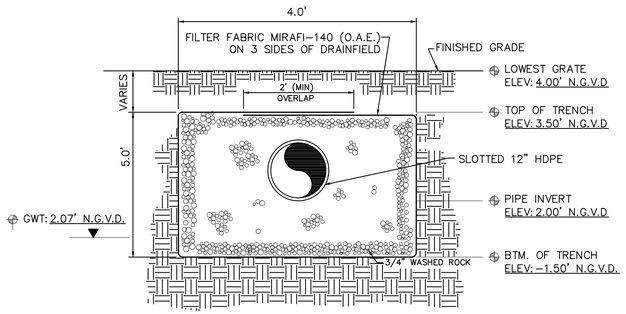


LONGITUDINAL SECTION
N.T.S.

NOTE:

AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.

TYPICAL CATCH BASIN AND EXFILTRATION TRENCH DETAIL
W/ 2' CLEAN FINE SAND FILTER



EXFILTRATION TRENCH FOR 12"
SLOTTED HDPE
N.T.S.

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!

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
8101 BISCAYNE BLVD. UNIT 508, MIAMI FL. 33138
Phone: 786-253-0252 (Cell) , 786-518-2008 (Office)
Email: wlugo@oceanengineeringinc.com

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: REGENCY DEVELOPMENT GROUP LLC
Address: 425 HUEHL ROAD, SUITE 4B
NORTHBROOK, IL 60062
Tel: 847-436-7777
Email: alextroyanovsky@yahoo.com

LANDSCAPE DESIGN:
Name:
Address:
Tel:
Email:

CIVIL ENGINEER:
Name:
Address:
Tel:
Email:

MEP ENGINEER:
Name:
Address:
Tel:
Email:

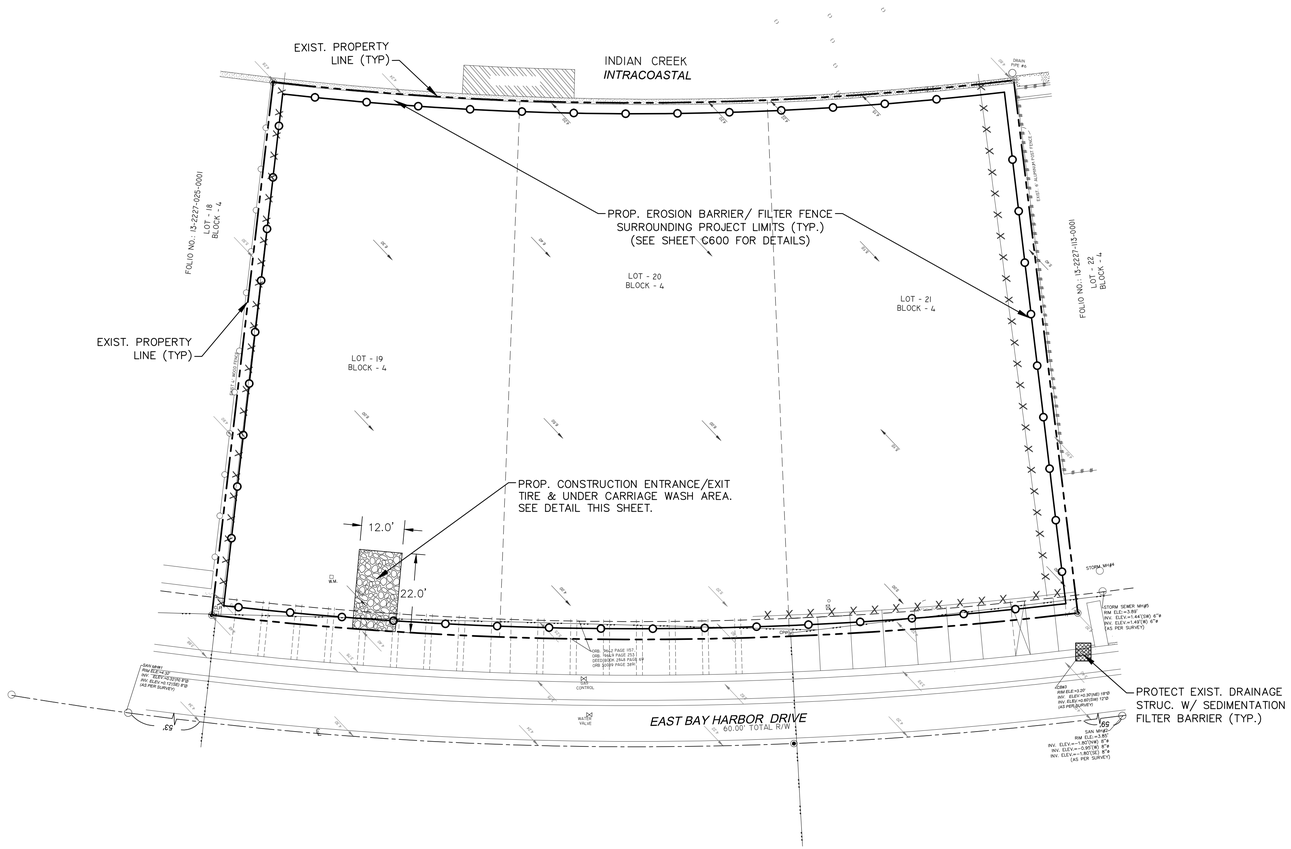
ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER
WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

DRAINAGE DETAILS

Date:	06-14-2022	Sheet No.
Scale:		C400
Project:	2229	



GRAPHIC SCALE

0 10 20 40

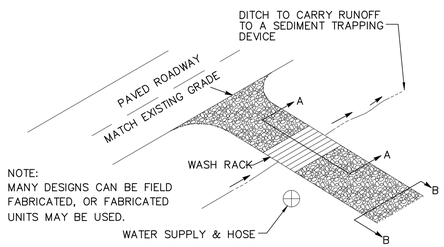
(IN FEET)
1" = 20'

LEGEND:

- R/W — — P.L. — R/W LINE / PROPERTY LINE
- —·—·— C.L. —·—·— CENTER LINE
- EXISTING CURBING
- 4.1 EXISTING ELEVATIONS (NGVD)
- PROP. EROSION BARRIER

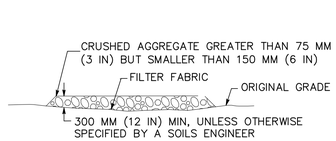
NOTES:

1. CONTRACTOR SHALL INSTALL GEOTEXTILE FABRIC IN EACH CATCH BASIN, FLOOR DRAIN OR TRENCH DRAINS IN THE EFFORTS TO PROTECT THE PROPOSED STORM WATER MANAGEMENT SYSTEM FROM DEBRIS AND SEDIMENTATION.
2. IN ACCORDANCE TO FDEP NPDES PERMIT REQUIREMENTS, EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY AND REPLACED AS NEEDED.



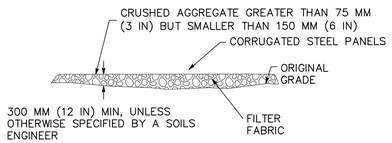
TYPICAL TIRE WASH

NOT TO SCALE



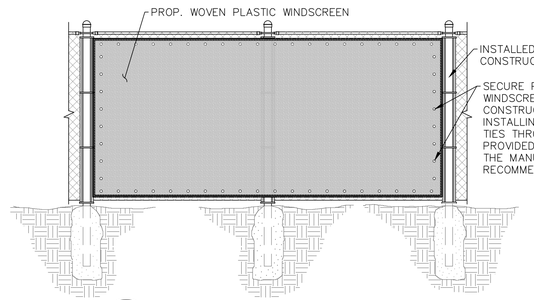
SECTION B–B

NTS



SECTION A–A

NOT TO SCALE



1 WINDSCREEN DETAIL

N.T.S.

NOTES:

1. REGULAR MAINTENANCE SHALL BE EXECUTED IN ACCORDANCE TO THE MANUFACTURER'S RECOMMENDATIONS TO ENSURE THE WINDSCREEN DOES NOT TEAR OR DETACH FROM THE 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!

OCEAN ENGINEERING

CIVIL ENGINEERING CONSULTANTS
8101 BISCAYNE BLVD. UNIT 508, MIAMI FL, 33138
Phone: 786-253-5252 (Cell) , 786-518-2068 (Office)
Email: wlugo@oceanengineeringinc.com

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: ---------
Address: ---------

Tel: ---------
Email: ---------

LANDSCAPE DESIGN:
Name: ----------
Address: ----------

Tel: ----------
Email: ----------

CIVIL ENGINEER:
Name: -------
Address: -------

Tel: -------
Email: -------

MEP ENGINEER:
Name: -------
Address: -------

Tel: ------
Email: -----

ARCHITECTS:
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

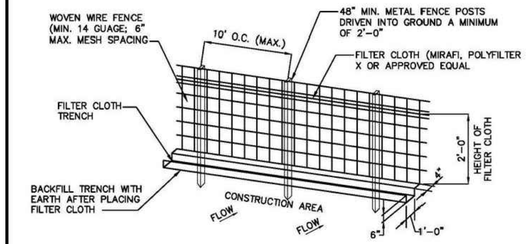
WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER

WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

SEDIMENTATION AND EROSION CONTROL PLAN

Date	06-16-2022	Sheet No. C500
Scale		
Project	2227	



CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24" X 24".
3. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
4. SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
5. SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.

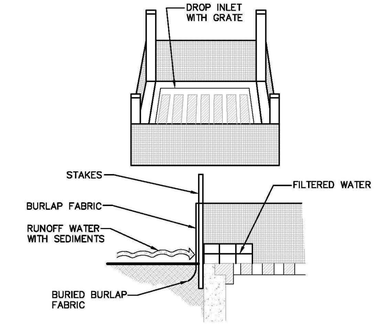
FILTER FENCE
N.T.S.

EROSION AND SEDIMENT CONTROL GENERAL NOTE:

THE FOLLOWING ARE BEST MANAGEMENT PRACTICES (BMP'S) DETAILS AND SPECIFICATIONS. IN ADDITION TO THE STANDARDS PER FDOT INDEX 100, 101, 102, 103, AND 104, AS WELL AS PER FLORIDA'S EROSION AND SEDIMENT CONTROL MANUAL, AND ARE ONLY A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER/CONTRACTOR TO ASSIST THEM IN IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES TO COMPLY WITH FLORIDA NPDES STORM WATER CONSTRUCTION ACTIVITY, AS ESTABLISHED BY FDEP.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND IMPLEMENT THE BEST MANAGEMENT PRACTICE THAT ARE APPROPRIATE FOR THE PROJECT'S SITE SPECIFIC CONDITIONS DURING THE LIFE OF THE CONSTRUCTION ACTIVITIES.

EROSION AND SEDIMENT CONTROL GENERAL NOTE
N.T.S.



SPECIFIC APPLICATION:

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.50 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

BURLAP DROP INLET SEDIMENT FILTER
N.T.S.

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETIONOF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABLIZED.
3. ADDITIONAL PROTECTION – ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH ½ -INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FDOT NO.1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEASE 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEASE 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALE STO PREVENT WATER FROM ENTERING BETWEEN BALES.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL.
14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFROM TO THE EXISTING GRADE, PREPARED AND SEEDED.
18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHENTHE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITTABLE AREA AND IN SUCH A MANNER THT IT WILL NOT ERODE.
22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.
23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL – A GUIDE TO SOUND LAND AND WATER MANAGAEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER), CHAPTER 6.
24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

25. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
26. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
27. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
28. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.
29. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION. SILT SCREENS, HAYBALES AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
30. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND BE REMOVED OLY WHEN AREAS HAVE BEEN STABILIZED.
31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
32. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH HAY FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.
34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.
36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
37. SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

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!

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
8101 BISCAYNE BLVD. UNIT 508, MIAMI FL, 33138
Phone: 786-263-5202 (Cell) , 786-518-2006 (Office)
Email: wlugo@oceanengineeringinc.com

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE
9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: ---------
Address: ---------

Tel: ---------
Email: ---------

LANDSCAPE DESIGN:
Name: ----------
Address: ----------

Tel: ----------
Email: ----------

CIVIL ENGINEER:
Name: -------
Address: -------

Tel: -------
Email: -------

MEP ENGINEER:
Name: -------
Address: -------

Tel: ------
Email: -----

ARCHITECTS:
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

WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER

WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

SEDIMENTATION & EROSION CONTROL NOTES

Date	06-16-2022	Sheet No.	C600
Scale			
Project	2227		

APPLICATION FOR SITE PLAN REVIEW

Town Council
Jordan W Leonard
Mayor
Stephanie Bruder
Vice Mayor
Joshua D Fuller
Council Member
Kelly Reid
Council Member
Isaac Salver
Council Member
Elizabeth Tricoche
Council Member
Robert Yaffe
Council Member

Town Officials
Ronald J Wasson
Town Manager
Marlene M. Siegel
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.

Refer to Exhibit 1

Folio # 13-2227-001-0960; 13-2227-001-0970

Size of described property 33,752SF

Project Description See Letter of Intent Units 33 Units

Owner(s) Name 9955 BAY HARBOR DEVELOPMENT LLC

Mailing Address 18101 Collins Ave, #3908

City Sunny Isles Beach State FL Zip 33160

Phone Number 312-914-0424 Email Igmn83@gmail.com

Signature of Owner

Name of Applicant (if different from owner) Joseph A. Ruiz Esq. on behalf of 9955 BAY HARBOR DEVELOPMENT LLC

Mailing Address 320 Miracle Mile

City Coral Gables State FL Zip 33134

Phone Number 786-232-0900 Email jar@wernickco.com

Signature of Applicant

Name of Representative Joseph A. Ruiz, Esq. on behalf of 9955 BAY HARBOR DEVELOPMENT LLC

Mailing Address 320 Miracle Mile, Suite 203

City Coral Gables State FL Zip 33134

Phone Number 786-232-0900 Email jar@wernickco.com

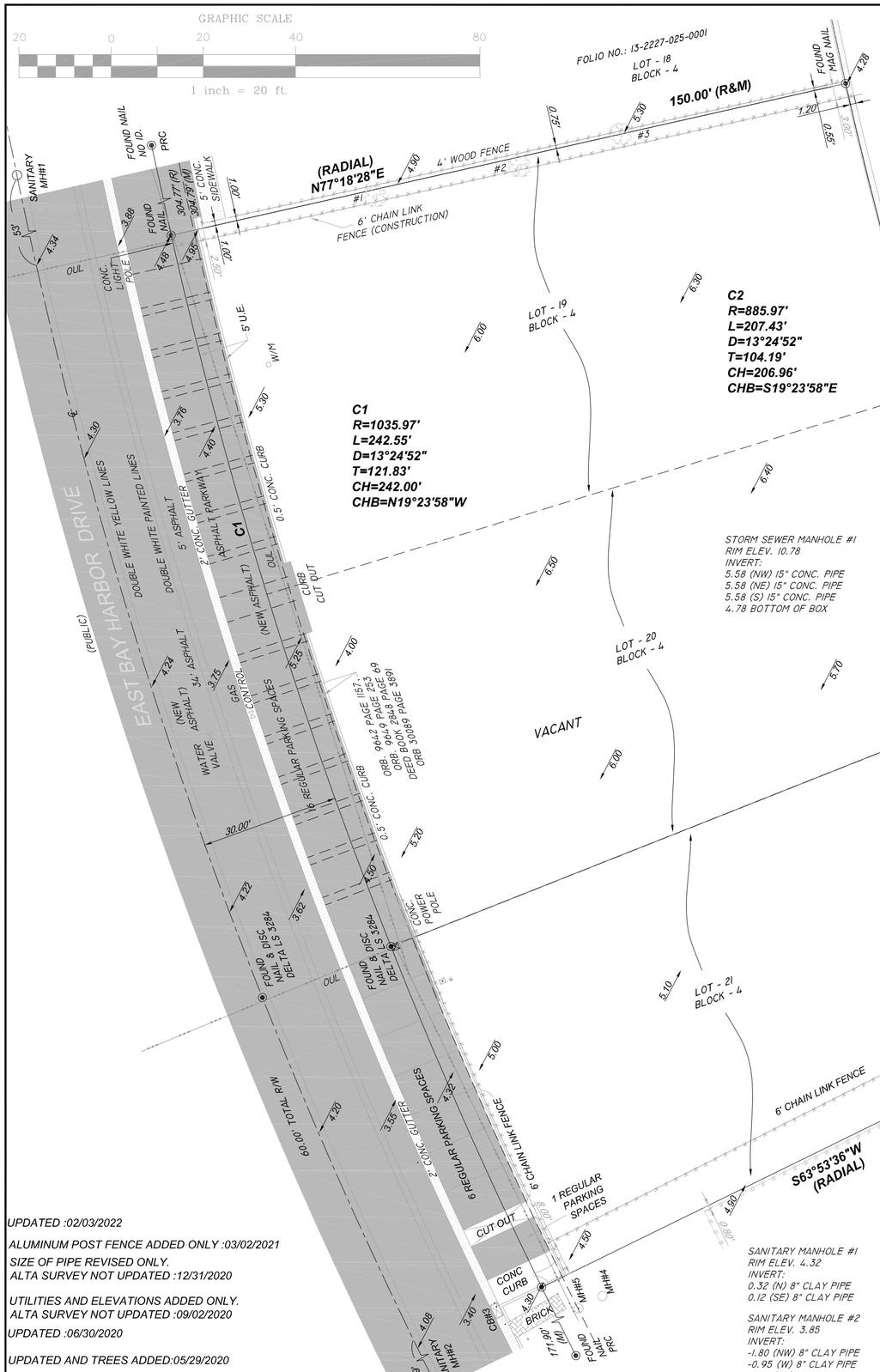
TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received 7/28/22 By

Process Number SPR22-000021 Fee Paid $3000 —

OE #1159

ALTA/NSPS LAND TITLE SURVEY



UPDATED :02/03/2022

ALUMINUM POST FENCE ADDED ONLY :03/02/2021

SIZE OF PIPE REVISED ONLY.
ALTA SURVEY NOT UPDATED :12/31/2020

UTILITIES AND ELEVATIONS ADDED ONLY.
ALTA SURVEY NOT UPDATED :09/02/2020

UPDATED :06/30/2020

UPDATED AND TREES ADDED:05/29/2020

SANITARY MANHOLE #1
RIM ELEV. 4.32
INVERT:
0.32 (N) 8" CLAY PIPE
0.12 (SE) 8" CLAY PIPE

SANITARY MANHOLE #2
RIM ELEV. 3.85
INVERT:
-1.80 (NW) 8" CLAY PIPE
-0.95 (W) 8" CLAY PIPE
-1.80 (SE) 8" CLAY PIPE

CATCH BASIN #3
RIM ELEV. 3.20
INVERT:
0.30 (NE) 18" HDPE PIPE
0.60 (SW) 12" CONC. PIPE

STORM SEWER MANHOLE #4
RIM ELEV. 3.96
INVERT:
(UNABLE TO FIND ANY PIPES DUE TO DIRT AND WATER INSIDE)

STORM SEWER MANHOLE #5
RIM ELEV. 3.89
INVERT:
1.44 (SW) 6" PVC PIPE
1.49 (W) 6" PVC PIPE

DRAIN PIPE #6
INVERT:
-0.25 (SW) 18" HDPE PIPE

SCHEDULE B-II NOTES

SUBJECT REVIEW PERTAINS TO LOTS 19 AND 20, BLOCK 4, BAY HARBOR ISLAND: AFTER REVIEW OF SCHEDULE B-II, OF THE TITLE COMMITMENT ORDER NO.: 913794
ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, JULY 6, 2020 AT 11:00PM
BE ADVISED AS FOLLOWS:

ITEM #1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. ***-NOT A SURVEY ISSUE.***

ITEM #2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2020 AND SUBSEQUENT YEARS. ***-NOT A SURVEY ISSUE.***

B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. ***-NOT A SURVEY ISSUE.***

C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND. ***-IF ANY, REFLECTED HEREON.***

D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. ***-NOT A SURVEY ISSUE.***

E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. ***-NOT A SURVEY ISSUE.***

ITEM #3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. ***-NOT A SURVEY ISSUE.***

ITEM #4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. ***-NOT A SURVEY ISSUE.***

ITEM #5. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS CONTAINED ON THE PLAT OF BAY HARBOR ISLAND, AS RECORDED IN PLAT BOOK 46, PAGE 5, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. ***-IF ANY, REFLECTED HEREON.***

ITEM #6. DECLARATION OF RESTRICTIONS RECORDED APRIL 19, 1947 UNDER CLERK'S FILE NO. W-33513 (DEED BOOK 2848, PAGE 69) AS AFFECTED BY INSTRUMENT RECORDED IN DEED BOOK 3741, PAGE 176, ASSIGNMENT RECORDED MARCH 30, 1977, IN O.R. BOOK 9632, PAGE 1157; NOTICE TO EXTEND RECORDED APRIL 14, 1977, IN O.R. BOOK 9649, PAGE 253; NOTICE TO EXTEND RECORDED MARCH 21, 2008, IN O.R. BOOK 26282, PAGE 717, AMENDMENT TO NOTICE TO EXTEND RECORDED IN O.R. BOOK 30089, PAGE 3891, PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA, WHICH PROVIDES FOR USE LIMITATIONS, SET-BACKS AND EASEMENTS. ***-REFLECTED HEREON.***

ITEM #7. SPECIAL WARRANTY DEED FOR TWO TRANSFERABLE DEVELOPMENT RIGHTS RECORDED IN O.R. BOOK 31312, PAGE 4855, AND QUIT CLAIM DEED FOR TWO TRANSFERABLE DEVELOPMENT RIGHTS RECORDED IN O.R. BOOK 31312, PAGE 4856, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. ***APPLIES, NOT A SURVEY ISSUE.***

ITEM #8. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED APRIL 23, 1948, UNDER DEED BOOK 3128, PAGE 247, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATION HAS BEEN RELEASED PURSUANT TO SEC. 270.11, F.S. ***-NOT A SURVEY ISSUE.***

ITEM #9. RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED. ***-NOT A SURVEY ISSUE.***

ITEM #10. RIGHTS OF THE UNITED STATES OF AMERICA AND/OR THE STATE OF FLORIDA TO ANY PORTION OF SAID LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS, AND LANDS ACCRETED THERETO. ***-NOT A SURVEY ISSUE.***

ITEM #11. THOSE PORTIONS OF THE PROPERTY HEREIN DESCRIBED BEING ARTIFICIALLY FILLED IN LAND IN WHAT WAS FORMERLY NAVIGABLE WATERS, ARE SUBJECT TO THE RIGHT OF THE UNITED STATES GOVERNMENT ARISING BY REASON OF THE UNITED STATES GOVERNMENT CONTROL OVER NAVIGABLE WATERS IN THE INTEREST OF NAVIGATION AND COMMERCE. ***-NOT A SURVEY ISSUE.***

ITEM #12. POSSIBLE RIGHT OF THE PUBLIC TO USE THAT PART OF THE LAND ADJACENT TO THE WATER'S EDGE THAT IS NOW, OR WAS FORMERLY, REGULARLY USED BY THE PUBLIC FOR RECREATIONAL PURPOSES. ***-NOT A SURVEY ISSUE.***

ITEM #13. ANY PORTION OF THE LAND LYING WATERWARD OF THE MEAN HIGH WATER LINE OF BISCAYNE BAY, AND LANDS ACCRETED THERETO. ***-MEAN HIGH WATER LINE WAS NOT DETERMINED.***

ITEM #14. RIGHTS OF OTHERS TO USE THAT PORTION OF THE LAND LYING WITHIN THE WATERS OF BISCAYNE BAY. ***-NOT A SURVEY ISSUE.***

ITEM #15. SURVEY PREPARED BY LANNES & GARCIA, INC., REGISTERED LAND SURVEYOR #4327, DATED MARCH 13, 1995, UNDER DRAWING NO. 28996 SHOWS THE FOLLOWING: THAT THERE ARE VARIOUS CONCRETE SLABS THAT ARE LOCATED ON THE NORTH AND SOUTH SIDES OF THE PROPERTY ADJACENT TO LOTS 18 AND 21, OF BLOCK 4, RESPECTIVELY, WHICH ENCROACH ONTO THE PROPERTY'S SET-BACK REQUIREMENTS, AS SHOWN IN THE FUND OWNER'S POLICY NO. OPM-937245. ***-IF ANY, WILL BE REFLECTED ON CURRENT SURVEY.***

ITEM #16. THE IMMEDIATELY PRECEDING EXCEPTION IS IN ADDITION TO, AND NOT IN LIEU OF, THE STANDARD SURVEY EXCEPTION, NEITHER OF WHICH CAN BE DELETED WITHOUT CURRENT SURVEY INFORMATION ACCEPTABLE TO THE COMPANY AS SET FORTH IN TN 25.03.06 AND 25.03.07. ***-NOT A SURVEY ISSUE.***

ITEM #17. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. ***-NOT A SURVEY ISSUE.***

SCHEDULE B-II NOTES

SUBJECT REVIEW PERTAINS TO LOTS 21, BLOCK 4, BAY HARBOR ISLAND:
AFTER REVIEW OF SCHEDULE B-II, OF THE TITLE COMMITMENT ORDER NO.: 913801
ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, JULY 6, 2020 AT 11:00PM
BE ADVISED AS FOLLOWS:

ITEM #1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. ***-NOT A SURVEY ISSUE.***

ITEM #2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2020 AND SUBSEQUENT YEARS. ***-NOT A SURVEY ISSUE.***

B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. ***-NOT A SURVEY ISSUE.***

C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND. ***-IF ANY, REFLECTED HEREON.***

D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. ***-NOT A SURVEY ISSUE.***

E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. ***-NOT A SURVEY ISSUE.***

ITEM #3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. ***-NOT A SURVEY ISSUE.***

ITEM #4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. ***-NOT A SURVEY ISSUE.***

ITEM #5. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS CONTAINED ON THE PLAT OF BAY HARBOR ISLAND, AS RECORDED IN PLAT BOOK 46, PAGE 5, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. ***-IF ANY, REFLECTED HEREON.***

ITEM #6. DECLARATION OF RESTRICTIONS RECORDED APRIL 19, 1947 UNDER CLERK'S FILE NO. W-33513 (DEED BOOK 2848, PAGE 69) AS AFFECTED BY INSTRUMENT RECORDED IN DEED BOOK 3741, PAGE 176, ASSIGNMENT RECORDED MARCH 30, 1977, IN O.R. BOOK 9632, PAGE 1157; NOTICE TO EXTEND RECORDED APRIL 14, 1977, IN O.R. BOOK 9649, PAGE 253; NOTICE TO EXTEND RECORDED MARCH 21, 2008, IN O.R. BOOK 26282, PAGE 717, AMENDMENT TO NOTICE TO EXTEND RECORDED IN O.R. BOOK 30089, PAGE 3891, PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA, WHICH PROVIDES FOR USE LIMITATIONS, SET-BACKS AND EASEMENTS. ***-REFLECTED HEREON.***

ITEM #7. SPECIAL WARRANTY DEED FOR TWO TRANSFERABLE DEVELOPMENT RIGHTS RECORDED IN O.R. BOOK 31312, PAGE 4855, AND QUIT CLAIM DEED FOR TWO TRANSFERABLE DEVELOPMENT RIGHTS RECORDED IN O.R. BOOK 31312, PAGE 4856, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. ***-APPLIES, NOT A SURVEY ISSUE.***

ITEM #8. RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED. ***-NOT A SURVEY ISSUE.***
ITEM #9. RIGHTS OF THE UNITED STATES OF AMERICA AND/OR THE STATE OF FLORIDA TO ANY PORTION OF SAID LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO ANY SUCH PORTION AS SO CREATED. ***-NOT A SURVEY ISSUE.***

ITEM #10. THOSE PORTIONS OF THE PROPERTY HEREIN DESCRIBED BEING ARTIFICIALLY FILLED IN LAND IN WHAT WAS FORMERLY NAVIGABLE WATERS, ARE SUBJECT TO THE RIGHT OF THE UNITED STATES GOVERNMENT ARISING BY REASON OF THE UNITED STATES GOVERNMENT CONTROL OVER NAVIGABLE WATERS IN THE INTEREST OF NAVIGATION AND COMMERCE. ***-NOT A SURVEY ISSUE.***

ITEM #11. POSSIBLE RIGHT OF THE PUBLIC TO USE THAT PART OF THE LAND ADJACENT TO THE WATER'S EDGE THAT IS NOW, OR WAS FORMERLY, REGULARLY USED BY THE PUBLIC FOR RECREATIONAL PURPOSES. ***-NOT A SURVEY ISSUE.***

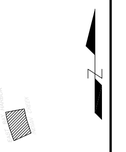
ITEM #12. ANY PORTION OF THE LAND LYING WATERWARD OF THE MEAN HIGH WATER LINE OF BISCAYNE BAY, AND LANDS ACCRETED THERETO. ***MEAN HIGH WATER LINE WAS NOT DETERMINED.***

ITEM #13. RIGHTS OF OTHERS TO USE THAT PORTION OF THE LAND LYING WITHIN THE WATERS OF BISCAYNE BAY ***-NOT A SURVEY ISSUE.***

ITEM #14. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. ***-NOT A SURVEY ISSUE.***

LOCATION SKETCH

NOT TO SCALE



LEGAL DESCRIPTION:

LOTS 19, 20 AND 21, BLOCK 4, "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.

PROPERTY OF:

CONGRESS DRIFTWOOD LLC., A DELAWARE LIMITED LIABILITY COMPANY,

LOT SQUARE FOOTAGE:

33,752 SQUARE FEET +/- 0.77 ACRES +/-

PARKING SPACES:

23- TOTAL REGULAR PARKING SPACES
0- TOTAL HANDICAP PARKING SPACES

VEHICULAR ACCESS TO SUBJECT PROPERTY:

EAST BAY HARBOR DRIVE

FLOOD INFORMATION:

FLOOD ZONE: AE
MAP & PANEL= 12086C0144
COMMUNITY No.: 120637
SUFFIX: L
DATE OF FIRM: 09-11-2009
BASE ELEV.= +9.00/+10.00 NGVD 1929
ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.
B.M. # S-243 ELEV. = 11.77 (MIAMI-DADE COUNTY)

ENCROACHMENT - VIOLATIONS STATEMENTS

WOOD DOCK IS ENCROACHING ON THE EAST

PROPERTY ADDRESS:

9927, 9955 EAST BAY HARBOR DRIVE, BAY HARBOR ISLAND, FLORIDA 33154

SURVEY CERTIFICATION

TO TITLE MATTERS, L.L.C. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, CONGRESS DRIFTWOOD LLC., A DELAWARE LIMITED LIABILITY COMPANY.
THIS SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE PHYSICAL STATUS OF THE PROPERTY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY", JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION, THE AMERICAN CONGRESS ON SURVEYING AND MAPPING AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS IN 2016; UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH "THE MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

THE FIELD WORK WAS COMPLETED ON FEBRUARY 03, 2022.

DATE OF PLAT OR MAP: 02-03-2022

FRANCISCO F. FAJARDO #4767
PROFESSIONAL SURVEYOR AND MAPPER
SURVEY PERFORMED BY: LANNES AND GARCIA, INC

LEGEND

A/C	AIR CONDITIONER
AVE.	AVENUE
BLVD.	BOULEVARD
BM	BENCH MARK
CATV	CABLE TELEVISION BOX
C.B.	CATCH BASIN
CBS	CONCRETE BLOCK STRUCTURE
CHB	CHORD BEARING
CH.	CHORD DISTANCE
COR	CORNER
CT	COURT
C	CENTERLINE
CL.	CLEAR
CONC.	CONCRETE
C.O.	CLEAN OUT
E.B.	ELECTRIC BOX
ELEV.	ELEVATION
ENCR.	ENCROACHMENT
E.R.P.	ELEVATION REFERENCE POINT
F.F.	FINISH FLOOR
F.H.	FIRE HYDRANT
I.C.V.	IRRIGATION CONTROL VALVE
I.P.	IRON PIPE
FPL	FLORIDA POWER & LIGHT
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON ROD
FND.	FOUND
L	ARC LENGTH
(L)	LEGAL
L.P.	LIGHT POLE
LB	LICENSED BUSINESS
LS	LAND SURVEYOR
(M)	MEASURED
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NO ID.	NOT IDENTIFIABLE
NO.	NUMBER
NTS	NOT TO SCALE
O.R.B	OFFICIAL RECORD BOOK
ON/PL	ON PROPERTY LINE
O.U.L	OVERHEAD UTILITY LINES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PL	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
R	RADIUS
(R)	RECORD
R.E.	RIM ELEVATION
R/W	RIGHT-OF-WAY
SAN.	SANITARY
S.I.P.	SET IRON PIPE
S.I.R.	SET IRON ROD
ST.	STREET
T	TANGENT
T.B.M	TEMPORARY BENCH MARK
TEL.	TELEPHONE
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W.M.	WATER METER
W.V.	WATER VALVE
W.U.P.	WOOD UTILITY POLE

SYMBOLS

CONCRETE
OVERHEAD UTILITY LINES
WIRE FENCE
WOOD FENCE
PROPERTY CORNER
WATER FLOW
9.60 EXISTING GRADE ELEVATION
9.60 PROPOSED GRADE ELEVATION
WATER VALVE
SIGN
DRAINAGE MANHOLE
SANITARY MANHOLE
FIRE HYDRANT
LIGHTING FIXTURE
FIRE DEPARMENT CONNECTION

SURVEYOR'S NOTES:

1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL. 2) LEGAL DESCRIPTION PROVIDED BY OTHERS. 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD. 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD. 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS IF ANY, WERE NOT LOCATED. 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929. 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED. 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE. 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL. 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY. 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS 12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT: SOUTHERLY LINE OF LOT 20, BLOCK 4 = (S68°21'51"W)

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ALTA/NSPS LAND TITLE SURVEY

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NO. 4767.

PROFESSIONAL SURVEYING AND MAPPING

LANNES & GARCIA, INC.

LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 559-3002

258577M
258577L
258577K
258577J
258577L
258577H
258577G

FIELD DATE:01/04/2017	SCALE: 1" = 20'	DRAWN BY: J.L.J.	DWG. No.: 258577F

TOWN OF BAY HARBOR ISLANDS, FLORIDA
DEVELOPMENT IMPACT ANALYSIS REPORT

Project Name: 9927 East Bay Harbor Drive

Location: 9927-9955 East Bay Harbor Drive, Bay Harbor Islands, FL

Address: 9927 East Bay Harbor Drive, Bay Harbor Islands, FL

General Project Description: New 8-story, 33-unit residential condominium building with 69 parking spaces.

Site Square Feet / Acreage: Approximately 33,750 sf / 0.77 acres

---

The following information and analysis is intended to satisfy the requirements set forth in Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances, which provides guidelines and requirements to ensure that the Level of Service (LOS) standards as set forth in the adopted Comprehensive Plan will be maintained, unless mitigation is provided. The following LOS standards shall be used to analyze the infrastructure impacts of each residential development. For non-residential development consult Town.

Potable Water

200 gallons per capita, per day

Existing: 0 units x 200 gallons = 0
Proposed: 33 units x 200 gallons = 6,600
Net increase: + 6,600 gallons per capita, per day

Sanitary Sewer

156 gallons per capita, per day

Existing: 0 units x 156 gallons = 0
Proposed: 33 units x 156 gallons = 5,148
Net increase: + 5,148 gallons per capita, per day

Solid Waste

0.632 tons per capita, per year

Existing: 0 units x 0.632 tons = 0
Proposed: 33 units x 0.632 tons = 20.86
Net increase: + 20.86 tons per capita, per year

Drainage

Design LOS standards to meet a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 – Water Control; and no ponding water for more than 48 hours

Drainage design will meet LOS standards of a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 - Water Control. No ponding water for more than 48 hours.
See enclosed drainage plans from engineer.

Local Streets*	LOS "B" at peak hour Please refer to the submitted Traffic Generation Statement.
Arterial Roadways**	LOS "E" at PM peak hour* (96th Street / Kane Concourse / SR 922) Please refer to the submitted Traffic Generation Statement.
Recreation Facilities	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 500 persons, 3-12 years old The Project does not propose Recreation Facilities at this time
Public School Facilities	100% of FISH (Florida Inventory of School Houses) capacity including re-locatable classrooms in each public school concurrency service area (CSA) The project will undergo school concurrency review by Miami-Dade County Public Schools once the application is submitted by the Town.

Notes: * The Town's original Comprehensive Plan (June 1988) lists the adopted Level of Service (LOS) for all local roadways as LOS "B" Peak Hour. According to the 2012 FDOT Quality / Level of Service Handbook LOS "B" is not achievable in some instances. However, the Town's plan includes a local roadway capacity of 10,000 vehicles per day, which corresponds to LOS "D". Therefore, the Town will use LOS "D", which is also the adopted Miami-Dade LOS.

**The Town's original Comprehensive Plan (June 1988) lists the preferred Level of Service (LOS) for SR 922 / Kane Concourse as "C" Peak Hour but defers to state / county jurisdictions for applicable LOS. State law specifically prohibits local governments from adopting different LOS on state roadways. FDOT has adopted LOS "E" at PM Peak Hour for SR 922 / Kane Concourse and that LOS is used by both FDOT / Miami-Dade County for concurrency / planning purposes.

For traffic impact analysis utilize the latest ITE Manual for applicable land use trip generation purposes (both ADT / PM Peak Hour). Both roadway link & signalized intersection analysis is required, as required by Town.

19 July 2022

Michael Miller
Town of Bar Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands,
Florida 33154

Re: Traffic Generation Statement
9927 E. Bay Harbor Drive
Bay Harbor Islands, Florida
Langan Project No.: 330115101

Dear Mr. Miller:

Langan Engineering & Environmental Services, Inc. prepared this traffic-generation statement for the 9927 E. Bay Harbor Drive residential development on the northeast corner of E. Bay Harbor Drive and 99th Street in Bay Harbor Islands, Florida. We determined that the proposed development will not generate more than 13 peak-hour trips. This letter report includes daily and peak-hour trip-generation calculations for the development. Attachment A includes an aerial photograph of the site location.

Project Description

The proposed development comprises 33 mid-rise multifamily dwelling units expected to be built by 2025 or sooner. The 0.77-acre site (Folio Nos.: 13-2227-001-0970 and 13-2227-001-0960) is currently a vacant lot. The development will comprise an eight-story residential building with 33 residential units. The project site is on the northeast corner of the T-intersection of E. Bay Harbor Drive and 99th Street in Bay Harbor Islands, Florida. The development will have access through two driveway connections each to E. Bay Harbor Drive. Both driveways will operate as full-access driveways with direct access to the proposed parking on the ground floor and valet drop-off at the internal driveway at the building entrance. The proposed development will not have gated-controlled access. Attachment B contains the site plan showing the proposed development program and driveway connections.

Trip Generation Analysis

The proposed development is expected to generate 150 daily, 12 morning peak-hour and 13 afternoon peak-hour trips. The results of the trip comparison are summarized in **Table 1**, using equations from the 11th Edition of the *ITE Trip Generation Manual*. Attachment C contains excerpts from the ITE manual.

Table 1 - Trip Generation Analysis

DAILY

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Proposed Uses								
Multifamily Housing (Mid-Rise)	221	33 DU	T = 4.54 (X)	50%	50%	75	75	150

MORNING PEAK HOUR

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Proposed Uses								
Multifamily Housing (Mid-Rise)	221	33 DU	T = 0.37 (X)	23%	77%	3	9	12

AFTERNOON PEAK HOUR

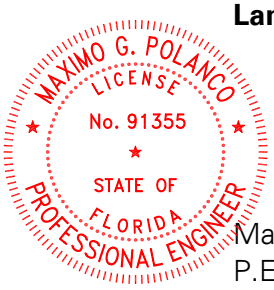
Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Proposed Uses								
Multifamily Housing (Mid-Rise)	221	33 DU	T = 0.39 (X) + 0.34	61%	39%	8	5	13

Conclusion

We determined that the 9110 E. Bay Harbor Drive residential development is not expected to generate more than thirteen (13) peak-hour trips. The development comprises an eight-story apartment building with 33 residential units that will have two two-way driveway connections to public roadways. Please contact me at (954) 320-2155 with any questions or comments.

Sincerely,

Langan Engineering and Environmental Services, Inc.



This item has been digitally signed and sealed by Maximo Polanco, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Maximo G Polanco

Digitally signed by Maximo G Polanco
DN: CN=Maximo G Polanco, dnQualifier=A01410D0000017F7519187300013A4C, O=LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES INC, C=US
Date: 2022.07.19 18:03:11-04'00'

Maximo G. Polanco, P.E.
P.E. License No. 91355
Project Manager

Eric Schwarz, P.E., LEED AP
Principal/Vice President

MGP:mgp

Attachments:

Attachment A – Aerial Photograph Location
Attachment B – Site Plan
Attachment C – ITE Excerpts

Florida Certificate of Authorization No. 6601

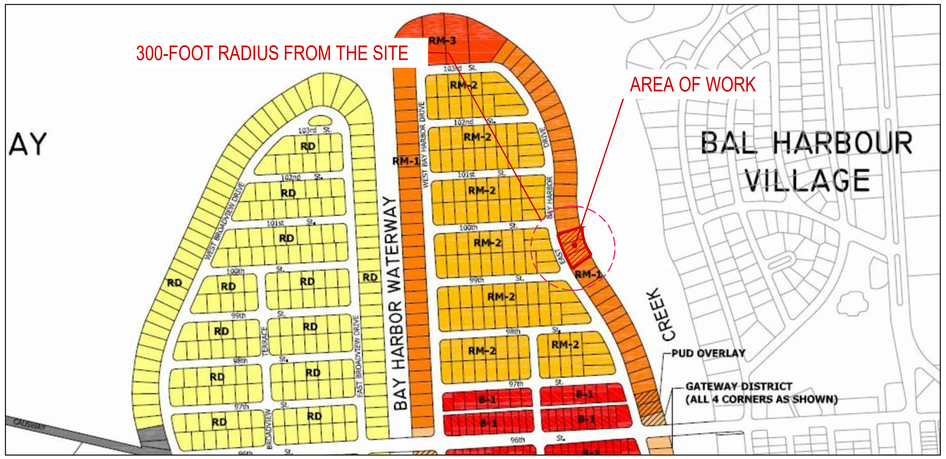
\\langan.com\data\FTL\data1\330115101\Project Data_Discipline\Traffic\Reports\2022-07-19 9927 E Bay Harbor Traffic Statement.docx

ATTACHMENT A
AERIAL PHOTOGRAPH LOCATION



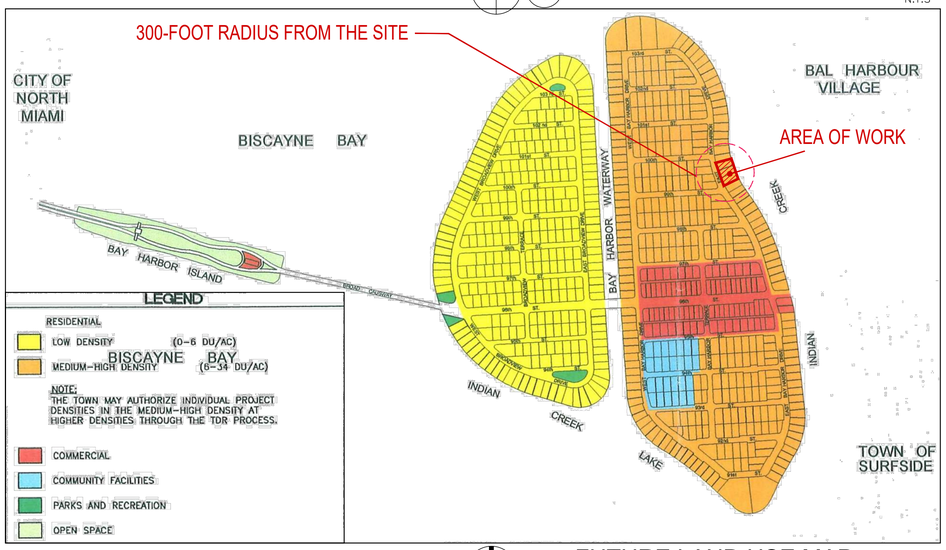
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES 15150 NW 79th Court, Suite 200, Miami Lakes, FL 33016 P: 786.264.7221 F: 786.264.7201 www.langan.com FL CERTIFICATE OF AUTHORIZATION No. 00006601	Project 9927 E BAY HARBOR DRIVE BAY HARBOR ISLANDS MIAMI DADE / FLORIDA	Figure Title SITE LOCATION MAP	Project No. 330115101 Date 7/19/2022 Scale NTS	FIGURE 1

ATTACHMENT B
SITE PLAN



1 ZONING DESIGNATIONS MAP

N.T.S



2 FUTURE LAND USE MAP

N.T.S



3 FLOOD MAP

N.T.S

ZONING INFORMATION

SECTION

PROJECT NAME: 9927 EAST BAY HARBOR DRIVE
PROJECT ADDRESS: 9927 EAST 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: 33,750 SF (0.77 ACRES)
BASE FLOOD ELEVATION: 9 NGVD
DESIGN FLOOD ELEVATION: 9' + 1' = 10' NGVD

1

SITE REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) LOT AREA	33,750 SF	33,750 SF (0.77 ACRES)
B) DENSITY	34 DU/AC MAX 34 x 0.77 = 26 UNITS MAX	33 UNITS (7 UNITS VIA TDR)
C) BUILDING HEIGHT	75 FT ABOVE DFE (10.00 FT NGVD)	75'-0" ABOVE DFE
E) LANDSCAPE REQUIREMENTS	20% LOT AREA MIN. 33,750 X 0.2 = 6,750 SF MIN.	6,892 SF = 20%
F) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 15,400 X 0.15 = 2,310 SF MIN.	2310 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	26'-5" FEET 30 FEET 30 FEET
C) SIDE YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT . 10 FEET FOR EACH ADDITIONAL 3 FEET ABOVE 30 FEET THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FEET IN HEIGHT FOR A MAXIMUM OF 22'-6"	22'-6" ALL LEVELS
D) REAR YARD SETBACK	20 FEET	20 FEET
E) FLEX SETBACKS		
NORTH SIDE	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING . 10 FEET	10 FEET
SOUTH SIDE	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING . 10 FEET	10 FEET

3

AREA BREAKDOWN

LEVEL	TOTAL AREA	SELLABLE AREA
	PROPOSED	PROPOSED
LEVEL 1 (PARKING GARAGE)	2,258 SF	-
LEVEL 2	18,714 SF	11,792 SF
LEVEL 3	18,835 SF	14,326 SF
LEVEL 4	18,835 SF	14,326 SF
LEVEL 5	18,835 SF	14,326 SF
LEVEL 6	18,835 SF	14,326 SF
LEVEL 7	18,835 SF	14,326 SF
LEVEL 8	18,835 SF	14,326 SF
LEVEL 9 (ROOF DECK)	1,407 SF	-
GRANDTOTAL	135,389 SF	97,748 SF

4

PARKING REQUIREMENTS

	AREA / UNIT	PARKING RATE	REQUIRED	PROPOSED
-RESIDENTIAL	33 UNITS	2 P.S. x UNIT	66 P.S.	68 P.S.
	VISITOR	0 P.S. PER ZONING CODE SEC 23-24 (c)(3).		
TOTAL PARKING			66 P.S.	68 P.S.

PARKING PER FLOORS		TOTAL OF PARKING
LEVEL 1	66 STANDARD P.S. + 2 ACCESSIBLE P.S. = 68 P.S.	68 P.S.

5

OF UNIT BREAKDOWN

LEVELS	UNITS PER FLOOR	SUBTOTAL UNITS	TOTAL UNITS PROPOSED
2	3 RESIDENTIAL UNITS	3 UNITS	33 UNITS
3-8	5 RESIDENTIAL UNITS	5 UNITS x 6 LEVELS = 30 UNITS	
		TOTAL UNITS = 33 UNITS	

KKAID RECORD - OPTION 2.7

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: ----------
Address: ----------

Tel: ----------
Email: ----------

LANDSCAPE DESIGN:
Name: ----------
Address: ----------

Tel: ----------
Email: ----------

CIVIL ENGINEER:
Name: -------
Address: -------

Tel: -------
Email: -------

MEP ENGINEER:
Name: -------
Address: -------

Tel: ------
Email: -----

ARCHITECTS:
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

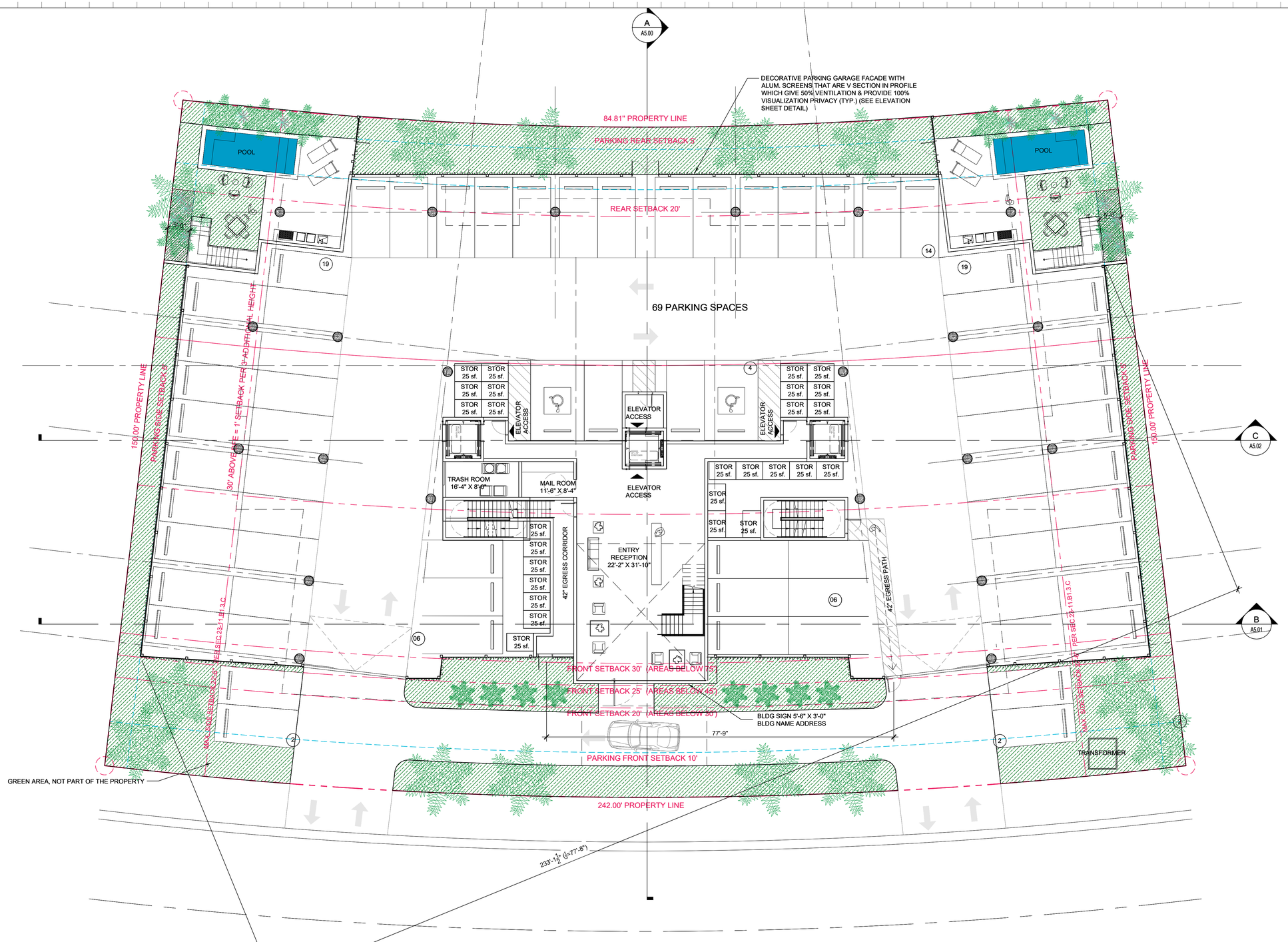
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

PROJECT DATA

Date	06-16-2022	Sheet No. A1.00
Scale		
Project	2227	



74 PARKING SPACES

B.F.E. = 9'-0" NGVD

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



1 SITE PLAN

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

KKAID RECORD - OPTION 2.7

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2019

ZONING PHASE

--

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: ---------
Address: ---------

Tel: ---------
Email: ---------

LANDSCAPE DESIGN:
Name: ---------
Address: ---------

Tel: ---------
Email: ---------

CIVIL ENGINEER:
Name: -------
Address: -------

Tel: -------
Email: -------

MEP ENGINEER:
Name: -------
Address: -------

Tel: -------
Email: -----

ARCHITECTS:
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

K O B I
K A R P

SITE PLAN

Date	06-16-2022	Sheet No.	A2.00
Scale			
Project	2227		

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/18/2022

Property Information	
Folio:	13-2227-001-0970
Property Address:	9927 E BAY HARBOR DR Bay Harbor Islands, FL 33154-1511
Owner	9955 BAY HARBOR DEVELOPMENT LLC
Mailing Address	18101 COLLINS AVE #3908 SUNNY ISLES BEACH, FL 33160 USA
PA Primary Zone	4500 MULTI-FAMILY - 4 STORY
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	11,250 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	$3,825,000	$3,825,000	$3,825,000
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$3,825,000	$3,825,000	$3,825,000
Assessed Value	$3,825,000	$3,825,000	$3,825,000

Benefits Information				
Benefit	Type	2022	2021	2020
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
BAY HARBOR ISLAND
PB 46-5
LOT 21 BLK 4
LOT SIZE 11250 SQ FT
FAU 13 2227 086 0001

Taxable Value Information	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$3,825,000	$3,825,000	$3,825,000
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$3,825,000	$3,825,000	$3,825,000
City			
Exemption Value	$0	$0	$0
Taxable Value	$3,825,000	$3,825,000	$3,825,000
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$3,825,000	$3,825,000	$3,825,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/06/2022	$13,500,000	33170-3454	Qual on DOS, multi-parcel sale

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/18/2022

Property Information	
Folio:	13-2227-001-0960
Property Address:	9955 E BAY HARBOR DR Bay Harbor Islands, FL 33154-1500
Owner	9955 BAY HARBOR DEVELOPMENT LLC
Mailing Address	18101 COLLINS AVE #3908 SUNNY ISLES BEACH, FL 33160 USA
PA Primary Zone	4500 MULTI-FAMILY - 4 STORY
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	22,500 Sq.Ft
Year Built	0

Assessment Information			
Year	2022	2021	2020
Land Value	$7,650,000	$7,650,000	$7,650,000
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$7,650,000	$7,650,000	$7,650,000
Assessed Value	$7,650,000	$7,650,000	$7,650,000

Benefits Information				
Benefit	Type	2022	2021	2020
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description

26 27 34 35 52 42
BAY HARBOR ISLAND PB 46-5
LOTS 19 & 20 BLK 4
LOT SIZE 150.000 X 150
OR 16741-2138 0395 1



Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$7,650,000	$7,650,000	$7,650,000
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$7,650,000	$7,650,000	$7,650,000
City			
Exemption Value	$0	$0	$0
Taxable Value	$7,650,000	$7,650,000	$7,650,000
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$7,650,000	$7,650,000	$7,650,000

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
04/06/2022	$13,500,000	33170-3454	Qual on DOS, multi-parcel sale
01/25/2016	$9,000,000	29939-0349	Qual by exam of deed
03/01/1995	$960,000	16741-2138	Sales which are qualified
04/01/1994	$0	00000-00000	Sales which are disqualified as a result of examination of the deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

ATTACHMENT C
ITE EXCERPTS

Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

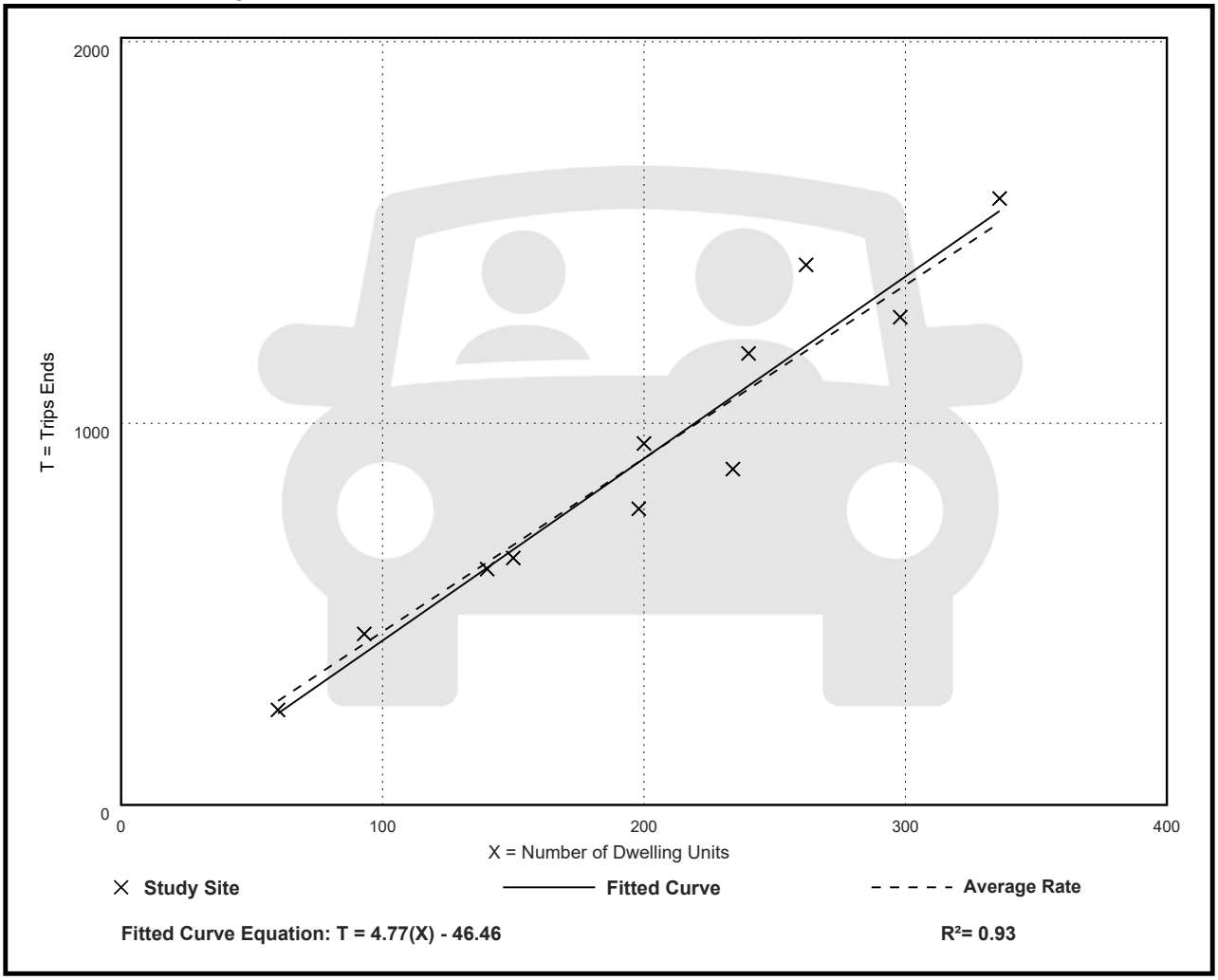
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 201
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



Fitted Curve Equation: T = 4.77(X) - 46.46

R^2= 0.93

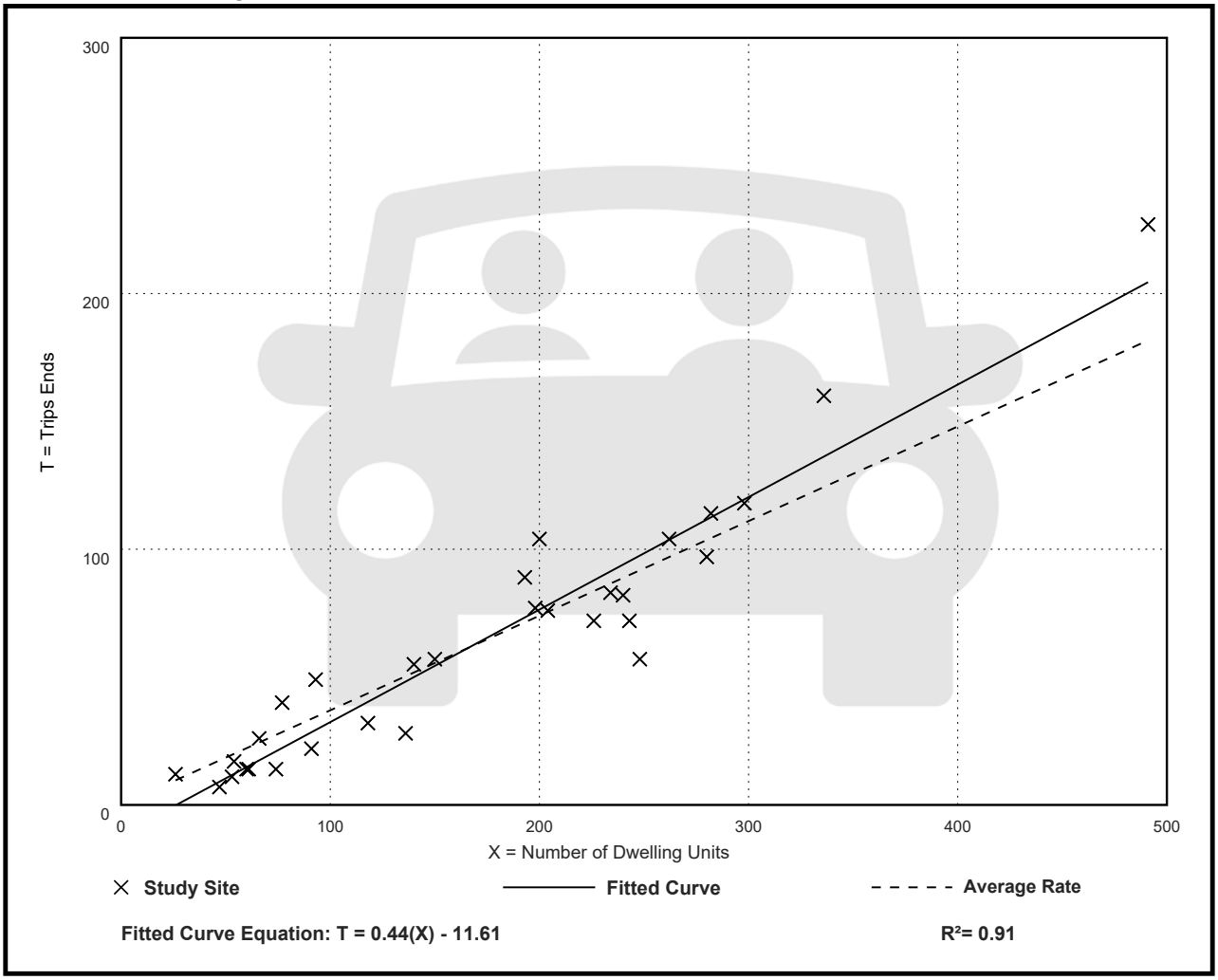
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 30
Avg. Num. of Dwelling Units: 173
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



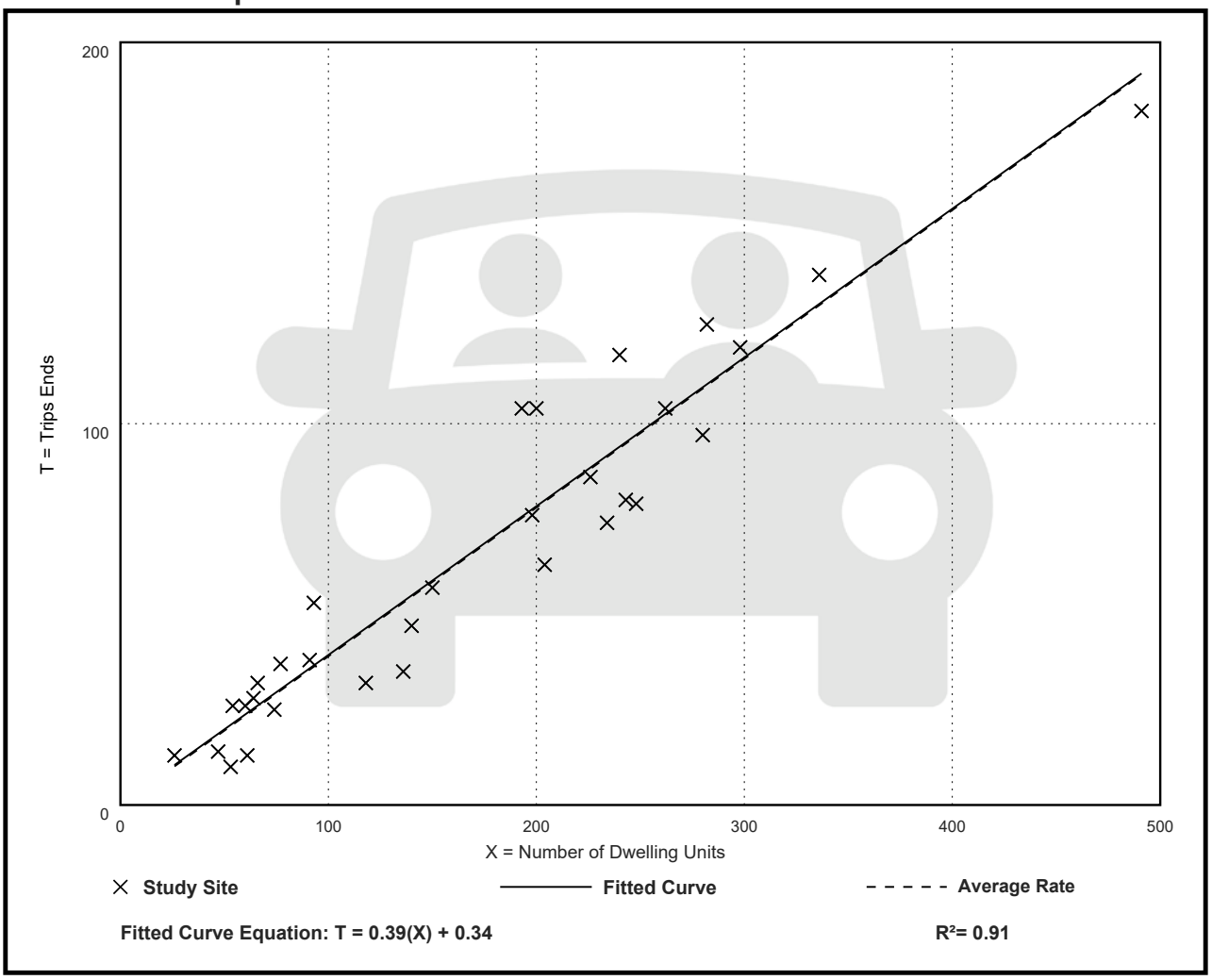
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. Num. of Dwelling Units: 169
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



AGENDA ITEM REPORT
August 11, 2022

ITEM NUMBER: 6.

ITEM: Review and discussion of Site Plan Application by Bal Bay Inc. LLC regarding an existing 46 Room Hotel & Restaurant located at 9650-9660 East Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:
On July 28, 2022, the Town received a revised formal Site Development Plan application for renovation of an existing 46 room hotel/restaurant located at 9650-9660 East Bay Harbor Drive.

Owner's Name: Bal Bay Inn LLC
Folio: 13-2227-001-2190
Property Address: 9650-9660 East Bay Harbor Drive
Zoning District: RM-2 Medium High Density
Legal Description: Lots 1& 2 Block 11

Enclosed is a copy of the application for site plan review.

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	9650-60 EBH Drive DRC Set 2nd Submittal 8.11.2022
2.	DRC - 9650 SPR22-000001 Application
3.	9660 E BAY HARBOR ISLAND ALTA Survey
4.	9650-60 EBH Drive Traffic Letter Bay Harbor Hotel - On Street Parking for Drop Off Memo

The Landon *HOTEL*

9650/9660 E BAY HARBOR DRIVE,
BAY HARBOR ISLANDS
FLORIDA, 33154

INDEX OF DRAWINGS	
SHEET #	DESCRIPTION
GENERAL	
A0.00	COVER
A0.01	EXISTING SITE PHOTOGRAPHY
A0.02	EXISITNG SITE PHOTOGRAPHY
A0.03	AJOINING LOTS PHOTOGRAPHY
A0.04	AJOINING LOTS PHOTOGRAPHY
A0.05	AJOINING LOTS PHOTOGRAPHY
A0.06	RENDERS
A0.07	RENDERS
A0.08	RENDERS
A0.09	RENDERS
A0.10	RENDERS
A0.11	RENDERS
A0.12	RENDERS
CIVIL	
C1	CIVIL
SURVEY	
V0.00	SURVEY
LANDSCAPE	
L0.00	COVER
L1.00	PRELIMINARY EXISITNG TREE SURVEY
L2.00	LANDSCAPE PLAN
L3.00	PLANT LIST, LANDSCAPE CODE + DETAILS
L4.00	EXISTING CONDITIONS IMAGES
L4.01	RENDERED VIEWS
L4.02	RENDERED VIEWS
ARCHITECTURE	
A1.00	LOCATION PLAN
A1.01	PROPOSED SITE PLAN
A1.02	PROPOSED FLOOR PLAN
A1.03	ROOF PLAN
A2.00	PROPOSED ELEVATIONS
A2.01	PROPOSED ELEVATIONS
A2.02	RENDERED ELEVATIONS

ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	9660 E Bay Harbor Dr, Bay Harbor Islands, FL 33154		
2	Zoning:	B-1		
3	Land Use:	Commercial		
4	Base Flood Elevation:	9'-0" NGVD	Grade Value in NGVD:	
5	Adjusted grade (Flood+Grade/2)	N/A	Lot Area:	22, 547
5	Lot Width	130'	Lot Depth:	158'.00"
7	Existing User	HOTEL	Proposed Use:	HOTEL

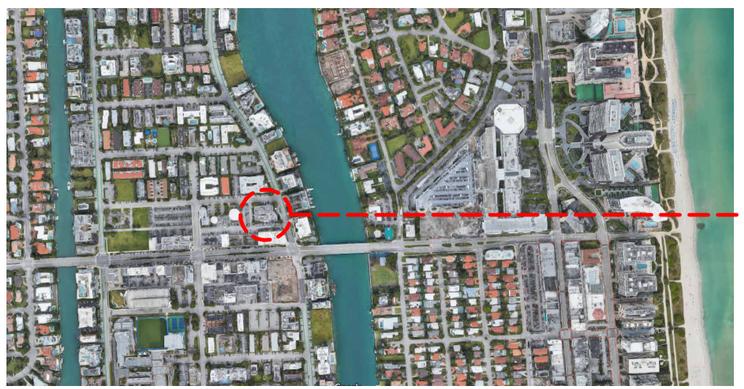
		Maximum	Existing	Proposed	Deficiencies
10	Height		28'-6"	28'-6"	
11	Number of Stories		2 stories	2 stories	-

	Setbacks	Required	Existing	Proposed	Deficiencies
	At-Grade Parking				
19	Front Setback (west):		5'-0"	5'-0"	-
20	Rear Setback (east):		5'-0"	5'-0"	-
21	Side Setback (north)		5'-0"	5'-0"	-
22	Side Setback (south)		5'-0"	5'-0"	-

PROPOSED USES

EXTERIOR COURTYARD	1,504 SQ. FT
LOBBY BAR / RECEPTION	1,746 SQ. FT.
RESTROOM	113 SQ. FT.
INTERIOR COURTYARD	619 SQ. FT.
SPA	1,068 SQ. FT.

ASSEMBLY A-2 OCCUPANCY = 118 TOTAL OCCUPANTS / 2 = 59					
	WATER CLOSET		LAVATORIES		DRINKING FOUNTAIN
	MALE	FEMALE	MALE	FEMALE	
REQUIRED	1 PER 75	1 PER 75	1 PER 200		1 PER 500
	1	1	1	1	
PROVIDED	1	1	1	1	DRINKING WATER SHALL BE PROVIDED AT NO -CHARGE FOR COSTUMERS



N

1 Location Map
N.T.S.

STUDIO MCG
ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER
2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB GROUP

CONCEPT DESIGN

COVER

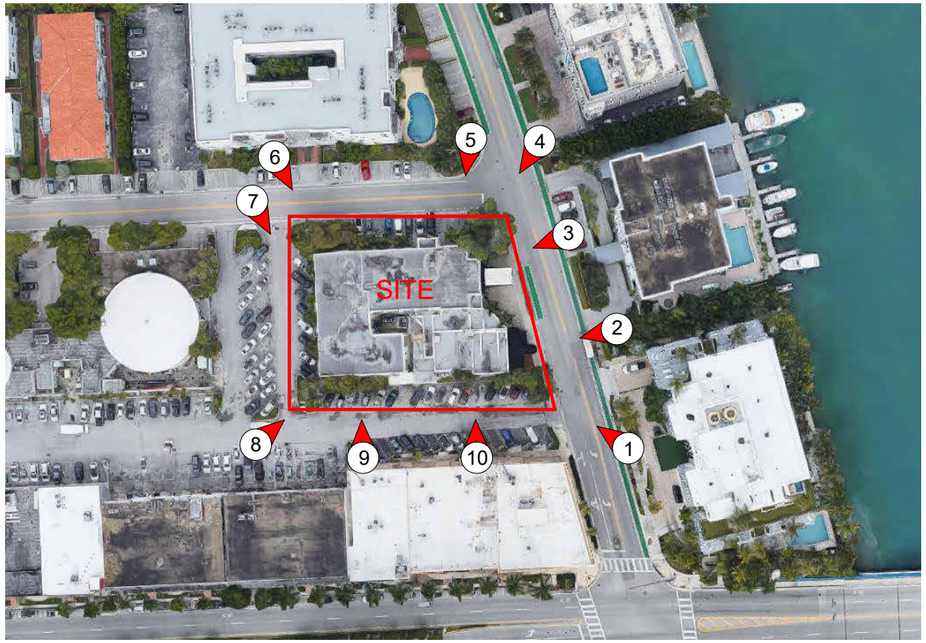
STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF McG ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF McG ARCHITECTURE & PLANNING, INC. (c) 2019

SCALE:	1/2" = 1'-0"
DRAWN BY:	Author
CHECK:	JMcG
DATE	03/31/21

SHEET NUMBER

A0.00



KEY PLAN - SITE

N.T.S.



2. VIEW OF SITE FACING EAST (RESTAURANT)



3. VIEW OF SITE FACING EAST (ENTRANCE)



1. VIEW OF SITE FACING SOUTH / EAST



4. VIEW OF SITE FACING NORTH / EAST

STUDIO McG ARCHITECTURE

7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER

2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB GROUP

CONCEPT DESIGN

EXISTING SITE PHOTOGRAPHY

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF McG ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF McG ARCHITECTURE & PLANNING, INC. (c) 2019

SCALE:	1/4" = 1'-0"
DRAWN BY:	Author
CHECK:	JMcG
DATE	04/01/21

SHEET NUMBER

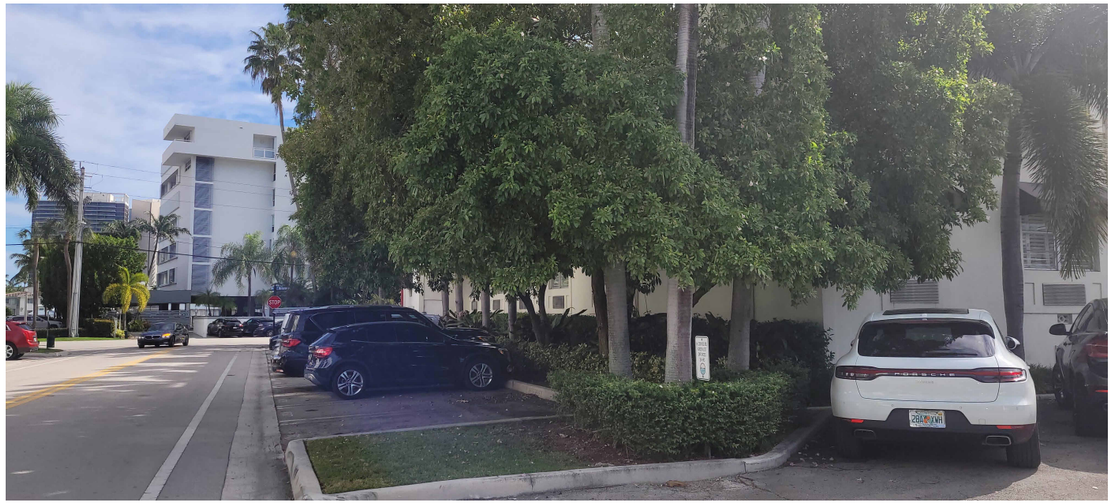
A0.01



5. VIEW OF SITE FACING NORTH (SIDE)



8. VIEW OF SITE WEST (REAR) FROM SOUTH SIDE



6. VIEW OF SITE FACING NORTH / WEST



9. VIEW OF SITE FACING WEST



7. VIEW OF SITE FACING EAST (REAR)



10. VIEW OF SITE WEST (SIDE)

STUDIO McG ARCHITECTURE

7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER

2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB GROUP

CONCEPT DESIGN

EXISITNG SITE PHOTOGRAPHY

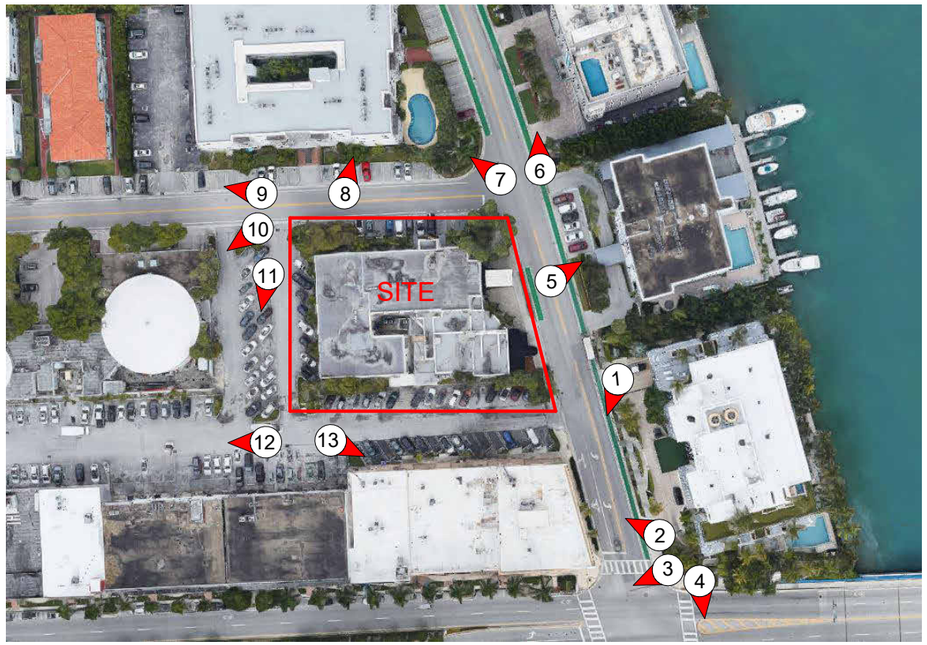
STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF McG ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF McG ARCHITECTURE & PLANNING, INC. (c) 2019

SCALE:	
DRAWN BY:	Author
CHECK:	JMcG
DATE	12/09/21

SHEET NUMBER

A0.02



N

KEY PLAN - AJOINING LOTS

N.T.S.



2. VIEW OF SITE FROM 96TH STREET



3. VIEW OF BUILDINGS SOUTH OF THE SITE



1. VIEW OF BUILDGINDS ON THE SOUTH SIDE



4. VIEW OF CLOSEST INTERSECTION (96TH ST)

STUDIO McG ARCHITECTURE

7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER

2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB GROUP

CONCEPT DESIGN

AJOINING LOTS PHOTOGRAPHY

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF McG ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF McG ARCHITECTURE & PLANNING, INC. (c) 2019

SCALE:	1/4" = 1'-0"
DRAWN BY:	Author
CHECK:	JMcG
DATE	04/01/21

SHEET NUMBER

A0.03



5. VIEW OF BUILDINGS ACROSS EAST SIDE (ENTRANCE)



8. VIEW OF BUILDINGS ON NORTH (SIDE)



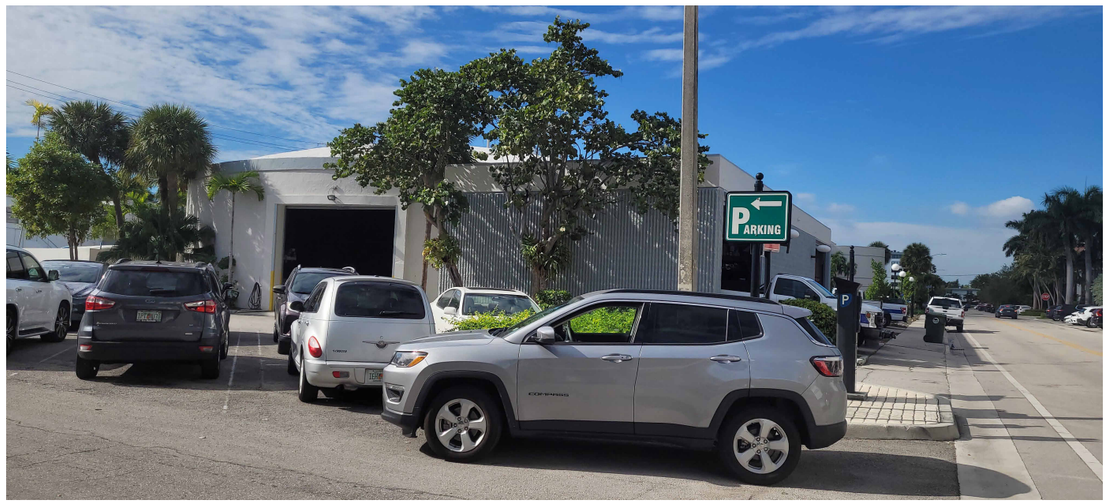
6. VIEW OF BUILDINGS ACROSS EAST SIDE



9. VIEW OF BUILDINGS ON NORTH (SIDE)



7. VIEW OF BUILDINGS ON NORTH (SIDE)



10. VIEW OF BUILDINGS ON WEST (REAR)

STUDIO
MC+G
ARCHITECTURE

7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER

2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB
GROUP

CONCEPT DESIGN

AJOINING LOTS PHOTOGRAPHY

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF McG ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF McG ARCHITECTURE & PLANNING, INC. (c) 2019

SCALE:	
DRAWN BY:	Author
CHECK:	JMcG
DATE	12/09/21

SHEET NUMBER

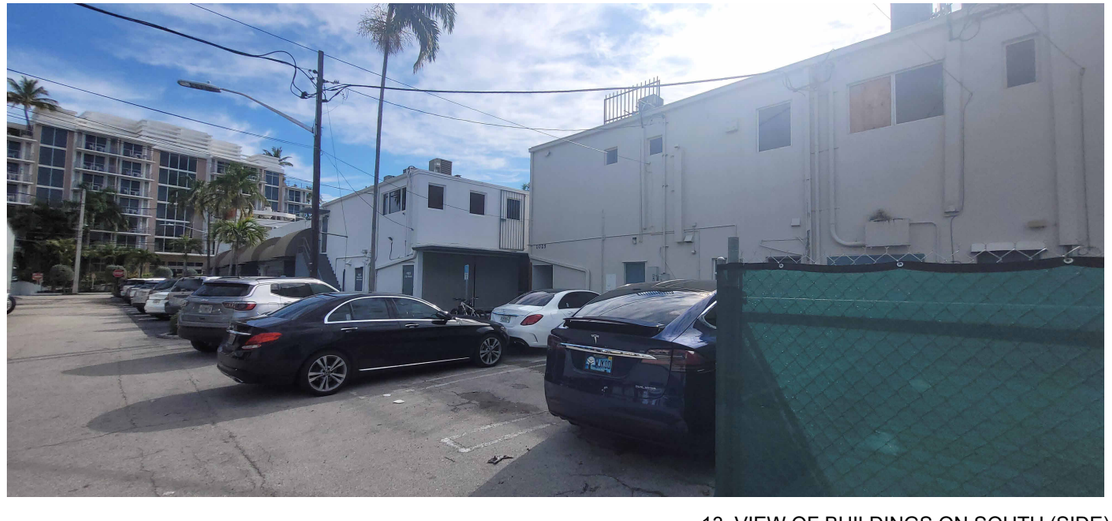
A0.04



11. VIEW OF BUILDINGS ON WEST (REAR)



12. VIEW OF BUILDINGS ON SOUTH (SIDE)



13. VIEW OF BUILDINGS ON SOUTH (SIDE)

STUDIO
McG
ARCHITECTURE

7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER

2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB
GROUP

CONCEPT DESIGN

AJOINING LOTS PHOTOGRAPHY

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF McG ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF McG ARCHITECTURE & PLANNING, INC. (c) 2019

SCALE:	
DRAWN BY:	Author
CHECK:	JMcG
DATE	12/09/21

SHEET NUMBER

A0.05



FRONT COURTYARD TOP VIEW

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER
2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB GROUP

CONCEPT DESIGN

RENDERS

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF McG ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF McG ARCHITECTURE & PLANNING, INC. (c) 2019

SCALE:	
DRAWN BY:	Author
CHECK:	JMcG
DATE	12/13/21

SHEET NUMBER

A0.06



FRONT COURTYARD INTERIOR VIEW

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER
2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB GROUP

CONCEPT DESIGN

RENDERS

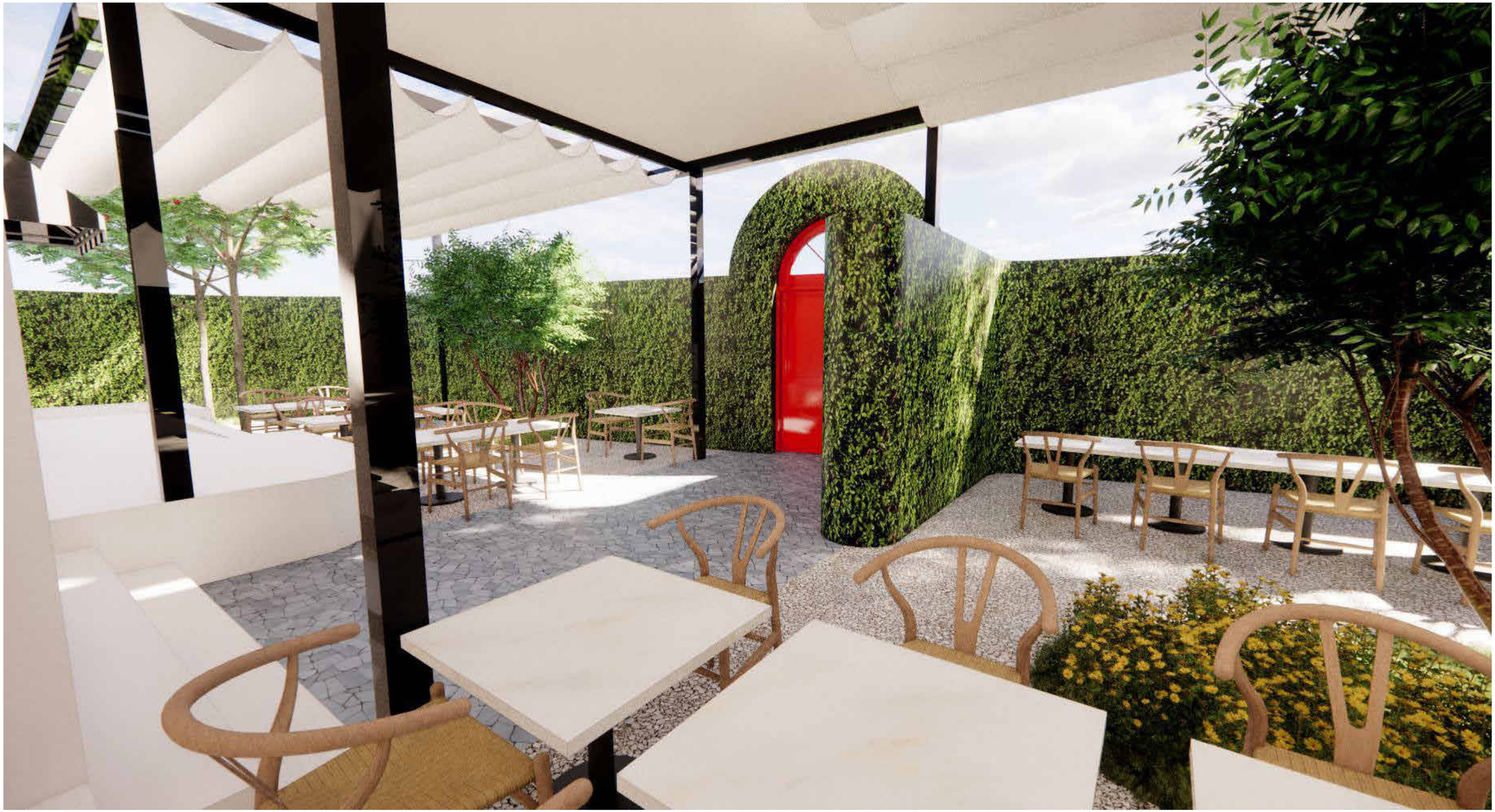
STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF McG ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF McG ARCHITECTURE & PLANNING, INC. (c) 2019

SCALE:	
DRAWN BY:	Author
CHECK:	JMcG
DATE	12/13/21

SHEET NUMBER

A0.07



FRONT COURTYARD INTERIOR VIEW

STUDIO
MCG
ARCHITECTURE

7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER

2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB
GROUP

CONCEPT DESIGN

RENDERS

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF McG ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF McG ARCHITECTURE & PLANNING, INC. (c) 2019

SCALE:	
DRAWN BY:	Author
CHECK:	JMcG
DATE	01/06/22

SHEET NUMBER

A0.08



INTERIOR COURTYARD TOP VIEW

STUDIO
MC+G
ARCHITECTURE

7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER

2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB GROUP

CONCEPT DESIGN

RENDERS

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF McG ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF McG ARCHITECTURE & PLANNING, INC. (c) 2019

SCALE:	
DRAWN BY:	Author
CHECK:	JMcG
DATE	01/06/22

SHEET NUMBER

A0.09



INTERIOR COURTYARD POOL SIDE

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER
2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB GROUP

CONCEPT DESIGN

RENDERS

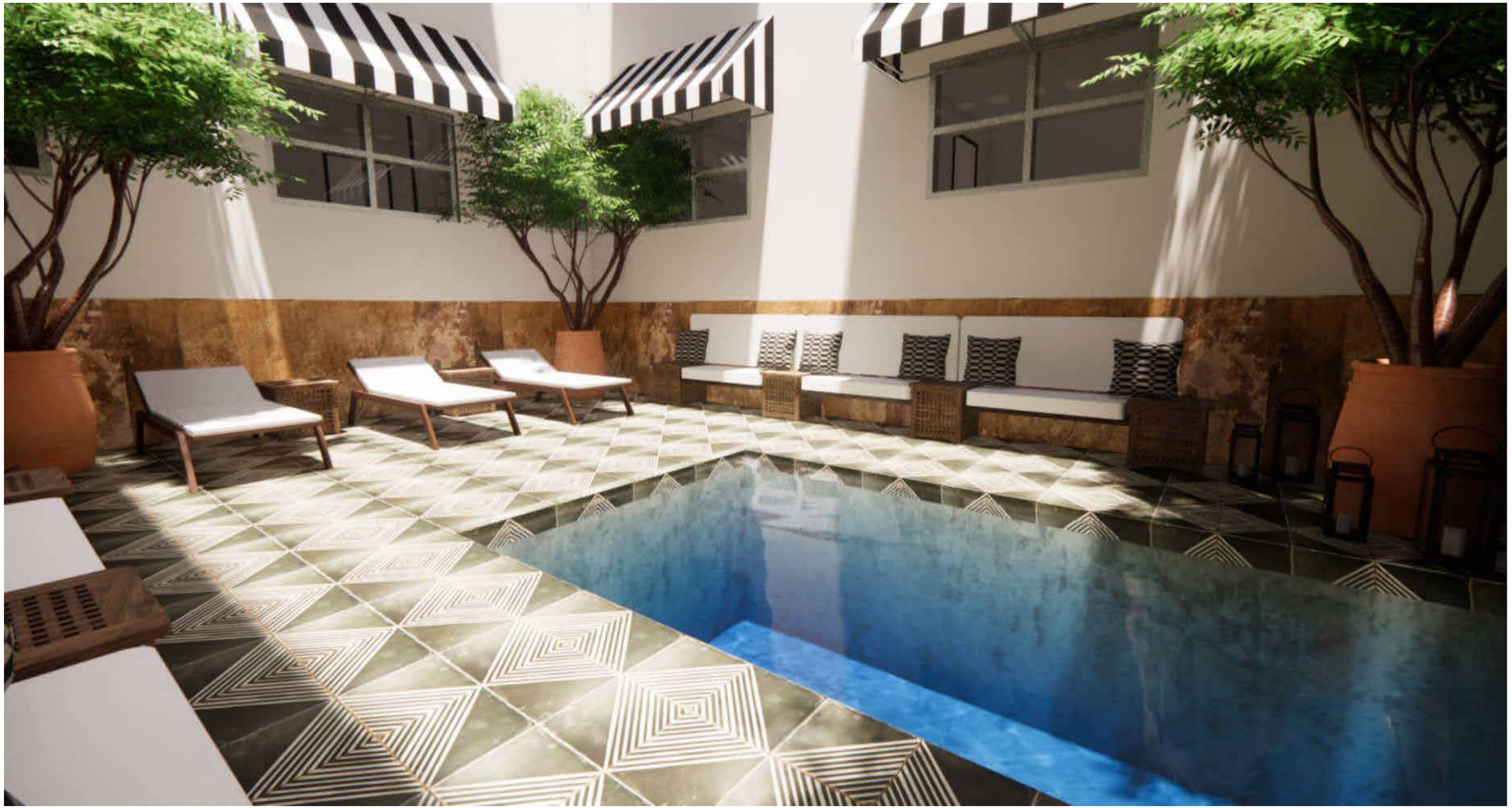
STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF McG ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF McG ARCHITECTURE & PLANNING, INC. (c) 2019

SCALE:	
DRAWN BY:	Author
CHECK:	JMcG
DATE	01/06/22

SHEET NUMBER

A0.10



INTERIOR COURTYARD LOUNGERS SIDE

STUDIO
McG
ARCHITECTURE

7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER

2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB
GROUP

CONCEPT DESIGN

RENDERS

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF McG ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF McG ARCHITECTURE & PLANNING, INC. (c) 2019

SCALE:	
DRAWN BY:	Author
CHECK:	JMcG
DATE	01/06/22

SHEET NUMBER

A0.11



EXTERIOR RENDER

STUDIO
MC+G
ARCHITECTURE

7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER

2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB
GROUP

CONCEPT DESIGN

RENDERS

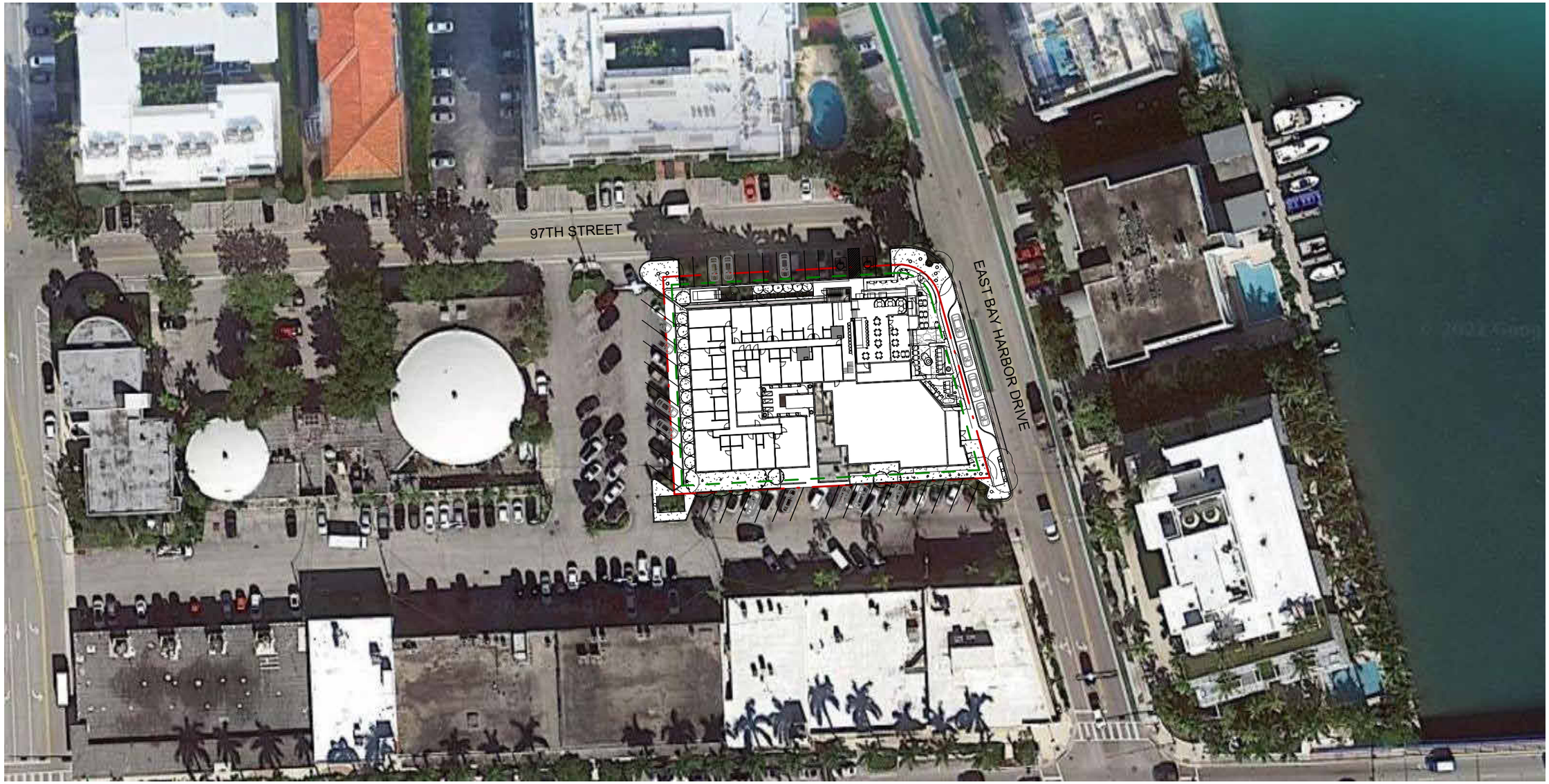
STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF McG ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF McG ARCHITECTURE & PLANNING, INC. (c) 2019

SCALE:	
DRAWN BY:	Author
CHECK:	JMcG
DATE	02/09/22

SHEET NUMBER

A0.12



1 LOCATION PLAN
1/64" = 1'-0"

STUDIO
MC+G
ARCHITECTURE

7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER
2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB GROUP

CONCEPT DESIGN

LOCATION PLAN

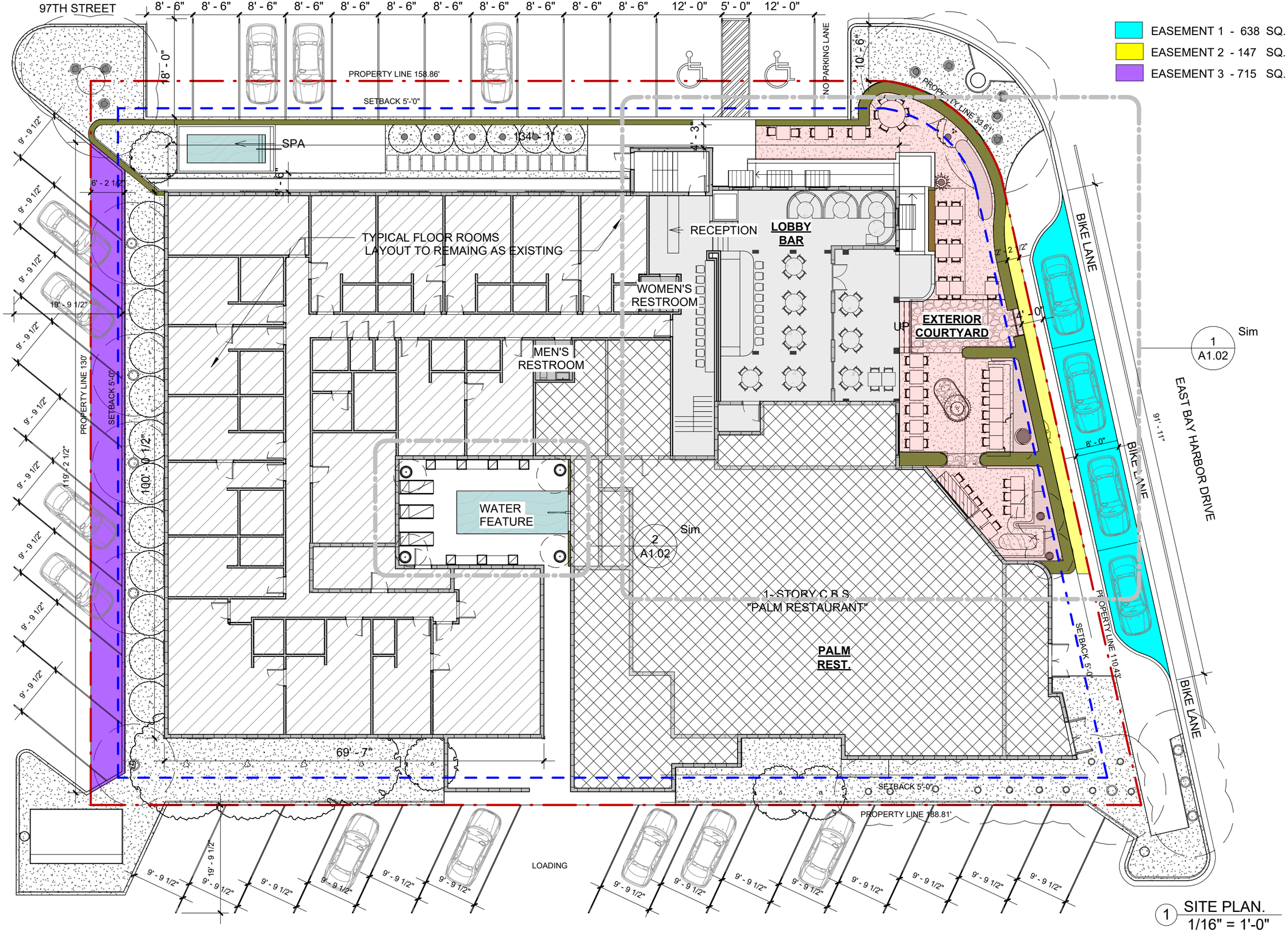
STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF McG ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF McG ARCHITECTURE & PLANNING, INC. (c) 2019

SCALE:	1/64" = 1'-0"
DRAWN BY:	Author
CHECK:	JMcG
DATE	02/09/22

SHEET NUMBER

A1.00



EASEMENT 1 - 638 SQ. FT.
EASEMENT 2 - 147 SQ. FT.
EASEMENT 3 - 715 SQ. FT.

1 SITE PLAN.
1/16" = 1'-0"

STUDIO McG ARCHITECTURE

7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER
2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB GROUP

CONCEPT DESIGN

PROPOSED SITE PLAN

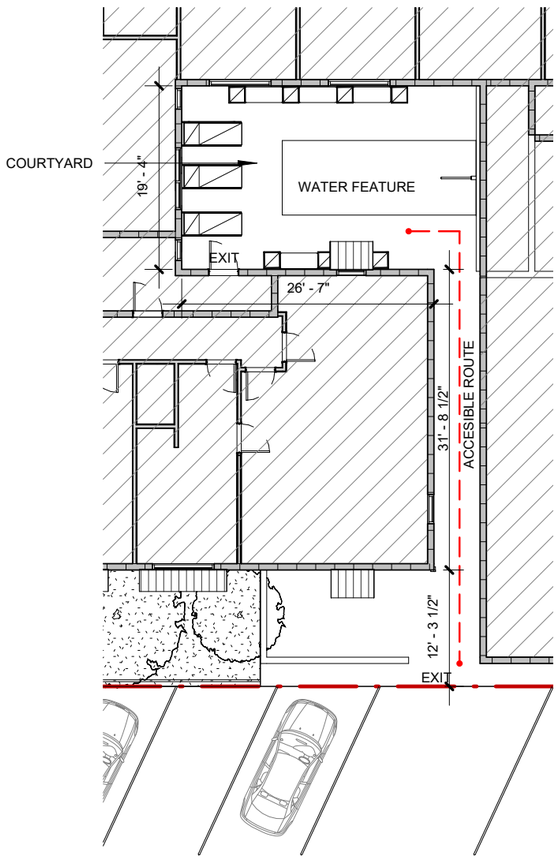
STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

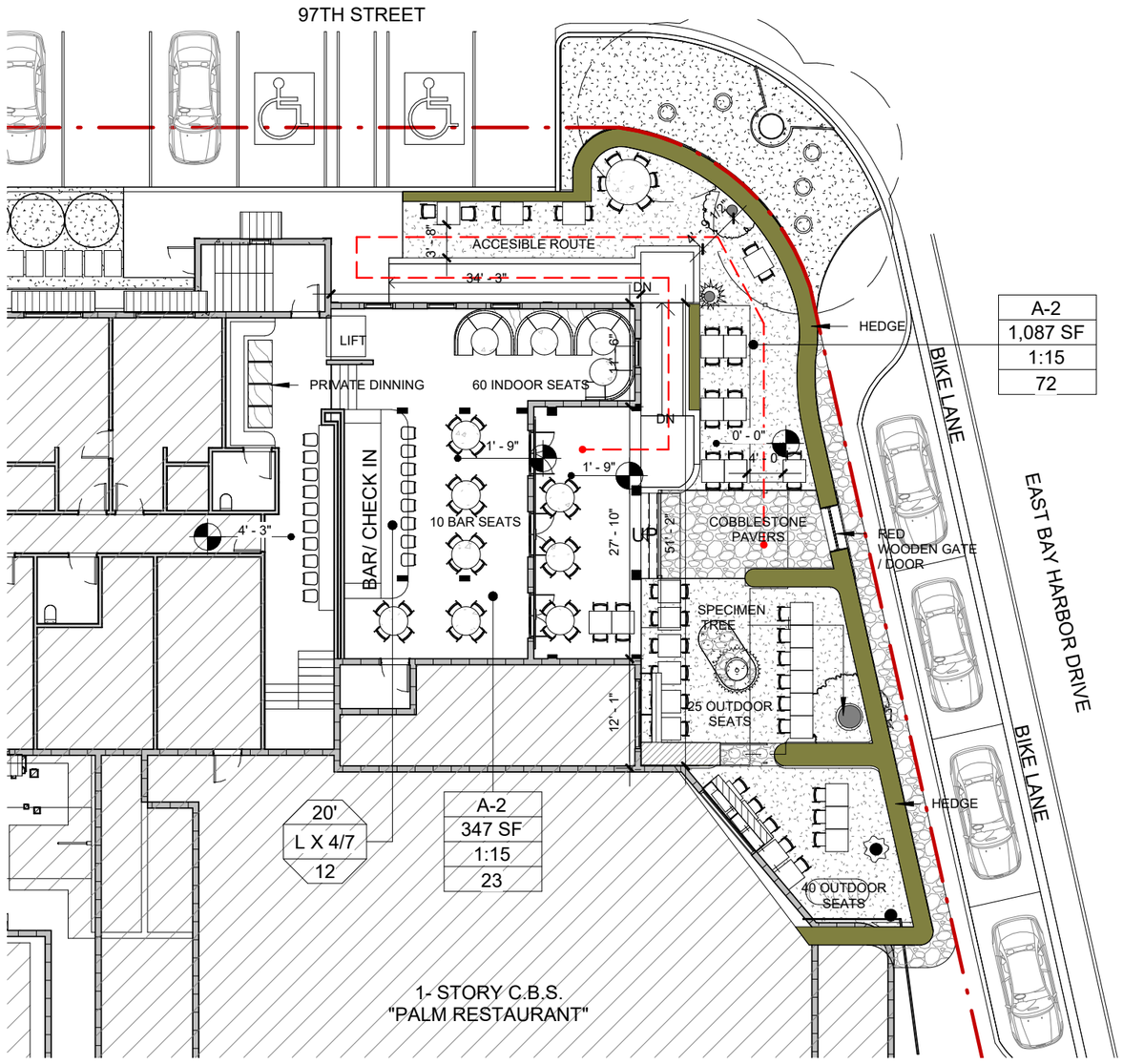
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF McG ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF McG ARCHITECTURE & PLANNING, INC. (c) 2019

SCALE:	1/16" = 1'-0"
DRAWN BY:	Author
CHECK:	JMcG
DATE	04/01/21

SHEET NUMBER

A1.01





N

2 INTERIOR COURTYARD
1/16" = 1'-0"

N

1 ENTRANCE & LOBBY
1/16" = 1'-0"

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER
2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB GROUP

CONCEPT DESIGN

PROPOSED FLOOR PLAN

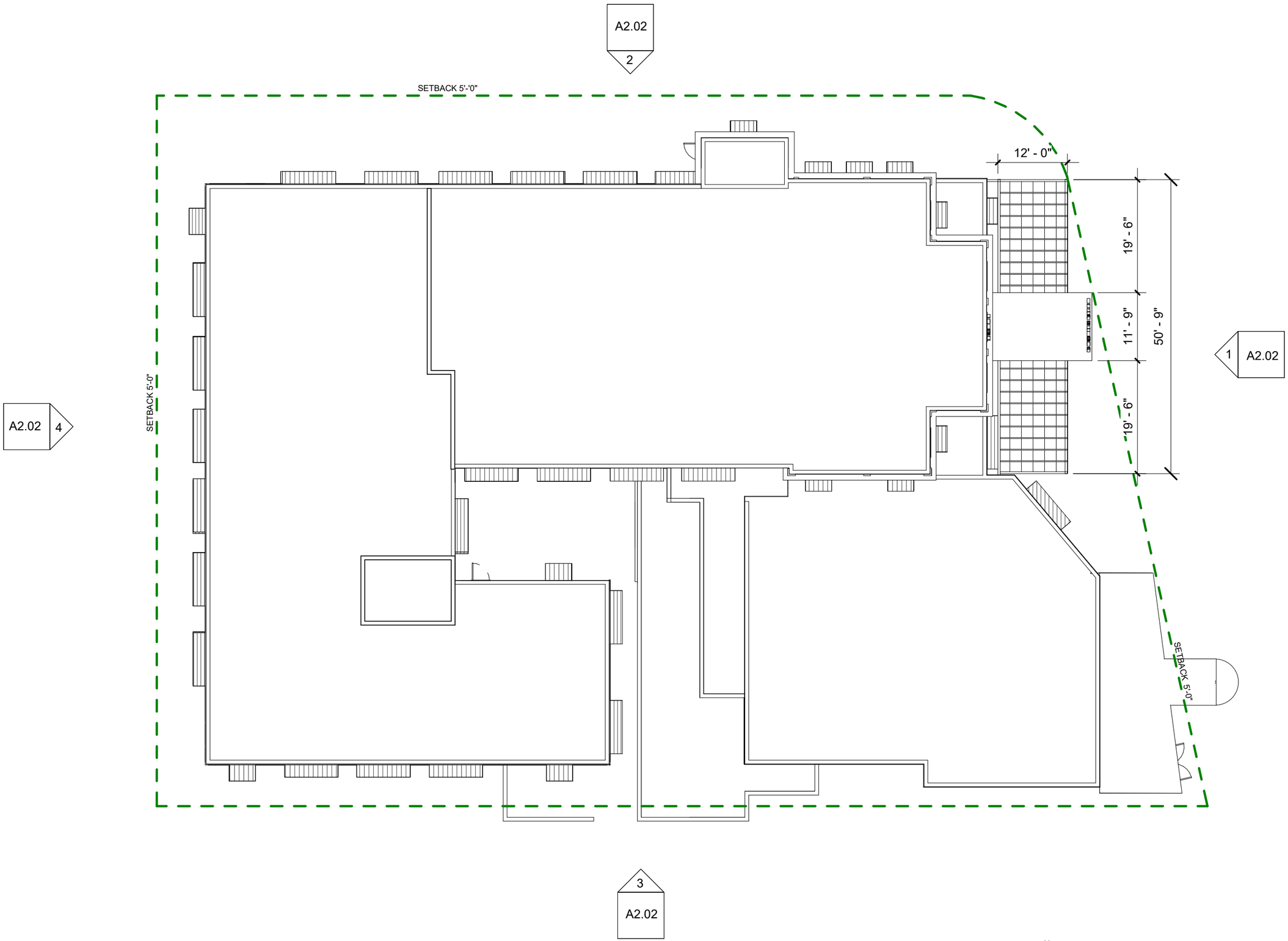
STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF McG ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF McG ARCHITECTURE & PLANNING, INC. (c) 2019

SCALE:	1/16" = 1'-0"
DRAWN BY:	Author
CHECK:	JMcG
DATE	04/01/21

SHEET NUMBER

A1.02



2 ROOF LEVEL
1/16" = 1'-0"

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER
2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB GROUP

CONCEPT DESIGN

ROOF PLAN

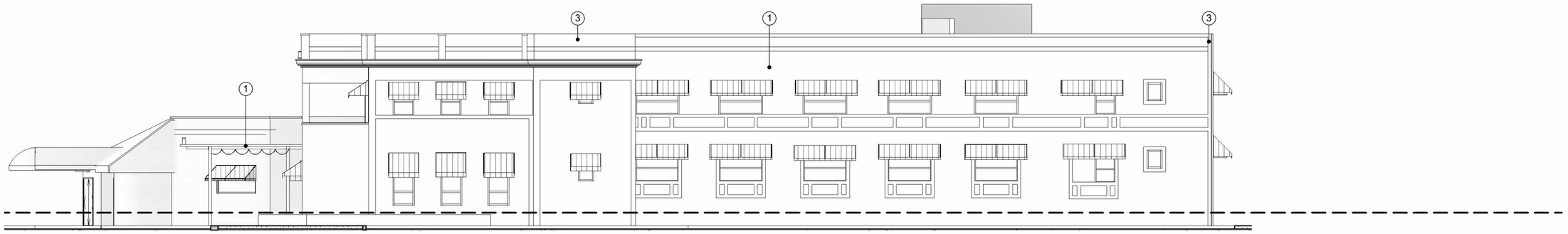
STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF McG ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF McG ARCHITECTURE & PLANNING, INC. (c) 2019

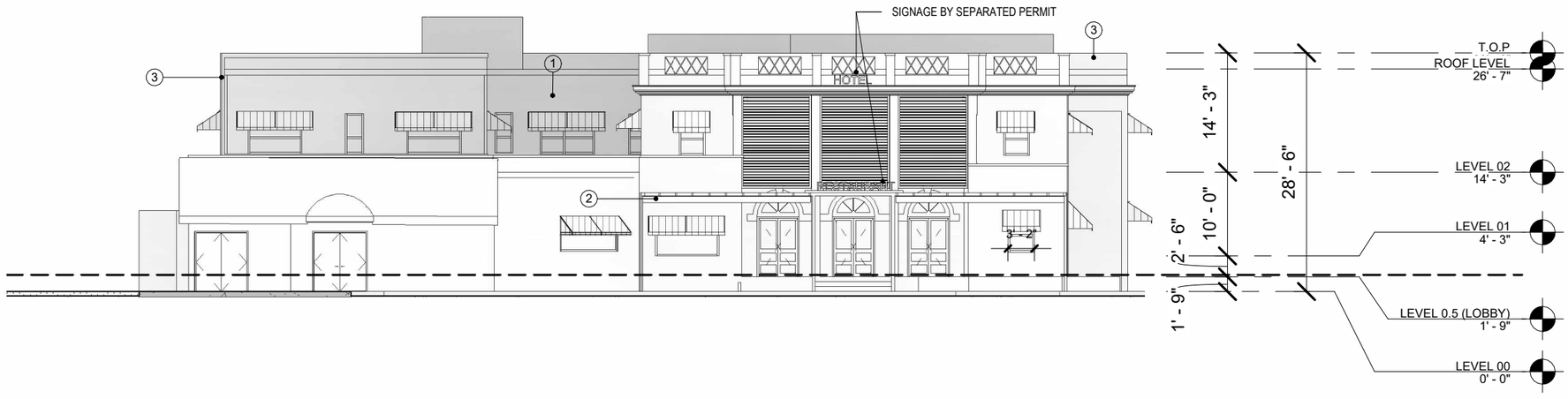
SCALE:	1/16" = 1'-0"
DRAWN BY:	Author
CHECK:	JMcG
DATE	04/01/21

SHEET NUMBER

A1.03



1 NORTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"

ELEVATION LEGEND

1. NEW CANVAS AWNING
2. ALUMINUM CANOPY WITH RETRACTABLE CANVAS
3. PAINTED STUCCO

STUDIO McG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER
2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB GROUP

CONCEPT DESIGN

PROPOSED ELEVATIONS

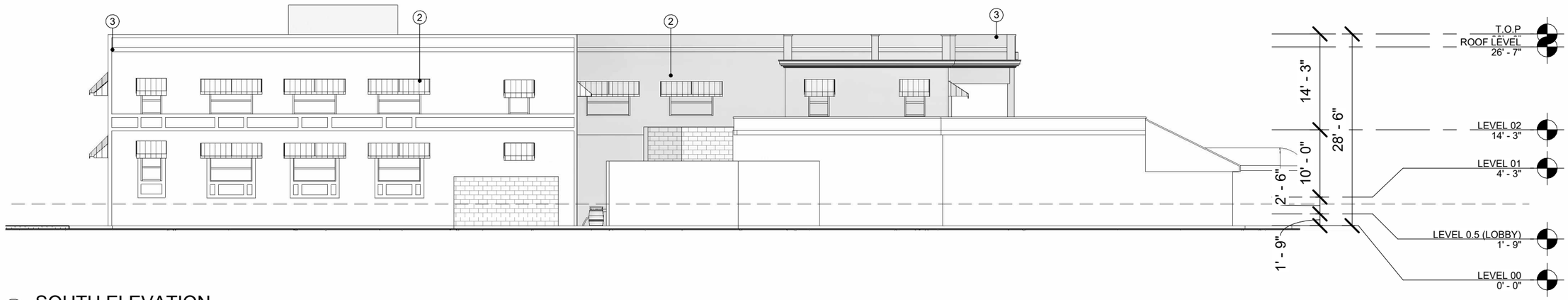
STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF McG ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF McG ARCHITECTURE & PLANNING, INC. (c) 2019

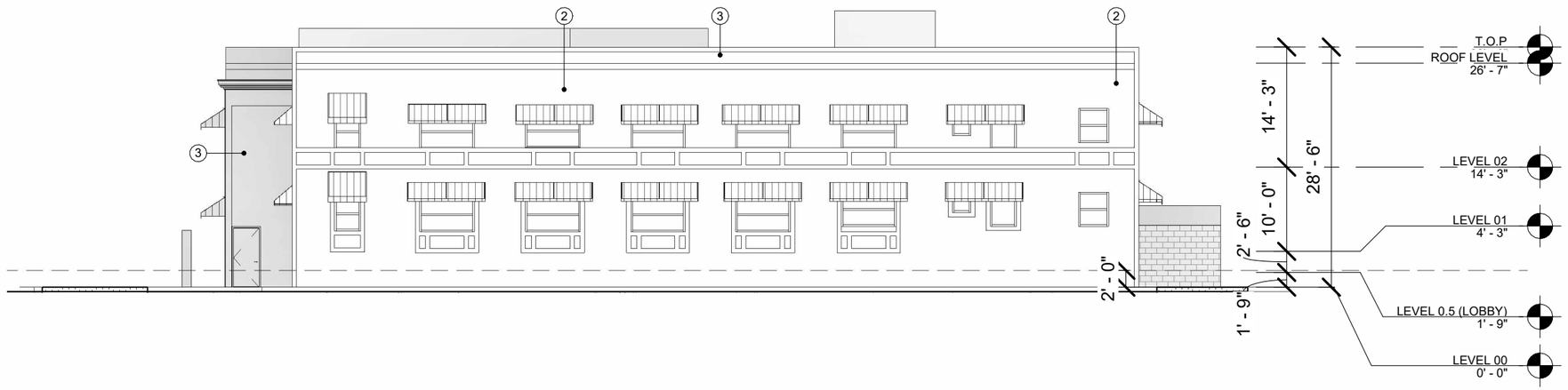
SCALE:	As indicated
DRAWN BY:	Author
CHECK:	JMcG
DATE	04/01/21

SHEET NUMBER

A2.00



1 SOUTH ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"

ELEVATION LEGEND

1. NEW CANVAS AWNING
2. ALUMINUM CANOPY WITH RETRACTABLE CANVAS
3. PAINTED STUCCO

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER
2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB GROUP

CONCEPT DESIGN

PROPOSED ELEVATIONS

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF McG ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF McG ARCHITECTURE & PLANNING, INC. (c) 2019

SCALE:	As indicated
DRAWN BY:	Author
CHECK:	JMcG
DATE	04/01/21

SHEET NUMBER

A2.01



1 EAST ELEVATION RENDERED
1/16" = 1'-0"



2 NORTH ELEVATION RENDERED
1/16" = 1'-0"



3 SOUTH ELEVATION - RENDERED
1/16" = 1'-0"



4 WEST ELEVATION - RENDERED
1/16" = 1'-0"

STUDIO McG ARCHITECTURE

7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER
2115

PROJECT NAME

THE LANDON HOTEL

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

OWNER

FINVARB GROUP

CONCEPT DESIGN

RENDERED ELEVATIONS

STUDIO MC+G ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

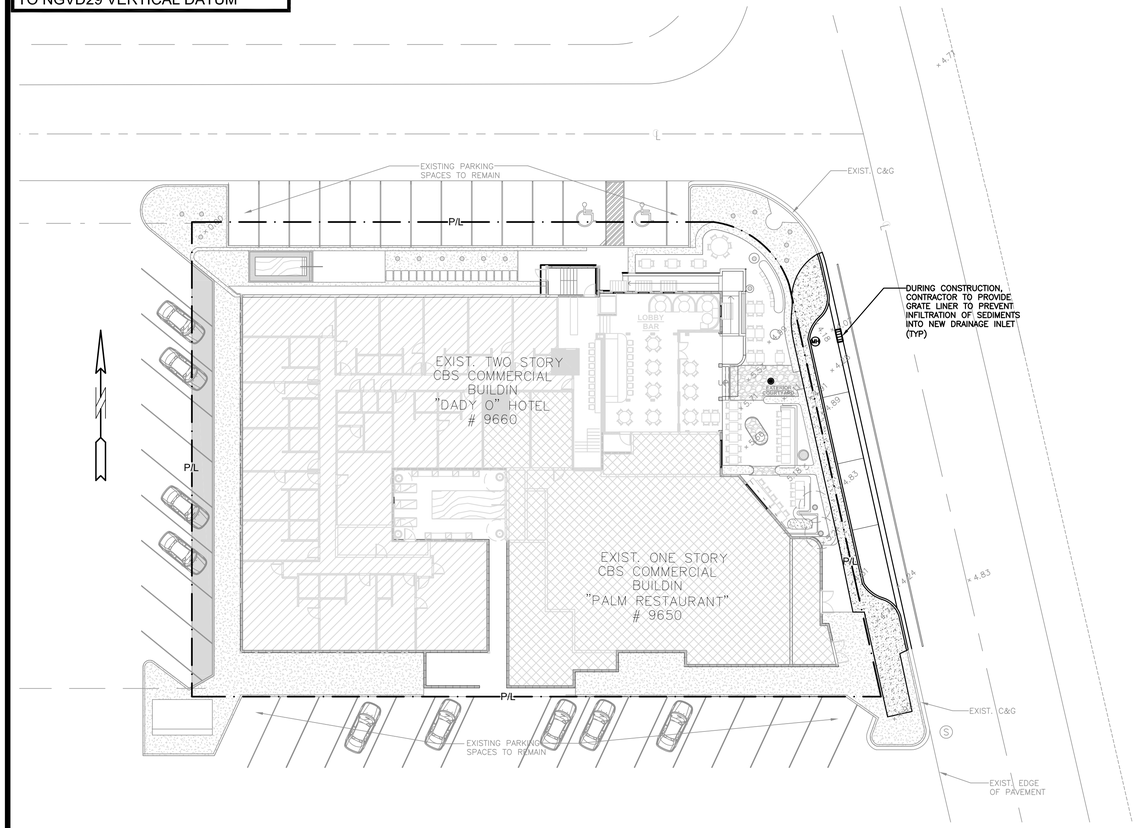
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF McG ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF McG ARCHITECTURE & PLANNING, INC. (c) 2019

SCALE:	1/16" = 1'-0"
DRAWN BY:	Author
CHECK:	JMcG
DATE	04/01/21

SHEET NUMBER

A2.02

ALL ELEVATIONS ARE REFERENCED TO NGVD29 VERTICAL DATUM



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 CUTTERS, 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.

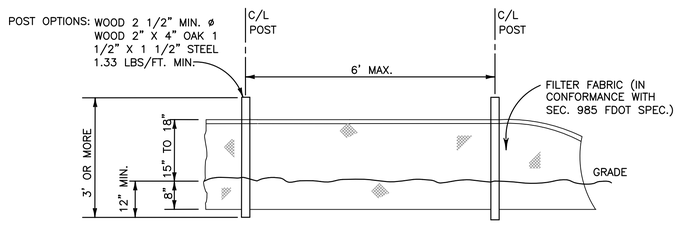
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.

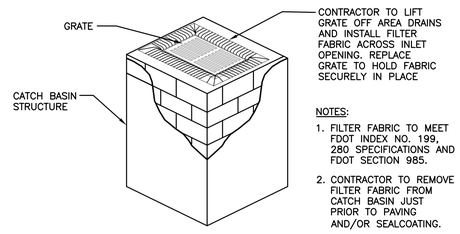
9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.

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.



TYPE III SILT FENCE
NTS



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.

LEGEND

- PROPOSED CONC. PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- (4.50) PROPOSED GRADE
- +6.05 EXISTING ELEVATION
- (MH) PROPOSED STORM MH
- PROPOSED STORM INLET
- (S) EXIST. SAN. SEWER MH

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
7-21-22

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=20'

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#:31158

THE LANDON HOTEL
9650/9660 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

P.E.#:76036

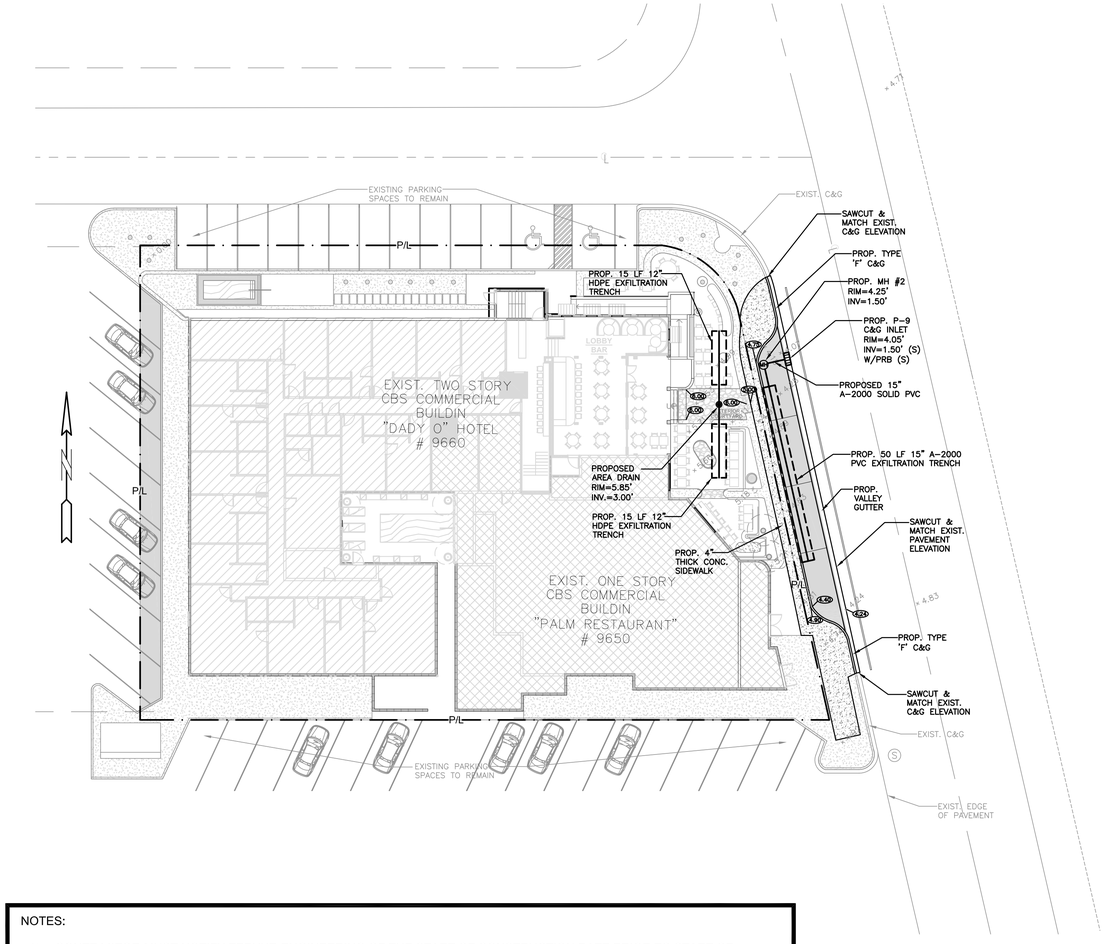
DATE: 7/04/22

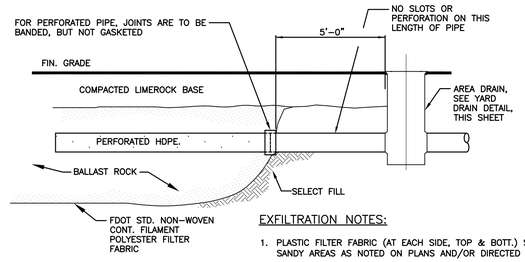
SCALE: 1"=20'

SHEET NO.: C1
1 OF 6

PROJECT NO.: 22-47

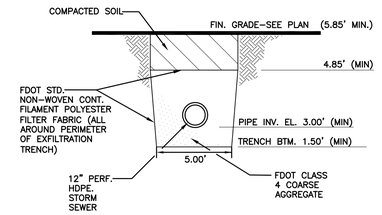
ALL ELEVATIONS ARE REFERENCED TO NGVD29VERTICAL DATUM



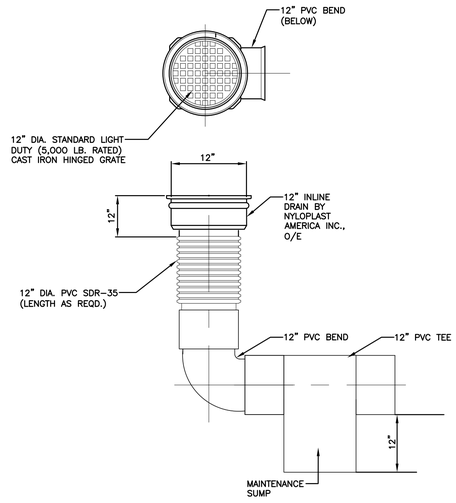


EXFILTRATION NOTES:

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.



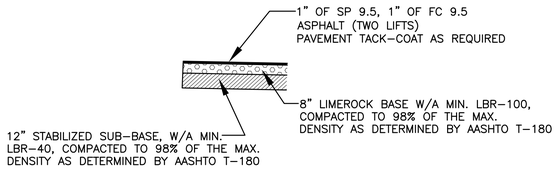
ONSITE-EXFILTRATION TRENCH DETAIL
NTS



12" DRAIN BASIN YARD INLET
NTS

NOTES:

1) CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
2) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
3) CONTRACTOR MUST COORDINATE PROPOSED IMPROVEMENTS SHOWN ON CIVIL PLANS WITH EXISTING SITE CONDITIONS & PROPOSED PLANS BY THE OTHER DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ALSO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE WATER, SEWER & DRAINAGE PLANS THAT MAY CAUSE CONFLICTS PRIOR TO CONSTRUCTION. CONTACT ZEPHYR ENGINEERING IF DISCREPANCIES EXIST.
4) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO DOCUMENT EXISTING CONDITIONS ON AND AROUND THE PROJECT AREA, INCLUDING THE R.O.W. AND ADJACENT PROPERTIES. IT'S RECOMMENDED THAT CONTRACTOR TAKE PHOTOGRAPHS & VIDEOS TO CLEARLY DOCUMENT CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE TO REPAIR ALL DAMAGES CAUSED BY OR AS A RESULT OF THE PROPOSED CONSTRUCTION.
5) ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
6) CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
7) EXISTING UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR'S RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO BE AWARE THAT THERE MAY BE SOME EXISTING UTILITIES ON OR ADJACENT TO THE PROJECT SITE THAT MAY NOT BE SHOWN ON THE CIVIL PLANS, AND CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THOSE UTILITIES AS WELL. CONTRACTOR RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES THAT CONFLICTS WITH PROPOSED CONSTRUCTION.



ASPHALT PAVEMENT SECTION DETAIL
N.T.S.

LEGEND

- PROPOSED CONC. PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- (4.50) PROPOSED GRADE
- +6.05 EXISTING ELEVATION
- (MH) PROPOSED STORM MH
- PROPOSED STORM INLET
- (S) EXIST. SAN. SEWER MH

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
7-21-22

PAVING, GRADING & DRAINAGE PLAN
SCALE: 1"=20'

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#:31158

THE LANDON HOTEL
9650/9660 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

P.E.#:76036
DATE: 7/04/22
SCALE: 1"=20'
SHEET NO.: C2
2 OF 6
PROJECT NO.: 22-47

ALL ELEVATIONS ARE REFERENCED TO NGVD29VERTICAL DATUM

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 DETER-MINE 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
   BELLSOUTH
   COMCAST
   TECO
   LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
   FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
   UNDERGROUND UTILITIES NOIFICATION CENTER OF FLORIDA
   (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADIATION REPORTS, CONC. CYLINDERS, ETC...
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
10. 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.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
14. 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.

15. ASPHALT –

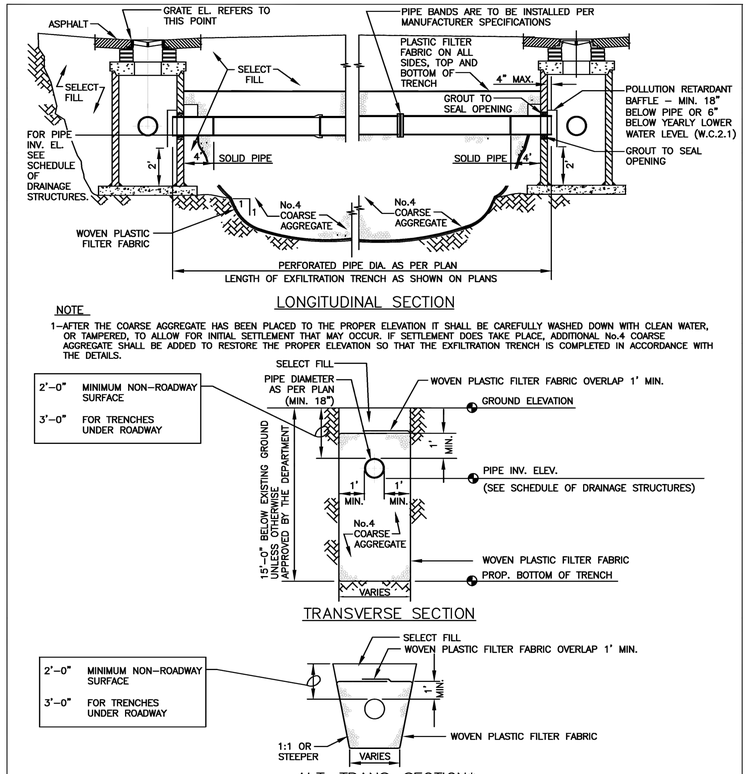
    BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.

    PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE – 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE – 0.02 TO 0.08 GALS/S.Y.

DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

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 AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND PBC TYPICAL T-P-06-001.



LONGITUDINAL SECTION

NOTE

1–AFTER THE COARSE AGGREGATE HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER, OR TAMPERED, TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL No.4 COARSE AGGREGATE SHALL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.

TRANSVERSE SECTION

ALT. TRANS. SECTION*

* MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL, OR WHERE CAVE-IN BELOW THE WATER TABLE IS LIKELY TO OCCUR. TO BE USED AT THE ENGINEER'S DISCRETION.

NOTES (CONTINUED ON NEXT PAGE)

1. PLASTIC FILTER FABRIC SHALL BE WOVEN MONOFILAMENT POLYPROPYLENE GEOTEXTILE. PERMITTIVITY SHALL BE GREATER THAN 0.50 SEC AND FLOW RATE GREATER OR EQUAL TO 50 gal/min.
2. MAXIMUM EXFILTRATION RATE WHICH CAN BE USED IN CALCULATING FRENCH DRAIN LENGTH IS 0.1 cfs/lf.

MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 04/16/2015	REVISED 02/08/2011 09/26/2012 10/19/2012	STANDARD STORM DRAINAGE DETAIL EXFILTRATION TRENCH (FRENCH DRAIN)	SD 1.1 SHEET 1 OF 2

FOR EXFILTRATION TRENCH IN R.O.W.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

7-21-22

CIVIL DETAILS I

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#:31158

THE LANDON HOTEL
9650/9660 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

P.E.#:76036

DATE: 7/04/22

SCALE: N.T.S.

SHEET NO.: C3
3 OF 6

PROJECT NO.: 22-47

GENERAL NOTES:

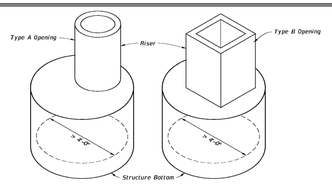
1. Work this Index with Specification 425 and Index 425-001.
2. Type P standard structure bottoms are 4'-0"diameter and smaller (Alt. A) and 3'-6" square (Alt. B) . Larger standard structure bottoms are designated Type J. Risers are permitted for all structures.
3. Walls of circular structures (Alt. A) constructed in place may be of brick or reinforced concrete. Construct precast and rectangular structures (Alt. B) with reinforced concrete only.
4. Wall thickness and reinforcement are for either reinforced cast-in-place or precast concrete units except that precast circular units may be furnished with walls in accordance with ASTM C478 (See Table 1).
5. Top and bottom slab thickness and reinforcement are for precast and cast-in-place construction. Use Class II concrete, except when Class IV concrete is shown in the Plans.
6. Alt. A or Alt. B structure bottoms may be used in conjunction with curb inlet tops Types 1, 2, 3, 4, 5, 6, 9, and 10, and any manhole or junction box. Alt. B structure bottoms may be used in conjunction with curb inlet Types 7 & 8, or any ditch bottom inlet.
7. Rectangular structures may be rotated as directed by the Engineer in order to facilitate connections between the structure walls and pipes.
8. Use straight embedment reinforcement in top and bottom slabs except when ACI hooks are specifically required.
9. Construct corner fillets as shown for rectangular structures used with circular risers and inlet throats, and when used on skew with rectangular risers, inlets, and inlet throats. Construct fillets in the top slab of the Alt. A structure bottoms when used with the Type B risers. Reinforce each fillet with two #5 bars.
10. Units larger than specified standards may be substituted at the contractor's option when these units will not cause or increase the severity of utility conflicts. Furnish such larger units at no additional cost to the Department. Larger Alt. A units cannot replace Alt. B units without approval of the Engineer. This Note applies to this Index only.

REINFORCEMENT NOTES:

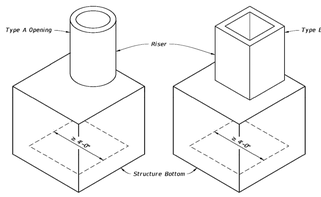
1. Locate wall reinforcement in rectangular structures as shown in the WALL REINFORCEMENT SPLICE DETAILS in Index 425-001.
2. Provide a minimum 2"clear cover for all reinforcement unless otherwise noted and except for 76"diameter ASTM C478 units.
3. Additional bars used to restrain hole formers for precast structures with grouted pipe connections may be left flush with the hole surface.
4. Cut or bend reinforcement at pipe openings to maintain cover.
5. Remove exposed ends of reinforcing at precast pipe openings and grouted joints to 1" below the concrete surface and seal with a Type F Epoxy meeting the requirements of Specification 926.
6. Equivalent area smooth or deformed welded wire reinforcement may be substituted in accordance with Index 425-001.

TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Dimensional and Reinforcing Details
3	Tables 1, 2, 3, and 4
4	Tables 5 and 6

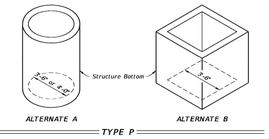


ALTERNATE A



ALTERNATE B

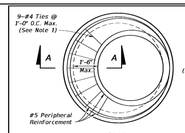
TYPE J



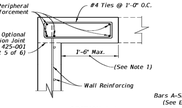
ALTERNATE A ALTERNATE B

TYPE P

LAST REVISION	DESCRIPTION:	FDOT FY 2021-22 STANDARD PLANS	STRUCTURE BOTTOMS TYPE J AND P	INDEX	SHEET
11/01/20	REVISION			425-010	1 of 4

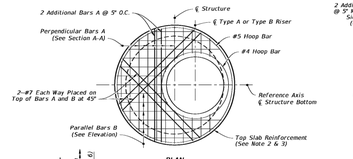


PLAN

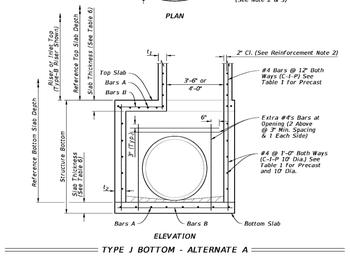


SECTION A-A

SPECIAL TOP SLAB



PLAN

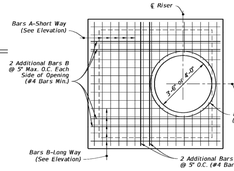


ELEVATION

TYPE J BOTTOM - ALTERNATE A

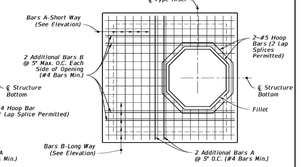
ALTERNATE A NOTES:

1. Rotate #4 Bars as required to maintain cover.
2. Construct the top or riser of the structure according the top slab in the "Special Top Slab" details, when the inside diameter of a round structure is not more than 1'-6" larger than the opening in the riser or top slab.
3. Alternate A slab reinforcing not applicable for Type A, B, C, D & E Ditch Bottom Inlets or Type S, & V Gutter Inlets. See Indexes 425-040, 425-041, 425-050, 425-051, and 425-052.



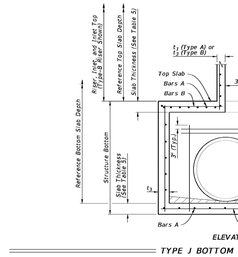
TYPE A - ROUND RISER OPENING

PLAN



TYPE B - SQUARE RISER OPENING

PLAN



ELEVATION

TYPE J BOTTOM - ALTERNATE B

DIMENSIONAL AND REINFORCING DETAILS

LAST REVISION	DESCRIPTION:	FDOT FY 2021-22 STANDARD PLANS	STRUCTURE BOTTOMS TYPE J AND P	INDEX	SHEET
11/01/20	REVISION			425-010	2 of 4

TABLE 1 - ALTERNATE A - STRUCTURES

TYPE	STRUCTURE/RISER DIAMETER (ft)	CAST-IN-PLACE ITEMS CLASS II CONCRETE			PRECAST ITEMS CLASS II CONCRETE			ASTM C478
		t_1 RISER (in.)	t_2 BOTTOM (in.)	A_s (in^2/ft.)	t_1 RISER (in.)	t_2 BOTTOM (in.)	A_s (in^2/ft.)	t_1=* t_2 A$_s$*** (in.) (in^2/ft.)
P	3'-6"	6	8	0.20	6	8	0.20	4** 0.105
P	4'-0"	6	8	0.20	6	8	0.20	5** 0.120
J	3'-0"	–	8	0.20	–	8	0.20	6** 0.150
J	6'-0"	–	8	0.20	–	8	0.20	6 0.180
J	7'-0"	–	8	0.20	–	8	0.20	7 0.210
J	8'-0"	–	8	0.20	–	8	0.20	8 0.240
J	10'-0"	–	10	0.40####	–	10	0.40####	10 0.300
J	12'-0"	–	10	0.60####	–	12	0.60####	12 0.360

$t_1$and t_2= Wall Thickness.

A_s= Vertical and horizontal areas of reinforcement.

####Provide 0.20 sq. in/ft. at each face, 12" max. bar spacing.

**Modified minimum wall thickness.

***Min. total circumferential reinforcement for continuous steel hoops:

A2 = 0.40 sq. in. for riser section height equal or less than 3'-0" (2 hoop min.)

A_s = 0.60 sq. in. for riser section height more than 3'-0" up to 4'-0" (3 hoop min.)

Areas of reinforcing for precast items are based on Grade 60 reinforcing.

No reduction in the area of reinforcement is allowed for welded wire fabric in Table 1.

Area of vertical reinforcing may be reduced in accordance with ASTM C478.

TABLE 2 - ALTERNATE B SQUARE AND RECTANGULAR STRUCTURES

TYPE	WALL LENGTH (ft)	MAX. DEPTH (ft)	WALL THICKNESS (t_1,t_2) (in)
P	≤ 3'-6"	40	6 Riser & Bottom
J	4'-0"	40	8
J	5'-0"	22	6
J	6'-0"	15	6
J	5'-0"to9'-0"	40	8
J	10'-0"	26	8
J	10'-0"to12'-0"	40	10
J	16'-0"	35	9
J	16'-0"	40	10
J	20'-0"	25	9
J	20'-0"	30	10

See Table 4 for Reinforcing Schedule.

TABLE 3 - REINFORCING SCHEDULE

SCHEDULE	GRADE 60 BARS OR 65 KSI & 70 KSI WELDED WIRE REINFORCING			
		MAXIMUM SPACING		
	GRADE 60 AREA (in^2 /ft)	GR 60 BARS (in.)	WWR EQUIV. AREA 65 KSI (in.)	WWR EQUIV. AREA 70 KSI (in.)
A12	0.20	12	8	8
A6	0.20	6	5	4½
B10	0.24	10	8	7½
B5.5	0.24	5½	5	4
C6.5	0.37	6½	6	5
C3.5	0.37	3½	3	2½
D7	0.53	7	6	5
D4.5	0.53	4½	4	3½
E5	0.73	5	4	4
E3	0.73	3	3	3
F5	1.06	5	4	4
F3.5	1.06	3½	3	3
G5	1.45	5	4	4
G3.5	1.45	3½	3	3
H4	1.75	4	3	3

TABLE 4 - WALL DESIGNS - RECTANGULAR STRUCTURES

VERTICAL REINFORCING		HORIZONTAL REINFORCING		WALL THICKNESS
WALL DEPTH	SCHEDULE	WALL DEPTH	SCHEDULE	
SIZE: 3'-6" & RISER				
≤1.17' – 40'	A12	≤1.17' < 10'	B10	6"/8"
		10' < 18'	B5.5	6"/8"
		18' < 29'	C6.5	6"/8"
		29' – 40'	C3.5	6"/8"
SIZE: 4'-0"				
≤1.17' – 40'	A12	≤1.17' < 6'	B10	6"/8"
		6' < 10'	B5.5	6"/8"
		10' < 20'	C6.5	6"/8"
		20' < 28'	C3.5	6"/8"
		28' – 40'	D4.5	6"/8"
SIZE: 5'-0"				
≤1.17' – 40'	A12	≤1.17' < 5'	B5.5	6"/8"
		5' < 9'	C6.5	6"/8"
		9' < 13'	C3.5	6"/8"
		13' < 22'	D4.5	6"/8"
		22' – 40'	E3	8"
SIZE: 6'-0"				
≤1.17' < 26'	A12	≤1.17' < 9'	C3.5	6"/8"
		9' < 13'	D4.5	6"/8"
		13' < 26'	E3	8"
	Inside/Outside		Inside/Outside	
26' – 40'	A12 / A12	26' – 40'	D7 / D7	8"
SIZE: 7'-0"				
	Inside/Outside		Inside/Outside	
≤1.17' < 29'	A12 / A12	≤1.17' < 7'	B10 / B10	8"
26' – 40'	B10 / B10	7' < 10'	B5.5 / B5.5	8"
		10' < 20'	C6.5 / C6.5	8"
		20' < 30'	D7 / D7	8"
		30' – 40'	E5 / E5	8"
SIZE: 8'-0"				
	Inside/Outside		Inside/Outside	
≤1.17' < 29'	A12 / A12	≤1.17' < 6'	B5.5 / B5.5	8"
26' – 40'	C6.5 / C6.5	6' < 13'	C6.5 / C6.5	8"
		13' < 27'	D7 / D7	8"
		27' – 31'	E5 / E5	8"
		31' – 40'	F5 / F5	8"
SIZE: 9'-0"				
	Inside/Outside		Inside/Outside	
≤1.17' < 12'	A12 / A12	≤1.17' < 6'	C6.5 / C6.5	8"
12' < 28'	C6.5 / C6.5	6' < 10'	B5.5 / B5.5	8"
28' – 40'	D7 / D7	10' < 20'	C6.5 / C6.5	8"
		20' – 30'	D7 / D7	8"
		30' – 40'	F5 / F5	8"
SIZE: 10'-0"				
	Inside/Outside		Inside/Outside	
≤1.17' < 10'	B10 / B10	≤1.17' < 10'	D7 / D7	8"
10' < 21'	C6.5 / C6.5	10' < 17'	E5 / E5	8"
21' < 26'	D7 / D7	17' < 26'	F5 / F5	8"
26' – 40'	C6.5 / C6.5	26' – 40'	F5 / F5	10"

VERTICAL REINFORCING		HORIZONTAL REINFORCING		WALL THICKNESS
WALL DEPTH	SCHEDULE	WALL DEPTH	SCHEDULE	
SIZE: 10'-0" (Precast Only)				
	Inside/Outside		Inside/Outside	
26' – 40'	D7 / D7	26' – 40'	F5 / F5	9"
SIZE: 12'-0"				
	Inside/Outside		Inside/Outside	
≤1.17' < 14'	B10 / B10	≤1.17' < 10'	C6.5 / C6.5	10"
14' < 25'	C6.5 / C6.5	10' < 17'	D7 / D7	10"
25' – 40'	D7 / D7	17' < 24'	E5 / E5	10"
		24' – 40'	F5 / F5	10"
SIZE: 12'-0" (Precast Only)				
	Inside/Outside		Inside/Outside	
≤1.17' < 12'	B10 / B10	≤1.17' < 10'	D7 / D7	9"
12' < 24'	C6.5 / C6.5	10' < 17'	D4.5 / D4.5	9"
24' – 40'	D7 / D7	17' < 23'	E5 / E5	9"
		23' < 32'	F5 / F5	9"
		32' – 40'	G5 / G5	9"
SIZE: 16'-0"				
	Inside/Outside		Inside/Outside	
≤1.17' < 13'	C6.5 / C6.5	≤1.17' < 13'	D7 / D7	10"
11' < 20'	D7 / D7	13' < 20'	E5 / E5	10"
20' < 28'	E5 / E5	20' < 28'	F5 / F5	10"
28' – 40'	F5 / F5	28' – 40'	G5 / G5	10"
SIZE: 16'-0" (Precast Only)				
	Inside/Outside		Inside/Outside	
≤1.17' < 10'	C6.5 / C6.5	≤1.17' < 9'	D7 / D7	9"
10' < 18'	D7 / D7	9' < 13'	D4.5 / D4.5	9"
18' < 25'	E5 / E5	13' < 19'	E5 / E5	9"
25' – 35'	F5 / F5	19' < 27'	F5 / F5	9"
		27' – 35'	G5 / G5	9"
SIZE: 20'-0"				
	Inside/Outside		Inside/Outside	
≤1.17' < 10'	C6.5 / C6.5	≤1.17' < 8'	D7 / D7	10"
10' < 17'	D7 / D7	8' < 12'	E5 / E5	10"
17' – 30'	E5 / E5	12' < 20'	F5 / F5	10"
		20' – 30'	G5 / G5	10"
SIZE: 20'-0" (Precast Only)				
	Inside/Outside		Inside/Outside	
≤1.17' < 8'	C6.5 / C6.5	≤1.17' < 8'	D4.5 / D4.5	9"
8' < 13'	D7 / D7	8' < 12'	E5 / E5	9"
13' < 25'	E5 / E5	12' < 19'	F5 / F5	9"
		19' – 25'	G5 / G5	9"

TABLE 4 NOTES:

1. Wall depth is measured to the top of the bottom slab for boxes and to the top of the intermediate slab for risers.
2. Wall height is the distance between top of lower slab to bottom of upper slab. Maximum wall height is 12' for wall lengths exceeding 5', or 10' for wall lengths exceeding 12'.
3. Wall lengths exceeding 8'-0" require two layers of reinforcing steel. Place 50% of the required reinforcement in horizontal bars to the inside and outside faces for each layer.
4. Wall lengths exceeding the dimensions or depths shown in Table 4, or 12'-0" diameter require a special design.
5. Wall thickness and reinforcing for rectangular structures is based on the longer wall length.

TABLES 1, 2, 3, AND 4

LAST REVISION	DESCRIPTION:	FDOT FY 2021-22 STANDARD PLANS	STRUCTURE BOTTOMS TYPE J AND P	INDEX	SHEET
11/01/20	REVISION			425-010	3 of 4

TABLE 5 - SLAB DESIGNS - SQUARE AND RECTANGULAR STRUCTURES
(ALL SLABS 8" THICK EXCEPT AS NOTED - REINFORCING PARALLEL TO SHORT WAY AND LONG WAY)

SHORT-WAY		LONG-WAY	
SLAB DEPTH	SCHEDULE (Bars A)	SLAB DEPTH	SCHEDULE (Bars B)
SIZE: 3'-6" x UNLIMITED			
≥0.5' < 8'	B10	≥0.5' < 24'	B10
8' < 13'	B5.5	24'-40'	B5.5
13' < 31'	C6.5		
31'-40'	D7		
SIZE: 4' x UNLIMITED			
≥0.5' < 7'	B5.5	≥0.5' < 19'	B10
7' < 19'	C6.5	19' < 29'	B5.5
19' < 31'	D7	29'-40'	C6.5
31'-40'	E5		
SIZE: 5' x 5'			
≥0.5' < 7'	C6.5	≥0.5' < 7'	C6.5
7' < 7'	B5.5	7' < 13'	C6.5
7' < 22'	C6.5	13' < 22'	D7
22' < 29'	D7	22' < 29'	D4.5
29'-40'	E5	29'-40'	E5
SIZE: 5' x 6'			
≥0.5' < 12'	C6.5	≥0.5' < 7'	C6.5
12' < 20'	D7	7' < 9'	B5.5
20'-40'	E5	9' < 23'	C3.5
		23' < 35'	D4.5
		35'-40'	E5
SIZE: 5' x 7'			
≥0.5' < 10'	C6.5	≥0.5' < 10'	B5.5
10' < 20'	D7	10' < 31'	C3.5
20' < 34'	E5	31'-40'	D4.5
34'-40'	F5		
SIZE: 5' x 8'			
≥0.5' < 7'	C6.5	≥0.5' < 8'	B10
7' < 13'	D7	8' < 17'	B5.5
13' < 24'	E5	17' < 25'	C6.5
24'-40'	F5	25'-40'	C3.5
SIZE: 5' x 9'			
≥0.5' < 8'	C6.5	≥0.5' < 14'	B10
8' < 14'	D7	14' < 24'	B5.5
14' < 25'	E5	24' < 34'	C6.5
25'-40'	F5	34'-40'	C3.5
SIZE: 5' x UNLIMITED			
≥0.5' < 8'	C6.5	≥0.5' < 14'	B10
8' < 14'	D7	14' < 24'	B5.5
14' < 25'	E5	24' < 34'	C6.5
25'-40'	F5	34'-40'	C3.5

SHORT-WAY		LONG-WAY	
SLAB DEPTH	SCHEDULE (Bars A)	SLAB DEPTH	SCHEDULE (Bars B)
SIZE: 6' x 6'			
≥0.5' < 13'	C6.5	≥0.5' < 10'	C3.5
13'-40'	E5	10' < 18'	D4.5
		18' < 27'	E5
		27' < 33'	E3
		33'-40'	F5
SIZE: 6' x 7'			
≥0.5' < 8'	C6.5	≥0.5' < 8'	C6.5
8' < 16'	D7	8' < 13'	C3.5
16' < 28'	E5	13' < 21'	D4.5
28'-40'	F5	21' < 28'	E5
		28' < 35'	E3
		35'-40'	F5
SIZE: 6' x 8'			
≥0.5' < 6'	C6.5	≥0.5' < 6'	B5.5
6' < 13'	D7	6' < 11'	C6.5
13' < 27'	E5	11' < 17'	C3.5
27' < 35'	F5	17' < 22'	D4.5
35'-40'	G5	22' < 32'	E5
		32'-40'	E3
SIZE: 6' x 9'			
≥0.5' < 8'	D7	≥0.5' < 8'	B5.5
8' < 14'	E5	8' < 14'	C6.5
14' < 24'	F5	14' < 21'	C3.5
24'-34'	G5	21' < 25'	D4.5
		25'-34'	E5
SIZE: 7' x 7'			
≥0.5' < 8'	C6.5	≥0.5' < 4'	C6.5
8' < 15'	D7	4' < 7'	C3.5
15' < 26'	E5	7' < 11'	D4.5
26'-40'	F5	11' < 22'	E3
		22' < 32'	F3.5
		32'-40'	G3.5
SIZE: 7' x 8'			
≥0.5' < 5'	C6.5	≥0.5' < 5'	C6.5
5' < 11'	D7	5' < 8'	C3.5
11' < 19'	E5	8' < 13'	D4.5
19' < 30'	F5	13' < 22'	E3
30'-40'	G5	22' < 30'	F3.5
		30'-40'	G3.5
SIZE: 7' x 9'			
≥0.5' < 9'	D7	≥0.5' < 7'	C6.5
9' < 15'	E5	7' < 10'	C3.5
15' < 25'	F5	10' < 14'	D4.5
25' – 34'	G5	14' < 21'	E5
		21' < 29'	F5
		29'-34'	F3.5

SHORT-WAY		LONG-WAY	
SLAB DEPTH	SCHEDULE (Bars A)	SLAB DEPTH	SCHEDULE (Bars B)
SIZE: 8' x 8'			
≥0.5' < 10'	D7	≥0.5' < 9'	D4.5
10' < 19'	E5	9' < 13'	E5
19'-30'	F5	13' < 18'	F5
		18' < 23'	F3.5
		23'-30'	G3.5
SIZE: 8' x 9'			
≥0.5' < 8'	D7	≥0.5' < 7'	D7
8' < 14'	E5	7' < 9'	D4.5
14' < 23'	F5	9' < 15'	E3
23'-31'	G3.5	15' < 20'	F5
		20' < 23'	F3.5
		23'-31'	G3.5
SIZE: 9' x 9'			
≥0.5' < 8'	D7	≥0.5' < 7'	D4
8' < 14'	E5	7' < 10'	E5
14' < 22'	F5	10' < 17'	F3.5
		17' < 22'	G3.5
SIZE: 9'x9'x10" SLAB THICKNESS			
22' < 30'	F5	22' < 31'	F3.5
30'-40'	G5	31'-40'	G3.5
SIZE: 10'x10'x10" SLAB THICKNESS			
≥0.5' < 7'	C6.5	0.5' < 8'	C6.5
7' < 10'	D7	8' < 9'	D4.5
10' < 18'	E5	9' < 15'	E5
18' < 27'	F5	15' < 22'	F5
27'-32'	G5	22'-32'	G3.5
SIZE: 12'x12'x12" SLAB THICKNESS			
≥0.5' < 10'	D7	≥0.5' < 8'	D7
10' < 16'	E5	8' < 14'	E5
16' < 25'	F5	14' < 20'	F5
25'-35'	G5	22' < 30'	G5
		30'-35'	H4

SLAB AND WALL DESIGN TABLE NOTES

1. Size is the inside dimension(s) of a structure.
2. Slab reinforcement is appropriate for top, intermediate, and bottom slabs.
3. Bottom Slabs for precast 3'-0" x 3'-6" rectangular structures at 15' depth or less, may be 6" thick.
4. Slab depth is measured from finished grade to top of slab.
5. Reinforcing schedules with larger areas of steel may be substituted for schedules with smaller bar or wire spacing, except that Schedule B10 may not be substituted for Schedule A6. See Index 425-001 for allowable bar spacing adjustments when larger areas of reinforcing are substituted.

TABLE 6 - SLAB DESIGNS ROUND STRUCTURES

SLAB DEPTH	SLAB THICKNESS	REINF. (2-WAY) SCHEDULE
SIZE: 3'-6" DIAMETER		
2'-15'	6" Precast	C6.5
0.5' < 30'	8"	A6
30'-40'	8"	B5.5
SIZE: 4'-0" DIAMETER		
≥0.5' < 19'	8"	A6
19' < 30'	8"	B5.5
30'-40'	8"	C6.5
SIZE: 5'-0" DIAMETER		
≥0.5' < 15'	8"	B5.5
15' < 26'	8"	C6.5
26' < 35'	8"	D7
35'-40'	8"	D4.5
SIZE: 6'-0" DIAMETER		
≥0.5' < 9'	8"	B5.5
9' < 15'	8"	C6.5
15' < 22'	8"	C3.5
22' < 30'	8"	D4.5
30'-40'	8"	E5
SIZE: 7'-0" DIAMETER		
≥0.5' < 8'	8"	C3.5
8' < 16'	8"	D4.5
16' < 23'	8"	E5
23' < 27'	8"	E3
27'-40'	8"	F3.5
SIZE: 8'-0" DIAMETER		
≥0.5' < 10'	8"	D4.5
10' < 16'	8"	E5
16' < 19'	8"	E3
19' < 29'	8"	F3.5
29'-40'	10"	F5
SIZE: 10'-0" DIAMETER		
≥0.5' < 12'	10"	D4.5
12' < 20'	10"	E5
20' < 28'	10"	F5
28'-40'	10"	G3.5
SIZE: 12'-0" DIAMETER		
≥0.5' < 8'	10"	D4.5
8' < 13'	10"	E5
13' < 18'	10"	F5
18' < 26'	10"	G3.5
26'-40'	12"	G3.5

TABLES 5 AND 6

LAST REVISION	DESCRIPTION:	FDOT FY 2021-22 STANDARD PLANS	STRUCTURE BOTTOMS TYPE J AND P	INDEX	SHEET
11/01/20	REVISION			425-010	4 of 4

REVISIONS		
NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#-31158

THE LANDON HOTEL
9650/9660 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
7-21-22

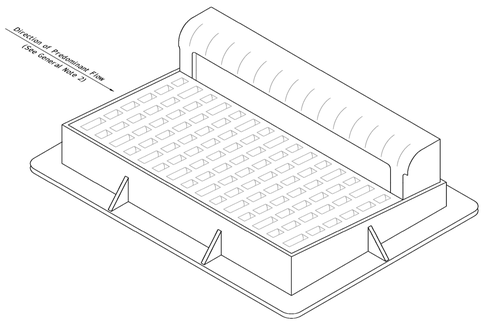
CIVIL DETAILS II
SCALE: N.T.S.

P.E.#:76036
DATE: 7/04/22
SCALE: N.T.S.
SHEET NO.: C4
4 OF 6
PROJECT NO.: 22-47

GENERAL NOTES:

1. Work this Index with Index 425-001 and Index 425-010.
2. Orient grate with vanes directed toward predominant flow.
3. Provide 1½" minimum cover for steel in slab tops unless otherwise shown. Tops may be either cast-in-place or precast concrete.
4. Place top slab openings such that 2 edges of inlet frame will be located directly above bottom wall or riser wall for Alternate B applications..
5. When used on a structure with dimensions larger than those detailed on Sheet 3 and risers are not applied, construct the top slab using Index 425-010 with the slab opening adjusted to 24"x36". The "Special Top Slab" on Index 425-010 is not permitted.
6. Frame may be adjusted with one to six courses of brick.
7. Vaned grates with approximately equal openings that satisfy AASHTO HL-93 loading are permitted. Provide reversible (right or left) grates.

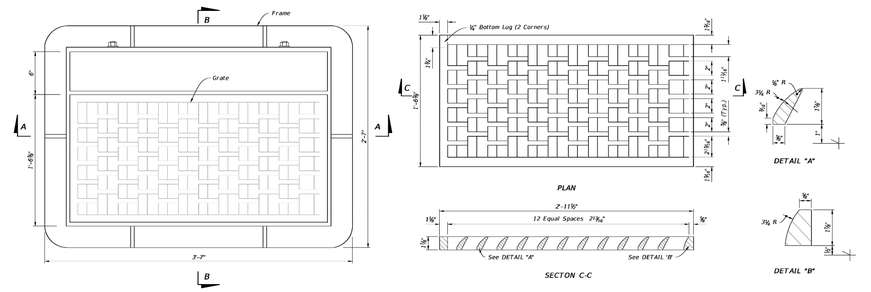
TABLE OF CONTENTS:	
Sheet	Description
1	General Notes and Contents
2	Frame and Grate Details
3	Top Slab Details



CURB INLET TOP TYPE 9

10/1/2020 #425f.dgn

LAST REVISION	DESCRIPTION:	FDOT	INDEX	SHEET
11/01/20		FY 2021-22 STANDARD PLANS — CURB INLET TOP TYPE 9	425-024	1 of 3

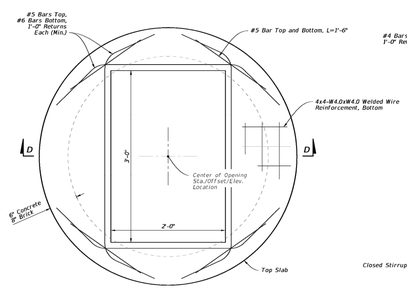


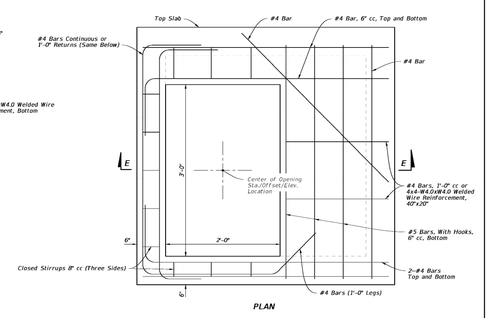
GRATE DETAILS

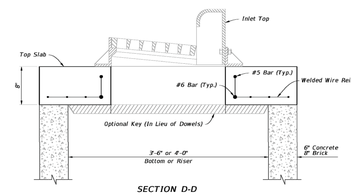
FRAME AND GRATE DETAILS

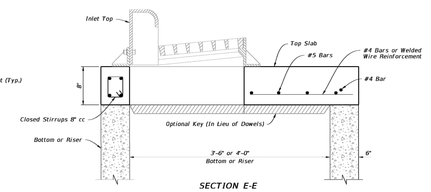
10/1/2020 #425f.dgn

LAST REVISION	DESCRIPTION:	FDOT	INDEX	SHEET
11/01/20		FY 2021-22 STANDARD PLANS — CURB INLET TOP TYPE 9	425-024	2 of 3









TOP SLAB DETAILS

10/1/2020 #425f.dgn

LAST REVISION	DESCRIPTION:	FDOT	INDEX	SHEET
11/01/20		FY 2021-22 STANDARD PLANS — CURB INLET TOP TYPE 9	425-024	3 of 3

REVISIONS		
NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#: 31158

THE LANDON HOTEL
9650/9660 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

7-21-22

CIVIL DETAILS III

SCALE: N.T.S.

P.E.#:76036

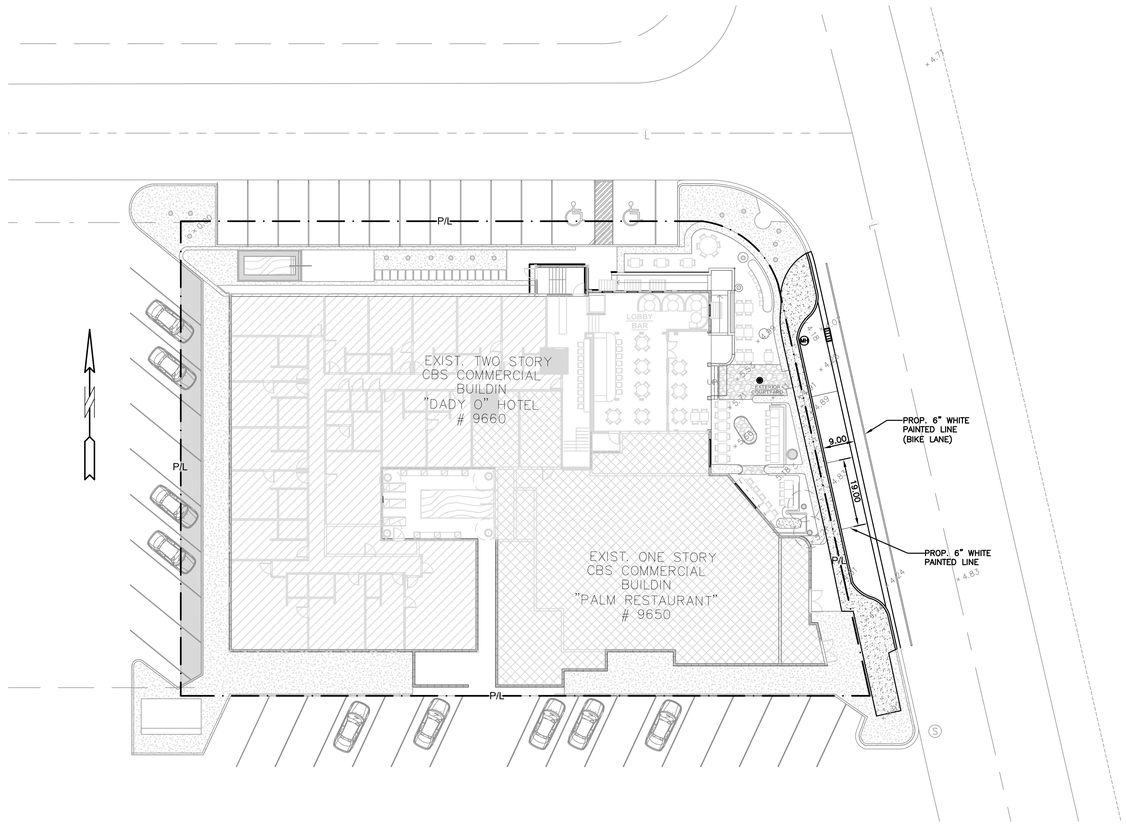
DATE: 7/04/22

SCALE: N.T.S.

SHEET NO.: C5
5 OF 6

PROJECT NO.: 22-47

ALL ELEVATIONS ARE REFERENCED TO NGVD29 VERTICAL DATUM



LEGEND

- PROPOSED CONC. PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- 4.50 PROPOSED GRADE
- +6.05 EXISTING ELEVATION
- MH PROPOSED STORM MH
- PROPOSED STORM INLET
- S EXIST. SAN. SEWER MH

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
7-21-22

PAVEMENT MARKINGS PLAN

SCALE: 1"=20'

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#:31158

ZE

THE LANDON HOTEL
9650/9660 BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

P.E.#:76036

DATE: 7/04/22

SCALE: 1"=20'

SHEET NO.:
C6
6 OF 6

PROJECT NO.: 22-47



SITE PLAN APPROVAL - 06.02.22

THE LANDON HOTEL | 9650 / 9660 E BAY HARBOR DRIVE | BAY HARBOR ISLANDS, FLORIDA

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
9650 / 9660 E. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA, 33154

INDEX OF SHEETS

L0.00 Landscape Cover + Sheet Index
L1.00 Preliminary Existing Tree Survey + Disposition Plan
L2.00 Landscape Plan
L3.00 Plant List, Landscape Code + Details
L4.00 Existing Conditions Images
L4.01 Rendered Views
L4.02 Rendered Views

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 103
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2115

OWNER

FINVARB GROUP

ARCHITECTURE & DESIGN

CHRISTOPHER CAWLEY
LANDSCAPE ARCHITECTURE
780 NE 69th Street, Suite 200 Miami, Florida 33138
O | 786.536.2961 M | 305.979.1585
CHRISTOPHERCAWLEY.COM | LC 26000460

PROJECT NAME

THE LANDON HOTEL

PROJECT ADDRESS

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

DRAWING

PHASE

SEAL

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

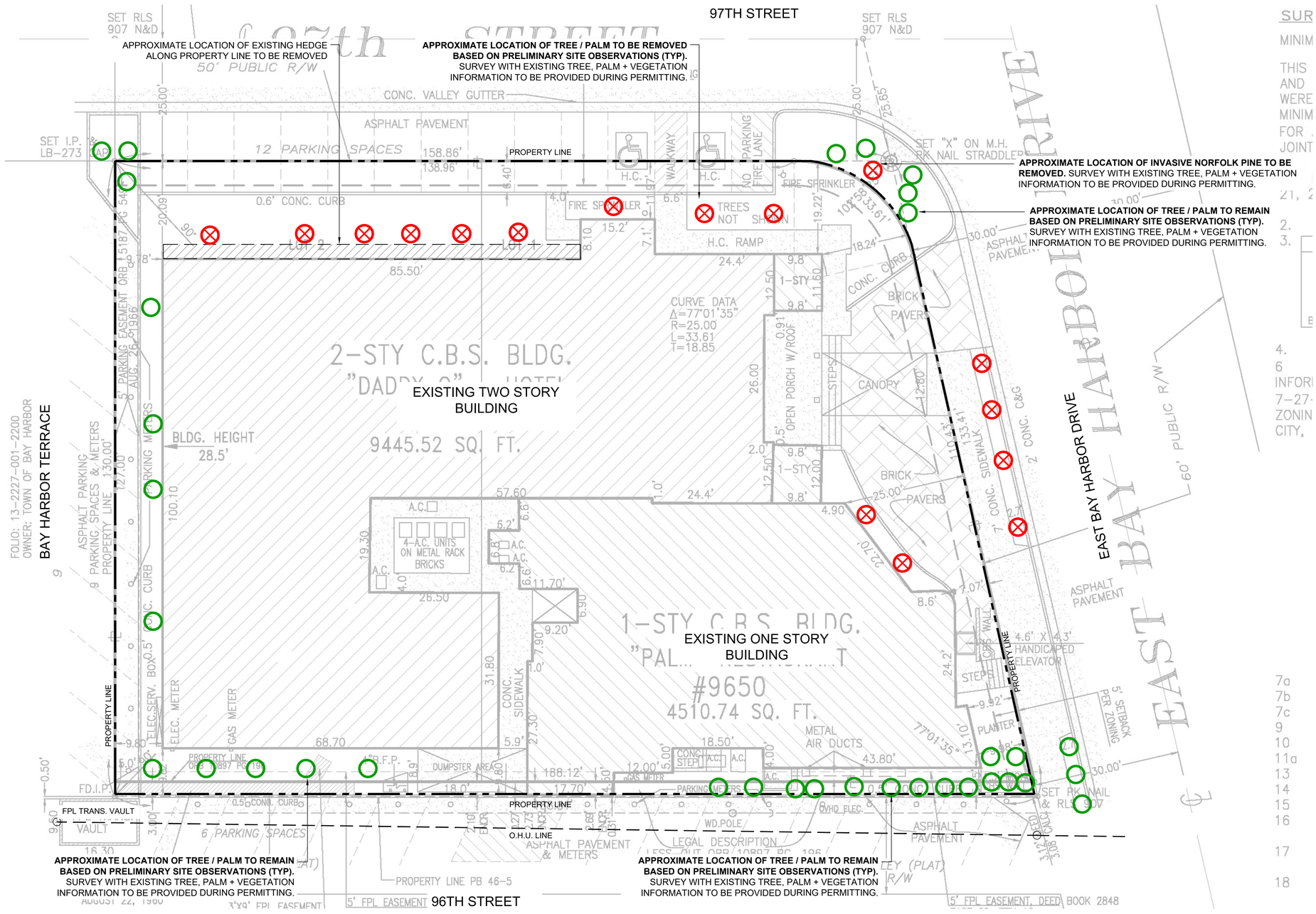
REVISIONS

SCALE:
DRAWN:
CHECK:
DATE: JUNE 02, 2022

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF STUDIO M+G ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STUDIO M+G ARCHITECTURE & PLANNING, INC. (c) 2020

SHEET NUMBER

L0.00



DISPOSITION PLAN NOTES

1. LOCATIONS ALL OF TREES / PALMS ARE SHOWN SCHEMATICALLY + ARE APPROXIMATE BASED ON PRELIMINARY SITE OBSERVATIONS.
2. TREES + PALMS INDICATED IN RED ARE IN CONFLICT WITH SITE DESIGN BASED ON PRELIMINARY SITE OBSERVATIONS. THEY ARE TO BE REMOVED + MITIGATED FOR AS PER MIAMI DADE REQUIREMENTS.
3. TREES + PALMS INDICATED IN GREEN ARE TO BE PRESERVED + PROTECTED AND TO BE RE-EVALUATED FURTHER DURING PERMITTING.
4. EXISTING TREE SURVEY WITH CORRELATING NUMBER SYSTEM + DISPOSITION CHART TO BE PROVIDED DURING PERMITTING.

EXISTING TREE SURVEY LEGEND

- TREE or PALM TO BE REMOVED
- TREE or PALM TO REMAIN. PRESERVE + PROTECT

PRELIMINARY EXISTING TREE SURVEY + DISPOSITION PLAN

3/32" = 1'-0"

0' 10' 20' 30'

N

STUDIO McG ARCHITECTURE
7500 NE 4th Court
Suite 103
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2115

OWNER
FINVARB GROUP

ARCHITECTURE & DESIGN

CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE
780 NE 69th Street, Suite 200 Miami, Florida 33138
O | 786.536.2961 M | 305.979.1585
CHRISTOPHERCAWLEY.COM | LC 26000460

PROJECT NAME
THE LANDON HOTEL

PROJECT ADDRESS
9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

DRAWING

PHASE

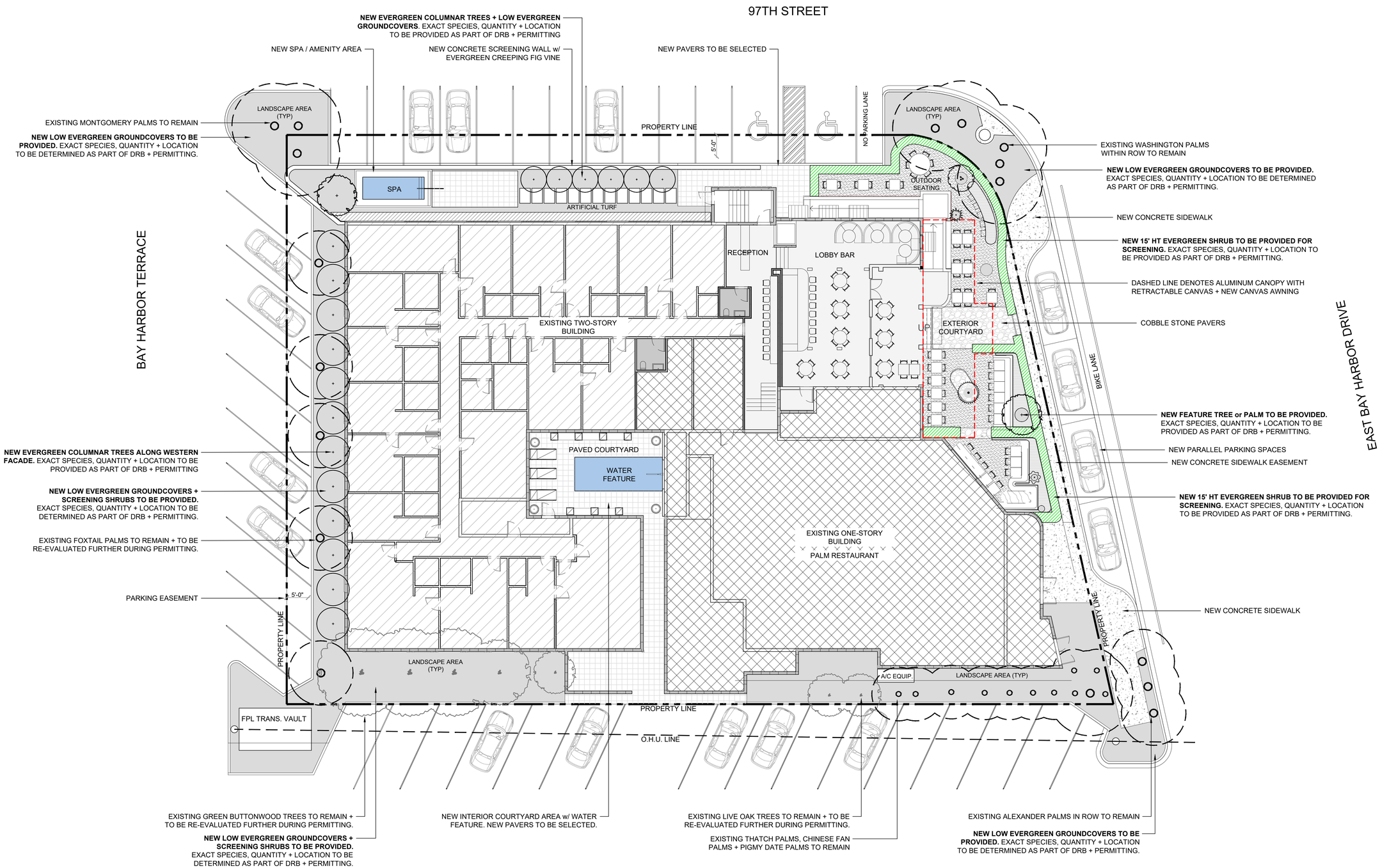
SEAL
CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

REVISIONS

SCALE:
DRAWN:
CHECK:
DATE: JUNE 02, 2022

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF STUDIO Mc+G ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STUDIO Mc+G ARCHITECTURE & PLANNING, INC. (c) 2020

SHEET NUMBER
L1.00



LANDSCAPE PLAN

3/32" = 1'-0"

0' 10' 20' 30'

N

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 103
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2115

OWNER

FINVARB GROUP

ARCHITECTURE & DESIGN

CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE
780 NE 69th Street, Suite 200 Miami, Florida 33138
O | 786.536.2961 M | 305.979.1585
CHRISTOPHERCAWLEY.COM | LC 26000460

PROJECT NAME

THE LANDON HOTEL

PROJECT ADDRESS

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

DRAWING

PHASE

SEAL

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

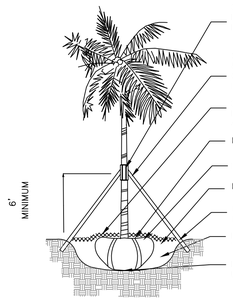
REVISIONS

SCALE:
DRAWN:
CHECK:
DATE: JUNE 02, 2022

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF STUDIO M+G ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STUDIO M+G ARCHITECTURE & PLANNING, INC. (c) 2020

SHEET NUMBER

L2.00



3 - 2" x 4" WOOD BATTENS SECURED TO PALM W/ STEEL BANDING-DO NOT NAIL INTO PALM. TOE NAIL 2" X 4" BRACE TO BATTENS. MINIMUM 3 LAYERS OF BURLAP

2" x 4" WOOD BRACES -MIN. 3 PER PALM SPACED EQUALLY AROUND PALM. BRACES SHALL BE CLEARLY MARKED WITH FLOURESCET OUTDOOR FLAGGING RIBBON.

3" RECYCLED MULCH OR APPROVED EQUAL, PULL MULCH 2" BACK FROM TRUNK, FORM SAUCER 4"-6" ALL AROUND PLANTING HOLE.

PLANT TOP OF ROOTBALL EVEN WITH FINISHED GRADE.

REMOVE BURLAP FROM TOP ⅓ OF THE ROOTBALL

PLANTING PIT TO BE TWICE THE DIAM. OF ROOTBALL

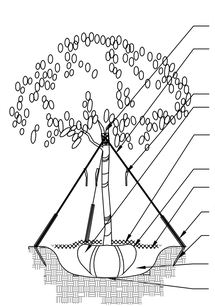
PROVIDE 2" X 4" X 18" LENGTH WOOD BATTENS AS NECESSARY TO SUPPORT WOOD BRACES

BACKFILL AROUND THE ROOTBALL WITH 50:50 TOPSOIL:SAND MIX

PLACE ROOTBALL AT THE BOTTOM OF THE UNDISTURBED SUBGRADE.

PALM PLANTING DETAIL

N.T.S.



SINGLE LEADER, NO CO-DOMINANT LEADERS, NO INCLUDED BARK.

"BLACK WELLINGTON" TAPE OR APPROVED EQUAL, GUYS, 3/ TREE, SPACED EQUALLY AND LOCATED ABOVE THE FIRST LATERAL BRANCHES

WELLINGTON TAPE OR GUYS TO BE CLEARLY MARKED W/ FLOURESCENT OUTDOOR FLAGGING RIBBON

REMOVE BURLAP FROM THE TOP ⅓ OF THE ROOTBALL.

3" RECYCLED MULCH OR APPROVED EQUAL, PULL MULCH 2" BACK FROM TRUNK, FORM SAUCER 4"-6" ALL AROUND PLANTING HOLE.

PLANT TOP OF ROOTBALL EVEN WITH FINISHED GRADE.
PLANTING PIT TO BE TWICE THE DIAM. OF ROOTBALL

PROTECT STAKED END OF WELLINGTON TAPE W/ A 12" LONG SECTION OF PVC PIPE (TYP.)

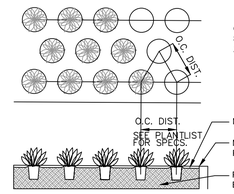
PROVIDE 2" X 4" X 18" LENGTH WOOD BATTENS AS NECESSARY TO SUPPORT WOOD BRACES

BACKFILL AROUND THE ROOTBALL WITH 50:50 TOPSOIL:SAND MIX.

PLACE ROOTBALL AT THE BOTTOM OF THE UNDISTURBED SUBGRADE.

TREE PLANTING DETAIL

N.T.S.



GROUNDCOVERS TO BE STAGGERED AS SHOWN - SPACING BETWEEN ROWS TO BE AT A 60 DEGREE ANGLE OF THE O.C. DISTANCE AS SHOWN

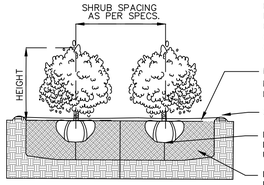
MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.

MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

PLANTING SOIL MIX - SEE NOTES FOR TYPE, DEPTH, ETC.

GROUNDCOVER PLANTING DETAIL

N.T.S.



PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION, AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY OR AT THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.

MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.
MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

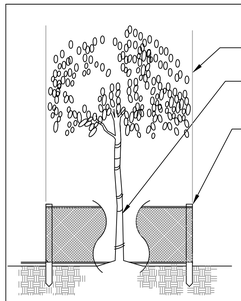
2" MIN. SAUCER COLLAR FOR WATER RETENTION

LEAVE MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING, OR, COMPACT THOROUGHLY UNDER SHRUB AS NEEDED.

PLANTING SOIL MIX - SEE LANDSCAPE NOTES, FOR MIX, DEPTH, ETC.

SHRUB PLANTING DETAIL

N.T.S.



DRIPLINE - FENCE TO EXTEND BEYOND THE DRIPLINE OF ALL TREES / PALMS TO REMAIN OR BE PROTECTED.

WIRE MESH SECURELY ATTACHED TO 4" X 4" POSTS PROVIDE ALL WEATHER ORANGE SAFETY FLAGGING TAPE ON WIRE MESH AT EVERY CORNER POST OR 5' ON CENTER FOR VISIBILITY PURPOSES

WOOD POSTS (4" X 4" X 5' MIN.) 5' MAXIMUM SPACING FOR TOTAL LENGTH OF PROTECTION AREA AS REQUIRED.

TREE PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES / PALMS TO REMAIN OR BE RELOCATED.

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

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

TREE / PALM PROTECTION DETAIL

N.T.S.

LANDSCAPE LEGEND

MIAMI - DADE COUNTY LANDSCAPE ORDINANCE CHAPTER 18-A (COMMERCIAL BU-1)

ZONING: BU-1 **LOT SIZE:** 22,547 SF **ACRES:** .52

MINIMUM STANDARDS	REQUIRED	PROVIDED
TREES		
TOTAL OF 22 TREES REQUIRED FOR LOTS UP TO 1 ACRE. MIN 30% OF REQUIRED TREES SHALL BE NATIVE SPECIES	TOTAL LOT AREA: 22,547 SF (.52 ACRES) **12 TREES REQ** 30% x 12 = **4 TREES OF NATIVE SPECIES**	**20 TOTAL TREES PROVIDED** **4 TOTAL NATIVE TREES PROVIDED**
SHRUBS		
10 SHRUBS PER THE NUMBER OF REQUIRED TREE MIN 30% OF REQUIRED SHRUBS SHALL BE NATIVE SPECIES	10 x (12 REQ TREES) = 120 TOTAL SHRUBS REQUIRED 30% x 120 = 40 SHRUBS OF NATIVE SPECIES REQUIRED	**TOTAL SHRUBS SHALL MEET + EXCEED REQUIREMENTS AT TIME OF PERMITTING** **TOTAL NATIVE SHRUBS SHALL MEET + EXCEED REQUIREMENTS AT TIME OF PERMITTING**
LAWN + OPEN SPACE		
LAWN SHALL BE MAXIMUM OF 50 % OF REQUIRED LANDSCAPE AREA 20% REQUIRED OPEN SPACE	LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA	LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA 20% OPEN SPACE PROVIDED
IRRIGATION SYSTEM		
LANDSCAPE SHALL BE WATERED BY A PERMANENT IRRIGATION SYSTEM		100% IRRIGATION COVERAGE PROVIDED

PLANT LIST, LANDSCAPE CODE + DETAILS

STUDIO MCG ARCHITECTURE
7500 NE 4th Court
Suite 103
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2115

OWNER

FINVARB GROUP

ARCHITECTURE & DESIGN

CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE
780 NE 69th Street, Suite 200 Miami, Florida 33138
O | 786.536.2961 M | 305.979.1585
CHRISTOPHERCAWLEY.COM | LC 26000460

PROJECT NAME

THE LANDON HOTEL

PROJECT ADDRESS

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

DRAWING

PHASE

SEAL

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

REVISIONS

SCALE:
DRAWN:
CHECK:
DATE: JUNE 02, 2022

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF STUDIO Mc+G ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STUDIO Mc+G ARCHITECTURE & PLANNING, INC. (c) 2020

SHEET NUMBER

L3.00



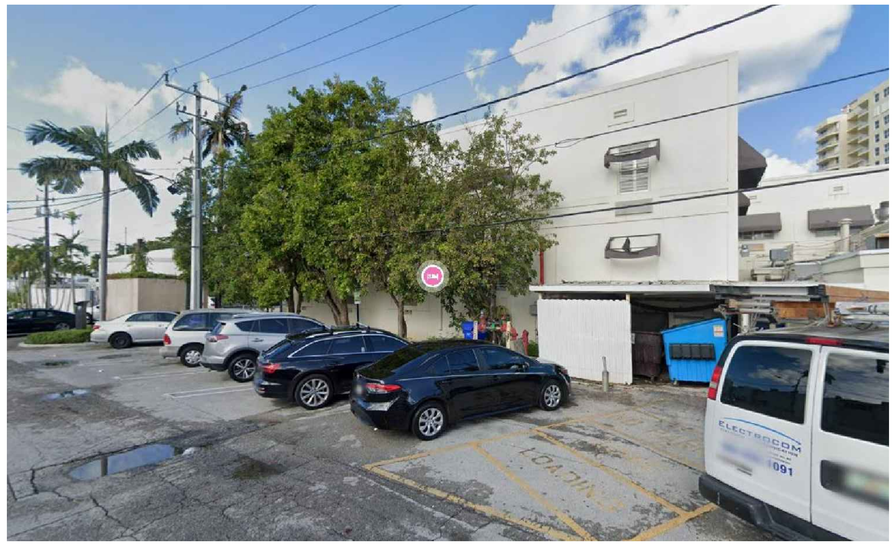
EAST BAYSHORE DRIVE



97TH STREET / PARKING



BAY HARBOR TERRACE / PARKING



96TH STREET / PARKING

EXISTING CONDITIONS IMAGES

STUDIO McG ARCHITECTURE
7500 NE 4th Court
Suite 103
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2115

OWNER

FINVARB GROUP

ARCHITECTURE & DESIGN

CHRISTOPHER CAWLEY
LANDSCAPE ARCHITECTURE
780 NE 69th Street, Suite 200 Miami, Florida 33138
O | 786.536.2961 M | 305.979.1585
CHRISTOPHERCAWLEY.COM | LC 26000460

PROJECT NAME

THE LANDON HOTEL

PROJECT ADDRESS

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

DRAWING

PHASE

SEAL

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

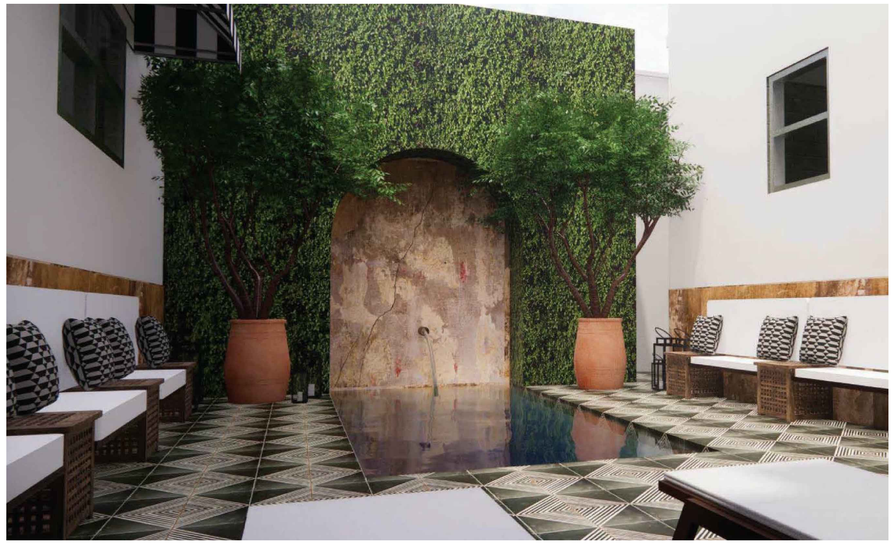
REVISIONS

SCALE:
DRAWN:
CHECK:
DATE: JUNE 02, 2022

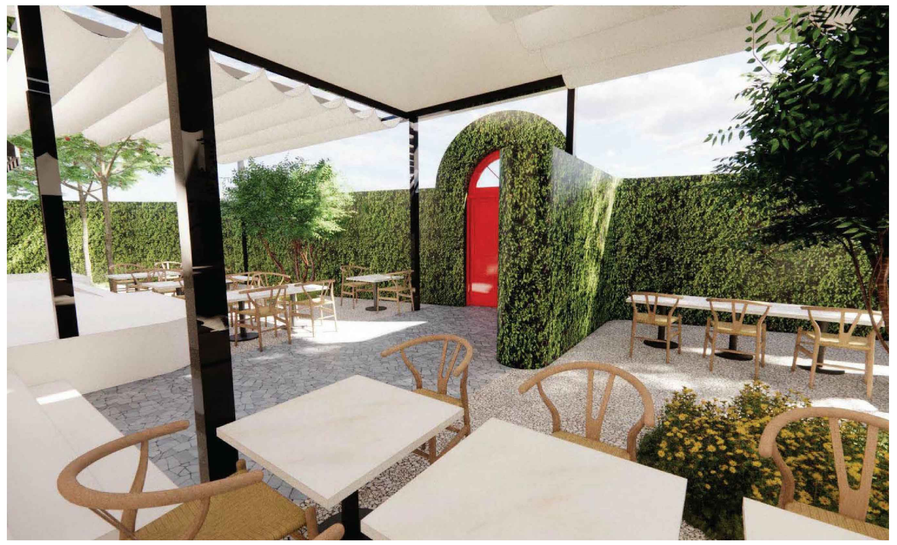
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF STUDIO McG ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STUDIO McG ARCHITECTURE & PLANNING, INC. (c) 2020

SHEET NUMBER

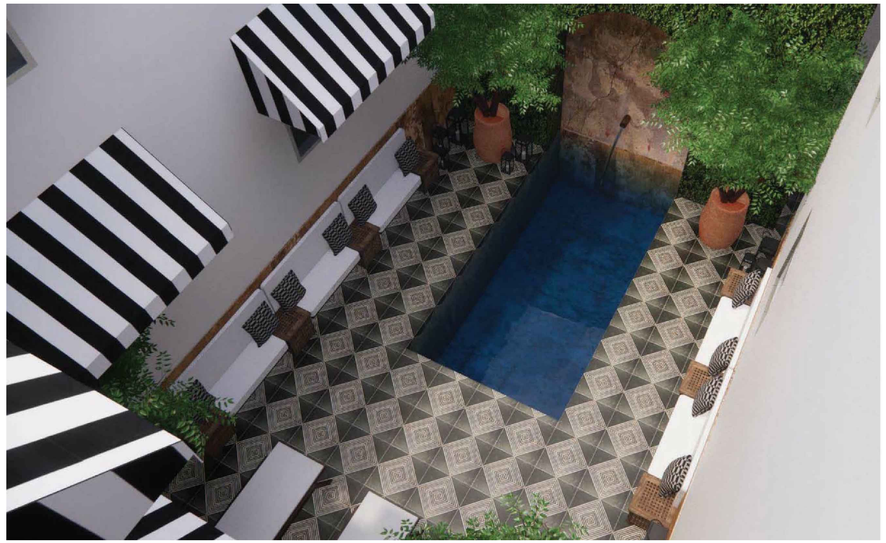
L4.00



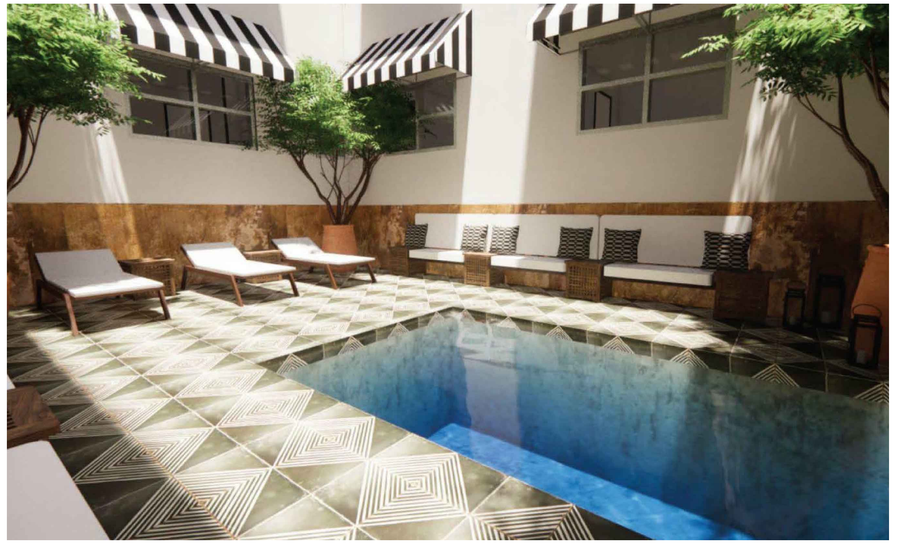
INTERIOR COURTYARD / POOLSIDE



FRONT COURTYARD / INTERIOR VIEW



NTERIOR COURTYARD / TOP VIEW



INTERIOR COURTYARD LOUNGERS SIDE

RENDERED VIEWS

STUDIO McG ARCHITECTURE
7500 NE 4th Court
Suite 103
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2115

OWNER

FINVARB GROUP

ARCHITECTURE & DESIGN

CHRISTOPHER CAWLEY
LANDSCAPE ARCHITECTURE
780 NE 69th Street, Suite 200 Miami, Florida 33138
O | 786.536.2961 M | 305.979.1585
CHRISTOPHERCAWLEY.COM | LC 26000460

PROJECT NAME

THE LANDON HOTEL

PROJECT ADDRESS

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

DRAWING

PHASE

SEAL

CHRISTOPHER CAWLEY, RLA
Florida License LA 0666786

REVISIONS

SCALE:
DRAWN:
CHECK:
DATE: JUNE 02, 2022

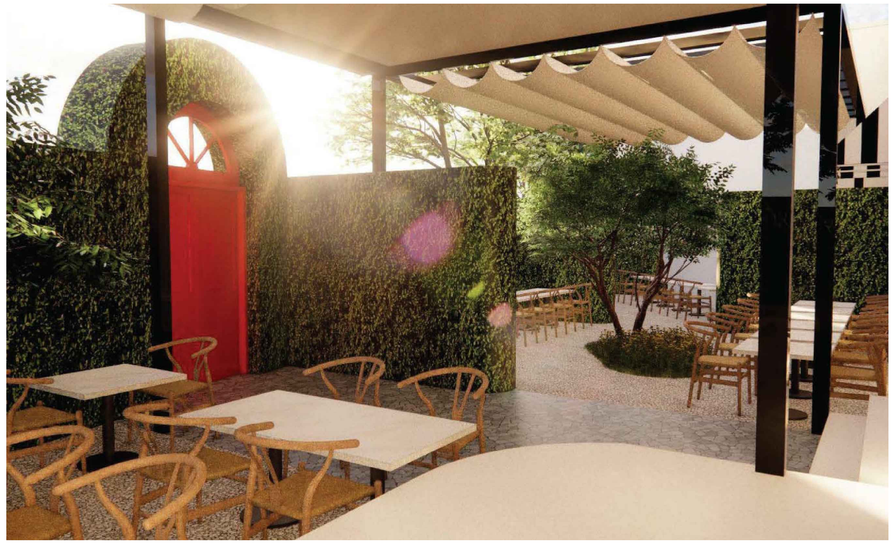
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF STUDIO Mc+G ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STUDIO Mc+G ARCHITECTURE & PLANNING, INC. (c) 2020

SHEET NUMBER

L4.01



EAST BAYSHORE DRIVE + 97TH ST EXTERIOR RENDER



FRONT COURTYARD / INTERIOR VIEW



FRONT COURTYARD / TOP VIEW

RENDERED VIEWS

STUDIO McG ARCHITECTURE
7500 NE 4th Court
Suite 103
Miami, FL 33138
(305) 573-2728

PROJECT NUMBER
2115

OWNER

FINVARB GROUP

ARCHITECTURE & DESIGN

CHRISTOPHER CAWLEY
LANDSCAPE ARCHITECTURE
780 NE 69th Street, Suite 200 Miami, Florida 33138
O | 786.536.2961 M | 305.979.1585
CHRISTOPHERCAWLEY.COM | LC 26000460

PROJECT NAME

THE LANDON HOTEL

PROJECT ADDRESS

9650/9660 E BAY HARBOR DRIVE, BAY HARBOR ISLANDS Florida, 33154

DRAWING

PHASE

SEAL

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

REVISIONS

SCALE:
DRAWN:
CHECK:
DATE: JUNE 02, 2022

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF STUDIO Mc+G ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STUDIO Mc+G ARCHITECTURE & PLANNING, INC. (c) 2020

SHEET NUMBER

L4.02

APPLICATION FOR SITE PLAN REVIEW

Town Council

Jordan W. Leonard
Mayor

Stephanie Bruder
Vice Mayor

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Isaac Salver
Council Member

Elizabeth Tricoche
Council Member

Robert Yaffe
Council Member

Town Officials

Ronald J. Wasson
Town Manager

Marlene M. Siegel
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.

THE LANDON HOTEL AND The Palm Restaurant
9650 - 9660 E. Bay Harbor Drive
Bay Harbor Islands, Fl. 33154

Folio # 13-2227-001-2190

Size of described property ADJUSTED S.F. - 22,729

Project Description Existing 46 Room Hotel + Restaurant Units _____

Owner(s) Name Bal Bay Inn LLC.

Mailing Address 1065 Kane Concourse Ste. 200

City Bay Harbor State FL. Zip 33154

Phone Number Richard 305-799-3707 Email Richard@Finvarb.com
Ronald - 305-799-3708 Ronald@Finvarb.com

Signature of Owner _____ Mgr.

Name of Applicant (if different from owner) _____

Mailing Address _____

City _____ State _____ Zip _____

Phone Number _____ Email _____

Signature of Applicant _____

Name of Representative _____

Mailing Address _____

City _____ State _____ Zip _____

Phone Number _____ Email _____

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received _____ By _____

Process Number _____ Fee Paid _____

ALTA / NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 11, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 5, PUBLIC RECORDS OF MIAMI DADE COUNTY FLORIDA, LESS THAT PORTION DEEDED TO THE TOWN OF BAY HARBOR ISLAND, IN DEED RECORDED IN OFFICIAL RECORD BOOK 10897, PAGE 196, PUBLIC RECORDS OF MIAMI DADE COUNTY FLORIDA.
PARCEL ID: 13-2227-001-2190

TITLE REVIEW NOTES:

WITH REFERENCE TO FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT No. NCS-1053132-MIA
COMMITMENT DATE: October 01, 2021 at 8:00 AM

I HEREBY CERTIFY AS FOLLOWS:
SCHEDULE B- SECTION II:

ITEMS 1 THROUGH 8: "STANDARD EXCEPTIONS". Not Plotable

ITEM 9. Provisions of the Plat of Bay Harbor Island, recorded in Plat Book 46, Page 5 of the Public Records of Miami-Dade County, Florida.
Affects the Property Plotted

ITEM 10. Easement by Instrument, recorded in Deed Book 2848, Page 69.
Affects the Property Blanket in Nature

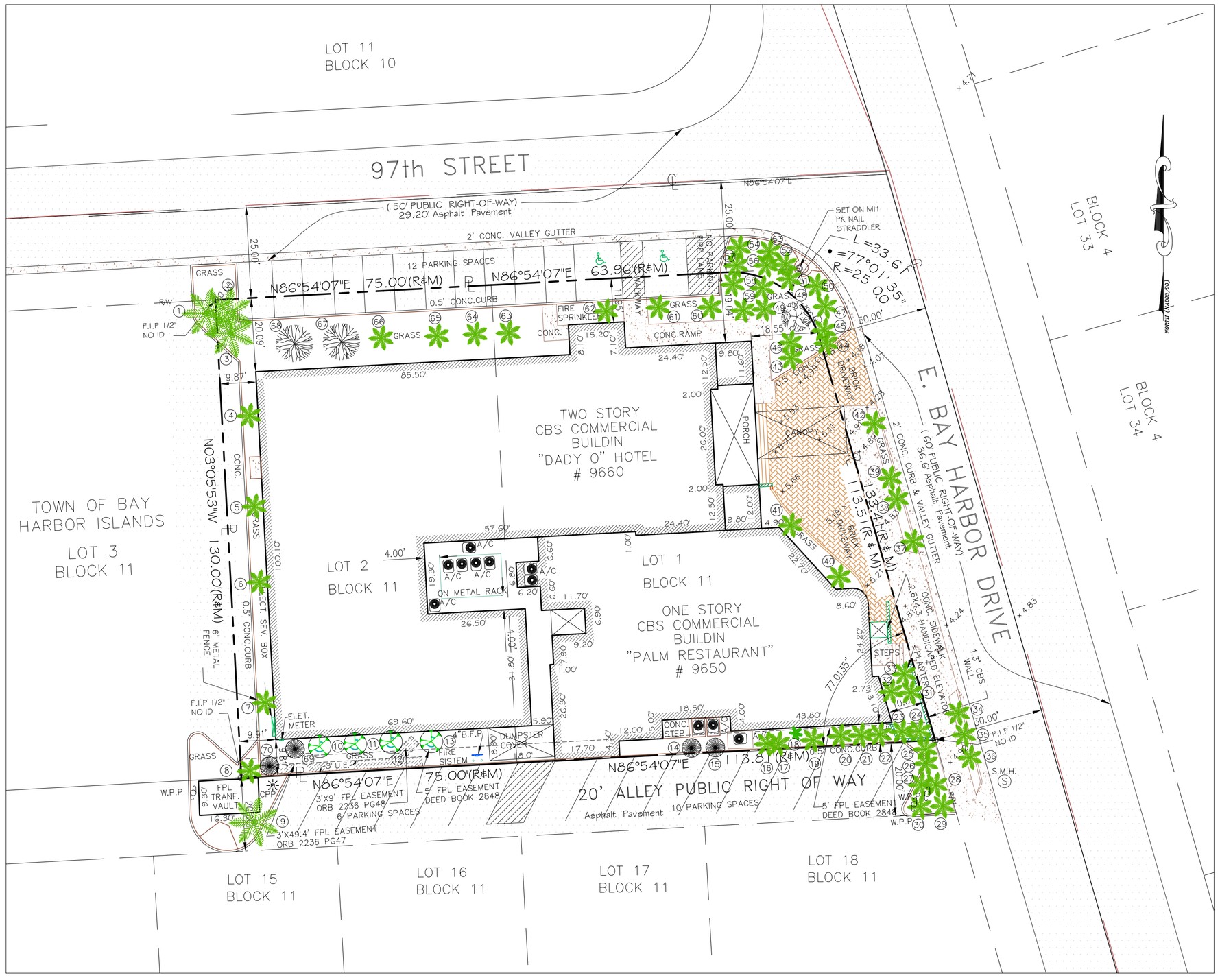
ITEM 11. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 2236, Page 48.
Affects the Property Blanket in Nature

ITEM 12. Unrecorded lease disclosed by Exhibit B to Special Warranty Deed, recorded in Official Records Book 26121, Page 4145.
Affects the Property Blanket in Nature

ABBREVIATIONS AND LEGEND

P/L = PROPERTY LINE
F.F.E. = FINISH FLOOR ELEVATION
℄ = CENTER LINE
BLDG. = BUILDING
COR. = CORNER
C.B. = CATCH BASIN
CONC. = CONCRETE
R. = RADIUS
SEC. = SECTION
(R) = RECORD
RES. = RESIDENCE
R/W = RIGHT OF WAY
E/P = EDGE OF ASPHALT PAVEMENT
DIA. = DIAMETER
F.I.P. = FOUND IRON PIPE
—X— = CLF = CHAIN LINK FENCE
= C.B.S. WALL
P.B. = PLAT BOOK
PG. = PAGE
O.R.B.= OFFICIAL RECORDS BOOK
U.E. = UTILITY EASEMENT
(M) = MEASURED
ID. = IDENTIFICATION
N.T.S.= NOT SCALE

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
NO ID.= NO IDENTIFICATION NUMBER
COL. = COLUMN
PL. = PROPERTY LINE
= SIGN
E/M = ELECTRIC METER
MH = SANITARY MANHOLE
= SANITARY SEWER VALVE
CO = SANITARY CLEANOUT
FH = Fire Hydrant
CPP = CONCRETE POWER POLE
WV = WATER VALVE
MLP = METAL LIGHT POLE
GWA = Guy Wire Anchor
YD = YARD DRAIN
WPP = WOOD POWER POLE
A/C = AIR CONDITIONER
= ADA PARKING



SURVEYOR'S NOTES:

1. THE ABOVE CAPTIONED PROPERY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
2. ALL DISTANCES SHOWN HEREON ARE RECORDED AND MEASURE UNLESS OTHERWISE SHOWN, ALL MEASUREMENTS IN U.S. SURVEY FOOT.
3. ELEVATIONS SHOW HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929.) AND ARE BASED ON A BENCHMARK SUPPLIED BY THE ENGINEERING DEPARTMENT OF MIAMI DADE COUNTY. FLORIDA.
   BENCHMARK USED: S-243-ADJUSTED EILEVATION: 11.77' (N.G.V.D.29).
   LOCATION: 96 ST---5.5' SOUTH OF SOUTH CURB.
4. ALL UTILITY INFORMATION DEPICTED ON SURVEY IS BASED ON ABOVE GROUND OBSERVABLE EVIDENCE INCLUDING: TELEPHONE LINES, POLES, GUYS, STUDS, ANCHORS AND TRANSMISSION TOWERS; WATER, SEWER AND DRAINAGE LINES. (IF NOT SHOWN UTILITIES ARE UNDERGROUND)
5. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN OF 97th STREET, Bearing N86°54'07"E.
6. FEDERAL FLOOD ZONE INFORMATION:
   COMMUNITY NUMBER: 120637 TOWN OF BAY HARBOR ISLAND
   PANEL NUMBER: 12086C0144 SUFFIX: L
   FLOOD ZONE: AE BASE FLOOD ELEVATION: 9.0 FEET
   DATE: SEPTEMBER 11, 2009
7. OWNER: BAL BAY INN LLC
8. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
9. AT THE TIME OF SURVEY, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.
10. NO VISIBLE EVIDENCE WAS OBSERVED THAT THE SITE IS BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.
11. THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES.
12. THE PROPERTY SURVEYED CONTAINS 22521.53 SQUARE FEET (0.517ACRES) MORE OR LESS
13. PROPERTY HAS ADEQUATE INGRESS-EGRESS PROVIDED BY PUBLIC DEDICATED STREETS MAINTAINED BY THE STATE OF FLORIDA, SPECIFICALLY: E BAY HARBOR DRIVE.
14. The property described hereon is the same as the property described in FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No.NCS-1053132-MIA WITH AN EFFECTIVE DATE OF OCTUBER 01, AT 8:00 AM AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
15. THE PROPERTY HAS NOT BEEN DESIGNATED AS A "WETLANDS" AREA BY ANY GOVERNMENTAL ENTITY.
16. THERE DOES NOT APPEAR TO BE ANY ENCROACHMENTS ON THIS PROPERTY.
17. ALL TRACTS DEPICTED IN THIS SURVEY ARE CONTIGUOUS ALONG COMMON BOUNDARIES WITHOUT GAPS, GORES OR HIATUSES AND TAKEN AS A WHOLE , THE PARCELS FORM ONE TRACT OF LAND.
18. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT. WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURECY OF 1/ 10 FOOT.

SURVEYOR'S CERTIFICATION:

To:
1- Bal Bay Inn LLC

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, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 14, 16, 17,18, and 19 (Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefitting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A") of Table A thereof.

The field work was completed on March 18th, 2022.
Date of Plat or Map: December 9th, 1946.

GRAPHIC SCALE

20 0 10 20 60 120
(IN FEET)
1 inch = 20 ft.

TREE TABLE:

TREE #	Common Name	QUANTITY	DBH (inches)	Height (feet)	Canopy Diameter(ft)
1,2&3	PALM	3	10	35	10
4,5, 6&7	PALM	4	19	25	10
8	PALM	1	10	35	10
9	PALM	3	10	20	10
10	TABEBUIA HETEROPHILLA	1	25	25	10
11	TABEBUIA HETEROPHILLA	1	29	25	15
12	TABEBUIA HETEROPHILLA	1	14	25	15
13	TABEBUIA HETEROPHILLA	1	29	25	15
14&15	OAK	2	8	20	8
16&17	PALM	2	4	30	5
18	PALM CLUSTER	1	10	25	10
19,20, 21&22	PALM	4	7	20	10
23	PALM	1	17	45	15
24-33	PALM	10	4	10	5
34-39	PALM	6	5	25	5
40&41	PALM	2	11	20	10

TREE #	Common Name	QUANTITY	DBH (inches)	Height (feet)	Canopy Diameter(ft)
42	PALM	1	5	25	5
43&44	PALM	2	6	10	5
45,46&47	PALM	3	20	45	10
48	ARAUCARIA	1	50	45	20
49-56	PALM	8	20	45	10
57&58	PALM	2	6	10	10
59	PALM	1	20	45	10
60 & 61	PALM	2	16	20	15
62	PALM	1	14	8	6
63	PALM	1	14	25	10
64	PALM	1	12	25	15
65&66	PALM	2	16	25	15
67	INDIAN ALMOND	1	25	20	15
68	INDIAN ALMOND	1	30	15	10
69	OAK	1	8	15	10
70	OAK	1	12	15	10



LOCATION SKETCH
N.T.S.

LEVEL TECH SURVEYORS, LLC
RONALD W. WALLING LICENSE NUMBER 6473 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER
RONALD W. WALLING
PROFESSIONAL SURVEYOR AND MAPPER
No. 6473
STATE OF FLORIDA

LEVEL-TECH SURVEYORS, LLC.
LAND SURVEYORS • LAND PLANNERS
777 NW 72ND AVENUE
SUITE 3002, MIAMI, FL 33126.
TEL:305.261.8483
FAX:305.261.8781
LB # 7154

DRAWINGS ARE THE PROPERTY OF LEVEL-TECH SURVEYORS, LLC, AND MAY NOT BE USED BY CLIENT ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO LEVEL-TECH SURVEYORS, LLC.

RECORD OF REVISIONS

DATE	DESCRIPTION

NAME AND TYPE OF PROJECT: ALTA/NSPS LAND TITLE SURVEY
PROJECT LOCATION: 9660 E BAY HARBOR DRIVE, HABOR ISLAND, FL. 33154
CLIENT: FINVARB GROUP
CLIENT TELEPHONE:
CLIENT ADDRESS:
FILE PATH:

SCALE: 1:20
DATE: 03/18/2022
DRAWN BY: O.G
FIELD BOOK: EC 22-03-1020
PROJECT No: LT- 22-03-1020

SHEET: 1 OF 1 SHEETS

TRAFTECH
ENGINEERING, INC.

April 21, 2021

Mr. Ronald J. Finvarb
Principal – Finvarb Group
1065 Kane Concourse, Suite 200
Bay Harbor Islands, Florida 33154

Re: Bay Harbor Hotel – On Street Parking for Drop off Memorandum

Dear Mr. Finvarb:

Per your request, Traf Tech Engineering, Inc. evaluated the proposed elimination of the two existing driveways located on the west side of East Bay Harbor Drive just south of 97th Street to create on-street parking for drop-off purposes. Attached is a site plan depicting the proposed on-street parking spaces associated with the Bay Harbor Hotel development. Our review focused on safety and stacking.

The proposed on-street parking for drop-off purposes meets separation distances from both 97th Street and from the exit driveway located to the south. According to Miami-Dade County's Traffic Operations Manual, the distance from 97th Street shall be a minimum of 20 feet (measured from the centerline) for a 30 miles per hour speed limit roadway and over 50 feet is provided. Similarly, the distance from the exit driveway to the south shall be a minimum of 35 feet and over 65 feet is provided. Therefore, the proposed on-street parking for drop-off purposes meets safety standards.

Finally, Traf Tech Engineering, Inc. is of the opinion that four on-street parking spaces for drop-off purposes is adequate for the Bay Harbor Hotel development.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

8400 N. University Drive, Suite 309, Tamarac, FL 33321 T: 954-582-0988 F: 954-582-0989