

CALL TO ORDER: Set for 11:00 AM

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. 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.
2. 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.
3. Review and discussion of Site Plan Application by PPG BHT Owner, LLC to construct a 44 unit, 8-story Multi-Family Development to be located at 10143 East Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

ADJOURNMENT:

AGENDA ITEM REPORT

September 13, 2022

ITEM NUMBER: 1.

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
 Ayanidys Martinez

ATTACHMENTS

1.	9955 SPR22-000021 DRC Application
2.	Letter of Intent
3.	9927 E Bay Harbor Drive - 2nd Review DRC Set 9.8.2022
4.	BHI 9955 EBHD DRC Staff Report #2 Sept 5 2022

APPLICATION FOR SITE PLAN REVIEW



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

Town Council

Jordan W. Leonard
Mayor

Stephanie Bruder
Vice Mayor

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Isaac Salzer
Council Member

Elizabeth Tricoche
Council Member

Robert Yaffe
Council Member

Size of described property 33,752 SF

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 312-914-0224 Email tgm03@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 [Signature]

Process Number SPR22-000024 Fee Paid \$3000 -

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

OE #1159

Joseph A. Ruiz, Esq
WERNICK & Co, PLLC
320 Miracle Mile, Suite 203
Coral Gables, FL | 33134
jar@wernickco.com

July 28, 2022
Rev'd August 25, 2022

VIA ELECTRONIC DELIVERY AND HAND DELIVERY

Ayanidys J. Martinez, CEP
Building & Zoning Supervisor
Town of Bay Harbor Islands
9665 Bay Harbor Terrace, 2nd Floor
Bay Harbor Islands, FL 33154

**RE: Letter of Intent – 9927 East Bay Harbor Drive – SPR22-000021
Site Plan Review Application – Development and Review Committee**

Dear Mrs. Martinez,

Wernick & Co, PLLC submits this revised Letter of Intent on behalf of 9955 BAY HARBOR DEVELOPMENT LLC (the "Applicant"), owner of the vacant lots located at 9927 and 9955 East Bay Harbor Drive, Bay Harbor Islands, FL (the "Property")¹ to accompany Applicant's application to the Town of Bay Harbor Islands (the "Town") Development and Review Committee ("DRC") for consideration of a new 33-unit multifamily residential building on the East Island.

Included as part of the application are updated and revised architectural plans prepared by Kobi Karp Architecture and Interior Design, Inc, dated August 25, 2022, along with the supplemental application materials such as landscape plans, photometric plans, and a signed and sealed survey (the "Application"). The updated and revised Application and Letter of Intent are being provided as a cohesive response to address pending staff comments set forth in the Town's *Plan Review Report* that included an August 11, 2022, memorandum from Michael J. Miller to the Town's DRC. The staff comments were also reviewed and discussed on August 11, 2022, when the Application was presented to the Town's DRC.

PROPERTY OVERVIEW AND SURROUNDING CONTEXT. The Property is comprised of three (3) platted lots for a total of 33,752 square feet (0.77 acres), located at the northeast corner of the Town's East Island, along East Bay Harbor Drive, between 99th Street and 100th Street. The Property is located within the RM-1 zoning district, with frontages along East Bay Harbor Drive and the Indian Creek waterway, directly across the waterway from Bal Harbour Village.

¹ The folio numbers associated with the Property is 13-2227-001-0970 and 13-2227-001-0960.

This area of the East Island includes a mixture of low-to-mid-rise residential complexes. Along East Bay Harbor Drive, the Property is flanked by Harbour Park to the south, The Anchorage north, and low-scale multifamily buildings across East Bay Harbor Drive.

PROJECT OVERVIEW AND DESIGN NARRATIVE. The Applicant is redeveloping the Property as a new 33-unit boutique multifamily residential infill building with 69 parking spaces located on Level 1, and a mix of amenity spaces to support the future residents of the building (the "Project"). The Project rises to 75' from Base Flood Elevation to the shared amenity roof deck, in compliance with allowable rooftop projections under the Town's Code of Ordinances (the "Code"), complete with a roof lounge area and pool for residents to gather and relax. The Project also proposes a residential lounge/ amenity space and a gym on Level 2. The residential units are located on Levels 2 – 8, with Level 2 offering three (3) units and Levels 3-8 offering five (5) units per floor.

The Project's design features a contemporary South Florida design with abundant glazing along the facades of the building to allow ample natural light flood through the units along multiple vantage points. As shown on the architectural plans, the building provides enhanced architectural articulation and details along the facades- see sheets A.105 and A.106. The design includes recessed portions of the floor plates along the edges and interior cores of the building, effectively breaking up the long massing and providing movement throughout the Project. Native landscaping is proposed throughout the Project, complementing the Project's proposed materials that are commonly found in South Florida architecture and throughout the Town.

ZONING COMPLIANCE. Pursuant to the Town's Future Land Use Map, the property has a future land use designation of *M-H Medium-High Density (34 DUA)*, which allows a maximum base density of 34 dwelling units per acre. All properties within the RM-1 zoning district have been designated as receiving parcels, and therefore the Property is eligible to receive increased density through participation in the TDR Program, up to a maximum of seventy (70) dwelling units per acre. The Project is providing 33 dwelling units, with 7 units obtained via participating in the Town's TDR Program.

In lieu of providing a breezeway, per Section 23-11(B1)(6) of the Code, the Project proposes enhanced, architectural interventions and details along the building's primary and waterfront façades. The Project incorporates dramatic setbacks along each Level, allowing the building to push and pull. The dramatic setbacks provide movement to the Project, allowing shadows and light move along the façade during different times of the day. The Project is compliant with the Town's setback and flex setbacks standards through each level of the building.

As mentioned, the Project is providing 69 parking spaces located on Level 1. Three (3) of the 69 parking spaces are intended for guest parking, per Section 24(c)(3)(1) of the Code. 44 of the spaces are tandem parking spaces and 23 are standard single spaces, of which 2 are ADA spaces at grade. A 6' privacy screen has been relocated along the Property line, proposed with a wood-finish to complement the natural material palate. The Project includes an internal on-site drop-off driveway in front of the building entrance to accommodate vehicles on the Property and avoid queueing along East Bay Harbor Drive.

The Project as proposed is consistent with the Town's 2002 Community Vision Master Plan, which identifies this area of the East Island for mid-rise residential developments; and thus, the Project is consistent with the Town's Comprehensive Plan.

CONCLUSION. On behalf of the Applicant, we hereby submit this Application for presentation to the DRC at its September 8th meeting. We look forward to presenting the updates and changes to the Project made in response to staff comments and feedback received at the August 11, 2022, DRC meeting. Thank you for your consideration of the DRC application.

Sincerely,



Joseph A. Ruiz

Enclosures

cc: Erin L. Grafton, Wernick & Co, PLLC
Michael J. Miller, AICP, Town Planner

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154
DEVELOPMENT REVIEW COMMITTEE RESUBMITTAL

DATE: 08-25-2022

DRAWING INDEX			DRC SUBMITTAL	RE-SUBMITTAL 08/25/22
Discipline	Sheet	Description		
Arch. KKAID	A0.00	COVER	X	X
		SURVEY	X	X
	A1.00	PROJECT DATA	X	X
	A1.01	OPEN AREA CALCULATIONS	X	X
	A1.02	CONTEXT SITE MAP	X	X
	A1.03	CONTEXT PHOTOS	X	X
	A1.04	SURROUNDING BUILDINGS	X	X
	A1.05	RENDERING_VIEW FROM THE BAY	X	X
	A1.06	RENDERING_VIEW FROM THE STREET	X	X
	A2.00	SITE PLAN	X	X
	A2.01	SETBACK DIAGRAM	X	X
	A3.00	FLOOR PLAN - LEVEL 1	X	X
	A3.01	FLOOR PLAN - LEVEL 2	X	X
	A3.02	FLOOR PLAN - LEVEL 3	X	X
	A3.03	FLOOR PLAN - LEVEL 4-5	X	X
	A3.04	FLOOR PLAN - LEVEL 6	X	X
	A3.05	FLOOR PLAN - LEVEL 7	X	X
	A3.06	FLOOR PLAN - LEVEL 8	X	X
	A3.07	ROOF PLAN - POOL DECK	X	X
	A3.08	UPPER ROOF	X	X
	A4.00	BUILDING COLOR ELEVATION - NORTH	X	X
	A4.01	BUILDING COLOR ELEVATION - WEST	X	X
	A4.02	BUILDING COLOR ELEVATION - SOUTH	X	X
	A4.03	BUILDING COLOR ELEVATION - EAST	X	X
	A5.00	BUILDING SECTION -A	X	X
	A5.01	BUILDING SECTION -B	X	X
	A5.02	BUILDING SECTION -C	X	X
M.E.P RG ENG.	PH-1	GROUND FLOOR PHOTOMETRIC PLAN	X	X
	PH-2	GROUND FLOOR EMERGENCY PHOTOMETRIC	X	X
	PH-3	ROOF DECK PHOTOMETRIC PLAN	X	X
	PH-4	ROOF DECK EMERGENCY PHOTOMETRIC	X	X
LANDSCAPE TOPO- GRAPHIC	L-1	LANDSCAPE PLAN	X	X
	L-2	ROOF DECK LANDSCAPE PLAN	X	X
	L-3	LEVEL 2,3,4,5,6,7 LANDSCAPE PLAN	X	X
	TD-1	TREE DISPOSITION PLAN	X	X

DRAWING INDEX			DRC SUBMITTAL	DRC SUBMITTAL
Discipline	Sheet	Description		
CIVIL OCEAN ENG.	C100	GENERAL NOTES AND SPECIFICATIONS	X	X
	C200	PAVING GRADING AND DRAINAGE PLAN	X	X
	C300	WATER AND SEWER PLAN	X	X
	C400	DRAINAGE DETAILS	X	X
	C500	SEDIMENTATION AND EROSION CONTROL P	X	X
	C600	SEDIMENTATION AND EROSION CONTROL N	X	X

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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



KOBİ KARP
Lic. # AR0012578



COVER

Date	08-25-2022	Sheet No. A0.00
Scale		
Project	2227	

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

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

MEP ENGINEER

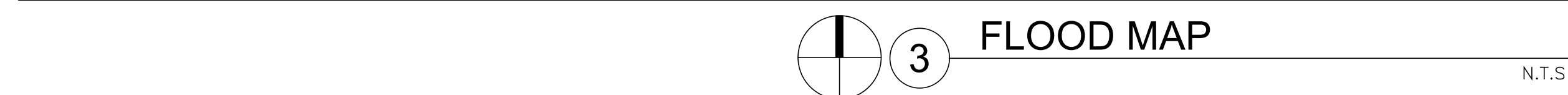
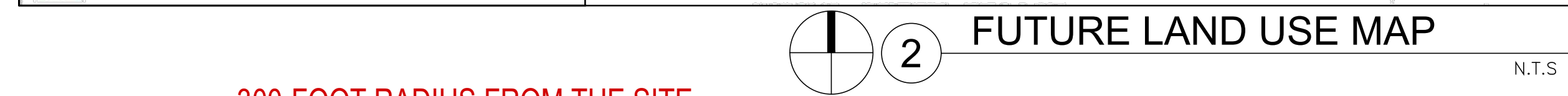
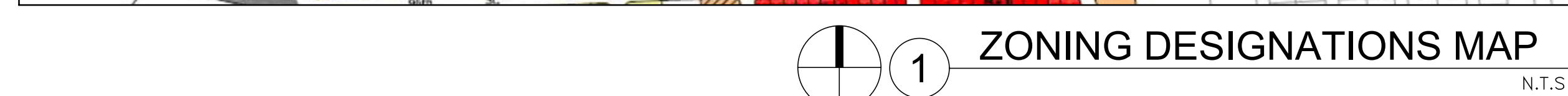
REYES-GAVILAN
CONSULTING ENGINEERS
16252 NW 79th AVE.
MIAMI, FL 33016
TEL: 305-828-0644

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



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	33,752 SF	33,752 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* (11.00 FT NGVD)	75'-0" ABOVE DFE*
		*DFE (DESIGN FLOOD ELEVATION) = BFE (BASE FLOOD ELEVATION) +1 = 10'+1' = 11' NGVD	
	D) BUILDING LENGTH	205' MAX ABOVE 45, 120' MAX	111'-4"
	E) LANDSCAPE REQUIREMENTS	20% LOT AREA MIN. 33,752 X 0.2 = 6,750 SF MIN.	6,797 SF = 20%
F) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 11,614 X 0.15 = 1,728 SF MIN.	2,038 SF = 17%	

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		1	66 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.	

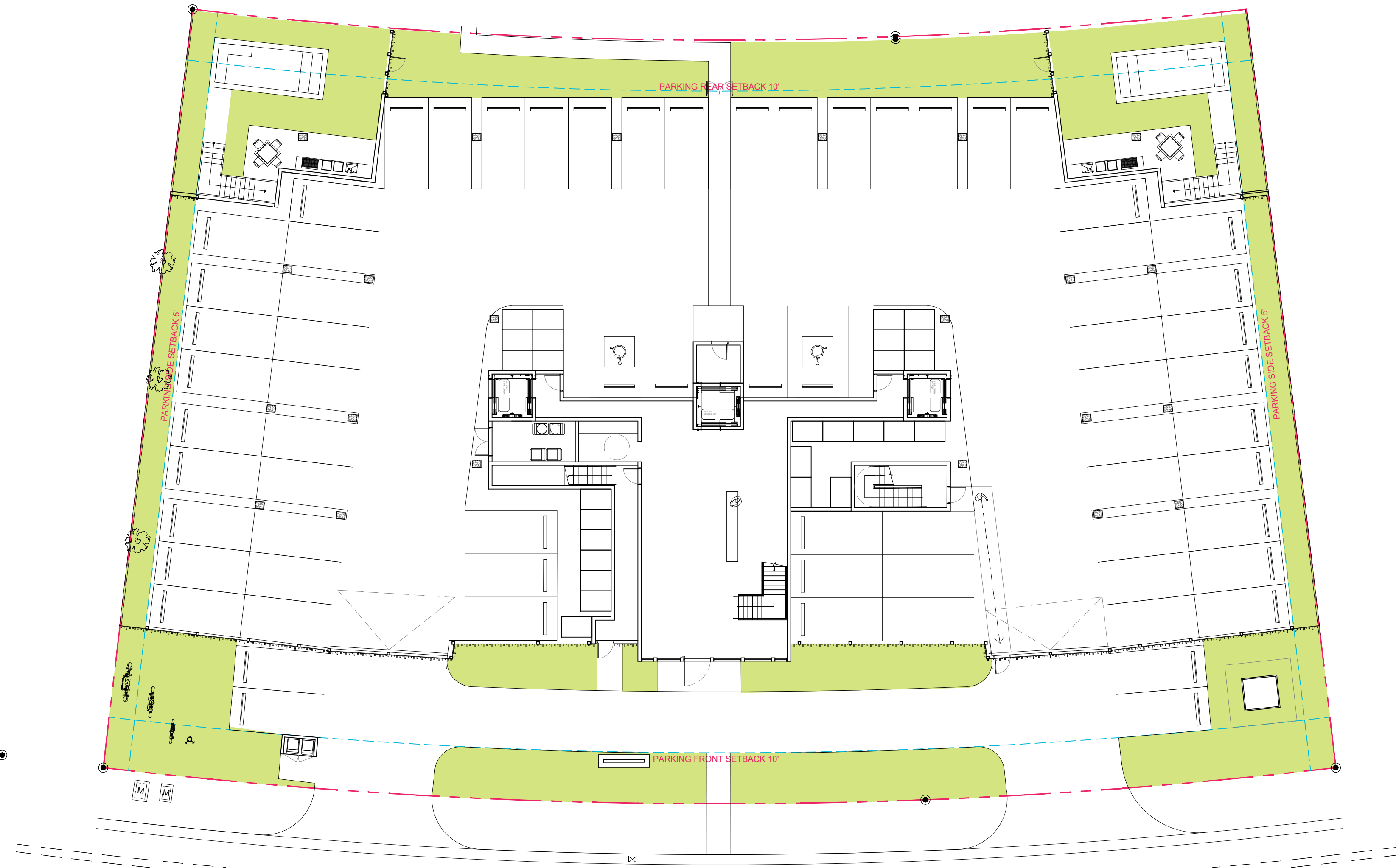
# OF UNIT BREAKDOWN				
5	<u>LEVELS</u>	<u>UNITS PER FLOOR</u>	<u>SUBTOTAL UNITS</u>	<u>TOTAL UNITS PROPOSED</u>
	2	3 RESIDENTIAL UNITS	3 UNITS	
	3-8	5 RESIDENTIAL UNITS	5 UNITS x 6 LEVELS = 30 UNITS	
			TOTAL UNITS = 33 UNITS	33 UNITS

UNIT MIX CHART				
LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED
1	-	-	-	-
2	2A	4	1,550 SF	4,088 SF
	2B	3	1,350 SF	3,721 SF
	2C	4	1,550 SF	4,088 SF
3-8	A	4	1,550 SF	4,088 SF
	B	3	1,350 SF	3,721 SF
	C	4	1,550 SF	4,088 SF
	D	2	1,150 SF	1,572 SF
	E	2	1,150 SF	1,572 SF
	ROOF L.			

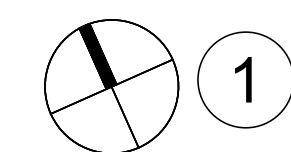
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Project	2227	

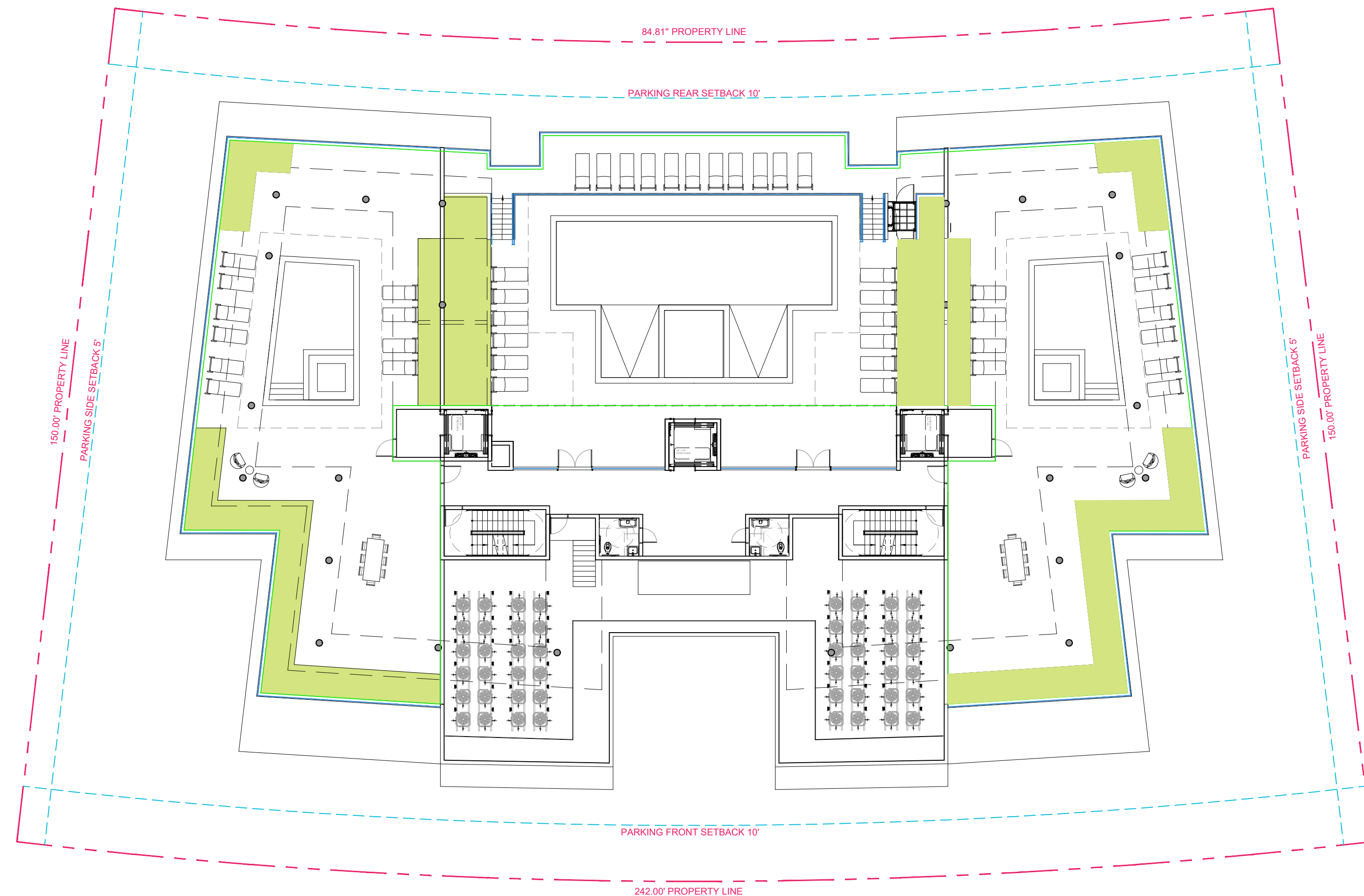


LOT AREA	OPEN SPACE 20% OF LOT (MIN.)			
	MINIMUM	PROPOSED	%	COLOR
33,750 SF.	6,750 SF.	6,797 SF.	20 %	

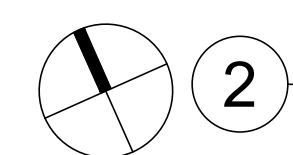


GROUND FLOOR - OPEN SPACE

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



ROOF AREA USABLE	ROOF LANSCAPED 15% MIN.			
	MINIMUM	PROPOSED	%	COLOR
11,614 SF.	1,728 SF.	2,038 SF.	17 %	



ROOF DECK - OPEN SPACE

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

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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., #3308
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:

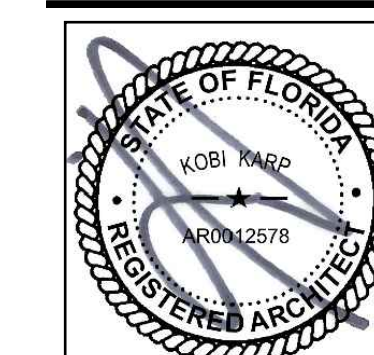
Name: Ocean Engineering
Address: 8101 Biscayne BLVD, Suite 509
Miami, FL 33138
Tel: 786-518-2008

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Address: 16252 NW 79th Ave.
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Tel: 305-828-0644

ARCHITECTS:

Name: Kobi Karp Architecture and Interior Design, Inc.
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Fax: 305.573.3786

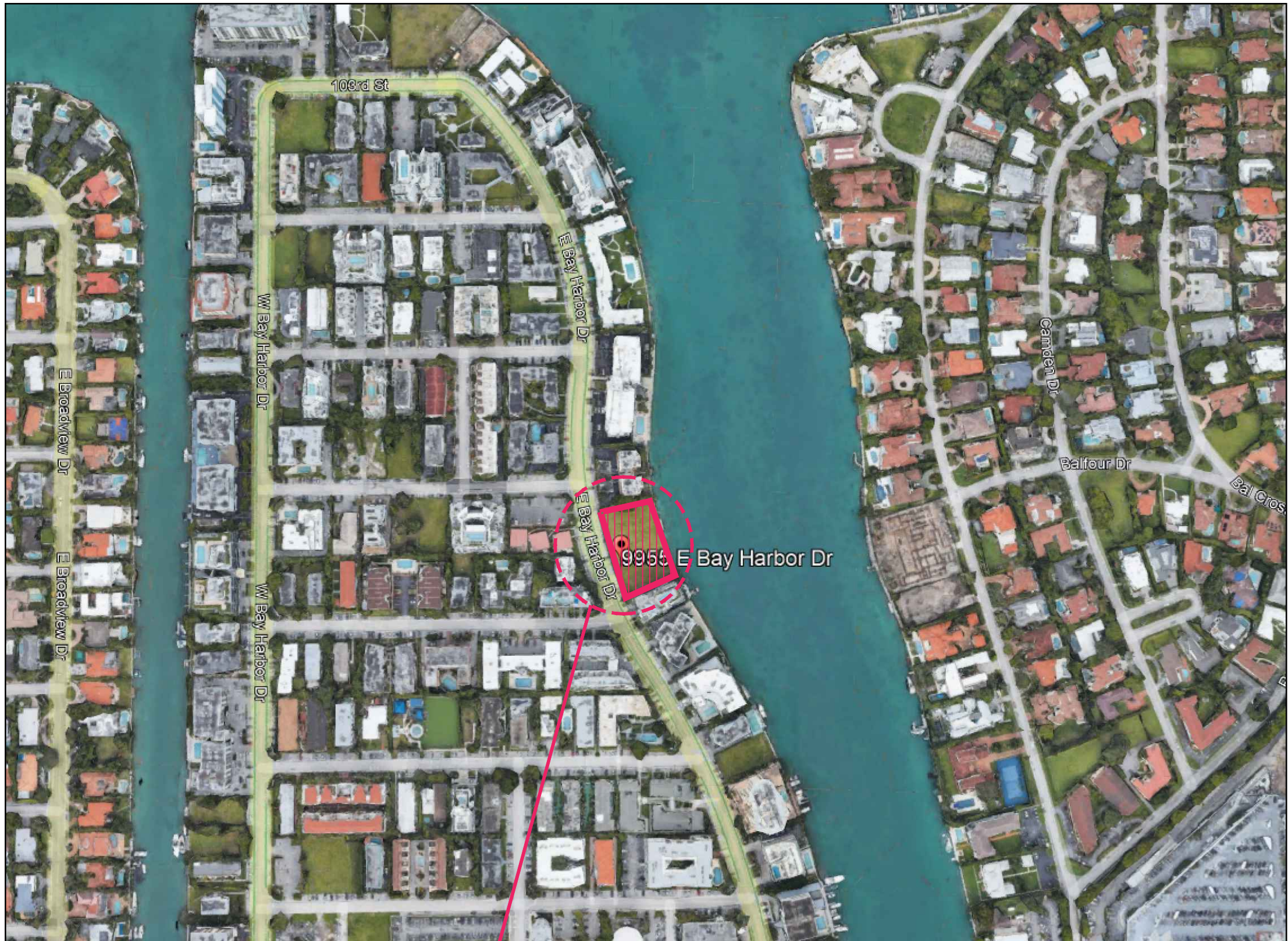


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Lic. # AR0012578



OPEN AREA CALCULATION

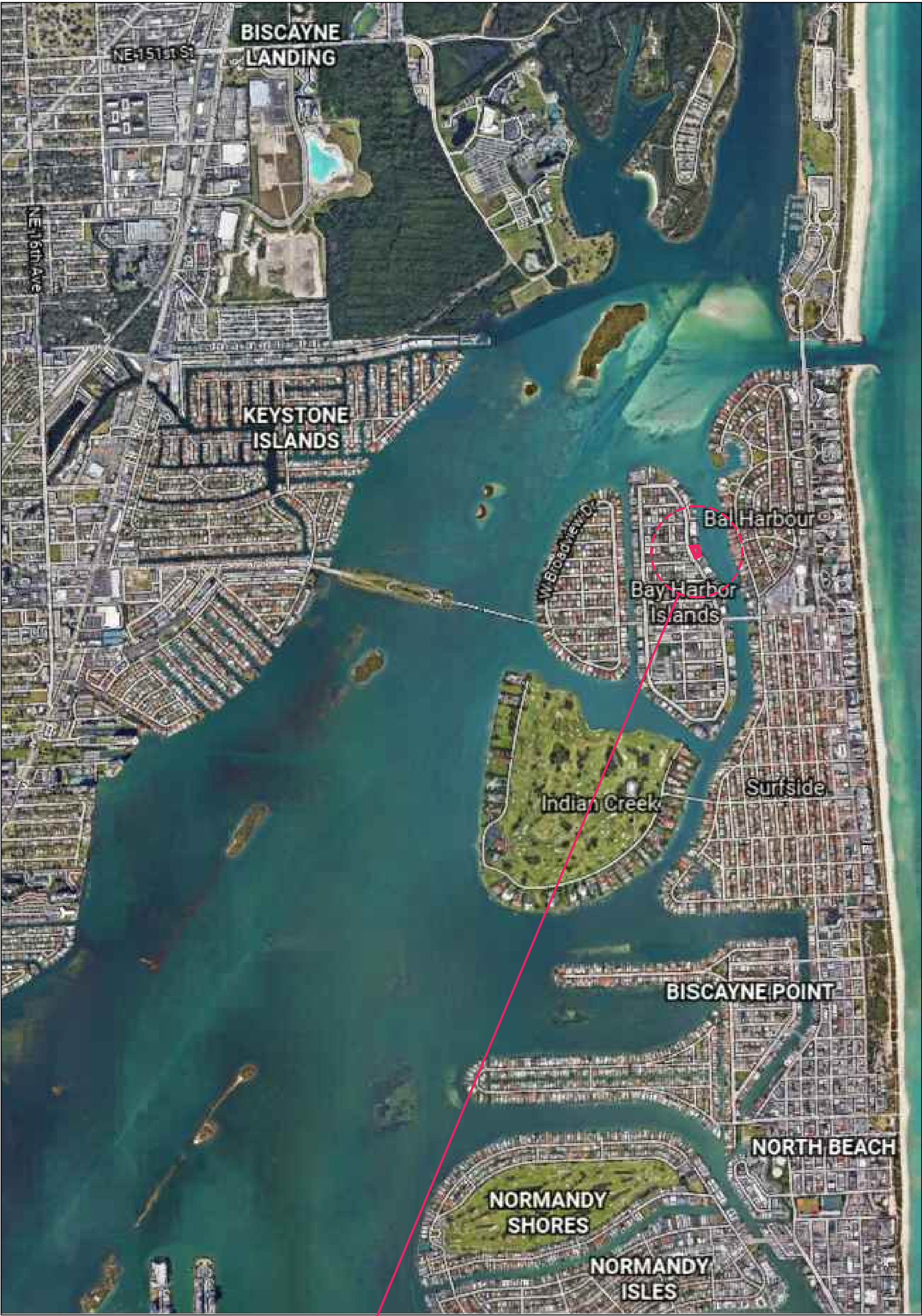
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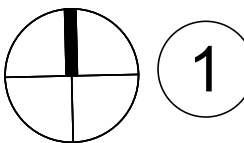
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CONTEXT SITE MAP

SCALE: N.T.S.

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BAY HARBOR ISLANDS, FL 33154

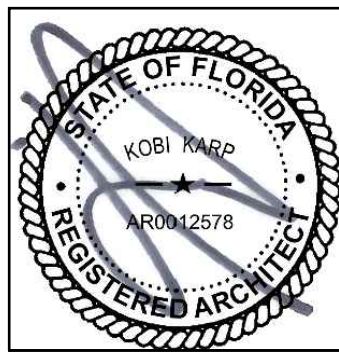
OWNER:
Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, FL 33160

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: 305.573.3786

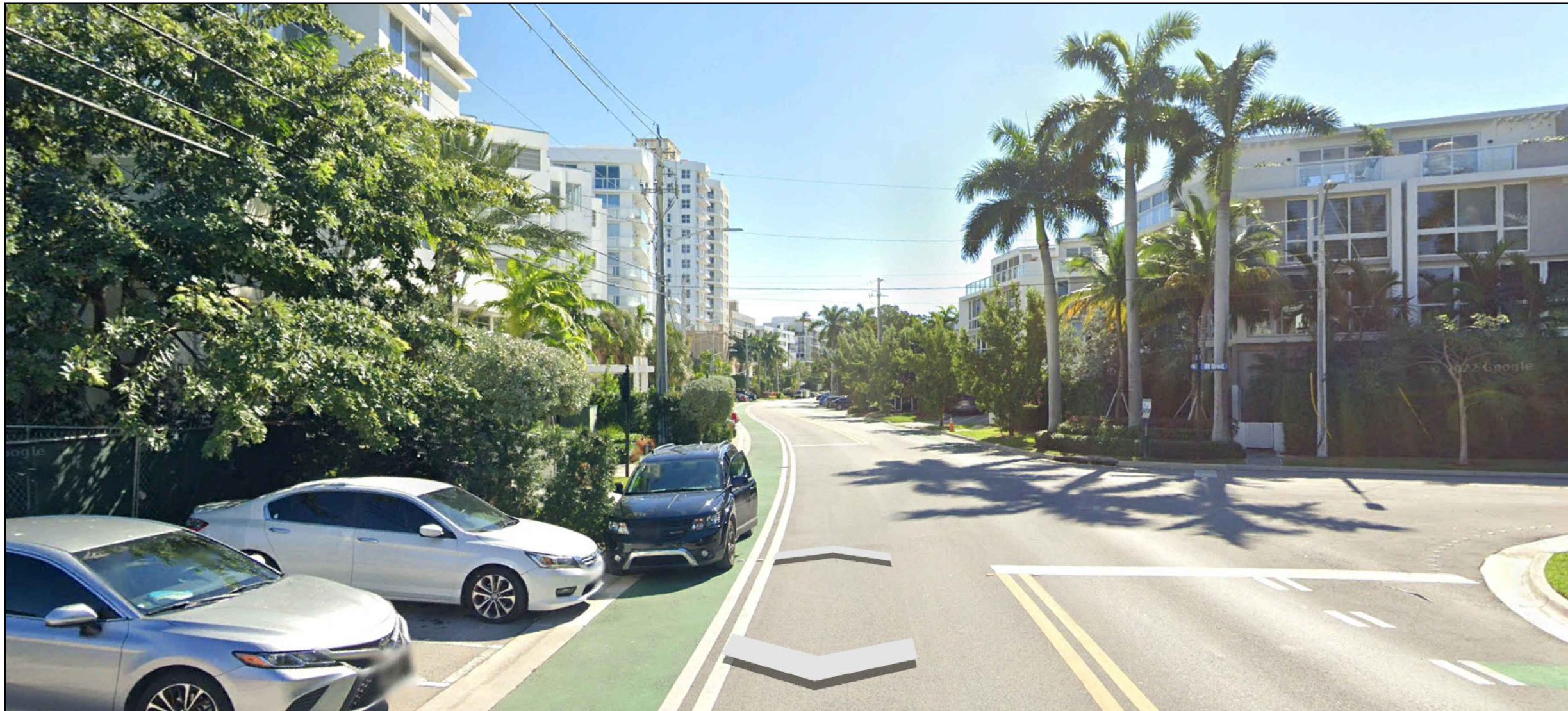


KOBİ KARP
Lic. # AR0012578

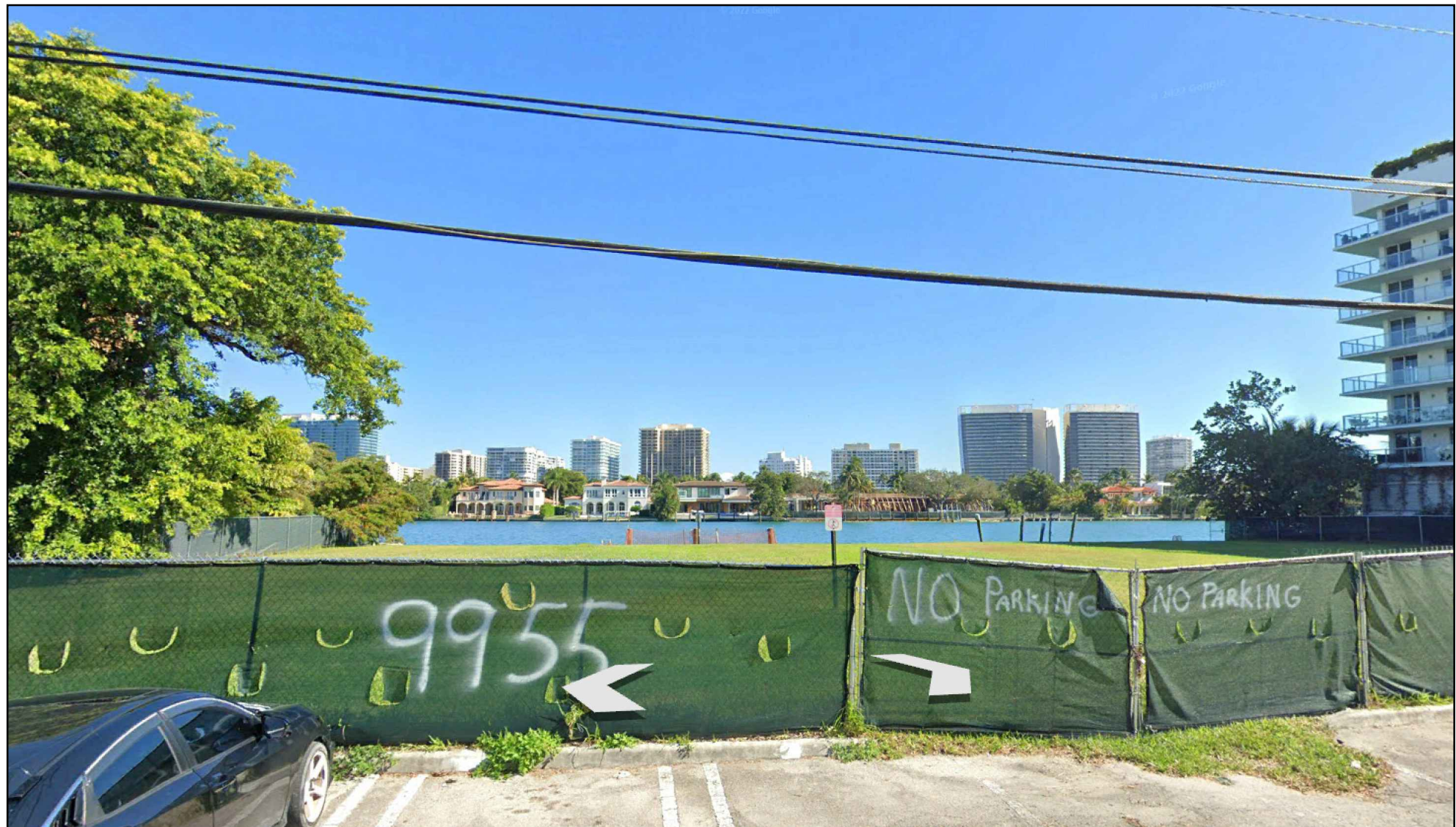


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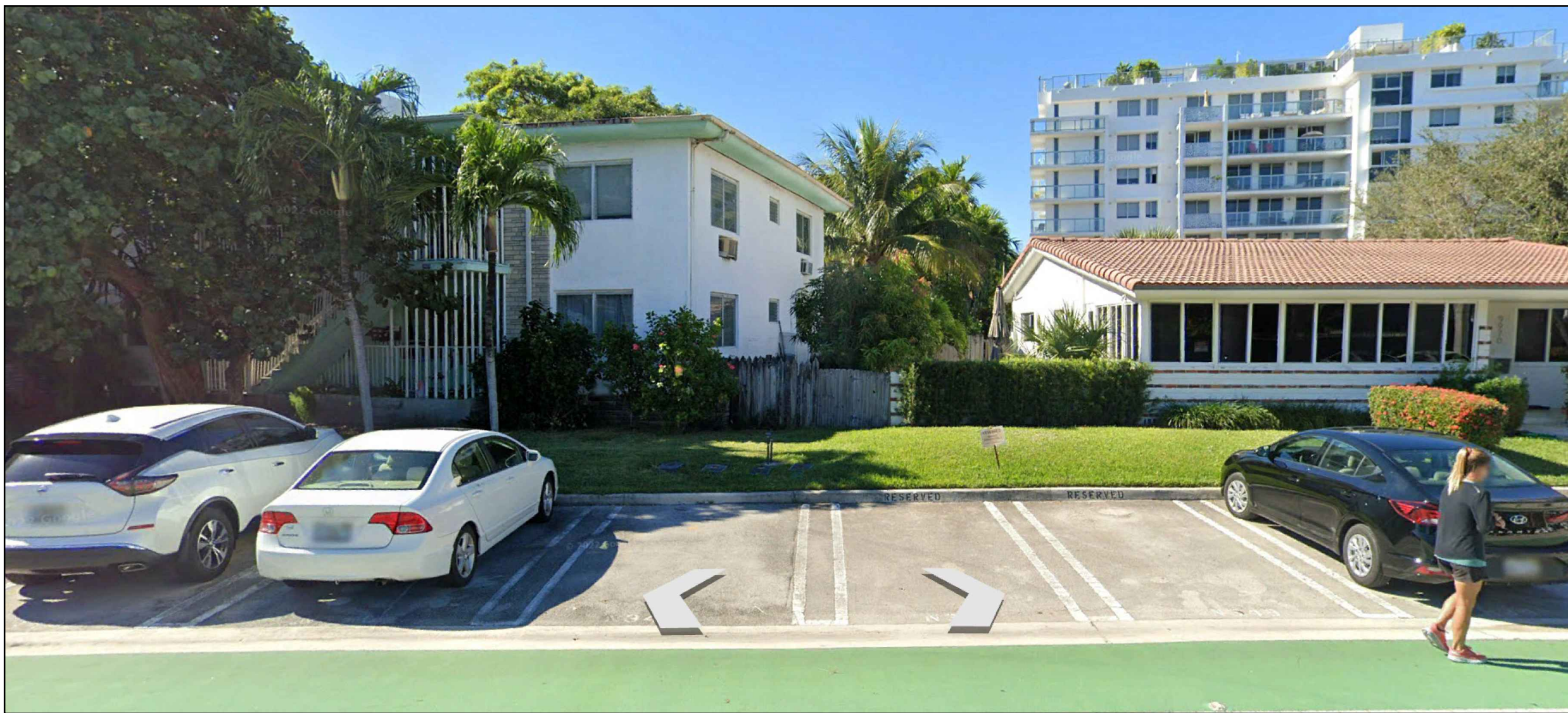
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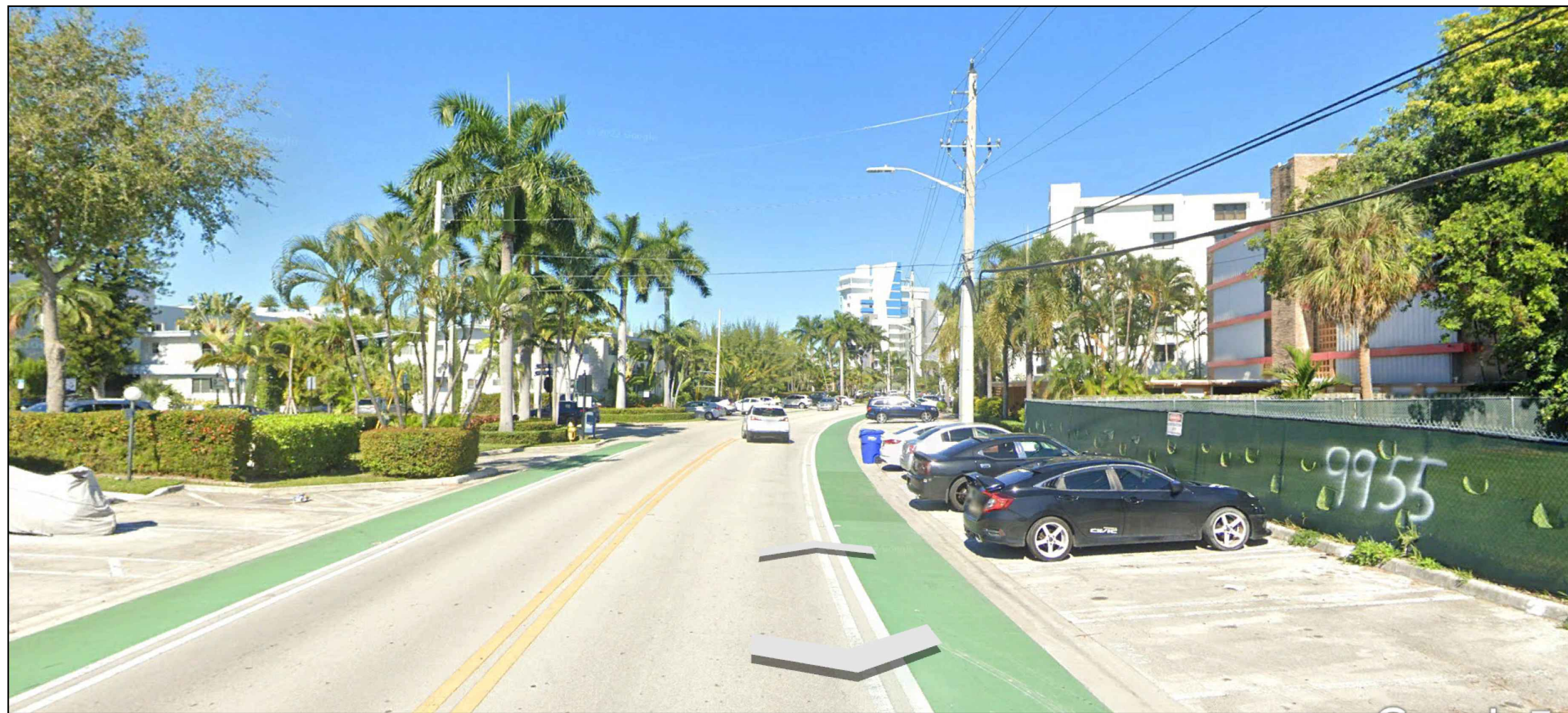
1 STREET VIEW
SCALE: N.T.S.



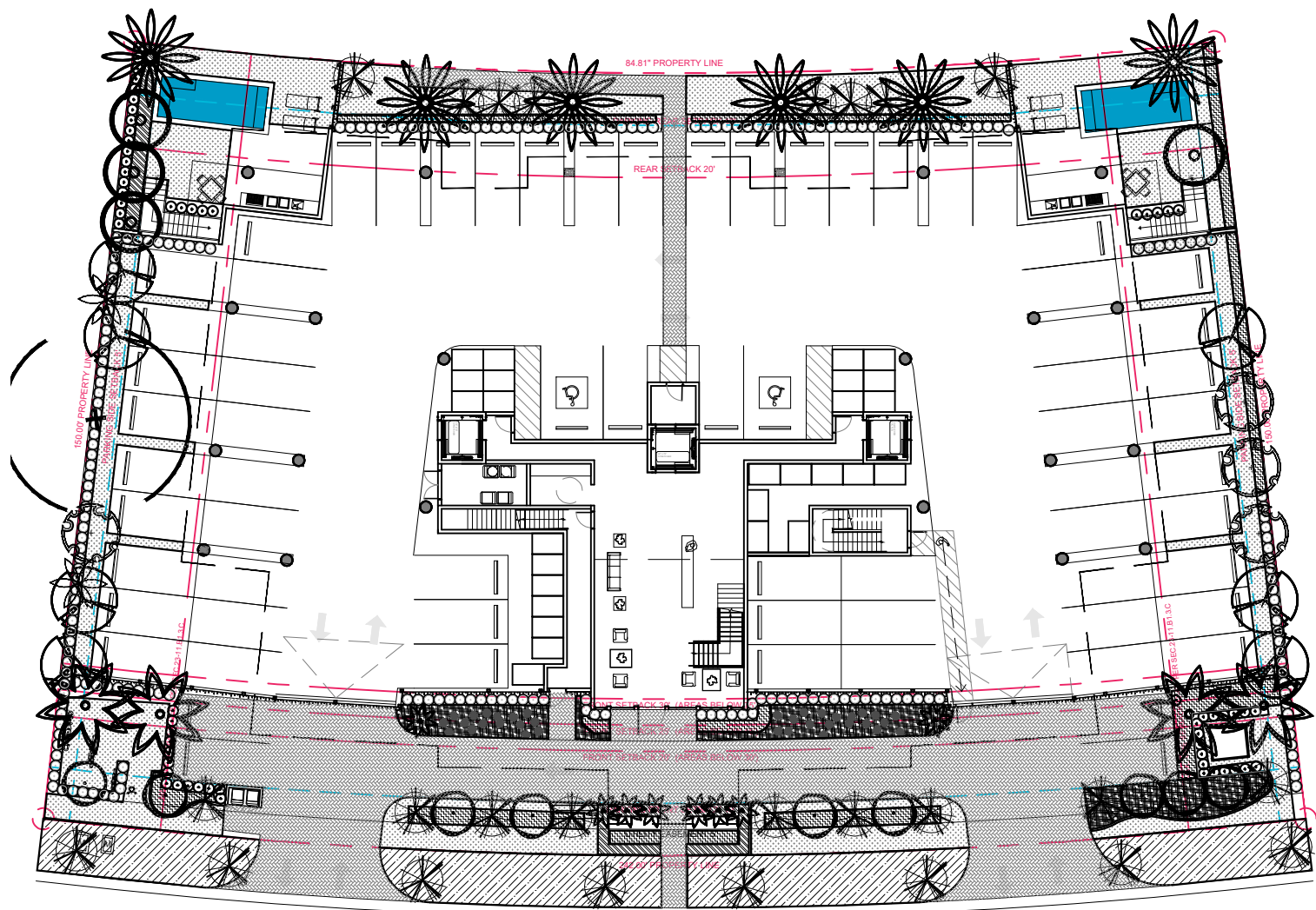
2 PROPERTY VIEW
SCALE: N.T.S.



3 STREET VIEW
SCALE: N.T.S.



4 STREET VIEW
SCALE: N.T.S.



5 KEY PLAN
SCALE: 1/32" = 1'-0"

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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:

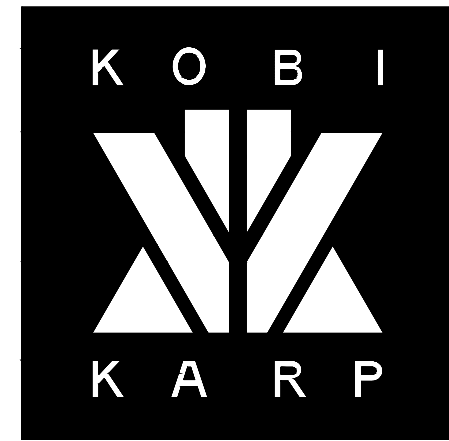
Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:

Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3786



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CONTEXT PHOTOS

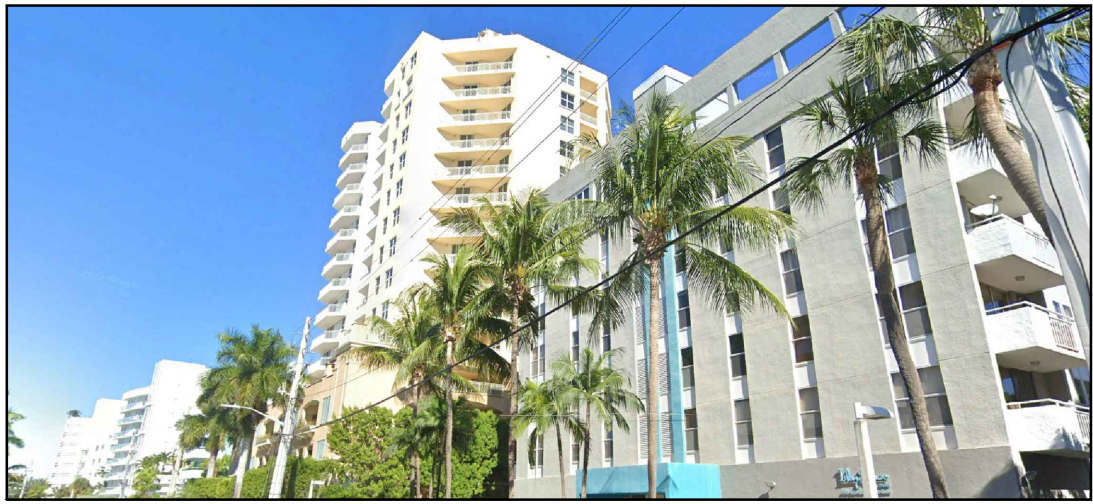
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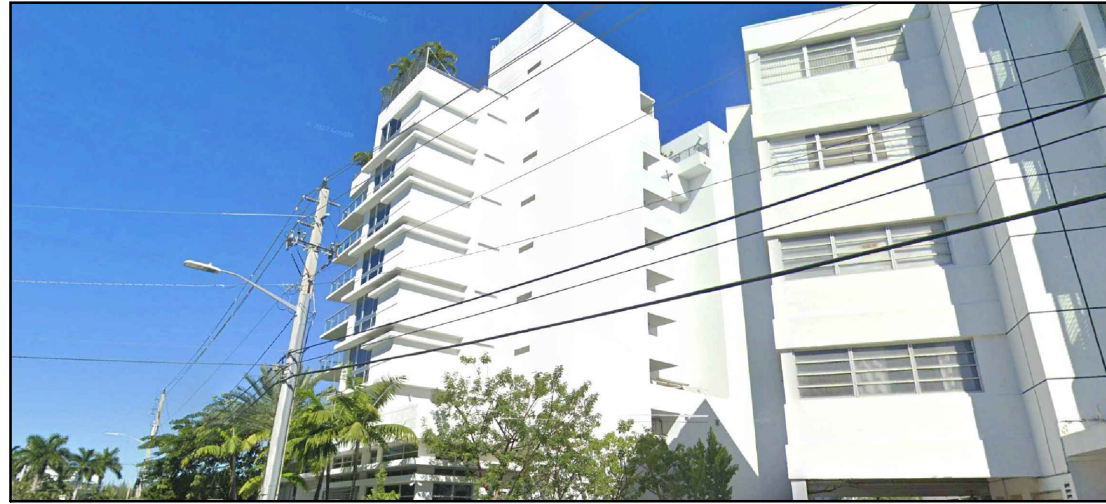
SITE

 1 SURROUNDING BUILDINGS

SCALE: N.T.S.



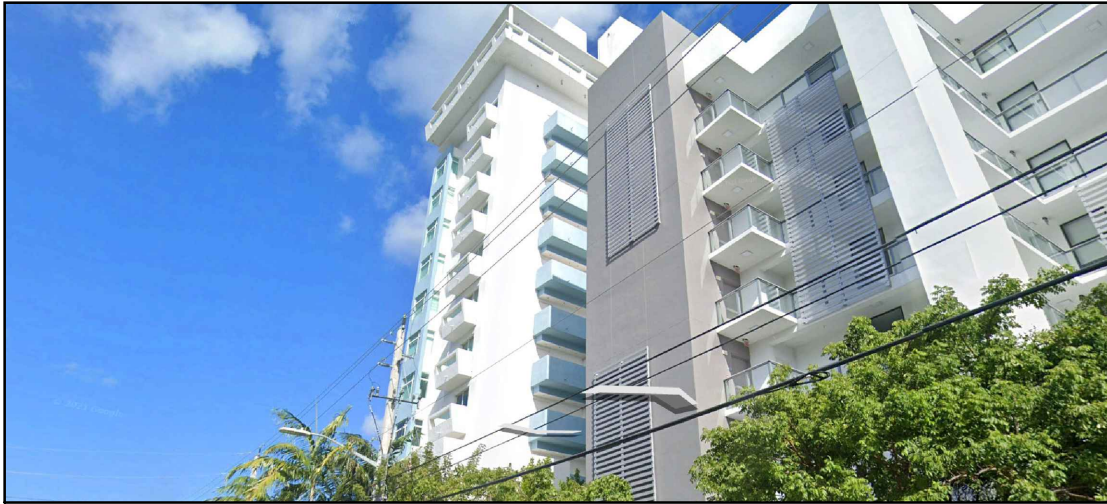
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SCALE: N.T.S.



2 PHOTO
SCALE: N.T.S.



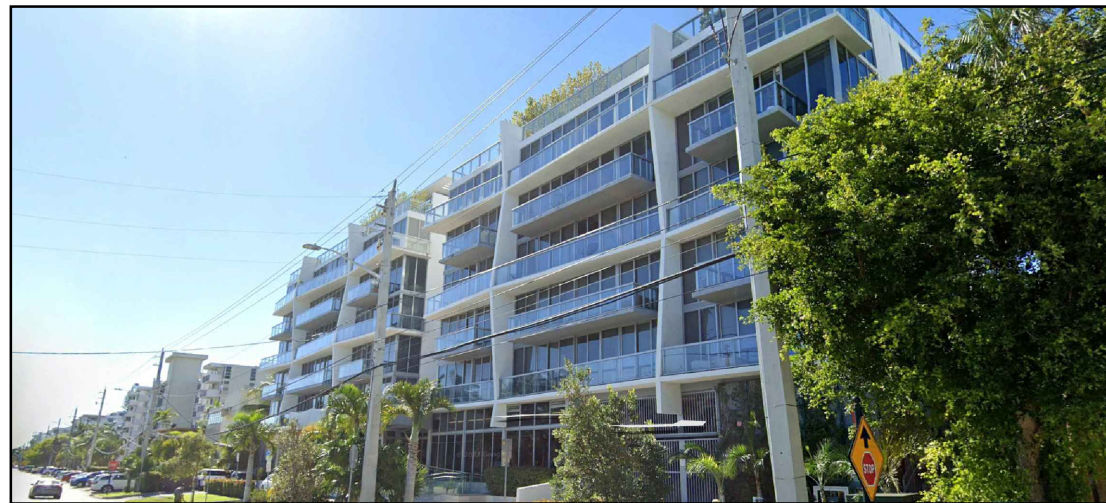
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SCALE: N.T.S.



4 PHOTO
SCALE: N.T.S.



5 PHOTO
SCALE: N.T.S.



6 PHOTO
SCALE: N.T.S.

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ZONING PHASE

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BAY HARBOR ISLANDS, FL 33154

OWNER:
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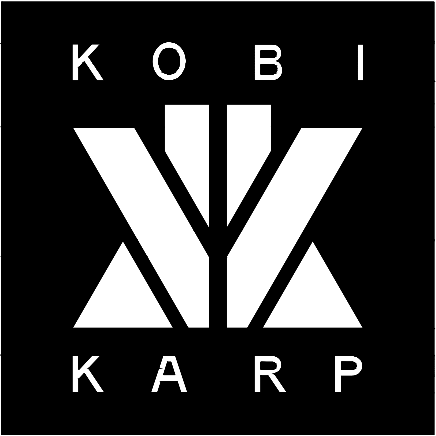
CIVIL ENGINEER:
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SURROUNDING BUILDING

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9927 E BAY HARBOR DRIVE

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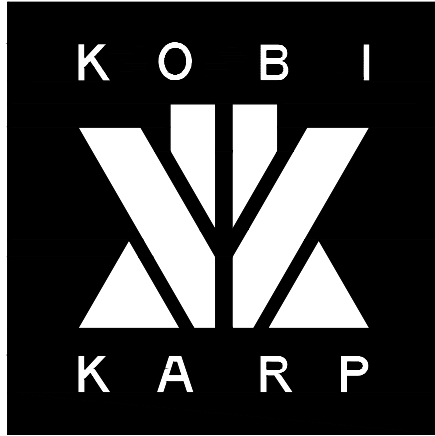
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RENDERING_VIEW FROM THE BAY

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9927 E BAY HARBOR DRIVE

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Sunny Isles Beach, FL 33160

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Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:
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Miami, Florida 33137 USA
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Fax: 305-573-3786

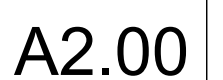


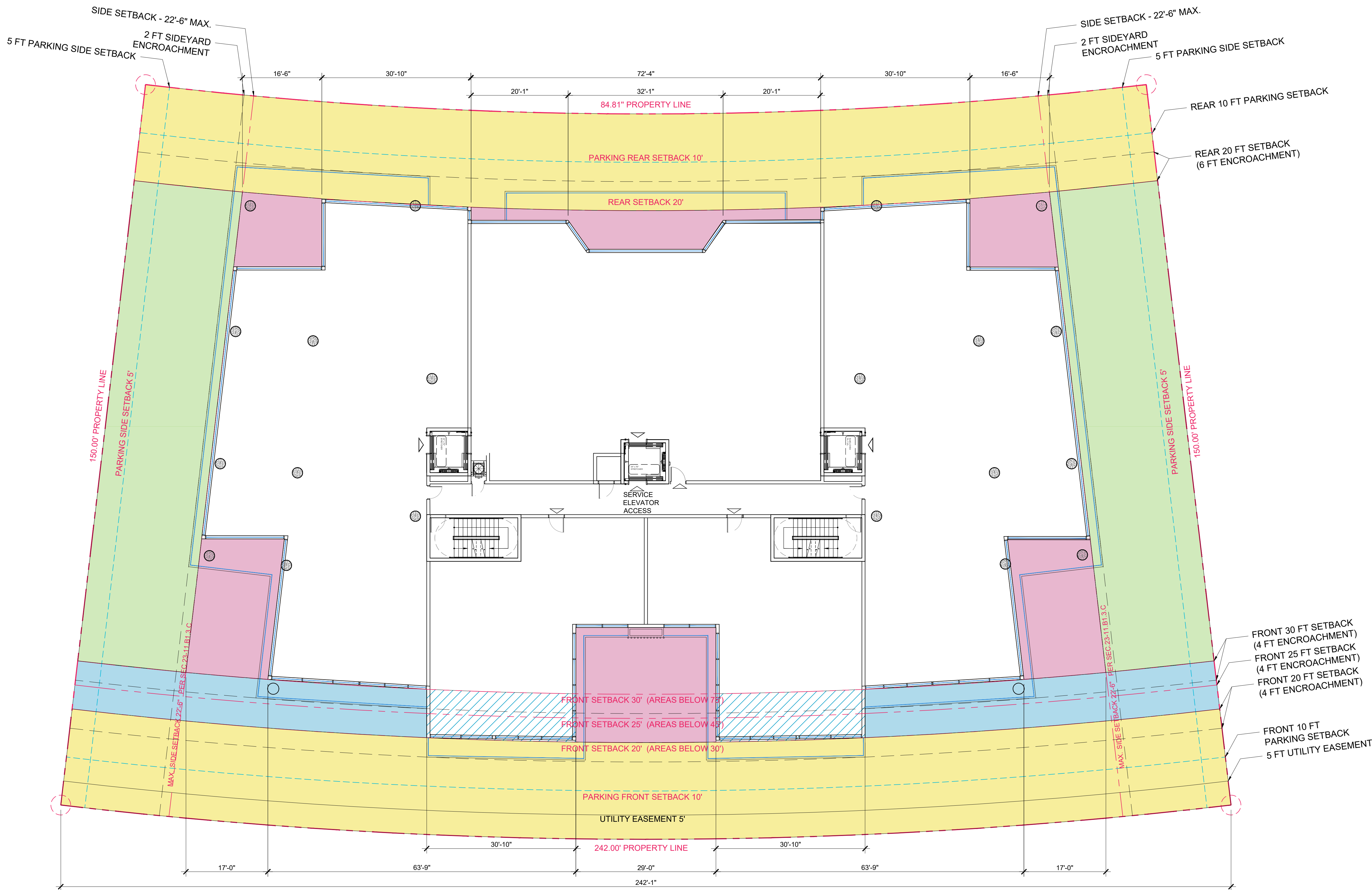
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RENDERING _VIEW FROM THE STREET

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- 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"

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9927 EAST BAY HARBOR DRIVE

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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:

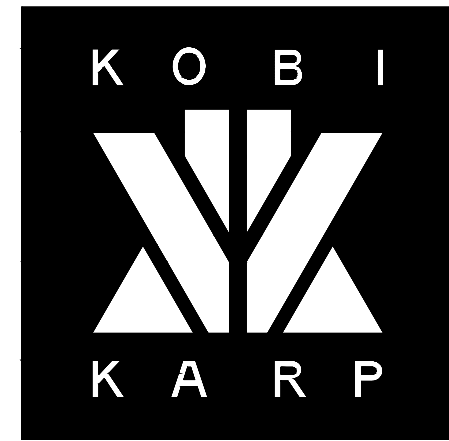
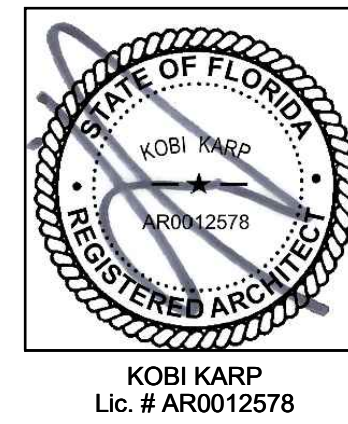
Name: Ocean Engineering
Address: 8101 Biscayne BLVD, Suite 509
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Tel: 786-518-2008

MEP ENGINEER:

Name: Reyes-Gavilan Consulting Engineers
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Fax: 305.573.3786



SETBACK DIAGRAM

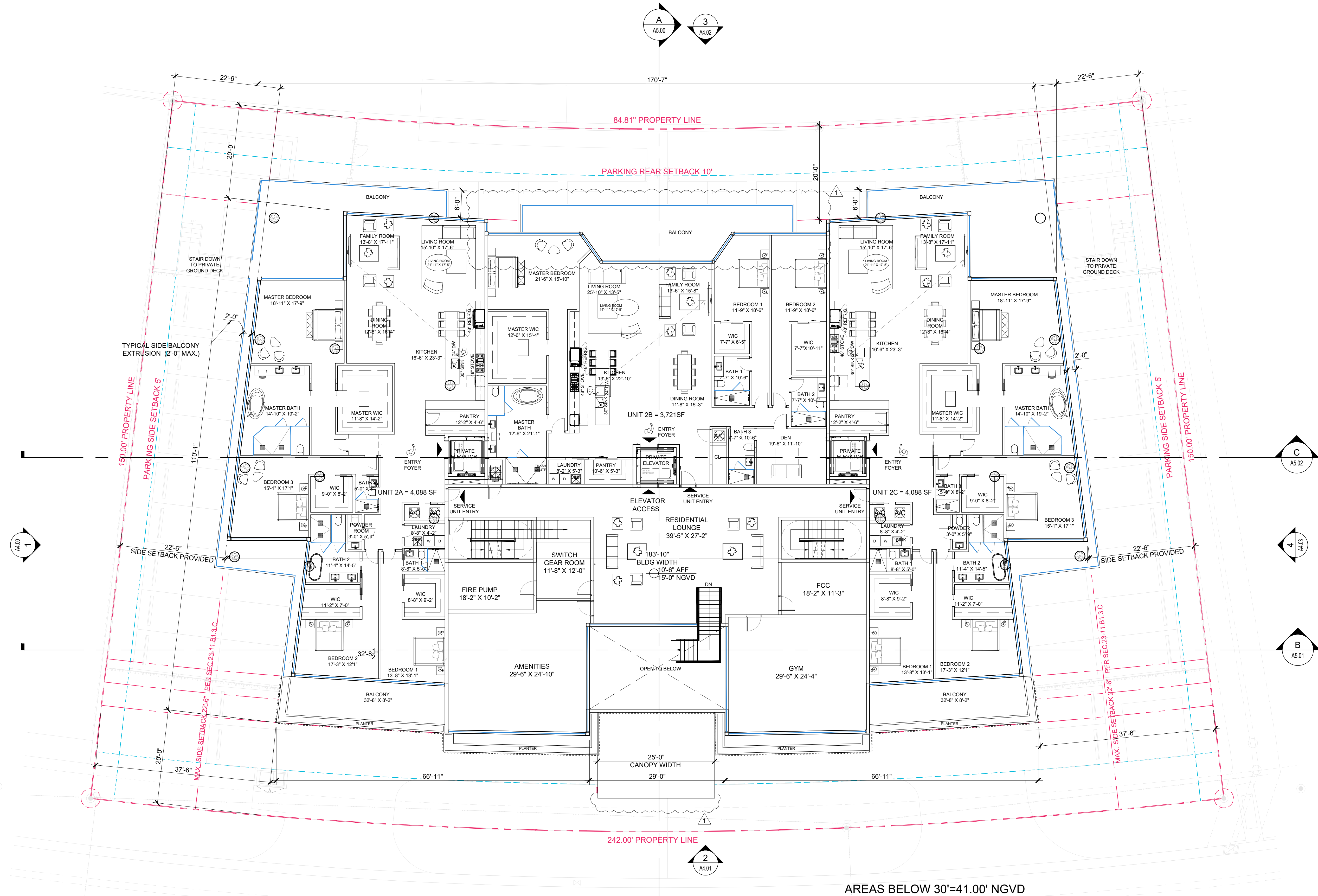
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SCALE: $3/32" = 1'-0"$

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9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

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Address: 18101 Collins Ave., #3908
Sunny Isles Beach, FL 33160

LANDSCAPE DESIGN:

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Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

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Tel: 786-518-2008

MEP ENGINEER:

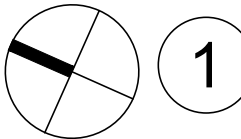
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Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3786



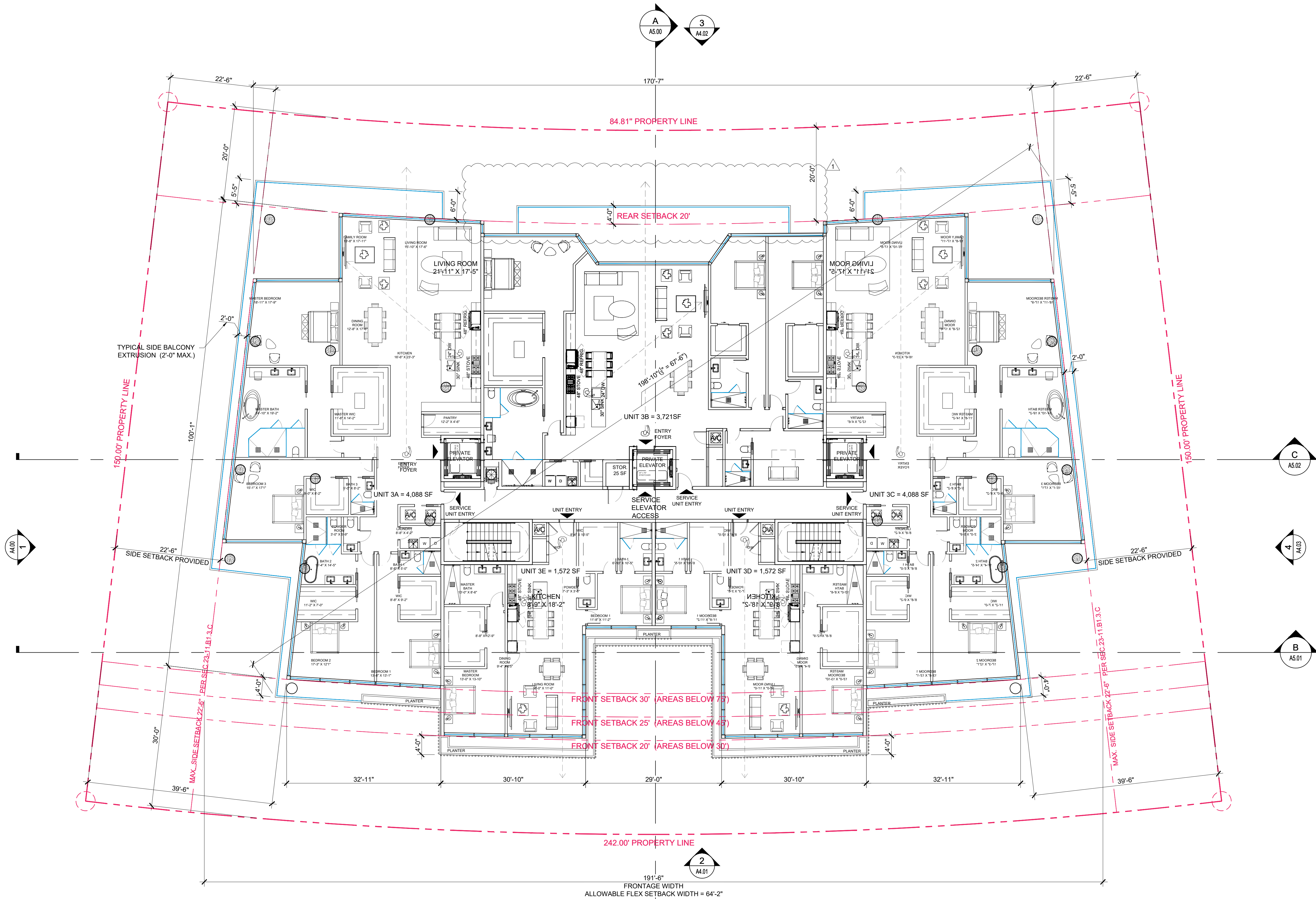
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FLOOR PLAN - LEVEL 2

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

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LEVEL 3 = 20'6" AFF
25.00' NGVD

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

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Sunny Isles Beach, FL 33160

LANDSCAPE DESIGN:

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Punta Gorda, FL 33983
Tel: 951-564-5016

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Address: 8101 Biscayne BLVD, Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:

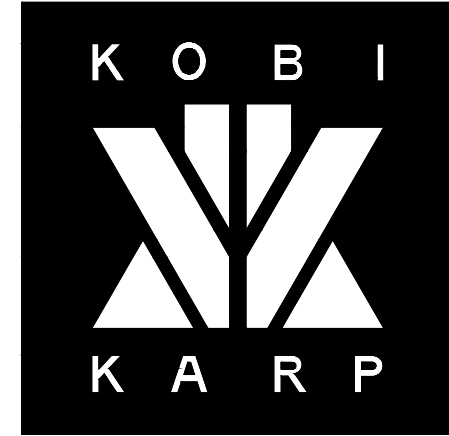
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Fax: 305.573.7386

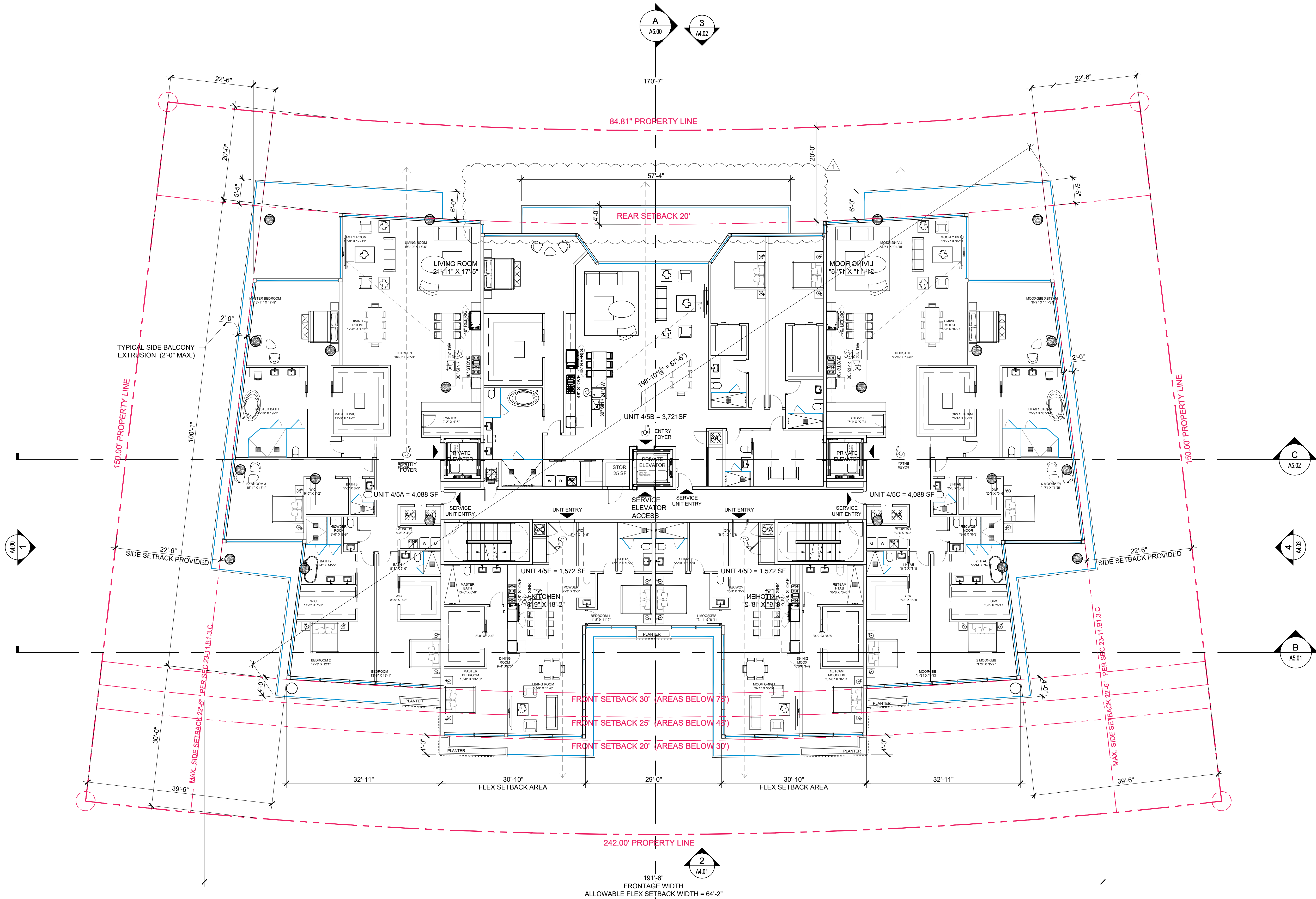


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FLOOR PLAN - LEVEL 3

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LEVEL 4 = 30'-6" AFF
35.00' NGVD
LEVEL 5 = 40'-6" AFF
45.00' NGVD

FLOOR PLAN - LEVEL 4-5
SCALE: 3/32" = 1'-0"

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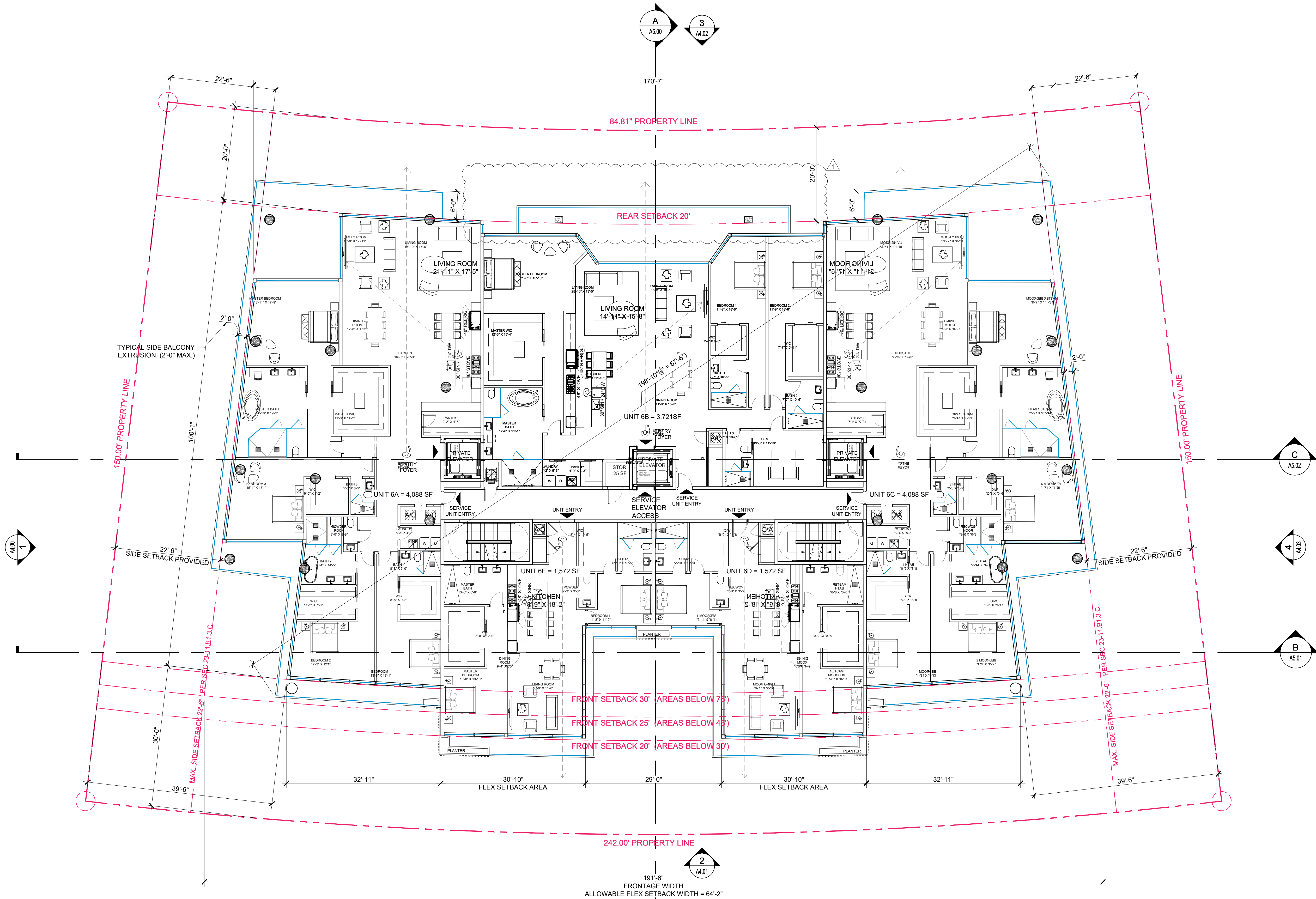


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FLOOR PLAN - LEVEL 4-5

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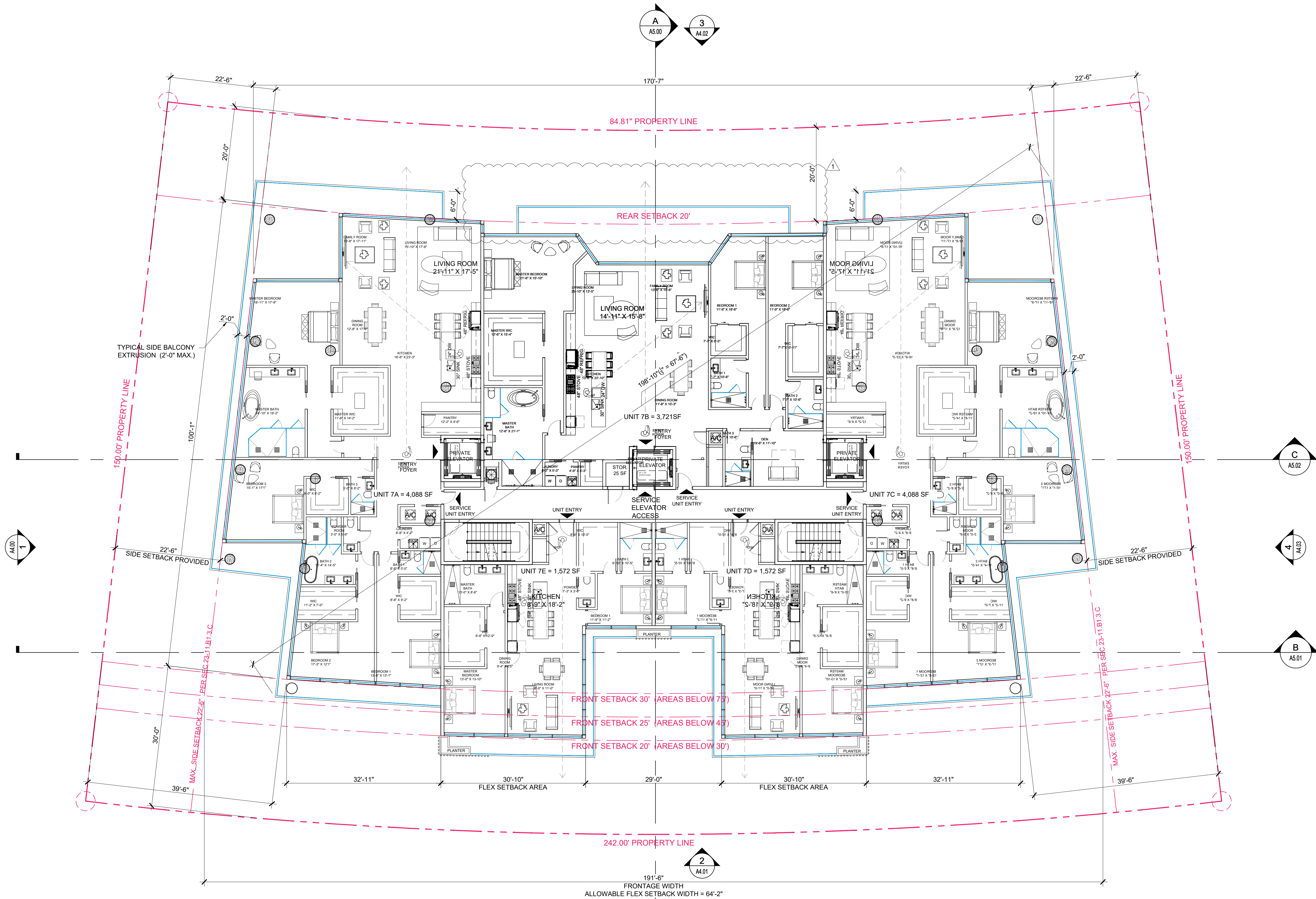


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FLOOR PLAN - LEVEL 6

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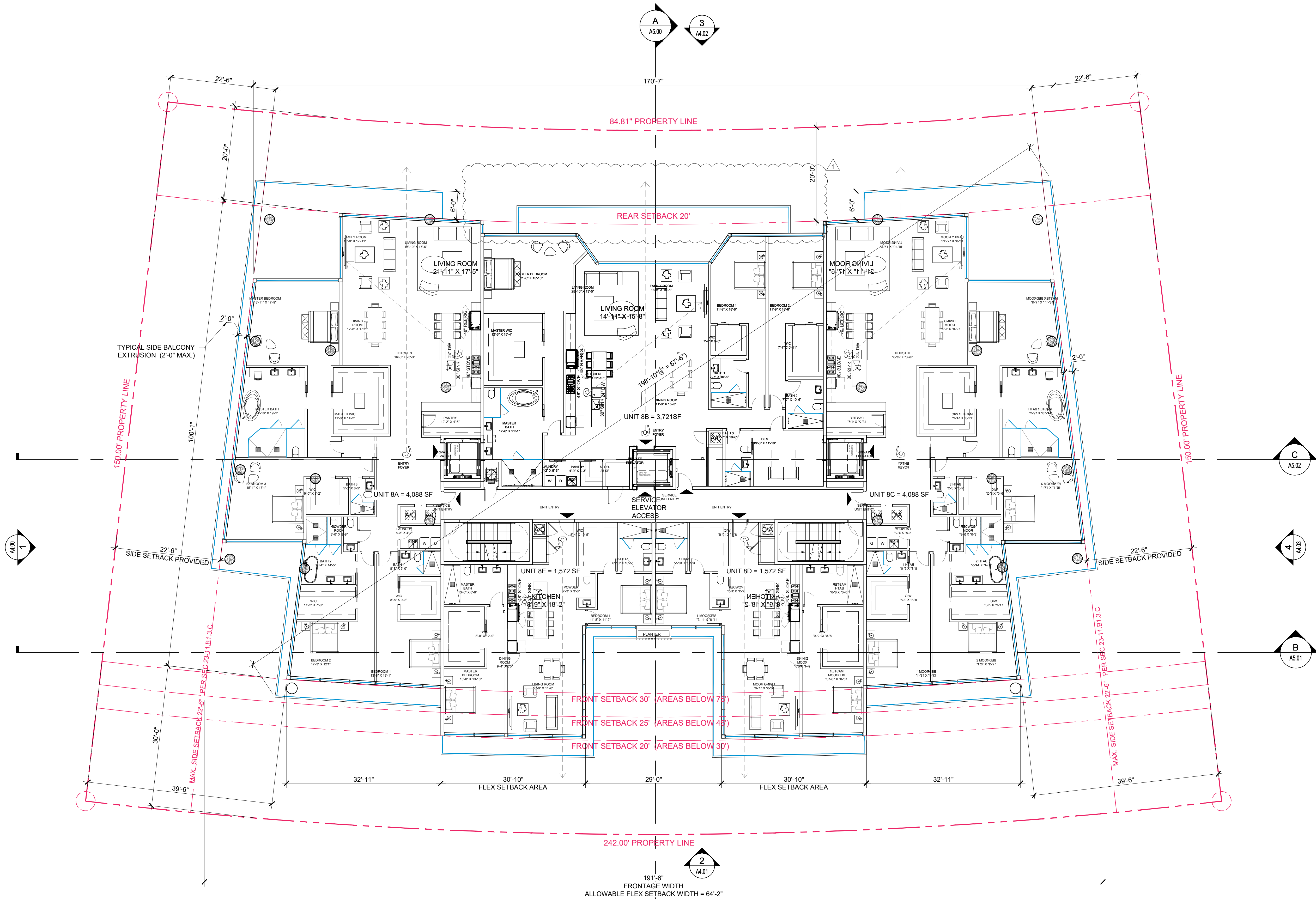


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FLOOR PLAN - LEVEL 7

Date	08-25-2022	Sheet No.
Scale		A3.05
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LEVEL 8 = 70'-6" AFF
75.00' NGVD

FLOOR PLAN - LEVEL 8
SCALE: 3/32" = 1'-0"

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ZONING PHASE

9927 EAST BAY HARBOR DRIVE
9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

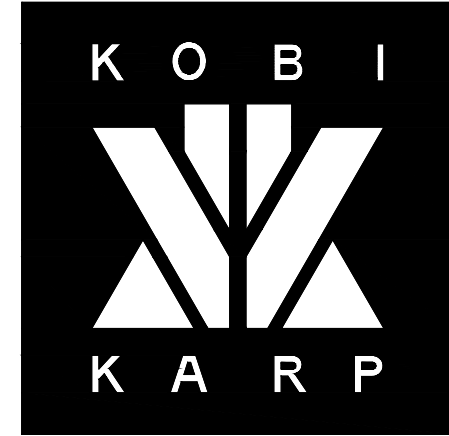
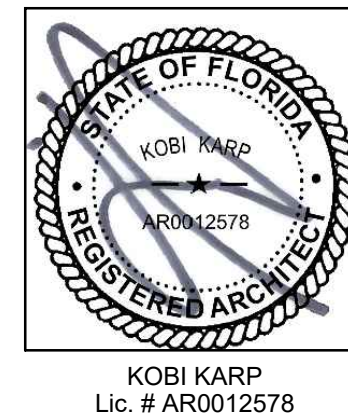
OWNER:
Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3908
Sunny Isles Beach, FL 33160

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

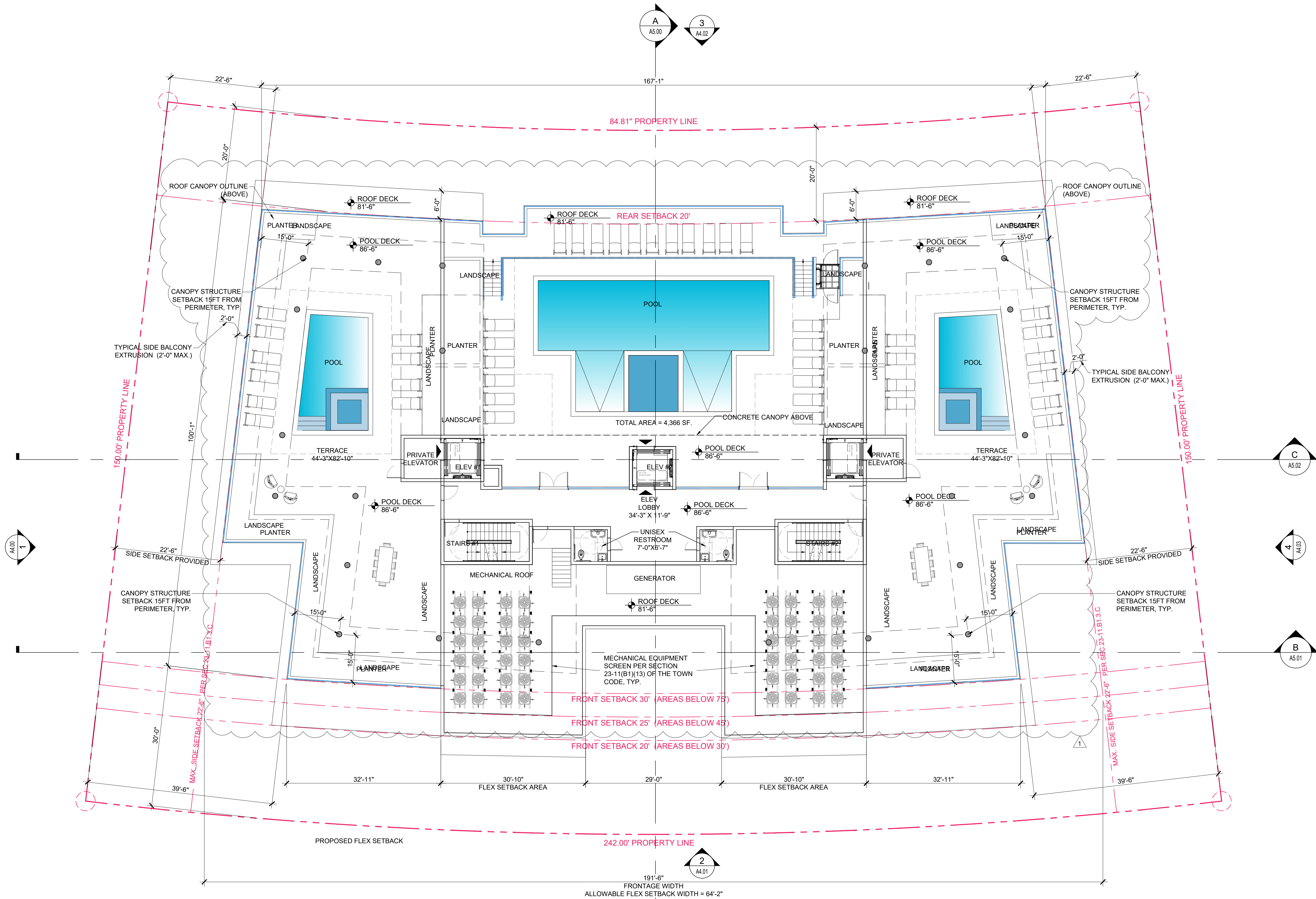
MEP ENGINEER:
Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3786



FLOOR PLAN - LEVEL 8

Date	08-25-2022	Sheet No.
Scale		A3.06
Project	2227	



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"

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BAY HARBOR ISLANDS, FL 33154

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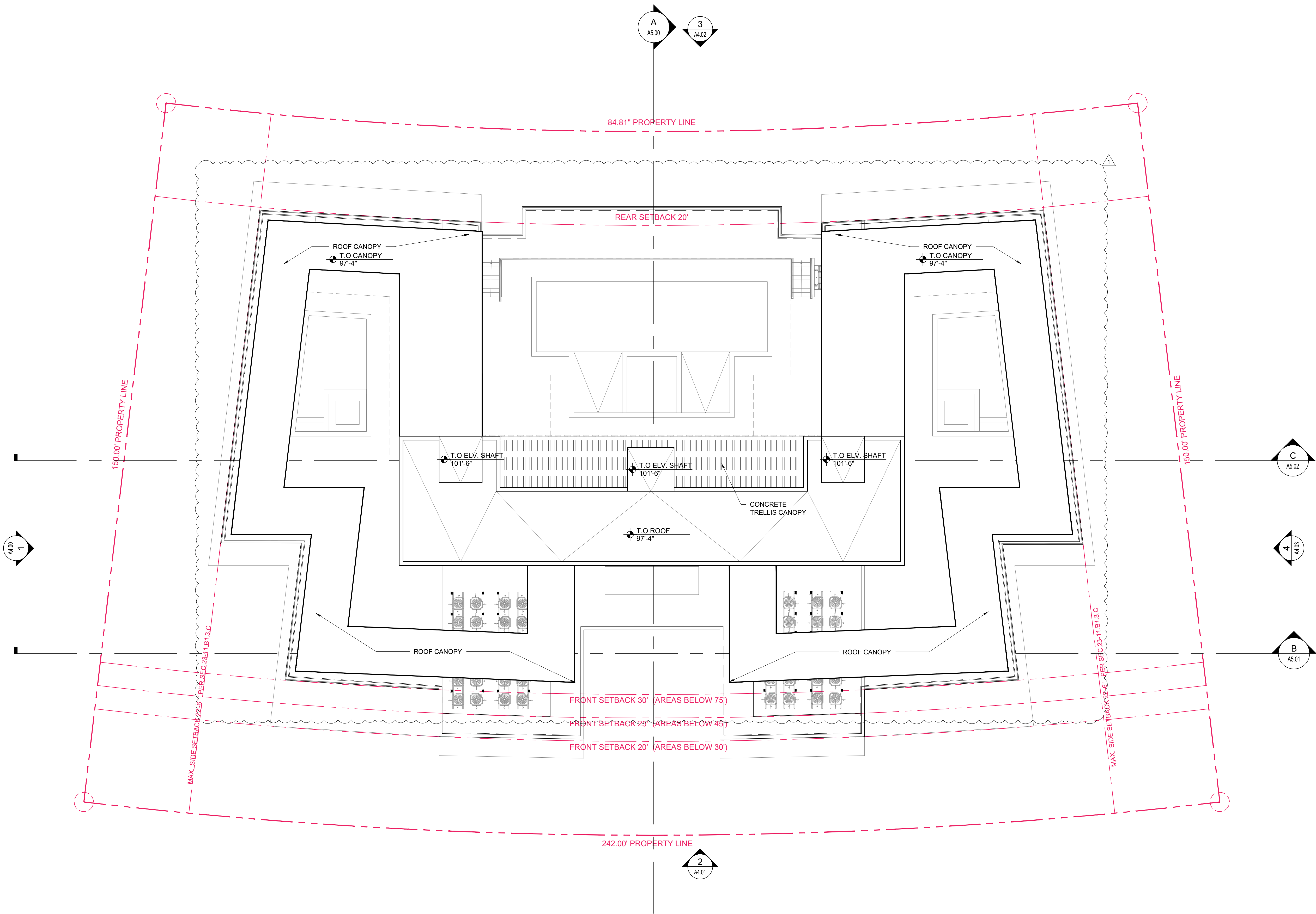
ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
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Fax: 305.573.3786



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Lic. # AR0012578



Date	08-25-2022	Sheet No.
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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
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UPPER ROOF

Date	08-25-2022	Sheet No.
Scale		A3.08
Project	2227	

1 UPPER ROOF

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



A GLAZING COLOR
LIGHT GRAY TINT



B RAILING COLOR
CLEAR



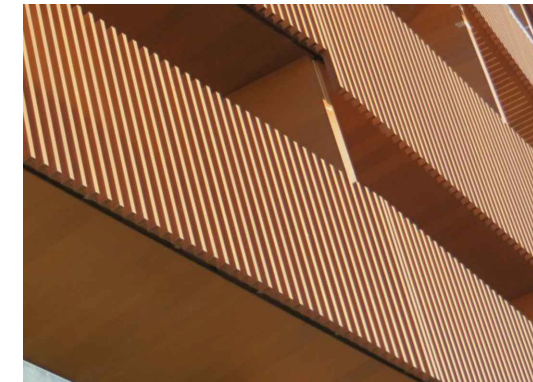
C ALUM. FRAMING
WARM GRAY COLOR FINISH



D EXTERIOR STONE VENEER
COLOR BEIGE / BIANCO LUNA



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)



F 6' PRIVACY FENCE
VERTICAL PROFILE

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

Rev.	Date	Rev.	Date
1	8/25/22 DRC REV#1	9	
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7		15	
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OWNER:

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Lic. # AR0012578



NORTH ELEVATION

Date	07-28-2022	Sheet No.
Scale		A4.00
Project	2227	



A GLAZING COLOR
LIGHT GRAY TINT



B RAILING COLOR
CLEAR



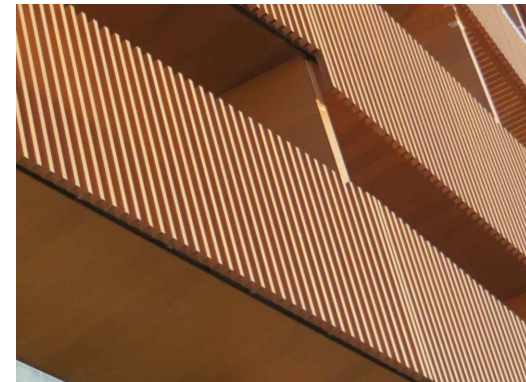
C ALUM. FRAMING
WARM GRAY COLOR FINISH



D EXTERIOR STONE VENEER
COLOR BEIGE / BIANCO LUNA



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)



F 6' PRIVACY FENCE
VERTICAL PROFILE

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

Rev.	Date	Rev.	Date
1	8/25/22 DRC REV#1	9	
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4		12	
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7		15	
8		16	
		17	

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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:

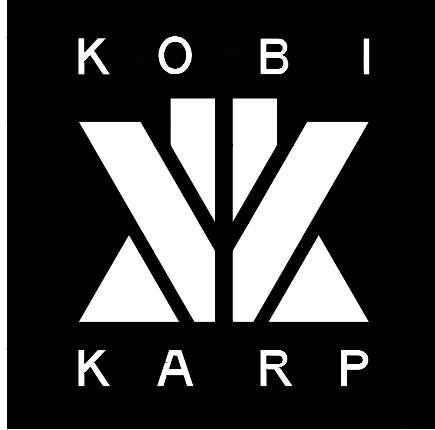
Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-573-1818
Fax: 305-573-3766

ARCHITECTS:

Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 5711 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766



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Lic. # AR0012578



WEST ELEVATION

Date	08-25-2022	Sheet No.
Scale		A4.01
Project	2227	



A GLAZING COLOR
LIGHT GRAY TINT



B RAILING COLOR
CLEAR



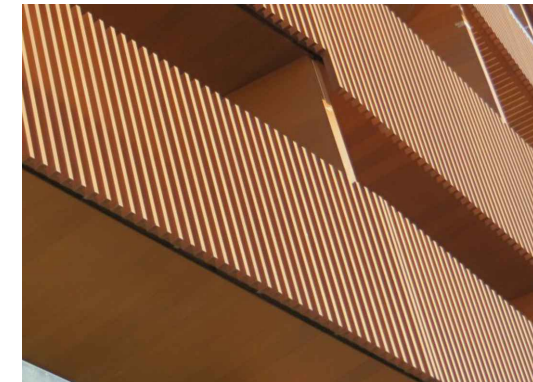
C ALUM. FRAMING
WARM GRAY COLOR FINISH



D EXTERIOR STONE VENEER
COLOR BEIGE / BIANCO LUNA



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)



F 6' PRIVACY FENCE
VERTICAL PROFILE

1 SOUTH ELEVATION

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

Rev.	Date	Rev.	Date
1	8/25/22 DRC REV#1	9	
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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:

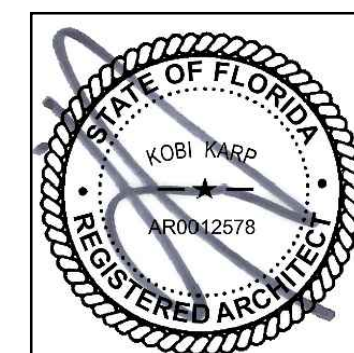
Name: Ocean Engineering
Address: 8101 Biscayne BLVD, Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:

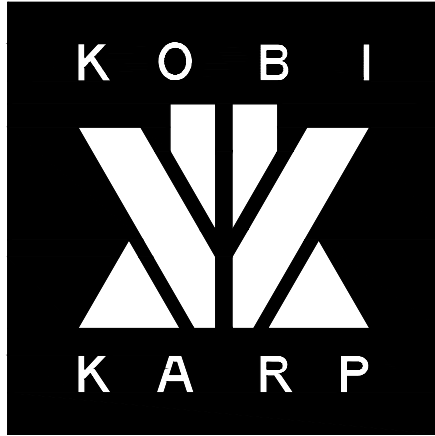
Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-573-1818
Fax: 305-573-3786

ARCHITECTS:

Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3786



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SOUTH ELEVATION

Date	08-25-2022	Sheet No.
Scale		A4.02
Project	2227	



Rev.	Date	Rev.	Date
1	8/25/22 DRC REV#1	9	
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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:

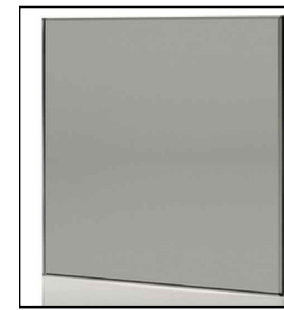
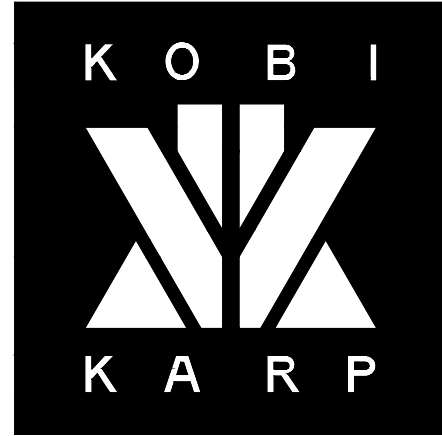
Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-573-1818
Fax: 305-573-3766

ARCHITECTS:

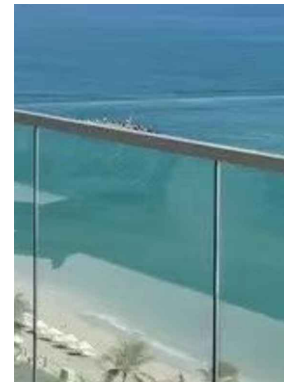
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A GLAZING COLOR
LIGHT GRAY TINT



B RAILING COLOR
CLEAR



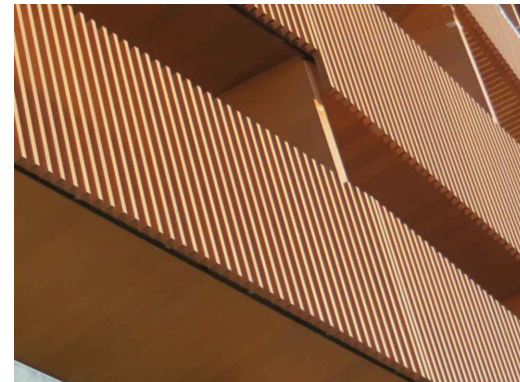
C ALUM. FRAMING
WARM GRAY COLOR FINISH



D EXTERIOR STONE VENEER
COLOR BEIGE / BIANCO LUNA



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)



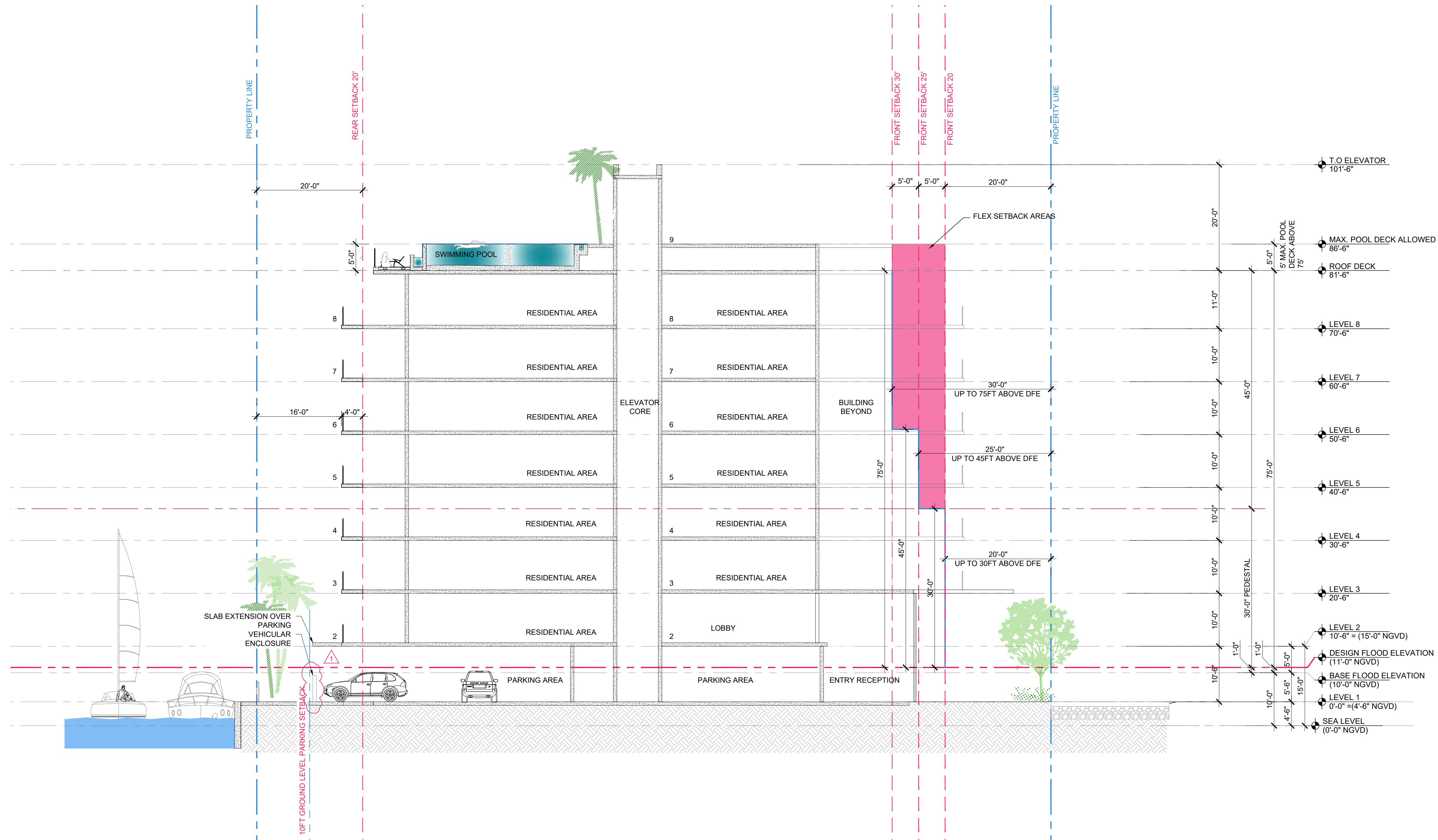
F 6' PRIVACY FENCE
VERTICAL PROFILE

1 EAST ELEVATION

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

EAST ELEVATION

Date	08-25-2022	Sheet No.
Scale		A4.03
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ZONING PHASE

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BAY HARBOR ISLANDS, FL 33154

OWNER:

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Sunny Isles Beach, FL 33160

LANDSCAPE DESIGN:

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Punta Gorda, FL 33983
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Lic. # AR0012578

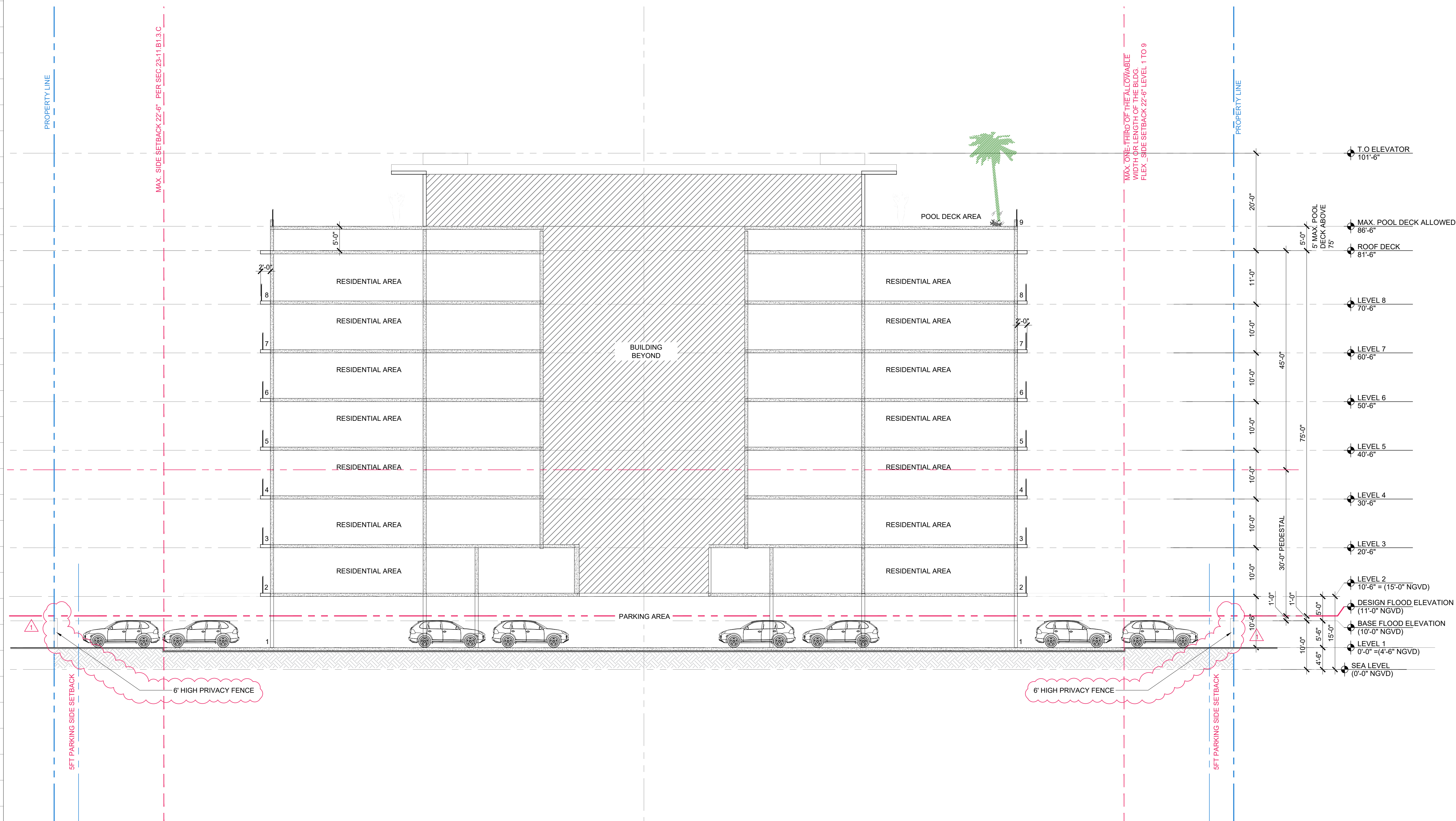


A BUILDING SECTION

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

BUILDING SECTION - A

Date	08-25-2022	Sheet No.
Scale		A5.00
Project	2227	



Rev.	Date	Rev.	Date
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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, #3308
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:
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Miami, FL 33138
Tel: 786-518-2008

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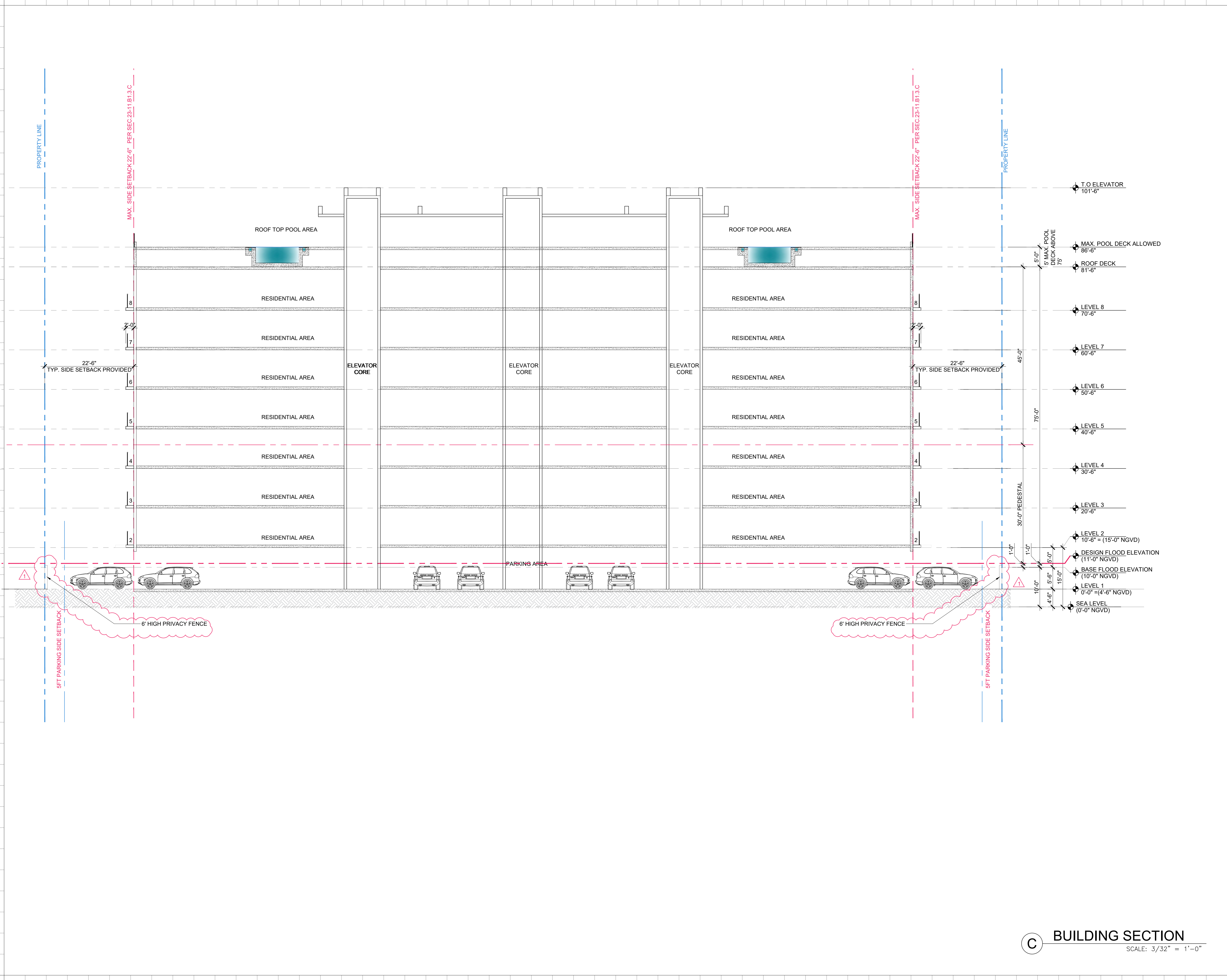
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Lic. # AR0012578



BUILDING SECTION

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

Date	08-25-2022	Sheet No.
Scale		A5.01
Project	2227	



Rev.	Date	Rev.	Date
1	8/25/22 DRC REV#1	9	
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BAY HARBOR ISLANDS, FL 33154

OWNER:

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LANDSCAPE DESIGN:

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Lic. # AR0012578

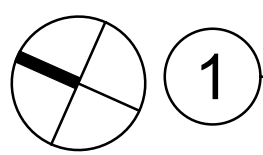
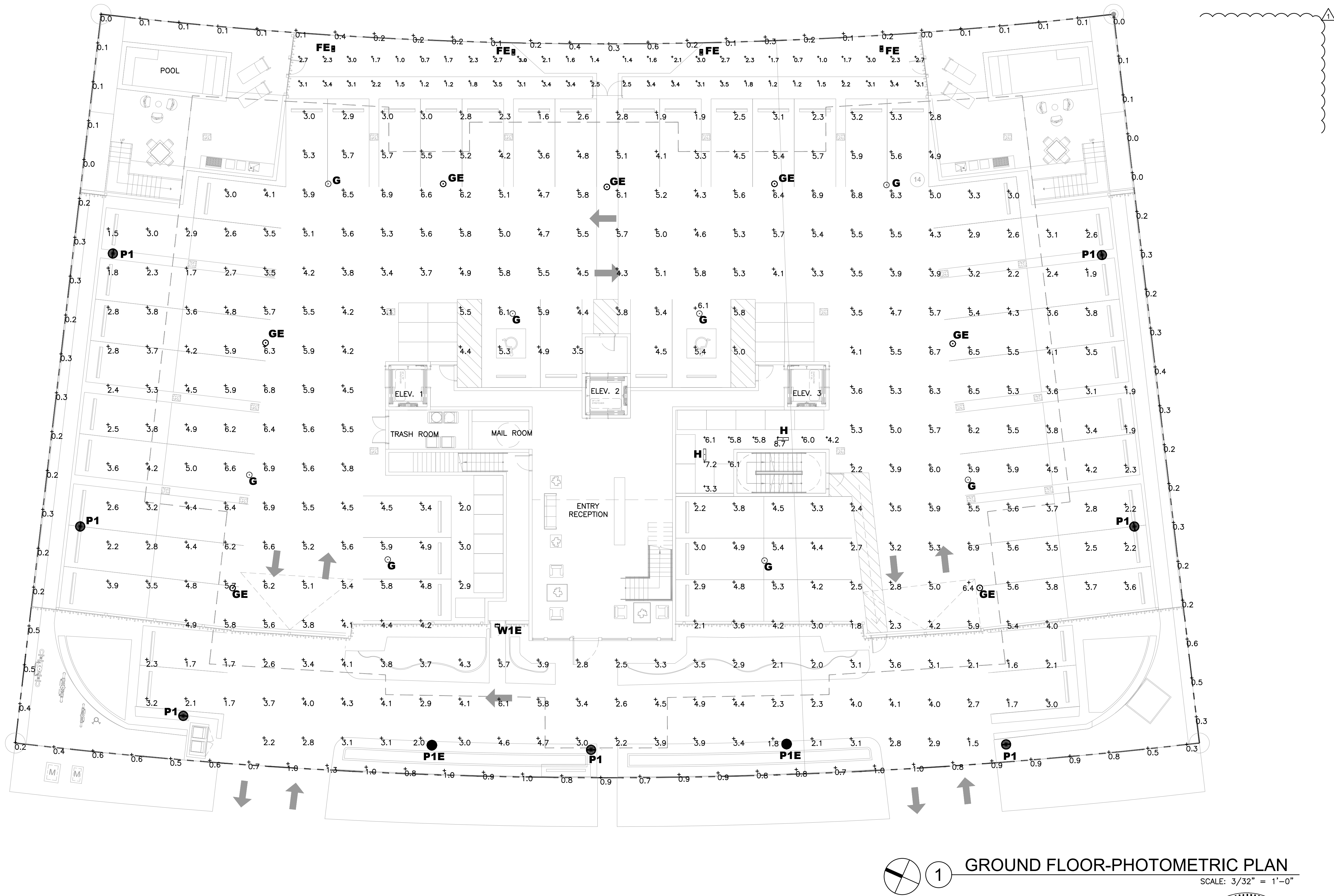


BUILDING SECTION - C

Date	08-25-2022	Sheet No.
Scale		A5.02
Project	2227	

BUILDING SECTION

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

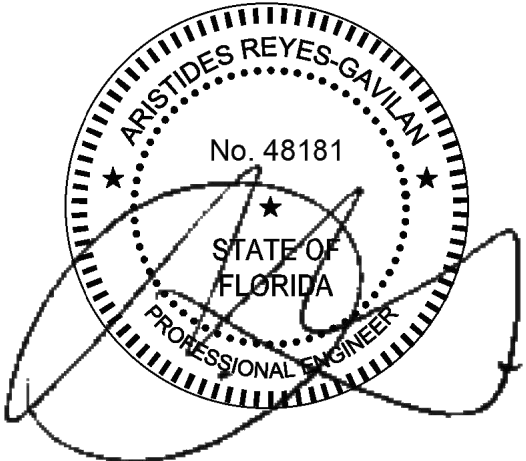


1 GROUND FLOOR-PHOTOMETRIC PLAN

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

CALCULATION SUMMARY						
Scene: NORMAL						
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN MAX/MIN
PARKING & DRIVE	ILLUMINANCE	Fc	4.17	6.9	1.5	2.78 4.60
REAR WALKING AREA	ILLUMINANCE	Fc	1.69	3.4	0.3	5.63 1.33
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
	4	FE	SINGLE	U.S. ARCHITECTURAL LIGHTING	LXT-RB1-PLD-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
	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



Rev.	Date	Rev.	Date
1	8/25/22 DRC REV#1	9	
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ZONING PHASE

9927 EAST BAY HARBOR DRIVE
9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

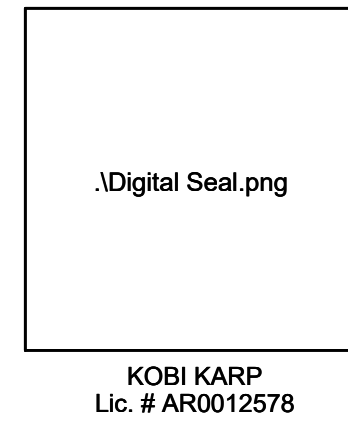
OWNER:
Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave., #3908
Sunny Isles Beach, FL 33160

LANDSCAPE DESIGN:
Name: Topo Graphic LLC
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Punta Gorda, FL 33983
Tel: 951-564-5016

CIVIL ENGINEER:
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Tel: 786-518-2008

MEP ENGINEER:
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ARCHITECTS:
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Fax: 305.573.3786

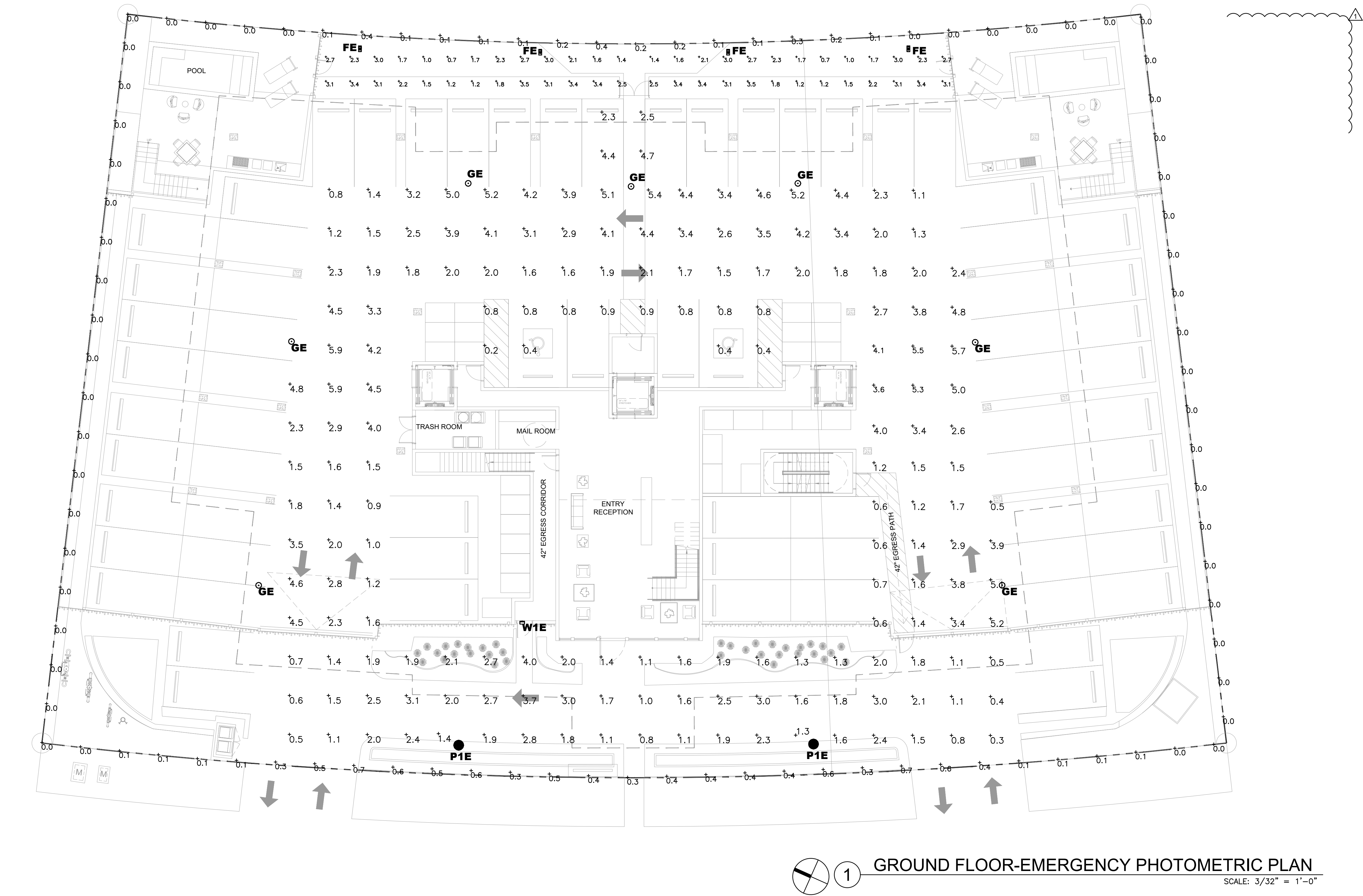


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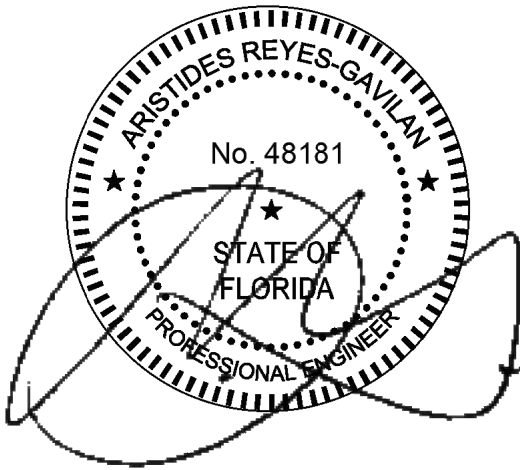
PHOTOMETRIC PLAN

Date	07-28-2022	Sheet No.	PH-1
Scale			
Project	2227		



CALCULATION SUMMARY							
Scene: EMERGENCY							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
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
	4	F1E	SINGLE	U.S. ARCHITECTURAL LIGHTING	LXT-RB1-PLD-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
	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



REYES-GAVILAN
CONSULTING ENGINEERS, INC.
16252 N.W. 79 AVENUE
MIAMI LAKES, FL 33016
TEL 305.828.0644
FAX 305.828.6494
Email: office@reyesgavilancorp.com
www.reyesgavilancorp.com
C.A. No. 8464/ P.E. No. 48181

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1	8/25/22 DRC REV#1	9	
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ZONING PHASE

9927 EAST BAY HARBOR DRIVE
9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

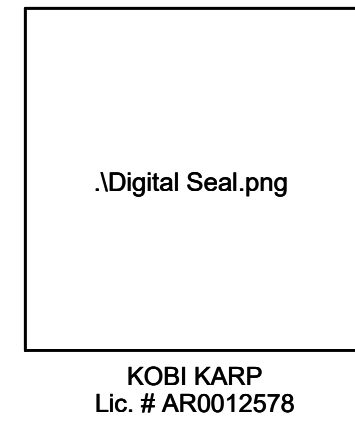
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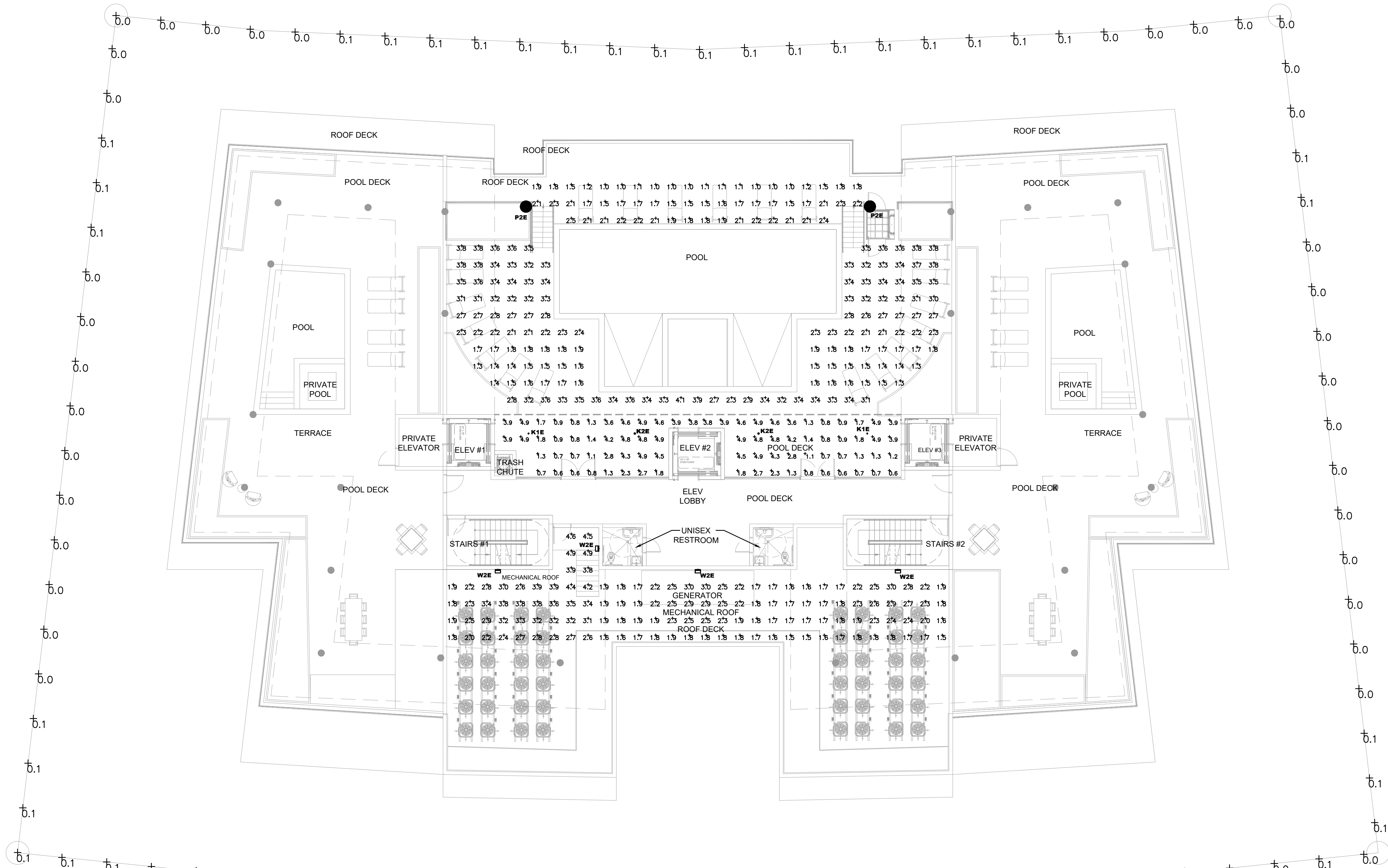
MEP ENGINEER:
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PHOTOMETRIC PLAN

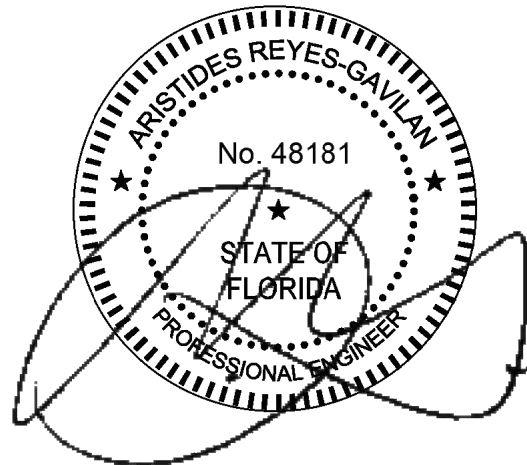
Date	07-28-2022	Sheet No.	PH-2
Scale			
Project	2227		



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
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	2.9	4.9	1.0	2.9	4.9

LUMINAIRE SCHEDULE										
Scene: NORMAL										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	2	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



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1	8/25/22 DRC REV#1	9	
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Tel: 951-564-5016

CIVIL ENGINEER:

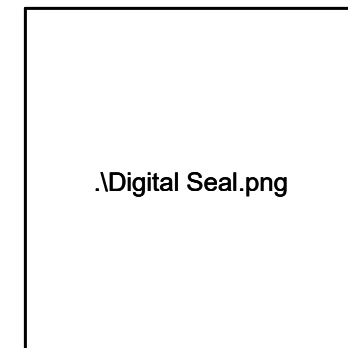
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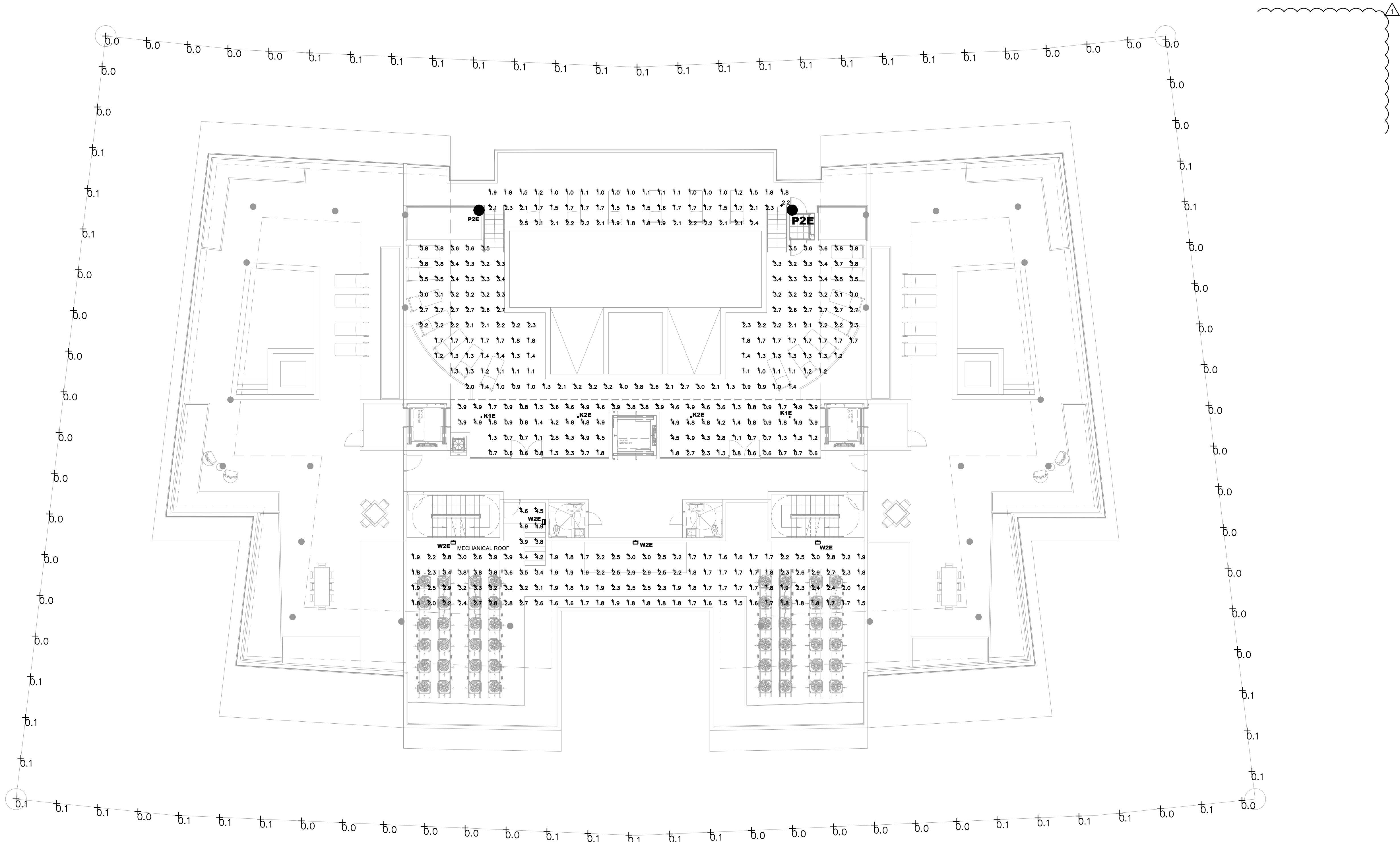


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PHOTOMETRIC PLAN

Date	07-28-2022	Sheet No. PH-3
Scale		
Project	2227	



CALCULATION SUMMARY							
Scene: EMERGENCY							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
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	3.0	4.9	0.9	3.33	5.4

LUMINAIRE SCHEDULE										
Scene: EMERGENCY										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	2	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

Rev.	Date	Rev.	Date
1	8/25/22 DRC REV#1	9	
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ZONING PHASE

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9927 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: 9955 Bay Harbor Development LLC
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Sunny Isles Beach, FL 33160

LANDSCAPE DESIGN:

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Tel: 951-564-5016

CIVIL ENGINEER:

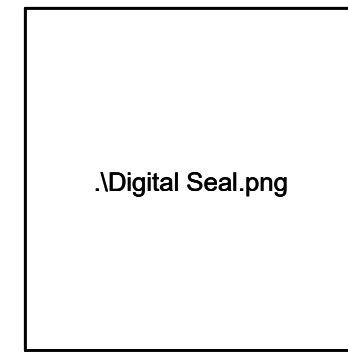
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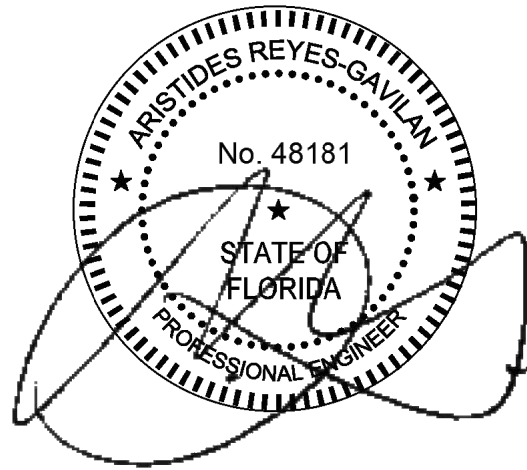


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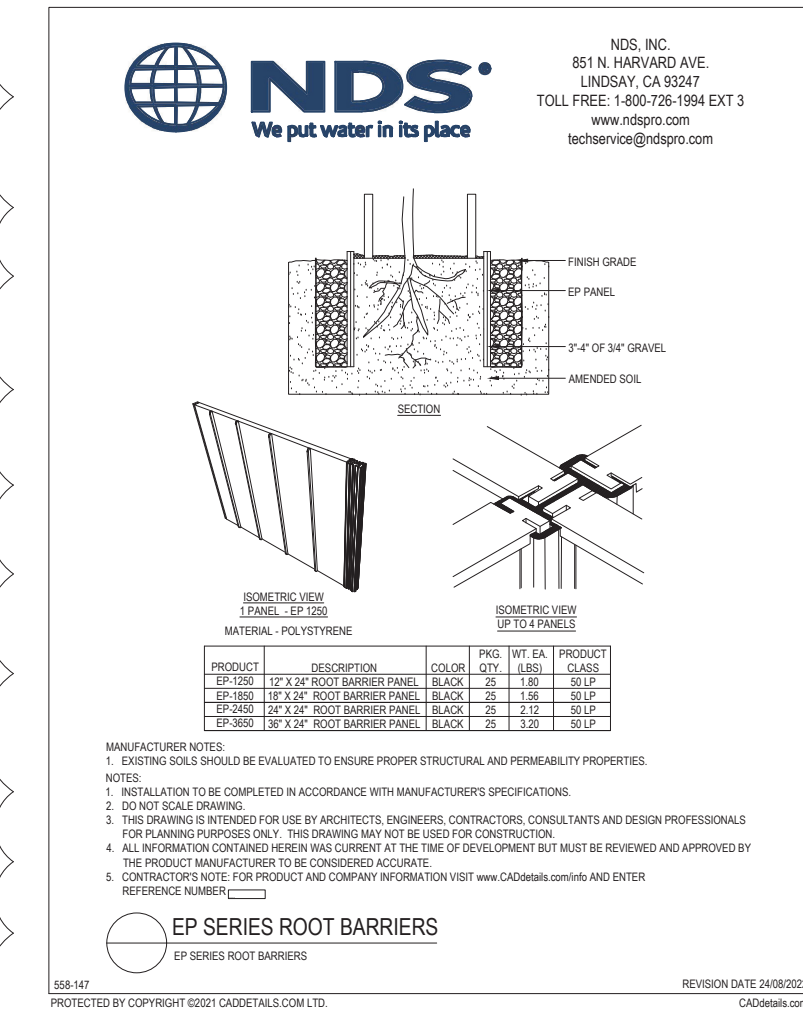
PHOTOMETRIC PLAN

Date	07-28-2022	Sheet No. PH-4
Scale		
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 PLUM DESIGNATION:
MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
Net Lot Area 0.77 Acres / 33,750 SF

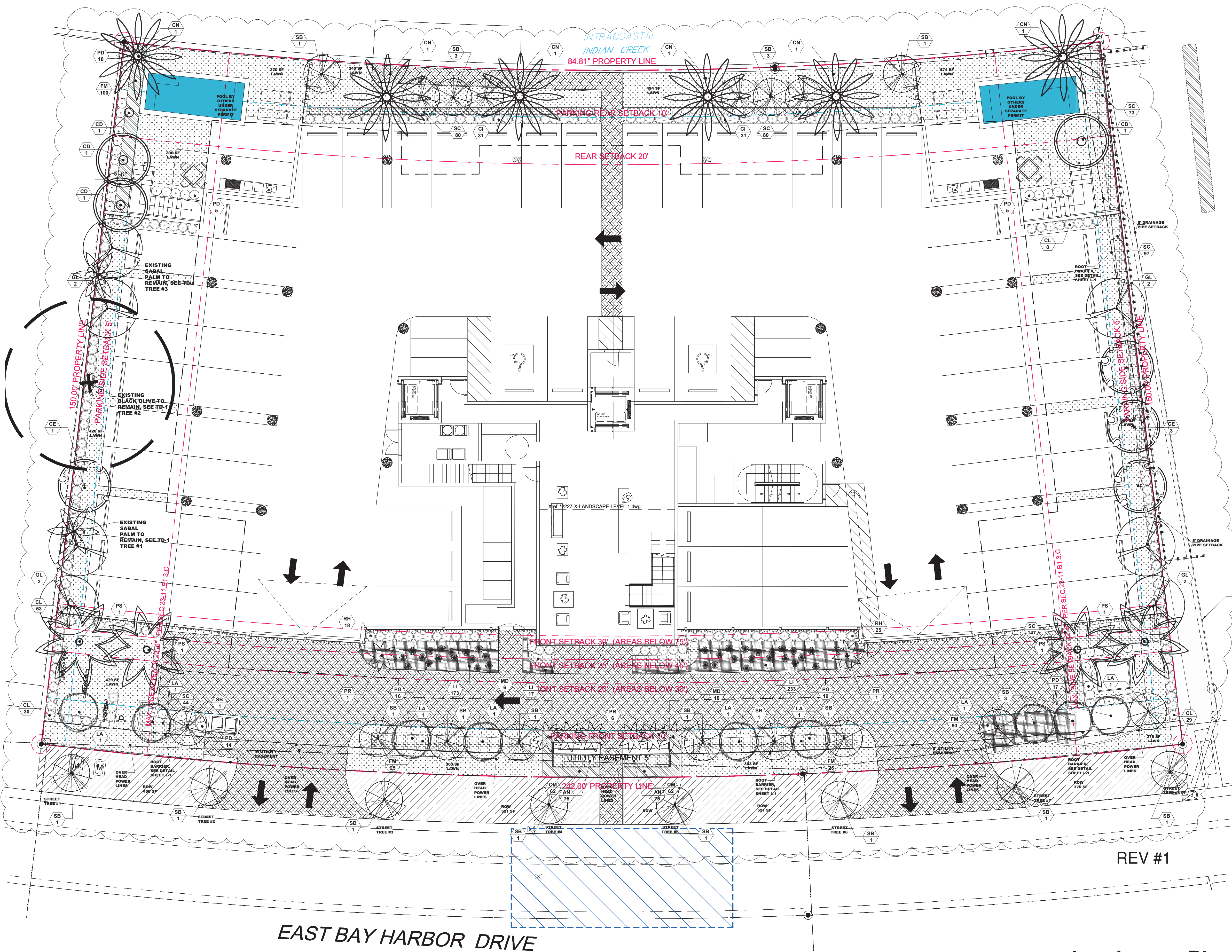
		Required	Provided
I. Open Space Requirement			
1. Net Lot Area = 33,750 SF x 20% = 6,750 SF 20%	6,750 SF (20%) Min	6,892 SF (25%)	
II. Shade Trees			
A. Required Shade Trees			
1. 28 shade trees/acre: 28 X 0.77 = 21.56 = 22	22	1 existing + 42 new	
(Min. 12' in height / 4" clear wood / 2 1/2" caliper)			
(Palm trees substituted at a 3:1 ratio: max. 25% of required shade trees)	6	12 palms @ 3:1 = 4 trees	
Total 47 trees			
2. Native Species Required - 50% Min.	11	47	
# of shade trees req. 7 x 50% = 3.5 = 4			
(BHI - Sec. 24-16(a)(2))			
3. Drought Tolerant and Low Maintenance Species Require - 50% Min.	11	47	
# of shade trees req. 7 x 50% = 3.5 = 4			
(MDC - Sec. 18A-6(C)(1)(b))			
B. Tree Species			
1. Number of shade trees required	22	47	
(from Sec. (II)(A)(1) above)			
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	9	
C. Tree Heights			
1. Number of Stories of building (9)			
2. Number of shade trees required 22			
(from Sec. (II)(A)(1) above)			
Shade tree heights required:			
14-16 ft. - 25 % or 5 shade trees	6	4 (CD) + 18 (SB), 8 (LA) = 31	
16-18 ft. - 50 % or 11 shade trees	11	8 (LA) + 4 (CE) = 12	
18-20 ft. - 25 % or 5 shade trees	6	8 (GL) + 10 Palms = 18	
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
	50%	16-18	7
	25%	18-20	8
III. Street Trees			
1. Street Trees @ 1:35'	Required 7	Provided 8 (SB under powerlines)	
Width of lot 242' / 35' = 6.9 = 7			
(15' min height / 6" clear wood / 2 1/2" caliper) (Under Powerlines)			
IV. Shrubs Required			
1. 10 shrubs required per shade tree	Required 220	Provided 1,058	
(Min. 24" in height / visual screen min. 36" in height / max 24" on center)			
(BHI - Sec. 24-16(a)(2)(d))			
2. Native Species Required - 30% Min.	66	703	
(MDC - Sec. 18A-6(D)(1)(a))			
3. Drought Tolerant and Low Maintenance Species Required - 50% Min.	66	703	
(MDC - Sec. 18A-6(D)(1)(b))			
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)			
1. 10 SF / parking space:	Required n/a	Provided n/a	
10 X _____ spaces = _____ SF			
(MDC - Sec. 18A-6(J))			
2. Shade Trees Required	n/a	n/a	
(MDC - Sec. 18A-6(J))			
3. Shrubs Required	n/a	n/a	
(MDC - Sec. 18A-6(J))			
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.			



REV #1

*** 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.



REV #1

EAST BAY HARBOR DRIVE

		PLANT SCHEDULE			
		SHRUBS			
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
AN	150	ANNUALS/ SINGLE COLOR	NO	HIGH	4" HT. X 4" SPR. / 4" POT/ FULL/ BL/ 4" O.C.
CL	120	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.
CM	184	CARISSA MACROCARPA 'EMERALD BLANKET'	NO	LOW	12" HT. X 12" SPR. / 3 GAL/ FULL/ 12" O.C.
PD	41	PODOCARPUS MACROPHYLLUS/ PODOCARPUS (HEDGE)	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
FM	210	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
SC	521	SPARTINA BAKERI/ SAND CORDGRASS	YES	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2" O.C.
MD	16	MONSTERA DELICIOSA/ MONSTERA	NO	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2" O.C.
RH	43	RAHPIS EXCELSA/ LADY PALM	NO	LOW	48" HT. X 24" SPR. / 15 GAL/ FULL/ 24" O.C.
PR	8	PHOENIX ROEBELII/ PIGMY DATE PALM	NO	LOW	8" HT. / 15 GAL/ FULL/ TRIPLE FULL HEADS
PG	37	PHILODENDRON GIGANTEUM/ GIANT PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
LI	423	LIRIOPE MUSCARI/ GIANT BLUE/ LIRIOPE	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
LAWN	4,046 SF	SOYSA 'EMERALD' (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	MED	SOLID EVEN PIECES
ROW	1,818 SF	STENOTAPHRUM SECUNDATUM/ ST. AGUSTINE (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	LOW	SOLID EVEN PIECES

		TREES AND PALMS			
SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
PS/ 4	4	PHOENIX SYLVESTER/ SYLVESTER PALM	NO	LOW	18" O.A. HT. / 9" CLEAR TRUNK, THICK TRUNK, FG, BB, FF, DIAMOND CUT
CE/ 4	4	CONOCARPUS ERECTUS/ GREEN BUTTWOOD	YES	LOW	16-18' HT. X 7" SPR X 5" CLEAR WOOD, 2.5" CAL. FG, BB, FF/ SINGLE MAIN LEADER
GL/ 8	8	BURSERIA SIMAROUBA/ GUMBO LIMBO	YES	LOW	18-20' HT. X 6" SPR X 6" CLEAR WOOD, 2.5" CAL. FG, BB, FF/ SINGLE MAIN LEADER
CD/ 4	4	COCOLoba DIVERSIFOLIA/ PIGEON PLUM	YES	LOW	14-16' HT. X 5" SPR X 4" CLEAR WOOD, 3" CAL. FG, BB, FF/ SINGLE MAIN LEADER
CN/ 6	6	COCOS NUXIFERA 'GREEN MALAYAN' / COCONUT GREEN MALAYAN (JAMAICAN CERTIFIED)	NO	LOW	18" HT. X 8" SPR. FG, BB, FF/ STRAIGHT TRUNK
SB/ 18	18	CONOCARPUS ERECTUS SERICEUS/ SILVER BUTTWOOD	YES	LOW	14" HT. X 5" SPR X 4" CLEAR WOOD, 2" CAL. FG, BB, FF/ SINGLE MAIN LEADER
LA/ 8	8	LAGERSTROMIA INDICA/ TUSCARORA/ CRAPE MYRTLE	YES	LOW	16-18' HT. X 7" SPR X 5" CLEAR WOOD, 2.5" CAL. FG, BB, FF/ SINGLE MAIN LEADER
STREET TREES					
SB/ 8	8	CONOCARPUS ERECTUS SERICEUS/ SILVER BUTTWOOD (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

SCALE 3/32" = 1'-0"

LOT AREA	OPEN SPACE 20% OF LOT MIN.		
	MINIMUM	PROPOSED	%
33,750 SF.	6,750 SF.	6,797 SF.	20 %

REV #1

TOPO
GRAPHIC
landscape architecture & design
TOPO GRAPHIC LLC
LC2600577
941-564-5016
Miami Beach, FL / Punta Gorda, FL
info@topo-graphic.com

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Landscape Plan
Ground Level Landscape Plan
9927 EAST BAY HARBOR DRIVE
BAY HARBOR, FL 33154

Project:

Revisions:
REVISION #1 08.23.2022: Revised per changes to driveway/ waterfront/ conflict with powerlines/ easements

Seal:
Digitally signed
by Manuel C
Alonso
Date:
2022.08.24
16:45:17 -04'00'
MANUEL C. ALONSO - LA666853

Drawing: Landscape Plan

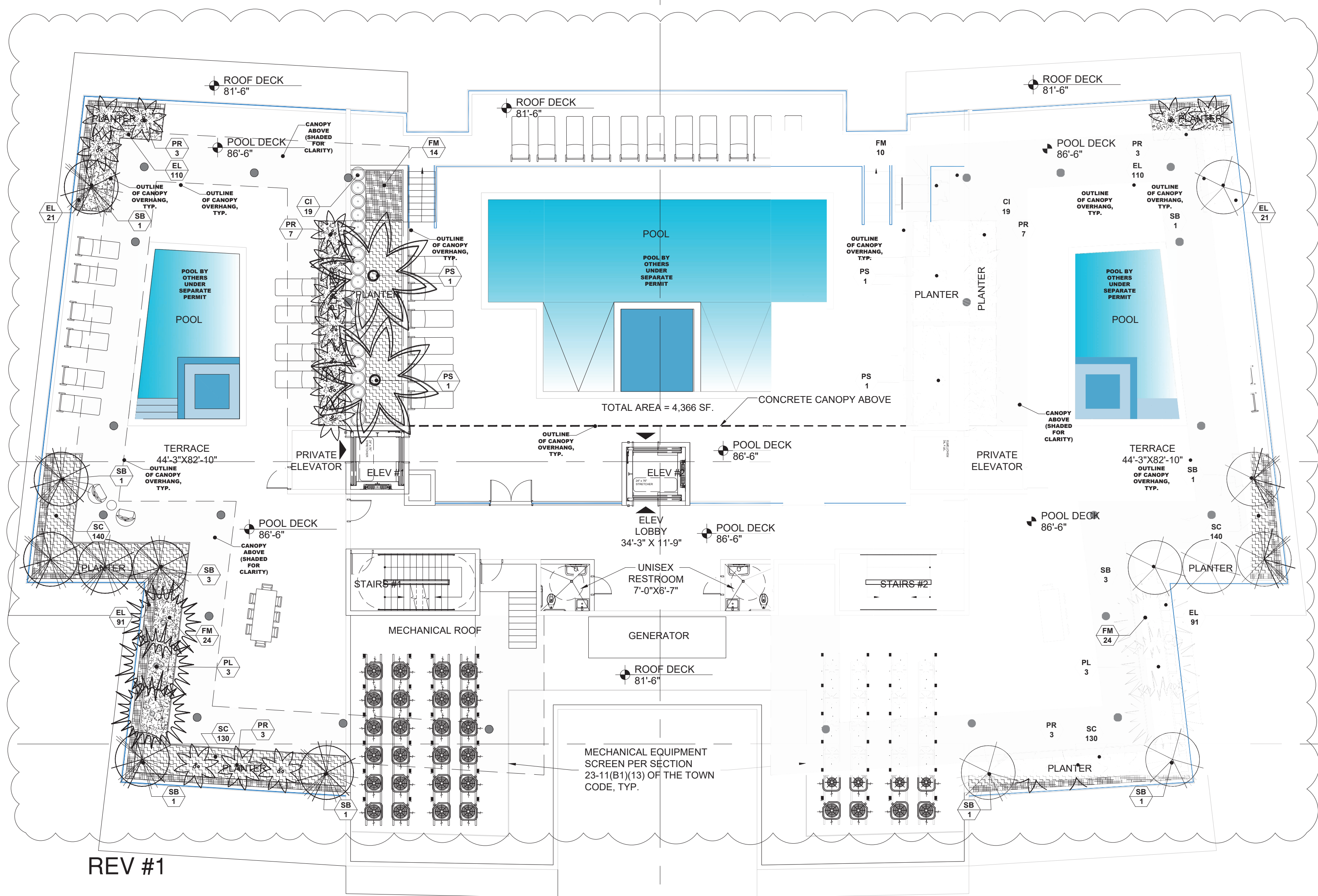
Date: 07.15.2022

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Drawn by: JRP

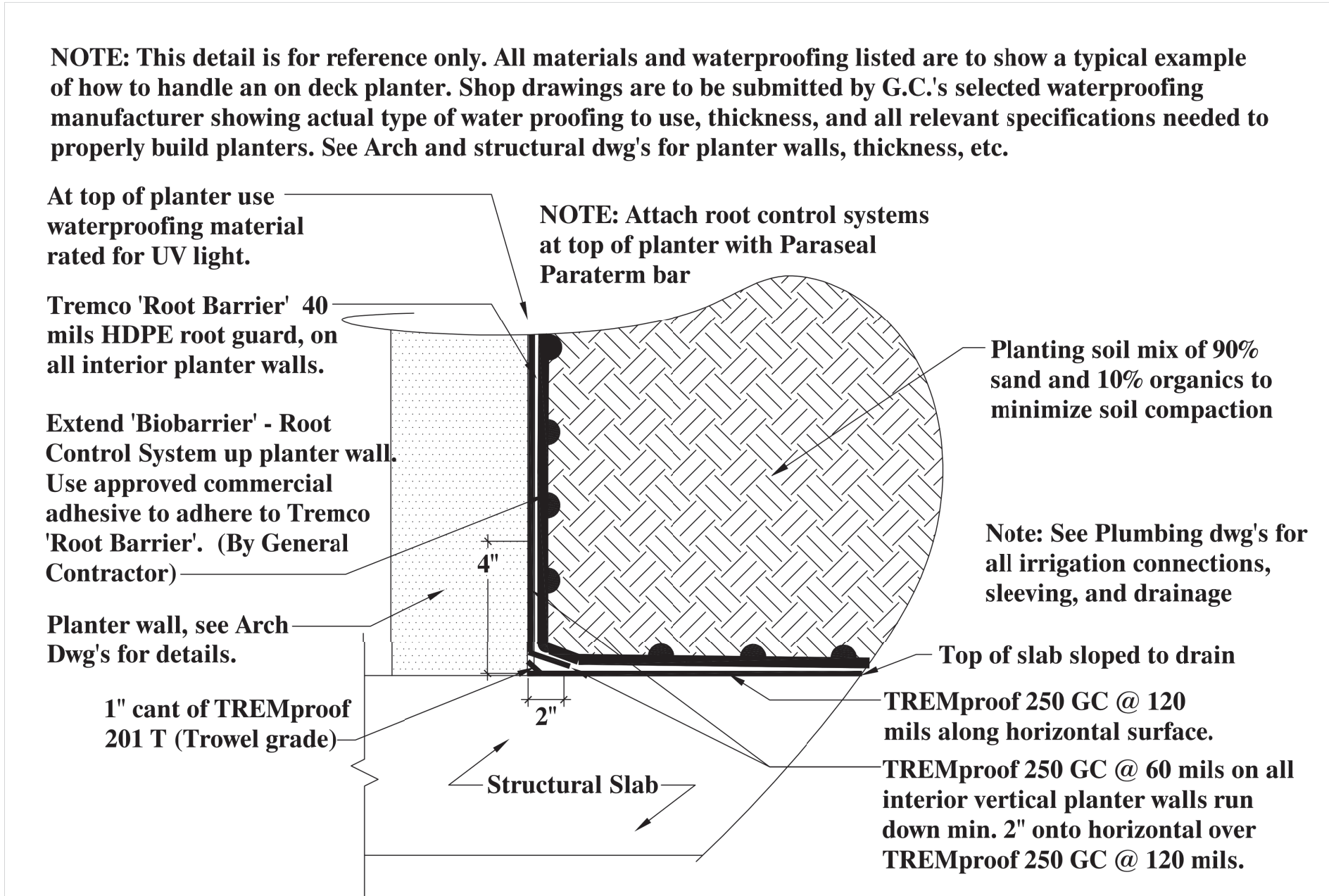
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L-1



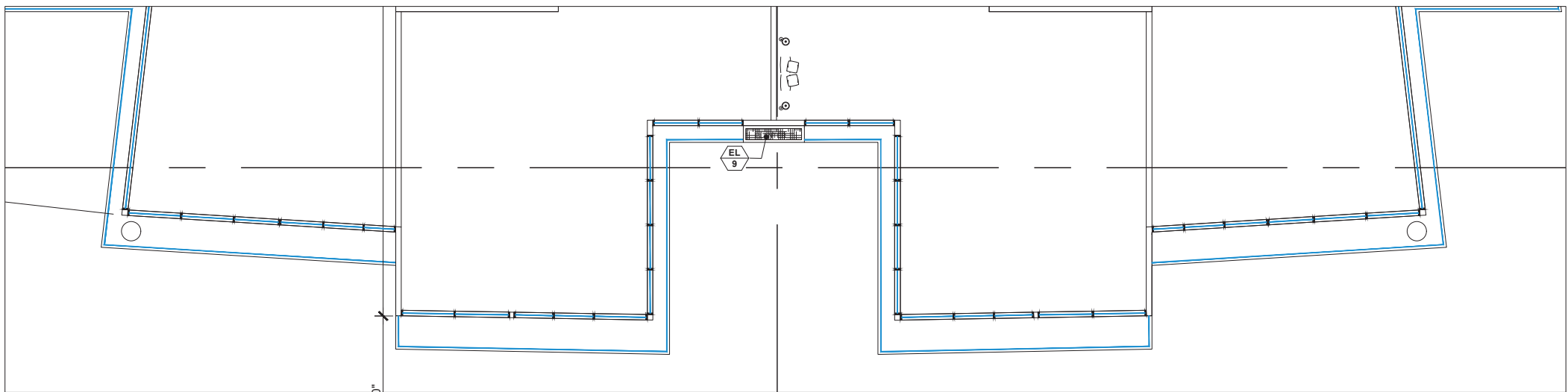
Drawing: Landscape Plan
Date: 07.15.2022
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.: **L-2**

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



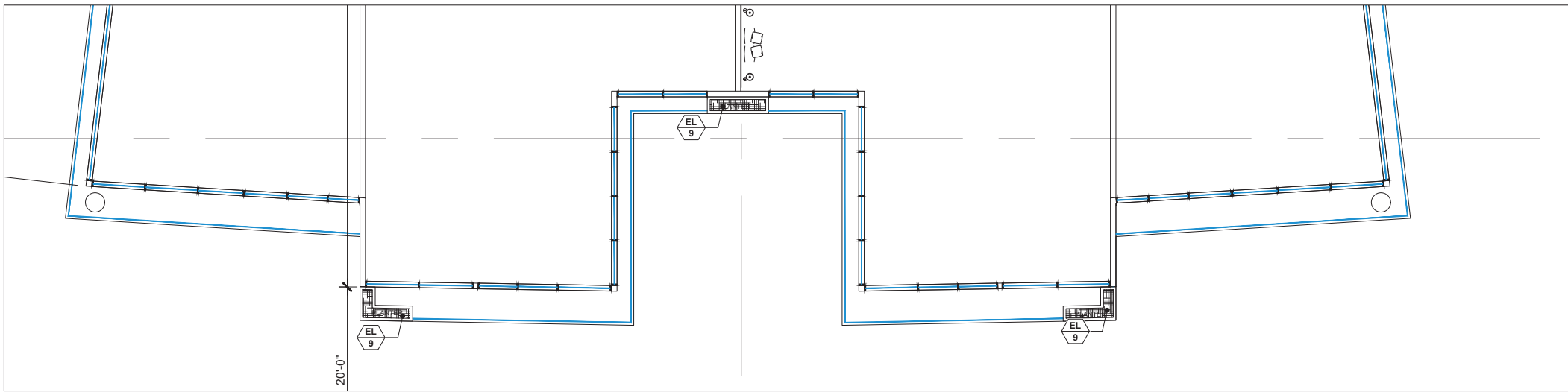
Typical Planter Section

SCALE 1/8" = 1'-0"



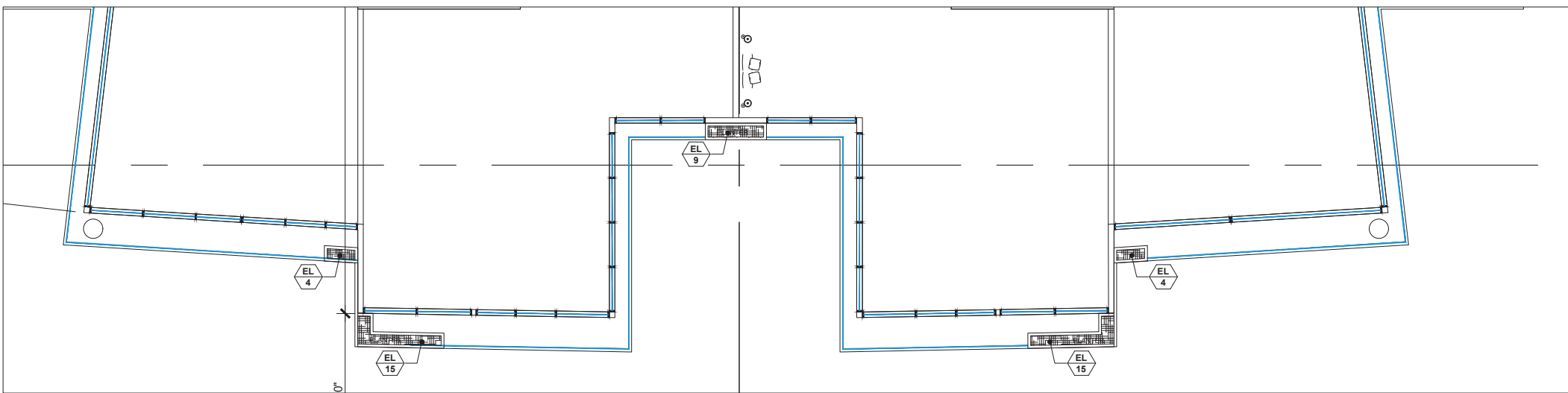
Level 8 Landscape Plan

SCALE 3/32" = 1'-0"



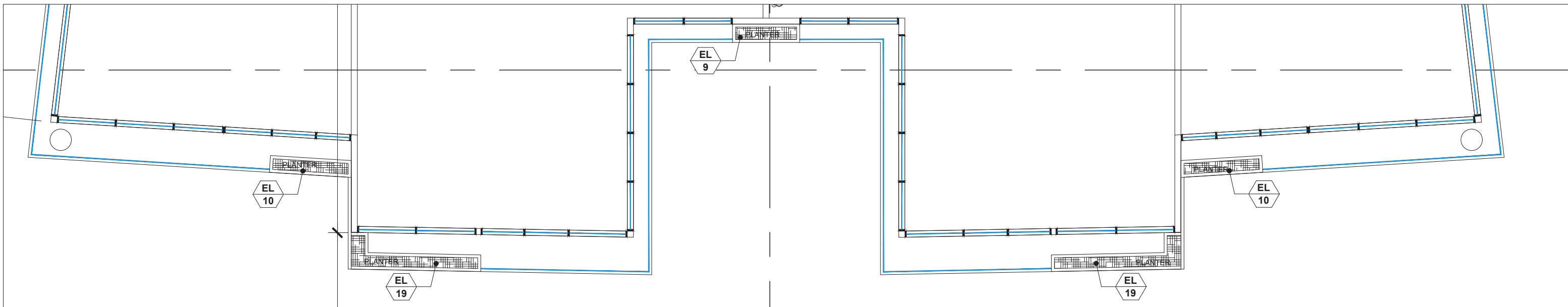
Level 7 Landscape Plan

SCALE 3/32" = 1'-0"



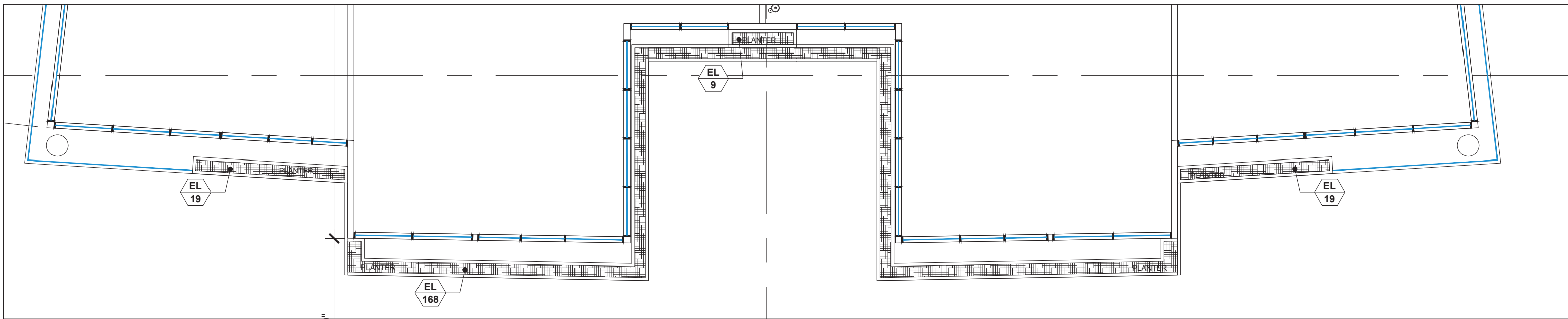
Level 6 Landscape Plan

SCALE 3/32" = 1'-0"



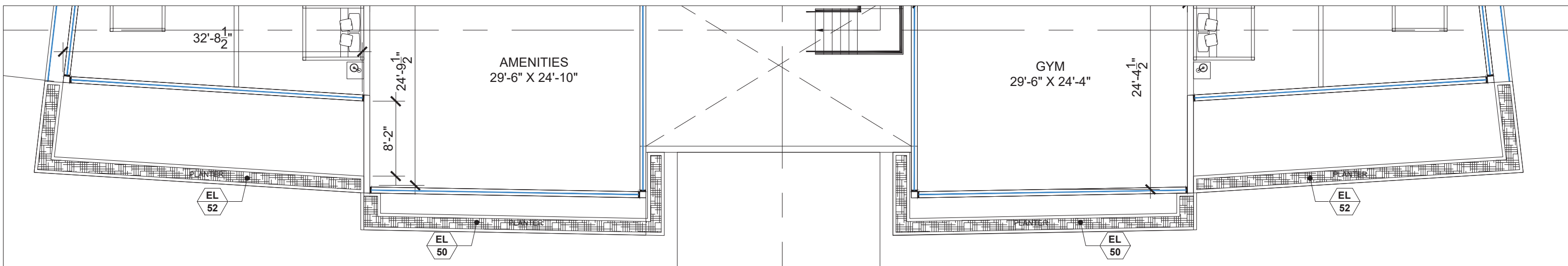
Levels 4 & 5 Landscape Plan

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
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Miami Beach FL / Punta Gorda FL
info@topo-graphic.com

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Levels 2, 3, 4, 5, 6, 7 & 8 Landscape Plans

9927 EAST BAY HARBOR DRIVE

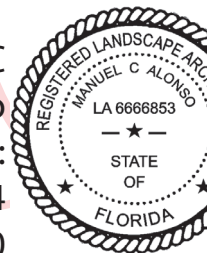
BAY HARBOR, FL 33154

Project:

Revisions:

Seal:

Digitally signed
by Manuel C
Alonso
Date:
2022.08.24
16:46:31 -04'00



Drawing: Landscape Plan

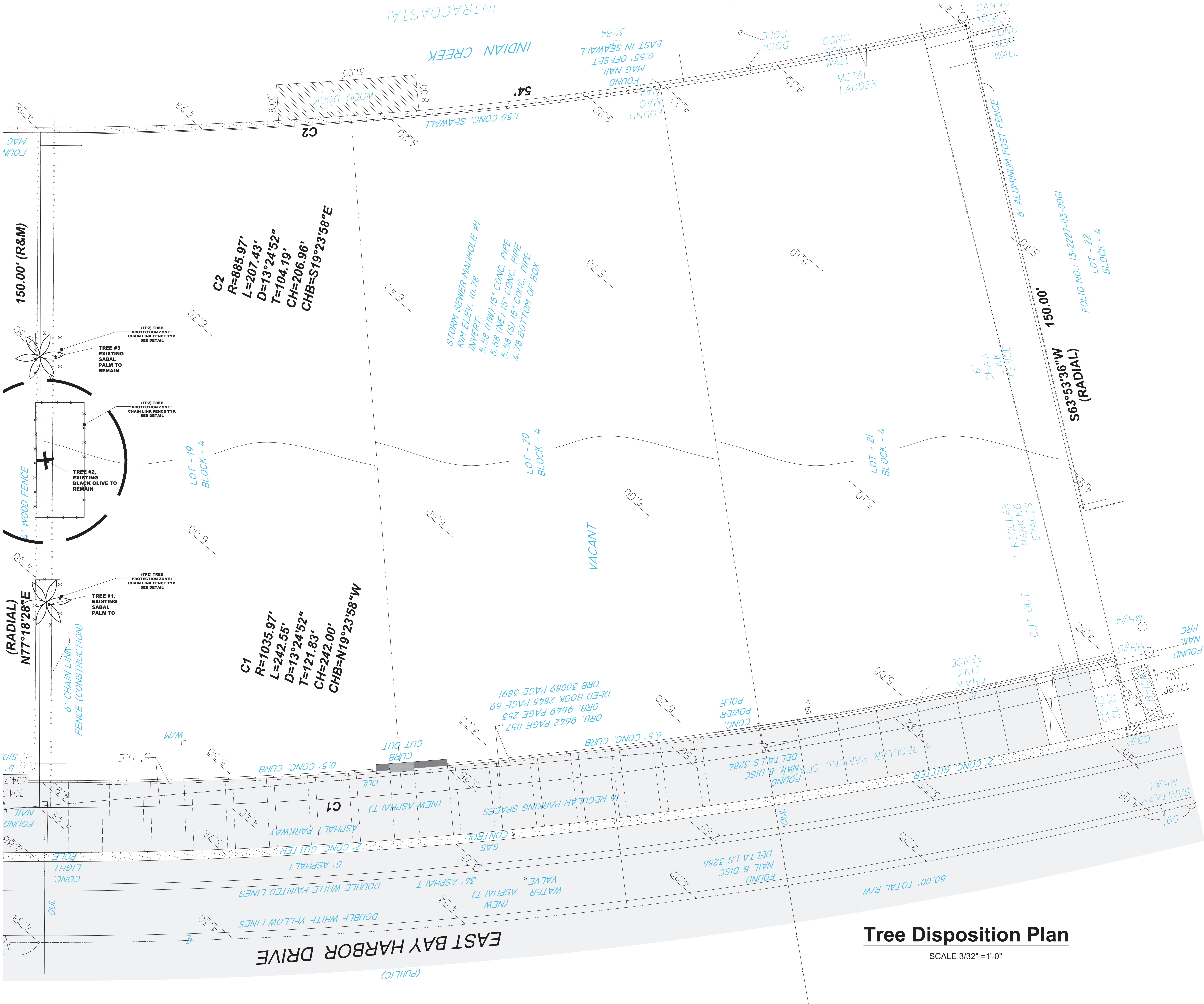
Date: 07.15.2022

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

Drawn by: JRP

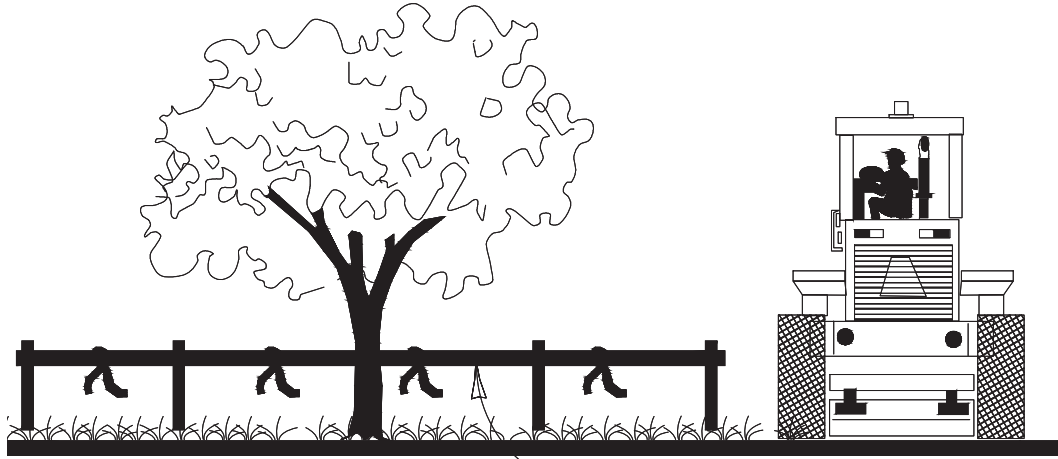
Sheet No.:

L-3

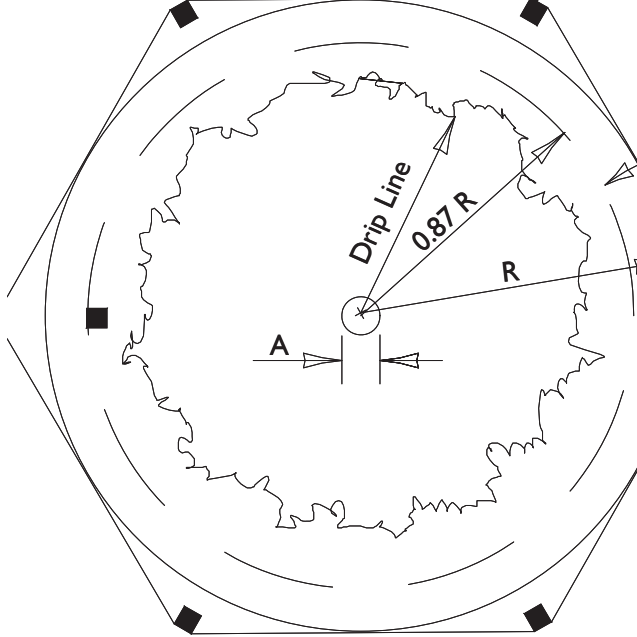


Tree Disposition Plan

SCALE 3/32" = 1'-0"



Fencing With Flagging. The Barricade Shall Be Placed So As To Encompass The Critical Protection Zone (CPZ)



B Min. Boundry
B Boundry
A=Inches Diameter 4.5' Above Grade Of Protected Tree
B=Critical Protection Zone (CPZ) That area Surrounding A Tree Within A Circle Described By A Radius Of One Foot For Each Inch Of The Tree's Diameter At 4.5' Above Grade
B Min=75% of B Area

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

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341-564-0018
Miami Beach FL / Punta Gorda FL
info@topo-graphic.com

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Tree Disposition Plan
9927 EAST BAY HARBOR DRIVE
BAY HARBOR, FL 33154

Project:

Revisions:

Seal:

Digitally signed
by Manuel C
Alonso
Date:
2022.08.24
16:47:06 -04'00



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 ENGINEER 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-THROUGH 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 SWEEPED 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.

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	

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ZONING PHASE

--

9955 EAST BAY HARBOR DRIVE
9955 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

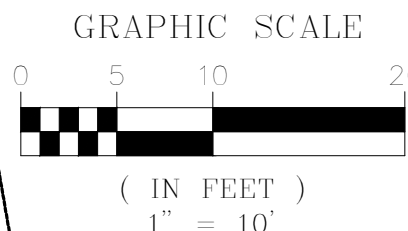


GENERAL NOTES AND SPECIFICATIONS

Date	06-16-2022	Sheet No.
Scale		C100
Project	2227	



INDIAN CREEK
INTRACOASTAL



Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	

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ZONING PHASE

9955 EAST BAY HARBOR DRIVE
9955 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: _____
Address: _____
Tel: _____
Email: _____

LANDSCAPE DESIGN:

Name: _____
Address: _____
Tel: _____
Email: _____

CIVIL ENGINEER:

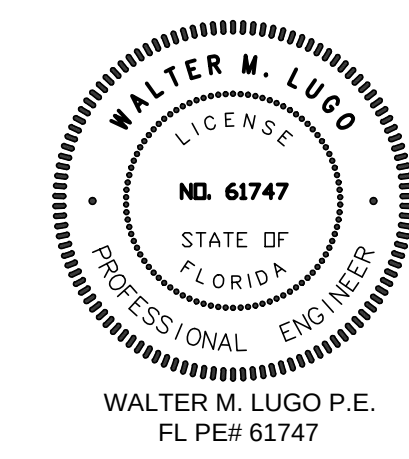
Name: _____
Address: _____
Tel: _____
Email: _____

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

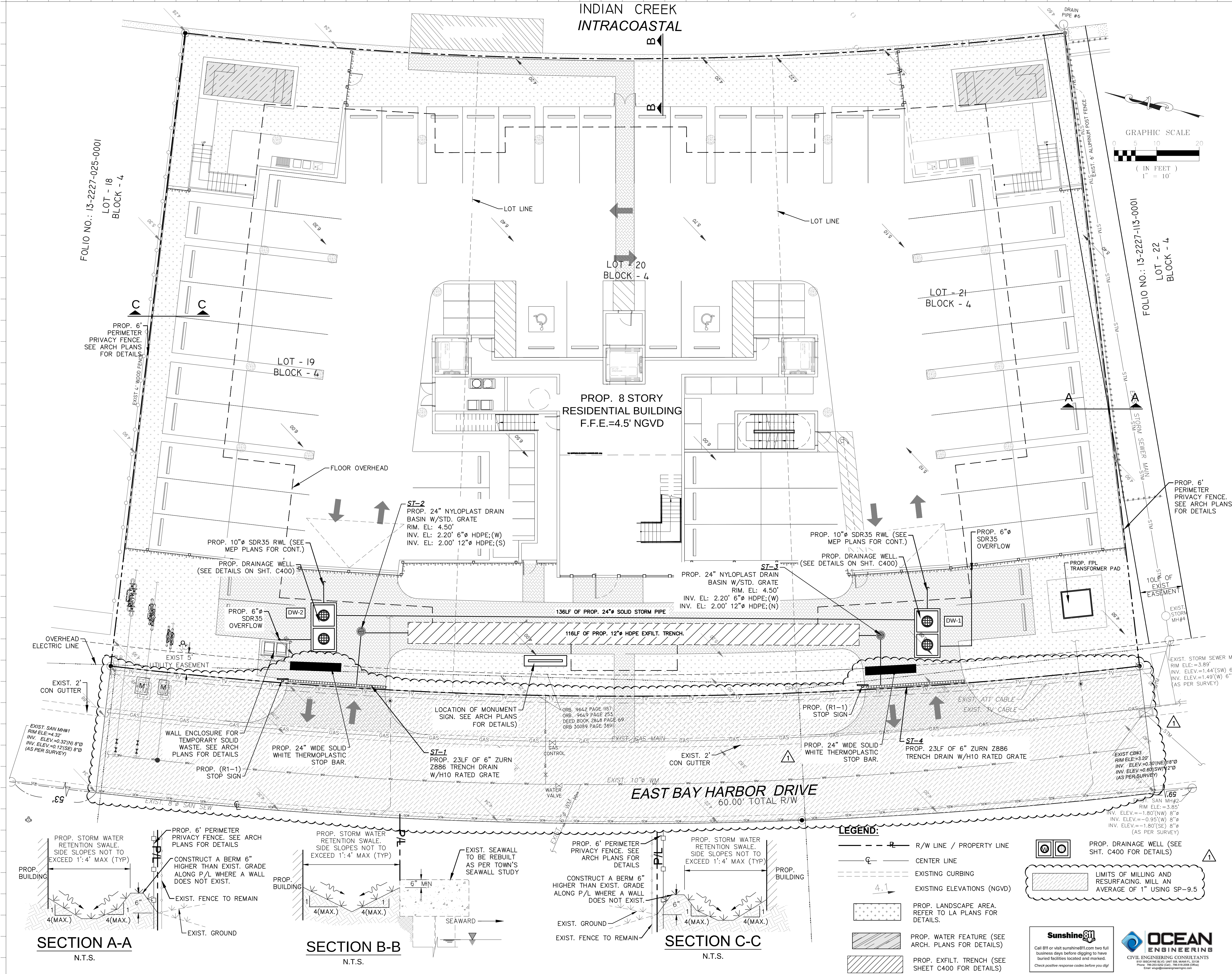


PAVING, GRADING AND DRAINAGE PLAN

Date 06-16-2022
Scale
Project 2227

Sheet No.

C200

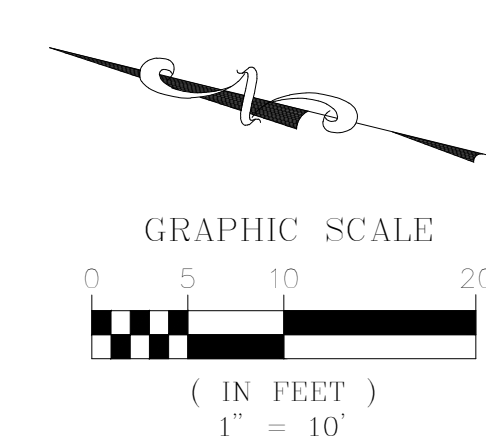


LEGEND:

- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- 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)
- LIMITS OF MILLING AND RESURFACING. MILL AN AVERAGE OF 1" USING SP-9.5





Rev.	Date	Rev.	Date
<u>1</u>	CITY COMMENTS 8/15/22	<u>9</u>	
<u>2</u>		<u>10</u>	
<u>3</u>		<u>11</u>	
<u>4</u>		<u>12</u>	
<u>5</u>		<u>13</u>	
<u>6</u>		<u>14</u>	
<u>7</u>		<u>15</u>	
<u>8</u>		<u>16</u>	
		<u>17</u>	

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9955 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

OWNER:
Name: -----
Address: -----

Tel: -----
Email: -----

LANDSCAPE DESIGN:

Name:
Address:
Tel:
Email:

CIVIL ENGINEER:

CIVIL ENGINEER
Name: -----
Address: -----

Tel: -----
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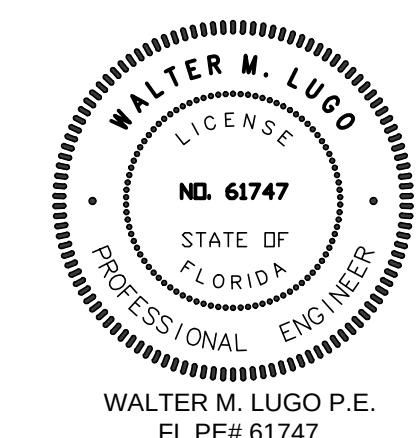
MEP ENGINEER:

MEP ENGINEER.
Name: -----
Address: -----

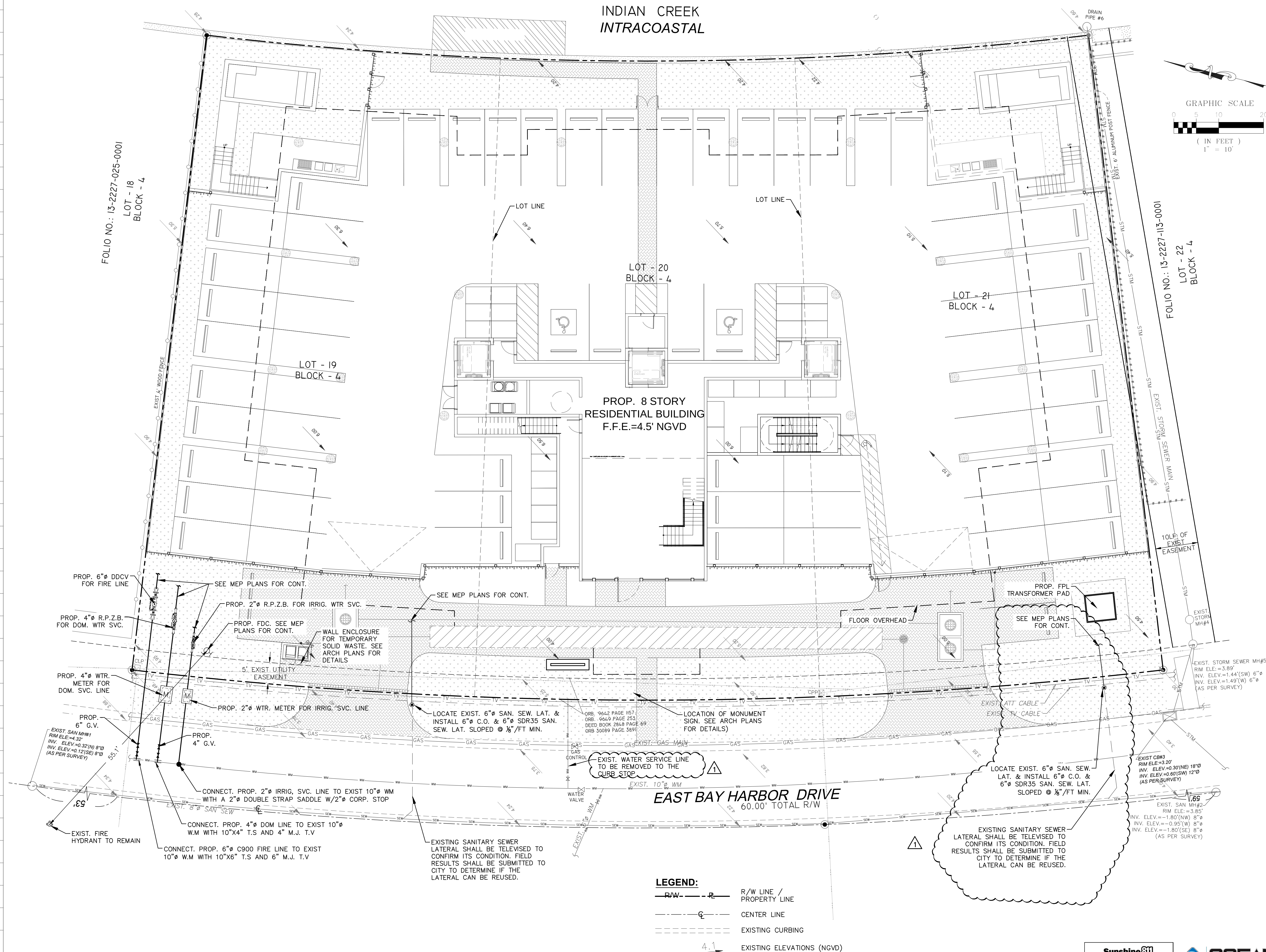
Tel: -----
Email: -----

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

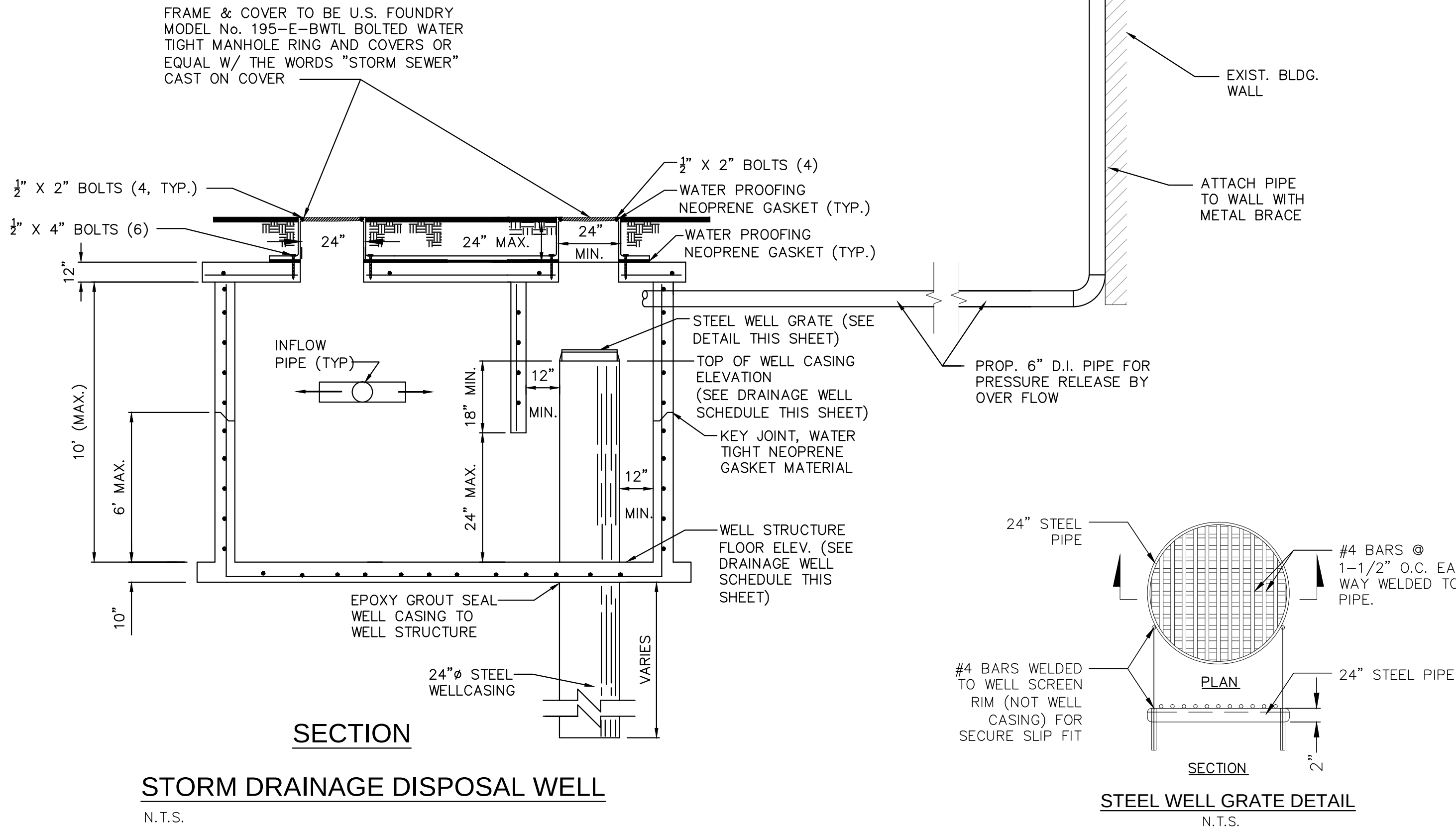
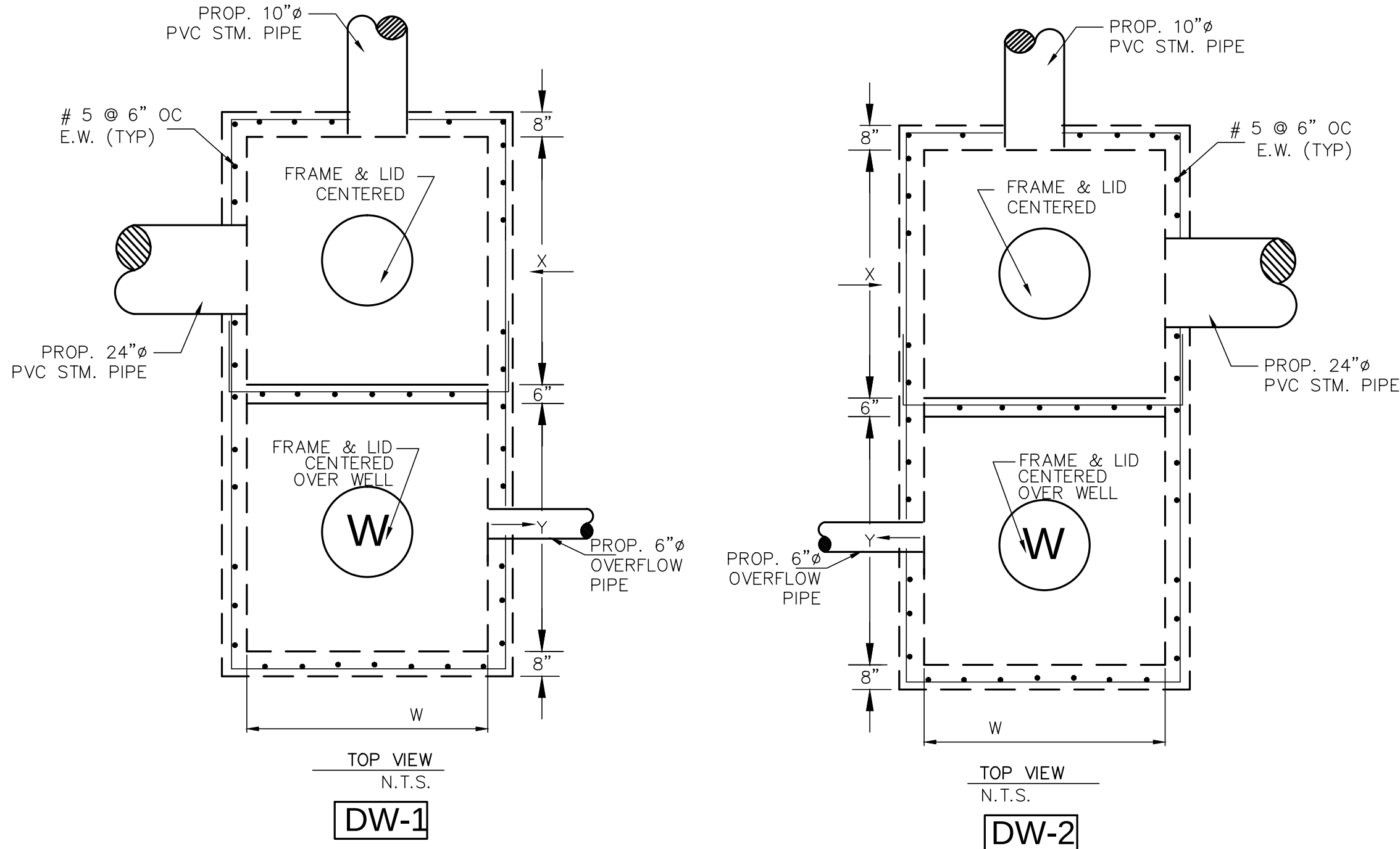


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Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig.





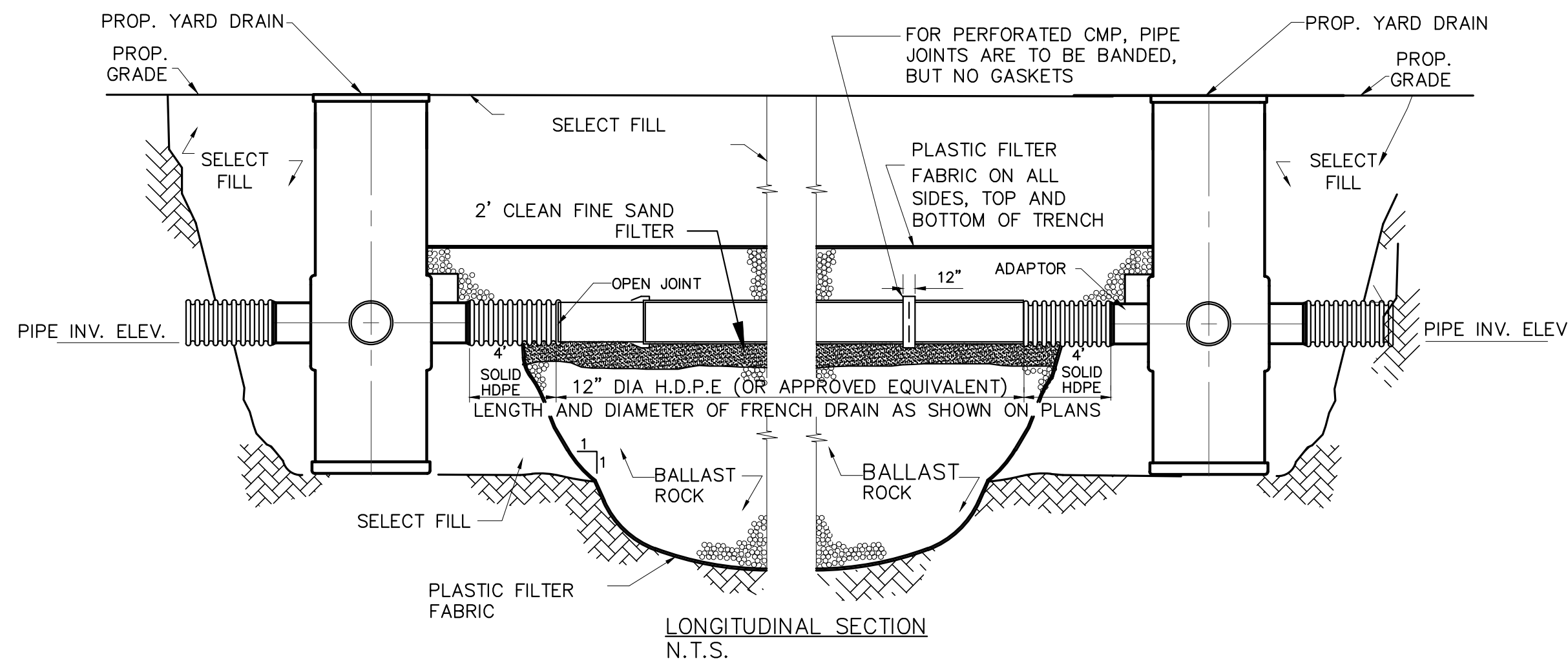
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NOTES FOR DRAINAGE WELL :

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.

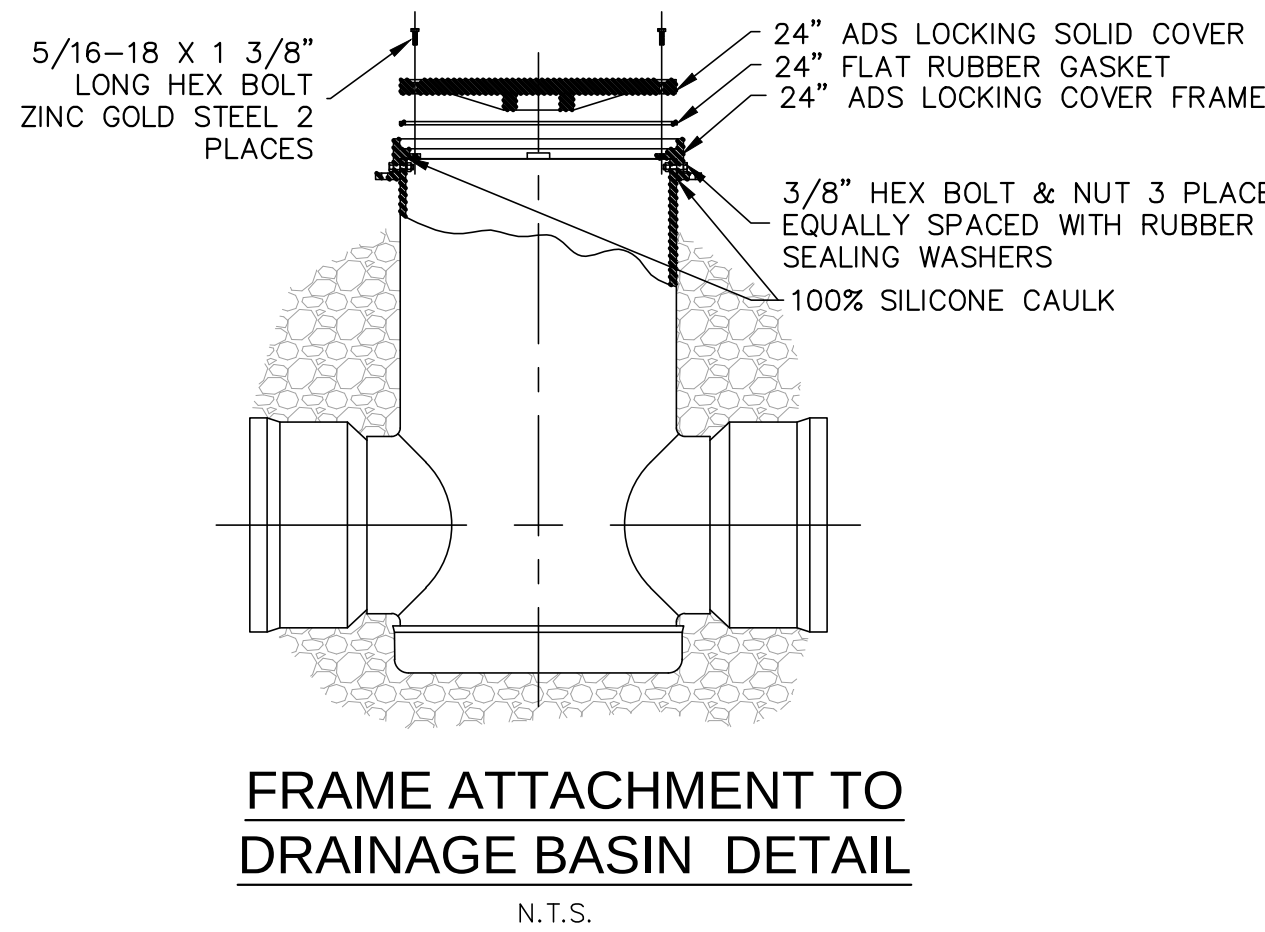
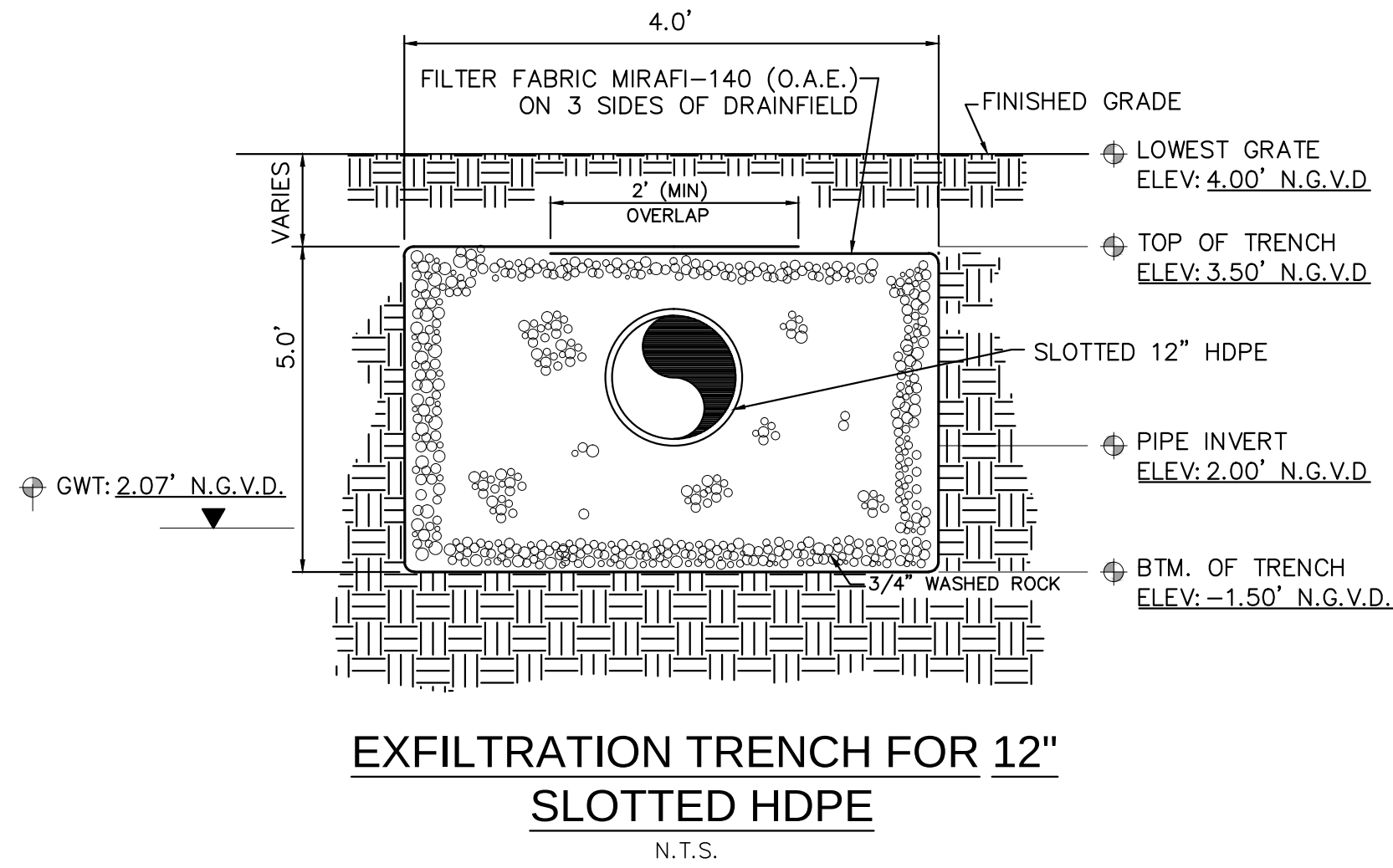
DRAINAGE WELL SCHEDULE												
STRUCT. NO.	FRAME & LID	W	X	Y	INVERT				M.H. RIM ELEVATION	WELL CASING ELEVATION	STRUCTURE FLOOR ELEVATION	REMARKS
					E	N	W	OVER FLOW				
DW-1	USF E-BWTL	5.0'	5.0'	5.0'	2.10'	2.10'		2.30'	4.30'	2.20'	-1.30'	
DW-2	USF E-BWTL	5.0'	5.0'	5.0'		2.10'	2.10'	2.30'				



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



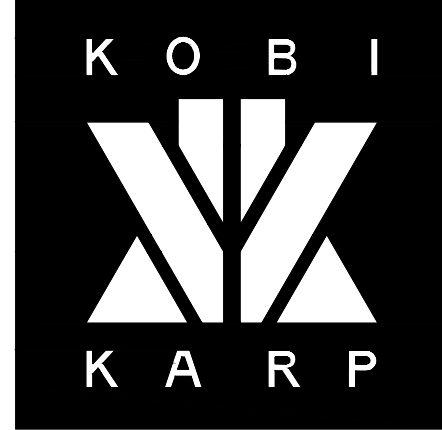
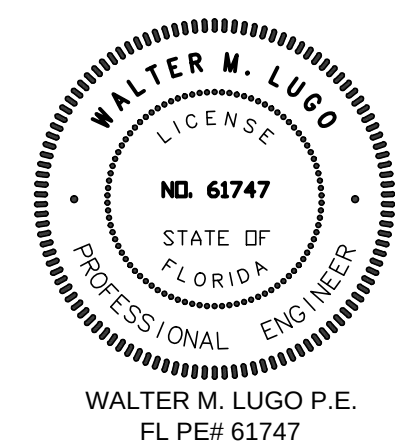
OWNER:
Name: REGENCY DEVELOPMENT GROUP LLC
Address: 425 HUEHL ROAD, SUITE 4B
NORTHBROOK, IL 60062
Tel: 847-436-7777
Email: alextrojanovsky@yahoo.com

LANDSCAPE DESIGN:
Name:
Address:

CIVIL ENGINEER:
Name:
Address:
Tel:
Email:

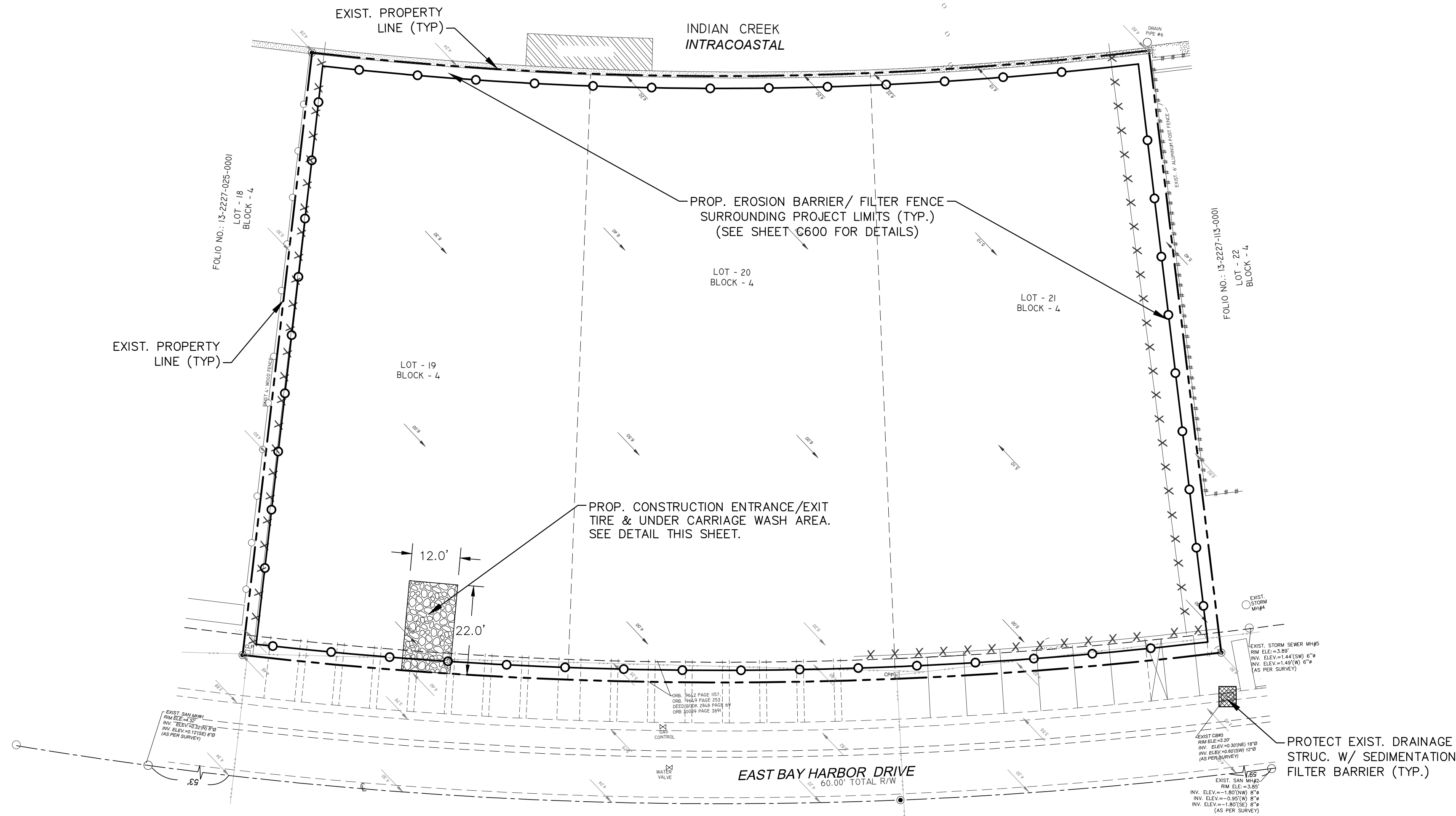
MEP ENGINEER:
Name:
Address:
Tel:
Email:

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



DRAINAGE DETAILS

Date:	06-14-2022	Sheet No.
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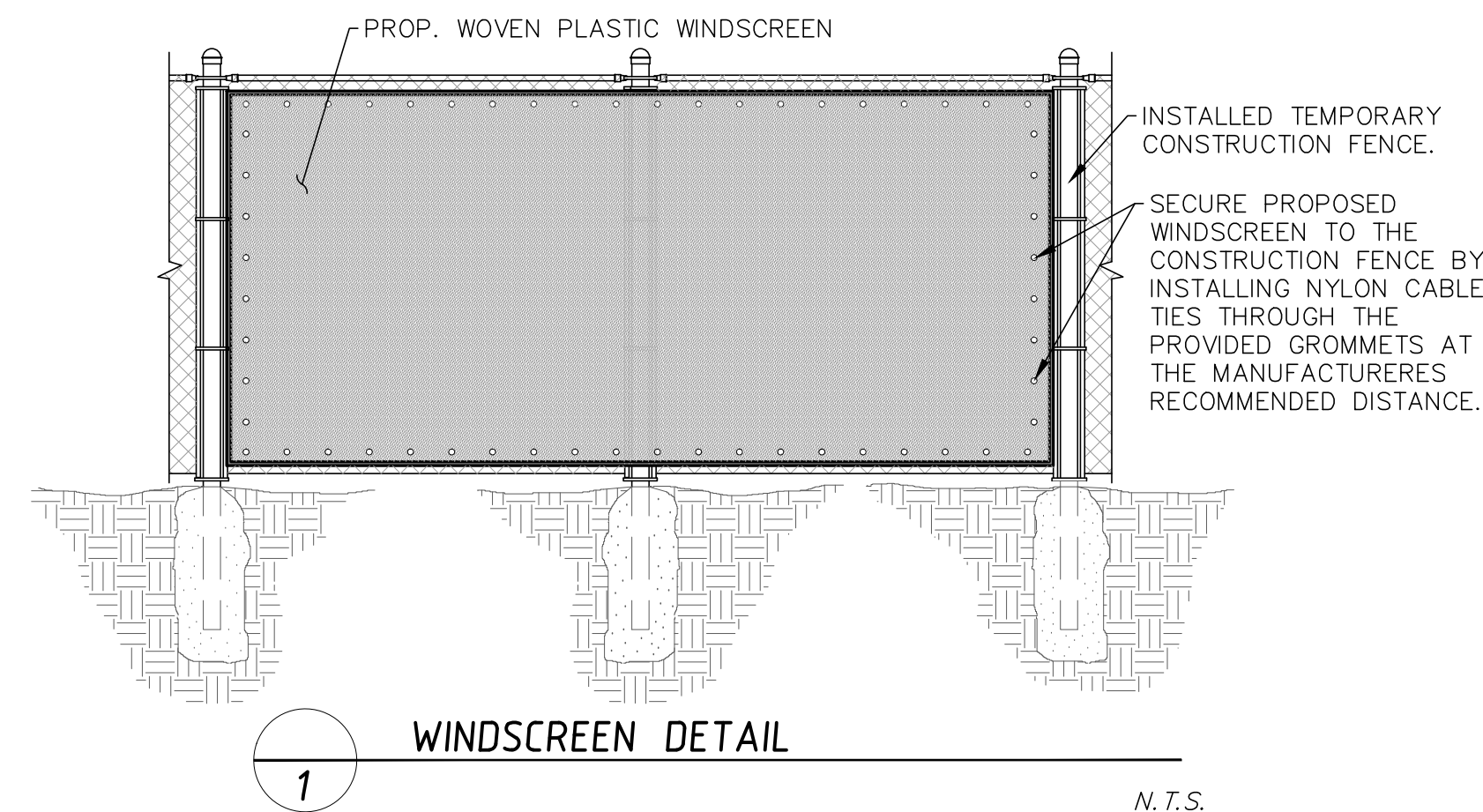


LEGEND:

- R/W — — R/W LINE / PROPERTY LINE
- C — — CENTER LINE
- — — — — EXISTING CURBING
- — — — — EXISTING ELEVATIONS (NGVD)
- O — — — — — PROP. EROSION BARRIER

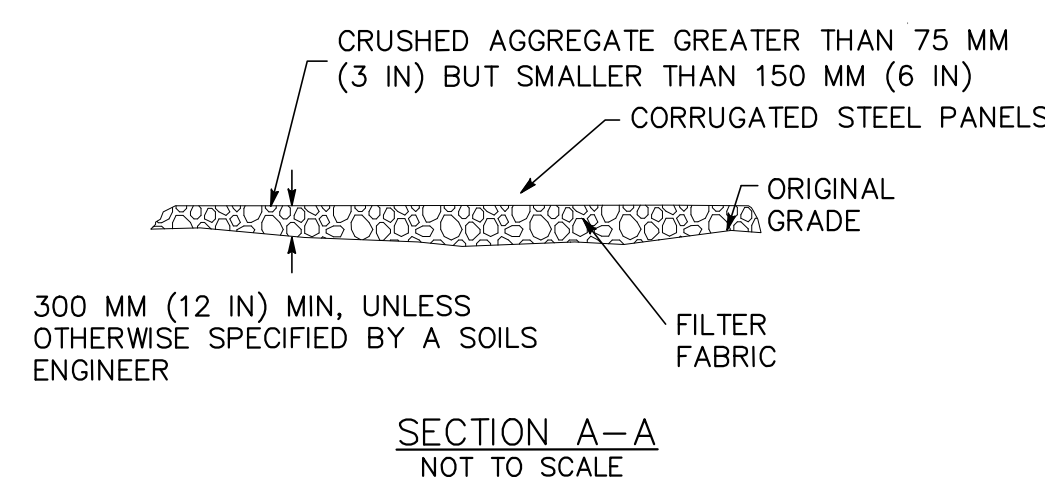
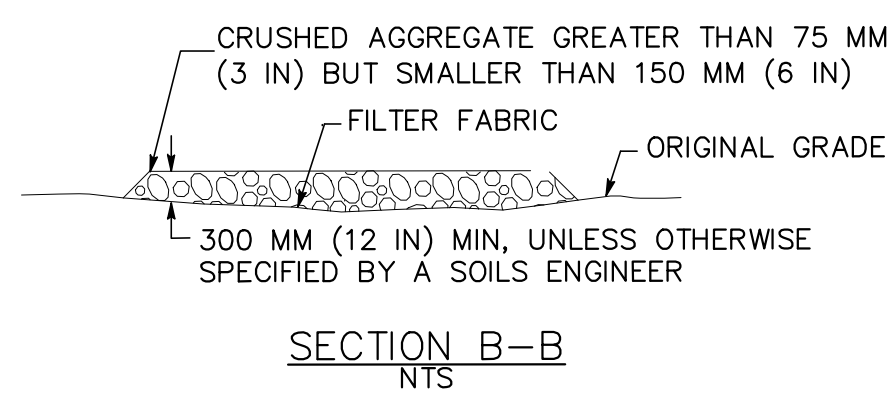
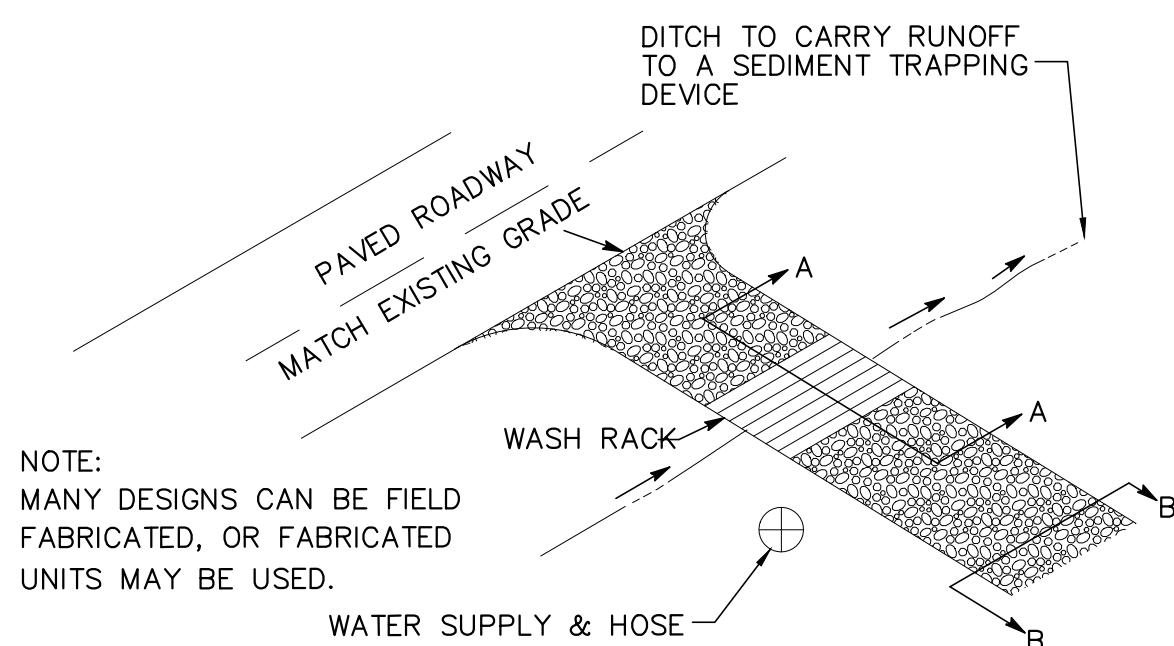
NOTES:

- 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.
- IN ACCORDANCE TO FDP NPDES PERMIT REQUIREMENTS, EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY AND REPLACED AS NEEDED.



NOTES:

- REGULAR MAINTENANCE SHALL BE EXECUTED IN ACCORDANCE TO THE MANUFACTURER'S RECOMMENDATIONS TO ENSURE THE WINDSCREEN DOES NOT TEAR OR DETACH FROM THE FENCE.



TYPICAL TIRE WASH
NOT TO SCALE

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ZONING PHASE

9955 EAST BAY HARBOR DRIVE
9955 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: _____
Address: _____
Tel: _____
Email: _____

LANDSCAPE DESIGN:

Name: _____
Address: _____
Tel: _____
Email: _____

CIVIL ENGINEER:

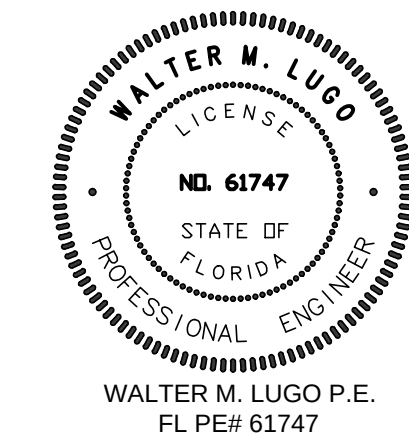
Name: _____
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MEP ENGINEER:

Name: _____
Address: _____
Tel: _____
Email: _____

ARCHITECTS:

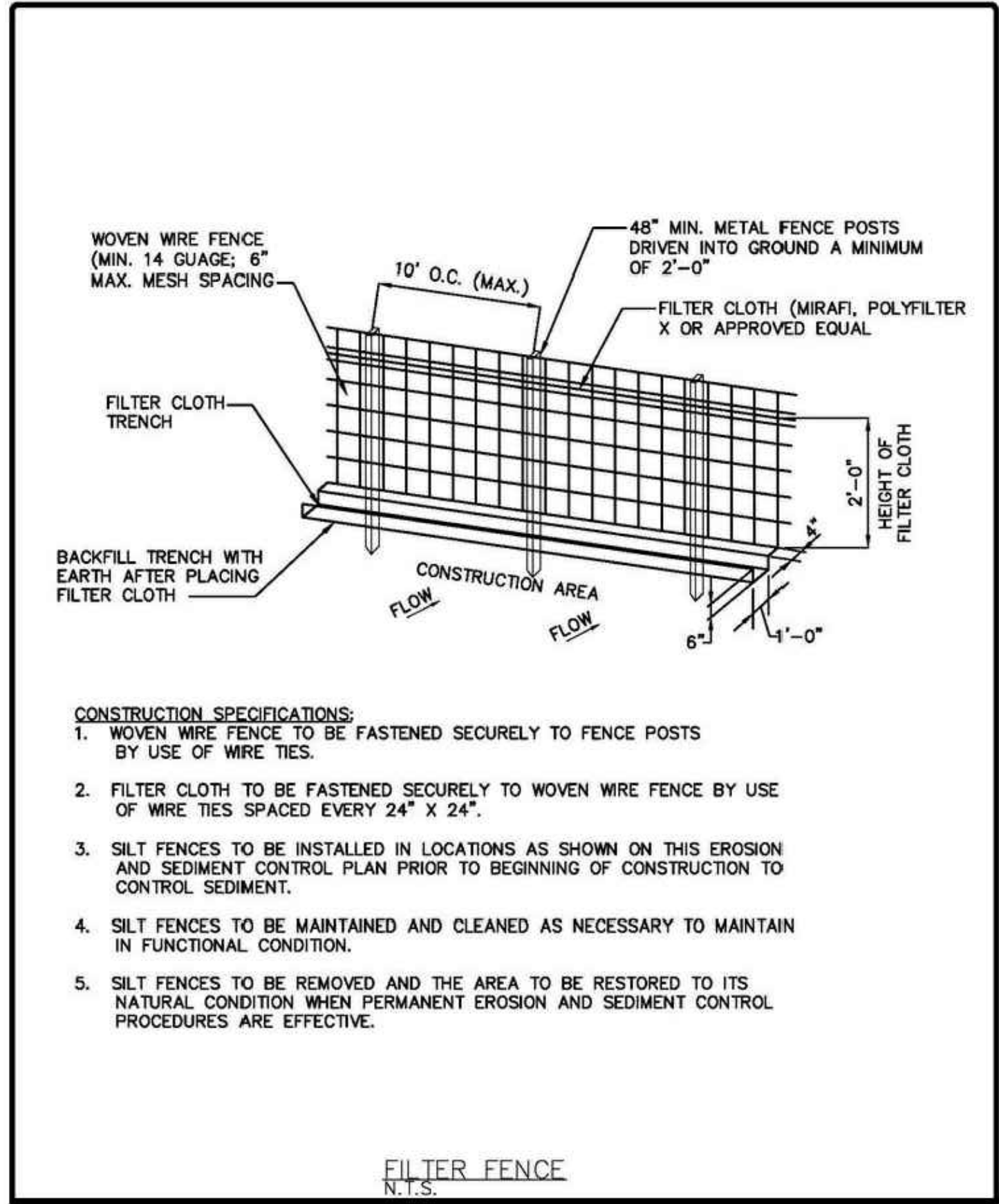
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766



SEDIMENTATION AND EROSION CONTROL PLAN

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- 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.

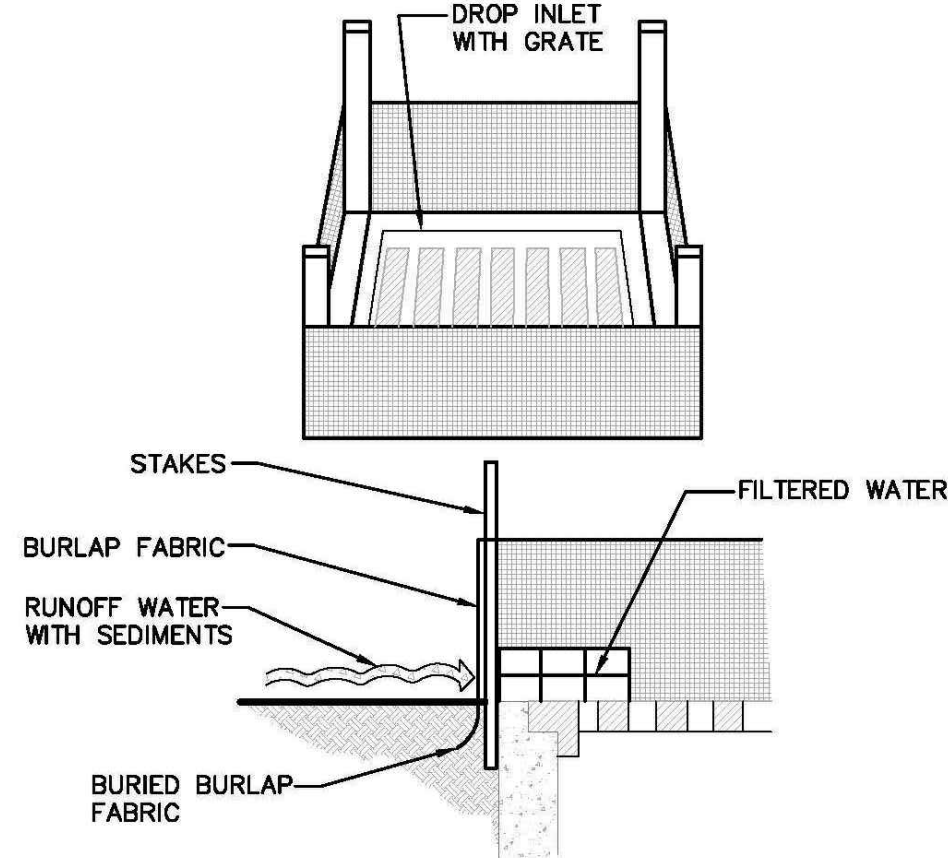
FILTER FENCE
N.T.S.

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 COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
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 1/8-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 LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 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 CONFORM 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 WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT 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 MANAGEMENT" 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 ONLY 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.

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ZONING PHASE

--

9955 EAST BAY HARBOR DRIVE

9955 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

Name: -----
Address: -----
Tel: -----
Email: -----

LANDSCAPE DESIGN:

Name: -----
Address: -----
Tel: -----
Email: -----

CIVIL ENGINEER:

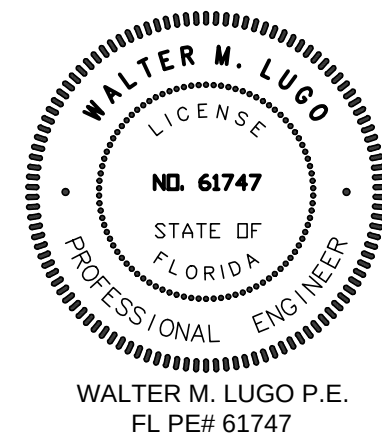
Name: -----
Address: -----
Tel: -----
Email: -----

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



**SEDIMENTATION & EROSION
CONTROL NOTES**

Date	06-16-2022	Sheet No.
Scale		C600
Project	2227	



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

To: Development Review Committee
Town of Bay Harbor Islands

From: Michael J. Miller, AICP *MJM*
Consultant Town Planner

Date: September 5th, 2022

Subject: Site Development Plan Application – #2 DRC Review
Proposed New Multiple-Family Development (33 DU)
Former Projects – 35 DU Project From 2018 Expired (MMPA #1065)
26 DU Project From 2020 Expired (MMPA #1098)
9919-9927-9955 East Bay Harbor Drive
Bay Harbor Islands Acct. No. SPR22-000021
MMPA Acct. No. 01-0702-1140

RECOMMENDED ACTION

MMPA recommends the Development Review Committee (DRC) either **DEFER** action on the proposed Site Development Plan application again to allow the applicant's design team to address the remaining listed comments or consider **APPROVING** the plans subject to final revisions and a DRC PZB check-set sign-off procedure. The submittal package still has a few design / Code issues.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-1 Multiple Family District

General Location: 9919-9927- 9955 East Bay Harbor Drive

Legal Description: Lots 19, 20 and 21, Block 4, "Bay Harbor Island", according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida.

**Site Development Plan Application – #2 DRC Review
Proposed New Multiple-Family Development (33 DU)
Former Projects – 35 DU Project From 2018 Expired (MMPA #1065)
26 DU Project From 2020 Expired (MMPA #1098)
9919-9927-9955 East Bay Harbor Drive
Development Review Committee Report
September 5th, 2022
Page 2**

PROJECT DESCRIPTION

The property owner, 9955 Bay Harbor Development, LLC, has submitted a new Site Development Plan application, designed by Kobi Karp Architecture & Interior Design, Inc., for the construction of a proposed 8-story / thirty-three (33) dwelling unit mid-rise residential development located at 9919-9927-9955 East Bay Harbor Drive. This waterfront site is comprised of three (3) platted lots that is 33,752 sq. ft. / 0.774 acres in size.

The proposed dwelling units (2 BR / 3 BR / 4BR) range from 1,572 to 4,008 sq. ft. of A/C space plus balconies, etc. The proposed DU sizes far exceed the Town's minimum DU size requirements listed in Sec. 23-9. All three of the lots (Lots 19 / 20 / 21) are currently vacant (former 16 DU / 2-story Driftwood MFR complex on Lots 19 & 20 and a former 5 DU / 2-story building built in 1956. Both of the former multiple-family complexes had backout on-street parking (still exists today but will be removed during redevelopment).

In 2017-18 the Town reviewed and approved a 35 DU multiple family redevelopment project on this site. The PZB approved the project on a 5-2 vote March 20th, 2018. A Site Development Plan extension was requested and granted by the Town which expired on September 16th, 2019. The Town considers that project null and void.

In 2020-21 the Town reviewed and approved a revised 26 DU multiple family redevelopment project on this site. The PZB approved the project on a 4-2 vote Feb. 16th, 2021. MMPA is unaware if a Site Development Plan extension was requested and granted by the Town; however, that would apply only to the Feb. 16th, 2021 project.

The proposed new site design incorporates one (1) rectangular shaped 8-story building at 75' above BFE + 1' FBC freeboard on top of grade level partially under building parking garage / extended parking area into yard areas. Access to the site is proposed via two (2) one-way driveway connections to E. Bay Harbor Drive near the north / south property lines. This provides a looped driveway circulation through the site (enter south / exit north). Each two-way driveway is 23' in width (normal for 2-way drives) that circulates through the parking garage and to a front yard one-way 12' wide lobby drop-off / loading area in front of the building. The plans show a preliminary Fire Department staging area within the EBHD roadway centered on the site. The parking garage / parking layout is designed with no mechanical lifts; however, numerous tandem parking spaces are shown around the perimeter of the site partially under the building and/or extending out into the rear / side yards, which is allowed. Three (3) guest parking / loading spaces are required as there are three (3) lots. There are four (4) guest / loading spaces shown in the front yard area adjoining the driveways. As mentioned above near the lobby entrance is a drop-off / pick-up / delivery / loading area. On the building rooftop is a recreational facility with a swimming pool, sundeck area, and men's & women's restrooms. These facilities are on a raised deck above the main roof deck. In addition, at grade level two (2) private terraces with a small pool are shown at the outer edges of the site along the waterfront.

**Site Development Plan Application – #2 DRC Review
Proposed New Multiple-Family Development (33 DU)
Former Projects – 35 DU Project From 2018 Expired (MMPA #1065)
26 DU Project From 2020 Expired (MMPA #1098)
9919-9927-9955 East Bay Harbor Drive
Development Review Committee Report
September 5th, 2022
Page 3**

The Town's records indicate that the lots were previously developed with a 16 DU (Driftwood) and separate 5 DU (Maine Villas) residential complexes for a total of 21 DU. Therefore, the net increase in the number of DU will be twelve (12) DU. The survey indicates the total area of the three lots is 33,752 sq. ft. / 0.77 acres in size. This would allow a maximum of 26 dwelling units on the property at the maximum allowable base density of 34 DU/AC. The new proposal is to build 33 DU (42.86 DU/AC) which would require the acquisition of 7 TDR units. The Town's records reveal that on Sept. 17th, 2018, the Town Council approved three (3) private TDR applications for this site totally nine (9) TDR units. The status of closing on those acquisitions is not known to the Town – the M-D Property Appraiser's website does not show any TDR deeds. If those private TDR acquisitions were not completed and expired, the acquisition of 7 TDR units will be necessary prior to the issuance of permits (TC approval required). It appears from the survey that right-of-way for on-street parking was previously dedicated but vacated, so the lots are full lots.

The adjoining / nearby developments sites currently include: to the north – the Anchorage Condominium 8 DU / 4-story (15.4 DU/AC); to the south - Harbor Park Condominium 21 DU / 7-story (82 DU/AC); to the east is the Indian Creek waterway; and to the west across East Bay Harbor Drive are the new Bay Harbor Townhomes 6 DU / 3-story, a 2-story 4 DU apartment complex, and three (3) 1-story villas. This area of the Town is predominated by a mixture of low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area for mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town completed major amendments to its adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 20+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions.

The Town's DRC reviewed this application at their August 11th, 2022 meeting and due to the amount / significance of the DRC comments, the application was deferred to allow the applicant's design team to revise the drawings to comply with minimum Code requirements. The revised submittal package still has a few design / Code compliance issues that need to be corrected prior to moving forward for DRB consideration.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Twenty-six (26) units are allowed by right on the property (0.774 acres x 34 DUA). The developer is seeking to build 33 DU which exceeds the base density by 7 DU; therefore, if the project is approved by the Town, the

**Site Development Plan Application – #2 DRC Review
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Development Review Committee Report
September 5th, 2022
Page 4**

developer will need to acquire 7 TDR units prior to the issuance of building permits. The proposed development would be deemed consistent with the applicable FLUM designation of the property if the Town approves the project with 7 TDR units.

Land Development Regulations / Zoning Code – The property has a zoning district classification of RM-1 Multiple Family Zoning District. The maximum building height allowed in this district is 75 feet (measured from BFE + 1' FBC freeboard to top of main roof deck) – the proposed main building height is 75' to the main roof deck. As allowed a raised pool deck, mechanical equipment and elevator / stair tower will extend above the main roof deck. However, the plans still show a large / tall roof shade structure that far exceeds the Town's allowable building height for such accessory structures (10' allowed above main roof deck) . The proposed use of the property is consistent with this zoning classification; however, some features of the proposed site design are not consistent with some provisions of the Code at present.

PLATTING

The site will not require re-platting, as the site is currently platted. However, as the site includes three (3) lots a Unity of Title will be required prior to the issuance of building permits to tie the lots legally together. It appears the lots are “full-sized” and previously vacated the 11' for parking.

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

As stated above, the Site Development Plan depicts access to the site from two (2) one-way driveway connections to East Bay Harbor Drive. Both 23' wide driveway entries lead to an under-building parking garage and also connects to a proposed front yard 12' wide driveway. Three (3) guest parking / delivery / loading spaces are shown in the front yard area as required by Code. The lobby drop-off driveway connects between the two (2) main driveways.

Based on 33 DU the Code requires at least 66 parking spaces. As there are 3 lots and TDRs are requested at least 3 guest spaces are required. The Code allows guest spaces to be a subset of the required parking spaces due to the small lot sizes, but the Town encourages more spaces. The site plan includes a total of 69 parking spaces. Of the 69 parking spaces provided, 42 are tandem parking, 25 are regular single spaces and 2 ADA spaces are at grade are provided. In addition to the guest spaces, a drop-off area near the lobby entrance is required / provided (10' landscape strip now provided). The DRB has the discretionary approval of the tandem parking arrangement.

A preliminary Fire Department staging area is shown on the plans. The applicant should meet with the Miami-Dade Fire Department staff as soon as possible to verify the proposed staging area, as this may affect the site design. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / DRB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is clean / modern / curvilinear with abundant clear glass windows, metal and glass balconies on concrete projections. The building exceeds 120' at 183'+/- in length; therefore, the Town Code requires a "breezeway". The applicant is proposing an indented building façade on the eastern & western elevation facing EBHD above the 1st Level. The purpose of the required 20' minimum width open breezeway is break up the massing of bigger building facades. In our opinion the current design still does not meet the intent of the Code and should be considered for redesign. The DRB has the ability to approve variations based on exaggerated / undulated architectural design. Based on our past experience with the DRB some additional building breaks / enhanced detailing / building articulation will be required on the EBHD building facade and waterside as well.

SITE PLAN COMMENTS

Following are comments based on the plans dated August 25th, 2022, submitted to the Town for consideration:

1. **Previous DRC Comment #4** – On Sheets A2.00 / A3.00 / Others some structural columns along the rear (waterfront) frontage still show encroaching into the minimum rear 20' building setback. Remove the columns / all structures out of the minimum setbacks.
2. **Previous DRC Comment #10** - On Sheets A4.00 thru A4.03 on the building rooftop a large canopy structure is shown. Per Sec. 23-25(f) no such structure can exceed 10' above the main roof deck, and any walls / columns must be placed at least 15' from the edge of the main roof deck. The canopy can cantilever closer to the edge of the main roof from walls / columns but must be held back so the appearance of another floor above the 75' hgt. limit does not result. The revised plans now comply with the 15' setback; however, the canopy height was not revised to be measured from the main roof deck – it appears to be measured from the raised pool deck (maximum height NTE 91'-6" NGVD – not 96'-6" – that would be 15' above the main roof deck). Remove / redesign the structure to meet Code.
3. **Previous DRC Comment #10** – *Note: The revised plans are now internally inconsistent on Sheet L-1. The amount of project landscaped open space is much different on the Landscape Plan Sheet L-1. In the Landscape Requirement Legend shown at the upper left corner (25%) versus the lower right corner (20%). All other sheets were updated to 20%. Please revise Sheet L-1 to be internally consistent.
4. Specific approval from the Design Review Board (DRB) is required for tandem arrangement of the parking spaces in the garage pursuant to Sec. 23-30(f). This will be addressed in the DRB staff report.

AGENDA ITEM REPORT

September 13, 2022

ITEM NUMBER: 2.

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

Ayanidys Martinez

ATTACHMENTS

1.	9781 SPR22-000020 DRC Application
2.	Letter of Intent
3.	9781 E Bay Harbor Drive 2nd Review DRC 9.8.2022
4.	BHI 9781 EBHD DRC Staff Report #2 Sept 5 2022

APPLICATION FOR SITE PLAN REVIEW



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

Town Council

Jordan W. Loonard
Mayor

Stephanie Bruder
Vice Mayor

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Isaac Salver
Council Member

Elizabeth Tricocha
Council Member

Robert Yaffo
Council Member

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 am

Process Number 7/28/22 Fee Paid \$3000-

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

Joseph A. Ruiz, Esq
WERNICK & Co, PLLC
320 Miracle Mile, Suite 203
Coral Gables, FL | 33134
jar@wernickco.com

July 28, 2022
Rev'd August 25, 2022

VIA ELECTRONIC DELIVERY AND HAND DELIVERY

Ayanidys J. Martinez, CEP
Building & Zoning Supervisor
Town of Bay Harbor Islands
9665 Bay Harbor Terrace, 2nd Floor
Bay Harbor Islands, FL 33154

**RE: Letter of Intent – 9781 East Bay Harbor Drive – SPR22-000020
Site Plan Review Application – Development and Review Committee**

Dear Mrs. Martinez,

Wernick & Co, PLLC submits this revised Letter of Intent on behalf of 9781 BAY HARBOR DEVELOPMENT LLC (the "Applicant"), owner of the vacant lot located at 9781 East Bay Harbor Drive, Bay Harbor Islands, FL (the "Property")¹ to accompany Applicant's application to the Town of Bay Harbor Islands (the "Town") Development and Review Committee ("DRC") for consideration of a 9-unit boutique multifamily residential infill building on the East Island.

Included as part of the application are updated and revised architectural plans prepared by Kobi Karp Architecture and Interior Design, Inc, dated August 25, 2022, along with the supplemental application materials such as landscape plans, photometric plans, and a signed and sealed survey (the "Application"). The updated and revised Application and Letter of Intent are being provided as a cohesive response to address pending staff comments set forth in the Town's *Plan Review Report* that included an August 11, 2022, memorandum from Michael J. Miller to the Town's DRC. The staff comments were also reviewed and discussed on August 11, 2022, when the Application was presented to the Town's DRC.

PROPERTY OVERVIEW AND SURROUNDING CONTEXT. The Property is a single platted lot comprised of 11,249 square feet (0.26 acres), located at the northeast corner of the Town's East Island, along East Bay Harbor Drive just south of 98th Street. The Property is located within the RM-1 zoning district, with frontages along East Bay Harbor Drive and the Indian Creek waterway, directly across the waterway from Bal Harbour Village.

This area of the East Island includes a mixture of low-to-mid-rise residential complexes. The Property is surrounded by Carroll Walk Condominiums to the south, The Summit Condominiums to the southwest, and low-scale multifamily buildings to the north and west.

¹ The folio number associated with the Property is 13-2227-001-1040.

PROJECT OVERVIEW AND DESIGN NARRATIVE. The Applicant is redeveloping the Property as a new 9-unit boutique multifamily residential infill building with 19 parking spaces, of which 18 tandem parking spaces are located on Level 1 and one (1) ADA parking space located on the north side of the drop off, and a mix of roof-top amenity spaces to support the future residents of the building (the "Project"). The Project rises to 75' from Base Flood Elevation to the shared roof deck, in compliance with allowable rooftop projections under the Town's Code of Ordinances (the "Code"), complete with a roof lounge area and pool for residents to gather and relax.

The spacious residential units, located on Levels 2 – 8, range in size from 2,210 SF to 4,261 SF, with each unit providing views of Indian Creek waterway.

The Project features a contemporary design with angled design interventions framing the edges of the Project. The southern stairway is highlighted by a vertical aluminum cladding in a wood-grain color, while the roof and balconies are framed in natural colored stone. There is abundant glazing along the facades of the building to allow ample natural light flood through the units along multiple vantage points. Lush, native landscaping is proposed on the ground floor, roof deck, and along the balconies that front East Bay Harbor Drive, which soften the building and provide a beautiful contrast to the glass frame. A warm color pallet and mix of materials commonly found in South Florida architecture provide a nice parallel with the lush landscaping.

ZONING COMPLIANCE. Pursuant to the Town's Future Land Use Map, the property has a future land use designation of *M-H Medium-High Density (34 DUA)*, which allows a maximum base density of 34 DUA. The Project is providing 9 dwelling units where 9 dwelling units are permitted by right. No TDRs are being requested for the Project. The Project is compliant with the Town's graduated setback standards through each level of the building, and is exceeding the open space requirement, with 25% landscaped/open space where 20% minimum is required.

As mentioned, the Project is providing 19 parking spaces. Because the Project is located on a single platted lot, there is no requirement for visitor parking. The grade level parking spaces are screened at the Property line next to the parking spaces. The Project includes an internal on-site drop-off drive in front of the entrance to the building to accommodate vehicles on the Property and avoid queueing along East Bay Harbor Drive.

The Project as proposed is consistent with the Town's 2002 Community Vision Master Plan, which identifies this area of the East Island for mid-rise residential developments; and thus, the Project is consistent with the Town's Comprehensive Plan.

CONCLUSION. On behalf of the Applicant, we hereby submit this Application for presentation to the DRC at its September 8th meeting. We look forward to presenting the updates and changes to the Project made in response to staff comments and feedback received at the August 11, 2022, DRC meeting. Thank you for your consideration of the DRC application.

Sincerely,



Joseph A. Ruiz

Enclosures

cc: Erin L. Grafton, Wernick & Co, PLLC
Michael J. Miller, AICP, Town Planner



9781 EAST BAY HARBOR DRIVE

9781 EAST BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

DEVELOPMENT REVIEW COMMITTEE SUBMITTAL

DATE: 08-25-2022

DRAWING INDEX			PERMIT 07-28-2022	D.R.C COMMENT 08-11-2022	
Delta (Revision):					
Discipline	Sheet	Description			
ARCH. KK/AID	A0.00	COVER	X	X	
		SURVEY	X	X	
	A1.00	PROJECT DATA	X	X	
	A1.01	OPEN AREA CALCULATIONS	X	X	
	A1.02	CONTEXT SITE MAP	X	X	
	A1.03	CONTEXT PHOTOS	X	X	
	A1.04	SURROUNDING BUILDINGS	X	X	
	A1.05	RENDERING_VIEW FROM THE BAY	X	X	
	A1.06	RENDERING_VIEW FROM THE STREET	X	X	
	A2.00	SITE PLAN	X	X	
	A3.00	FLOOR PLAN - LEVEL 1	X	X	
	A3.01	FLOOR PLAN - LEVEL 2	X	X	
	A3.02	FLOOR PLAN - LEVEL 3	X	X	
	A3.03	FLOOR PLAN - LEVEL 4	X	X	
	A3.04	FLOOR PLAN - LEVEL 5	X	X	
	A3.05	FLOOR PLAN - LEVEL6	X	X	
	A3.06	FLOOR PLAN - LEVEL 7	X	X	
	A3.07	FLOOR PLAN - LEVEL 8	X	X	
	A3.08	ROOF PLAN - POOL DECK	X	X	
	A3.09	TOP OF ROOF SLAB	X	X	
	A4.00	BUILDING COLOR ELEVATION - SOUTH	X	X	
	A4.01	BUILDING COLOR ELEVATION - EAST	X	X	
	A4.02	BUILDING COLOR ELEVATION - NORTH	X	X	
	A4.03	BUILDING COLOR ELEVATION - WEST	X	X	
	A5.00	BUILDING SECTION - A	X	X	
	A5.01	BUILDING SECTION - B	X	X	
	PHOTOMETRIC R-G	PH-1	LEVEL 1 - PHOTOMETRIC PLANS	X	X
		PH-2	LEVEL 1 - EMERGENCY PHOTOMETRIC PLANS	X	X
PH-3		ROOF DECK - PHOTOMETRIC PLANS	X	X	
PH-4		ROOF DECK - EMERGENCY PHOTOMETRIC PLANS	X	X	
LANDSCAPE TG	L-1	PROPOSED LEVEL 1 LANDSCAPE PLAN	X	X	
	L-2	PROPOSED ROOF DECK LANDSCAPE PLAN	X	X	
	TD-1	TREE DISPOSITION PLAN	X	X	
CIVIL OCEAN ENG.	C100	GENERAL NOTES AND SPECIFICATIONS	X	X	
	C200	PAVING GRADING AND DRAINAGE PLAN	X	X	
	C300	WATER AND SEWER PLAN	X	X	
	C400	DRAINAGE DETAILS	X	X	
	C500	SEDIMENTATION AND EROSION CONTROL PLAN	X	X	
	C600	SEDIMENTATION AND EROSION CONTROL NOTES	X	X	

CIVIL ENGINEER

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

MEP ENGINEER
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	8/25/22 DRC REV#1	9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

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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.
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MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:

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Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

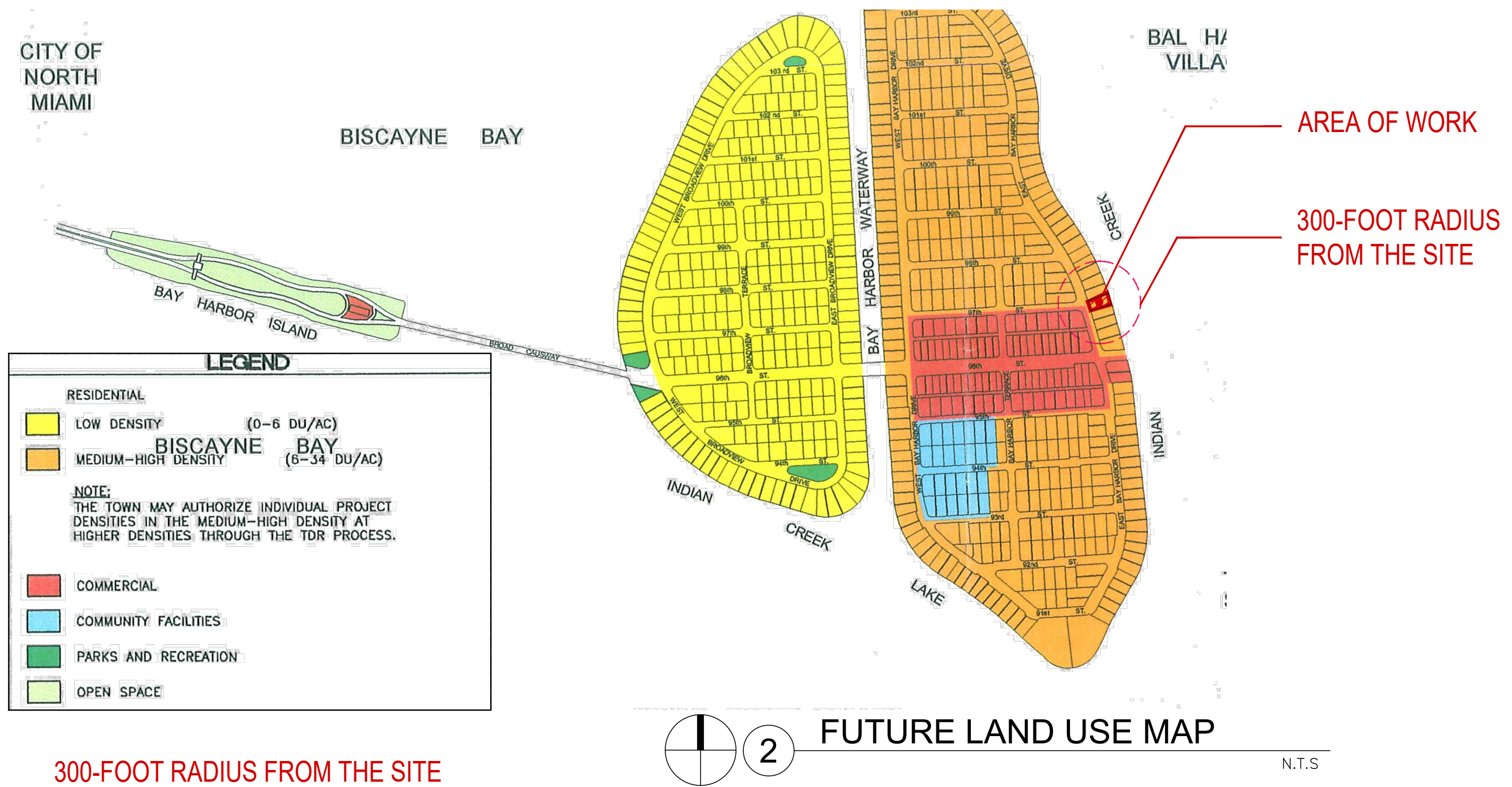
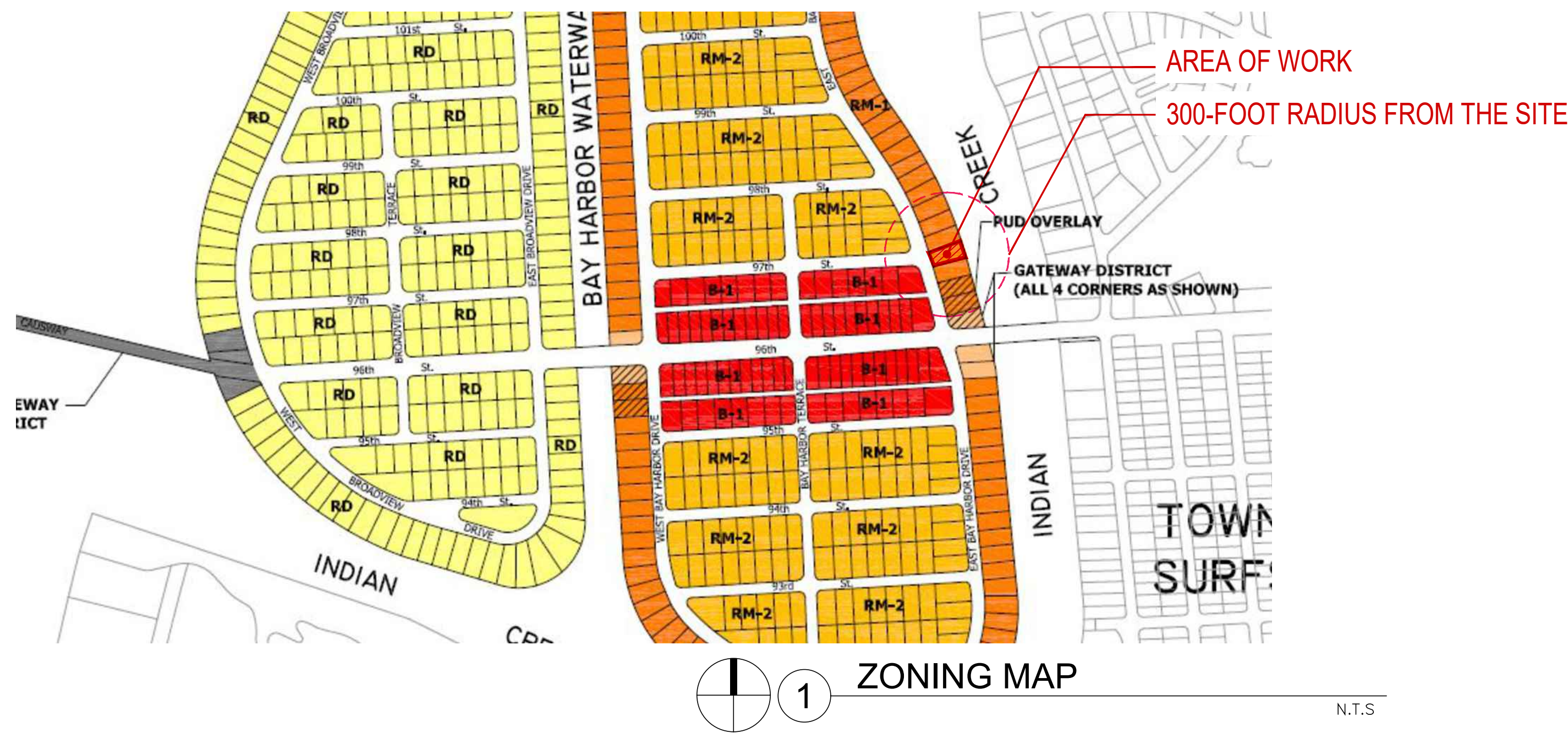


KOBI KARP
Lic. # AR0012578



COVER

Date:	08-25-2022	Sheet No. A0.00
Scale:		
Project:	2229	



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	
		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.	2,870 SF = 25%		
F) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN.	2,934 X 0.15 = 440 SF MIN.	441 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 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	2,934 SF	-			
GRANDTOTAL	42,555 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.
		ADA P.S.	1 P.S.	1 P.S.	1 P.S.
		VISITOR	0 P.S. PER ZONING CODE SEC 23-24 (c)(3).		
	TOTAL PARKING			19 P.S.	19 P.S.
PARKING PER FLOORS		TOTAL OF PARKING			
LEVEL 1	18 STANDARD P.S. + 1 ACCESSIBLE P.S. = 19 P.S.		19 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					
6	UNIT MIX CHART				
	LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED
	1	-	-	-	-
	2	2A	3	1,350 SF	2,210 SF
	3	3A	3	1,350 SF	2,414 SF
		3B	3	1,350 SF	2,160 SF
	4	4A	3	1,350 SF	2,308 SF
		4B	3	1,350 SF	2,062 SF
	5	5A	4	1,550 SF	4,261 SF
	6	6A	4	1,550 SF	3,860 SF
	7	7A	4	1,550 SF	3,591 SF
	8	8A	4	1,550 SF	3,591 SF
	ROOF L.	-	-	-	-

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LANDSCAPE DESIGN:
Name: TOPO GRAPHIC LLC
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Tel: 941-564-5016

CIVIL ENGINEER:
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MIAMI, FLORIDA 33138
Tel: 786-518-2008

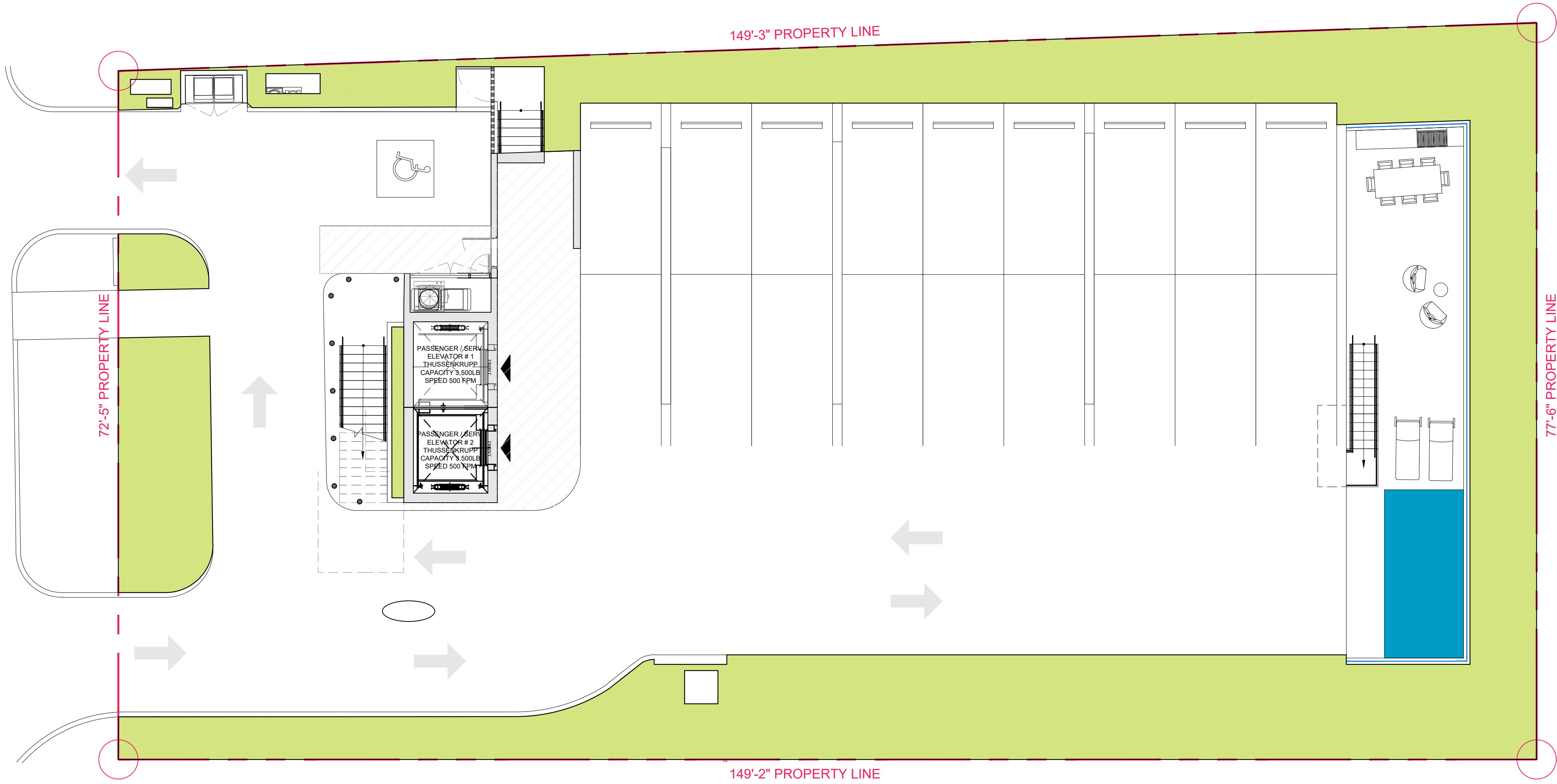
MEP ENGINEER:
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MIAMI, FLORIDA 33016
Tel: 305-828-0644

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PROJECT DATA

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LOT AREA	OPEN SPACE 20% MIN. BY CODE			
	MINIMUM	PROPOSED	%	COLOR
11,249 SF.	2,250 SF.	2,870 SF.	25 %	

1 GROUND FLOOR - OPEN SPACE
SCALE: 1/8" = 1'-0"

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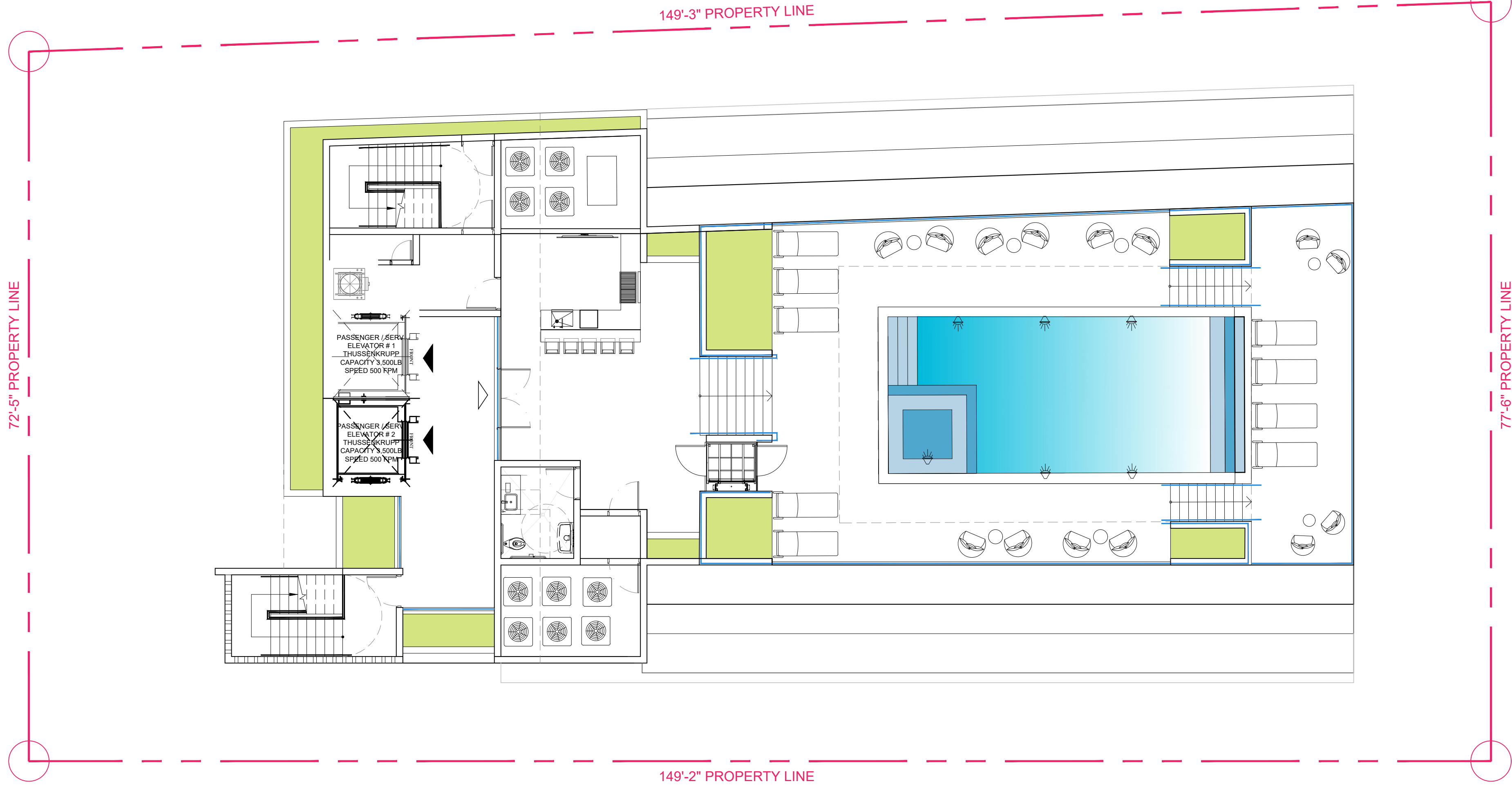
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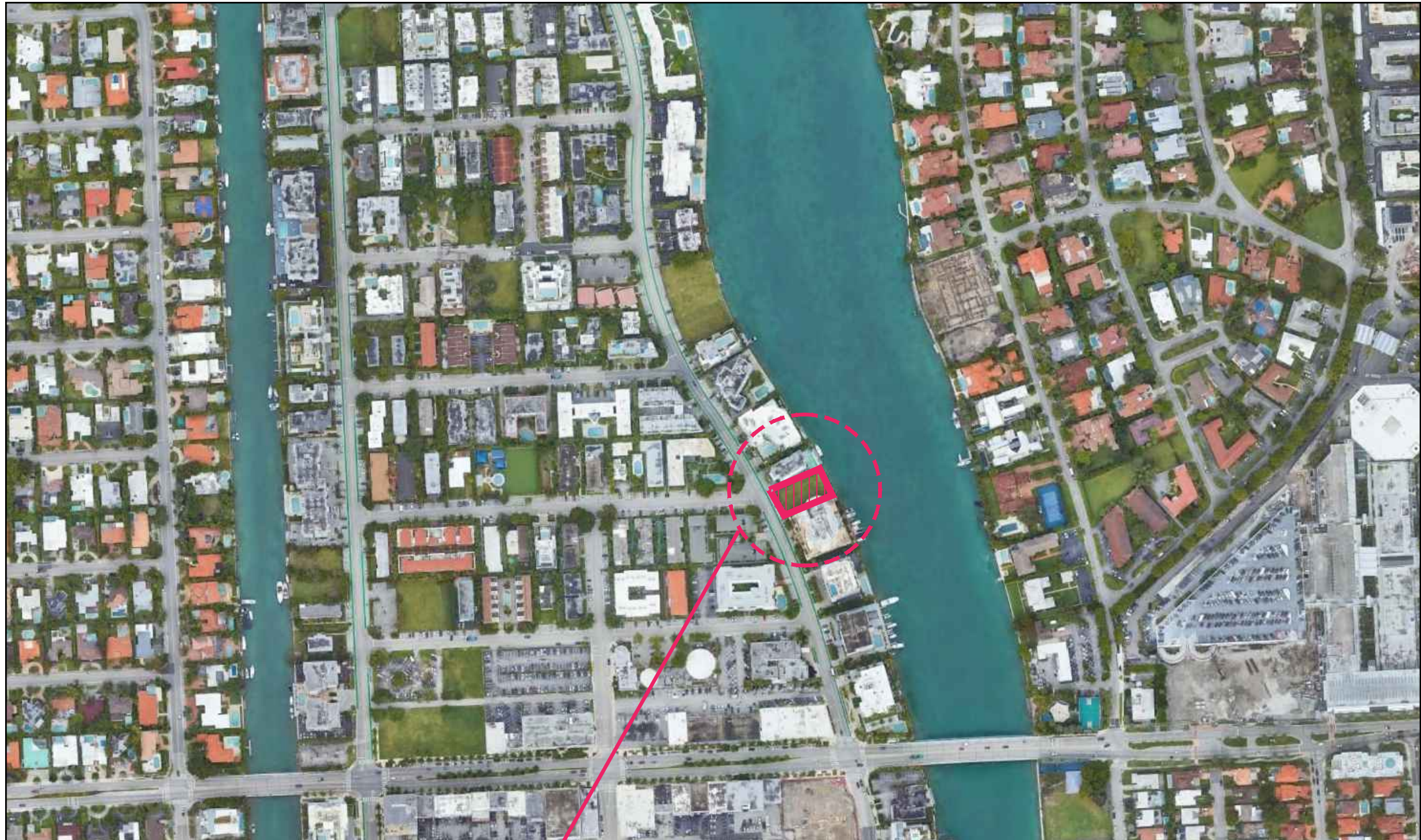
OPEN AREA CALCULATION

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Scale:		A1.01
Project:	2229	



ROOF AREA	ROOF LANSCAPED 15% MIN.			
	MINIMUM	PROPOSED	%	COLOR
2,934 SF.	440 SF.	441 SF.	15 %	

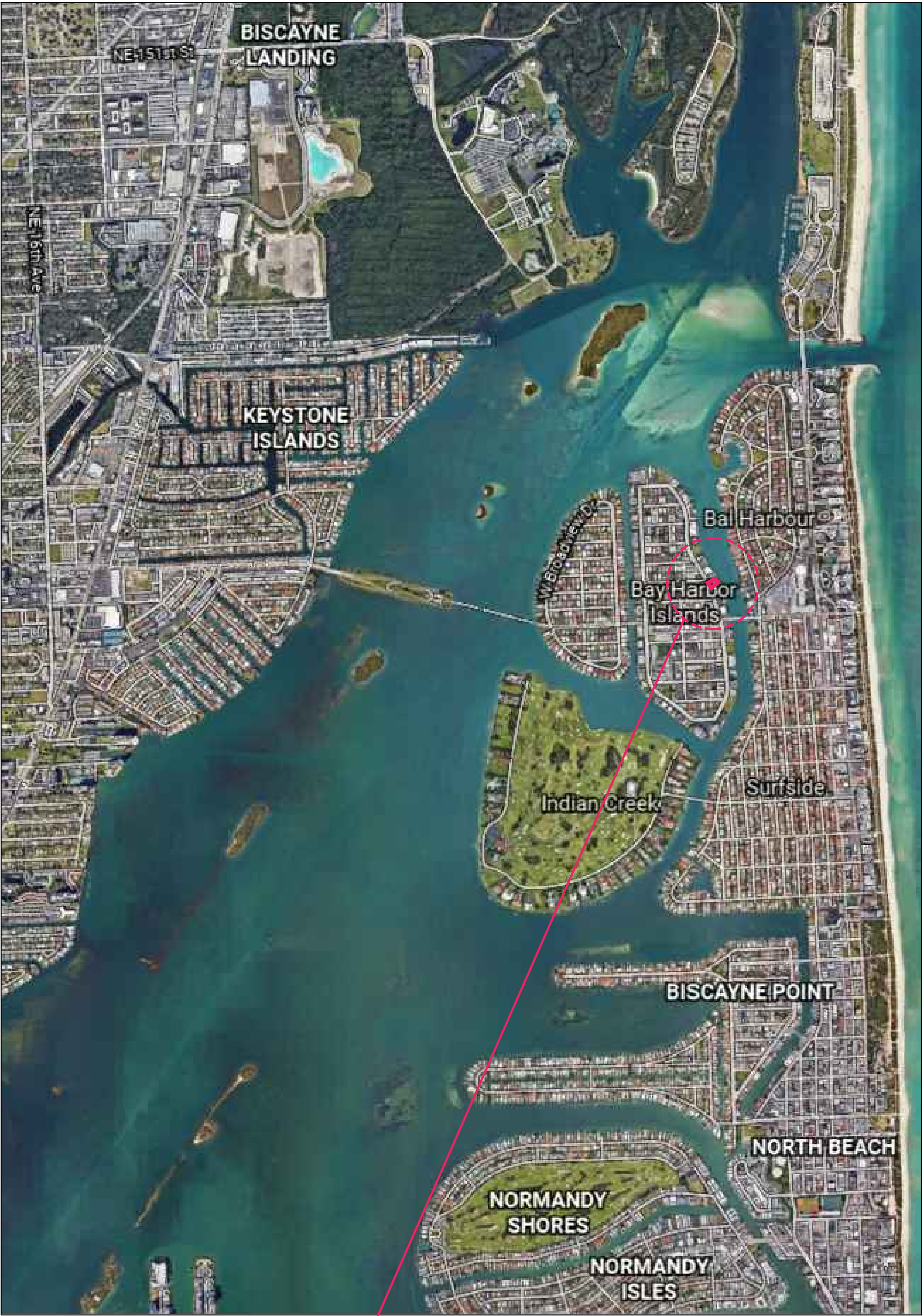
2 ROOF DECK - OPEN SPACE
SCALE: 1/8" = 1'-0"



SITE



SITE



SITE

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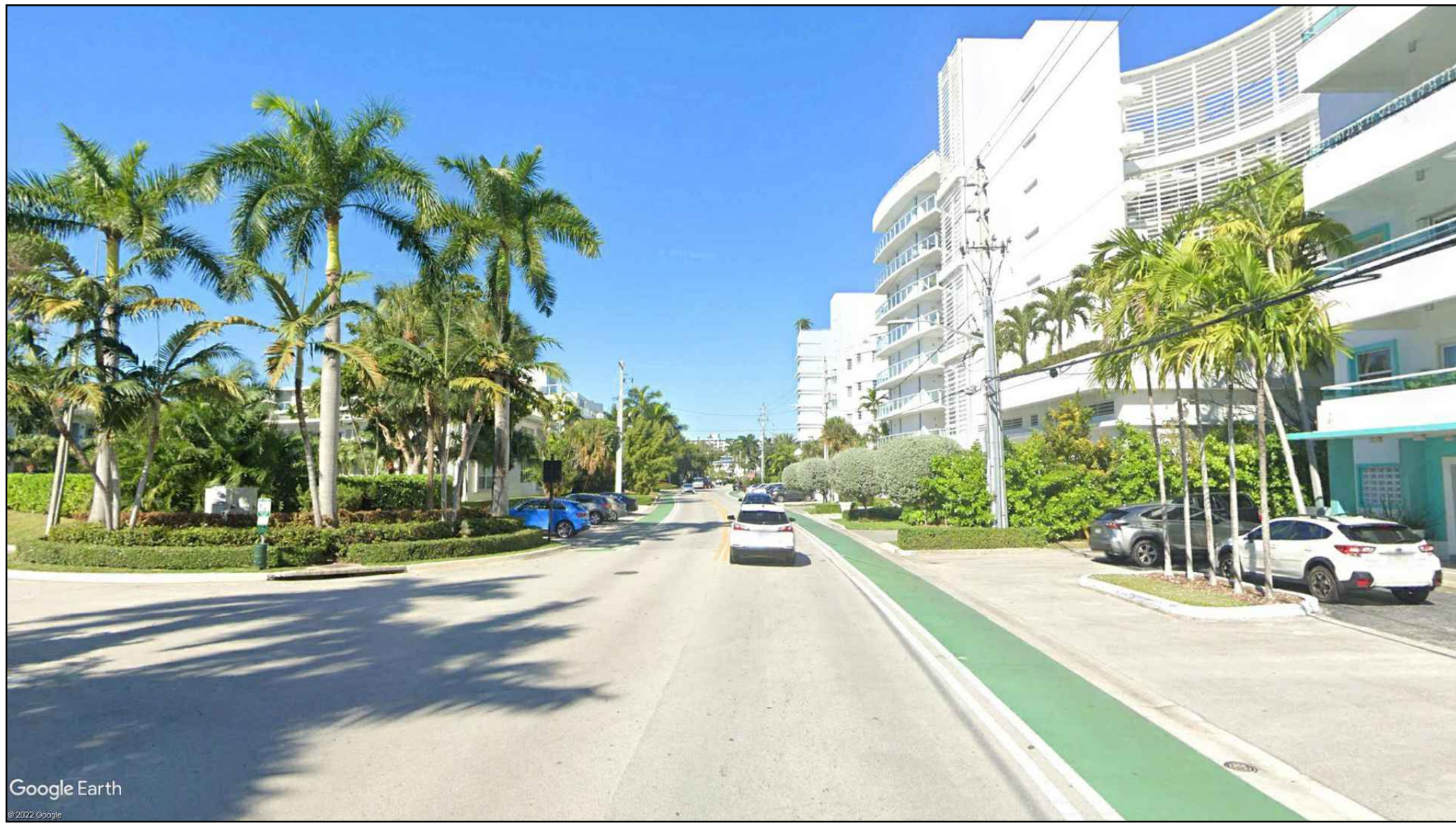
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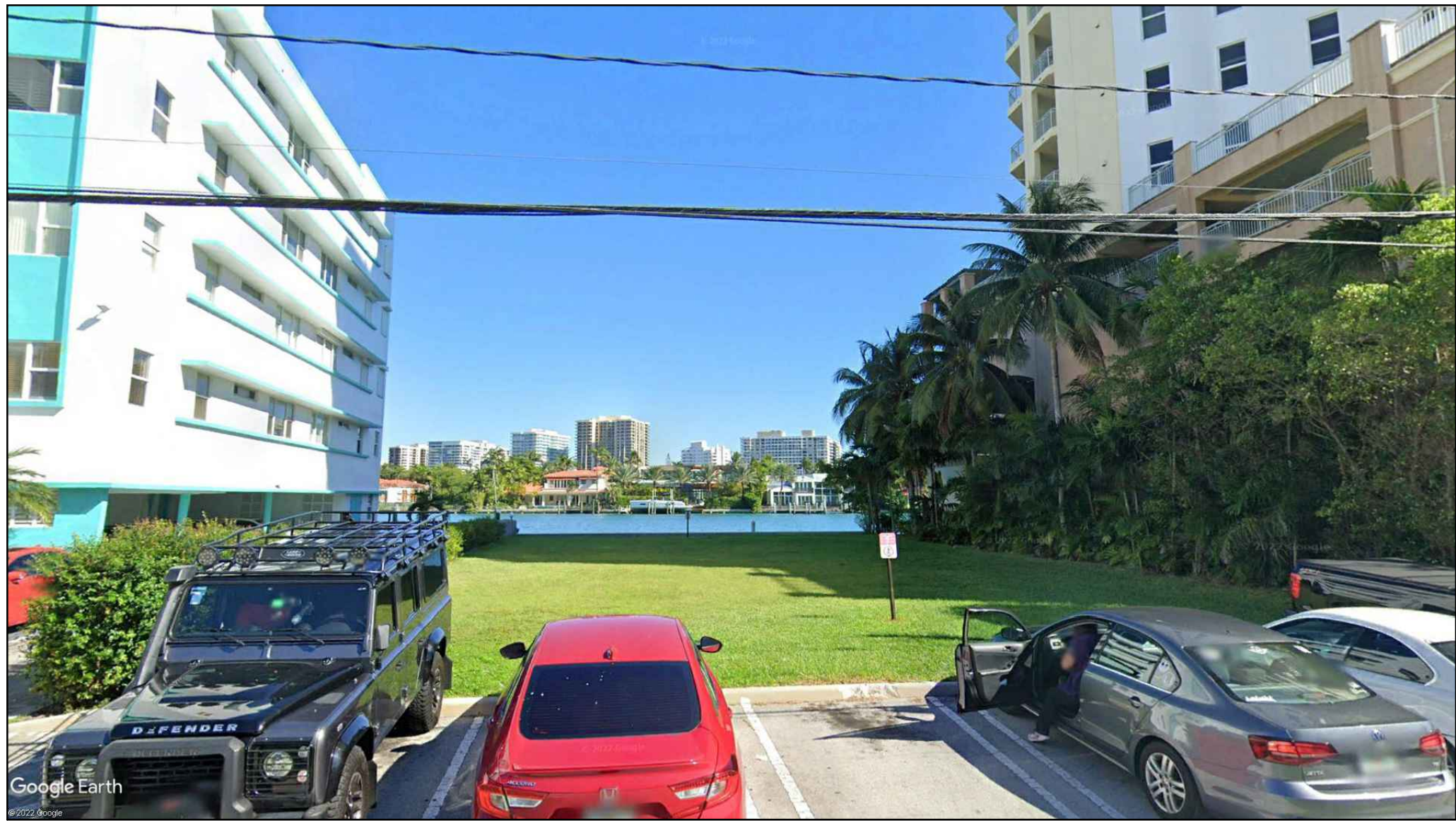
CONTEXT SITE MAP

1 CONTEXT SITE MAP
SCALE: N.T.S.

Date:	08-25-2022	Sheet No.
Scale:		A1.02
Project:	2229	



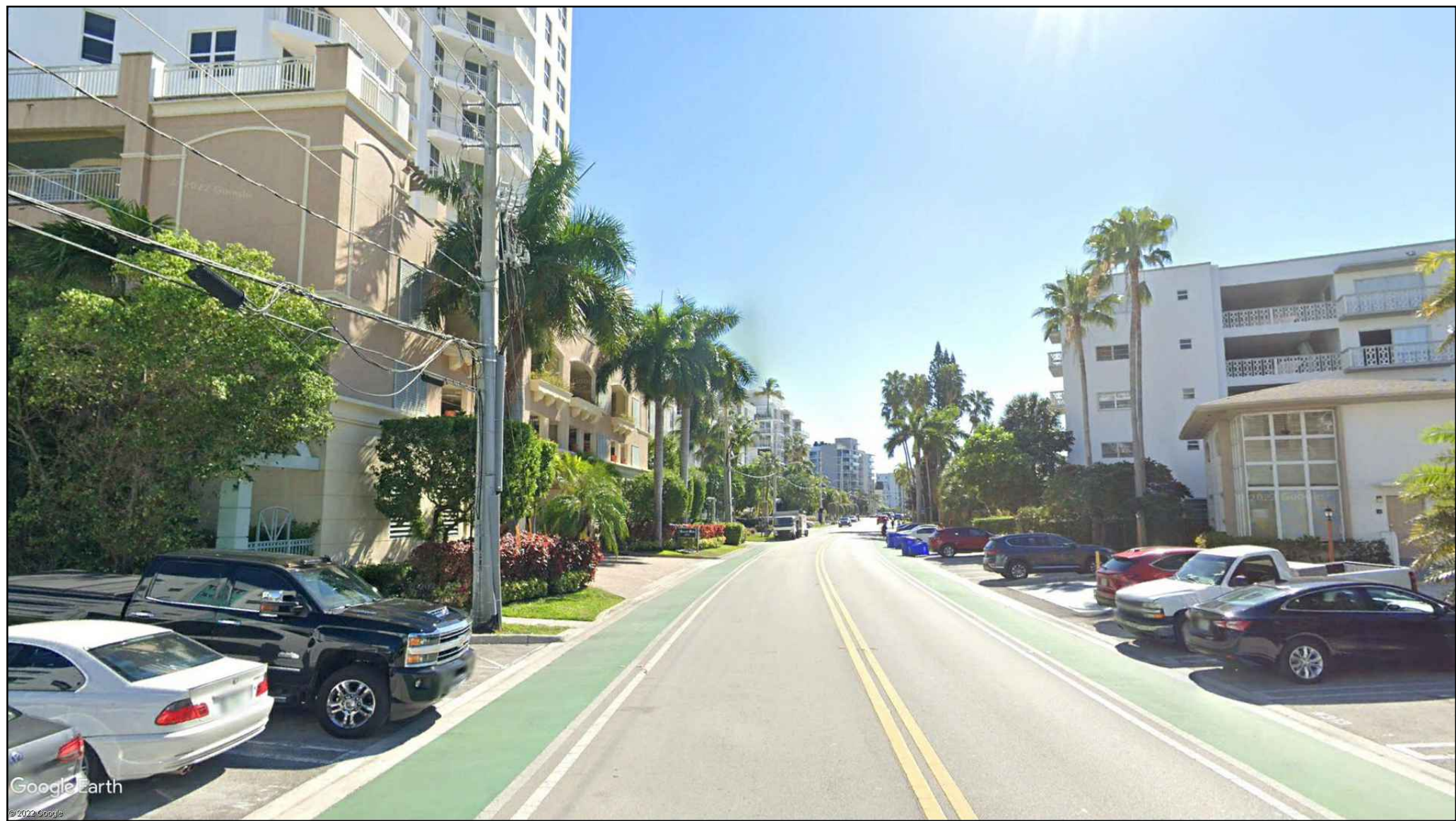
1 STREET VIEW
SCALE: N.T.S.



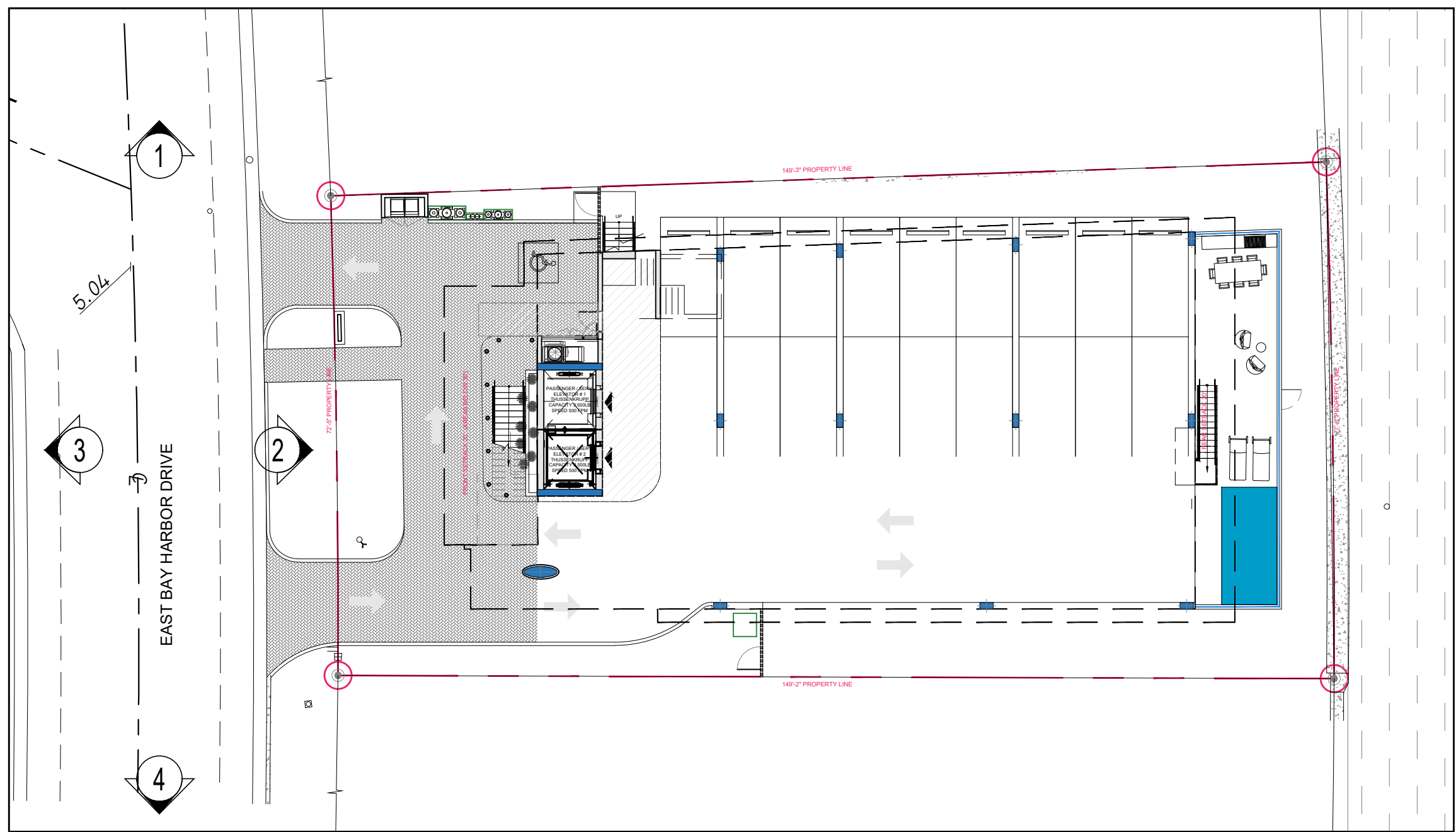
2 PROPERTY VIEW
SCALE: N.T.S.



3 STREET VIEW
SCALE: N.T.S.



4 STREET VIEW
SCALE: N.T.S.



5 KEY PLAN
SCALE: N.T.S.

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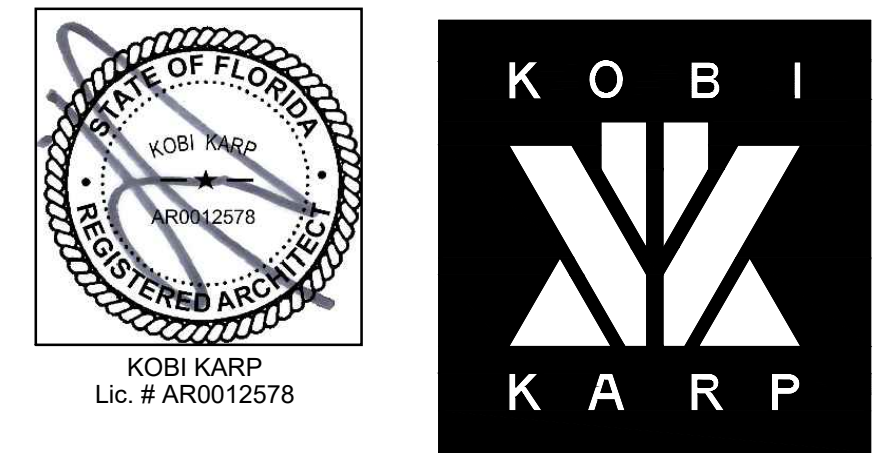
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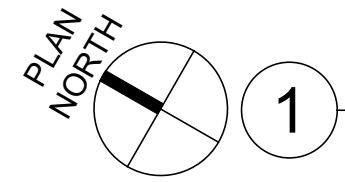
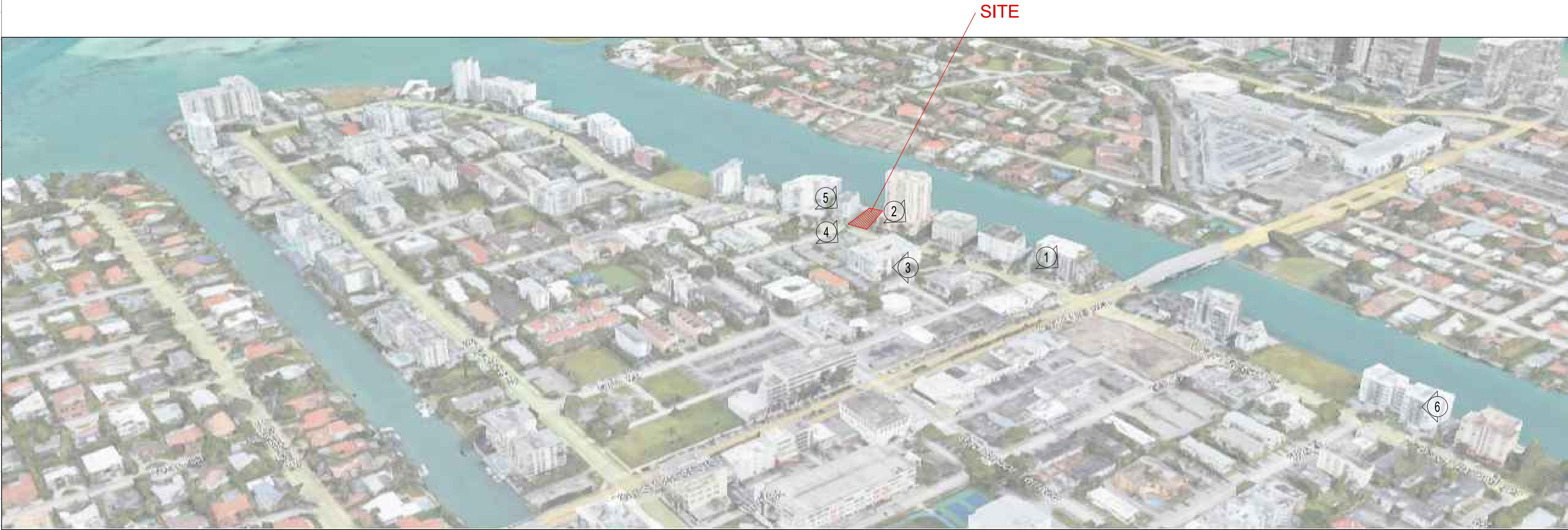
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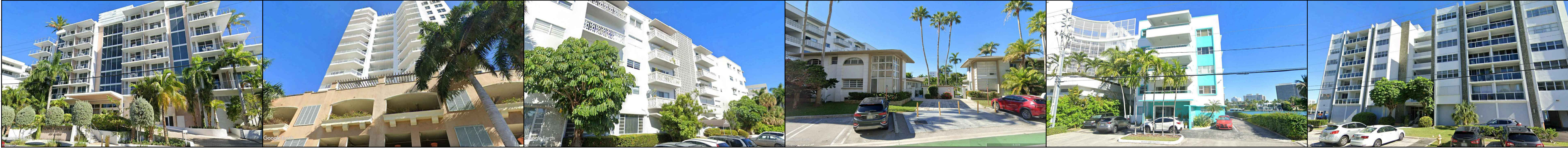
CONTEXT PHOTOS

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SURROUNDING BUILDINGS

SCALE: N.T.S.



1

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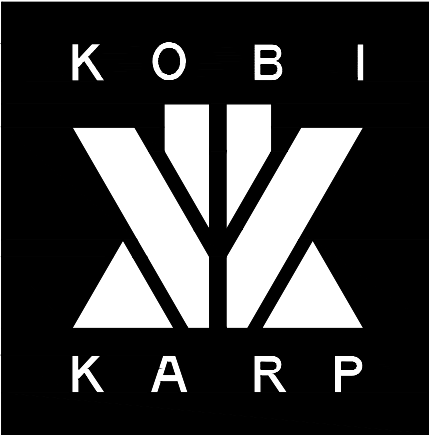
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SURROUNDING BUILDINGS

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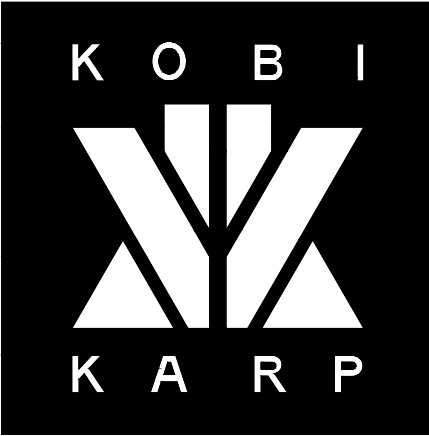
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RENDERING _VIEW FROM THE BAY

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Scale:		A1.05
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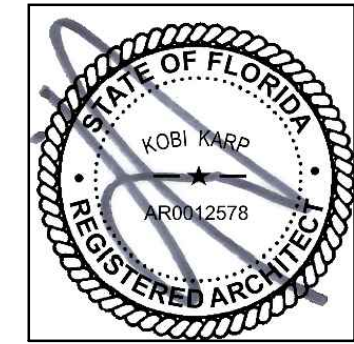
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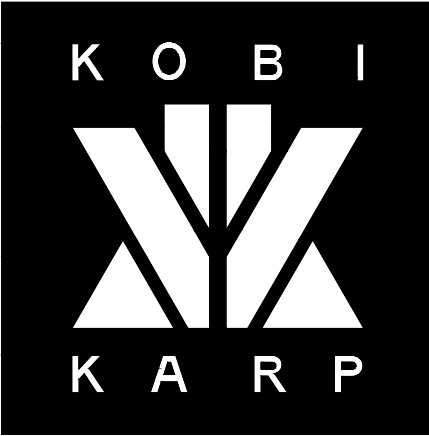
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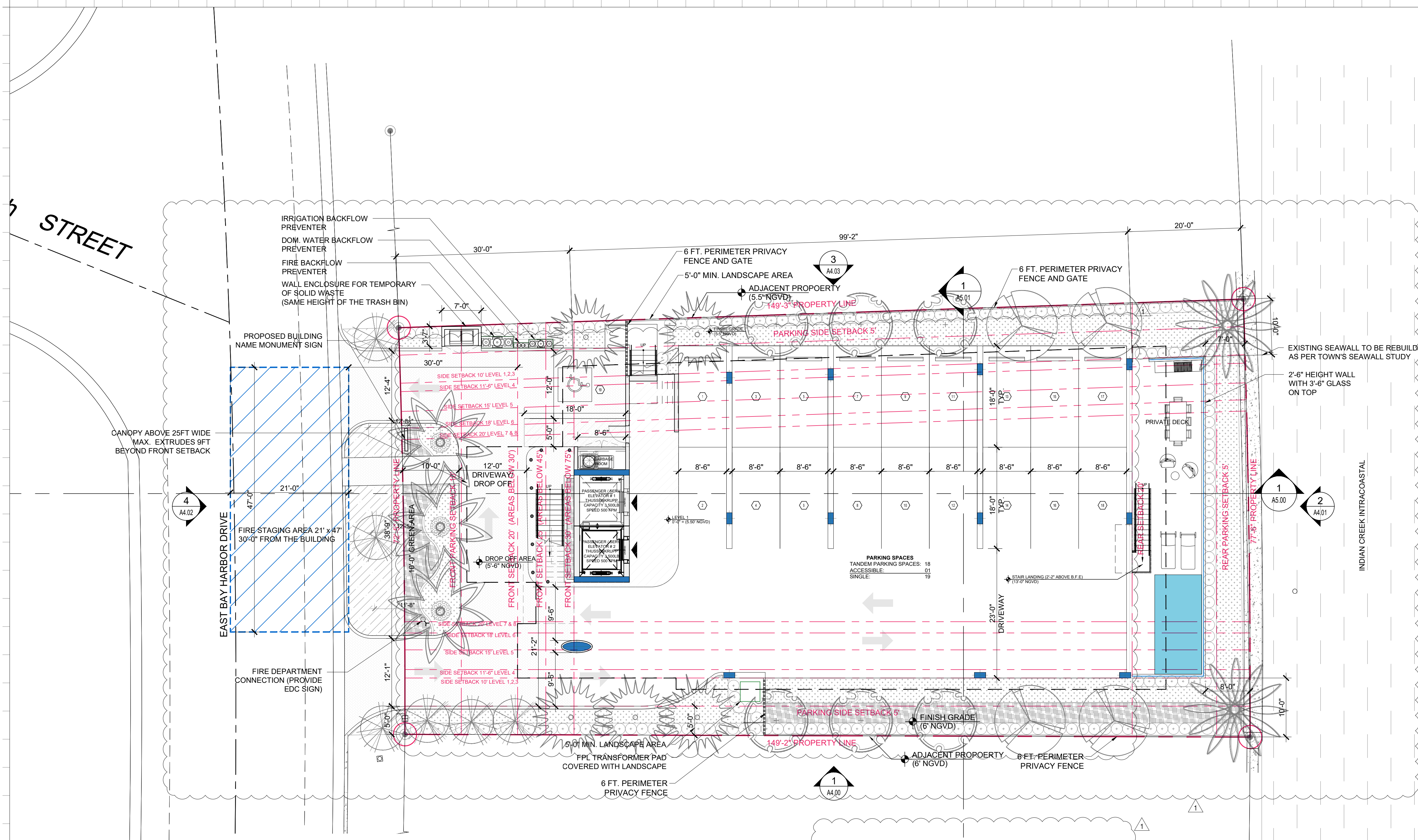
RENDERING VIEW FROM THE STREET

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FIRE STAGING NOTE

21' MIN.
47' MIN.

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 WET-FLOODPROOF UP TO BASE FLOOD ELEVATION (B.F.E.) + 10'-0" + 1'-0" ELEVATION (DESIGN FLOOD ELEVATION +11'-0" NGVD)

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 +11'-0" NGVD 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. ENCLOSED AREAS TO BE EQUIPPED AUTOMATIC NON-POWERED FLOOD VENTS, INSTALLED ON OPPOSITE WALLS TO EACH OTHER. 2 PER 200 SF



PROPOSED TRASH ENCLOSURE DESIGN

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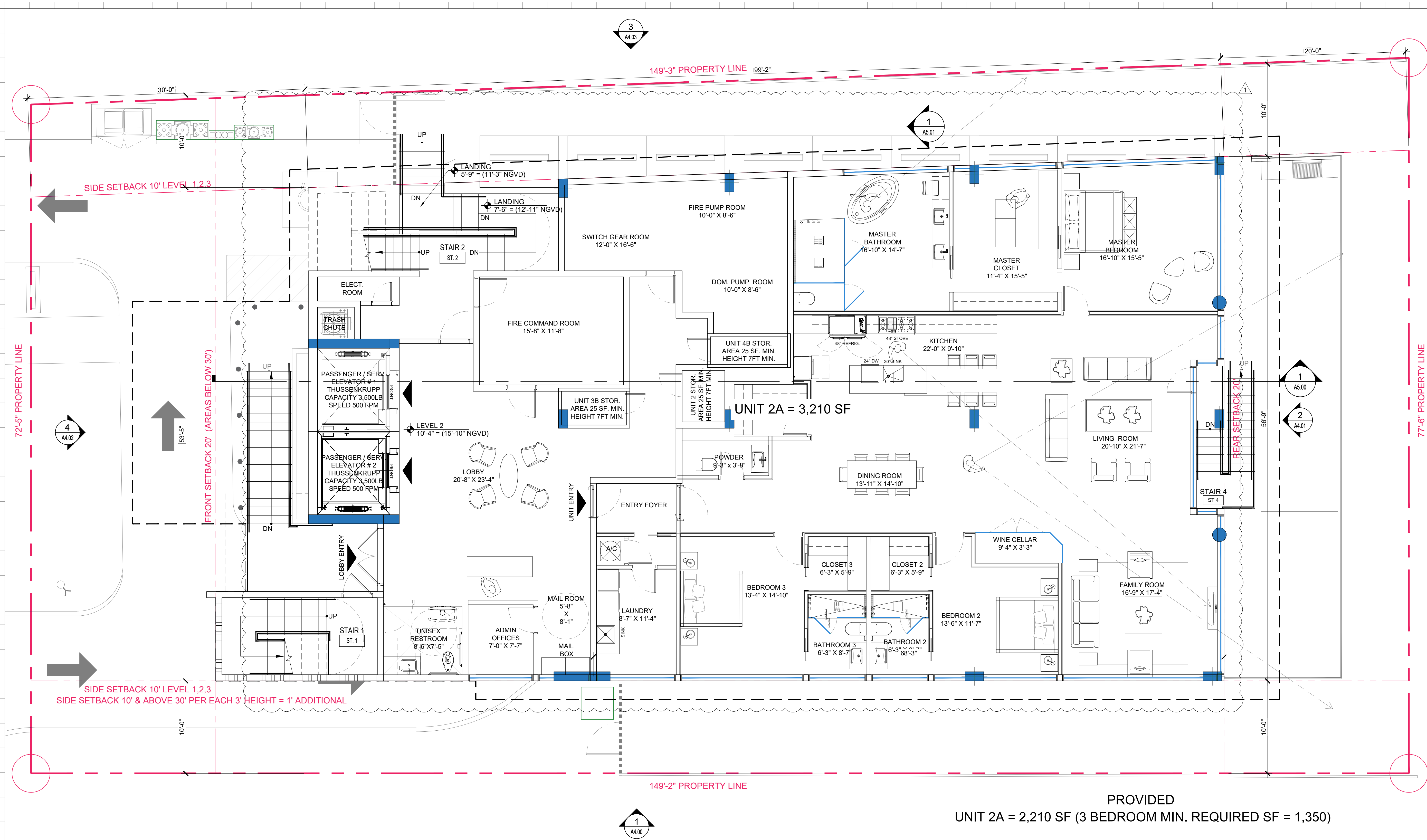


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SITE PLAN

Date: 08-25-2022	Sheet No.
Scale:	A2.00
Project: 2229	



PROVIDED
UNIT 2A = 2,210 SF (3 BEDROOM MIN. REQUIRED SF = 1,350)

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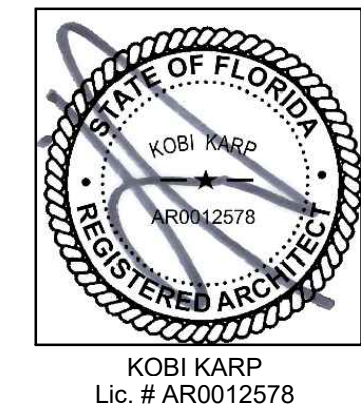
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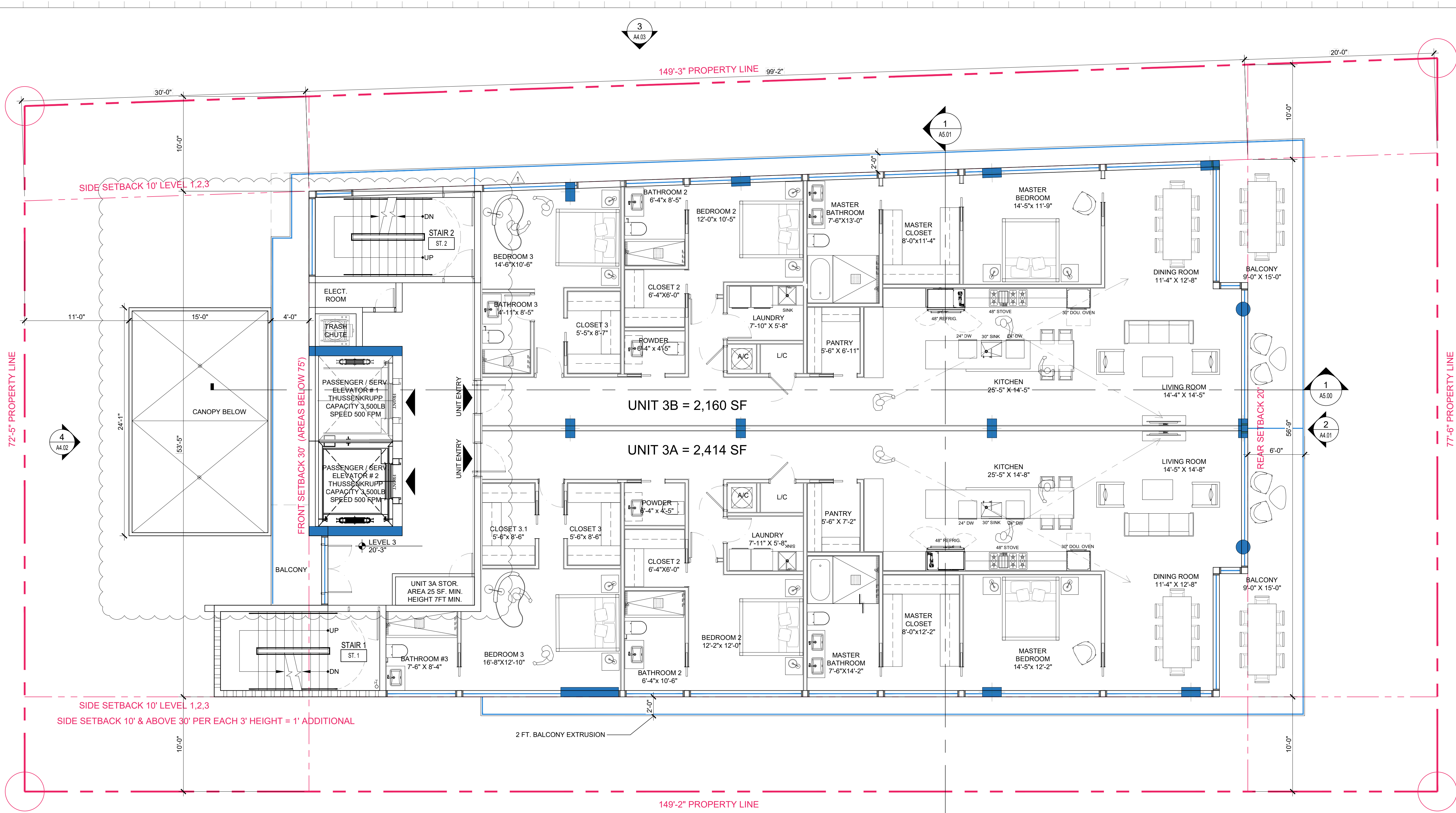
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FLOOR PLAN - LEVEL 2

Date:	08-25-2022	Sheet No.
Scale:		A3.01
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)

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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

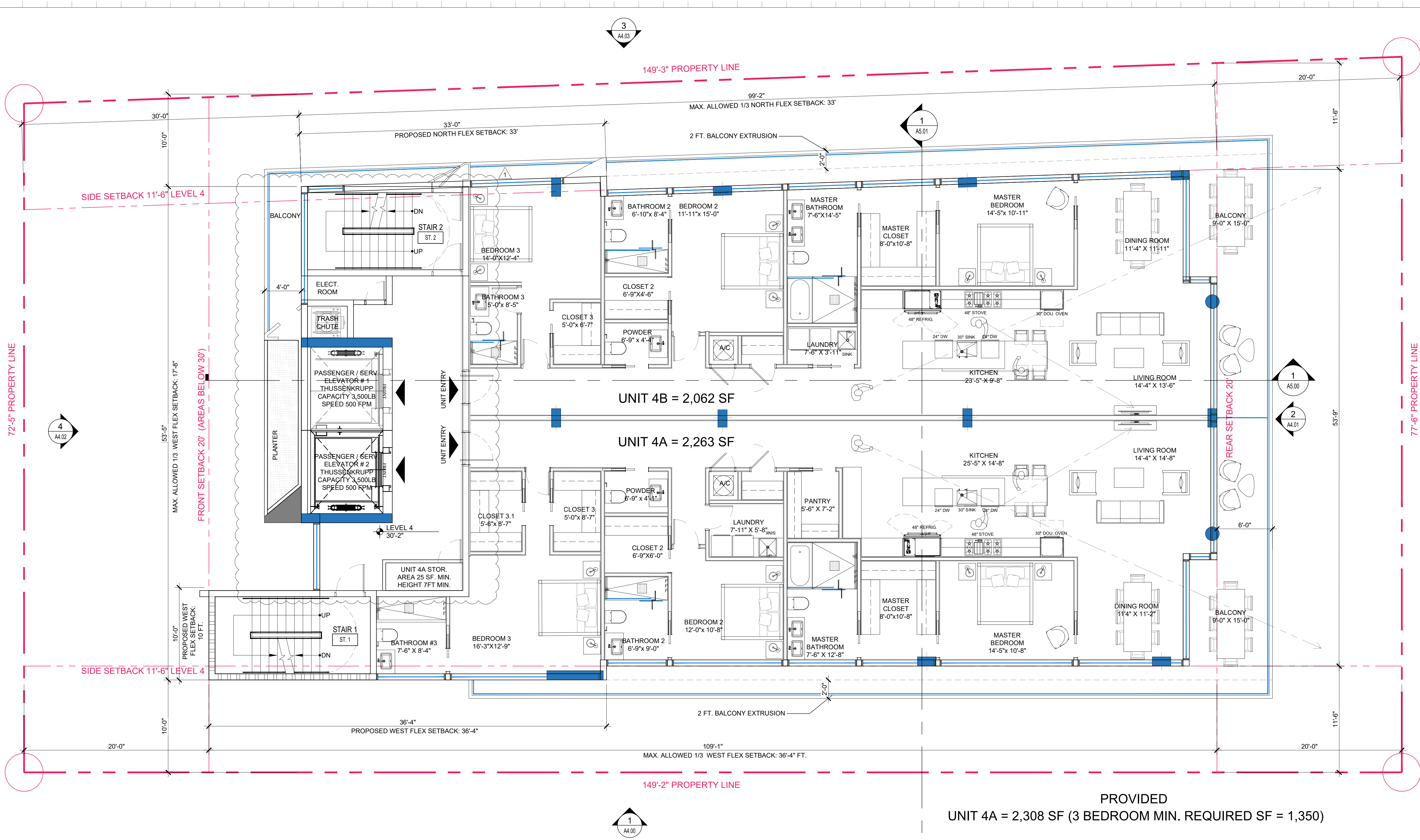
MEP ENGINEER:
Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3786



FLOOR PLAN - LEVEL 3

Date:	08-25-2022	Sheet No.
Scale:		A3.02
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)

Rev.	Date	Rev.	Date
1	8/25/22 DRC REV#1	9	
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3		11	
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7		15	
8		16	
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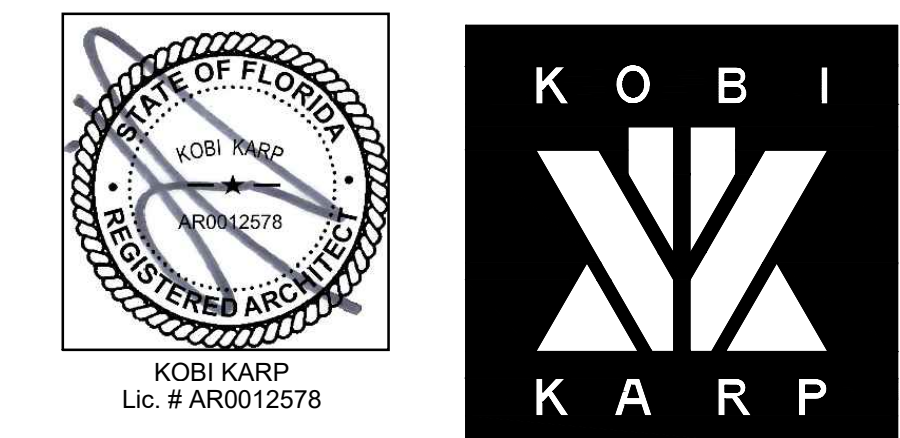
OWNER:
Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

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

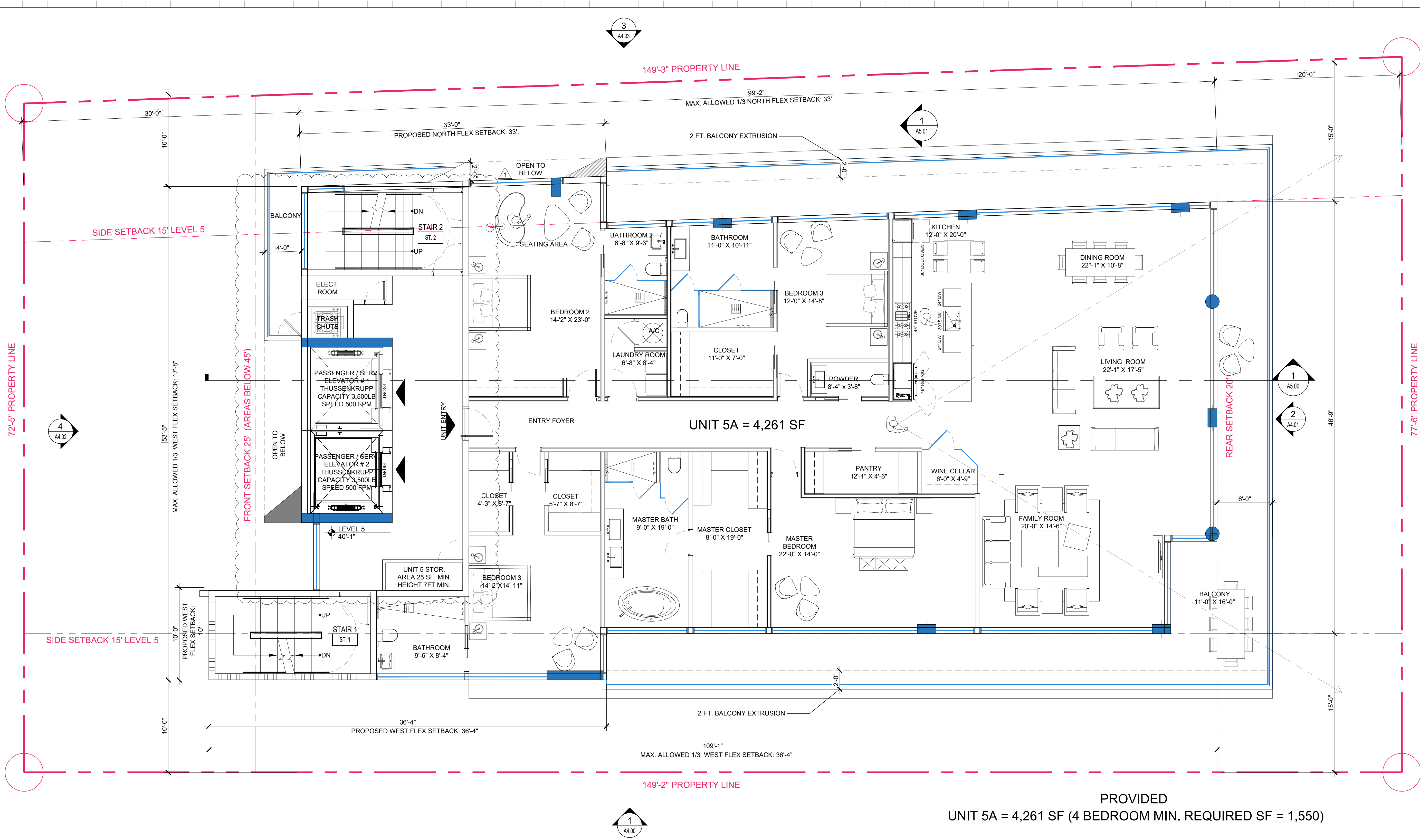
MEP ENGINEER:
Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:
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FLOOR PLAN - LEVEL 4

Date:	08-25-2022	Sheet No.
Scale:		A3.03
Project:	2229	



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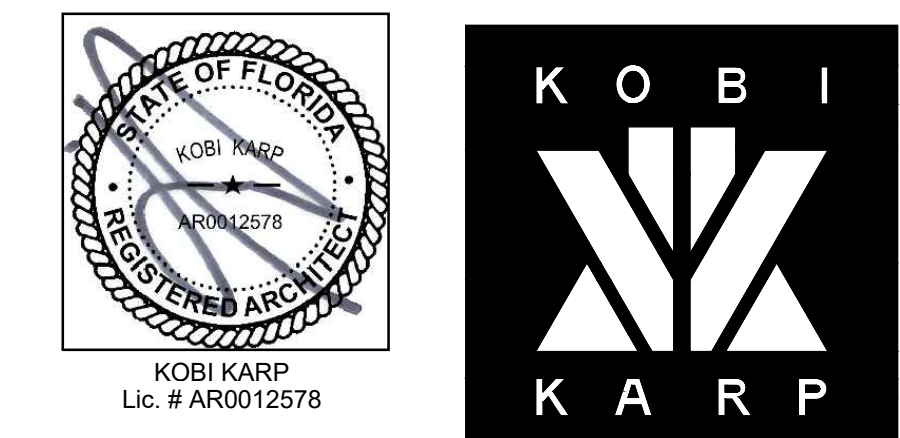
OWNER:
Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

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

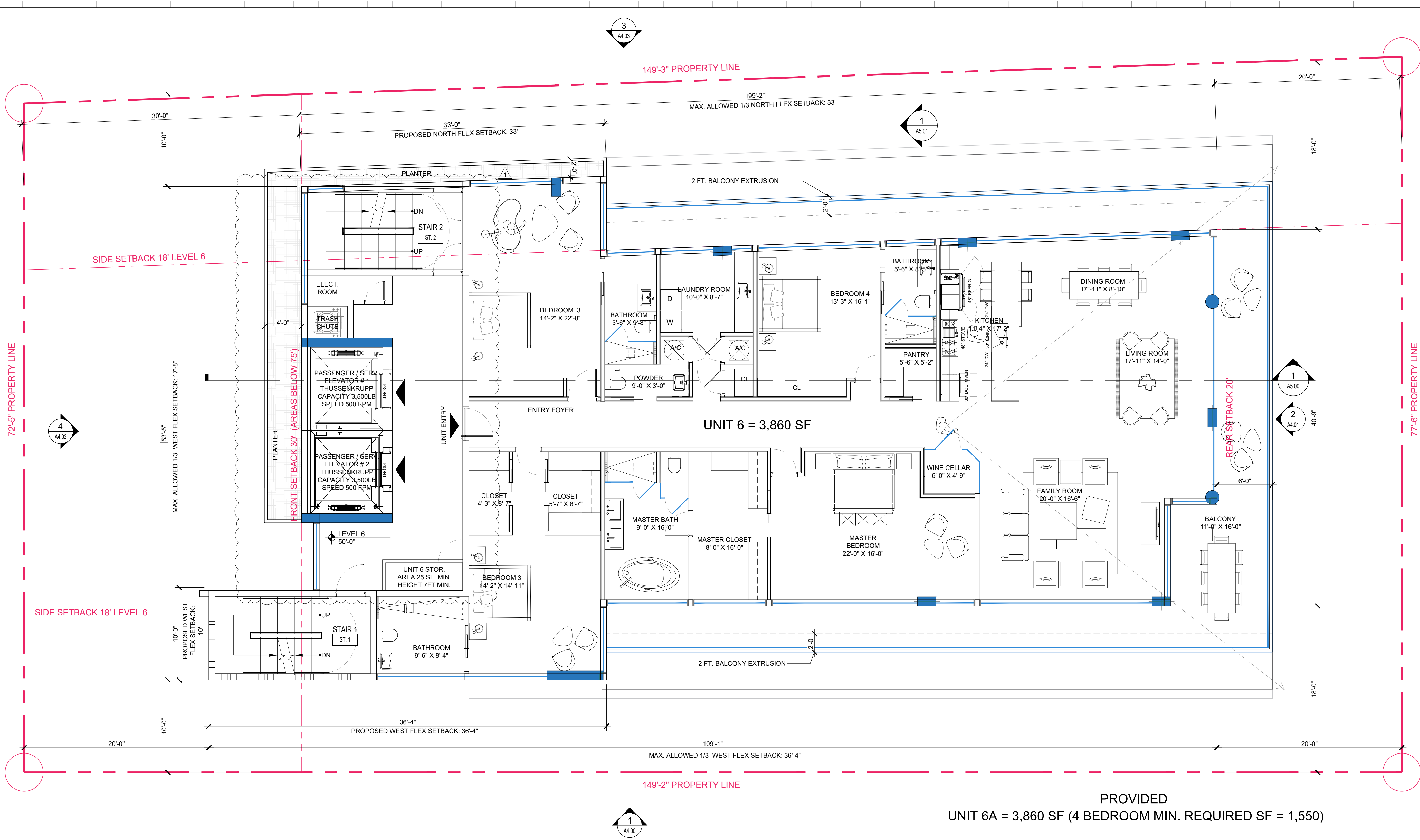
MEP ENGINEER:
Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
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FLOOR PLAN - LEVEL 5

Date:	08-25-2022	Sheet No.
Scale:		A3.04
Project:	2229	



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1	8/25/22 DRC REV#1	9	
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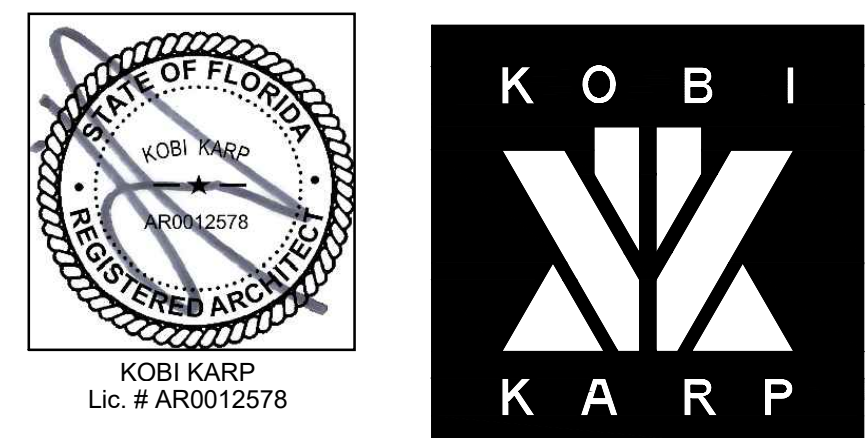
OWNER:
Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

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

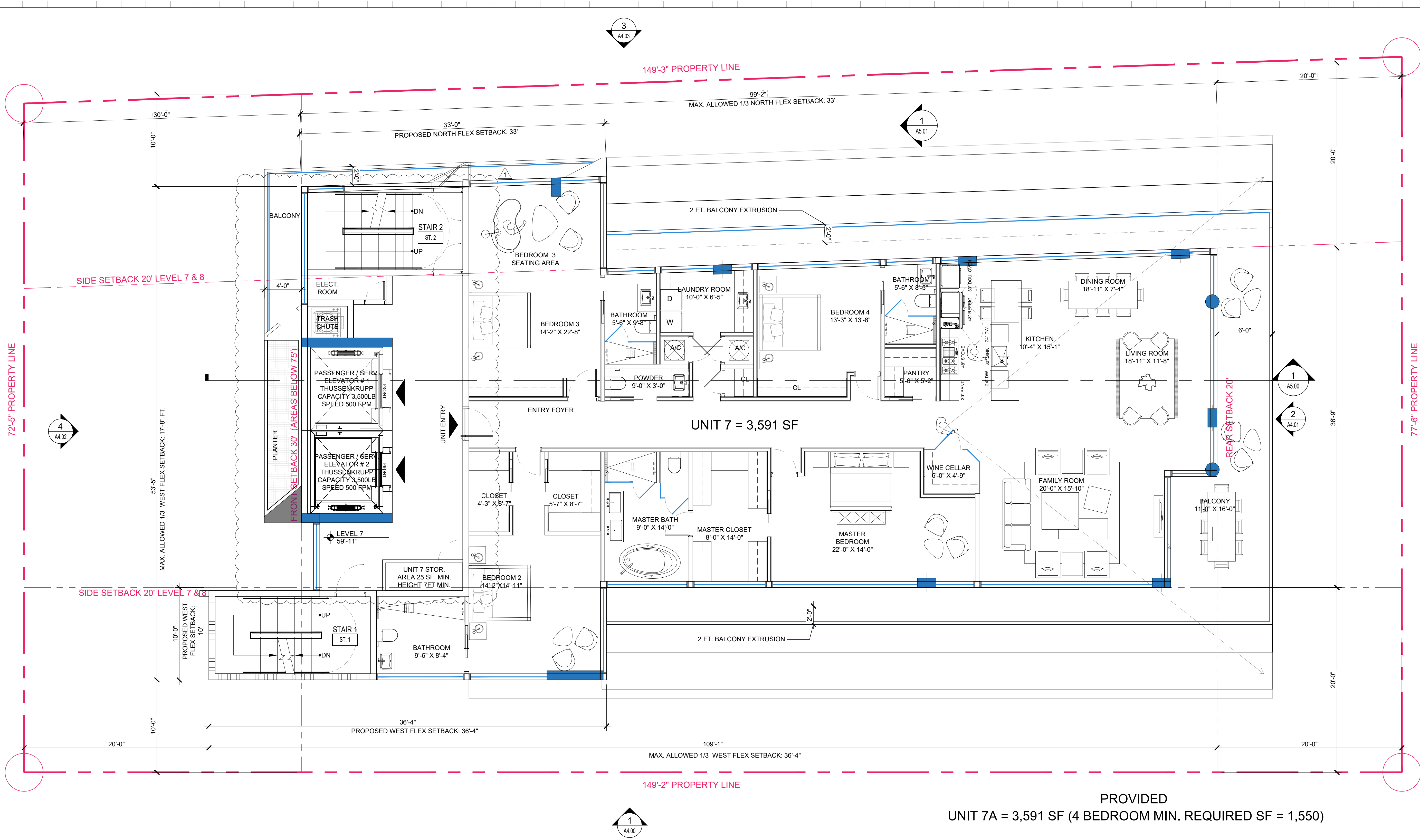
MEP ENGINEER:
Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:
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Miami, Florida 33137 USA
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Fax: 305.573.3766



FLOOR PLAN - LEVEL 6

Date:	08-25-2022	Sheet No.
Scale:		A3.05
Project:	2229	



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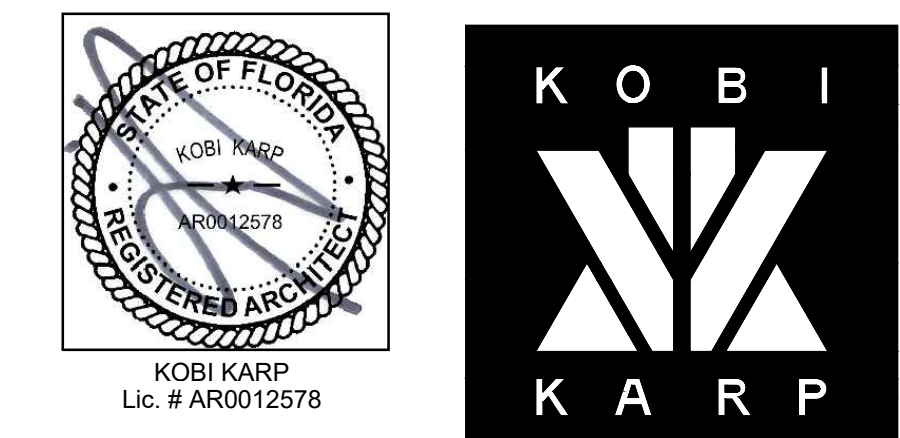
OWNER:
Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

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

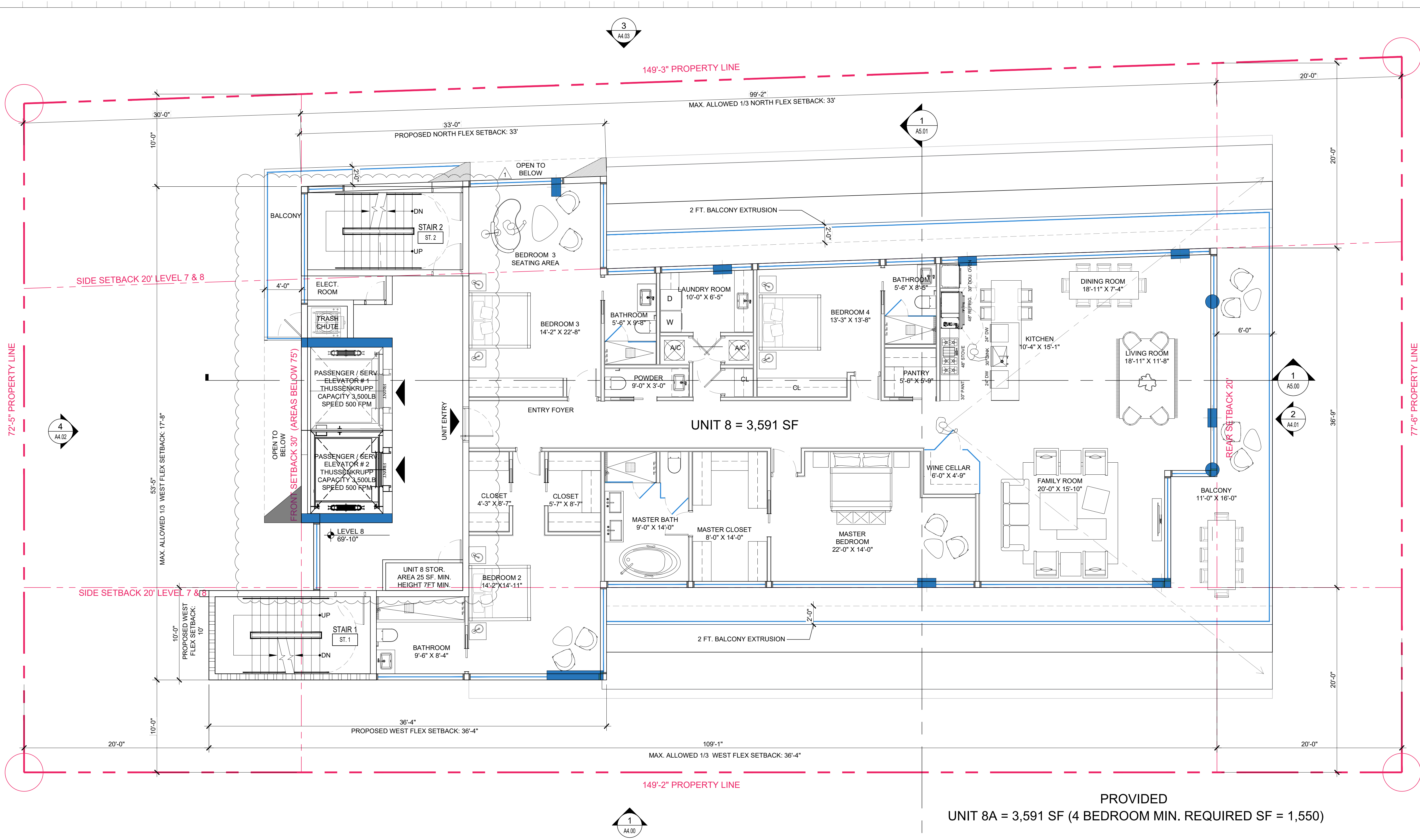
ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766



FLOOR PLAN - LEVEL 7

Date:	08-25-2022	Sheet No.
Scale:		A3.06
Project:	2229	

FLOOR PLAN - LEVEL 7
SCALE: 3/16" = 1'-0"



Rev.	Date	Rev.	Date
1	8/25/22 DRC REV#1	9	
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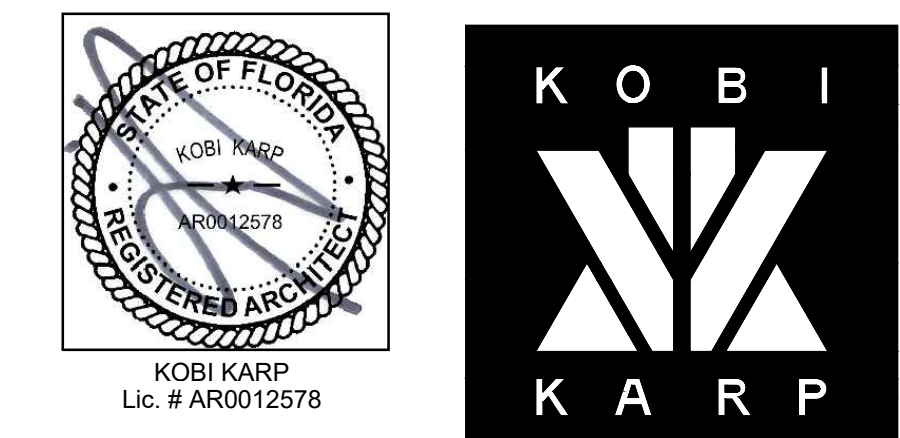
OWNER:
Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:
Name: TOPO GRAPHIC LLC
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CIVIL ENGINEER:
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Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

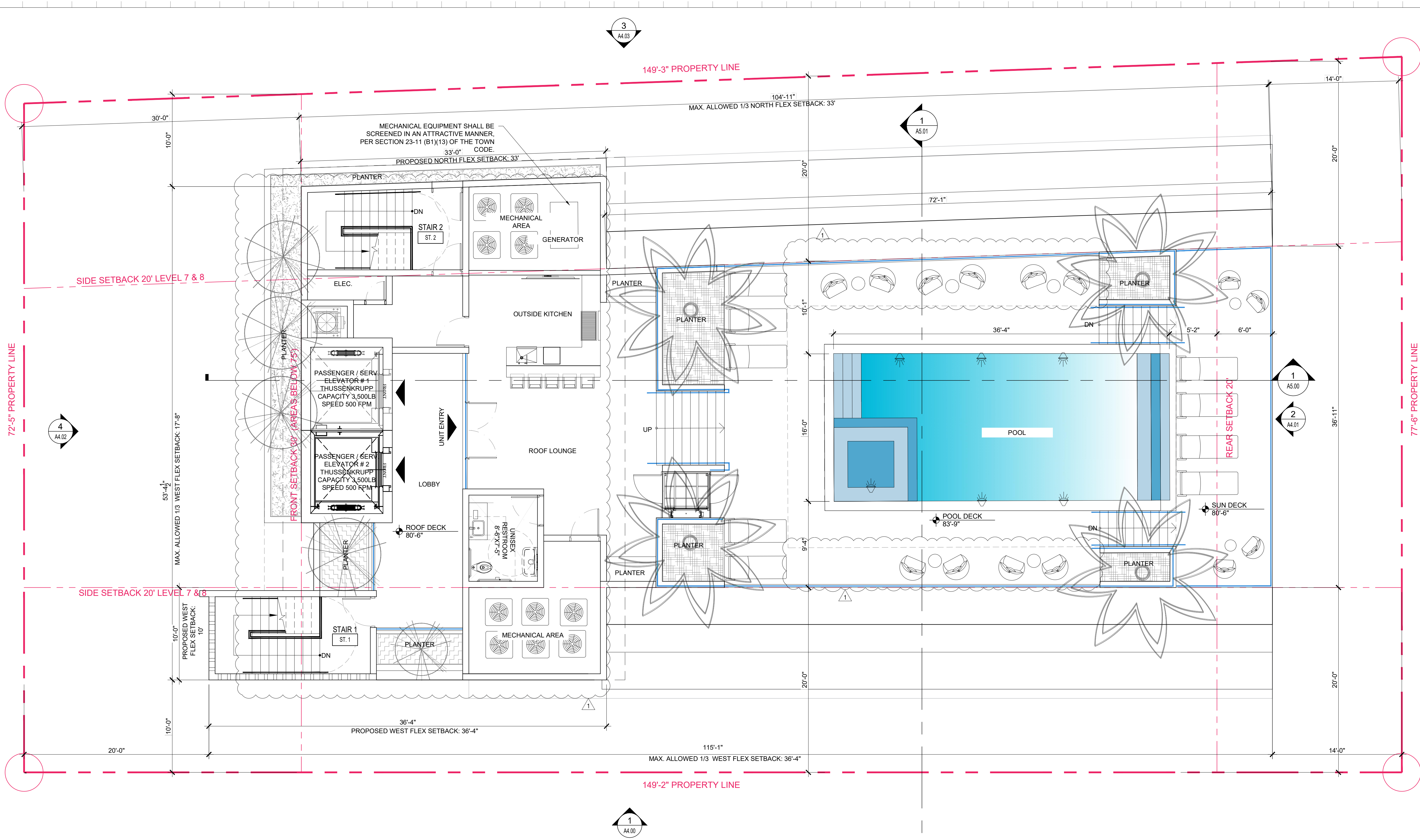
ARCHITECTS:
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FLOOR PLAN - LEVEL 8

Date:	08-25-2022	Sheet No.
Scale:		A3.07
Project:	2229	

FLOOR PLAN - LEVEL 8
SCALE: 3/16" = 1'-0"



Rev.	Date	Rev.	Date
1	8/25/22 DRC REV#1	9	
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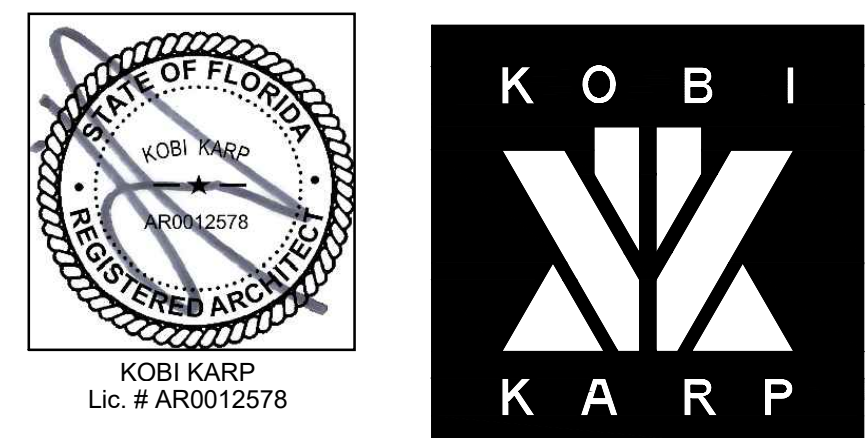
OWNER:
Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

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

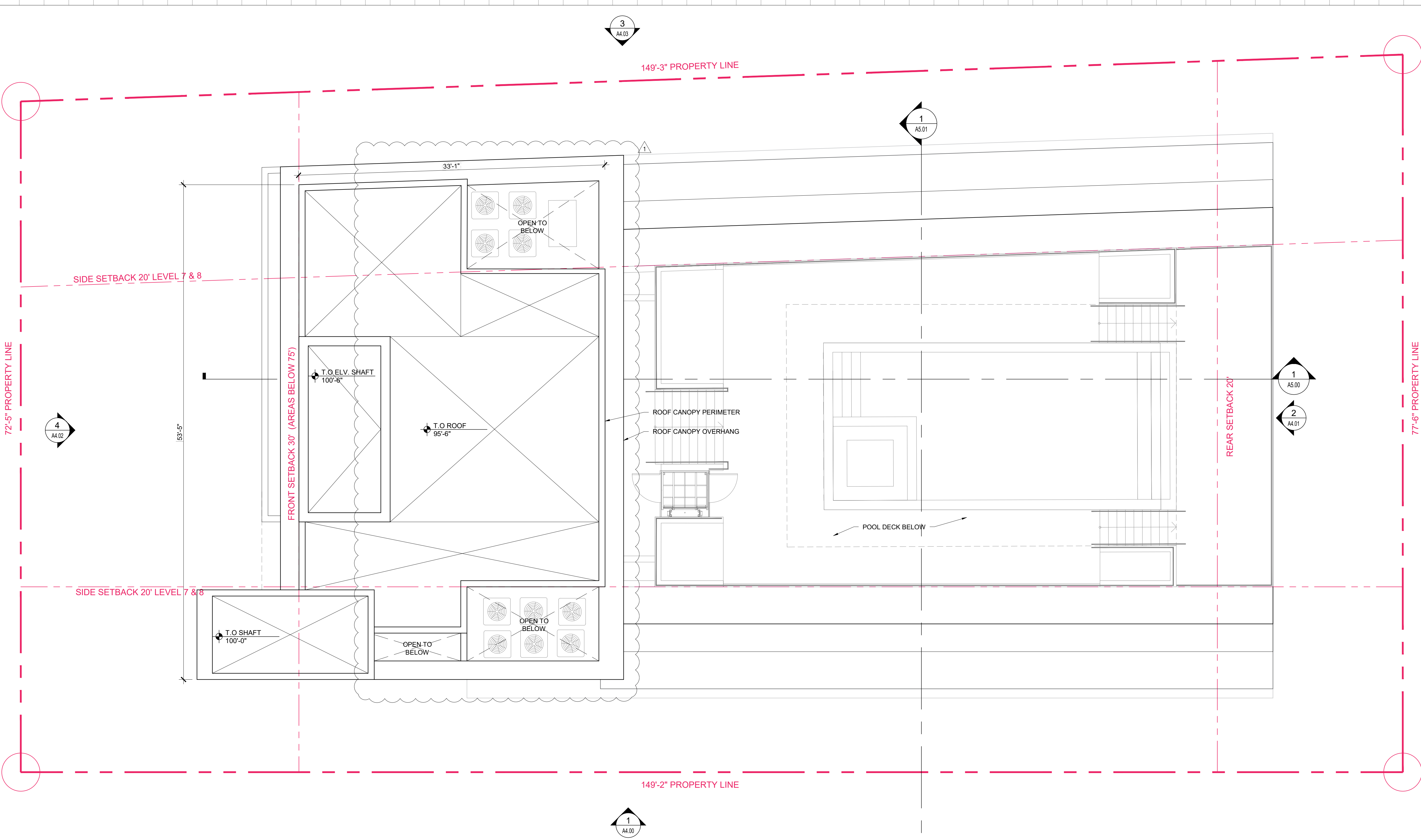
MEP ENGINEER:
Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

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



ROOF PLAN - POOL DECK

Date:	08-25-2022	Sheet No.
Scale:		A3.08
Project:	2229	



Rev.	Date	Rev.	Date
1	8/25/22 DRC REV#1	9	
2		10	
3		11	
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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: 5711 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3786



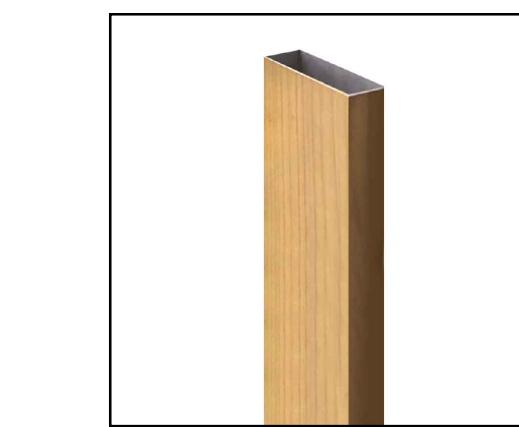
KOBİ KARP
Lic. # AR0012578



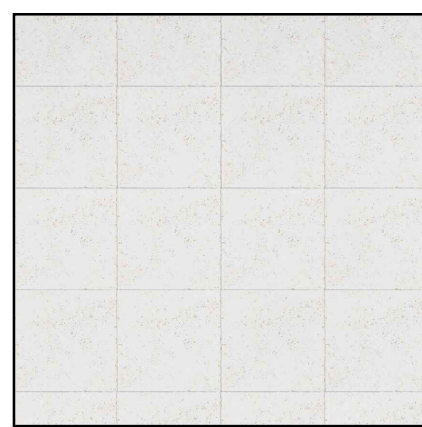
TOP OF ROOF SLAB

Date:	08-25-2022	Sheet No.
Scale:		A3.09
Project:	2229	

1 TOP OF ROOF SLAB
SCALE: 3/16" = 1'-0"



A VERTICAL ALUMINUM PROFILE WOOD GRAIN OR SIMILAR.



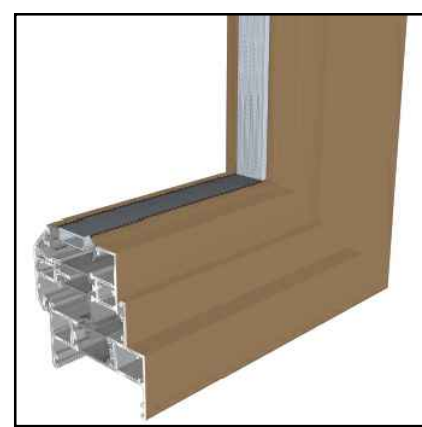
B EXTERIOR STONE VENEER COLOR BLEACHED SAND OR SIMILAR.



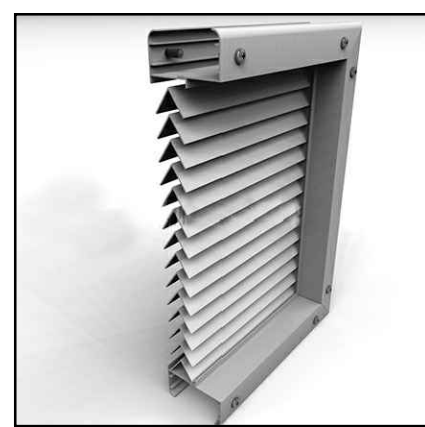
C EXTERIOR STONE VENEER WARM GRAY OR SIMILAR.



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



H 6' PRIVACY FENCE VERTICAL PROFILE

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

Rev.	Date	Rev.	Date
1	8/25/22 DRC REV#1	9	
2		10	
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OWNER:

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LANDSCAPE DESIGN:

Name: TOPO GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:

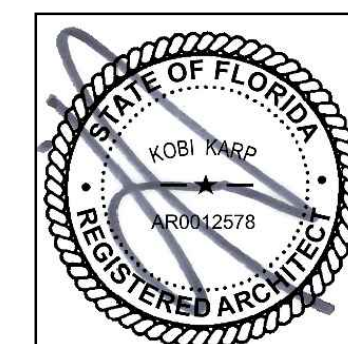
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:

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ARCHITECTS:

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Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

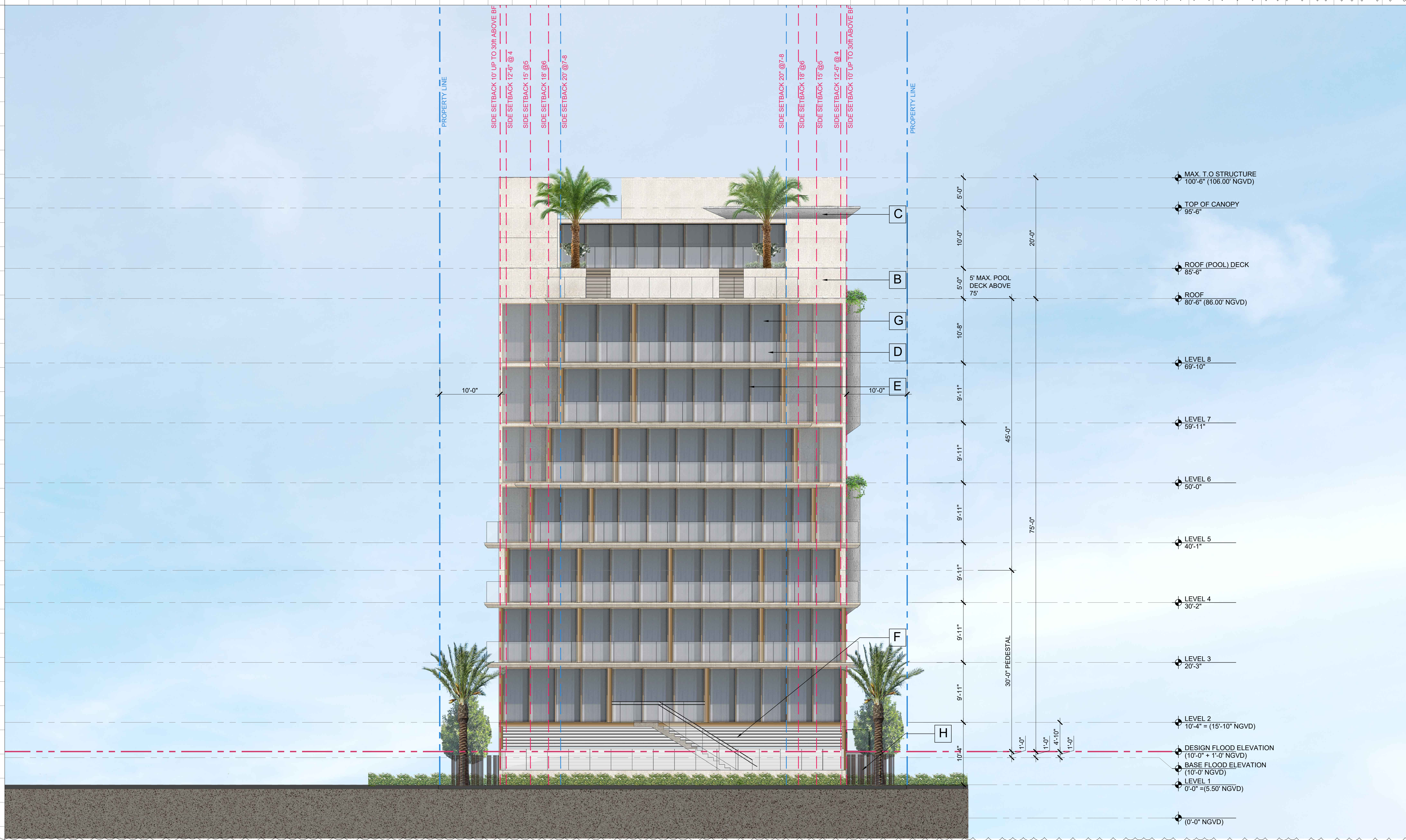


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SOUTH ELEVATION

Date:	08-25-2022	Sheet No.	
Scale:			A4.00
Project:	2229		



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1	8/25/22 DRC REV#1	9	
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LANDSCAPE DESIGN:

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PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:

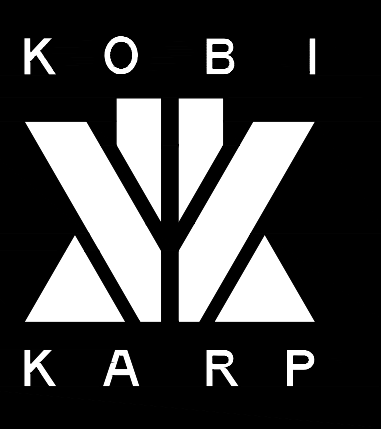
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:

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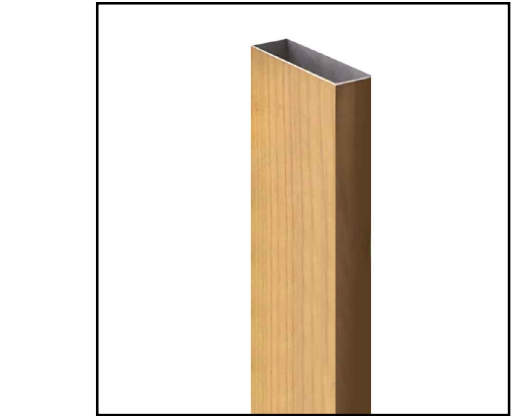
ARCHITECTS:

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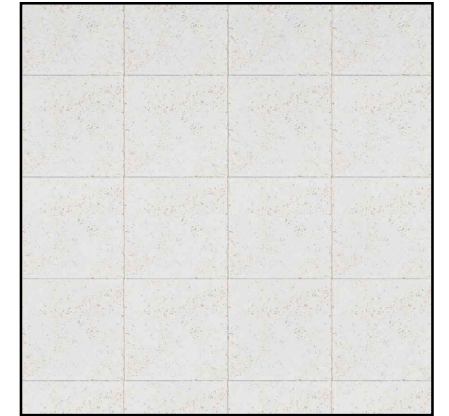


EAST ELEVATION

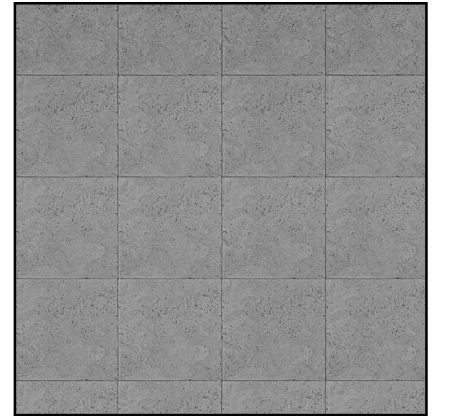
Date: 08-25-2022	Sheet No.
Scale:	A4.01
Project: 2229	



A VERTICAL ALUMINUM PROFILE WOOD GRAIN OR SIMILAR.



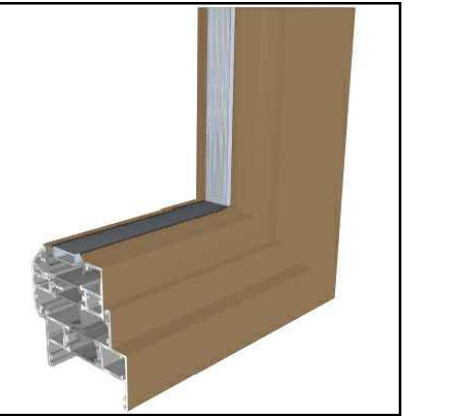
B EXTERIOR STONE VENEER COLOR BLEACHED SAND OR SIMILAR.



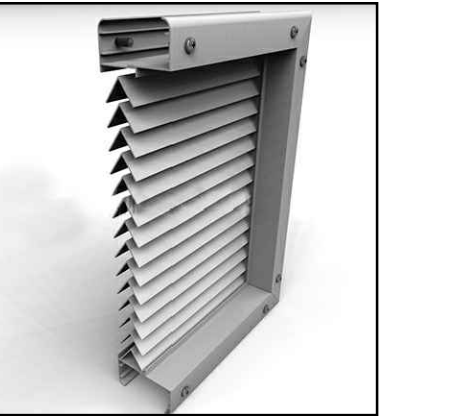
C EXTERIOR STONE VENEER WARM GRAY OR SIMILAR.



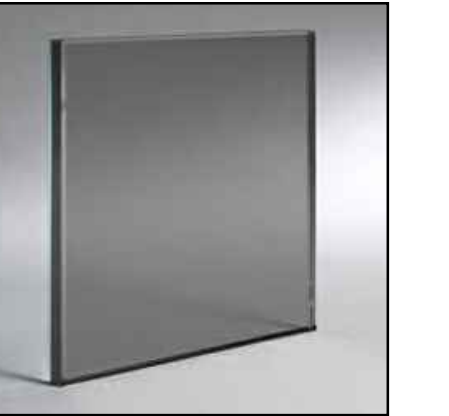
D RAILING COLOR CLEAR OR SIMILAR



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



H 6' PRIVACY FENCE VERTICAL PROFILE

EAST ELEVATION

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



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3		11	
4		12	
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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:

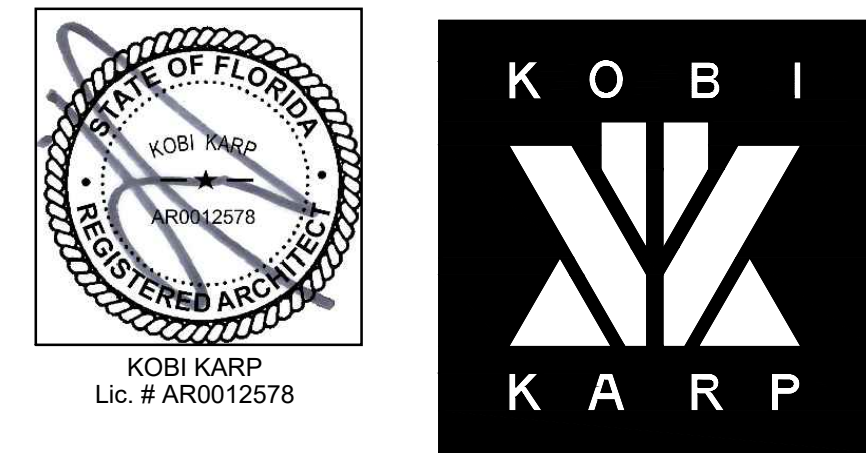
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:

Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

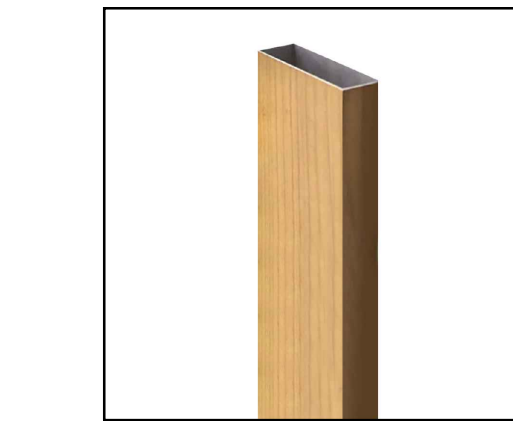
ARCHITECTS:

Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3786

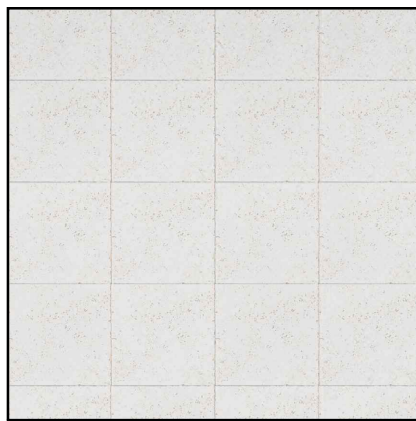


NORTH ELEVATION

Date:	08-25-2022	Sheet No.	
Scale:			A4.02
Project:	2229		



A VERTICAL ALUMINUM PROFILE WOOD GRAIN OR SIMILAR.



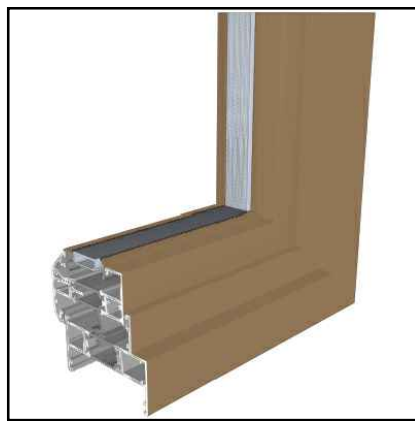
B EXTERIOR STONE VENEER COLOR BLEACHED SAND OR SIMILAR.



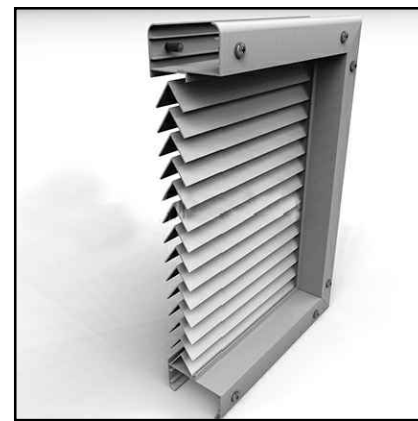
C EXTERIOR STONE VENEER WARM GRAY OR SIMILAR.



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



H 6' PRIVACY FENCE VERTICAL PROFILE

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



Rev.	Date	Rev.	Date
1	8/25/22 DRC REV#1	9	
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6		14	
7		15	
8		16	
		17	

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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:

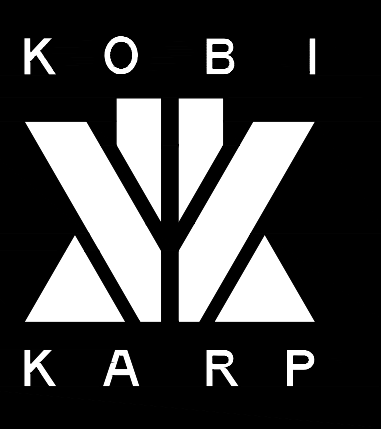
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

MEP ENGINEER:

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CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
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Tel: 305-828-0644

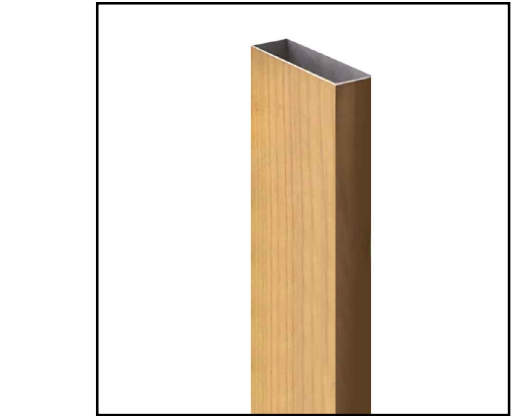
ARCHITECTS:

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

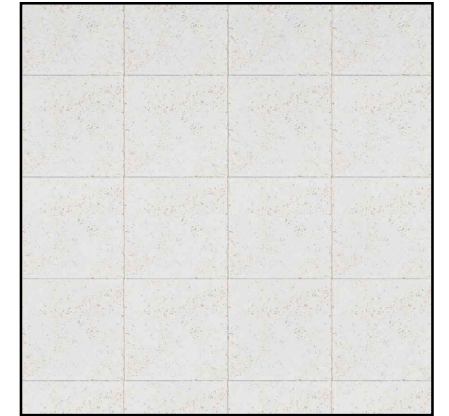


WEST ELEVATION

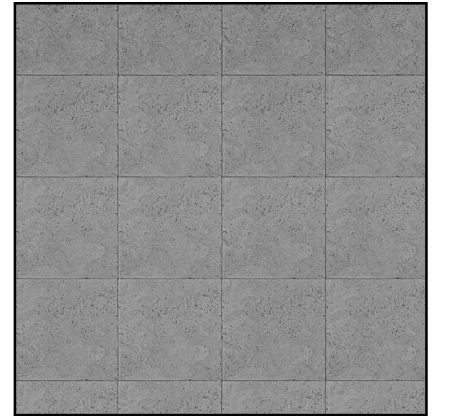
Date: 08-25-2022	Sheet No.
Scale:	A4.03
Project: 2229	



A VERTICAL ALUMINUM PROFILE WOOD GRAIN OR SIMILAR.



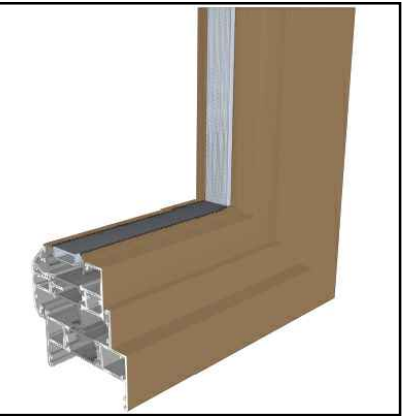
B EXTERIOR STONE VENEER COLOR BLEACHED SAND OR SIMILAR.



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

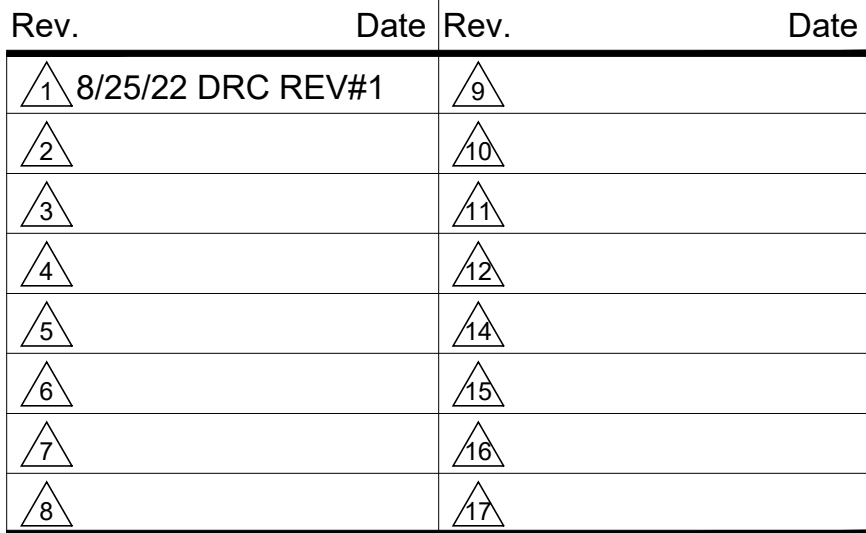


G GLAZING COLOR LIGHT GRAY OR SIMILAR



H 6' PRIVACY FENCE VERTICAL PROFILE

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



9781 EAST BAY HARBOR DRIVE
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OWNER:

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SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:
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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
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

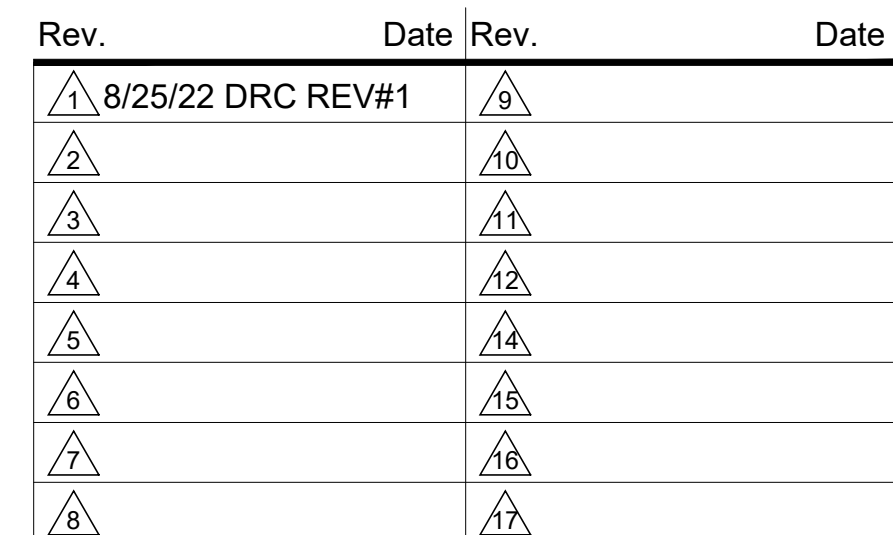


A-BUILDING SECTION

Date:	08-25-2022	Sheet No. A5.00
Scale:		
Project:	2229	

1 BUILDING SECTION-A

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



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PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:

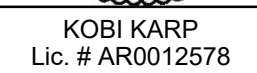
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CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:

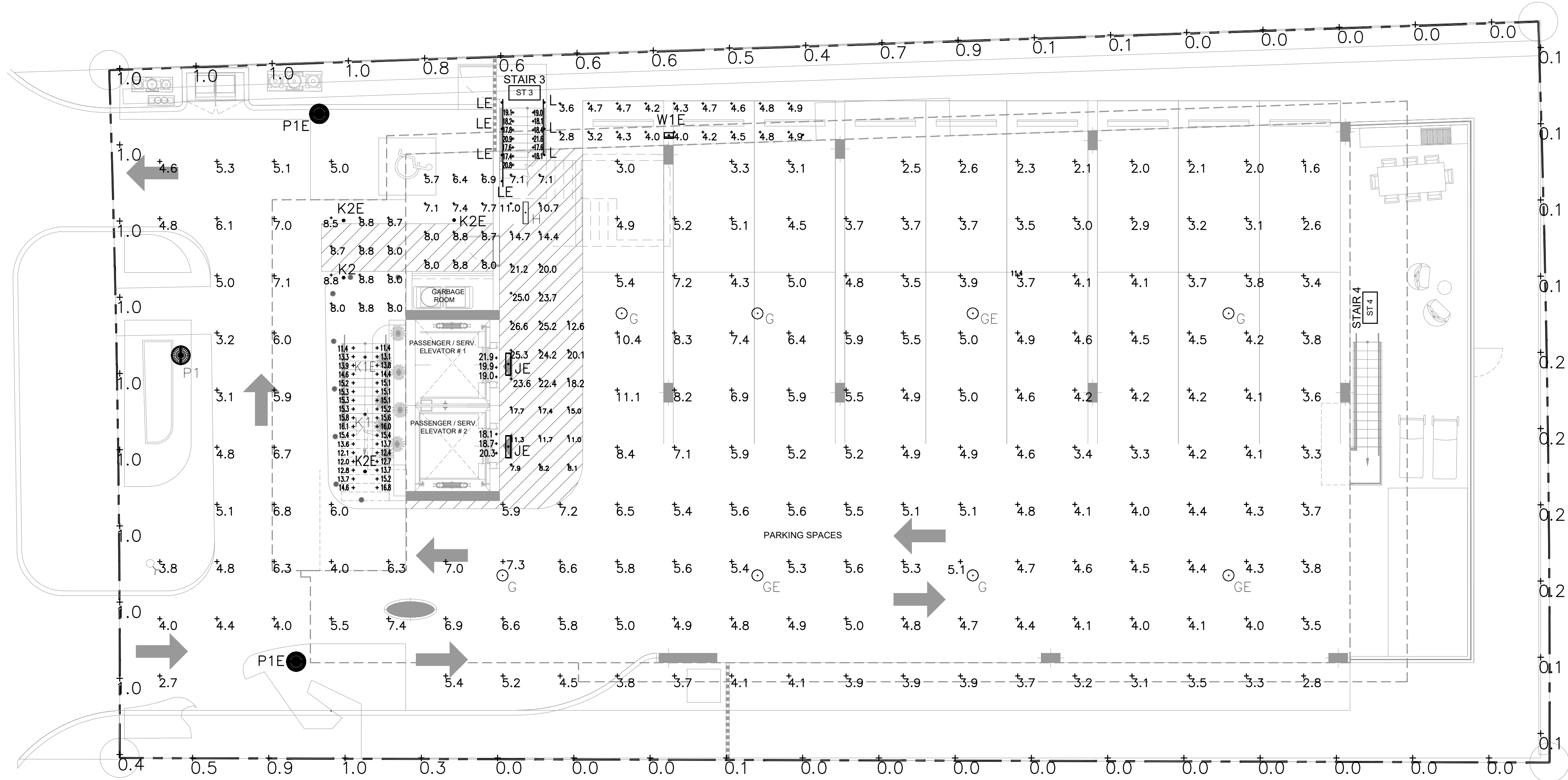
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766



1 BUILDING SECTION-B

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

Date: 08-25-2022	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
	2	JE	Single	Lithonia Lighting	FEM L24 6000LM LPAFL WD 80CRI 40K	WALL	GENERATOR	0.760	5702	39.23
	1	K1	Single	BEGA-US	24 404 K3	SURFACE	GENERATOR	0.900	918	12
	1	K1E	Single	BEGA-US	24 404 K3	SURFACE	GENERATOR	0.900	918	12
	1	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
	3	L	Single	ALPHABET LIGHTING	750S 30K VA ASYMMETRIC 75DEG	HANDRAIL	N/A	0.860	168	1
	4	LE	Single	ALPHABET LIGHTING	750S 30K VA ASYMMETRIC 75DEG	HANDRAIL	GENERATOR	0.860	168	1
	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	2.3	4.9	1.8	1.27	2.7
FRONT STAIR	Illuminance	Fc	15.11	22.0	11.4	1.33	1.93
STAIR 3	Illuminance	Fc	18.89	25.2	15.1	1.25	1.67

Rev.	Date	Rev.	Date
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9781 EAST BAY HARBOR DRIVE
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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: TOPQ GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

CIVIL ENGINEER:

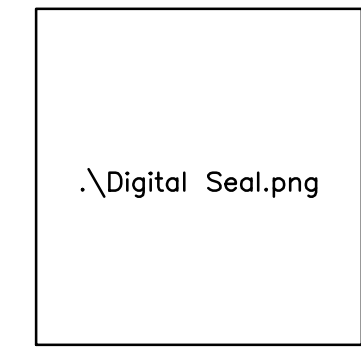
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FLORIDA 33138
Tel: 786-518-2008

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: 305.573.3786

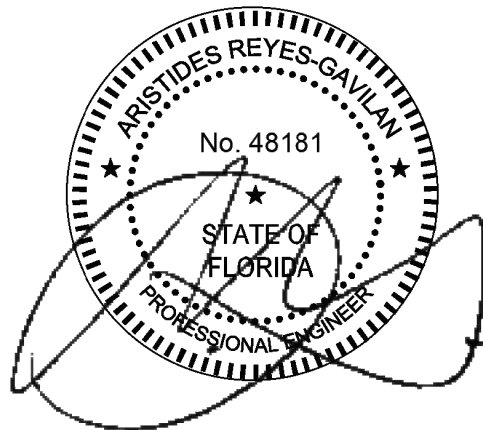


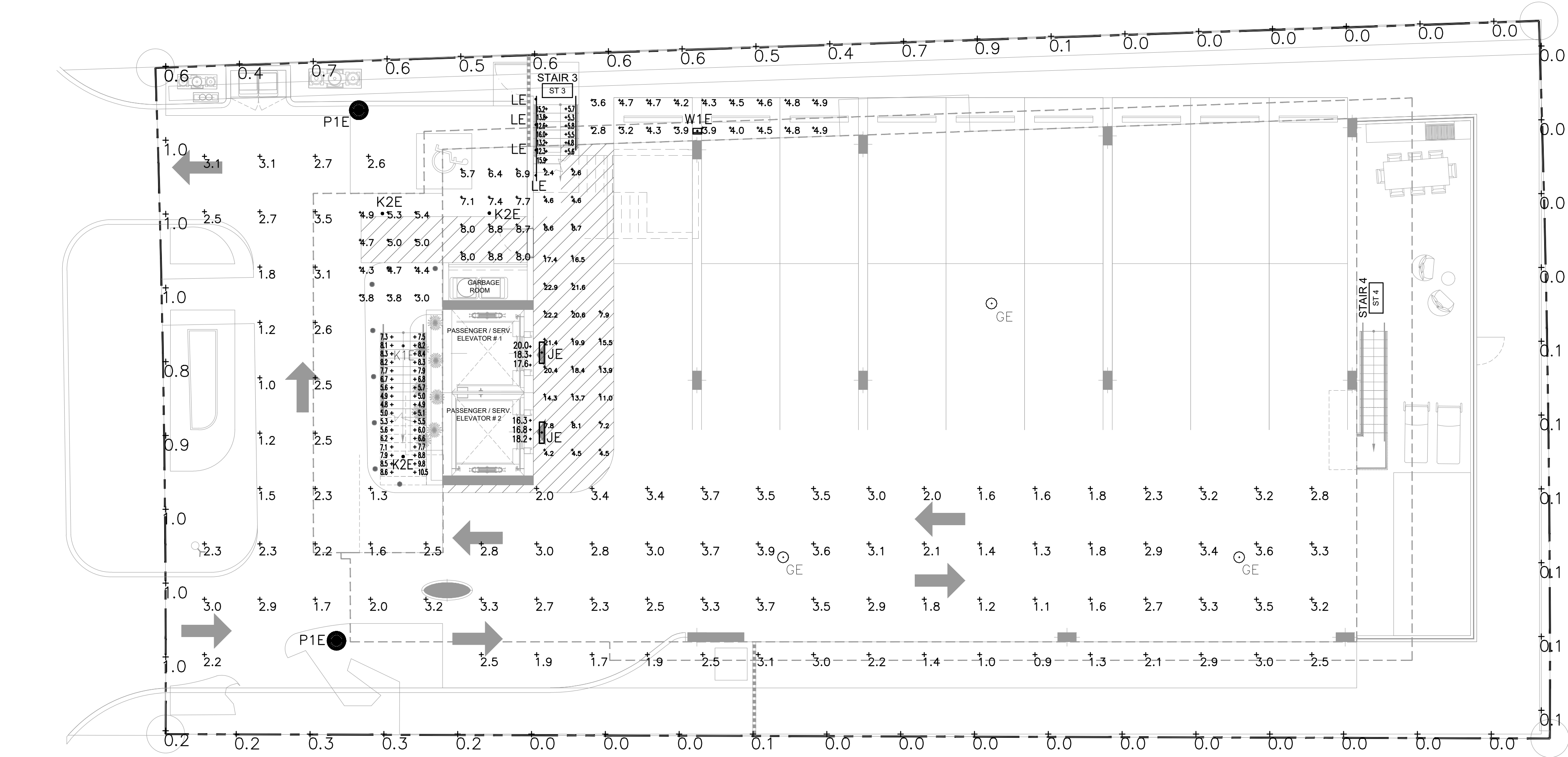
KOBİ KARP
Lic. # AR0012578



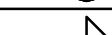
PHOTOMETRIC PLAN

Date: 07-28-2022	Sheet No.
Scale:	PH-1
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
	2	JE	Single	Lithonia Lighting	FEM L24 6000LM LPAFL WD 80CRI 40K	WALL	GENERATOR	0.760	5702	39.23
	1	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
	4	LE	Single	ALPHABET LIGHTING	750S 30K VA ASYMMETRIC 75DEG	HANDRAIL	GENERATOR	0.860	168	1
	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	11.32	25.2	4.7	2.41	5.36

Rev.	Date	Rev.	Date
1	8/25/22 DRC REV#1	9	
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BAY HARBOR ISLANDS, FL 33154

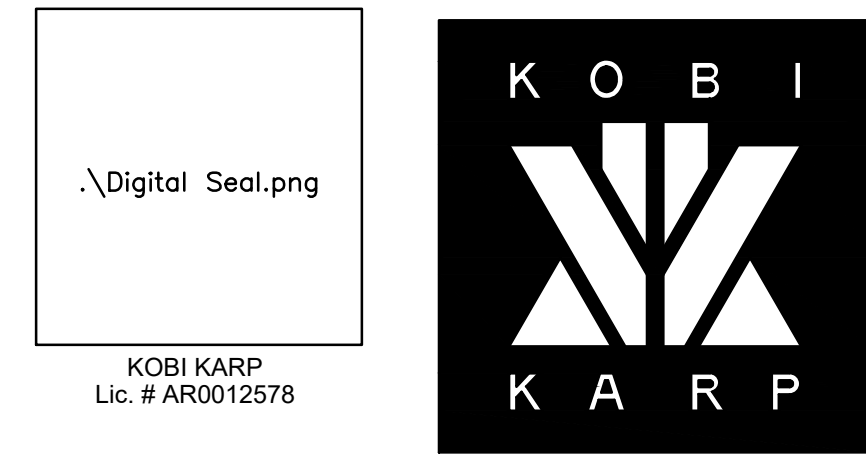
OWNER:
Name: 9781 BAY HARBOR DEVELOPMENT, LLC
Address: 18101 COLLINS AVENUE #3908
SUNNY ISLES BEACH, FL 33160

LANDSCAPE DESIGN:
Name: TOPQ GRAPHIC LLC
Address: 3656 PEACE RIVER DRIVE
PUNTA GORDA, FL 33983
Tel: 941-564-5016

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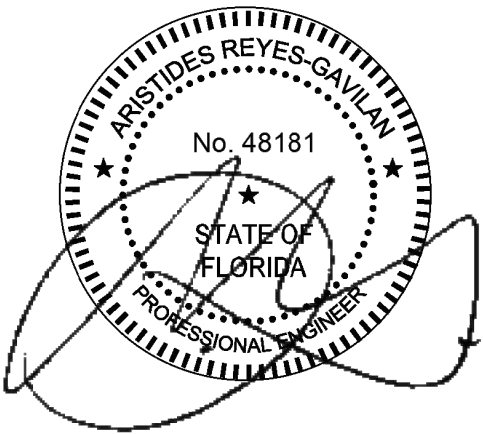
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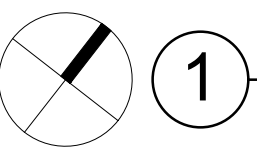
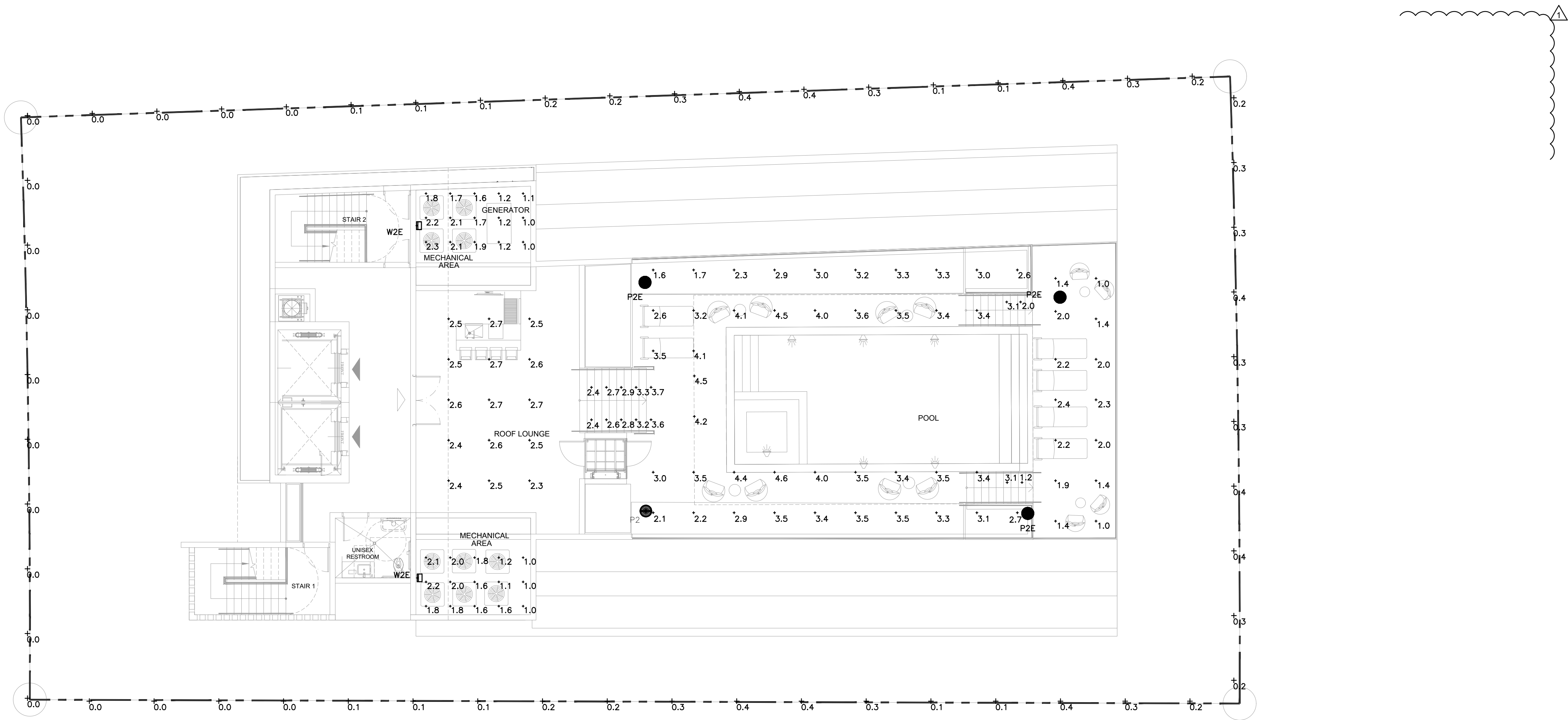
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PHOTOMETRIC PLAN

Date: 07-28-2022	Sheet No.
Scale:	PH-2
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

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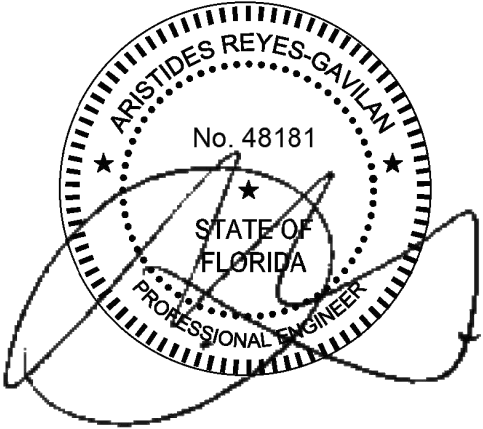
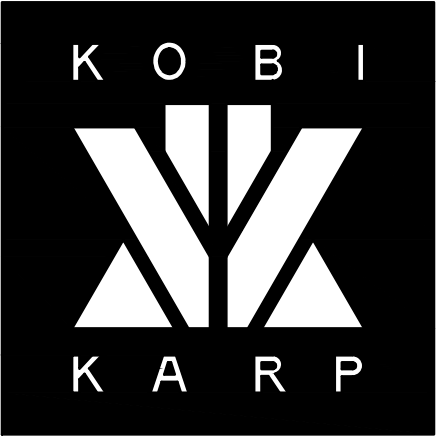
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Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

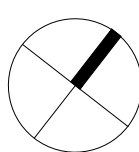
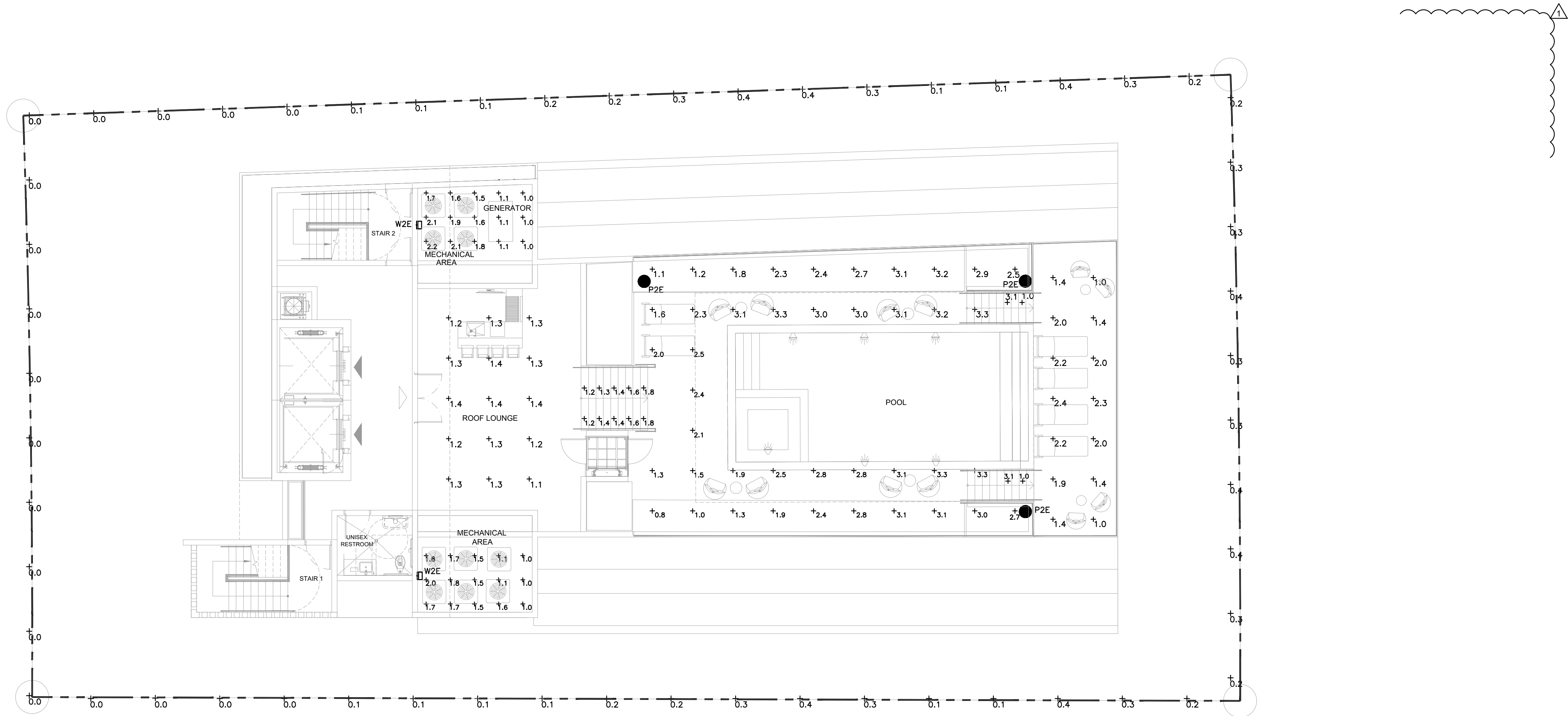


KOBİ KARP
Lic. # AR0012578



PHOTOMETRIC PLAN

Date: 07-28-2022	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
	8/25/22 DRC REV#1		

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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:

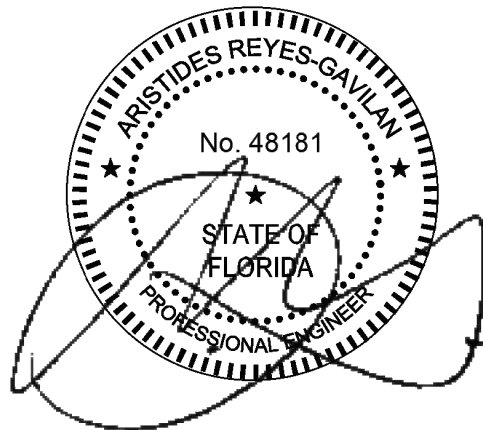
Name: REYES-GAVILAN
CONSULTING ENGINEERS, INC.
Address: 16252 NW 79th AVE.
MIAMI, FLORIDA 33016
Tel: 305-828-0644

ARCHITECTS:

Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3786



KOBİ KARP
Lic. # AR0012578



PHOTOMETRIC PLAN

Date: 07-28-2022	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 PLUM DESIGNATION:
MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
Net Lot Area 0.2582 Acres / 11,249 SF

I. Open Space Requirement	Required	Provided
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 1/2" 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	13 trees
---	---	----------

2. Native Species Required - 50% Min. # of shade trees req. 7 x 50% = 3.5=4 (BHI - Sec. 24-16(a)(2))	4	13
--	---	----

3. Drought Tolerant and Low Maintenance Species Required - 50% Min. of shade trees req. 7 x 50% = 3.5=4 (MDC - Sec. 18A-6(C)(1)(b))	4	16
---	---	----

B. Tree Species

1. Number of shade trees required (from Sec. (II)(A)(1) above)	7	16
--	---	----

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 4 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))

III. Street Trees

Street Trees @ 1:35' Width of lot 72.5' / 35' = 2.07 (15" min height / 6" clear wood / 2 1/2" 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)

1. 10 SF / parking space: 10 x 323 SF = 3,230 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.

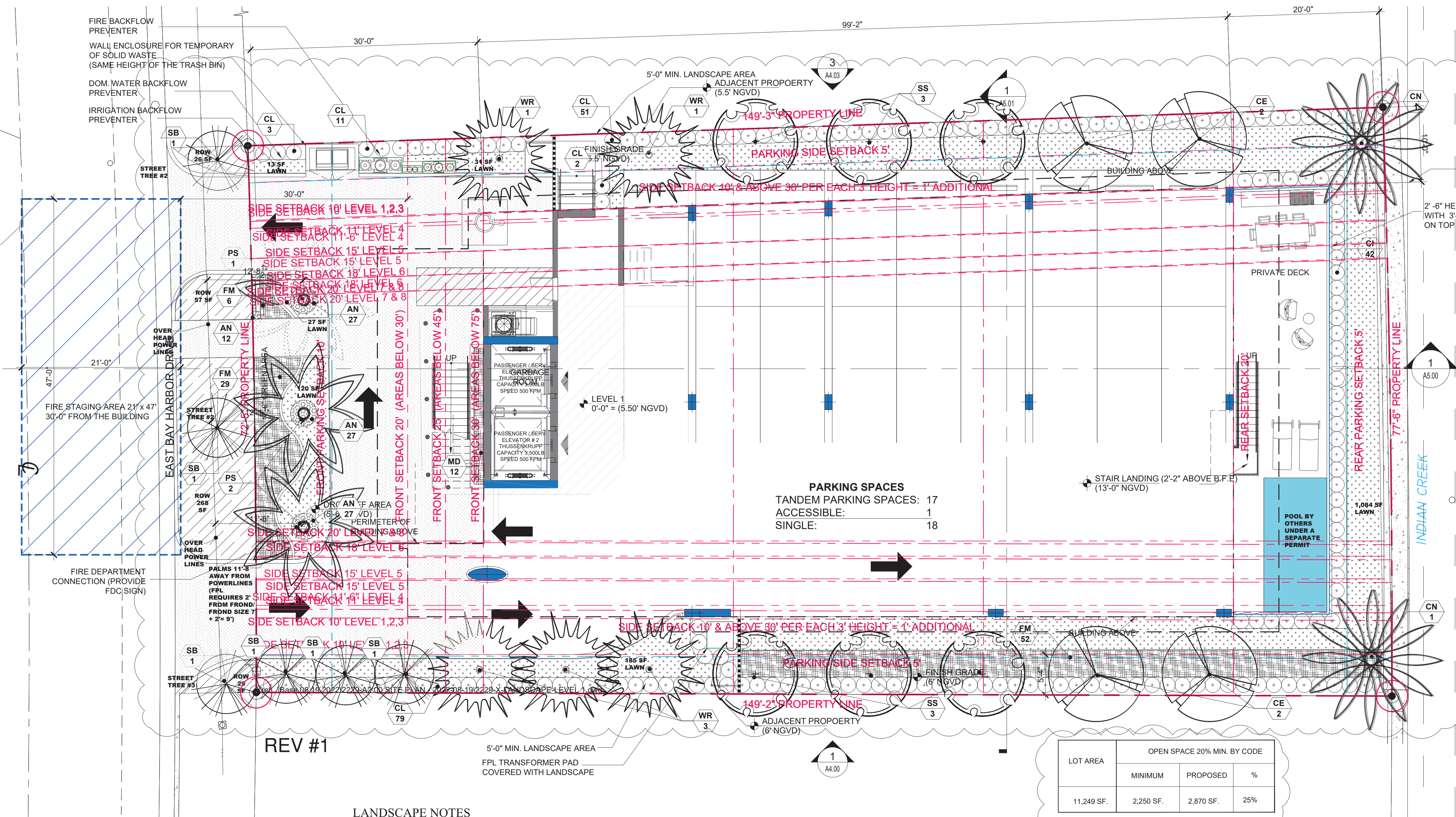
NOTES:

* 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 1/2 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/ 2 1/2" 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.



REV #1

LANDSCAPE NOTES

- 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.
- 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.
- 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.
- Landscape plan shall be installed in compliance with all local codes. Local codes take precedence over Landscape plan.
- 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).
- 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.
- 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.
- All planting beds shall be free of weeds, grass, litter, and construction debris prior to planting.
- 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).
- 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!
- 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.
- 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 (1 1/2) 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.
- 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.
- All material is subject to availability at time of installation. Substitutions MUST be cleared with Landscape Architect prior to install.
- All newly planted areas to receive 100% coverage (with 50% overlap) by automatic irrigation system (refer to irrigation plan).
- All existing plant material to remain shall be protected (see planting details).
- 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.
- 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.
- No changes shall be made without the prior consent of the Landscape Architect and Owner.

REV #1

Landscape Plan

SCALE 1/8" = 1'-0"

REV #1

PLANT SCHEDULE					
SHRUBS					
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
AN	93	ANNUALS/ SINGLE COLOR	NO	HIGH	4" HT. X 4" SPR. / 4" POT/ FULL/ BL/ 4" O.C.
CL	144	CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA (FOR HEDGE)	YES	LOW	48" HT. X 24" SPR. / 15 GAL/ FULL/ 24" O.C.
CI	42	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	36" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
FM	35	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C. / FULL
MD	12	MONSTERA DELICIOSA/ MONSTERA	NO	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2" OC.
LAWN	1,458 SF	SOYSLIA 'EMERALD' (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	MED	SOLID EVEN PIECES
ROW	323 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/ 3	PHOENIX SYLVESTER/ SYLVESTER PALM	NO	LOW	18" O.A.HT. / 9" CLEAR TRUNK, THICK TRUNK, FG, BB, FF, DIAMOND CUT
	CE/ 4	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' COCONUT GREEN MALAYAN (JAMAICAN CERTIFIED)	NO	LOW	18" HT. X 8" SPR., FG, BB, FF/ STRAIGHT TRUNK
	WR/ 5	WASHINGTONIA ROBUSTA WASHINGTONIA PALM	NO	LOW	18" HT. X 8" SPR., FG, BB, FF/ STRAIGHT TRUNK
	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
	SB/ 3	CONOCARPUS ERECTUS 'SERICEUS' SILVER BUTTWOOD (STREET TREES UNDER POWERLINES)	YES	LOW	15" HT. X 6" SPR. X 6" CLEAR WOOD, 2.5" CAL,FG, BB, FF/ SINGLE MAIN LEADER
STREET TREES					
	SB/ 3	CONOCARPUS ERECTUS 'SERICEUS' SILVER BUTTWOOD (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@topographic.com

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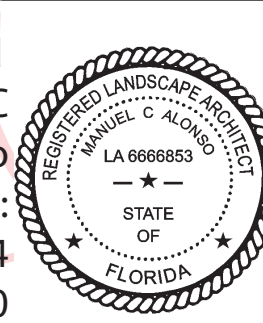
9781 EAST BAY HARBOR DRIVE
Ground Level Landscape Plan

9781 E. BAY HARBOR DR.
BAY HARBOR, FL 33154

Project:

Revisions:
REVISION #1 08.23.2022: Landscape plans updated per new site plan/ driveways/ parking

Seal:
Digitally signed
by Manuel C
Alonso
Date:
2022.08.24
6:25:08 -04'00



Drawing: Landscape Plan

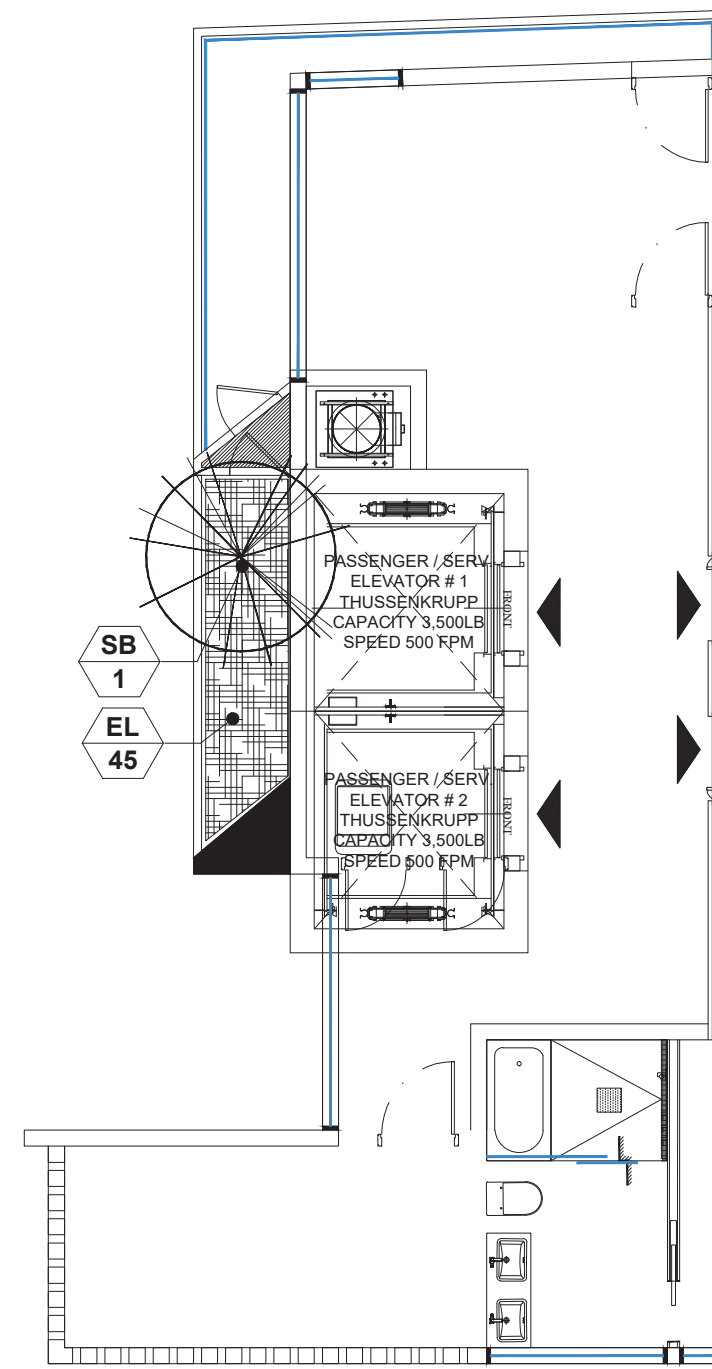
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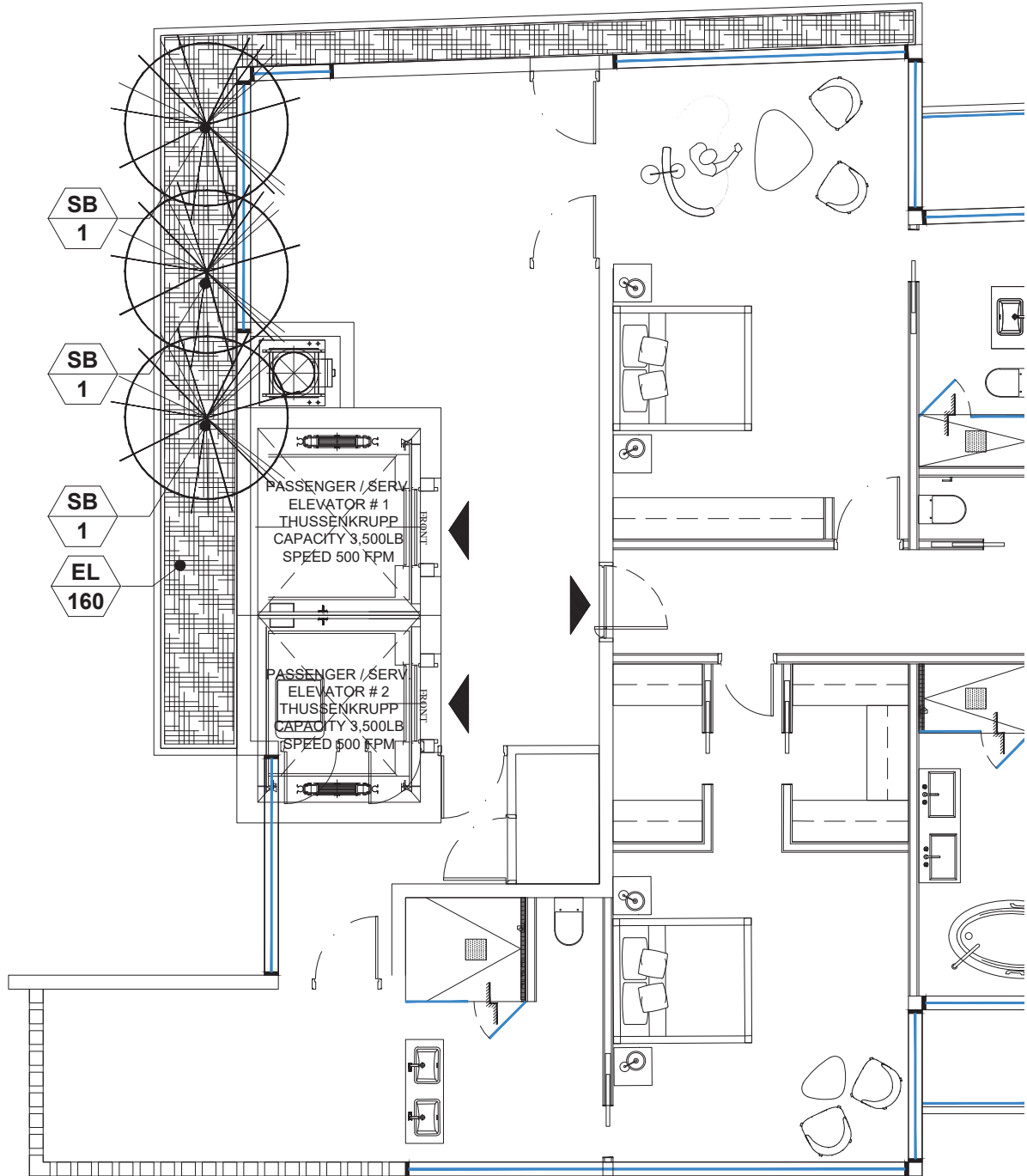
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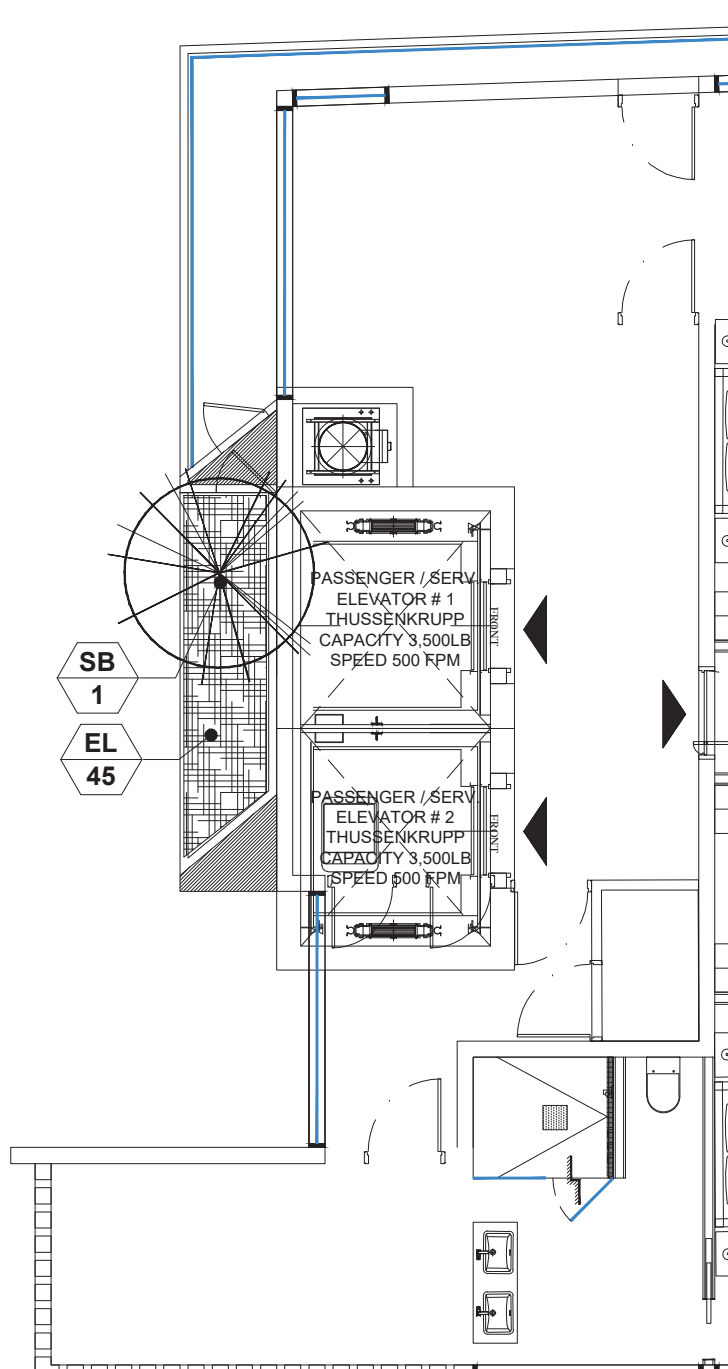
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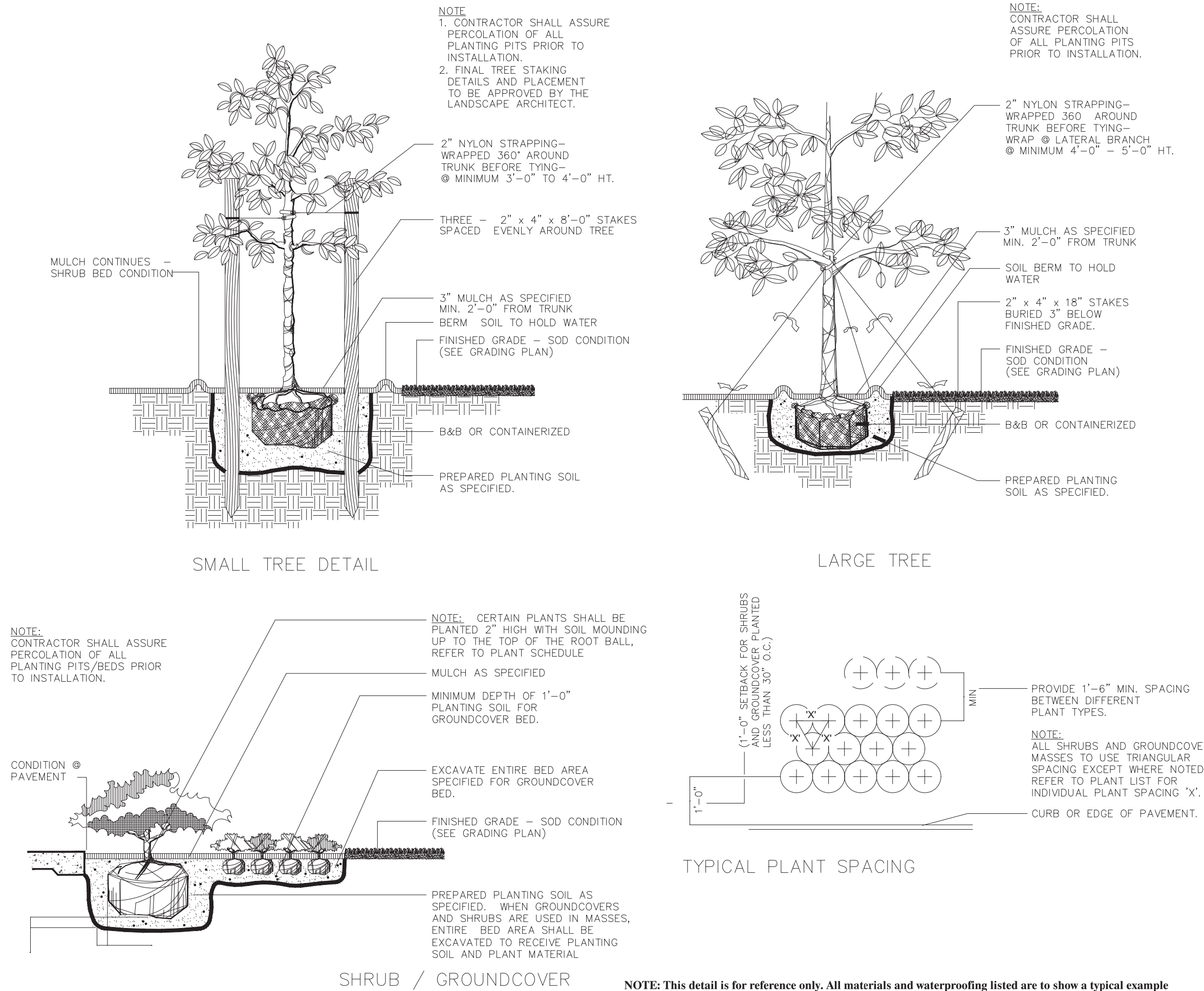
Level 4 Landscape Plan
SCALE 1/8" = 1'-0"



Level 6 Landscape Plan
SCALE 1/8" = 1'-0"



Level 7 Landscape Plan
SCALE 1/8" = 1'-0"



REV #1

ROOF AREA	ROOF LANDSCAPE 15% MIN.		
	MINIMUM	PROPOSED	%
2,934 SF.	440 SF MIN.	441 SF	15%

Typical Planter Sections

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.

At top of planter use waterproofing material rated for UV light.

Tremco 'Root Barrier' 40 mils HDPE root guard, on all interior planter walls.

Extend 'BioBarrier' - Root Control System up planter wall. Use approved commercial adhesive to adhere to Tremco Root Barrier'. (By General Contractor)

Planter wall, see Arch Dwg's for details.

1' cant of TREMproof 201 T (Trowel grade)

NOTE: Attach root control systems at top of planter with Parasael Paratrem bar

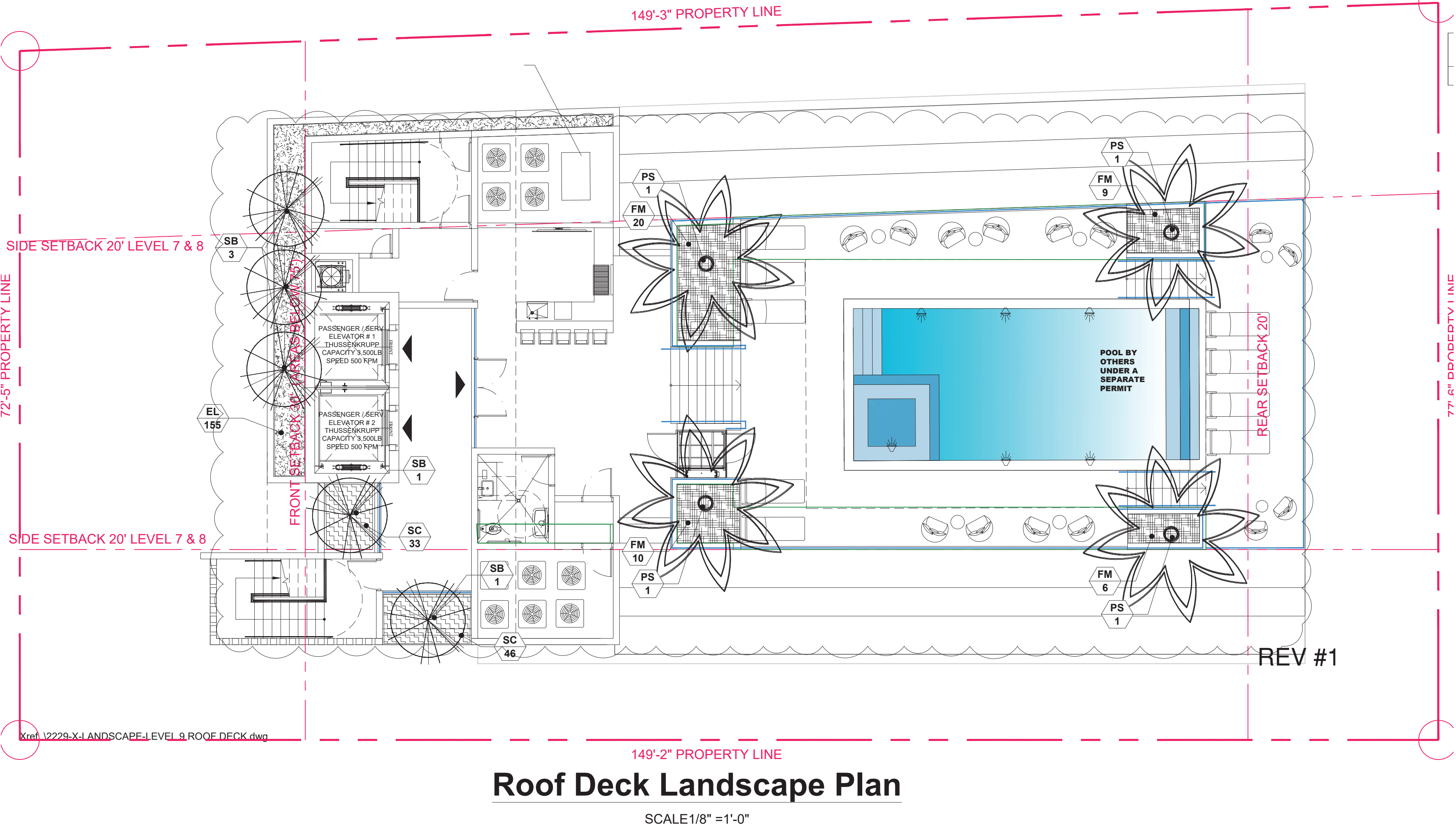
Planting soil mix of 90% sand and 10% organics to minimize soil compaction

Note: See Plumbing dwg's for all irrigation connections, sleeving, and drainage

Top of slab sloped to drain

TREMproof 250 GC @ 120 mils along horizontal surface.

TREMproof 250 GC @ 60 mils on all interior vertical planter walls run down min. 2' onto horizontal over TREMproof 250 GC @ 120 mils.



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 BUTTWOOD	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
FM	45	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
SC	79	SPARTINA BAKERI/ SAND CORDGRASS	YES	LOW	18" HT. X 18" SPR. / 3 GALLONS/ FULL/ 2' OC.
EL	155	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	18' O.A. HT. / 9' CLEAR TRUNK, THICK TRUNK, FG, BB, FF, DIAMOND CUT
SB/ 5		CONOCARPUS ERECTUS SERICEUS SILVER BUTTWOOD	YES	LOW	12' HT. X 5' SPR., 2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER

TOPO GRAPHIC
landscape architecture & design

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9781 EAST BAY HARBOR DRIVE
Levels 4, 6, 7 & 9 Landscape Plans
& Planting Details

Project: 9781 E. BAY HARBOR DR. BAY HARBOR, FL 33154

Revisions:
REVISION #1 08.23.2022: Landscape plans updated on Level 9 per new planters' layout and new calculations provided and matching architect's set.

Seal:
Digitally signed by Manuel C. Alonso
Date: 2022.08.24 16:22:29 -04'00'
MANUEL C. ALONSO - LA666853

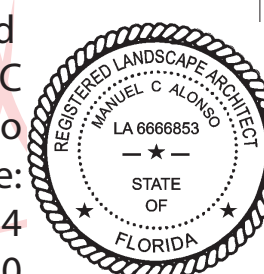
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Date: 07.15.2022
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.: **L-2**

9781 E. BAY HARBOR DR.

Project:

Revisions

Seal:
Digitally signed
by Manuel C
Alonso
Date:
2022.08.24
'16:24:07 -04'00



Drawing: Tree Disposition Plan

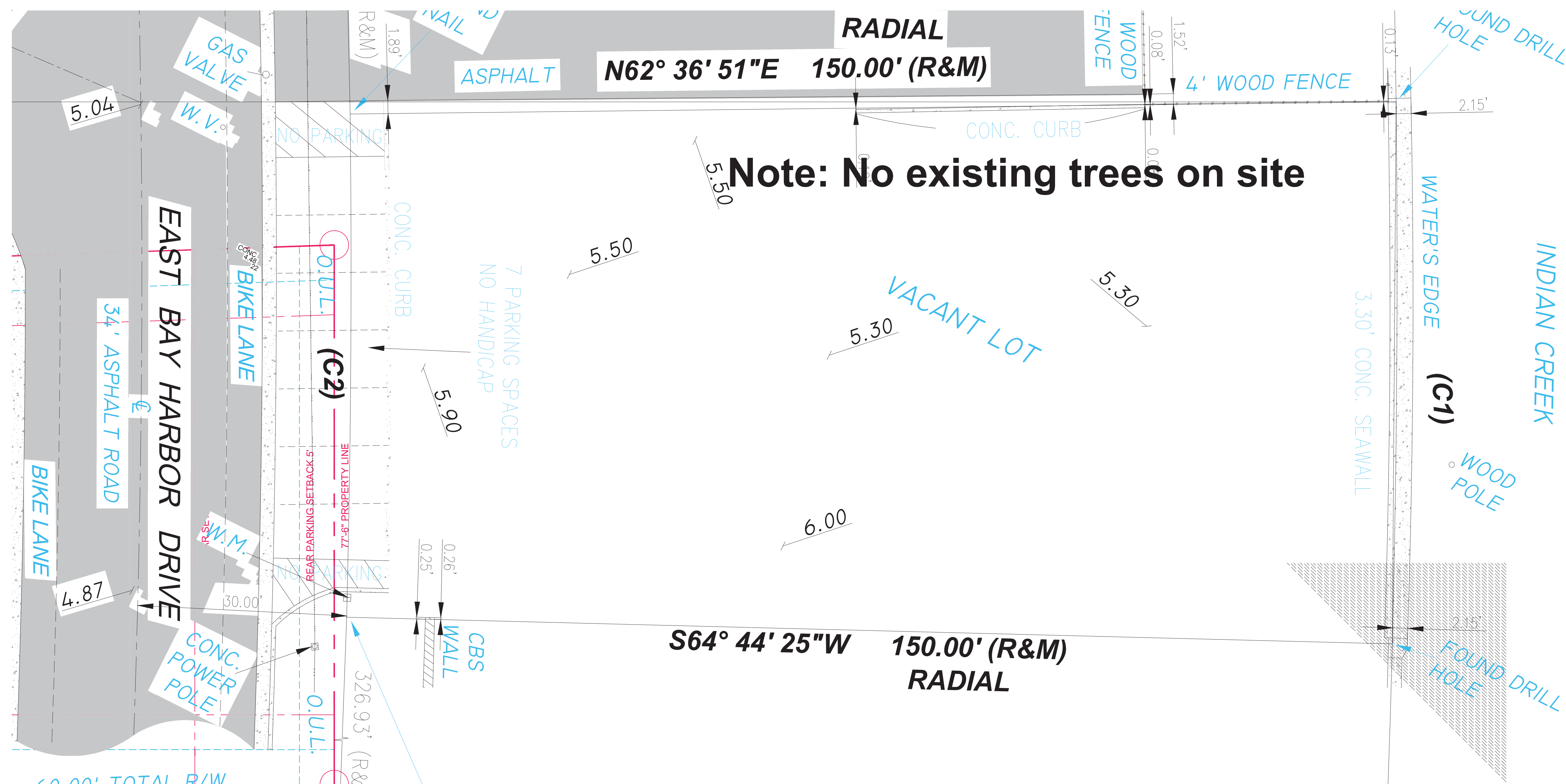
Date: 07.15.2022

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

Drawn by: JRP

Sheet No.:

TD-1



Tree Disposition Plan

SCALE 1/8" = 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.

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 GOVERNMENT 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 ENGINEER 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-THROUGH 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 SWEEP 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.

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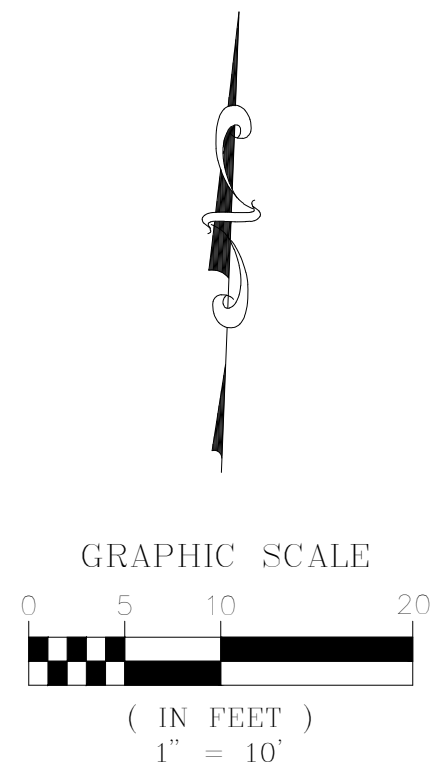
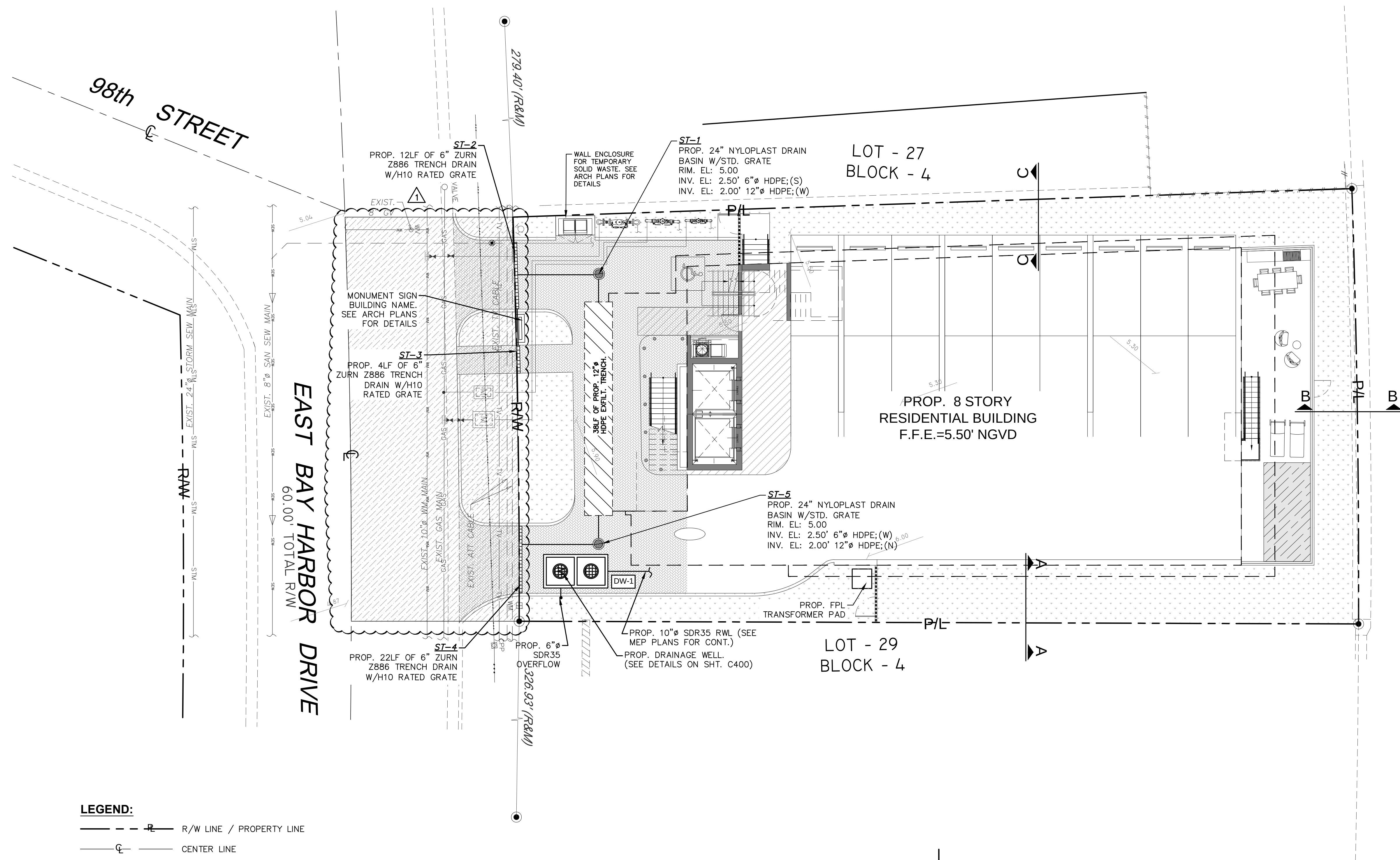
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GENERAL NOTES AND SPECIFICATIONS

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Scale:	C100
Project: 2229	





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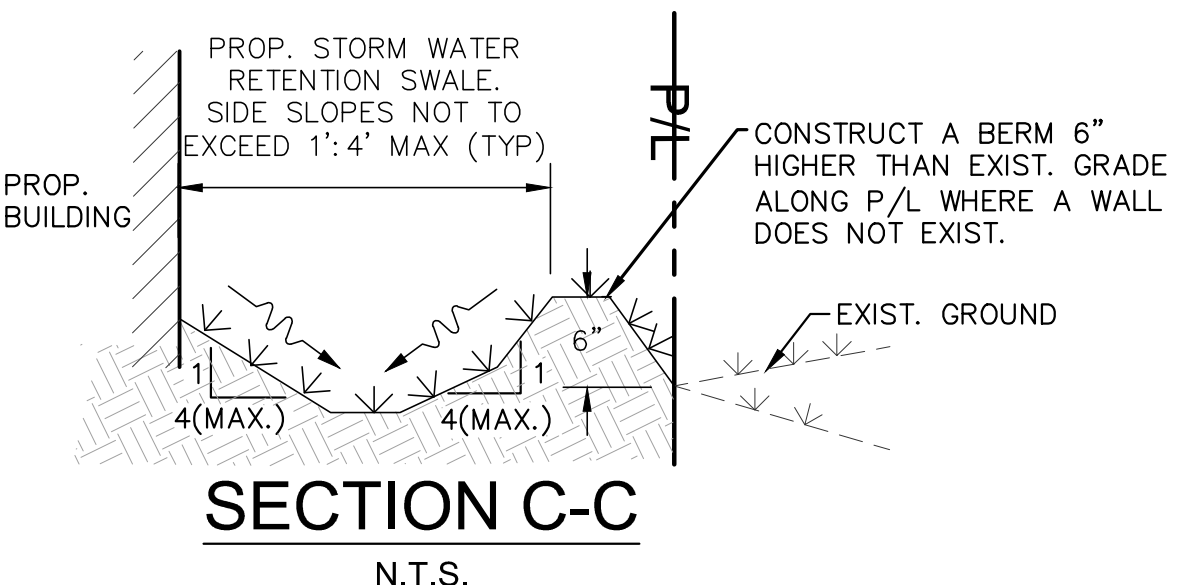
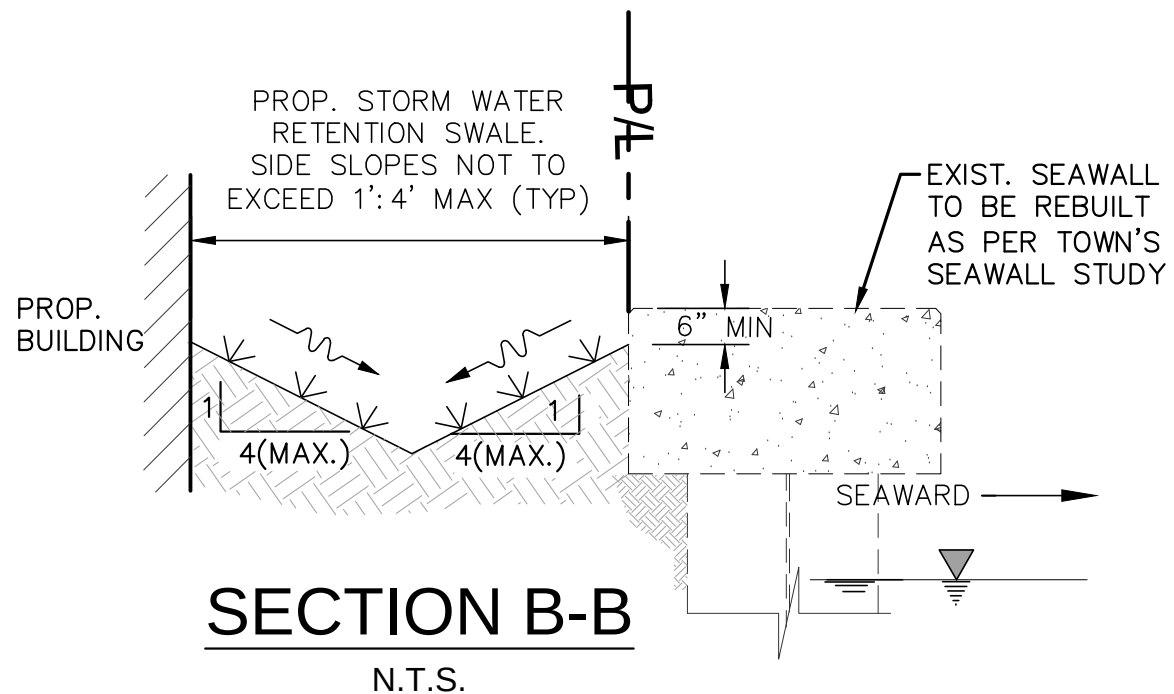
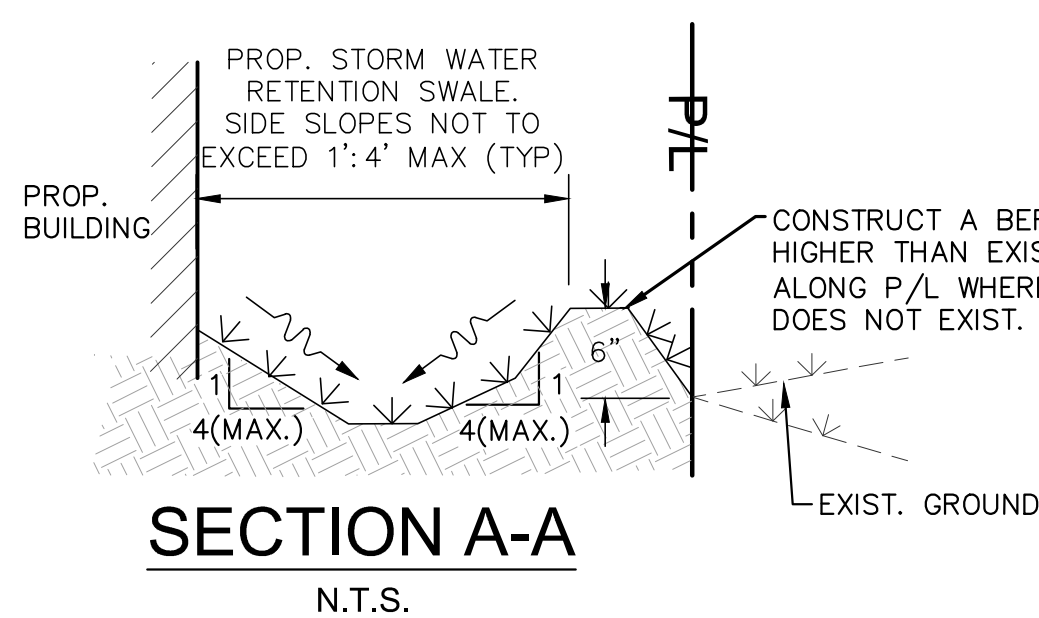


PAVING, GRADING AND DRAINAGE PLAN

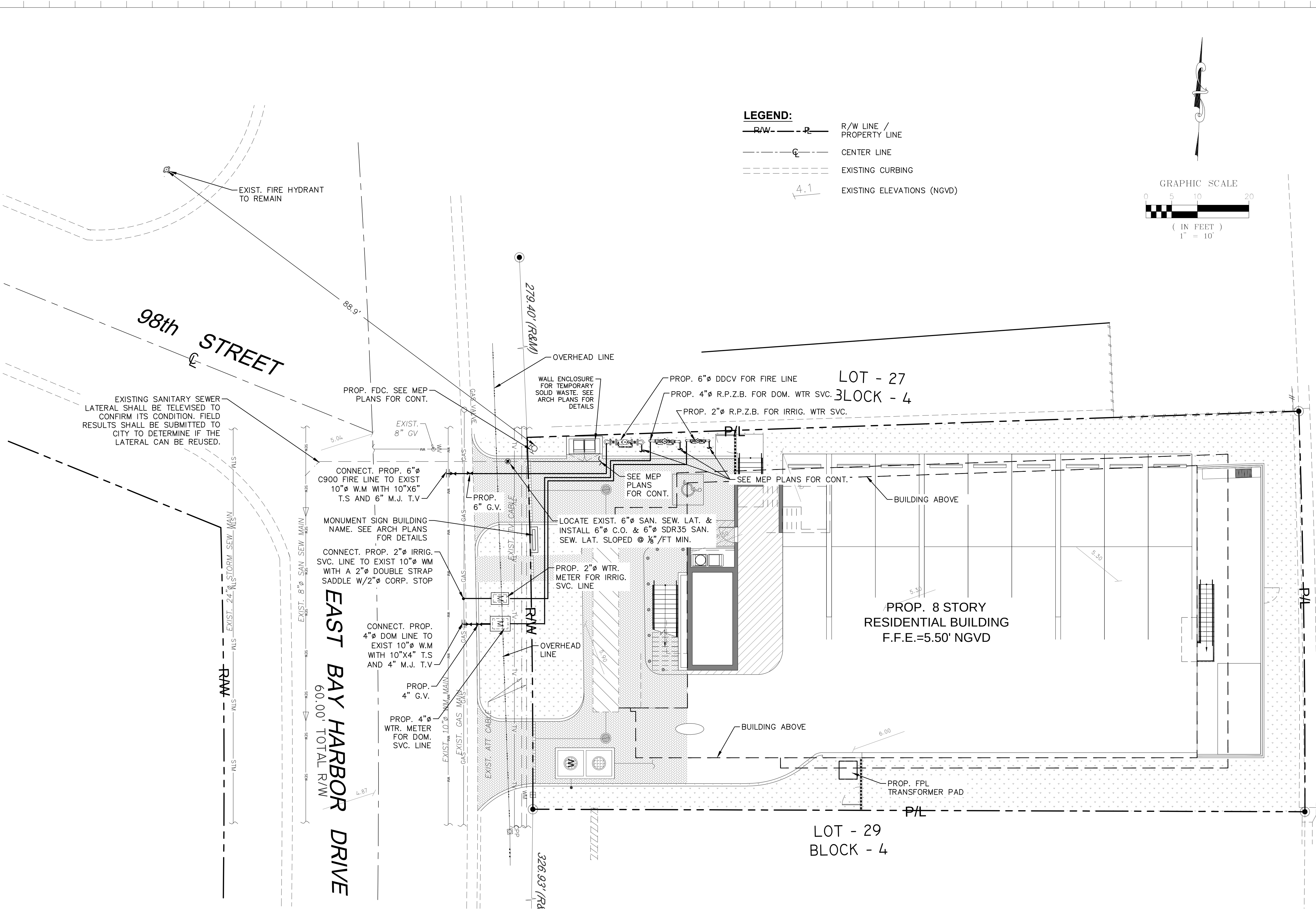
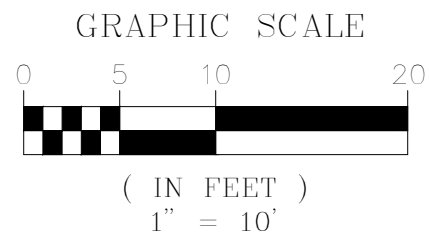
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LEGEND:

- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- 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)
- PROP. DRIVEWAY
- LIMITS OF MILLING AND RESURFACING. MILL AN AVERAGE OF 1" USING SP-9.5



- LEGEND:**
- R/W LINE / PROPERTY LINE
 - CENTER LINE
 - EXISTING CURBING
 - EXISTING ELEVATIONS (NGVD)



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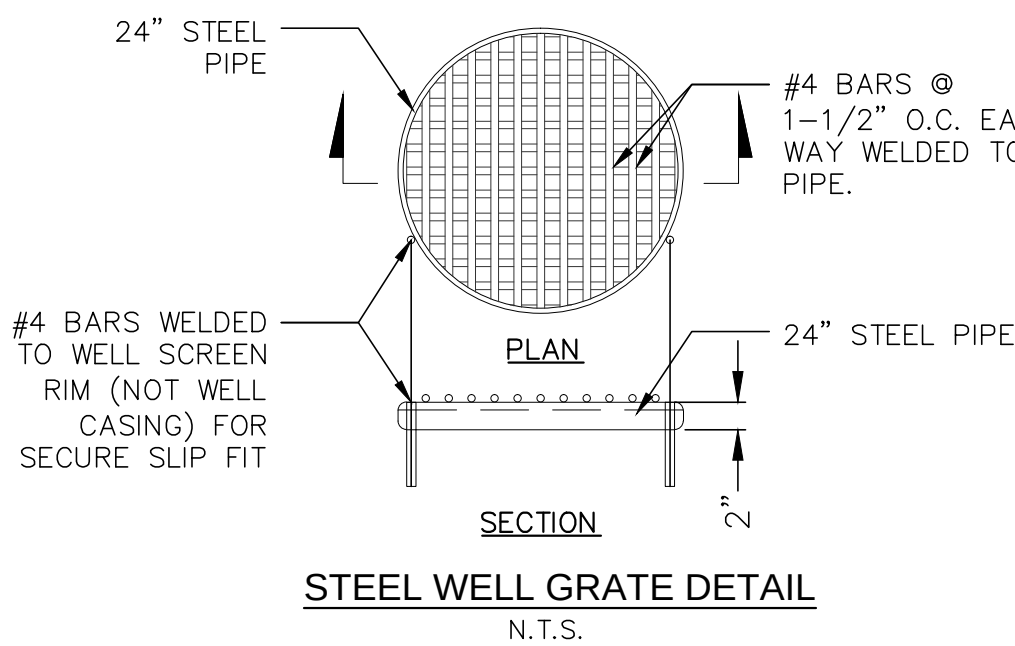
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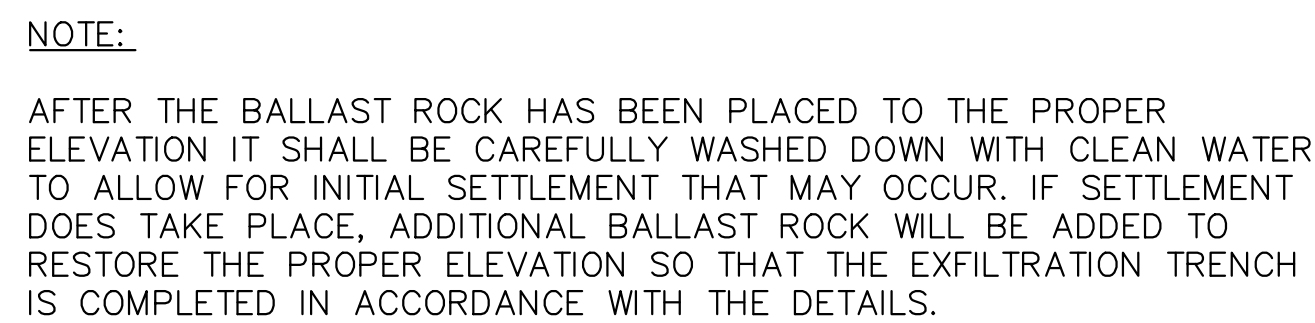
WATER AND SEWER PLAN

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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.



FRAME & COVER TO BE U.S. FOUNDRY MODEL No. 195-E-BWLT BOLTED WATER TIGHT MANHOLE RING AND COVERS OR EQUAL W/ THE WORDS "STORM SEWER" CAST ON COVER

1/2" X 2" BOLTS (4, TYP.)

1/2" X 4" BOLTS (6)

24"

24" MAX.

24" MIN.

12"

10' (MAX.)

6" MAX.

10"

INFLOW PIPE (TYP.)

18" MIN.

24" MAX.

12" MIN.

12" MIN.

1/2" X 2" BOLTS (4)

WATER PROOFING NEOPRENE GASKET (TYP.)

WATER PROOFING NEOPRENE GASKET (TYP.)

STEEL WELL GRATE (SEE DETAIL THIS SHEET)

TOP OF WELL CASING ELEVATION (SEE DRAINAGE WELL SCHEDULE THIS SHEET)

KEY JOINT, WATER TIGHT NEOPRENE GASKET MATERIAL

WELL STRUCTURE FLOOR ELEV. (SEE DRAINAGE WELL SCHEDULE THIS SHEET)

EPOXY GROUT SEAL WELL CASING TO WELL STRUCTURE

24"Ø STEEL WELLCASING

VARIABLES

SECTION

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'			2.30'	4.30'	2.20'	-1.30'	



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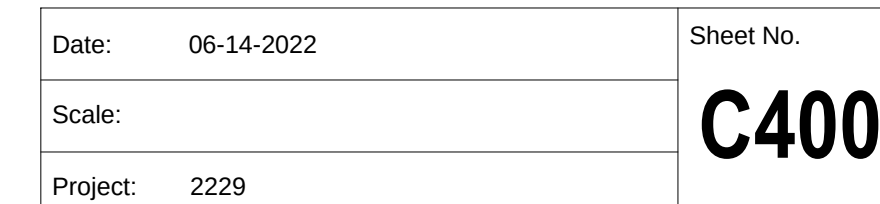
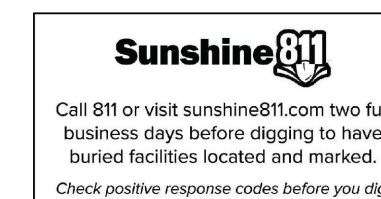
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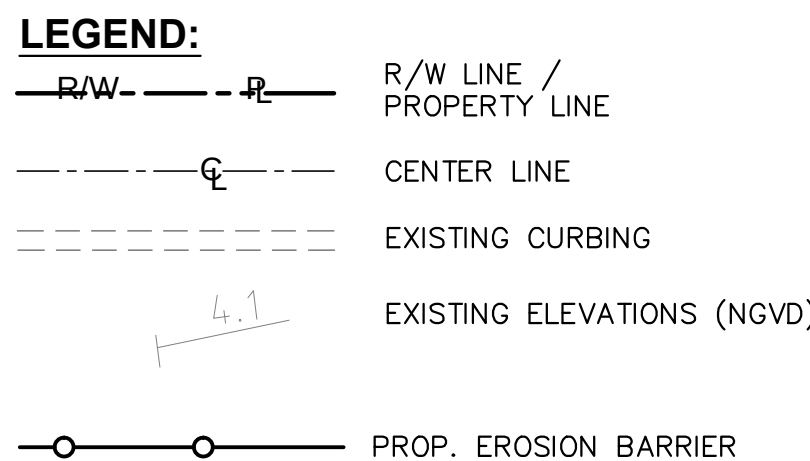
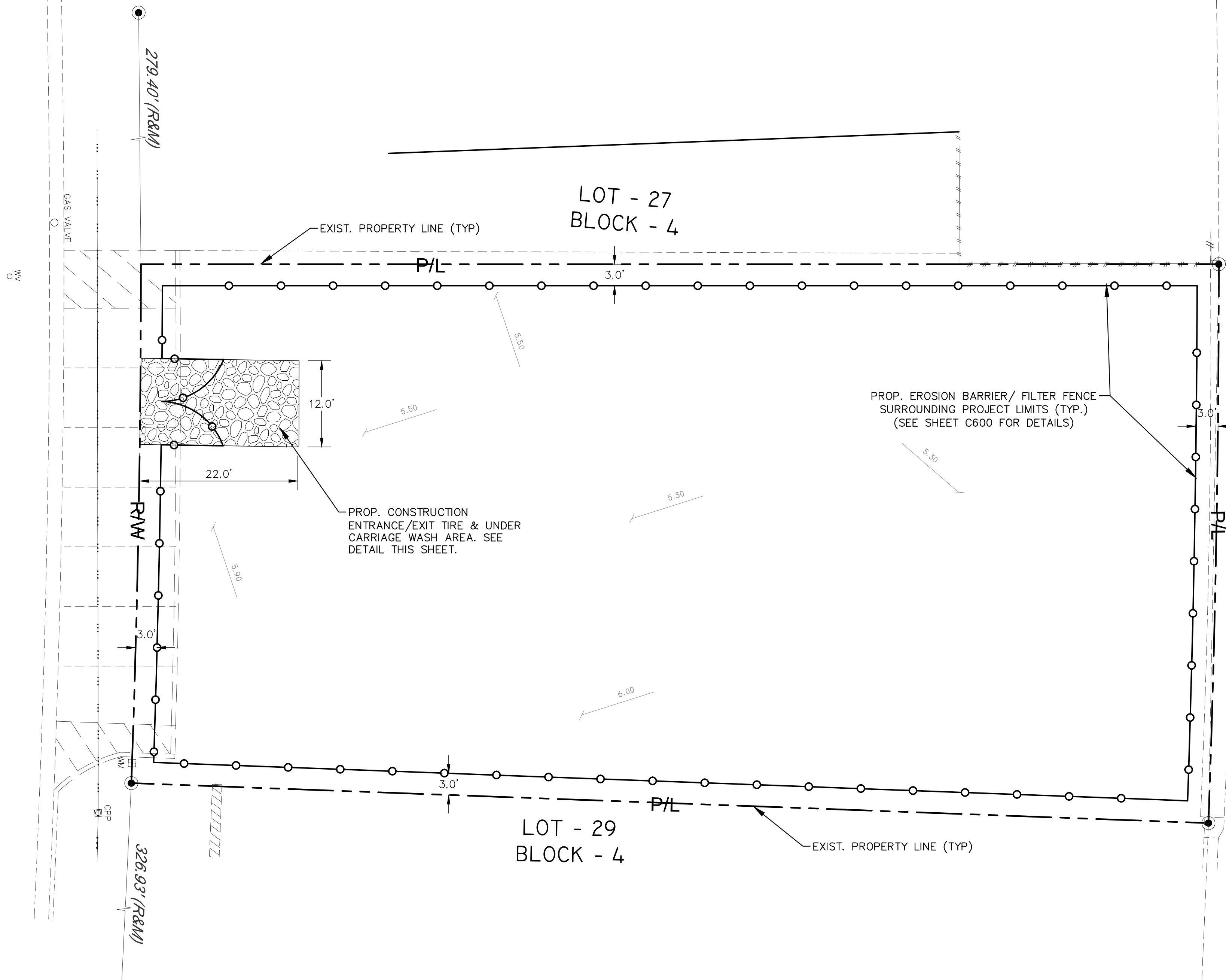
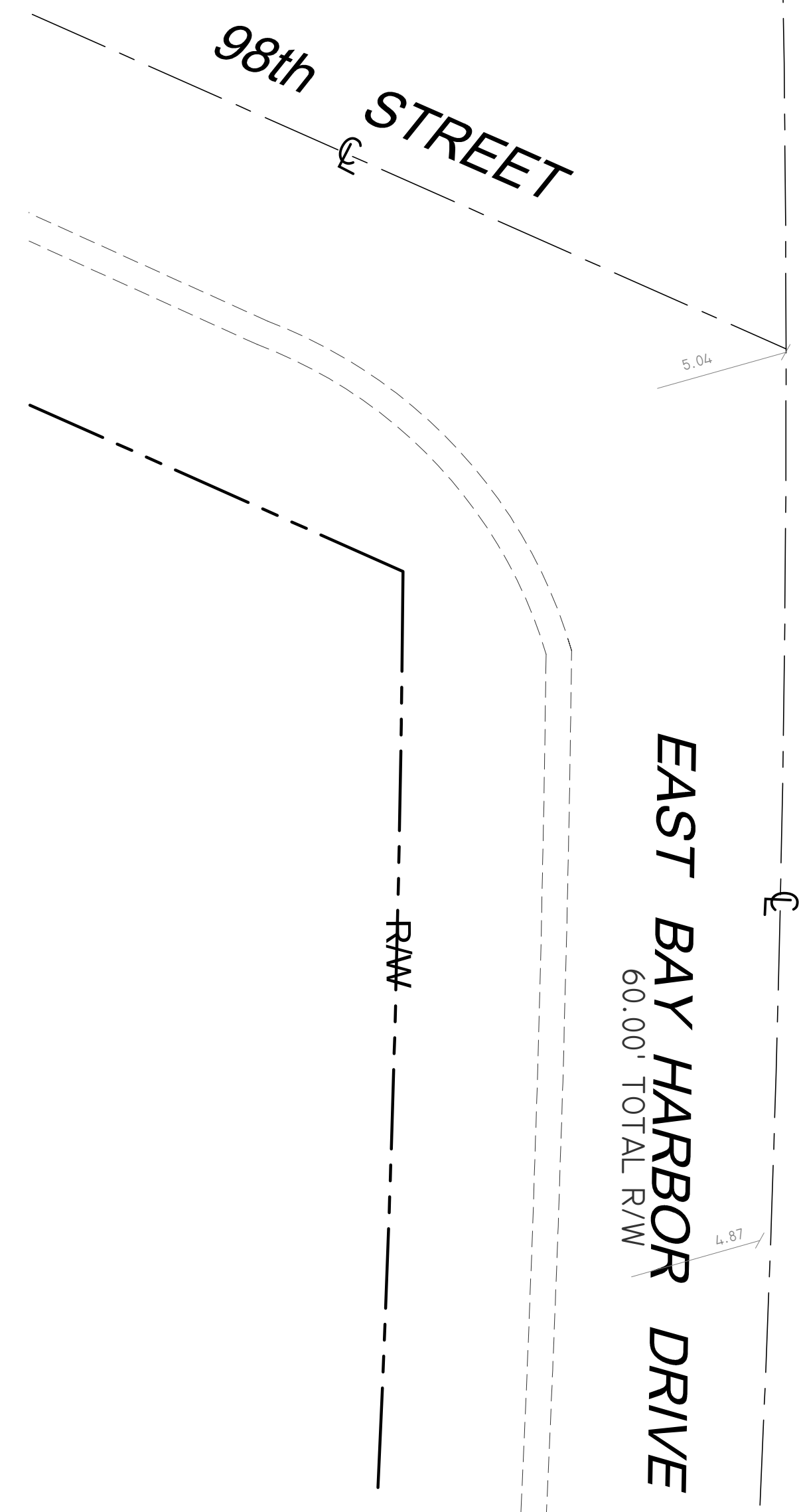
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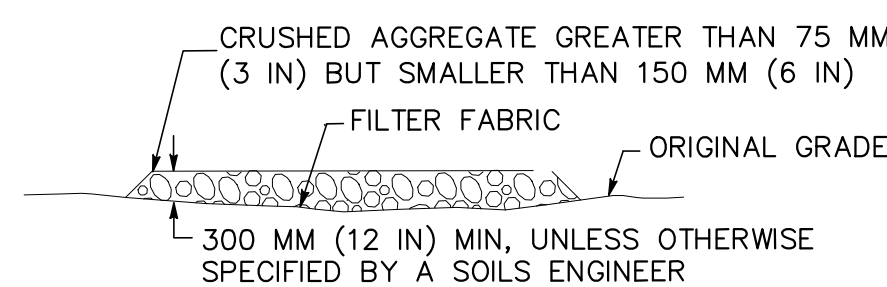
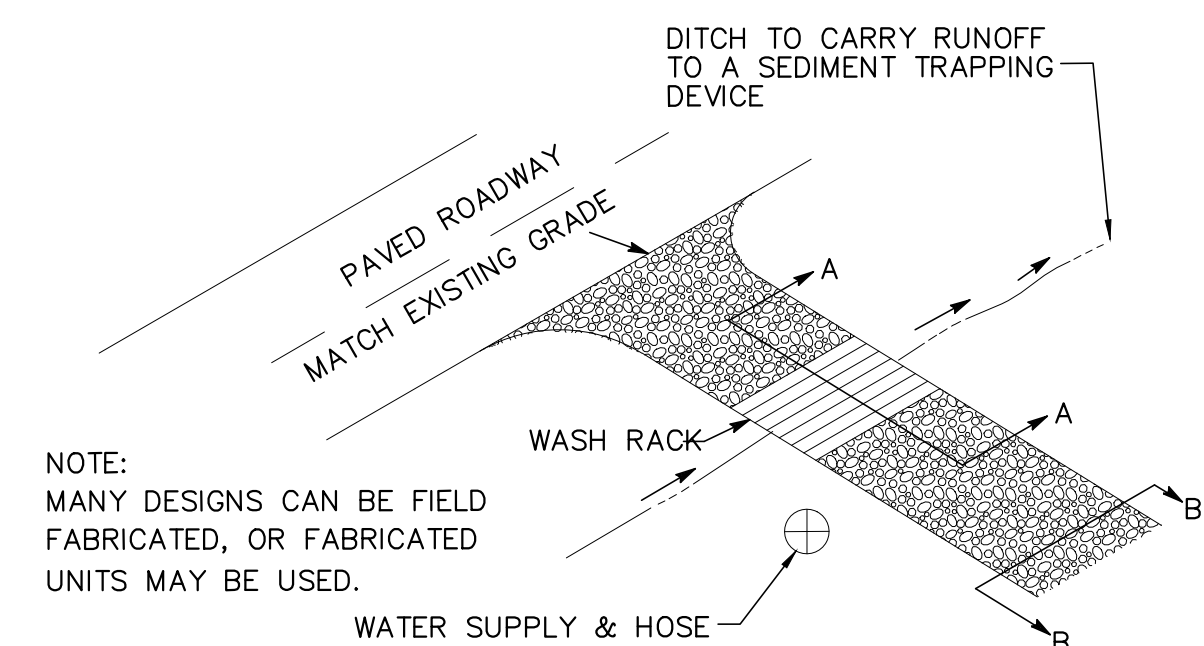
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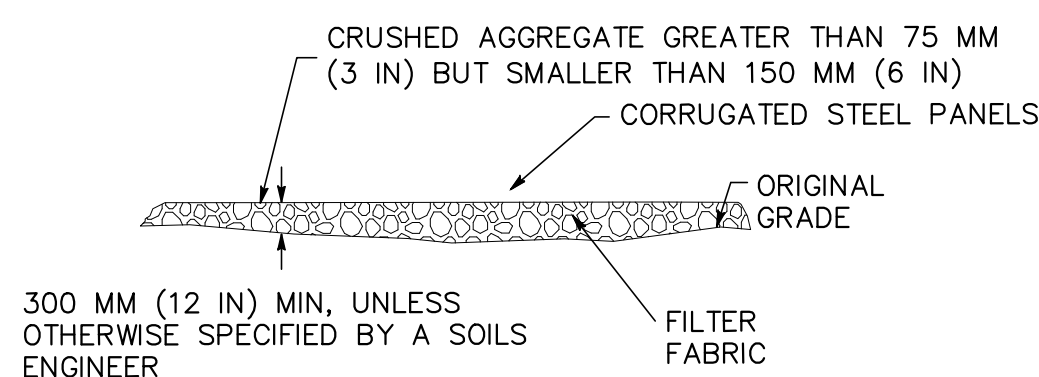




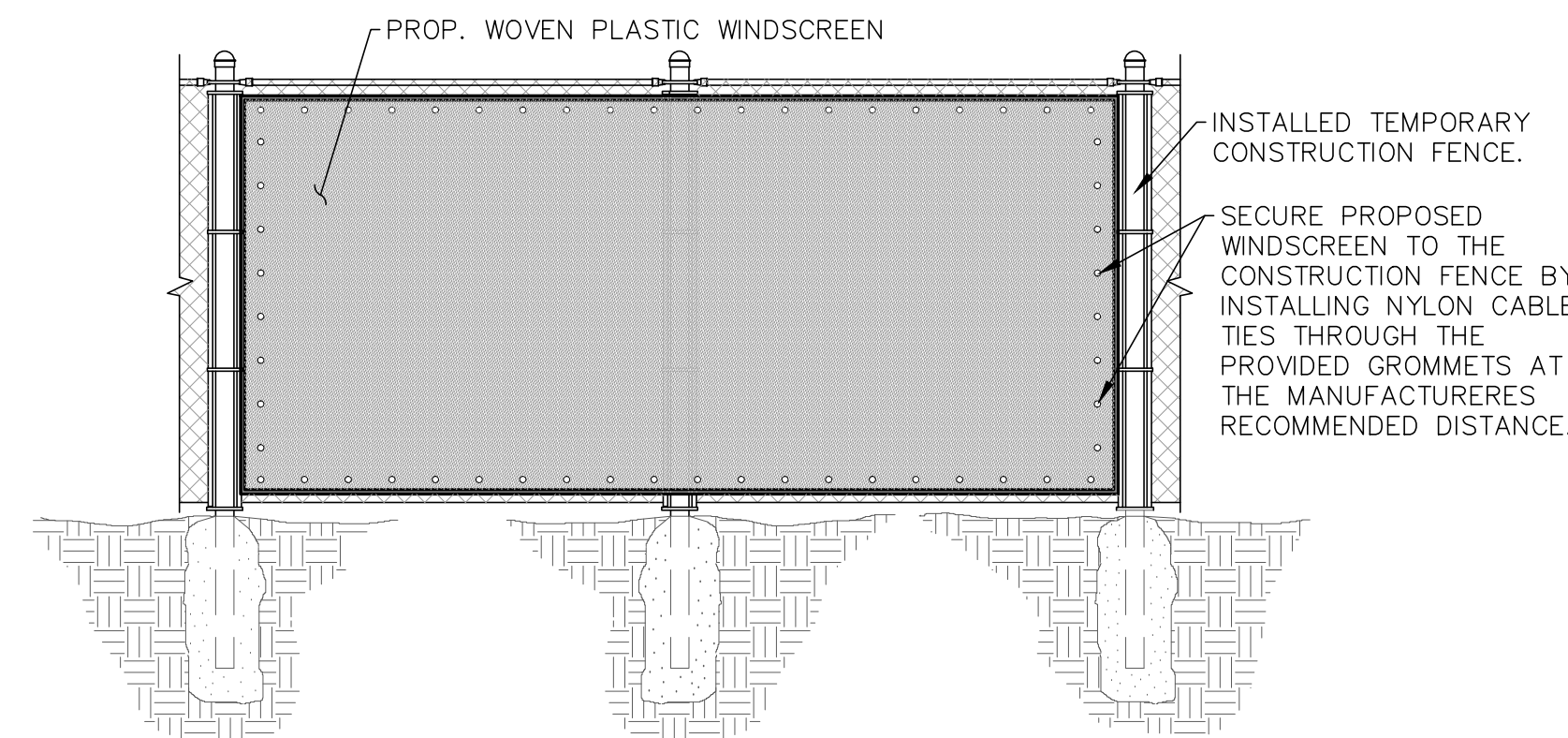
- NOTES:**
- CONTRACTOR SHALL INSTALL GEOTEXTILE FABRIC IN EACH CATCH BASIN, FLOOR DRAIN OR TRENCH DRAINS IN THE EFFORTS TO PROTECT THE PROPOSED STORM WATER MANAGEMENT SYSTEM FROM DEBRIS AND SEDIMENTATION.
 - IN ACCORDANCE TO FDEP NPDES PERMIT REQUIREMENTS, EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY AND REPLACED AS NEEDED.



TYPICAL TIRE WASH
NOT TO SCALE



SECTION A-A
NOT TO SCALE



WINDSCREEN DETAIL
N.T.S.

- NOTES:**
- REGULAR MAINTENANCE SHALL BE EXECUTED IN ACCORDANCE TO THE MANUFACTURER'S RECOMMENDATIONS TO ENSURE THE WINDSCREEN DOES NOT TEAR OR DETACH FROM THE FENCE.



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8		16	

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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: alextrojanovsky@yahoo.com

LANDSCAPE DESIGN:
Name:
Address:
Tel:
Email:

CIVIL ENGINEER:
Name:
Address:
Tel:
Email:

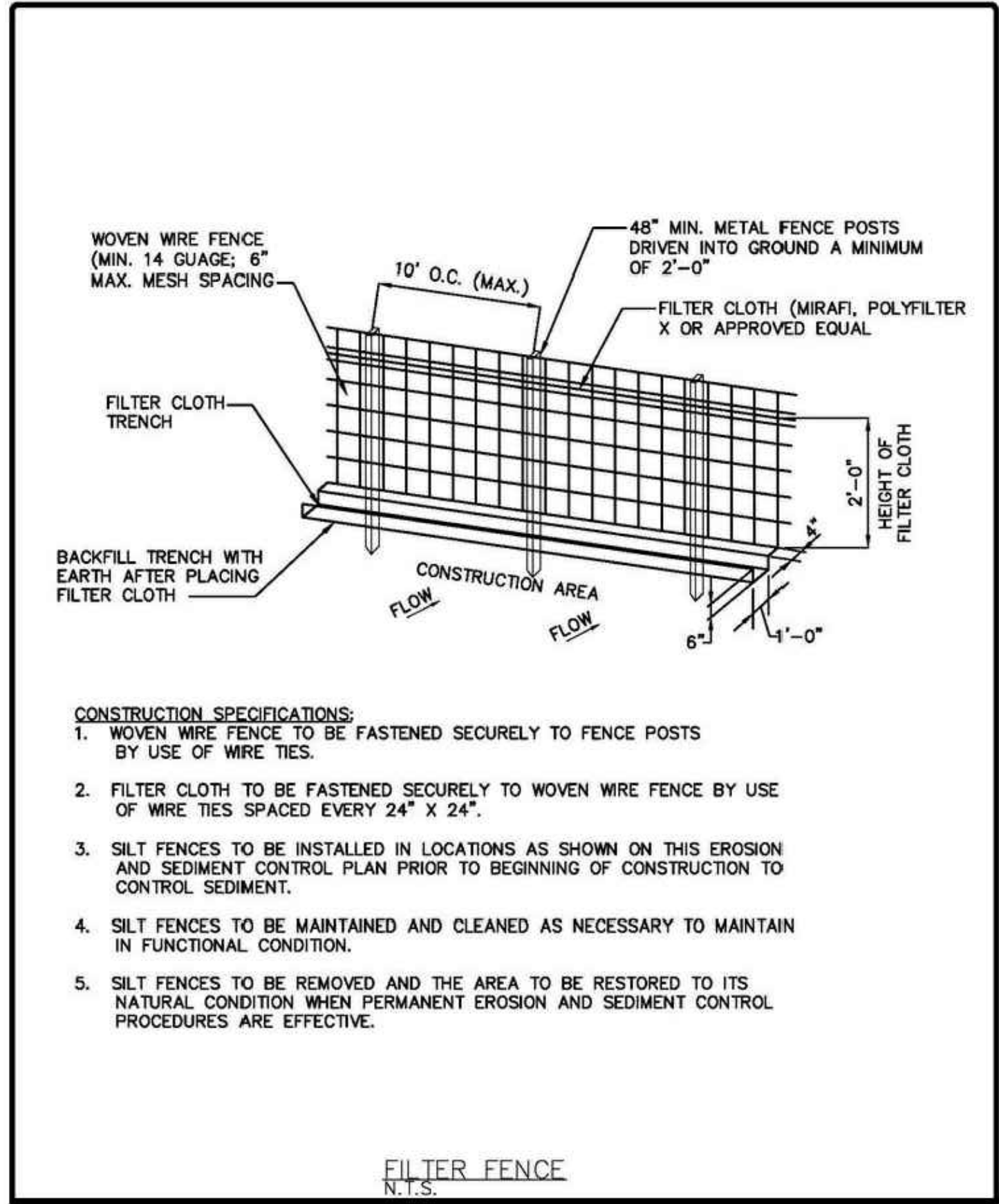
MEP ENGINEER:
Name:
Address:
Tel:
Email:

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



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.

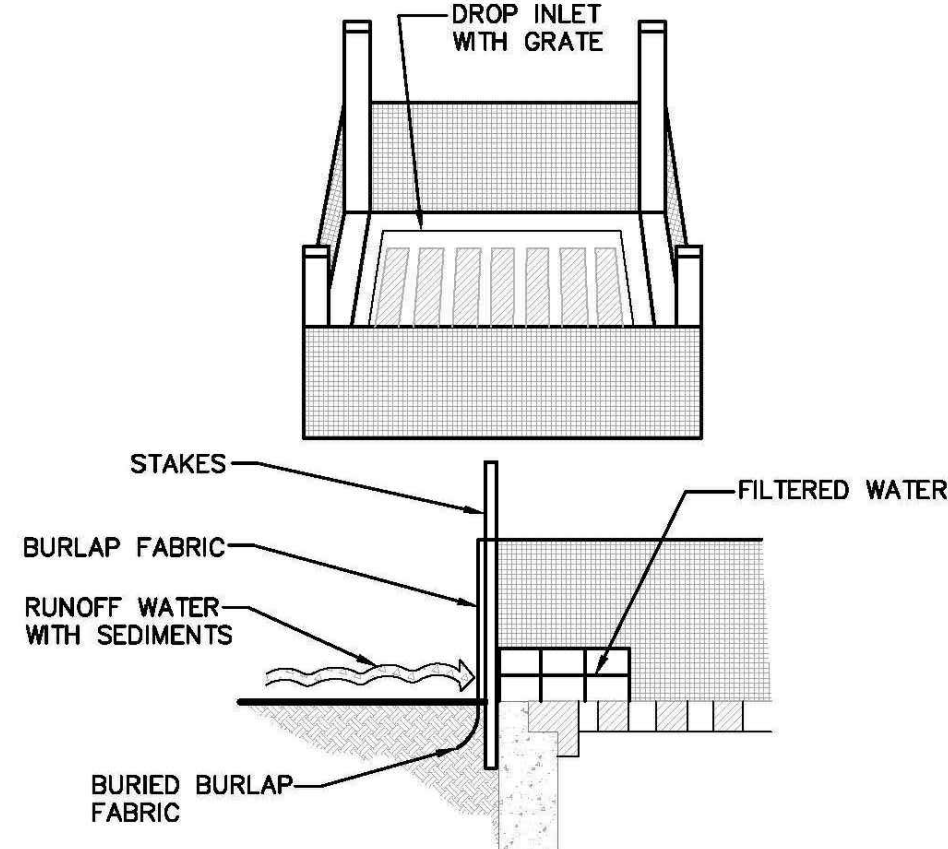
FILTER FENCE
N.T.S.

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 COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
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 1/8-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 LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 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 CONFORM 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 WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT 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 MANAGEMENT" 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 ONLY 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.

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
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8		16	
		17	

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9781 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: REGENCY DEVELOPMENT GROUP LLC
Address: 425 HUEHL ROAD, SUITE 4B
NORTHEROOK, IL 60062
Tel: 847-436-7777
Email: alextrojanovsky@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



**SEDIMENTATION & EROSION
CONTROL NOTES**

Date:	06-14-2022	Sheet No.
Scale:		C600
Project:	2229	



98th STREET

EAST BAY HARBOR DRIVE
60.00' TOTAL R/W

PROP. 24" WIDE SOLID
WHITE THERMOPLASTIC
STOP BAR.

MONUMENT SIGN BUILDING
NAME. SEE ARCH PLANS
FOR DETAILS

279.40' (R&M)

PROP. (R1-1) STOP SIGN,
(R5-1) DO NOT ENTER

PROP. SOLID WHITE
THROUGH ARROW

LOT - 27
BLOCK - 4

PROP. 8 STORY
RESIDENTIAL BUILDING
F.F.E.=5.50' NGVD

LOT - 29
BLOCK - 4

PROP. SOLID WHITE
THROUGH ARROW

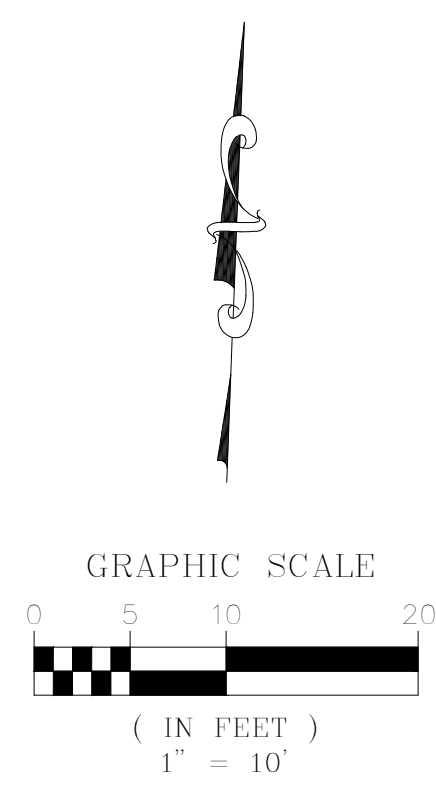
LEGEND:

- 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. DRIVEWAY



Rev.	Date	Rev.	Date
1	CITY COMMENTS	9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	

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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



SIGNANCE AND STRIPING PLAN

Date: 06-14-2022
Scale:
Project: 2229

Sheet No.
C700



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

To: Development Review Committee
Town of Bay Harbor Islands

From: Michael J. Miller, AICP *MJM*
Consultant Town Planner

Date: September 5th, 2022

Subject: Site Development Plan Application (9 DU) - #2 DRC Review
9781 East Bay Harbor Drive
Bay Harbor Islands Acct. No. SPR22-000020
MMPA Acct. No. 01-0702-1139

RECOMMENDED ACTION

MMPA recommends the Development Review Committee (DRC) **APPROVE** the proposed Site Development Plan application at this time, as the applicant's design team appears to have modified the plans to address the DRC's previous August 11th, 2022 comments. A few minor corrections are necessary prior to the matter being scheduled for a DRB meeting.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-1 Multiple Family District
General Location: 9781 East Bay Harbor Drive
Legal Description: Lots 28, Block 4, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the public records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect Kobi Karp Architecture and Interior Design, Inc., as agent for the owner, 9781 Bay Harbor Development, LLC, has submitted a new Site Development Plan application to allow for the construction of a proposed nine (9) unit mid-rise development located at 9781 East Bay Harbor Drive. The proposed dwelling units will range from 3,210 to 4,574 square feet of A/C space plus balconies, etc. The proposed site design incorporates one (1) rectangular-shaped building positioned east / west on top of a one-story parking garage structure at grade.

One (1) one-way driveway connection to East Bay Harbor Drive is proposed. The driveway provides access to the grade level parking areas / guest parking space / main entrance / common areas. On the building rooftop is a recreational facility with a swimming pool / spa, sundeck, and covered roof lounge. The proposed new building is 8-stories in height with seven (7) floors of residential over a one (1) story parking garage / common areas @ max. 75-feet above BFE + 1' FBC Freeboard (main roof deck). The survey indicates the property is now vacant.

The lot area (per survey) is 11,249+/- sq. ft. / 0.26 acres in size. This would allow a maximum of nine (9) dwelling units on the property at the maximum allowable base density (34 DUA).

The adjoining development sites include the 5-story Elegant Eight Condo to the immediate north @ 8 DU / 30.1 DUA. To the immediate south is the Carroll Walk 15-story PRD complex @ 42 DU / 80.8 DUA. To the west across East Bay Harbor Drive on both sides of 98th Street are two multifamily complexes owned by this same developer (Bay Harbour Holdings, LLC). The site to the north of 98th Street is a 2-story apartment complex @ 16 DU / 26.7 DUA and the site to the south of 98th Street is a 1-story apartment complex @ 17 DU / 34 DUA. To the east of the subject site is the Indian Creek Waterway. This waterfront area of the Town is predominated by older low-rise, newer mid-rise and two high-rise PRD residential complexes. The Town's 2002 Community Vision Master Plan identifies this area as being preferred for mid-rise residential complexes of 7+/- stories in height. Therefore, the proposed development is deemed generally consistent with the Town's vision.

BACKGROUND INFORMATION

The Town completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 20+/- years. The former RE zoned lands located on waterfront lots are now zoned RM-1, while interior (non-waterfront lots) are zoned RM-2. Also, the Town adopted numerous other modifications to several Code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions as well as other building design standards. The plans generally adhere to the adopted Code provisions.

The Town's DRC reviewed this application at their August 11th, 2022 meeting and due to the amount / significance of the DRC comments, the application was deferred to allow the applicant's design team to revise the drawings to comply with minimum Code requirements.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. 9 DU are allowed by right. The proposed development includes 9 DU; therefore, the project would be deemed consistent with the Town's adopted Comprehensive Plan.

Land Development Regulations / Zoning Code – The subject property has a Zoning classification of RM-1 Multiple Family Zoning District. The proposed use of the property is consistent with this zoning classification. However, there are a few conflicts in the design with the Town's Land Development Regulations. These are discussed later in this report.

PLATTING

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

RIGHT-OF-WAY / ACCESS DESCRIPTION / PARKING

As stated above, the Site Development Plan depicts access to the site from East Bay Harbor Drive via one (1) one-way driveway connection. The driveway provides access to the parking areas (garage & yard areas) / main entrance / common areas. The Town requires at least 12 feet width pavement for one-way driveways, which the plan meet. The Code requires at least eighteen (18) parking spaces (2 spaces per DU) and eighteen (18) parking spaces are provided in the parking garage (18 tandem, including 1 ADA space). The previous noted issue with sufficient unobstructed driveway width appears to be solved in the re-design. Again, as a matter of information the Town Council is now considering banning / limiting mechanical vehicle lifts for all development due to concerns with operation / safety. However, this site is proposing tandem spaces which has been allowed in the past – DRB approval is required for such alternative parking arrangements.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is typical “South Florida” Tropical retro modern with prominent horizontal design elements and abundant use of concrete and as well as backlit colored glass. Due to the width of the building (97+/- feet) a formal “breezeway” is not required.

SITE PLAN / DEVELOPMENT COMMENTS

Following are our comments based on the revised plans dated August 25th, 2022 submitted to the Town for consideration:

- 1) Specific approval from the Design Review Board (DRB) is required for tandem arrangement of the parking spaces in the garage pursuant to Sec. 23-30(f). This will be addressed in the DRB staff report.
- 2) Roof Plan Sheet A3.08 still needs to provide additional information on the proposed screening method of the mechanical equipment. A detail would be helpful. Provide height of screening, material and color. The applicant's response is “an attractive method of screening will be provided”. The Town knows that – provide a preliminary detail as requested on the plans now.

AGENDA ITEM REPORT

September 13, 2022

ITEM NUMBER: 3.

ITEM: Review and discussion of Site Plan Application by PPG BHT Owner, LLC to construct a 44 unit, 8-story Multi-Family Development to be located at 10143 East Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:

Owner's Name: PPG BHT Owner, LLC

Folio: 13-2227-088-0001

Property Address: 10143 East Bay Harbor Drive

Zoning District: RM-1 Medium High Density

Legal Description: Lot 9-12, Block 4

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

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

Ayanidys Martinez

ATTACHMENTS

1.	8-25-2022 Application for Site Plan Review Final
2.	8-25-2022 Letter of Intent
3.	10143 W. Bay Harbor Drive DRC Set 9.8.2022
4.	BHI 10143 EBHD MMPA DRC Report #1 Sept 5 2022

APPLICATION FOR SITE PLAN REVIEW



Legal description of real property in the Town of Bay Harbor Islands, Florida for which site plan approval is requested.

See Exhibit A.

Folio # 13-2227-088-0001

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

Size of described property 45,000 Square Feet (1.03 Acres)

Project Description Bay Harbor Towers Units 44

Owner(s) Name PPG BHT Owner LLC

Mailing Address 501 Diplomat Parkway

City Hallandale Beach State FL Zip 33009

Phone Number C/O 305-374-5300 Email MAMSTER@BRZONINGLAW.COM
MHARO@BRZONINGLAW.COM
SFLORES@BRZONINGLAW.COM

Signature of Owner Ari Pearl

Name of Applicant (if different from owner) Same as Owner

Mailing Address

City State Zip

Phone Number Email

Signature of Applicant

Name of Representative Matthew Amster, Esq; Maritza Haro, Esq.; Shakeyla Flores, Esq.

Mailing Address 200 S. Biscayne Blvd, Suite 300

City Miami State FL Zip 33131

Phone Number 305-374-5300 Email MAMSTER@BRZONINGLAW.COM
MHARO@BRZONINGLAW.COM
SFLORES@BRZONINGLAW.COM

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received By

Process Number Fee Paid

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

EXHIBIT "A"

Lots 9, 10, 11 and 12, Block 4, BAY HARBOR ISLAND,
according to the map or plat thereof recorded in
Plat Book 46, Page 5, Public Records of Dade County,
Florida.



200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6236 office
305.377.6222 fax
mamster@brzoninglaw.com

VIA ELECTRONIC MAIL & HAND DELIVERY

August 25, 2022

Maria Lasday, Town Manager
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, Florida 33154

Re: Letter of Intent for Site Development Plan Application for
Property located at 10143 East Bay Harbor Drive, Bay
Harbor Islands, FL, 33154

Dear Ms. Lasday:

This law firm represents PPG BHT Owner LLC (the "Applicant"), the owner of the property located at 10143 East Bay Harbor Drive, Bay Harbor Islands, FL 33154 (collectively, the "Property"). See Exhibit A, Property Appraiser Records. Please accept this letter as the Applicant's required letter of intent in support of a site development plan approval application for the Property.

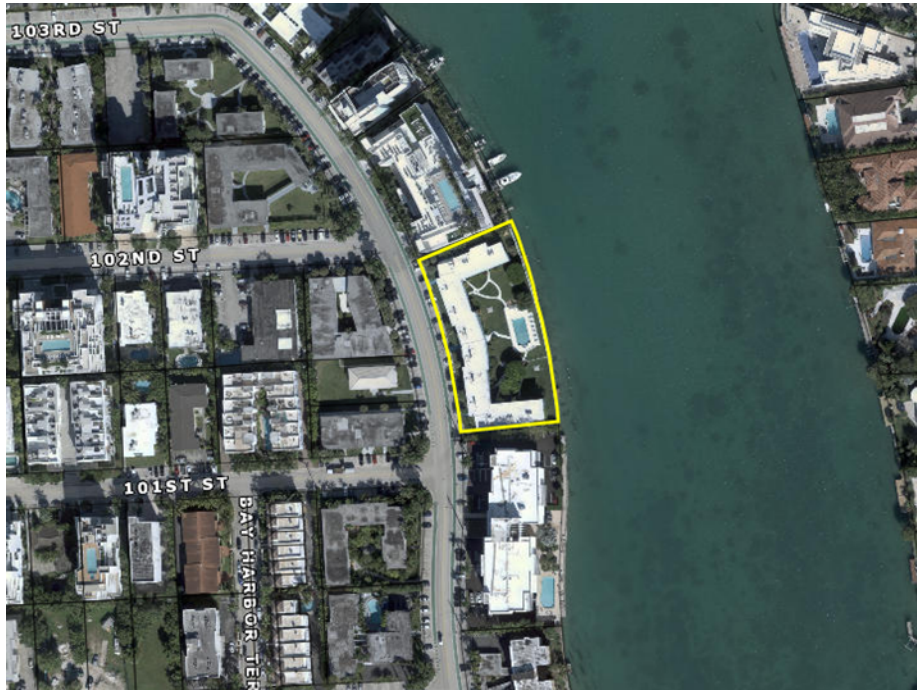


Figure 1

Property. The Property, shown in Figure 1 and further identified by Miami-Dade County Property Appraiser Folio No. 13-2227-088-0001, consists of an existing condominium platted as Lots 9 through 12 of Block 4 of the Bay Harbor Island Plat. The Property is approximately 45,000 square feet in size (1.03 acres) and is zoned RM-1. The surrounding area contains a mix of commercial uses, hotels and multifamily apartment buildings of varying heights, including a seven (7) story building to the south of the Property and a multi-story condominium complex to the north of the Property. To the east of the Property are various commercial uses and apartment buildings.

Proposed Development. Through this application the Applicant proposes to enhance and improve the Property. The Applicant proposes to develop a modern and elegant, eight-story residential building, with a parking garage at the ground level and a roof pool deck (the "Project"). The ground floor will also include the main lobby, mail room, and two semi-private pool areas. The roof pool deck will include a central swimming pool and spa, four additional private pool decks, outdoor kitchen spaces, cabana areas, and a lounging area. Lush landscaping will be incorporated along the ground floor and roof top deck, and luxury balconies with semi-glass railings will be incorporated throughout the Project. The overall design and thoughtful details of the Project create a pleasant and beautiful street frontage, resulting in an enjoyable view for Town residents. The site plan also proposes efficient connectivity to the boating dock at the rear of the Property.

Notably, the Project includes a Code compliant breezeway. Pursuant to Code Section 23-11 (B1)(6), a building may exceed 120 feet in length if a breezeway divides such a building into parts not exceeding 120 feet in length. Furthermore, the breezeway must have a minimum unobstructed width, completely through the building, of 20 feet. Here, the Project fully complies with the Code, through the incorporation of a breezeway completely through the building with a 20'-1.5" width at the front and 24'-10" width at the back. The breezeway is located within the third through eighth floor levels, and also includes landscaping within the third through fifth floor levels. Although the Town's zoning regulations permit development of up to 35 dwelling units for the Property, the Project is comprised of 44 units. Therefore, the Applicant will seek to obtain 9 TDR units.

Where the Code requires a minimum of 9,000 square feet of open space on the ground floor, the Applicant is proposing to provide 9,641 square feet. Additionally, where the Code requires a minimum of 1,200 square feet of open space on the roof deck, the Applicant is proposing to provide 1,234 square feet.

As required, a total of 88 parking spaces will be provided, including two (2) ADA parking spaces. The parking will be valet operated 24/7 and will include standard parking as well as alternative parking arrangements, including mechanical lifts, tandem parking, and valet only parking spaces. The proposed Project will enhance the Property and be compatible with the adjacent and nearby multi-story apartment buildings.

Conclusion. The Project has been designed with the Town's vision and resiliency in mind. The Code compliant breezeway and beautiful street frontage further compliment the Town's vision for the neighborhood. The proposed development is compatible with and further enhances the neighborhood aesthetics. We look forward to your favorable recommendation and the Board's approval of this application.

Should you have any questions, comments, or require additional information, please contact me at (305) 377-6236.

Very truly yours,



Matthew Amster

Attachment

cc: Michael Mesa
Michael Miller
Maritza Haro, Esq.
Shakeyla Flores, Esq.



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/22/2022

Property Information	
Folio:	13-2227-088-0001
Property Address:	
Owner	REFERENCE ONLY
Mailing Address	
PA Primary Zone	4700 MULTI-FAMILY - CO-OPS
Primary Land Use	0000 REFERENCE FOLIO
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	0 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

Benefits Information				
Benefit	Type	2022	2021	2020
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

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

Generated On : 8/22/2022

Property Information

Folio: 13-2227-088-0001

Property Address:

Roll Year **2022** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/22/2022

Property Information

Folio: 13-2227-088-0001

Property Address:

Roll Year **2021** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/22/2022

Property Information

Folio: 13-2227-088-0001

Property Address:

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/22/2022

Property Information

Folio: 13-2227-088-0001

Property Address:

Full Legal Description
BAY HARBOR TOWERS CONDO
BAY HARBOR ISLAND PB 46-5
LOTS 9 TO 12 INC LESS ELY11FT
AS DESC IN DECL OR 13577-266
LOT SIZE 41700 SQFT M/L
FAU 13-2227-001-0860

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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:

10143 BAY HARBOR DRIVE

10143 BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

DEVELOPMENT REVIEW COMMITTEE BOARD SUBMITTAL

DATE: 08-25-2022



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

- 1- NEW CONSTRUCTION OF AN 8 STORY RESIDENTIAL BUILDING, INCLUDING PARKING GARAGE AT LEVEL 1 & ROOF DECK. ON A CLEAN AND GRUBBED SITE READY FOR FOUNDATION.
- 2- STRUCTURE IS P.T. CONCRETE, TYPE 1A CONSTRUCTION.
- 3- THE NEW BUILDING WILL BE ABOVE GRADE (4'-3") WITH GROUND FLOOR AT 4'-3" NGVD.
- 4- FULLY EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER AND ALARM SYSTEM, AND IMPACT RESISTANT STOREFRONT & DOORS.
- 5- TOTAL CONSTRUCTION AREA: 210,160 SF.
- 6- TOTAL RESIDENTIAL AREA: 140,454.46 SF.
- 7- 88 TOTAL PARKING SPACES, INCLUDING 2 ADA PARKING SPACE.
- 8- THE PROJECT WILL BE FULLY ACCESSIBLE IN COMPLIANCE WITH ADA REQUIREMENTS.

AREA OF WORK : TOTAL AREA OF WORK : 210,160 SF.

MEP ENGINEER
SCHNACKEL ENGINEERS, INC.
218 NW 24th Street
Suite 207
Miami, FL 33127
TEL: 786.623.3590

TRAFFIC CONSULTANT
DAVID PLUMMER & ASSOCIATES
1750 PONCE DE LEON BLVD ,
CORAL GABLES , FL 33134
TEL: 305-447-0900

LANDSCAPE DESIGN

CLAD LADSCAPE ARCHITECTURE
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
786 -536-6076
INFO@CLADLANDSCAPE.COM

OWNER

PPG Development LLC
501 Diplomat Parkway
Hallandale Beach FL, 33009
917-439-8717

ARCHITECTS

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

DRAWING INDEX			DRB SUBMITTAL 08-25-2022		
PROJECT:2248 10143 Bay Harbor Dr					
DRB SUBMITTAL DATE: 08-25-2022					
Delta (Revision):					
Discipline	Sheet	Description			
Arch. KKAID	A0.00	COVER	X		
		SURVEY	X		
	A1.00	PROJECT DATA	X		
	A1.01	OPEN AREA CALCULATIONS	X		
	A1.02	BUILDING ARTICULATION DIAGRAM	X		
	A1.03	CONTEXT SITE MAP	X		
	A1.04	CONTEXT PHOTOS	X		
	A1.05	SURROUNDING BUILDINGS	X		
	A1.06	RENDERING_VIEW FROM THE STREET	X		
	A1.07	RENDERING_VIEW FROM THE BAY	X		
	A1.08	RENDERING _BREEZEWAY VIEW	X		
	A2.00	SITE PLAN	X		
	A3.00	FLOOR PLAN - LEVEL 1	X		
	A3.01	FLOOR PLAN - LEVEL 2	X		
	A3.02	FLOOR PLAN - LEVEL 3-4	X		
	A3.03	FLOOR PLAN - LEVEL 5-7	X		
	A3.04	FLOOR PLAN - LEVEL8	X		
	A3.05	FLOOR PLAN - LEVEL 9 (ROOF DECK)	X		
	A4.00	MATERIALS BOARD	X		
	A4.01	BUILDING COLOR ELEVATION - WEST	X		
	A4.02	BUILDING COLOR ELEVATION - SOUTH	X		
	A4.03	BUILDING COLOR ELEVATION - EAST	X		
	A4.04	BUILDING COLOR ELEVATION - NORTH	X		
	A5.00	BUILDING SECTION "A"	X		
A5.01	BUILDING SECTION "A"	X			
LANDSCAPE BH & A	LE-1	PROPOSED SITE TREE DISPOSITION	X		
	LP-1	PROPOSED SITE LANDSCAPE PLAN	X		
	LP-2	PROPOSED ROOF DECK LANDSCAPE PLAN	X		
	LP-3	LANDSCAPE DETAIL	X		
CIVIL OCEAN ENG.	C100	GENERAL NOTES AND SPECIFICATIONS	X		
	C200	PAVING GRADING AND DRAINAGE PLAN	X		
	C201	PAVING GRADING AND DRAINAGE PLAN	X		
	C300	WATER AND SEWER PLAN	X		
	C301	WATER AND SEWER PLAN	X		
	C400	DRAINAGE DETAILS	X		

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2022

ZONING

100% Submission

BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

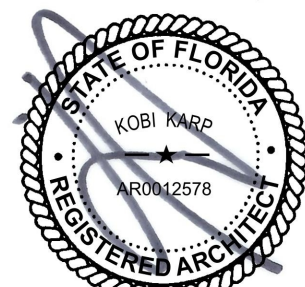
Owner: PPG Development LLC.
Name PPG Development LLC.
Address 501 Diplomat Parkway
Address Hallandale Beach FL, 33009
Tel: (305) 534-9099
Email

Consultant: Landscape Architecture.
Name Clad Landscape Architecture.
Address 820 NE 4th Ave, Studio 113
Address Miami Beach, FL 33138
Tel: (786) 536-6076
Email Email:info@cladlandscape.com

Consultant: Photometrics.
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBI KARP
Lic. # AR0012578



COVER

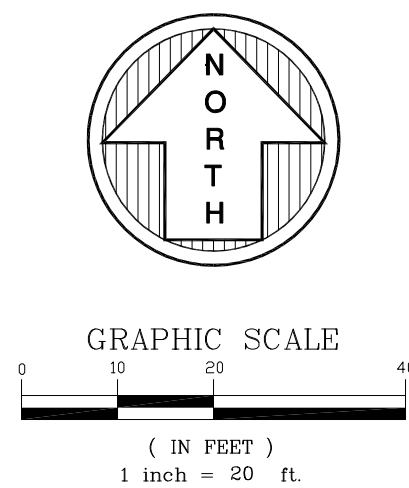
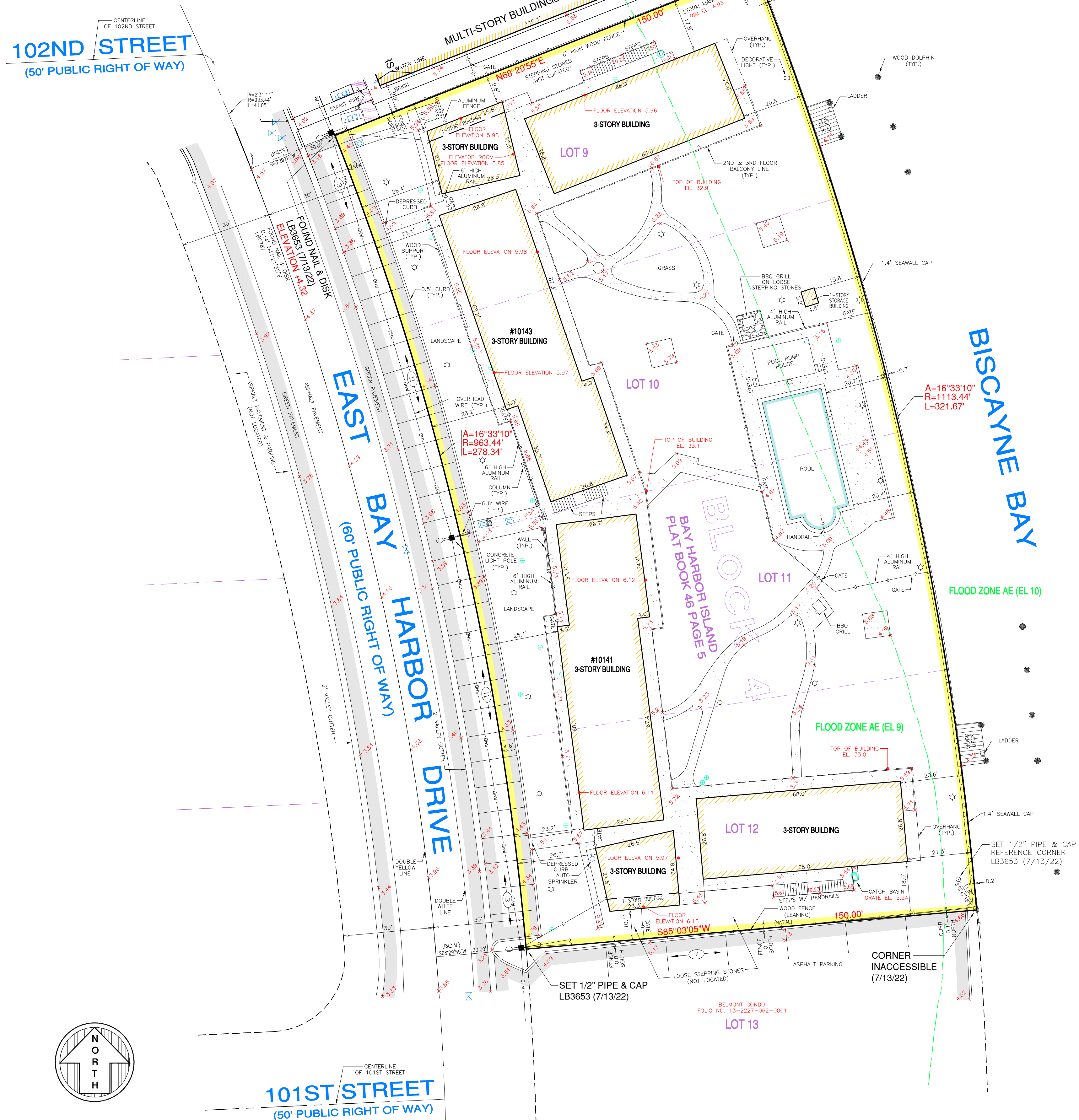
Date	08-25-2022	Sheet No.
Scale		A0.00
Project	0000	



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Zoning Report:

Data provided by Bercow, Radell, Fernandez, Larkin & Tapanes, for the property located at 10143 East Bay Harbor Drive, Harbor Islands, dated July 21, 2022, as to the following:

Zoning: RM-1, Multiple Family Residential District

Front Yard Setback: Buildings less than thirty (30) feet in height: twenty (20) feet.
Buildings less than forty-five (45) feet in height: twenty-five (25) feet.
Buildings less than seventy-five (75) feet in height: thirty (30) feet.

Rear Yard (Waterfront) Setback: o All lots in the RM-1 district shall have a minimum rear yard (waterfront) setback of twenty (20) feet.

Side Yard Setback: Buildings less than thirty (30) feet in height: ten (10) feet. For each additional three (3) feet of building height above thirty (30) feet, there shall be one (1) additional foot of building setback for that portion of the structure over thirty (30) feet in height.

Building Height and Floor Height. No building in the RM-1 District and located on Block 4 of the Plat may exceed seventy-five (75) feet in height. Each building height/story shall be a minimum of nine (9) feet in height from floor to ceiling, inside the finished first floor. The maximum height of any building within a residential development. Parking garage levels are not included.

Density. The maximum allowable base density is thirty-four (34) dwelling units per acre. The maximum allowable density for a project is thirty-four (34) dwelling units per seventy (70) dwelling units per acre. Partial units below one-half are rounded down to the nearest whole number, and partial units at or above one-half are rounded up.

Project Density. Project densities may be increased on a case-by-case basis only through the TDR process, and such increase shall be subject to the following:

TITLE COMMITMENT REVIEW:

- Lands shown herein were abstracted for restriction, easements and/or rights-of-way of records per old Republic Title Insurance Company File No. 22102698 with a commitment date of July 2, 2022. Easements and/or rights of way recorded per title commitment that are dateable are shown on this "ALTA/NSPS Land Title Survey".
- SCHEDULE B-II**
1=6 Standard Exceptions not addressed.
7. Terms, covenants, conditions, easements, restrictions, reservations and other provisions, including provisions which provide for a private charge or assessment, and also provide for an option to purchase, a right of first refusal, or the prior approval of a future purchase or occupancy, according to that certain Declaration of Condominium, and the exhibits and attachments thereto recorded in O.R.B. 13577, Page 286, as amended by O.R.B. 16670, Page 234 and O.R.B. 27431, Page 4800. Encumbers parcel but not subject to location.
8. Dedication of all Drives, Streets, Terraces, together with existing and future planting, trees and shrubbery thereon for the perpetual use of the public as contained on the Plat, recorded in Plat Book 46, Page 5. Dedication for Right-of-Way shown on survey. Restriction and other matters affect parcel but not subject to location.
9. Easement(s) contained in and reserved in Declaration of Restrictions recorded in Deed Book 2848, Page 89.
Parcel reserved for residential. 20' building setback from rear line/sea wall.
Parcel reserved for residential. 10' building setback to the side lines.
10. Reservations in favor of the State of Florida by and through the Trustees of the Internal Improvement Trust Fund set forth in the Deed recorded in Deed Book 3128, Page 247. The right of entry and exploration running with the above reservations of an interest in phosphate, minerals, metals, and/or petroleum has been released by Florida Statute 270.11, F.S. for tracts not exceeding 20 acres. Encumbers parcel but not subject to location.
11. The nature, extent or existence of riparian rights or littoral rights is not insured.
Not a survey matter.
12. Notwithstanding the legal description in Schedule A, this commitment/policy does not insure title to any lands lying below the mean or ordinary high water line of any navigable or tidally influenced waters, and specifically excludes from coverage any seawall, bulkhead or dock structure extending outside the insured lot(s) into the abutting waterway.
Not a survey matter.
13. Rights of the United States of America over any portion of the Land now or formerly submerged, arising by reason of the United States' control over navigable waters in the interest of navigation and commerce.
Not a survey matter.
14. Rights of tenants in possession, as tenants only, pursuant to unrecorded leases or occupancy agreements, if any, without any options to purchase or rights of first refusal with respect to the subject property. (To be shown as a subordinate matter on the loan policy to be issued).
Not a survey matter.
15. Pending disbursement of the full proceeds of the loan secured by the mortgage insured, this policy only insures the amount actually disbursed, and the amount of insurance under this policy shall increase to the extent of such disbursement up to the amount of insurance stated in Schedule A, but neither the date of policy nor any other part of the policy shall be deemed changed by virtue of such disbursement.
Not a survey matter.
- line of Lot 9, and evidenced by (2) found nail & disk.
- Elevations shown herein are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. R-243, Elevation +6.61 current published information as of August 3, 2021. Located in February 2015 at 96 Street and East Broadway Drive.
- Lands shown herein are located within an area having a Zone Designation AE (EL 9) and AE (EL 10) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12068C0144L, for Community No. 120637, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated herein are field measured by electronic measurement, unless otherwise noted.
- Lands shown herein containing 45,000 square feet, or 1.033 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown herein or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown herein were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The locations of overhead utility lines are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.
- Property has public access along the entire West side of property line to East Bay Harbor Drive, a public right of way.
- There are no plottable easements provided to surveyor.
- Legal description shown herein based on title commitment furnished by client and no claims as to ownership are made or implied.
- Miami-Dade County Folio No. 13-2227-088-0001 (Bay Harbor Towers Condo Reference only)
- The following are optional Table A items to meet ALTA/NSPS Land Title Survey standards:
9. Total striped parking spaces within legal description: 28 Regular and 0 Handicap. Parking spaces were not verified for any applicable requirements.
11. Location of utilities existing on or serving the surveyed property as determined by: observed evidence collected pursuant to Section 5.E.11, PER ALTA/NSPS. Client has not provided surveyor underground records to plot.

The following are optional Table A items to meet ALTA/NSPS Land Title Survey standards:

9. Total striped parking spaces within legal description: 28 Regular and 0 Handicap. Parking spaces were not verified for any applicable requirements.
11. Location of utilities existing on or serving the surveyed property as determined by: observed evidence collected pursuant to Section 5.E.1V, PER ALTA/NSPS. Client has not provided surveyor underground records to plot.
16. There is no evidence of earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
17. To the best of our knowledge there are no proposed changes in street right-of-way lines and there is no visible evidence of recent road construction work.
18. Offsite plottable easements were not surveyed, pursuant to Sections 5 and 6, or additional Table A, item 1, during the process of conducting the fieldwork.
19. Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$2,000,000., to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.

CERTIFICATION TO:

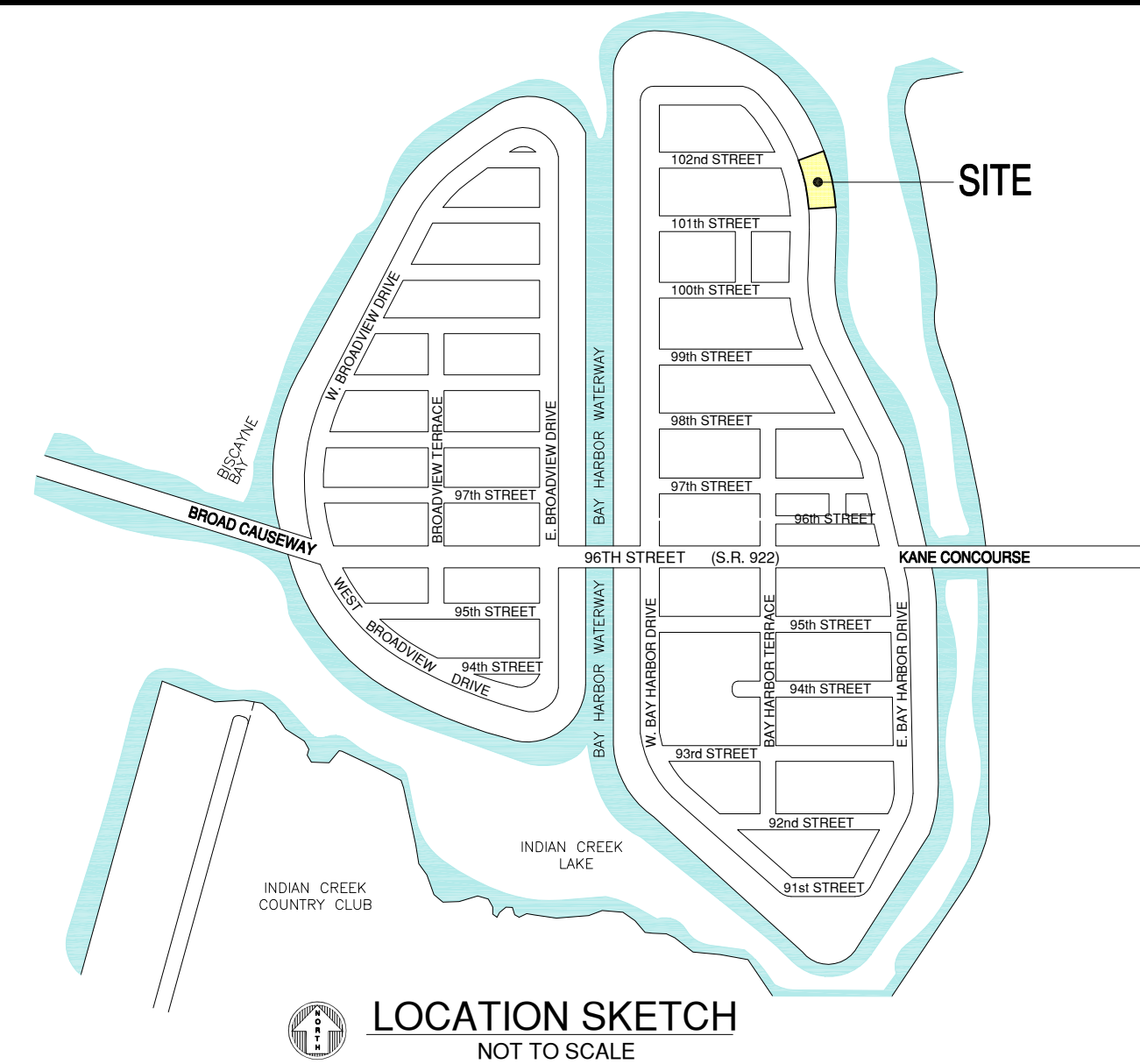
PPG BHT Owner LLC, a Delaware limited liability company
Ritter Zaretsky Lieber & Jaime LLP
Old Republic National Title
MSD RCOF Partners LVII, LLC, a Delaware limited liability company
MSD RCOF Partners LVIII, LLC, a Delaware limited liability company
RTE Title Company Inc

SURVEYOR'S CERTIFICATION:

This is to certify that this "Boundary and Topographic Survey" was made
charge on July 13, 2022, in accordance with the 2021 Minimum Standards for
ALTA/NPSLS Land Title Surveys, jointly established and adopted by ALTA and NPSLS, and includes items
1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 15 (as applicable), 16, 17, 18,
19, and 20 of Table A thereof and meets the applicable codes as set forth in the Florida
Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on
July 13, 2022.

*Not valid without the signature and original raised seal or a digital signature
of the Florida Licensed Surveyor and Mapper shown below"
FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.



LEGAL DESCRIPTION:

Lots 9, 10, 11 and 12, Block 4, BAY HARBOR ISLAND, according to the Plat thereof, as recorded in Plat Book 46 at Page 5 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 27, Township 52 South, Range 42 East, Bay Harbor Islands, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of N 68°29'55" E for the Northerly line of Lot 9, and evidenced by (2) found nail & disk.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. R-243, Elevation +6.61 current published information as of August 3, 2021. Located in February 2015 at 96 Street and East Broadway Drive.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 9) and AE (EL 10) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0144L, for Community No. 120637, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 45,000 square feet, or 1.033 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The locations of overhead utility lines are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.
- Property has public access along the entire West side of property line to East Bay Harbor Drive, a public right of way.
- There are no plottable easements provided to surveyor.
- Legal description shown hereon based on title commitment furnished by client and no claims as to ownership are made or implied.
- Miami-Dade County Folio No. 13-2227-088-0001 (Bay Harbor Towers Condo Reference only)

The following are optional Table A items to meet ALTA/NSPS Land Title Survey standards:

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11. Location of utilities existing on or serving the surveyed property as determined by: observed evidence collected pursuant to Section 5.E.1V, PER ALTA/NSPS. Client has not provided surveyor underground records to plot.
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17. To the best of our knowledge there are no proposed changes in street right-of-way lines and there is no visible evidence of recent road construction work.
18. Offsite plottable easements were not surveyed, pursuant to Sections 5 and 6, or additional Table A, item 1, during the process of conducting the fieldwork.
19. Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$2,000,000., to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.

CERTIFICATION TO:

PPG BHT Owner LLC, a Delaware limited liability company
Ritter Zaretsky Lieber & Jaime LLP
Old Republic National Title
MSD RCOF Partners LVII, LLC, a Delaware limited liability company
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FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

[illegible]

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

ALTANSPS LAND TITLE SURVEY
BAY HARBOR TOWERS - 10141-10143 EAST HARBOR DRIVE
BAY HARBOR ISLANDS, MIAMI-DADE COUNTY, FLORIDA

Original Date:

7/13/22

1"=20'

MAR

CAD No. _____

Plotted

Ref. Dwg.

2017-00
Field Book

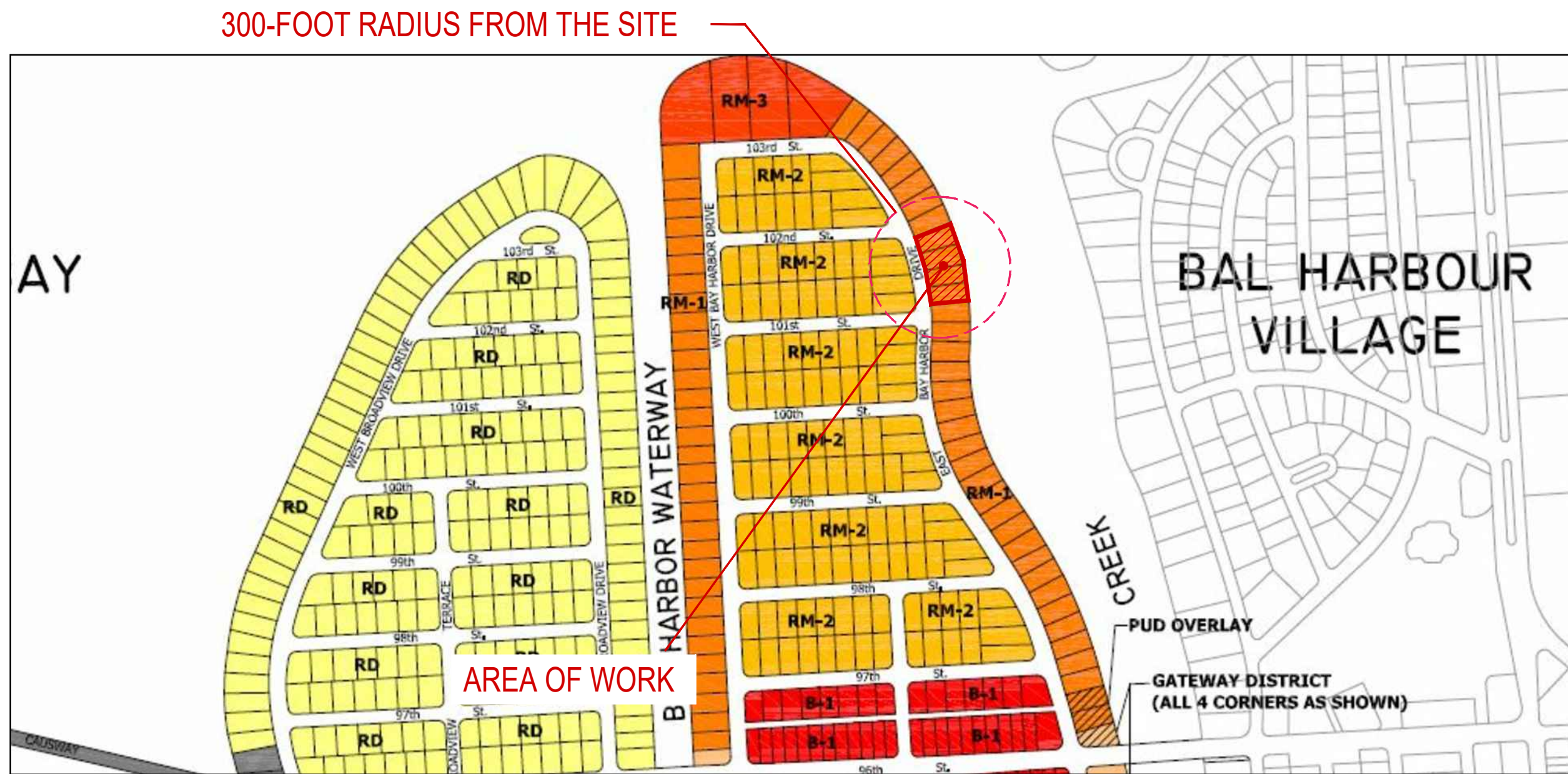
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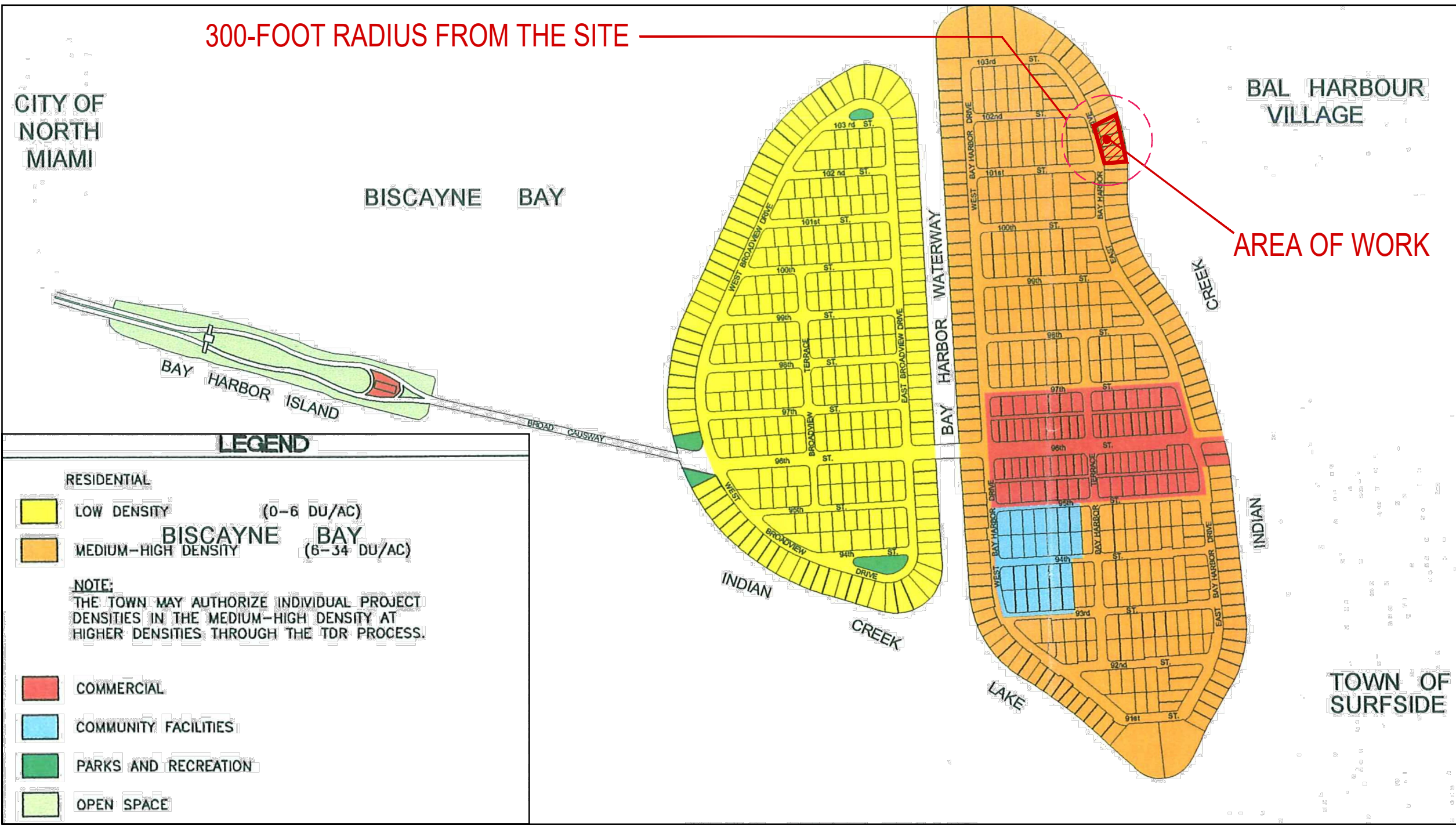
Dwg. No. 0017.000

Sheet

1 of 1



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: 10143 BAY HARBOR DRIVE PROJECT ADDRESS: 10143 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: 45,000 SF (1.03 ACRES) BASE FLOOD ELEVATION: 9 NGVD DESIGN FLOOD ELEVATION: 9' + 1' = 10' NGVD				
	1	SITE REQUIREMENTS			
				ALLOWED / REQUIRED	PROPOSED
		A) LOT AREA		45,000 SF	45,000 SF (1.03 ACRES)
		B) DENSITY		34 DU/AC MAX 34 x 1.03 = 35.02 UNITS MAX = (35 UNITS)	44 UNITS (9 TDR'S)
		C) BUILDING HEIGHT		75' (MEASURED FROM BFE+1')	75'-0" + 5'-0" POOL DECK
		D) BUILDING LENGTH		205' MAX ABOVE 45,' 120' MAX THE MAXIMUM OVERALL LENGTH OF ANY SINGLE BUILDING IN A LINEAR SHAPE WITH NO BREAK OR ANGLES GREATER THAN 15 DEGREES SHALL NOT EXCEED 205 FEET.	120'-0" DELIBERATED BREAK ON THE BUILDING FRONT & BACK FACADE TO DIVIDE THE TWO BODIES AT 15.00 & 18.00 DEGREE ANGLE IS ACHIEVED. SEE SHEET A.1.02
E) LANDSCAPE REQUIREMENTS		20% LOT AREA MIN. 45,00 X 0.2 = 9,000 SF MIN.	9,014 SF = 20.03%		
F) ROOF DECK LANDSCAPE REQUIREMENTS		15% ROOF AREA MIN. 8,000 X 0.15 = 1,200 SF MIN.	1,219 SF = 15.23%		
2	SETBACK REQUIREMENTS				
			ALLOWED / REQUIRED	PROPOSED	
	A) FRONT YARD SETBACK		BLDG LESS THAN 75 FEET IN HEIGHT . 30 FEET	30 FEET	
	C) SIDE YARD SETBACK		10% OF STREET FRONTAGE (240 FT) = 24.0 FT MAXIMUM REQUIRED 22.5 FT (PER SEC.23-11(B1)(3)(C))	22'-5" FEET	
	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	
	LEVEL 1 (PARKING GARAGE)		45,000 SF	-	
	LEVEL 2		24,625 SF	16,225 SF	
	LEVEL 3		24,682 SF	18,894 SF	
	LEVEL 4		24,682 SF	18,894 SF	
	LEVEL 5		22,528 SF	19,010 SF	
	LEVEL 6		22,528 SF	19,010 SF	
	LEVEL 7		22,528 SF	19,010 SF	
	LEVEL 8		22,524 SF	19,077SF	
	LEVEL 9 (ROOF DECK)		21,381 SF	10,331SF	
GRANDTOTAL		210,160 SF	140,454 SF		
4	PARKING REQUIREMENTS				
	AREA / UNIT		PARKING RATE	REQUIRED	PROPOSED
	RESIDENTIAL	44 UNITS	2 P.S. x UNIT	88 P.S.	84 P.S.
		VISITOR	4 P.S. PER ZONING CODE SEC 23-24 (c)(3).	04 P.S.	04 P.S.
	TOTAL PARKING			88 P.S.	88 P.S.
	PARKING PER FLOORS		TOTAL OF PARKING		
LEVEL 1		86 STANDARD P.S. + 2 ACCESSIBLE P.S. = 88 P.S.	88 P.S. (SEE A2.01 FOR PARKING BREAKDOWN)		
5	# OF UNIT BREAKDOWN				
	LEVELS	UNITS PER FLOOR	SUBTOTAL UNITS	TOTAL UNITS PROPOSED	
	2	6 RESIDENTIAL UNITS	6 UNITS	44 UNITS	
	3-4	8 RESIDENTIAL UNITS	16 UNITS		
	5-7	6 RESIDENTIAL UNITS	6 UNITS x 3 LEVELS = 18 UNITS		
	8	4 RESIDENTIAL UNITS	4 UNITS		
	TOTAL UNITS = 44 UNITS				

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ZONING

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BAY HARBOR ISLANDS, FL 33154

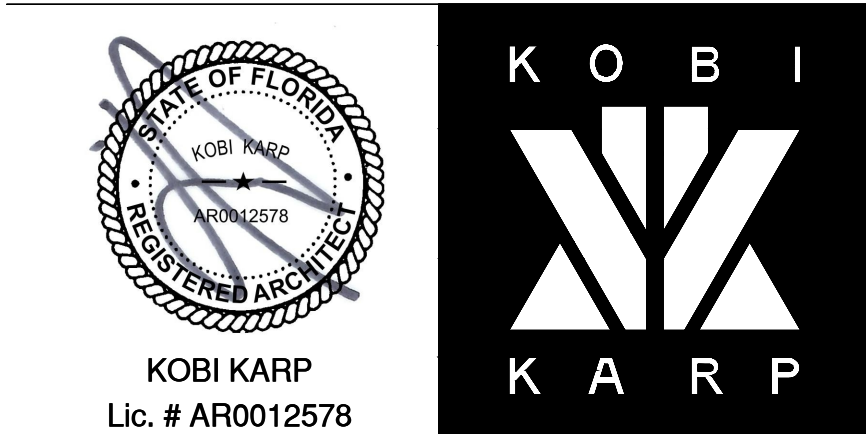
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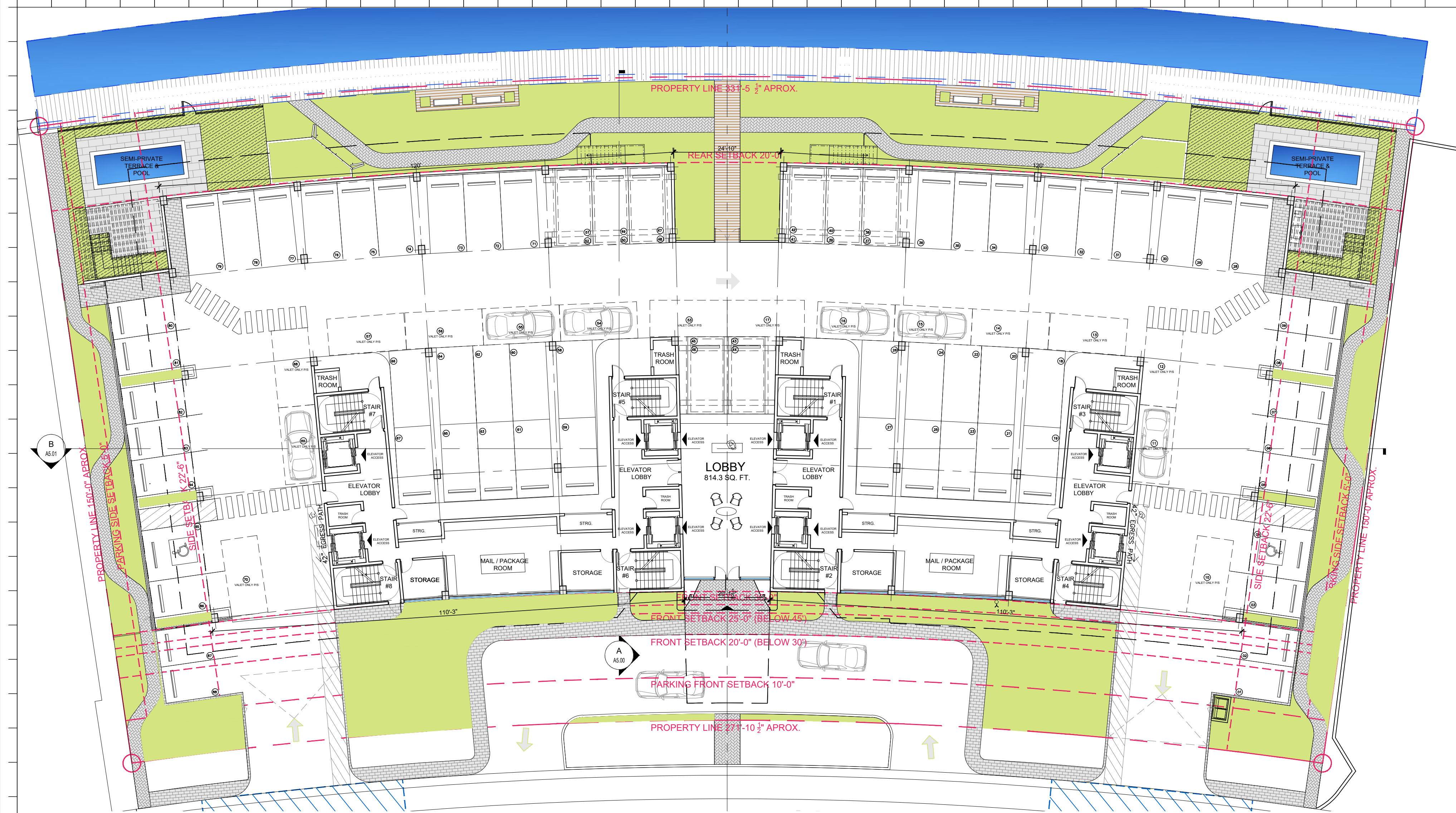
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PROJECT DATA

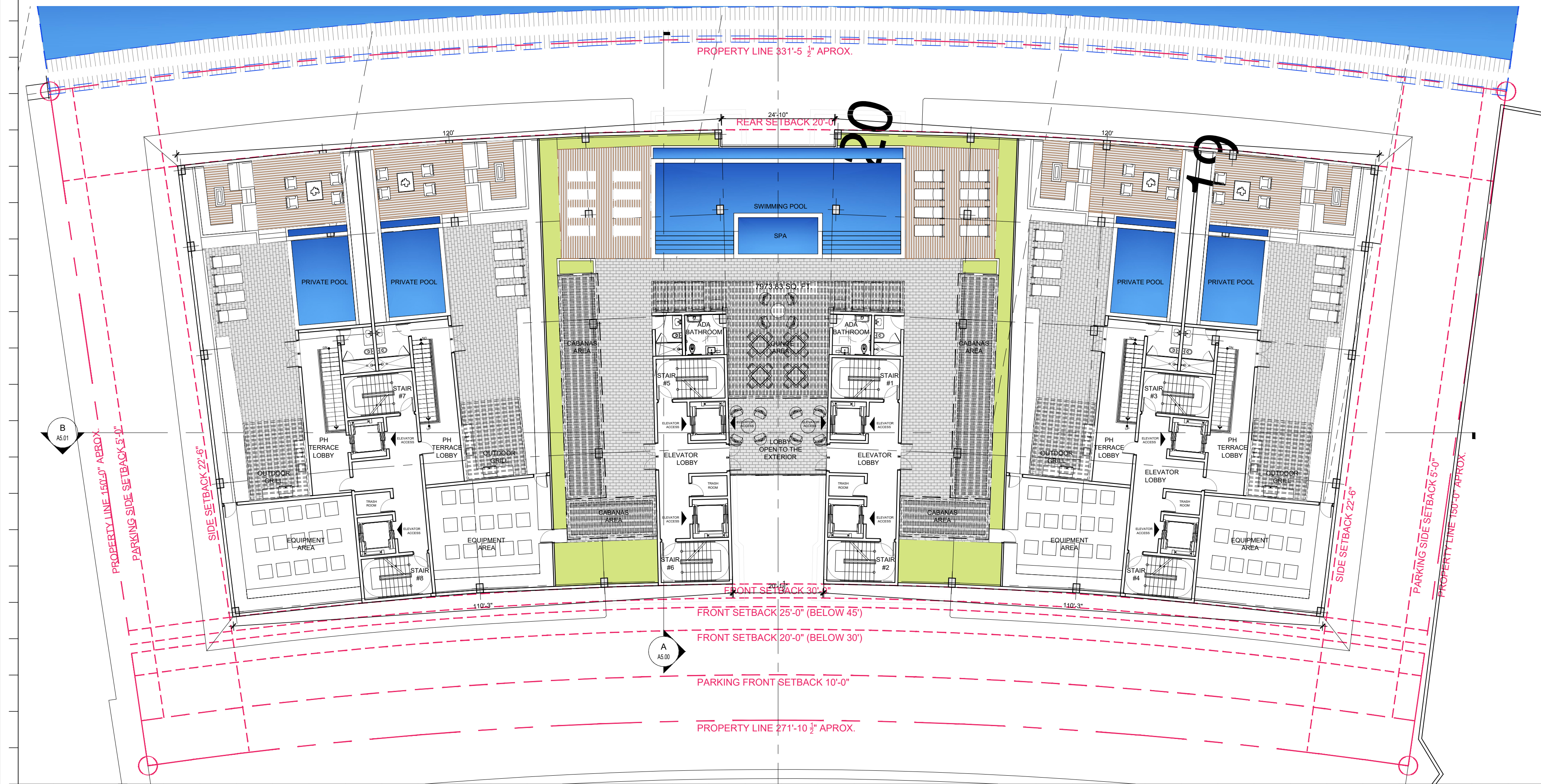
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Scale		A1.00
Project	0000	



LOT AREA	OPEN SPACE 20% MIN. BY CODE			
	MINIMUM	PROPOSED	%	COLOR
45,000 SF.	9,000 SF.	9,014 SF.	20.03 %	

PERVIOUS BREAKDOWN:
PERVIOUS AREA: 7,754 SF
SEMI-PRIVATE AREA: 1,240 SF
TOTAL: 9,641F

1 GROUND FLOOR - OPEN SPACE
SCALE: 1/16" = 1'-0"



ROOF AREA	ROOF LANSCAPED 15% MIN.			
	MINIMUM	PROPOSED	%	COLOR
8,000 SF.	1,200 SF.	1,219 SF.	15.23 %	

2 ROOF DECK - OPEN SPACE
SCALE: 1/16" = 1'-0"

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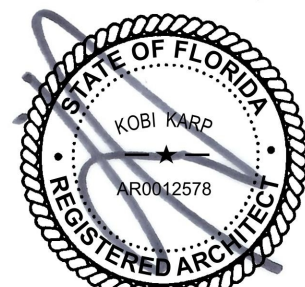
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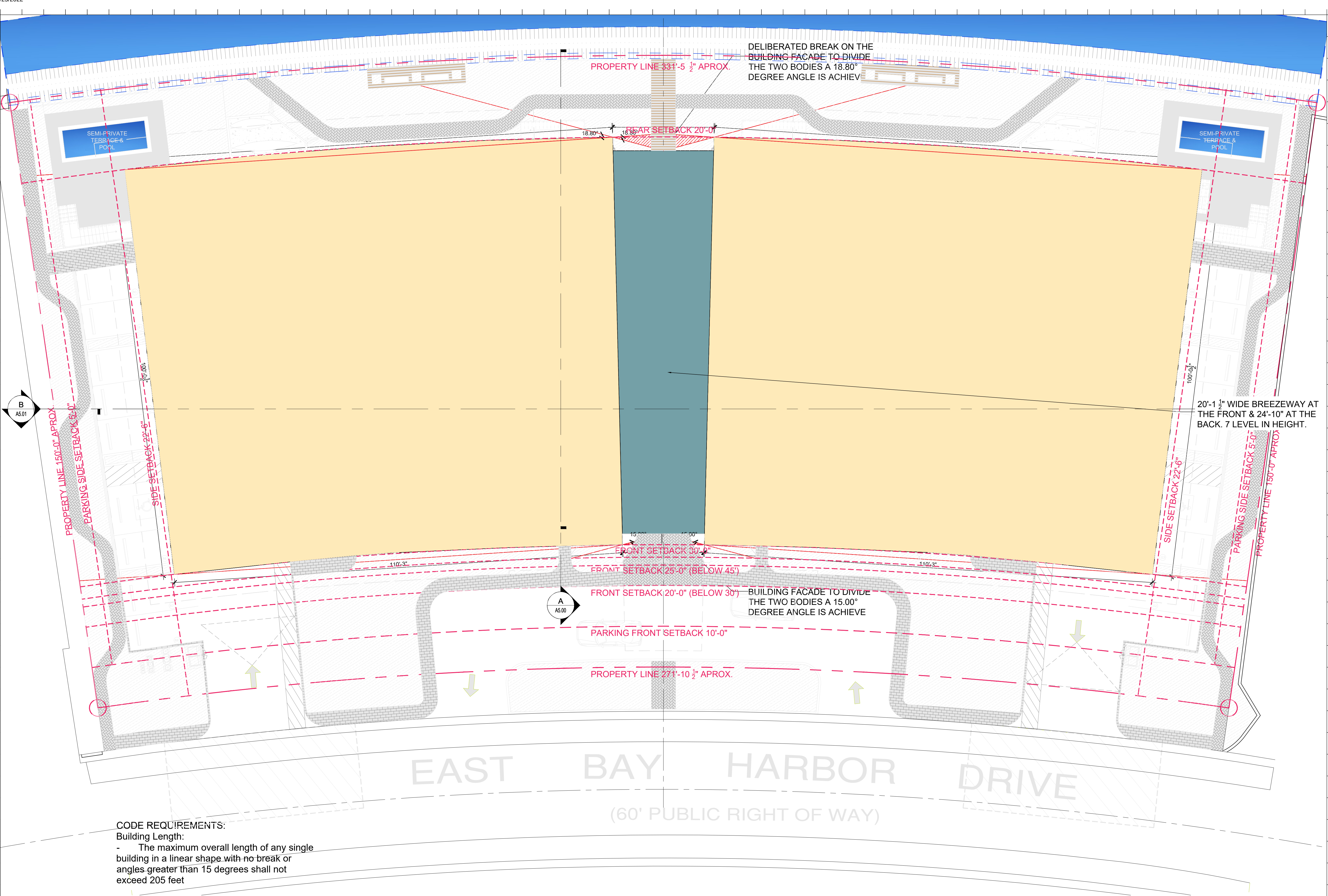


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OPEN AREA CALCULATION

Date	08-25-2022	Sheet No.
Scale		A1.01
Project	0000	



CODE REQUIREMENTS:
Building Length:
- The maximum overall length of any single building in a linear shape with no break or angles greater than 15 degrees shall not exceed 205 feet

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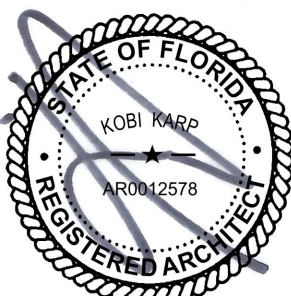
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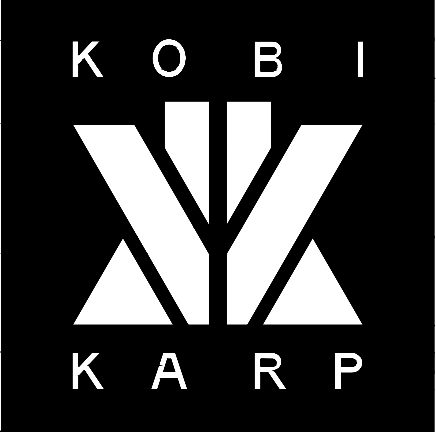
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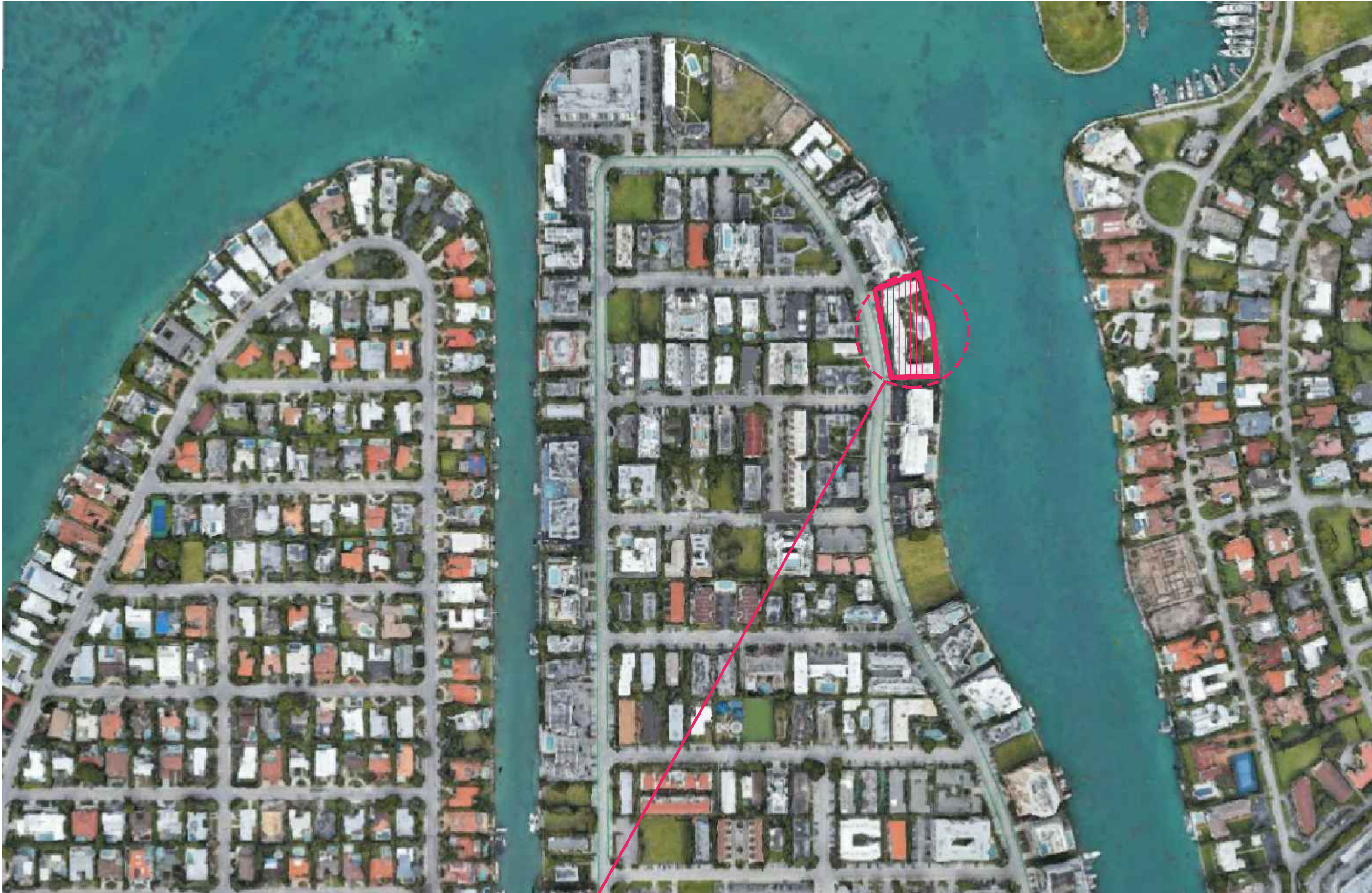


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BUILDING ARTICULATION DIAGRAM

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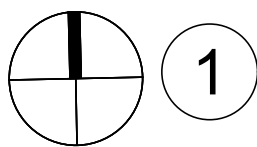
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SITE



CONTEXT SITE MAP

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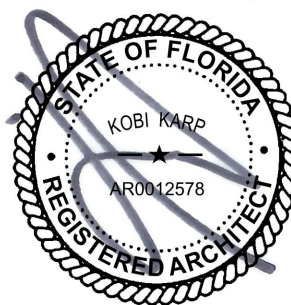
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CONTEXT SITE MAP

Date	08-25-2022	Sheet No.
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Project	0000	



1 PROPERTY VIEW
SCALE: N.T.S.



2 STREET VIEW
SCALE: N.T.S.



3 STREET VIEW
SCALE: N.T.S.



4 STREET VIEW
SCALE: N.T.S.



5 KEY PLAN
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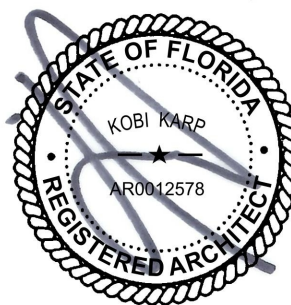
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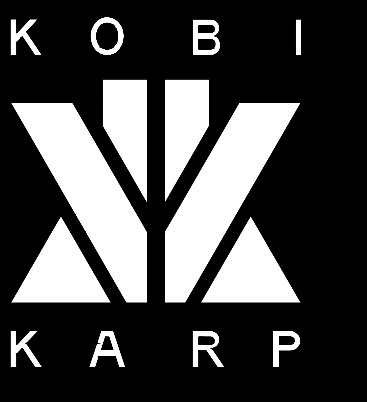
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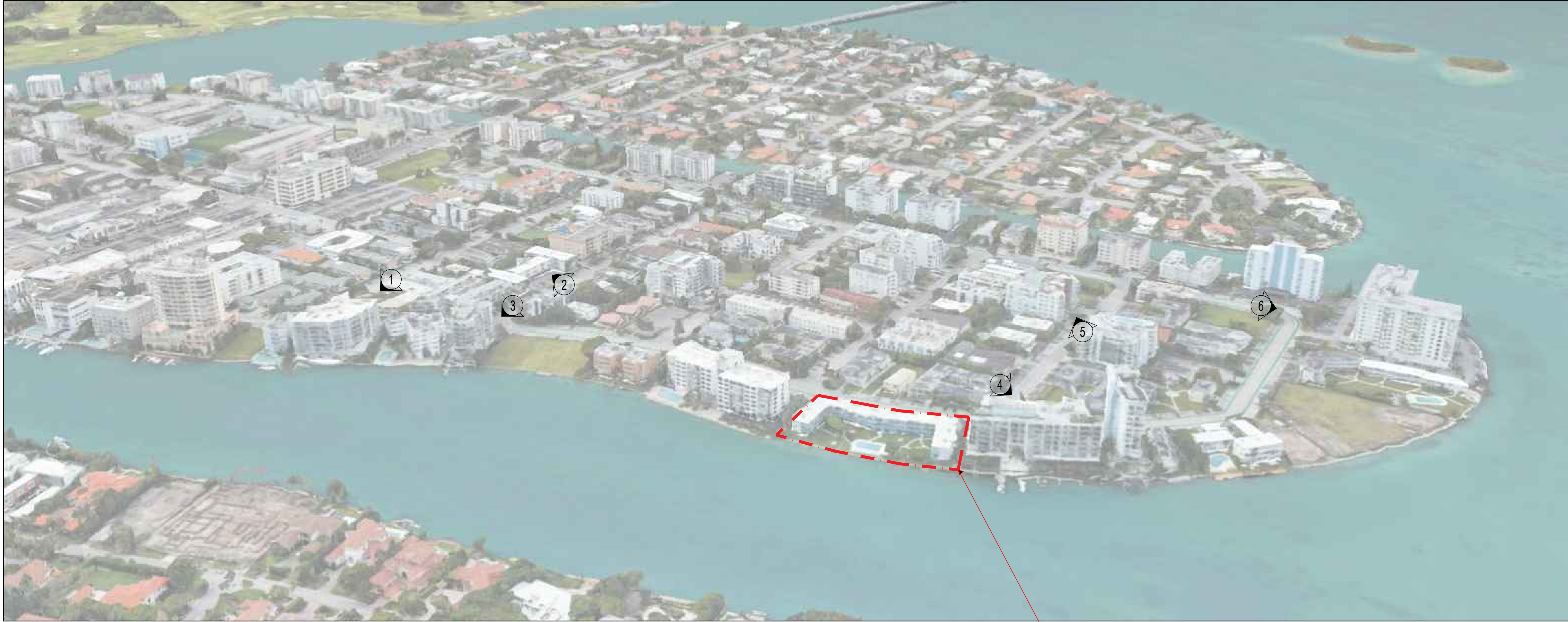


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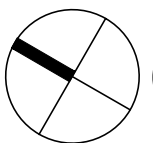


CONTEXT PHOTOS

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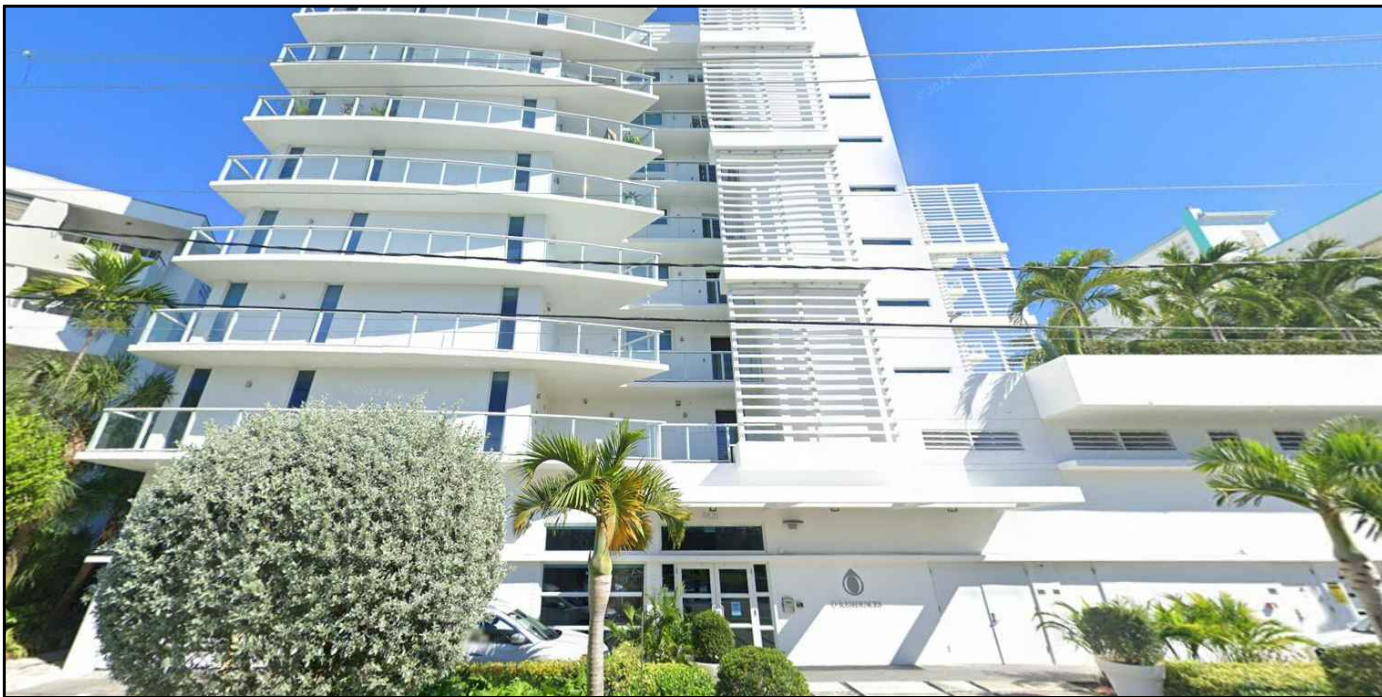


SITE



1 SURROUNDING BUILDINGS

SCALE: N.T.S.



1 O RESIDENCE -9821 E BAY HARBOR DR
SCALE: N.T.S.



2 1080 99TH ST, BAY HARBOR ISLAND.
SCALE: N.T.S.



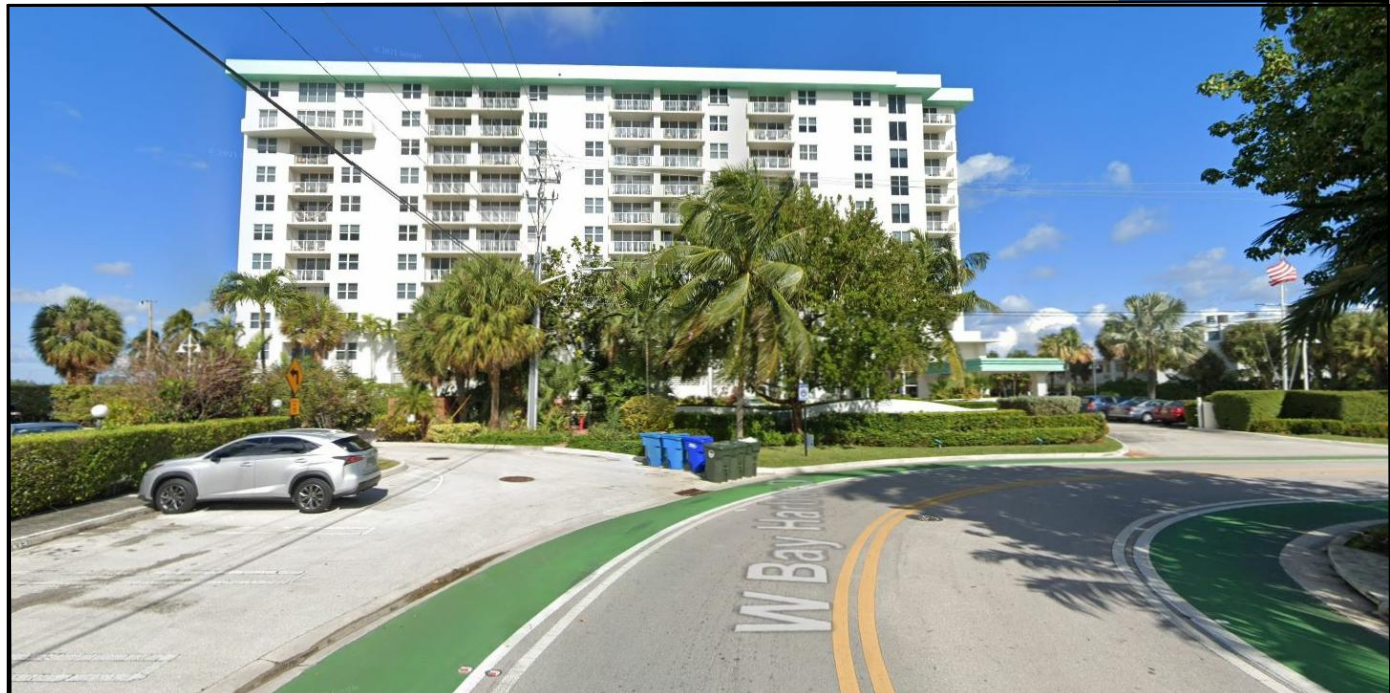
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SCALE: N.T.S.



4 10201 E BAY HARBOR DR
SCALE: N.T.S.



5 1150 102ND ST, BAY HARBOR ISLANDS
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6 10350 W BAY HARBOR DR
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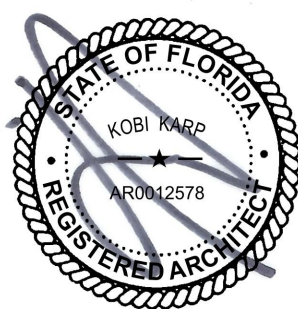
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SURROUNDING BUILDING

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2 RENDERING _VIEW FROM THE STREET

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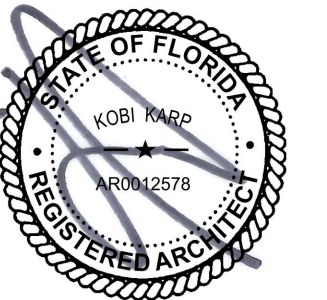
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K A R P

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RENDERING _VIEW FROM THE STREET

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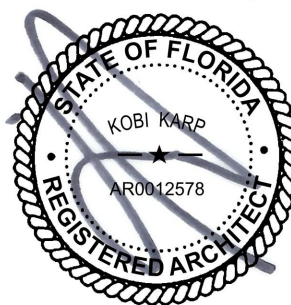
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RENDERING_VIEW FROM THE BAY

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2 RENDERING_BREEZEWAY VIEW

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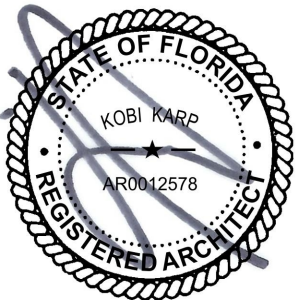
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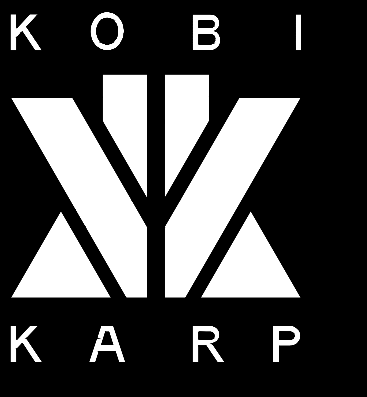
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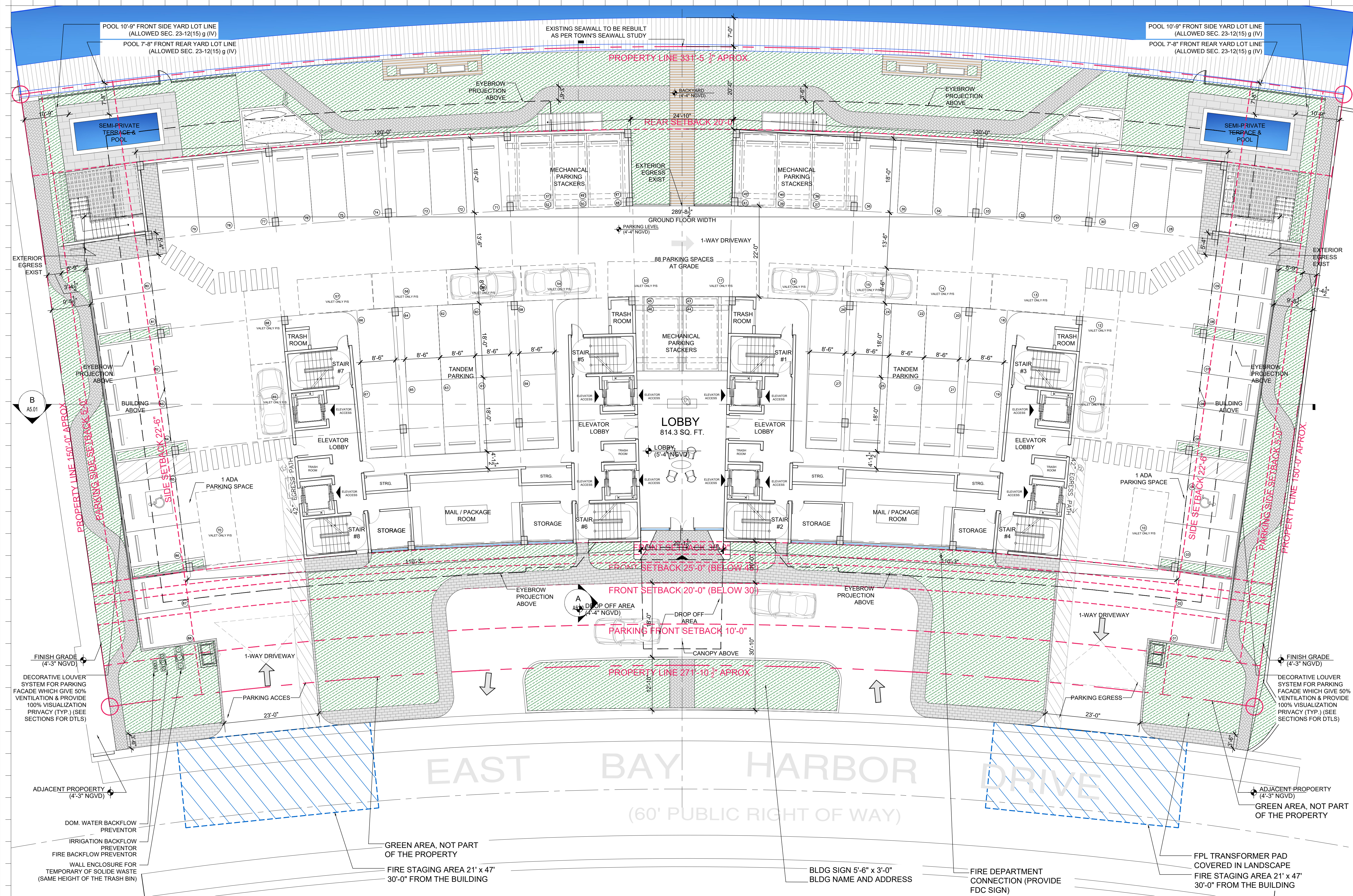


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RENDERING_BREEZEWAY VIEW

Date	08-25-2022	Sheet No.
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Project	0000	



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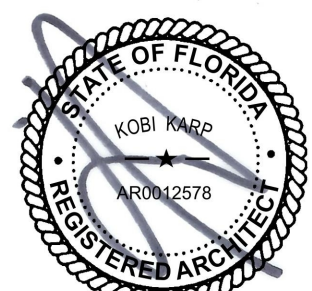
Owner: PPG Development LLC.
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Tel.: (305) 534-9099
Email:

Consultant: Landscape Architecture.
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Address: 820 NE 4th Ave, Studio 113
Address: Miami Beach, FL 33138
Tel.: (786) 536-6076
Email: info@cladlandscape.com

Consultant: Photometrics.
Name:
Address:
Address:
Tel.:
Email:

Consultant:
Name:
Address:
Address:
Tel.:
Email:

Architect: Kobi Karp Architecture and Interior Design, Inc.
Name: Kobi Karp
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Address: Miami, Florida 33127 USA
Tel.: +1(305) 573 1818
Fax: +1(305) 573 3766



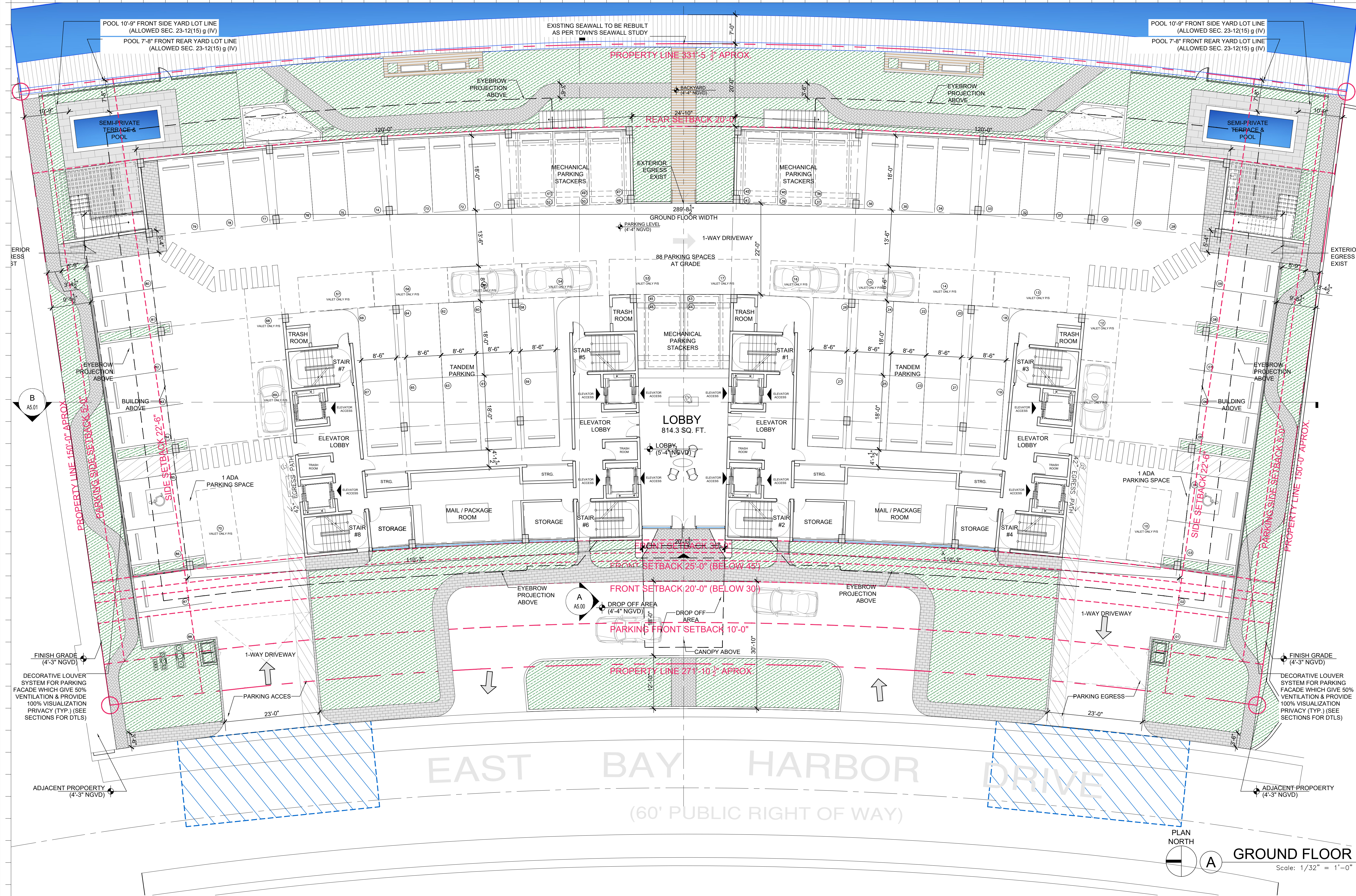
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SITE PLAN

Date	08-25-2022	Sheet No.
Scale		A2.00
Project	0000	

FIRE STAGING NOTE		PARKING BREAKDOWN	FLOODPROOFING		FLOOD LEGEND	NOTE : LEGEND ABOVE MEETS MINIMUM PLAN REVIEW CRITERIA AS PER FBC 107.3.5, ASCE 24, AND FEMA.													
FIRE STAGING AREA DIM. 21' MIN. 47' MIN. <u>GENERAL NOTES:</u> 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 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		<table><tr><td colspan="2">PARKING SPACES</td></tr><tr><td>REGULAR P/S:</td><td>34</td></tr><tr><td>TANDEM P/S:</td><td>20</td></tr><tr><td>VALET ONLY:</td><td>16</td></tr><tr><td>MECH. STACKERS P/S:</td><td>16</td></tr><tr><td>ADA PARKING SPACES:</td><td>2</td></tr><tr><td>TOTAL:</td><td>88</td></tr></table> (4 VISITOR P/S INCLUDED IN THIS CALCULATION)	PARKING SPACES		REGULAR P/S:		34	TANDEM P/S:	20	VALET ONLY:	16	MECH. STACKERS P/S:	16	ADA PARKING SPACES:	2	TOTAL:	88	1. ALL CONSTRUCTION WILL BE WET-FLOODPROOF UP TO BASE FLOOD ELEVATION (B.F.E.) + 10'-0" + 1'-0" ELEVATION (DESIGN FLOOD ELEVATION +11'-0" NGVD) 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 +11'-0" NGVD 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. ENCLOSED AREAS TO BE EQUIPPED AUTOMATIC NON-POWERED FLOOD VENTS, INSTALLED ON OPPOSITE WALLS TO EACH OTHER. 2 PER 200 SF	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
PARKING SPACES																			
REGULAR P/S:	34																		
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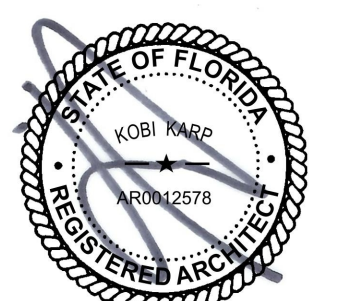
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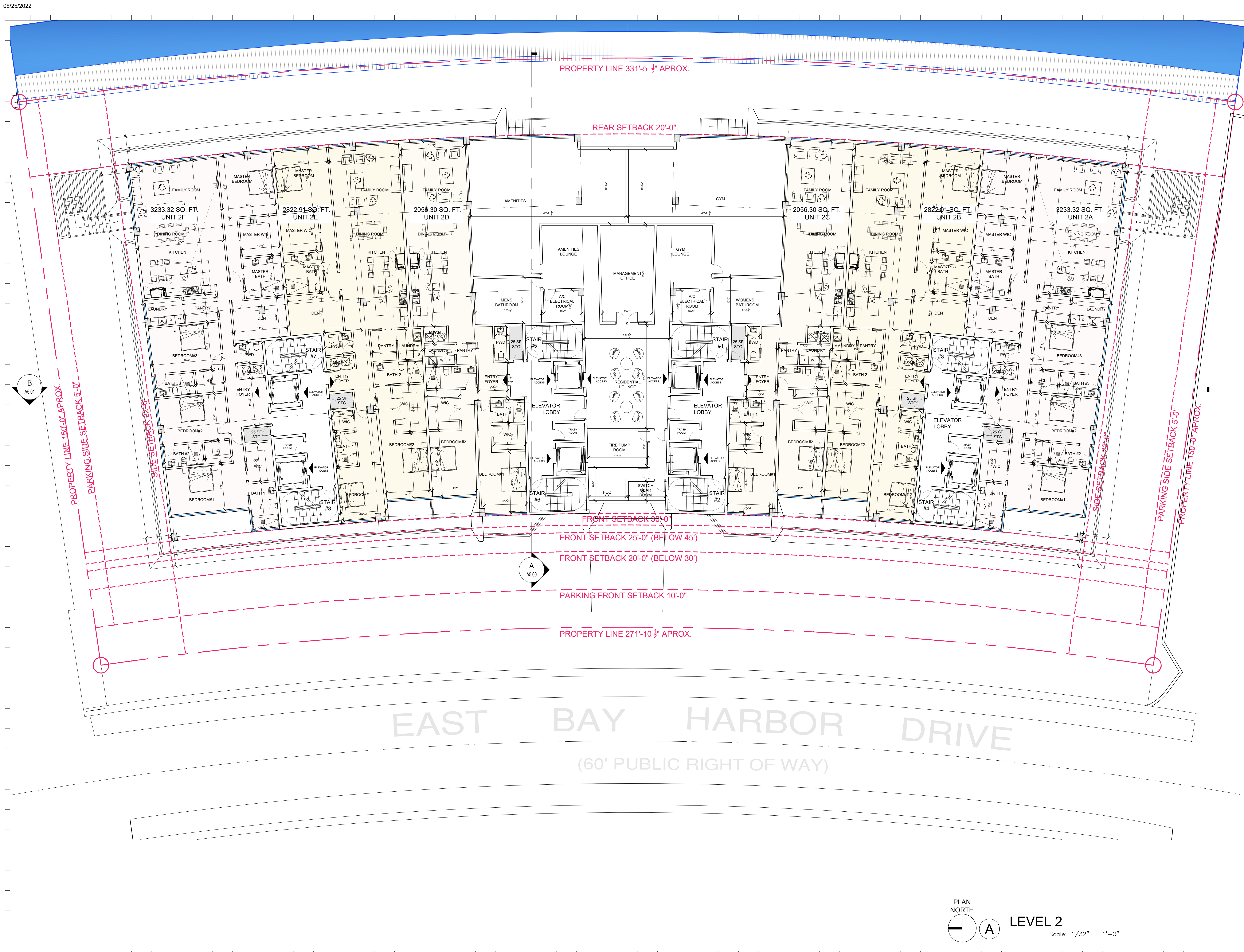
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GROUND FLOOR

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Scale		A3.00
Project	0000	

FIRE STAGING NOTE		PARKING BREAKDOWN	FLOODPROOFING	FLOOD LEGEND	NOTE : LEGEND ABOVE MEETS MINIMUM PLAN REVIEW CRITERIA AS PER FBC 107.3.5, ASCE 24, AND FEMA.												
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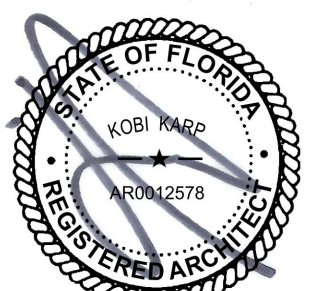
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LEVEL 2 - AMENITIES

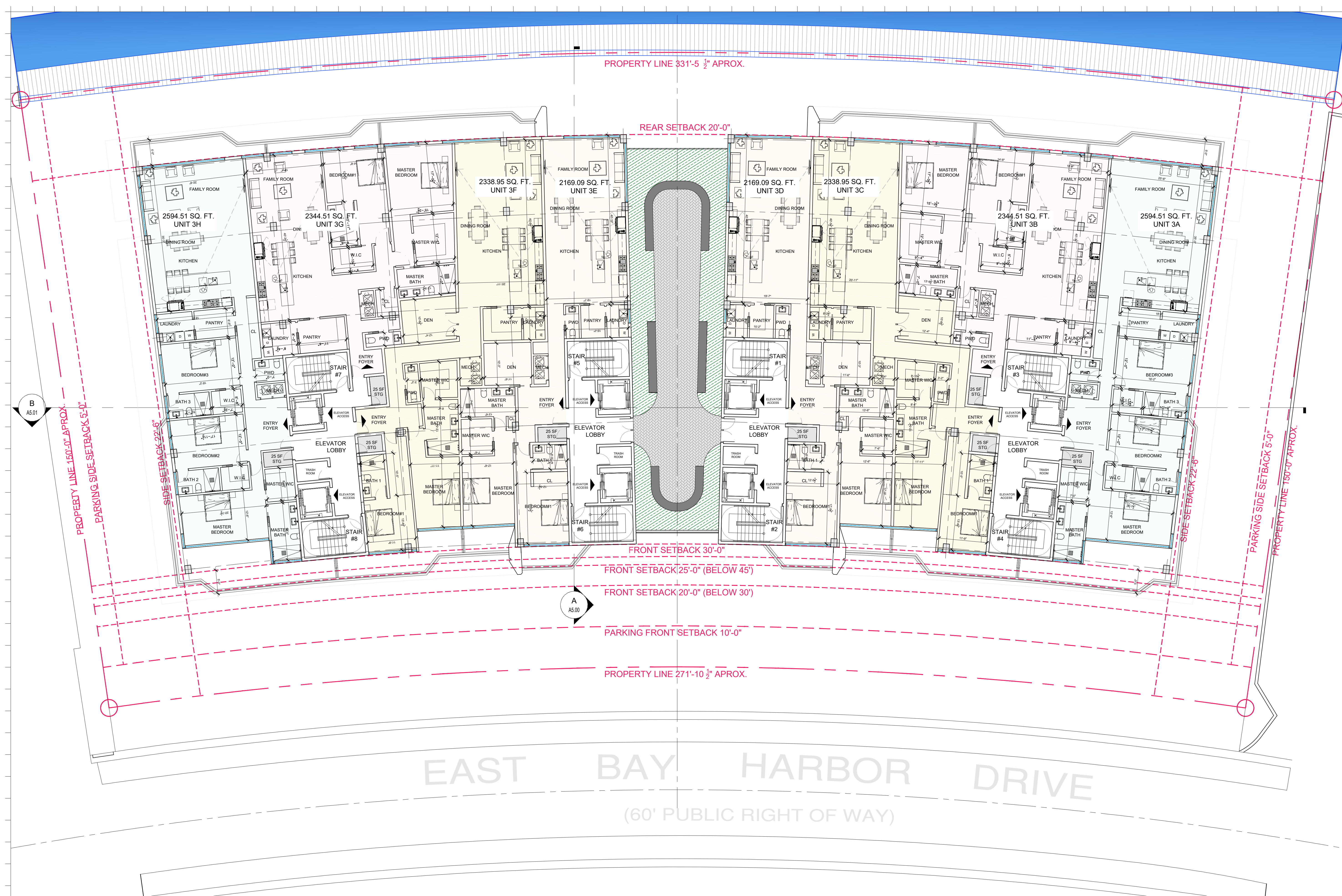
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PLAN NORTH

A

LEVEL 2

Scale: 1/32" = 1'-0"



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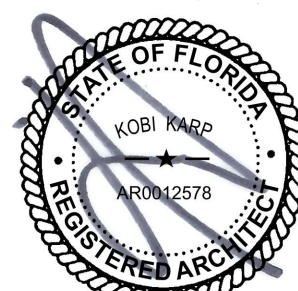
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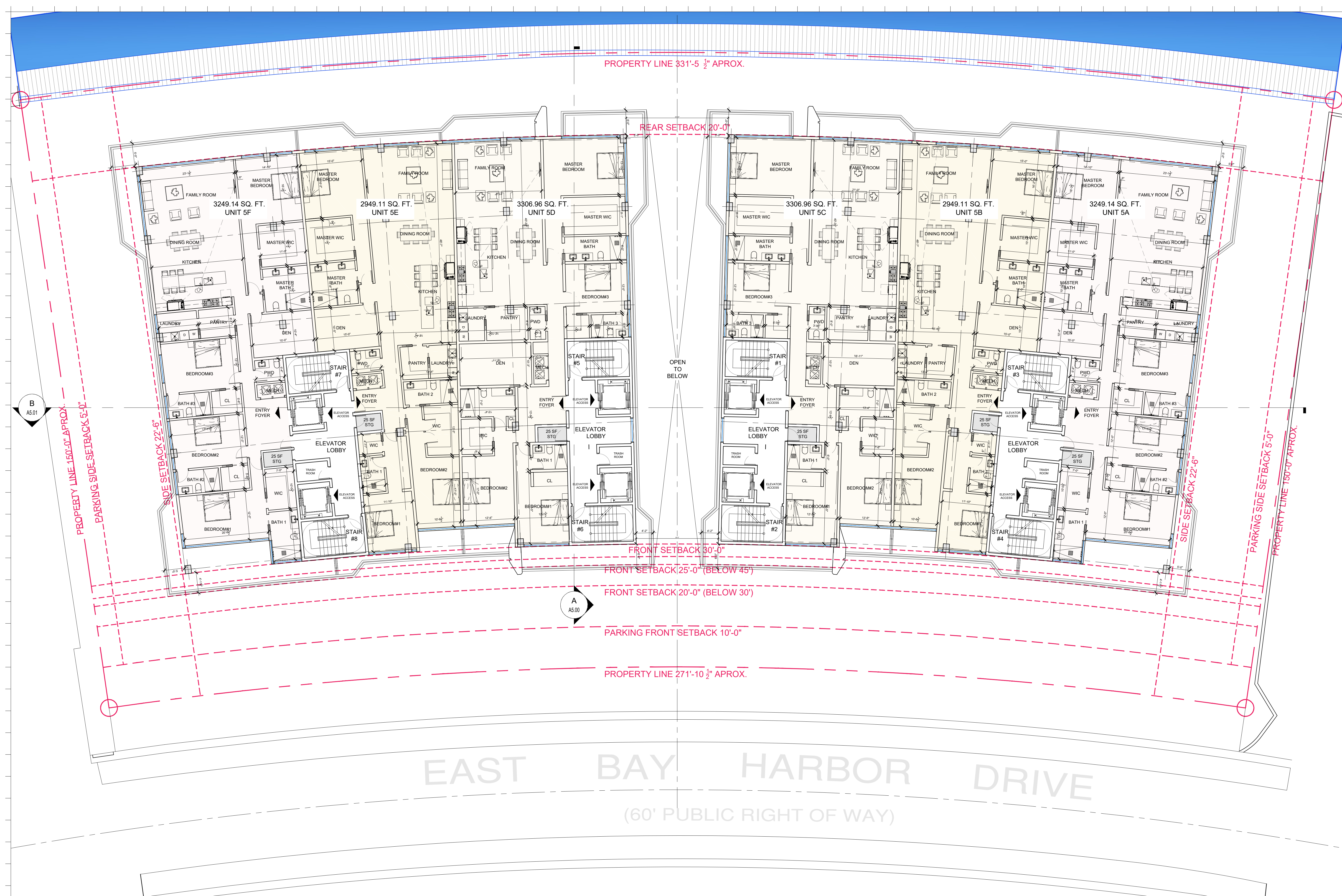


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LEVEL 3-4

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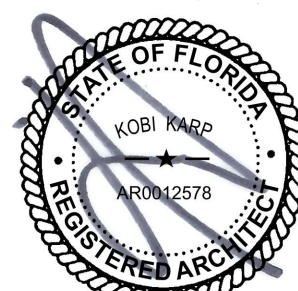
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LEVEL 5-7

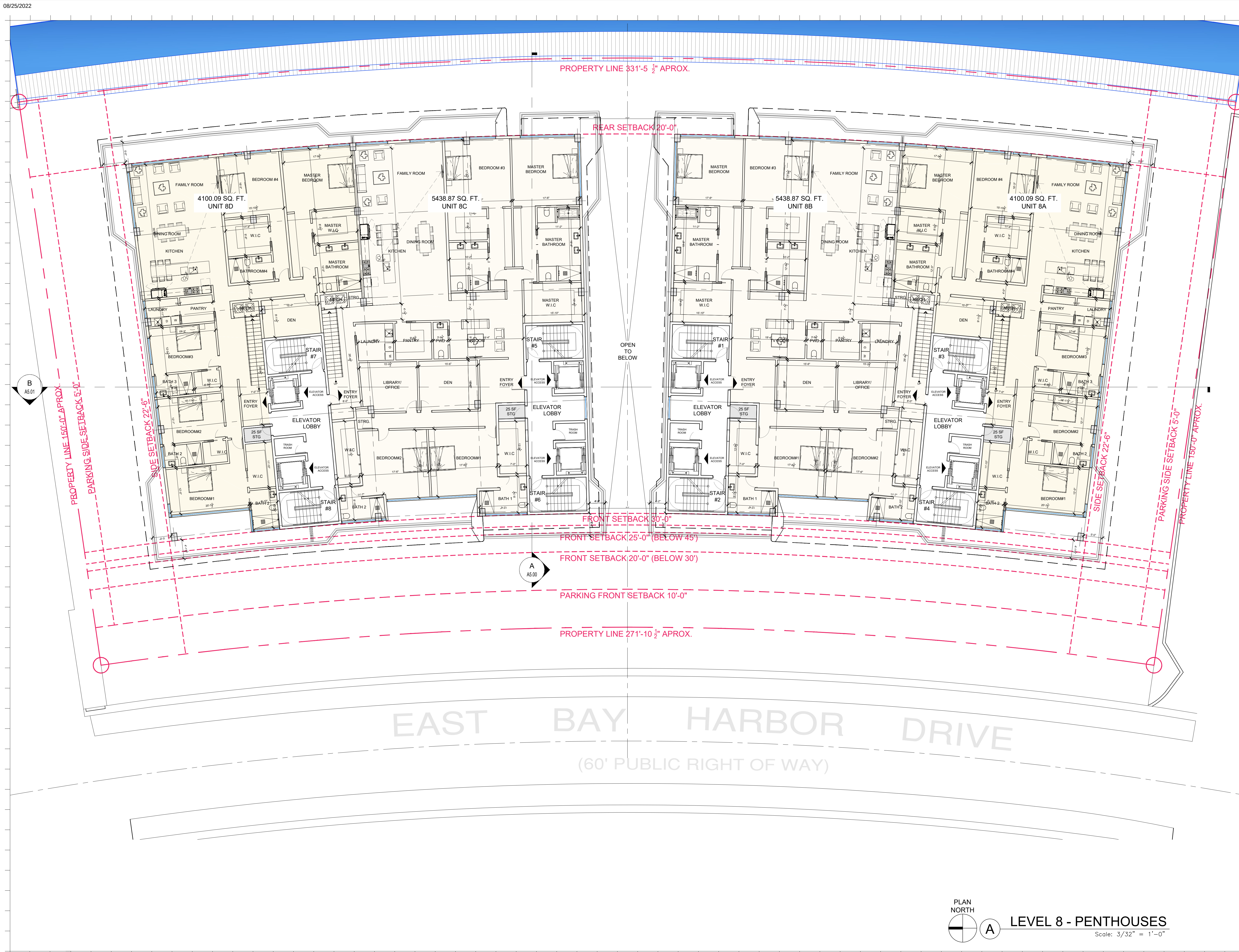
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A

LEVEL 5-7

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



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Architect:
Kobi Karp Architecture and Interior Design, Inc.
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LEVEL 8 - PENTHOUSES

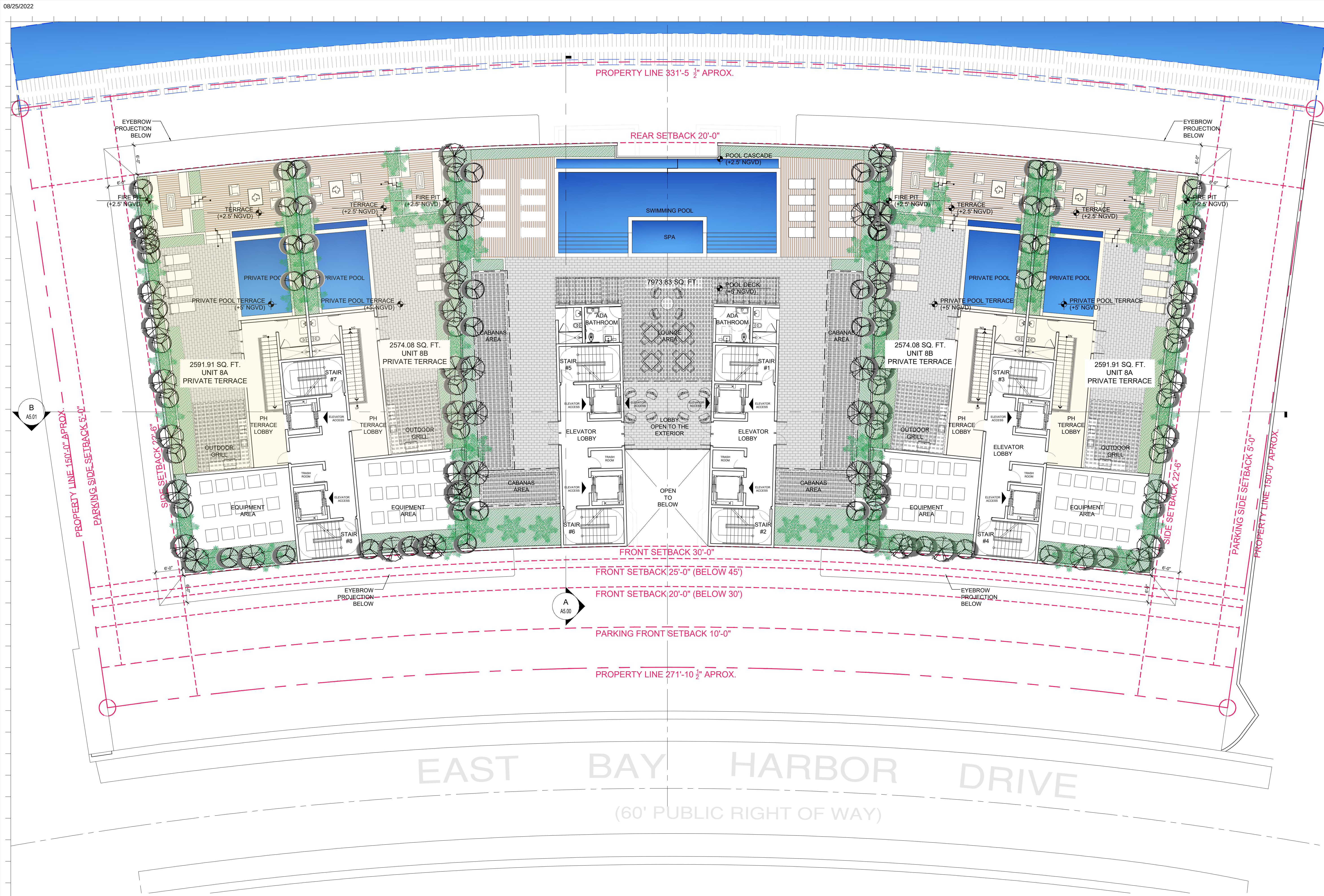
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PLAN
NORTH

A

LEVEL 8 - PENTHOUSES

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



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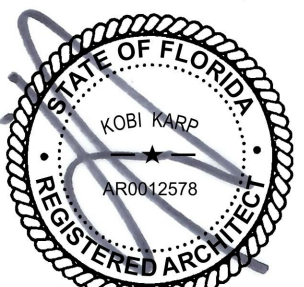
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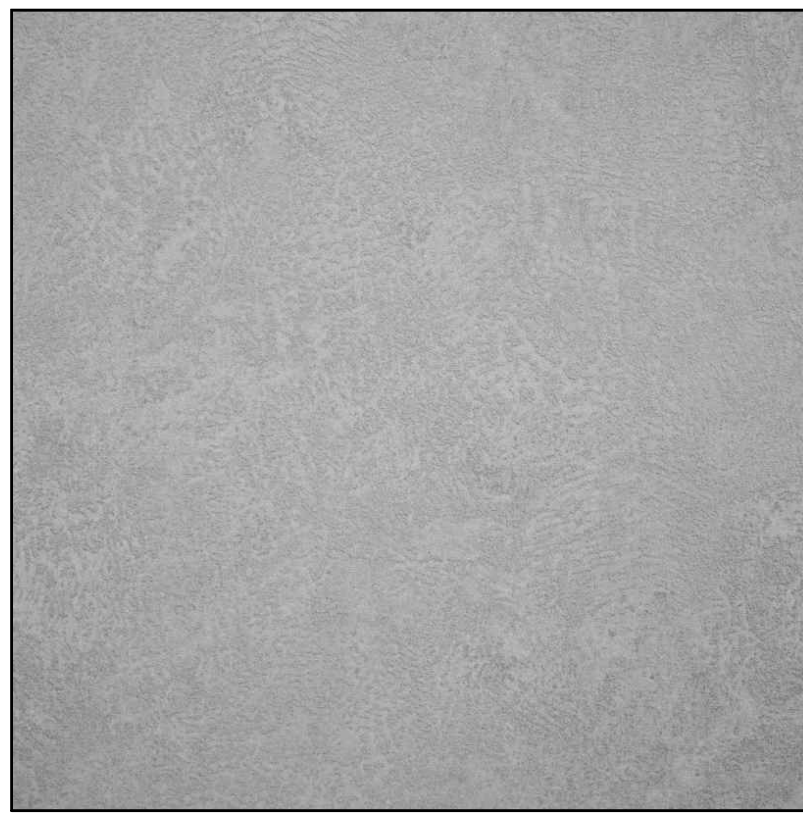
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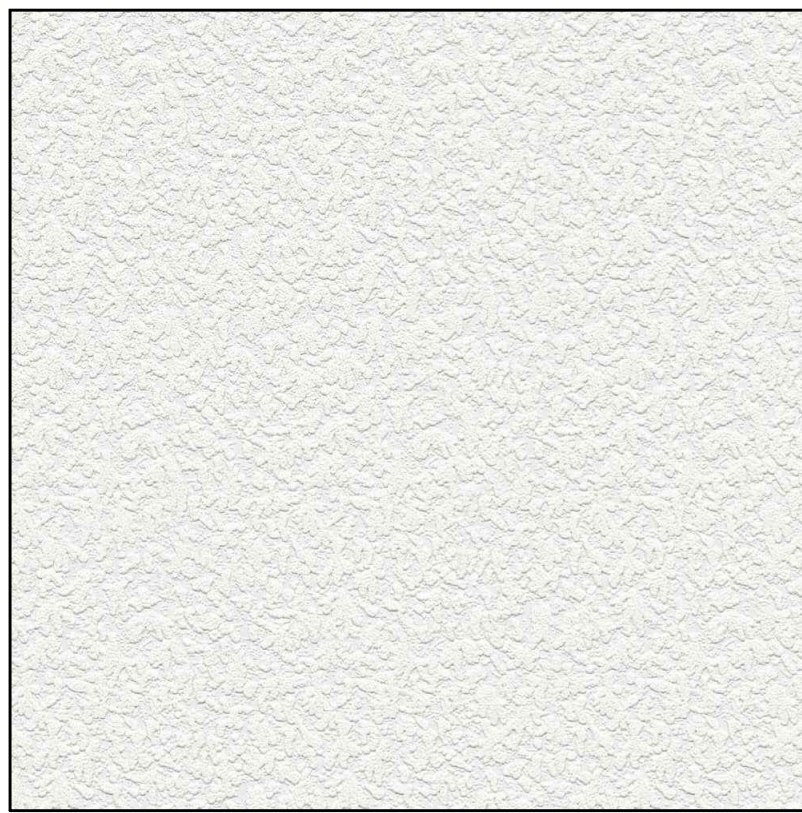
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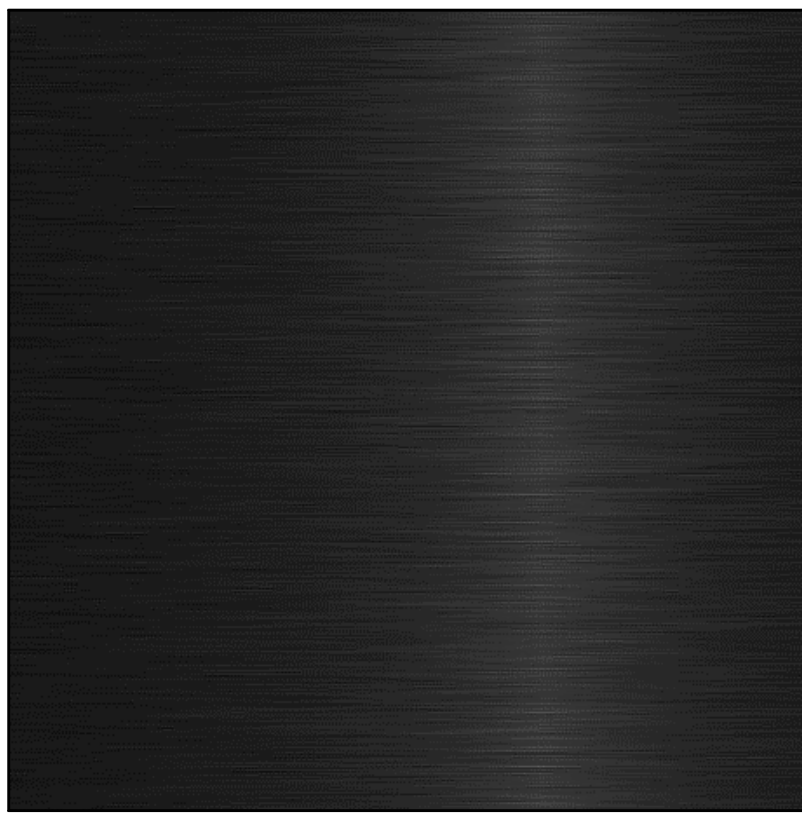
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A GREY STUCCO



B WHITE STUCCO



C ALUM. FRAMING
DARK
METALLIC COLOR



D TRANSPARENT
GLAZING

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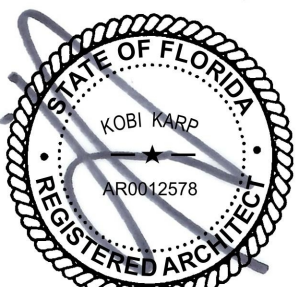
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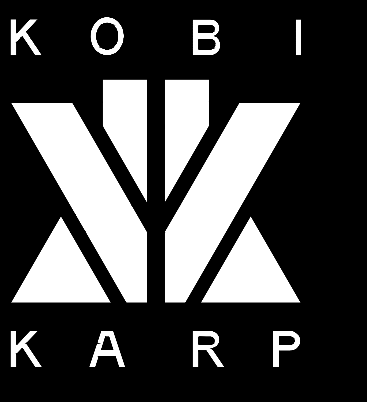
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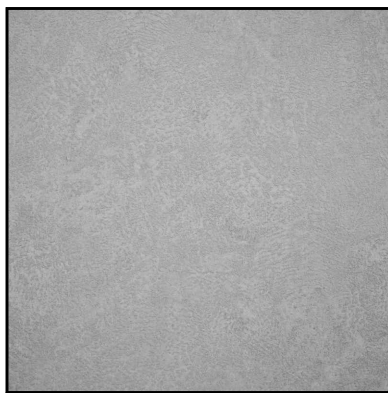


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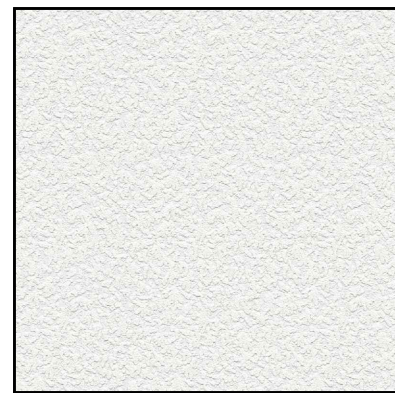


MATERIALS BOARD

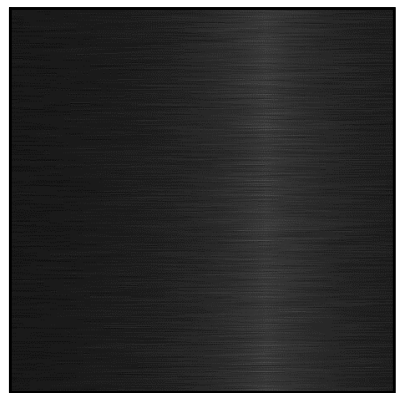
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Scale		A4.00
Project	0000	



A GREY STUCCO



B WHITE STUCCO



C ALUM. FRAMING DARK METALLIC COLOR



D TRANSPARENT GLAZING

1 BUILDING COLOR ELEVATION-WEST

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

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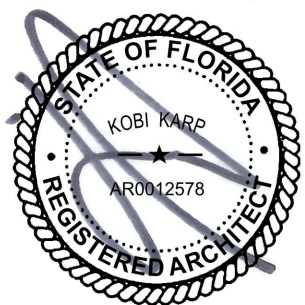
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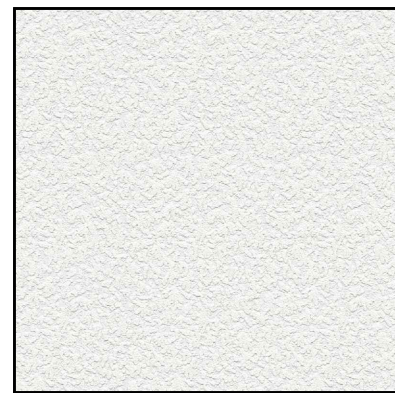


BUILDING COLOR ELEVATION - WEST

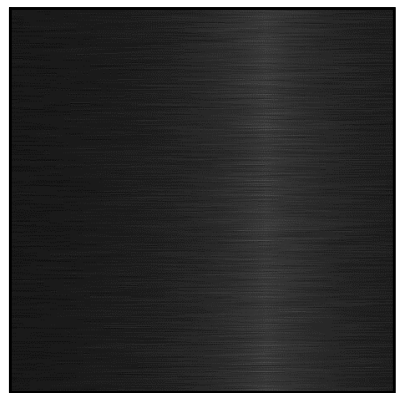
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A GREY STUCCO



B WHITE STUCCO



C ALUM. FRAMING DARK METALLIC COLOR



D TRANSPARENT GLAZING

2 BUILDING COLOR ELEVATION - SOUTH

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

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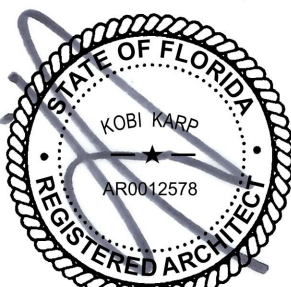
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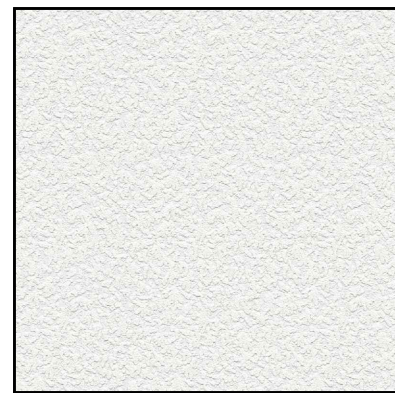


BUILDING COLOR ELEVATION - SOUTH

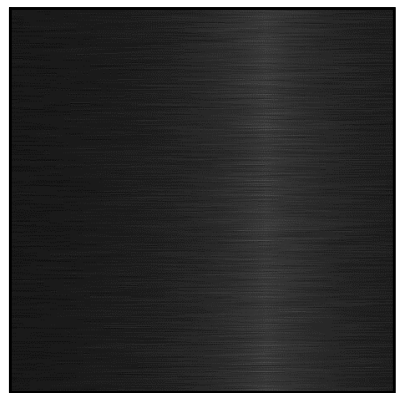
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A GREY STUCCO



B WHITE STUCCO



C ALUM. FRAMING DARK METALLIC COLOR



D TRANSPARENT GLAZING

3 BUILDING COLOR ELEVATION - EAST

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

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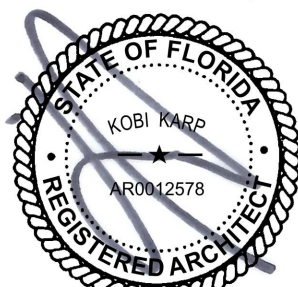
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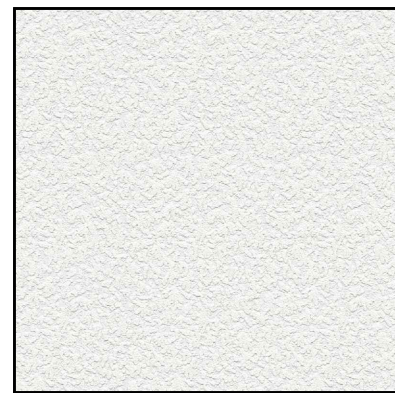


BUILDING COLOR ELEVATION - EAST

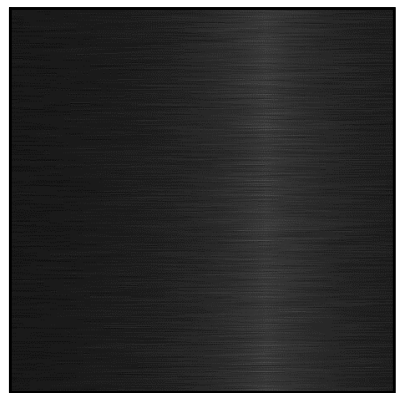
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A GREY STUCCO



B WHITE STUCCO



C ALUM. FRAMING DARK METALLIC COLOR



D TRANSPARENT GLAZING

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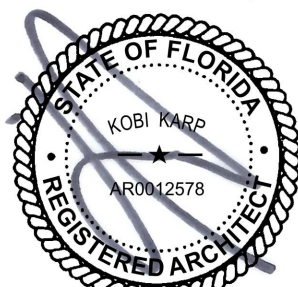
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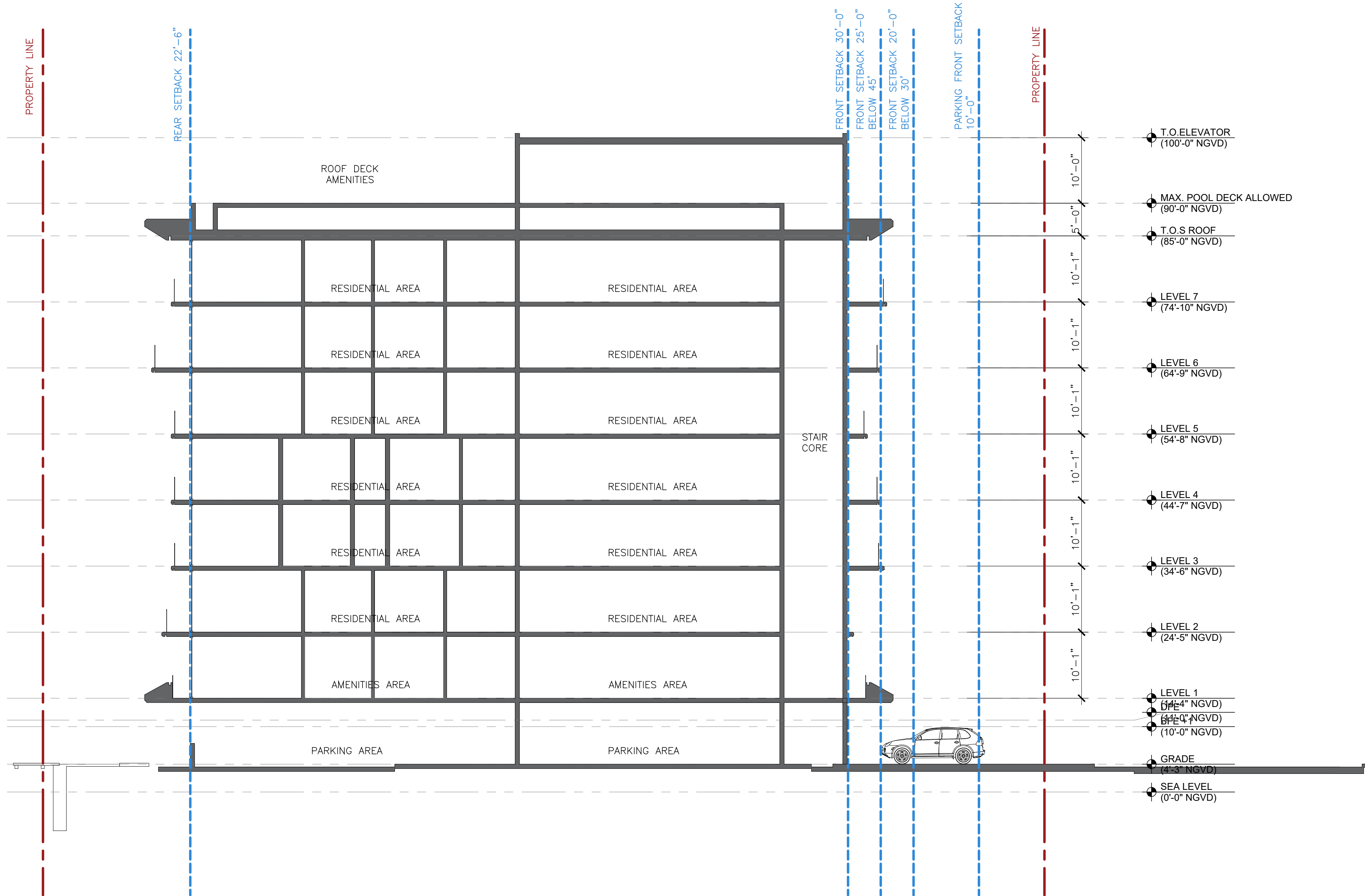


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BUILDING COLOR ELEVATION - NORTH

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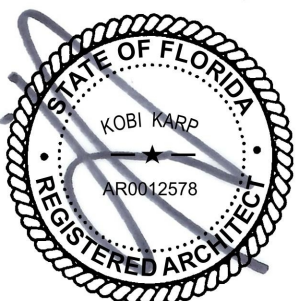
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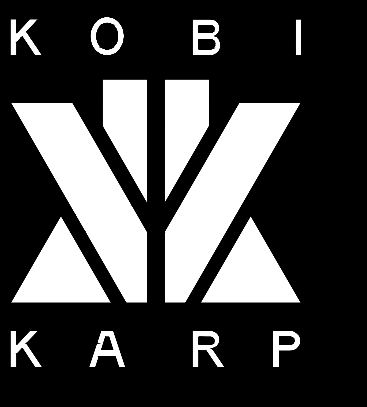
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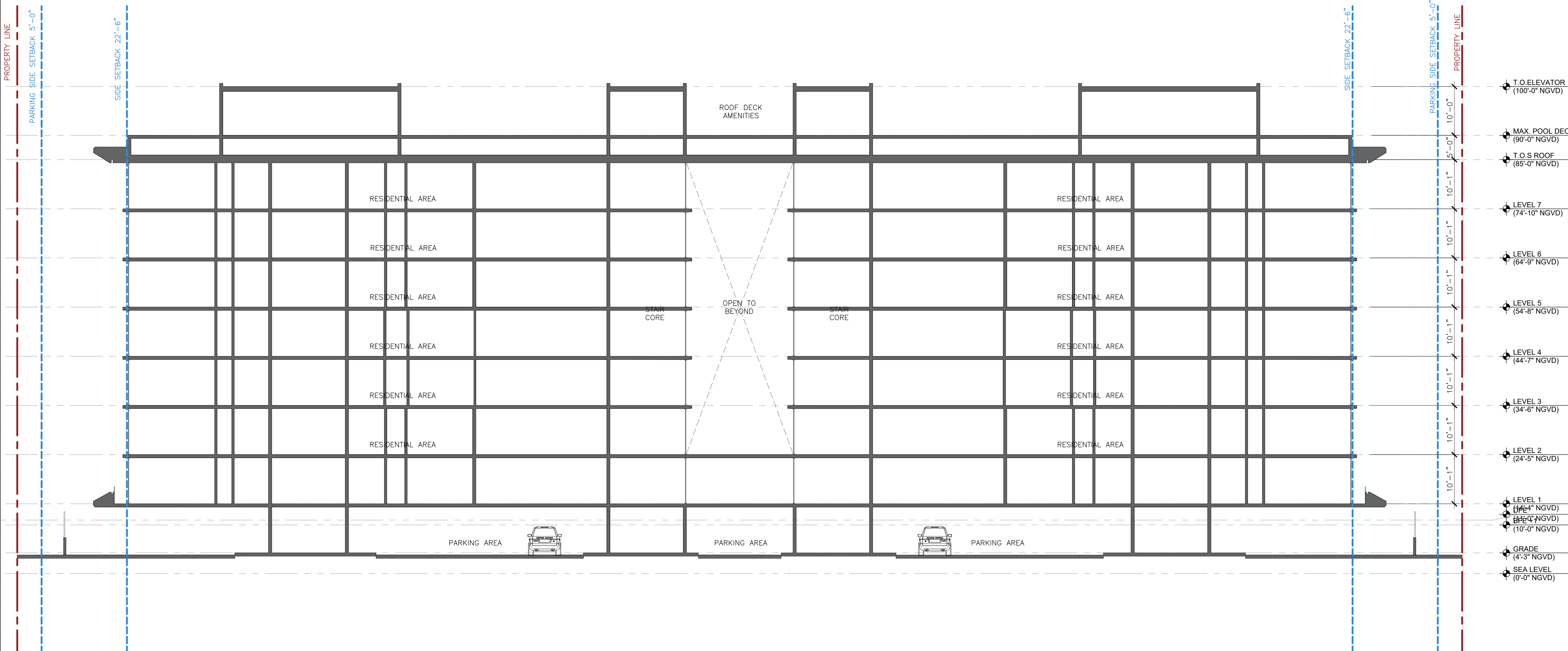


BUILDING SECTION "A"

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BUILDING SECTION

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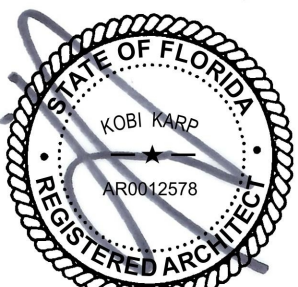
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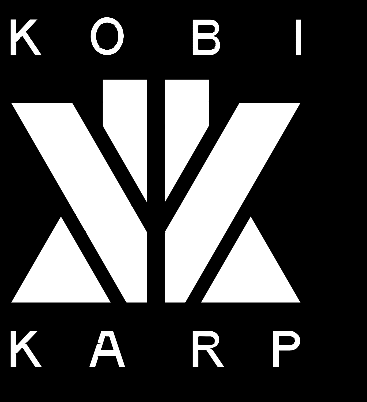
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BUILDING SECTION "B"

B BUILDING SECTION

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

Date	08-25-2022	Sheet No.
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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 FILING 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 ENGINEER 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-THROUGH 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 SWEEP 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.

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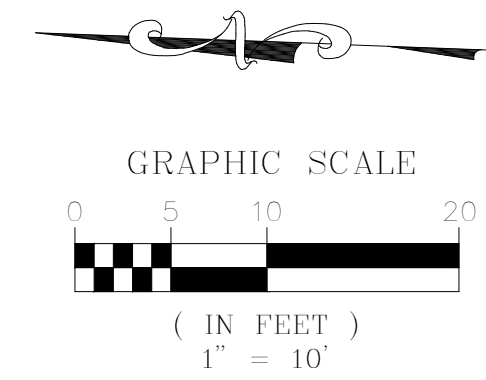
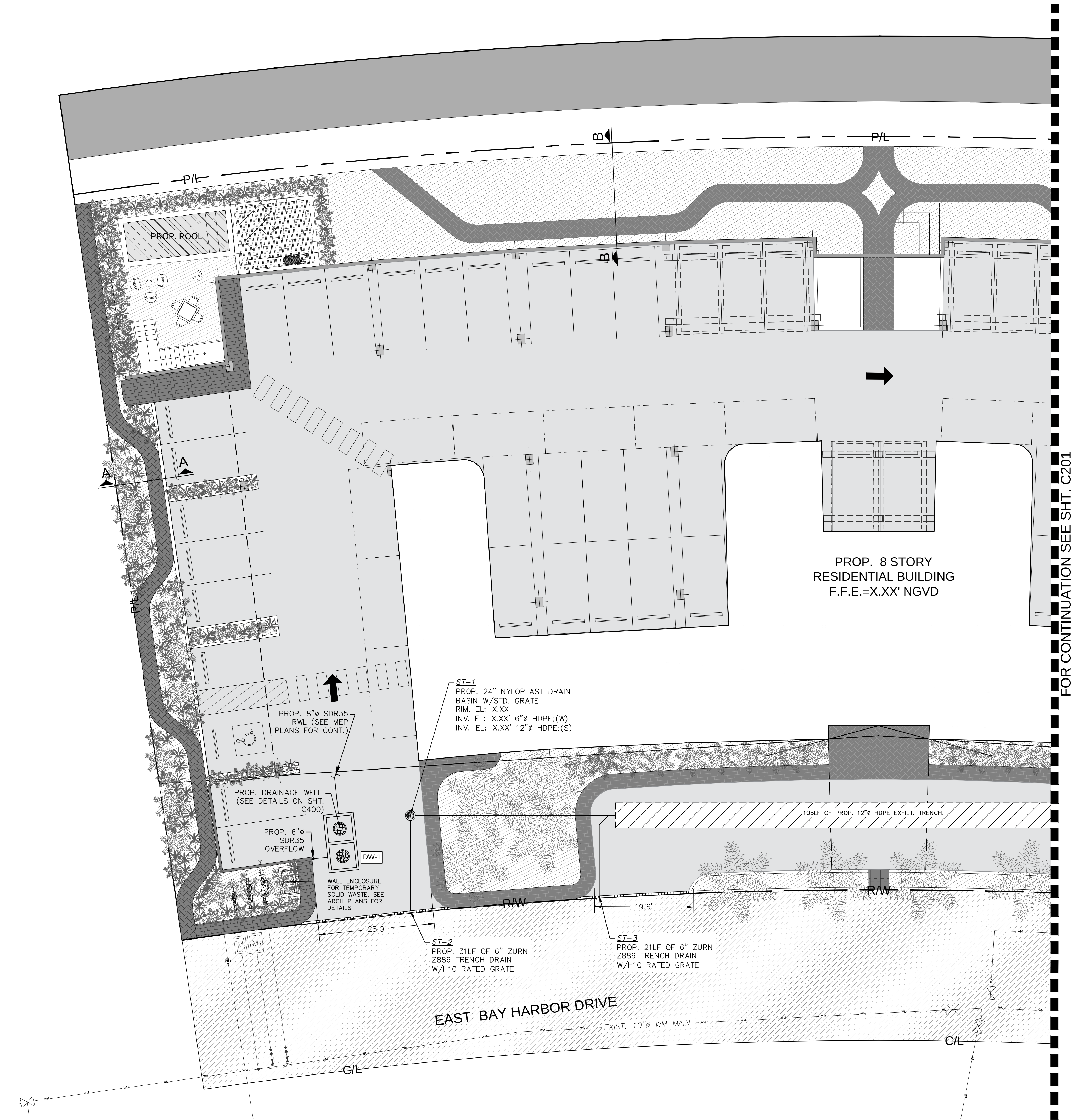
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GENERAL NOTES AND SPECIFICATIONS

Date	06-23-2022	Sheet No.
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LEGEND:

- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- 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)
- PROP. SIDEWALK (SEE ARCH. PLANS FOR DETAILS)
- PROP. ASPHALT (SEE ARCH. PLANS FOR DETAILS)
- LIMITS OF MILLING AND RESURFACING. MILL AN AVERAGE OF 1" USING SP-9.5

Rev.	Date	Rev.	Date
	CITY COMMENTS	8/15/22	

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CONCEPT DESIGN

BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

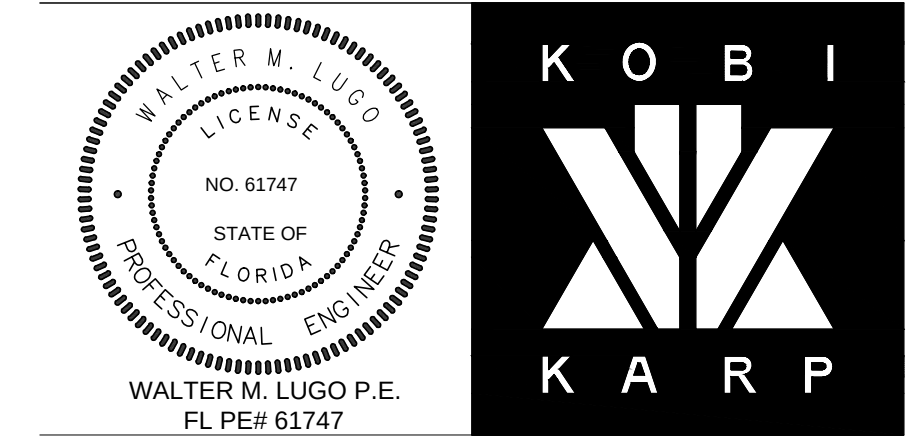
Owner:
Name
Address
Address
Tel:
Email

Consultant: GENERAL CONTRACTOR
Name
Address
Address
Tel:
Email

Consultant: Interior Designer
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

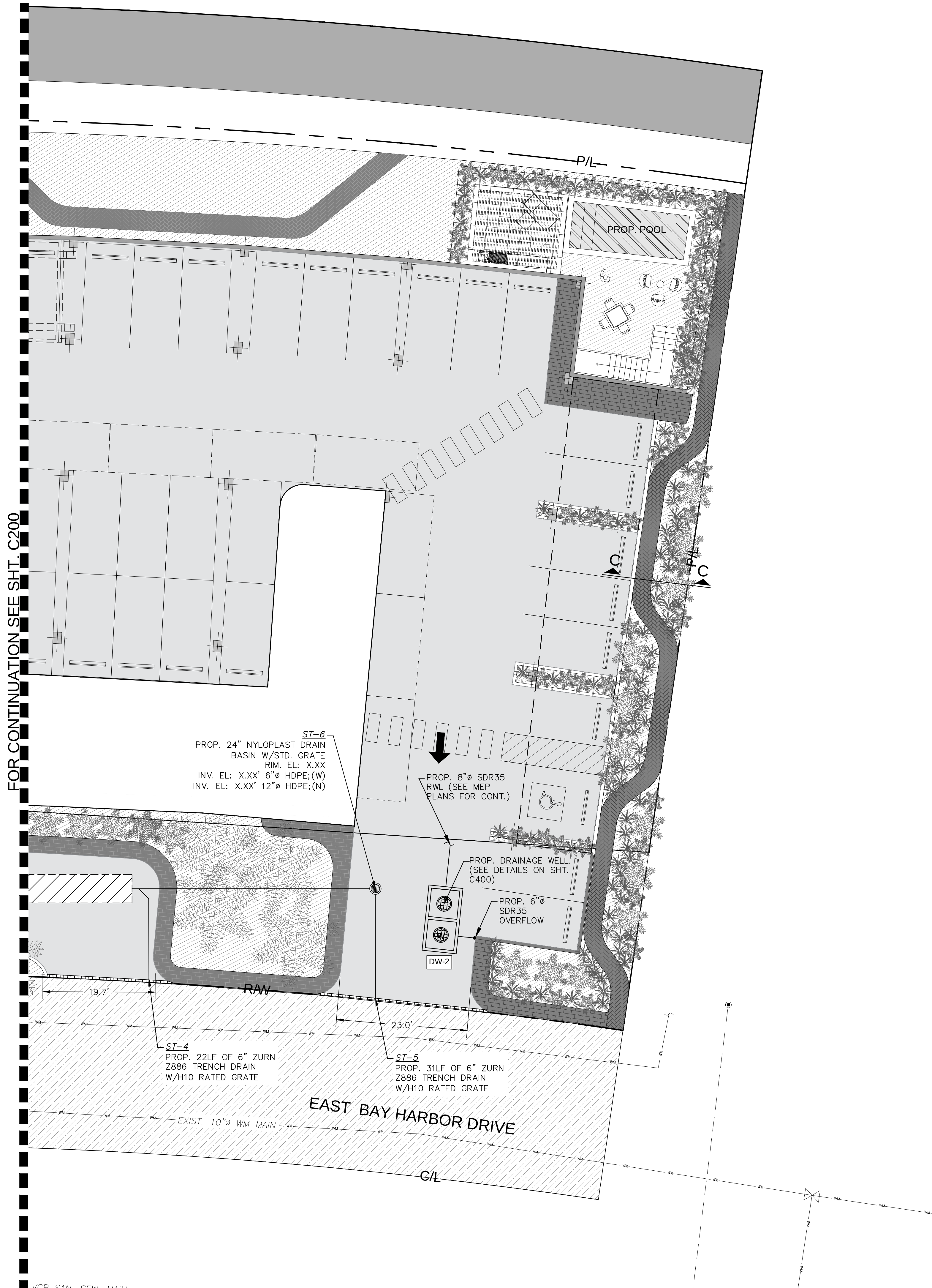
Architect:
Kobi Karp Architecture and Interior Design, Inc.
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



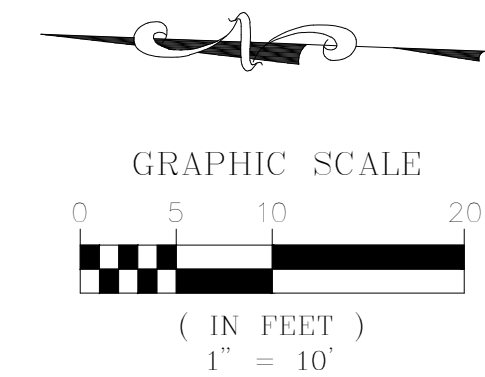
PAVING, GRADING AND DRAINAGE PLAN

Date	06-23-2022	Sheet No.
Scale		C200
Project	0000	



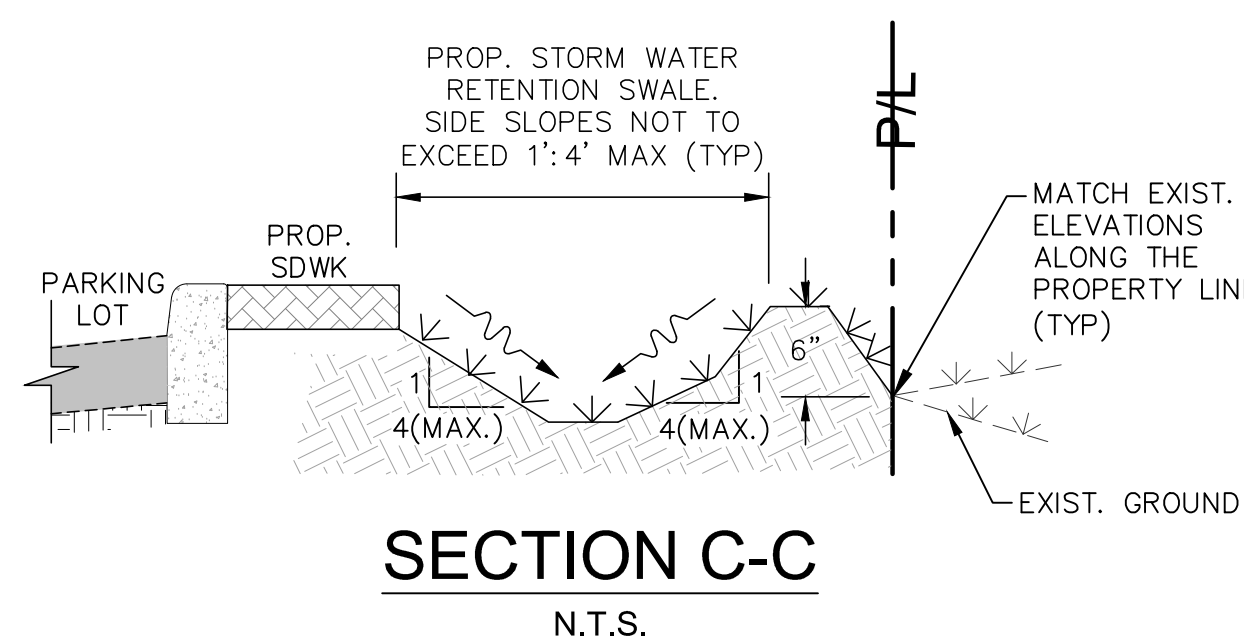
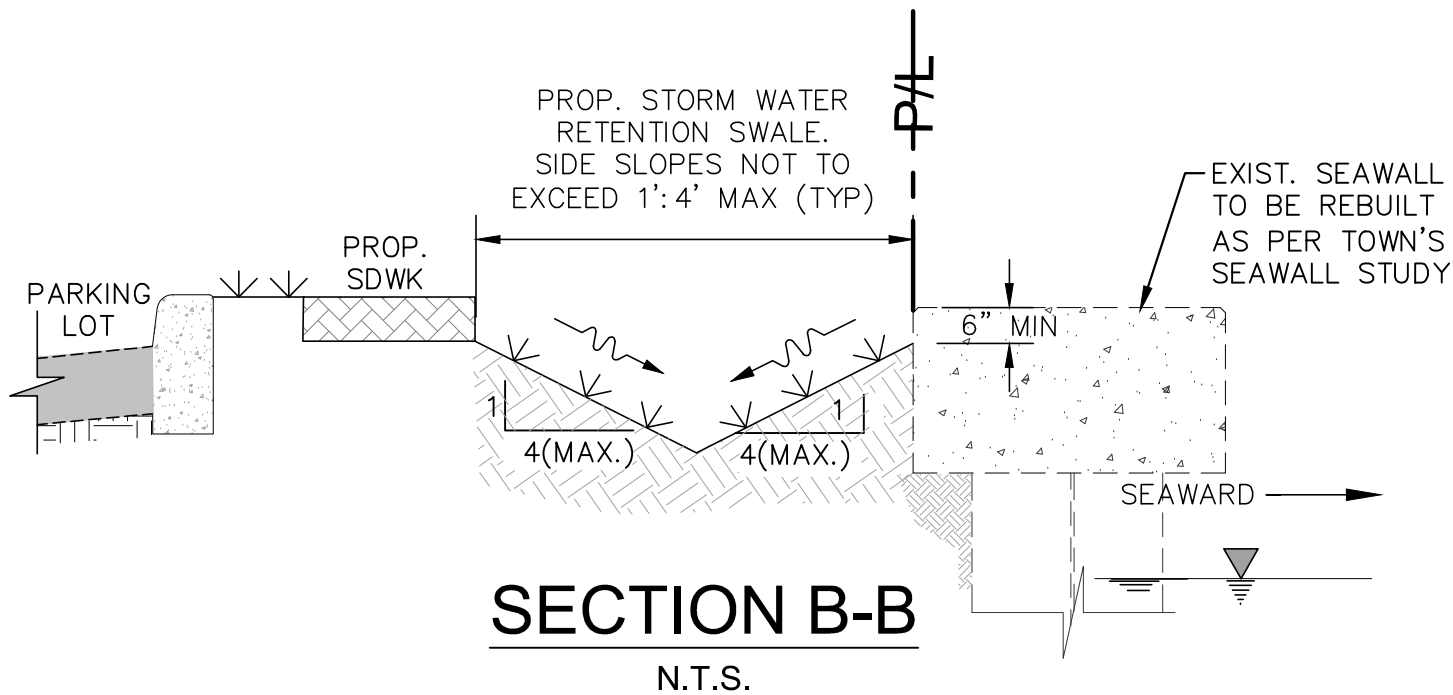
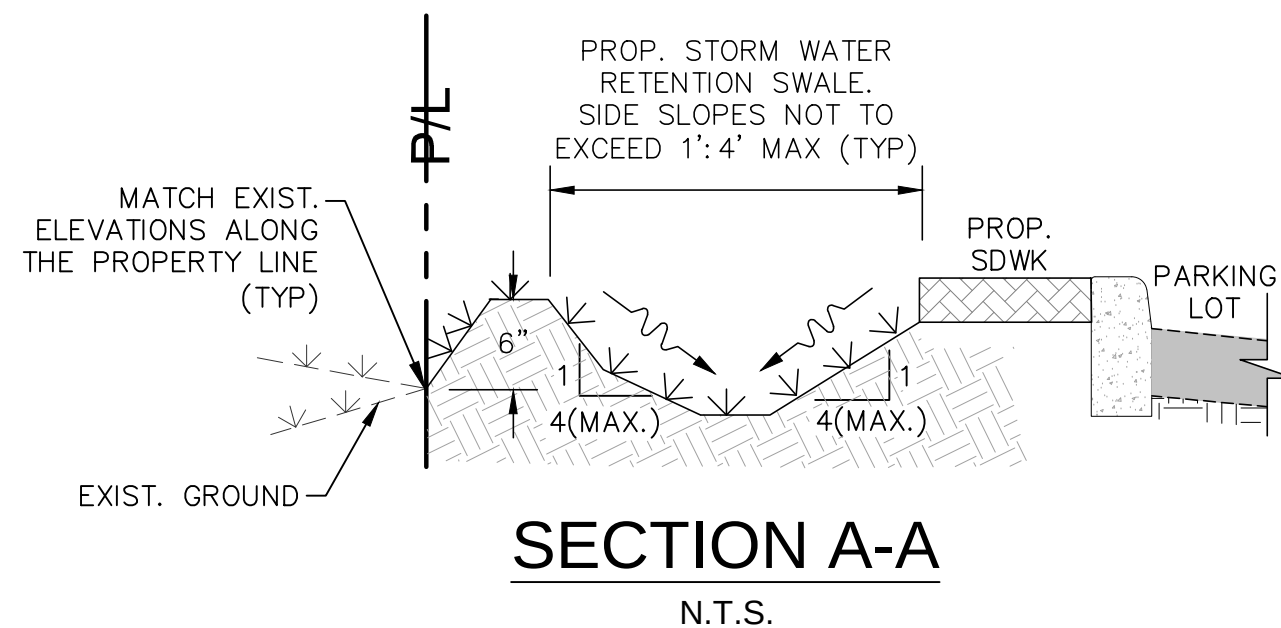


FOR CONTINUATION SEE SHT. C200



LEGEND:

- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- 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)
- PROP. SIDEWALK (SEE ARCH. PLANS FOR DETAILS)
- PROP. ASPHALT (SEE ARCH. PLANS FOR DETAILS)
- LIMITS OF MILLING AND RESURFACING. MILL AN AVERAGE OF 1" USING SP-9.5



Rev.	Date	Rev.	Date
CITY COMMENTS	8/15/22		

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CONCEPT DESIGN

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10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

Owner:
Name
Address
Tel:
Email

Consultant: GENERAL CONTRACTOR
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Consultant: Interior Designer
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Consultant:
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Email

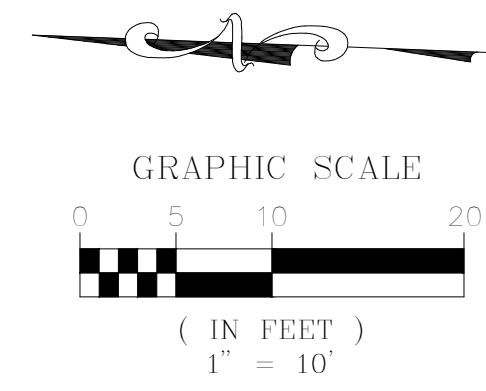
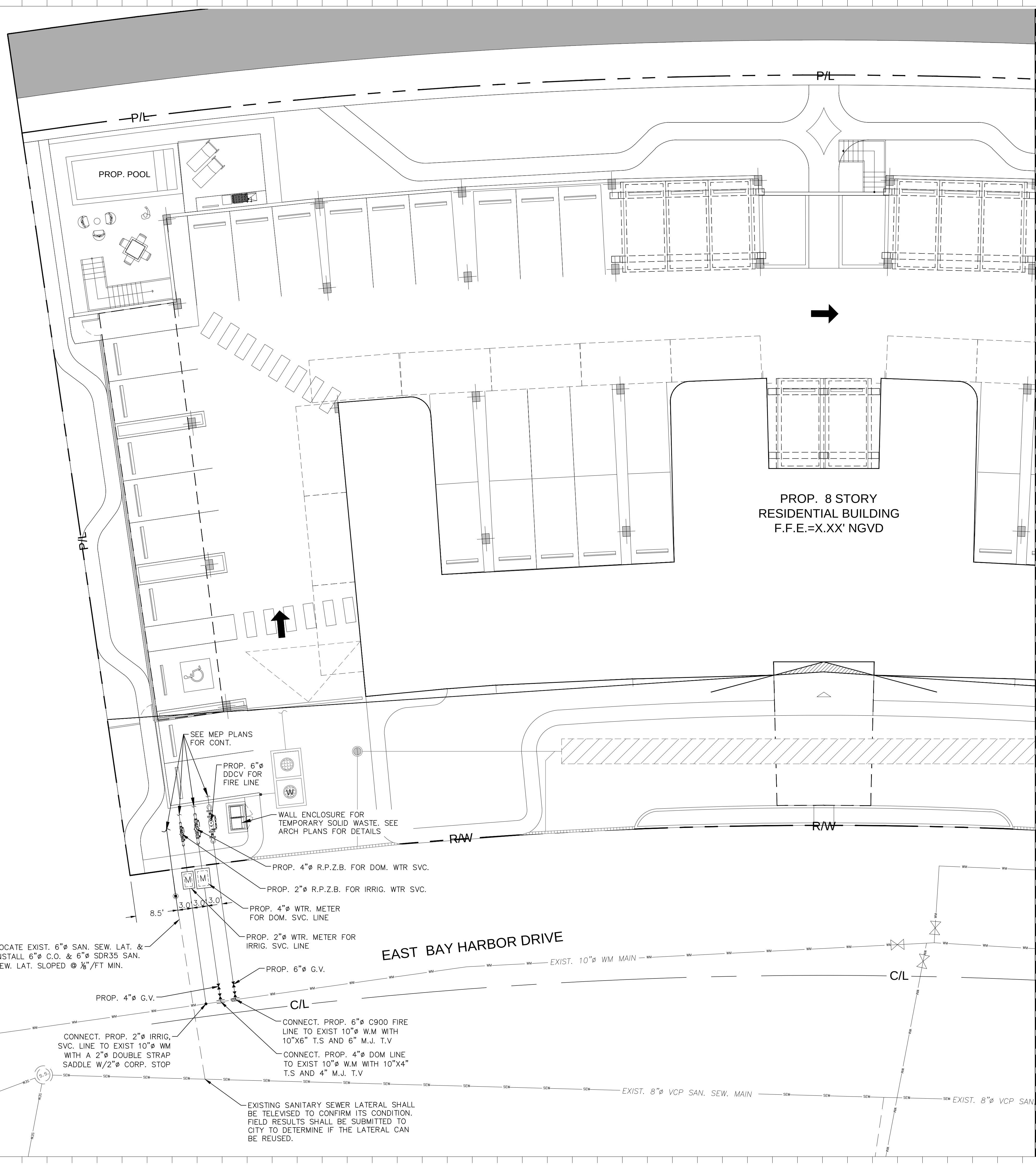
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
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Fax: +1(305) 573 3766



PAVING, GRADING AND DRAINAGE PLAN

Date	06-23-2022	Sheet No.
Scale		C201
Project	0000	





- LEGEND:**
- R/W LINE / PROPERTY LINE
 - CENTER LINE
 - EXISTING CURBING
 - EXISTING ELEVATIONS (NGVD)

FOR CONTINUATION SEE SHT. C301

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BAY HARBOR ISLANDS, FL 33154

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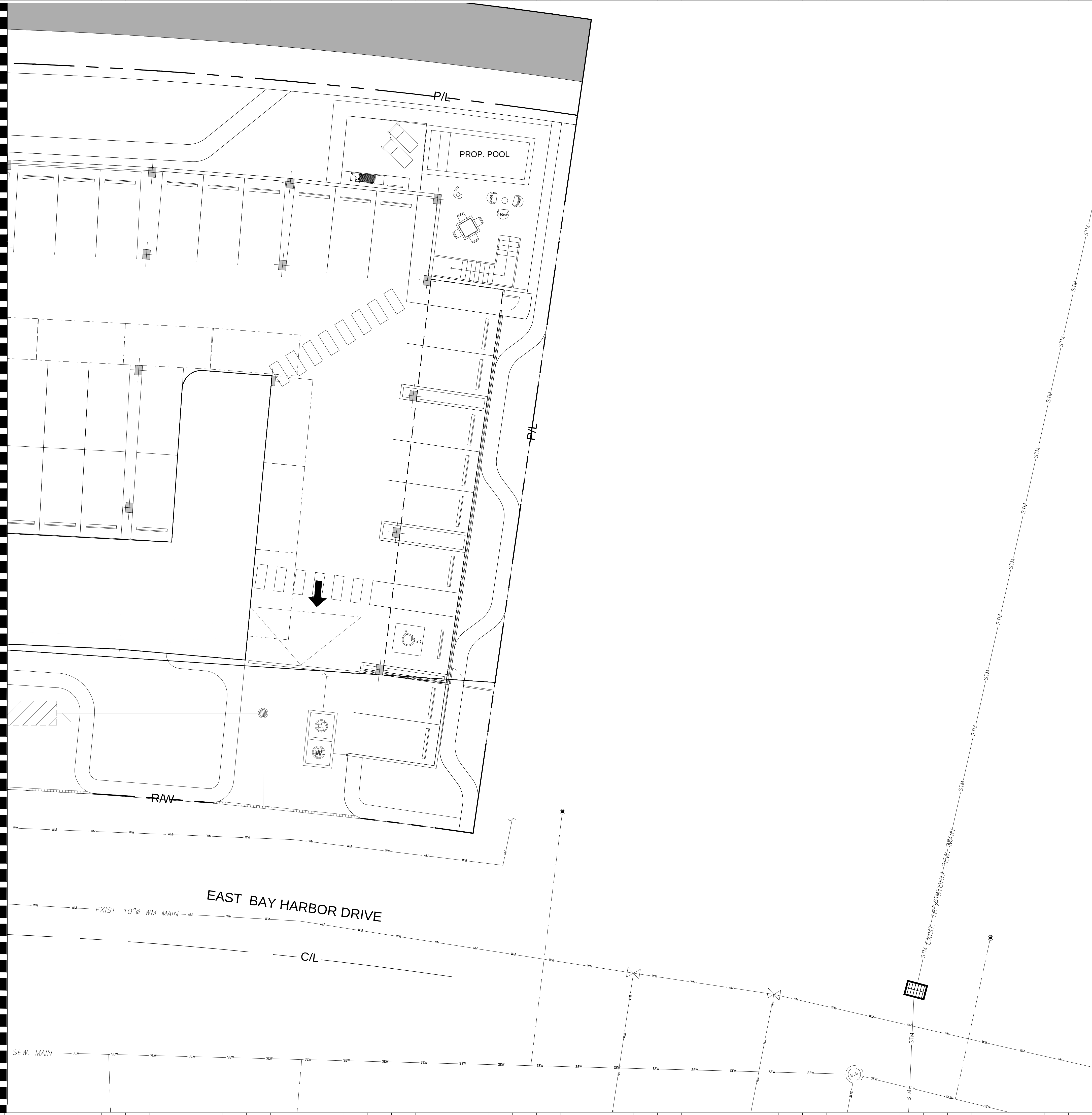
WATER AND SEWER PLAN

Date	06-23-2022	Sheet No.
Scale		C300
Project	0000	

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 102, MIAMI FL, 33156
Phone: 786-235-0252 (Cell: 786-516-0394) (Office)
Email: wkarp@oceanengineeringinc.com

FOR CONTINUATION SEE SHT. C300



LEGEND:

R/W LINE / PROPERTY LINE

CENTER LINE

EXISTING CURBING

EXISTING ELEVATIONS (NGVD)

Rev.	Date	Rev.	Date

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CONCEPT DESIGN

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10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

Owner:
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Address
Tel:
Email

Consultant: GENERAL CONTRACTOR
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Consultant: Interior Designer
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Consultant:
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Tel:
Email

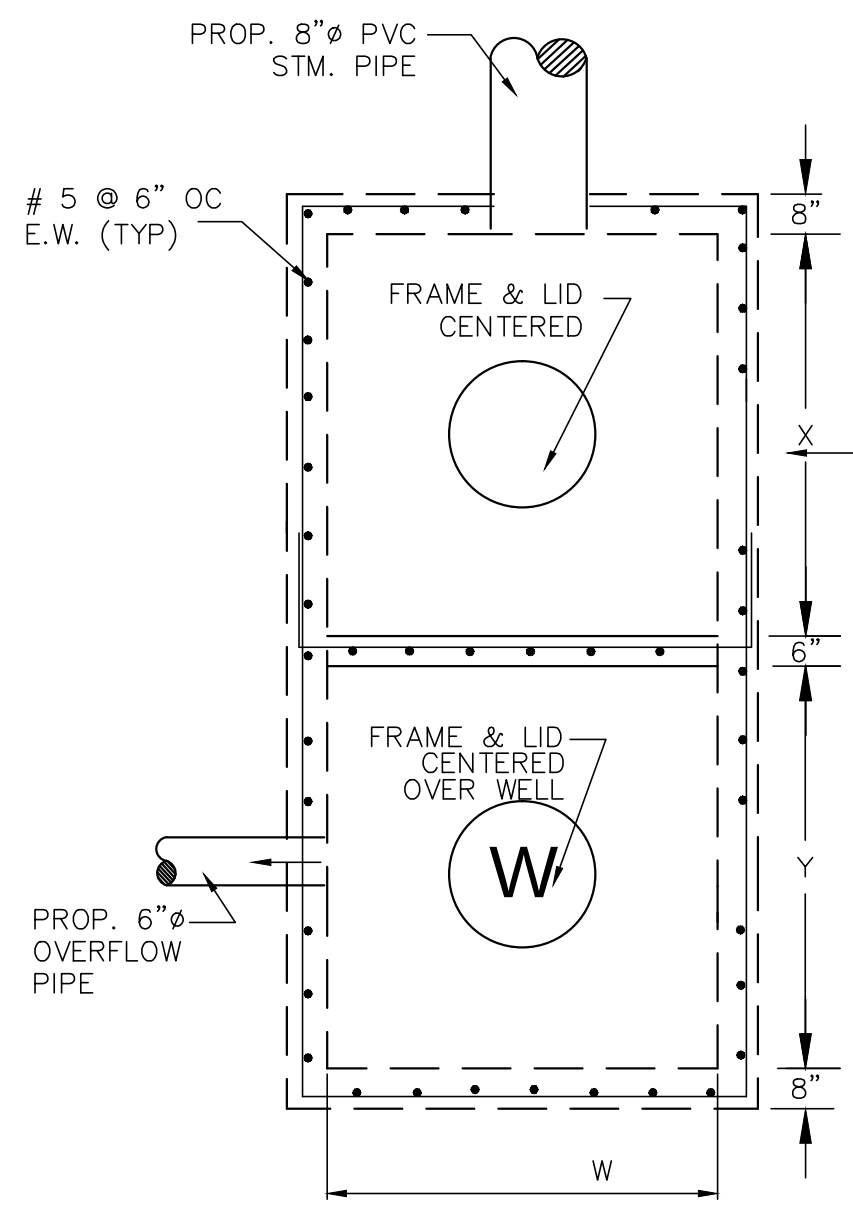
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

WATER AND SEWER PLAN

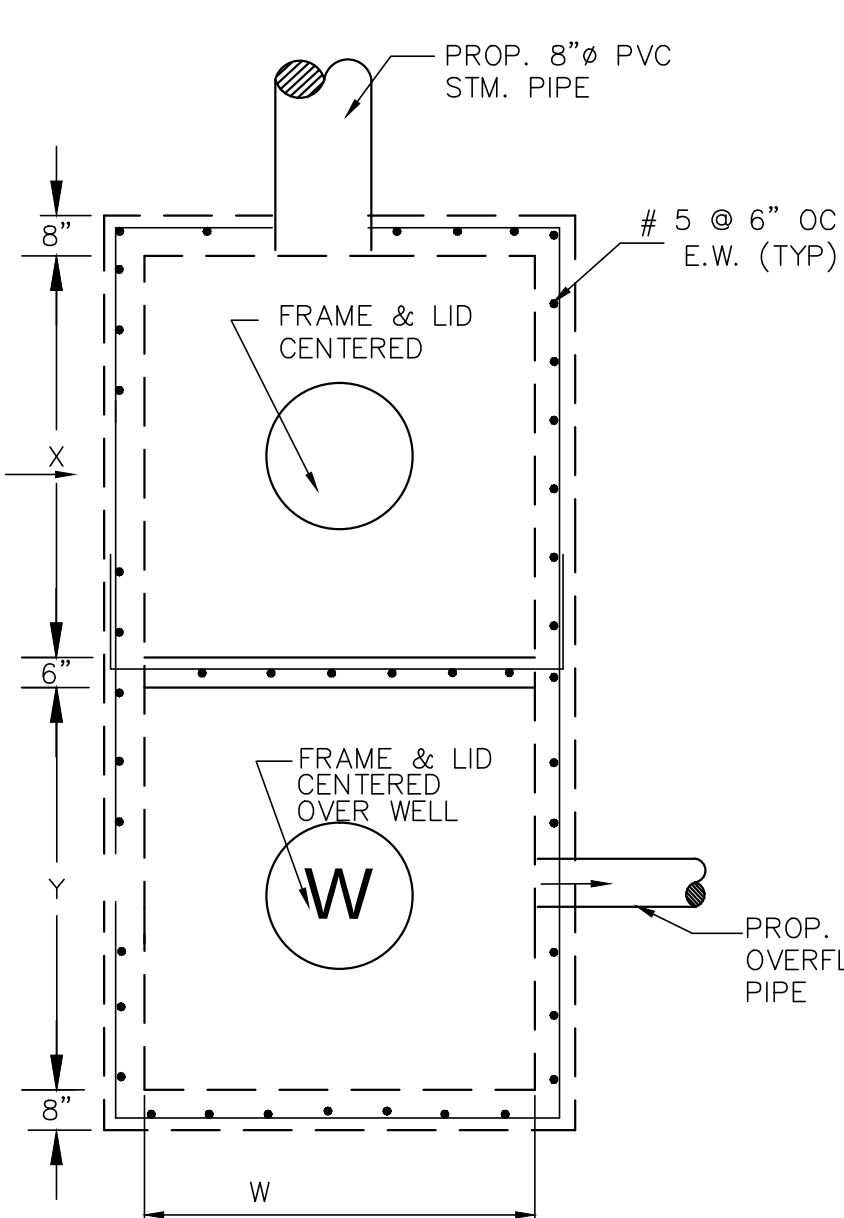
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CIVIL ENGINEERING CONSULTANTS
8101 BRISCAVINE BLVD UNIT 206, MIAMI FL, 33158
Phone: 786-255-0252 (Cell: 786-576-0394) (Office)
Email: wkarp@oceanengineeringinc.com

Date	06-23-2022	Sheet No.
Scale		C301
Project	0000	



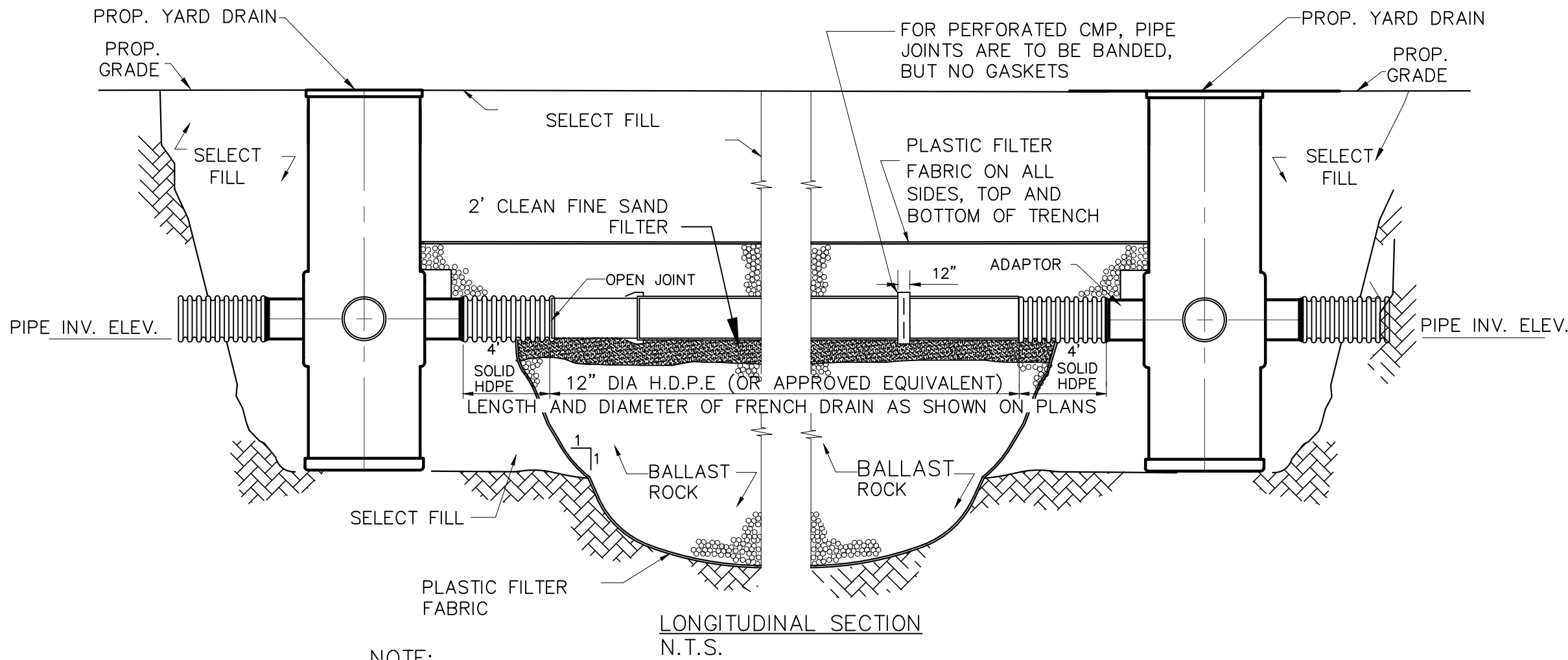
DW-1



DW-2

NOTES FOR DRAINAGE WELL :

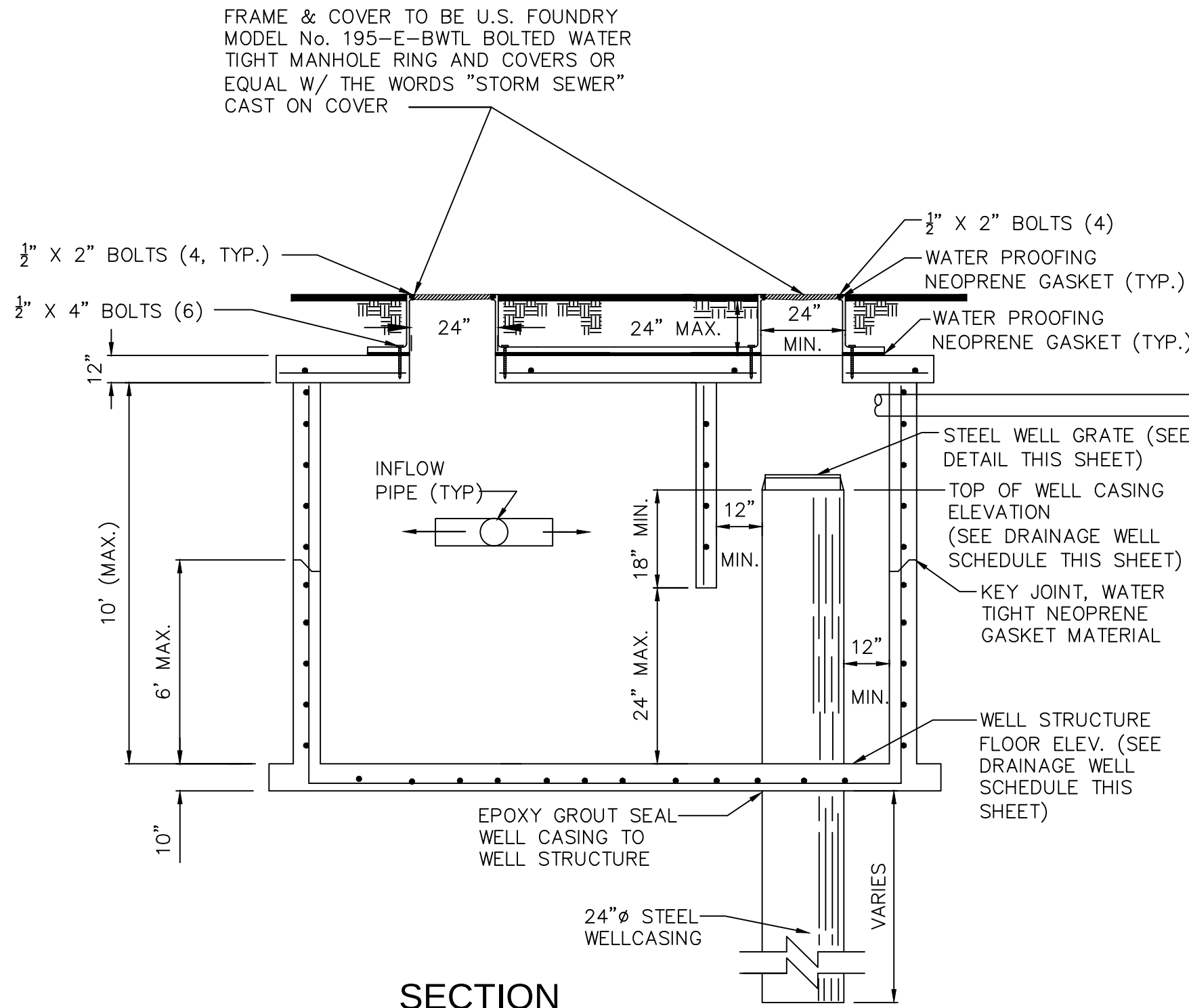
- INJECTION WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDEP CHAPTER 52.528 UNDERGROUND INJECTION CONTROL PROGRAM RULES, AND MUST PROVIDE THE OPTIMUM RECHARGE FLOW RATE INTO THE "G-III AQUIFER"; FDEP CHAPTER 520.410 DEFINES THE G-III AQUIFER AS "NON-POTABLE WATER UNCONFINED AQUIFER WITH A DISSOLVED SOLID CONTENT EQUAL TO OR GREATER THAN 10,000 MG/L; ...".
- 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.
- 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.
- 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.



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

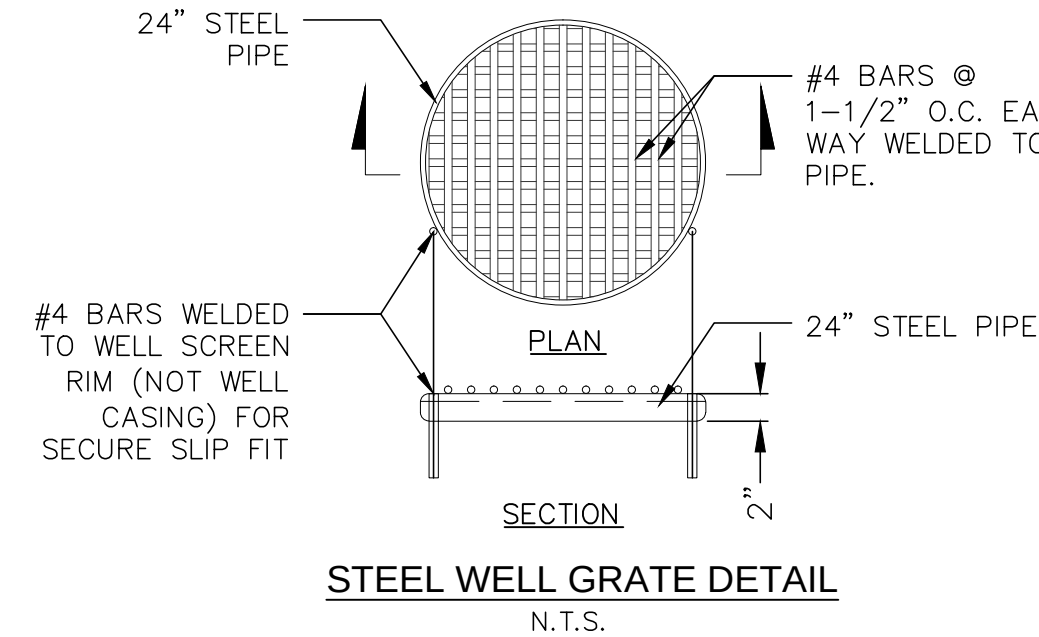


STORM DRAINAGE DISPOSAL WELL

N.T.S.

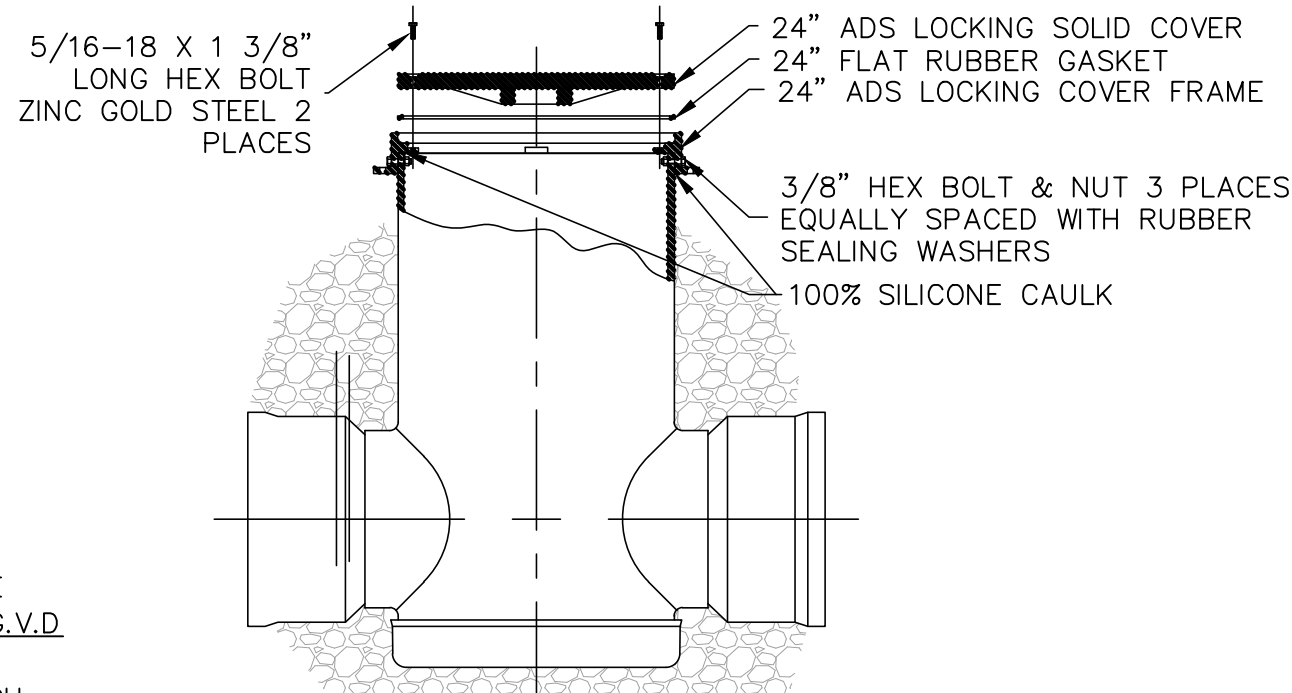
DRAINAGE WELL SCHEDULE

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'	X.XX'			X.XX'	X.XX'	X.XX'	-X.XX'	
DW-2	USF E-BWTL	5.0'	5.0'	5.0'	X.XX'			X.XX'				



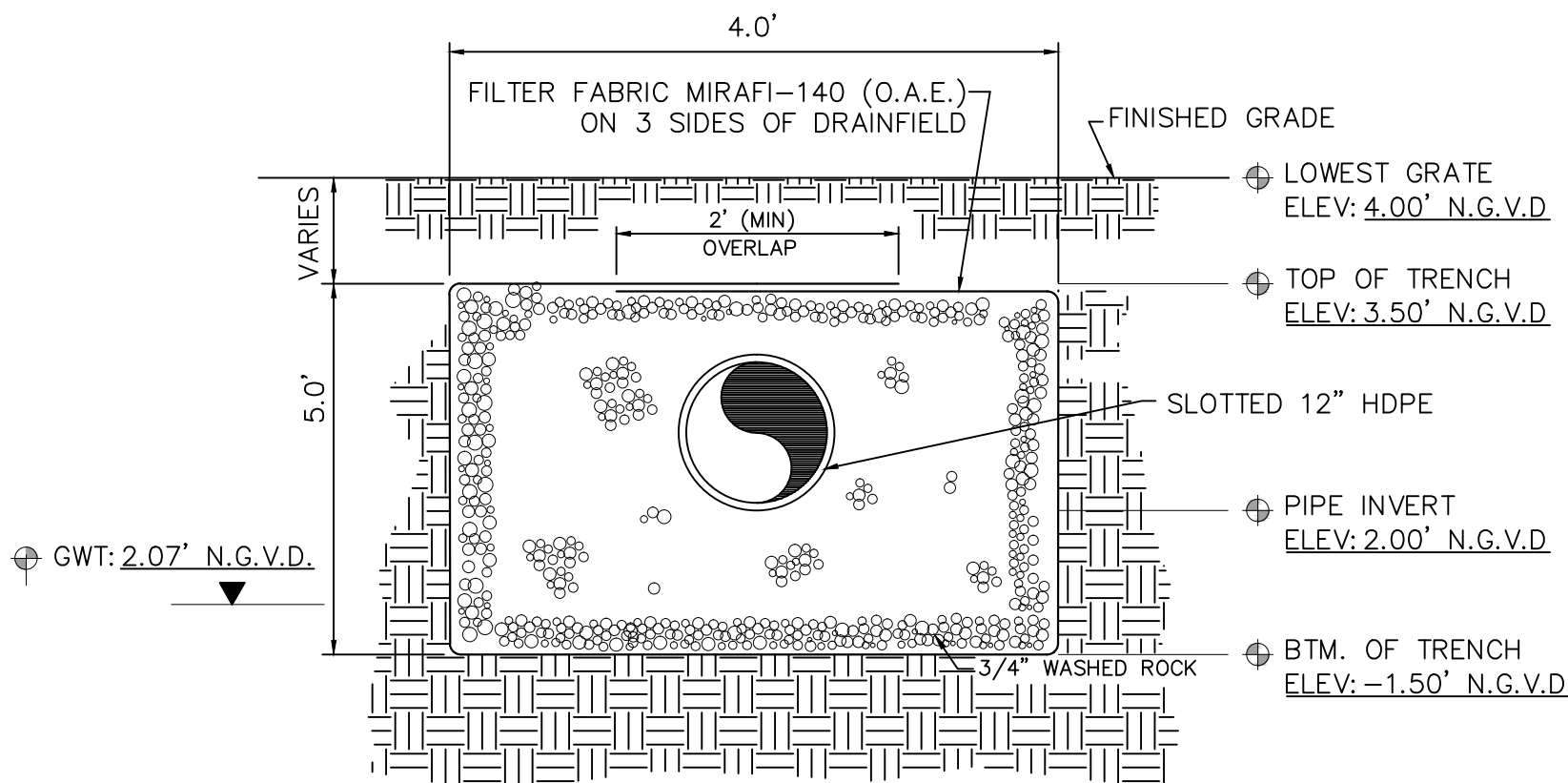
STEEL WELL GRATE DETAIL

N.T.S.



FRAME ATTACHMENT TO DRAINAGE BASIN DETAIL

N.T.S.



EXFILTRATION TRENCH FOR 12" SLOTTED HDPE

N.T.S.

Rev.	Date	Rev.	Date

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CONCEPT DESIGN

BAY HARBOR TOWERS

10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

Owner:

Name
Address
Tel:
Email

Consultant: GENERAL CONTRACTOR

Name
Address
Tel:
Email

Consultant: Interior Designer

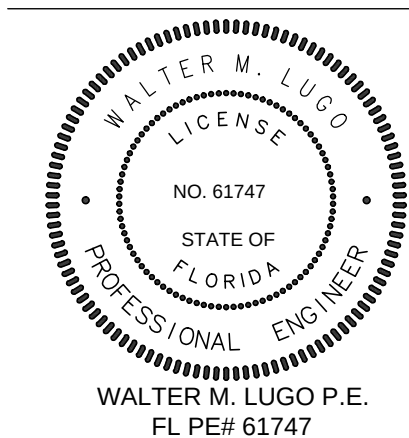
Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

Architect:

Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



DRAINAGE DETAILS

Date	06-23-2022	Sheet No.
Scale		C400
Project	0000	





10143 E BAY HARBOR DR
RESIDENCE

DAY HARBOR, FL

SITE ADDRESS:
10143 E BAY HARBOR DR, BAY HARBOR
ISLANDS, FL 33154

LANDSCAPE ARCHITECT:

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8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

COVER SHEET +
SHEET INDEX

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REVISIONS:

[illegible]

SCALE:
N/A

PROJ. N°:
2229
SHEET N°:

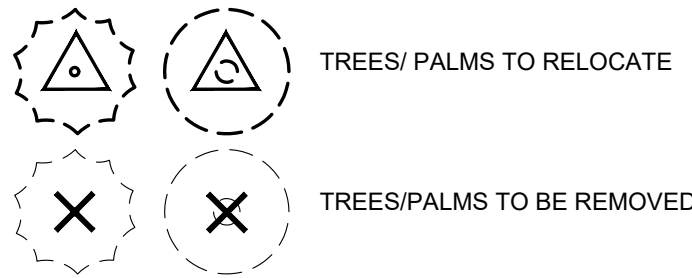
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10143 E BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154
DRC SET

SHEET INDEX

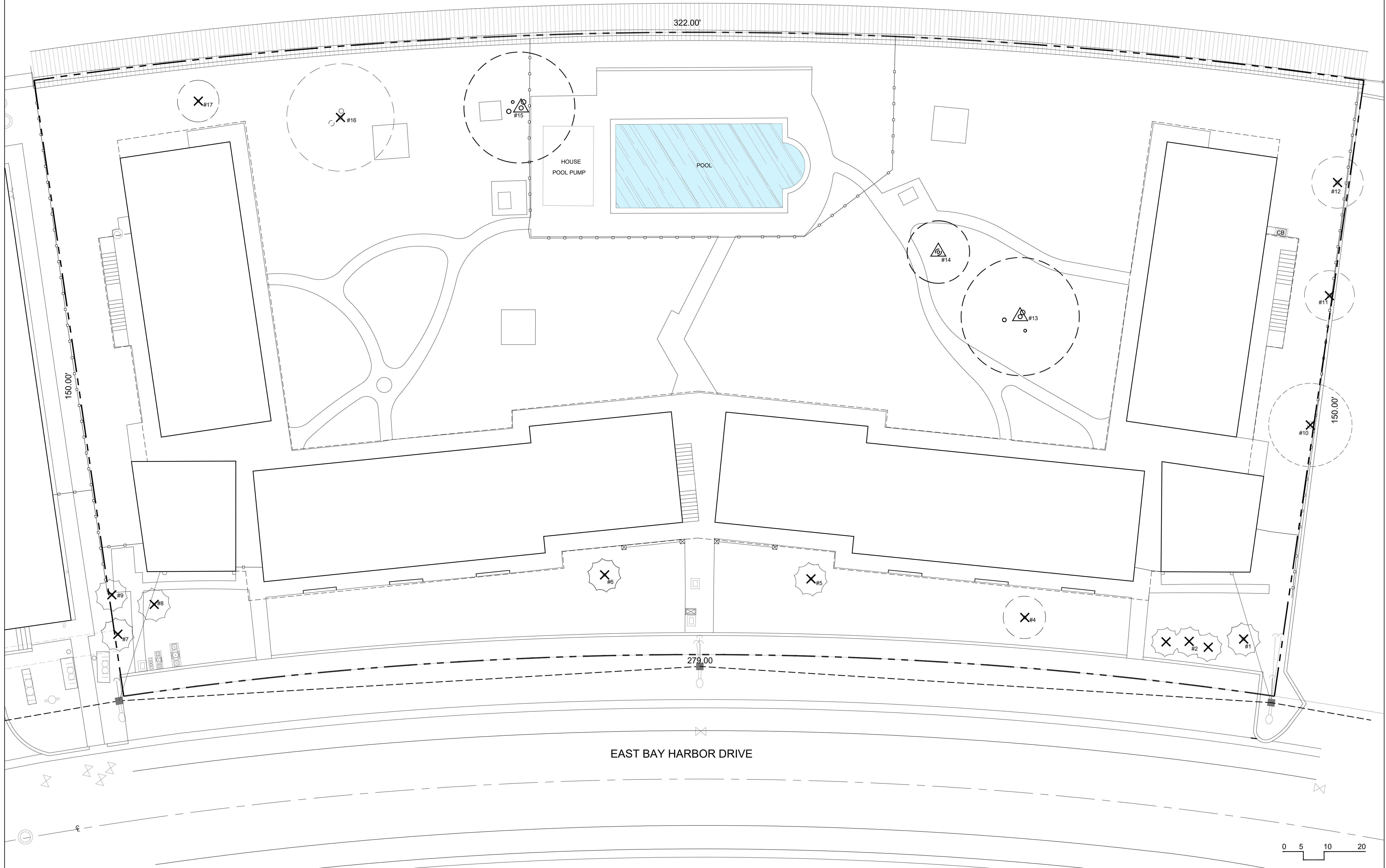
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SHEET #		DRC 08/25/2022			
L-0	COVER SHEET + SHEET INDEX	X			
L-1	TREE DISPOSITION PLAN	X			
L-1.1	TREE DISPOSITION SCHEDULE	X			
L-1.2	TREE MITIGATION PLAN AND SCHEDULE	X			
L-2	ILLUSTRATIVE PLAN GROUND FLOOR	X			
L-2.1	ILLUSTRATIVE PLAN ROOFTOP	X			
L-5	CANOPY PLANTING PLAN GROUND FLOOR	X			
L-5.1	UNDERSTORY PLANTING PLAN GROUND FLOOR	X			
L-5.2	PLANTING PLAN ROOFTOP	X			
L-5.3	PLANTING SCHEDULE + LANDSCAPE LEGEND	X			
L-5.4	PLANTING DETAILS	X			
L-5.5	GENERAL LANDSCAPE NOTES	X			

LEGEND:

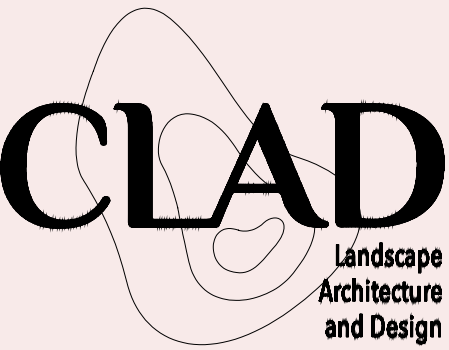
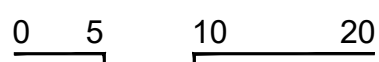


#00 EXISTING TREE # (REFER TO CHART)
NOTE: SEE SHEET L.1-1 FOR TREE DISPOSITION SCHEDULE.

BISCAYNE BAY



EAST BAY HARBOR DRIVE



10143 E BAY HARBOR DR
RESIDENCE
BAY HARBOR, FL

SITE ADDRESS:
10143 E BAY HARBOR DR, BAY HARBOR
ISLANDS, FL 33154

LANDSCAPE ARCHITECT:

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MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

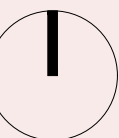
TREE DISPOSITION PLAN

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REVISIONS:

ISSUE	DATE
DEMO PERMIT	08/04/2022
DRC SET	08/25/2022

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



PROJ. N°:
2229
SHEET N°:

L-1



LANDSCAPE ARCHITECT:

SEAL:

DRAWING TITLE:

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SCALE:
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PROJ. N°:
2229
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L-1.1

LEGEND:

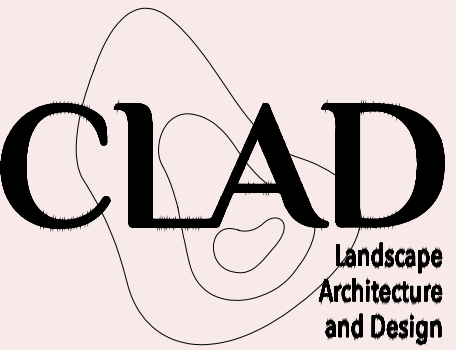
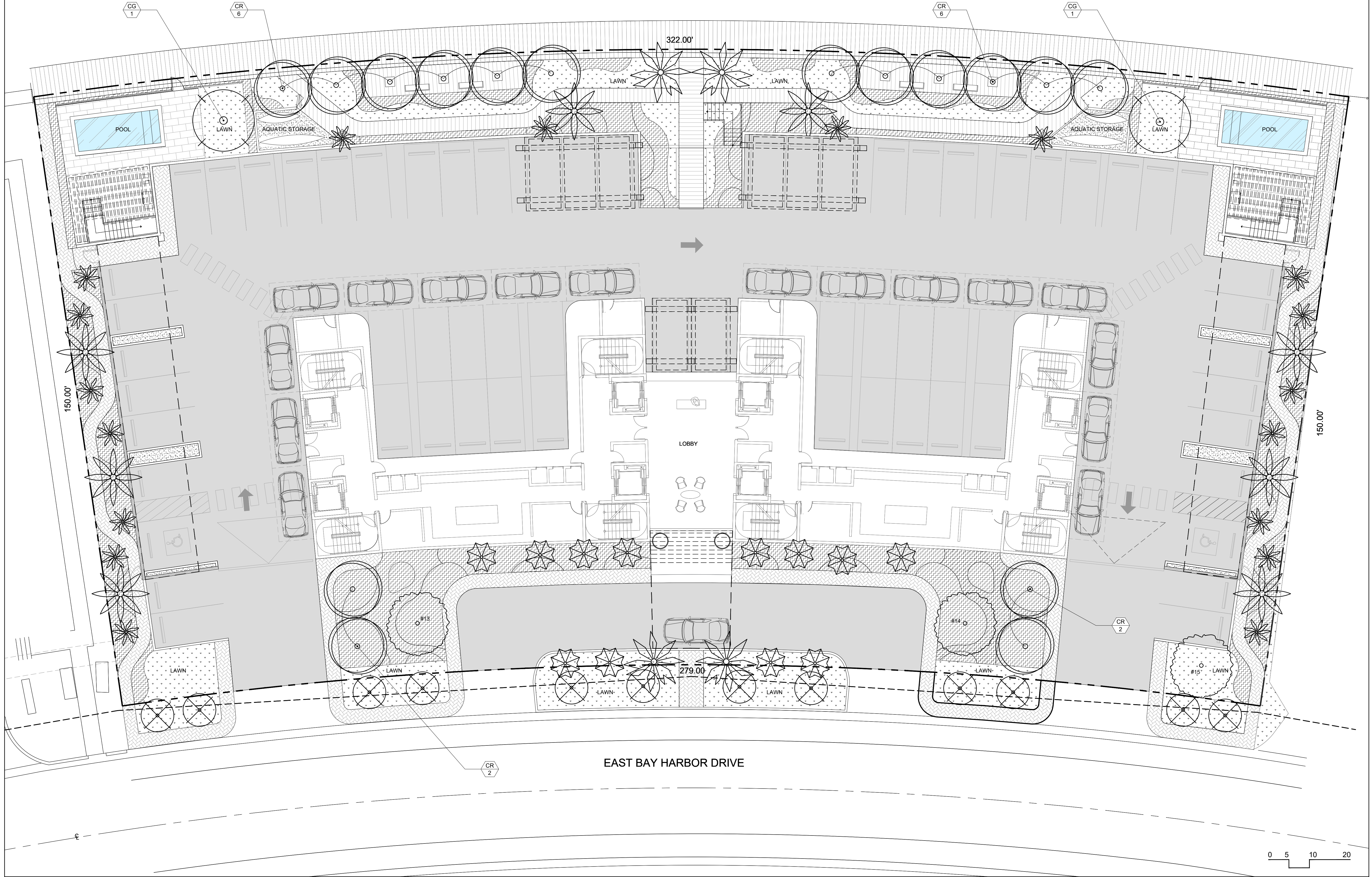


PROPOSED TREES FOR MITIGATION

CANOPY MITIGATION SCHEDULE					
SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES	CREDIT (SQFT) PER TREE	TOTAL CREDIT OBTAINED:
TREES					
CR	16	Clusia rosea	16' HT, 15' SP	300	4800
		AUTOGRAPH TREE	FG		
CG	2	Caesalpinia granadillo	16' HT, 14' SP	500	1000
		BRIDAL VEIL	FG		
TOTAL CREDITS OBTAINED:					5800

MITIGATION SUMMARY:

TOTAL MITIGATION TREES PROVIDED: 18
TOTAL MITIGATION SPECIES PROVIDED: 2
% OF NATIVE MITIGATION TREES PROVIDED: 88%



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BAY HARBOR, FL

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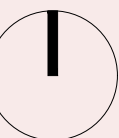
TREE MITIGATION PLAN AND SCHEDULE

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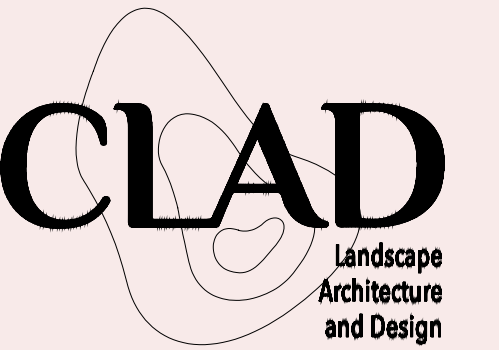
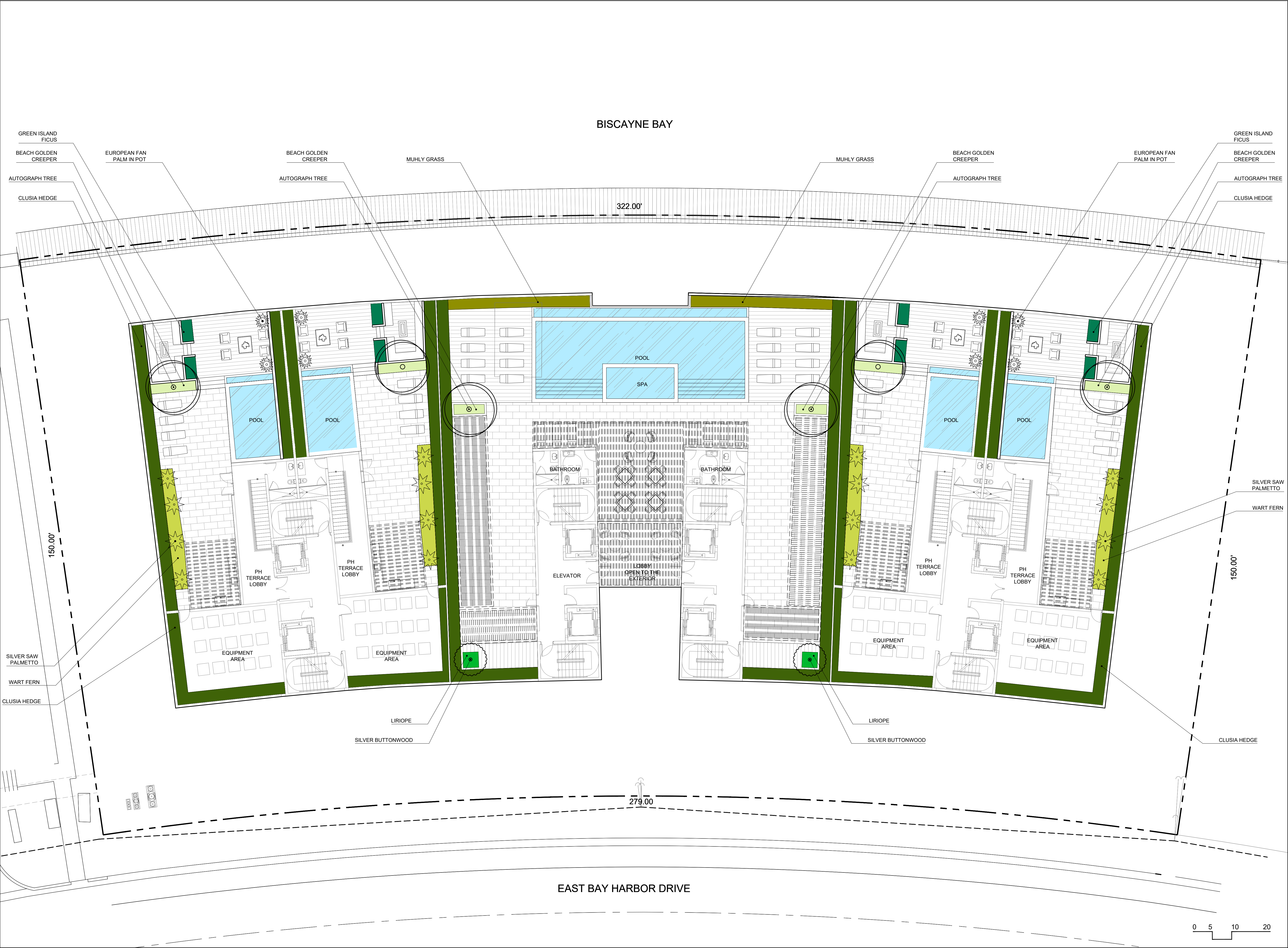
SCALE:
3/32" = 1'-0"



PROJ. N°:
2229
SHEET N°:

L-1.2





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SEAL:

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DRAWING TITLE:

ILLUSTRATIVE PLAN
ROOFTOP

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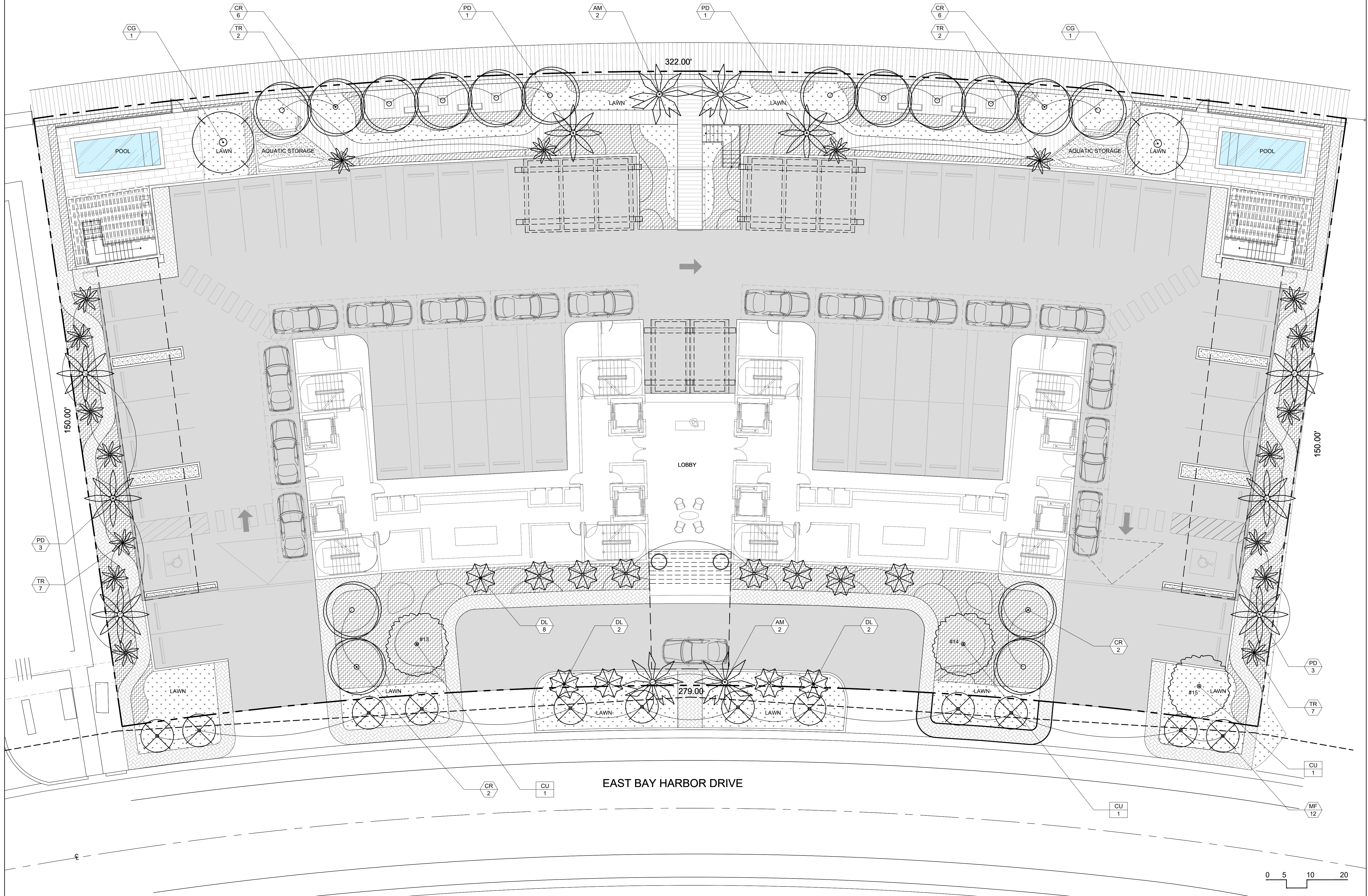
SCALE:
3/32" = 1'-0"

PROJ. N°:
2229
SHEET N°:
L-2.1

LEGEND:

XX
XX
PROPOSED TREES/PALMS

XX
XX
RELOCATED TREES/PALMS



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BAY HARBOR, FL

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DRAWING TITLE:

CANOPY PLANTING PLAN
GROUND FLOOR

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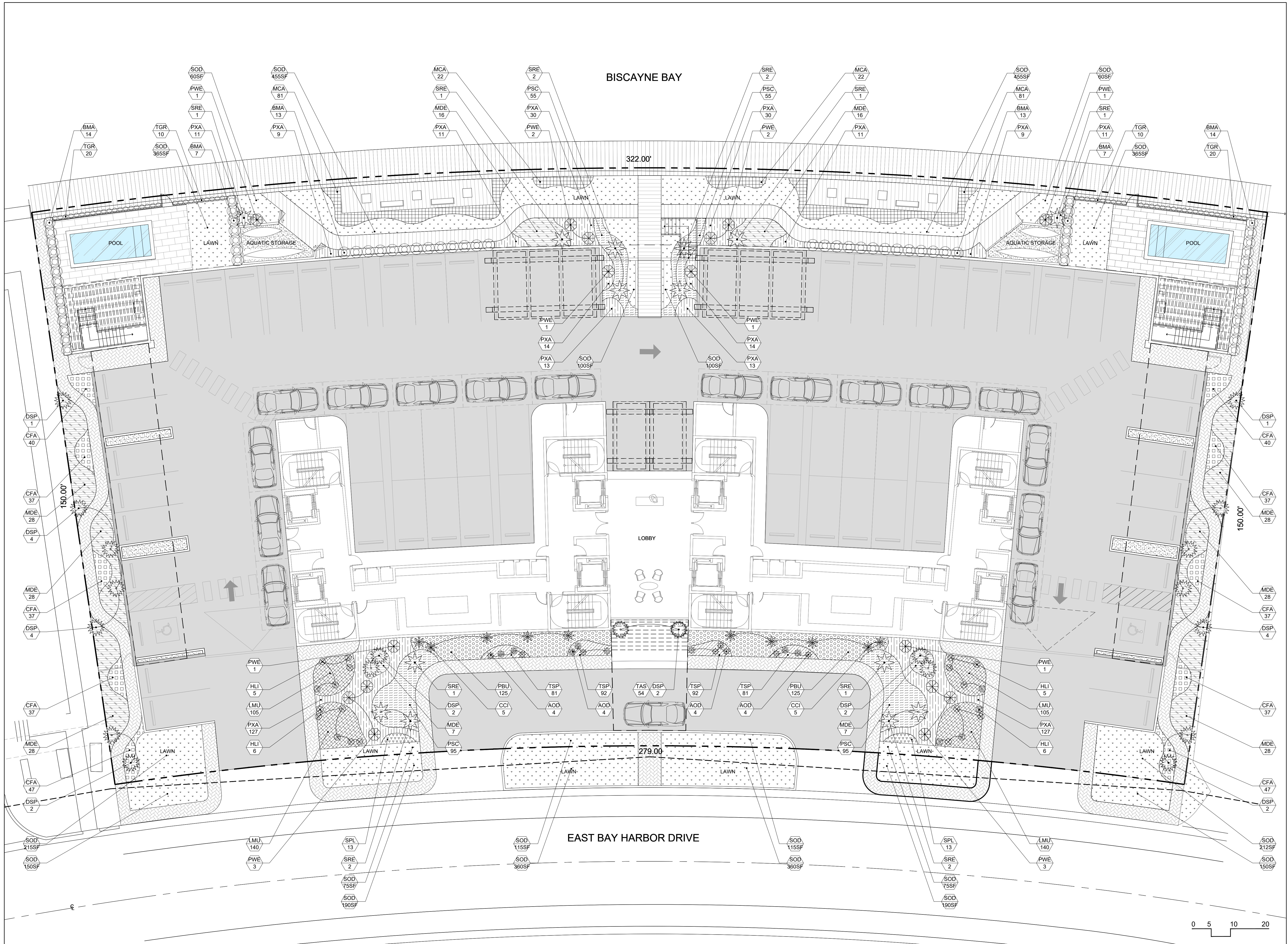
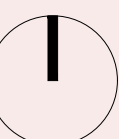
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DRC SET	08/25/2022

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3/32" = 1'-0"

PROJ. N°:
2229
SHEET N°:
L-5

UNDERSTORY
PLANTING PLAN
GROUND FLOOR

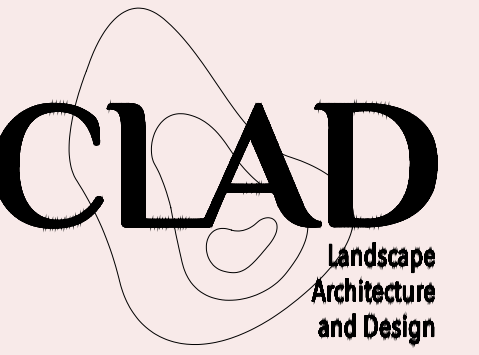
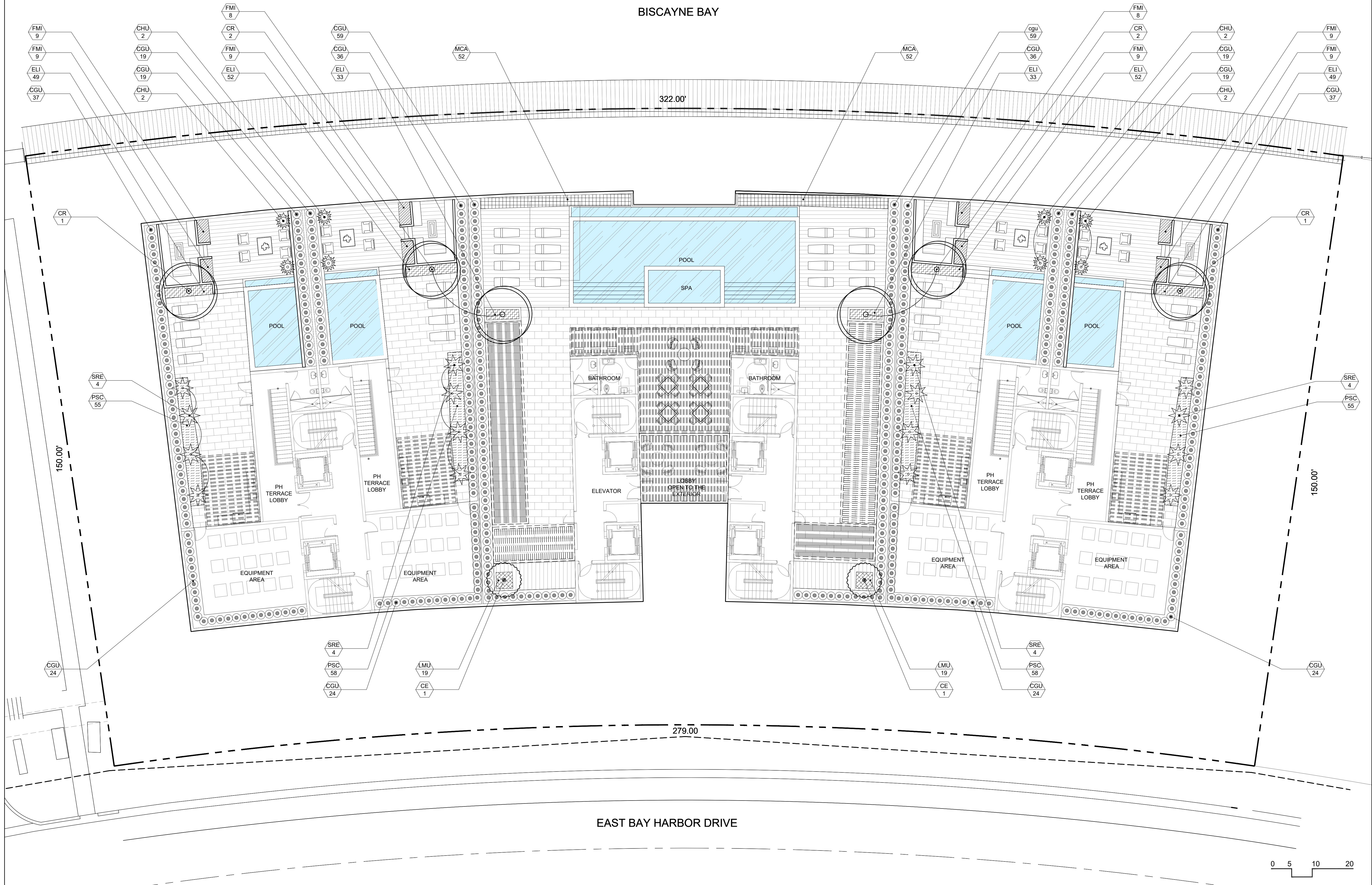
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LEGEND:



PROPOSED PLANTS



10143 E BAY HARBOR DR
RESIDENCE
BAY HARBOR, FL

SITE ADDRESS:
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SEAL:

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

PLANTING PLAN ROOFTOP

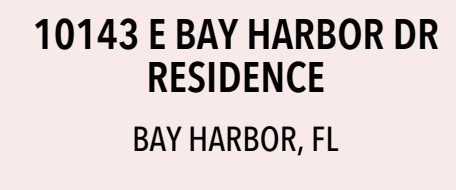
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3/32" = 1'-0"

PROJ. N°:
2229
SHEET N°:
L-5.2



LANDSCAPE ARCHITECT:

SEAL

DRAWING TITLE:

© 2022 CLAD, LLC

REVISIONS:

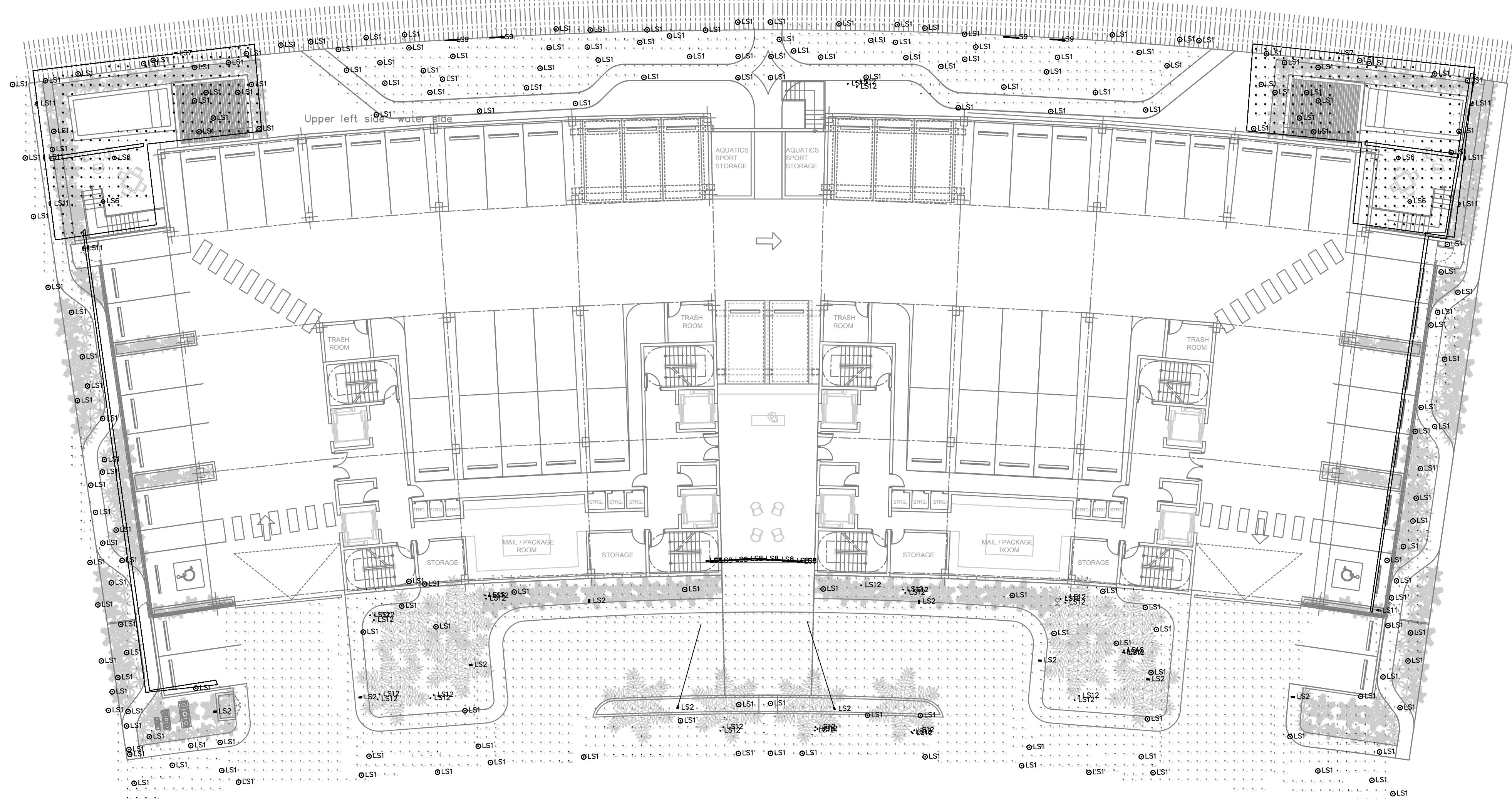
[illegible]

SHEET N°:

SHEET N°:

155

L 5.5



Luminaire Schedule								
Symbol	Qty	Label	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	194	In-grade ground cover lighting	BEGA Converted by LUMCat V 28 01 2013 HR	LS1	0.800	67	5	970
	8	Overdoor on First level	FD3000K 12_77300_0	LS11	0.800	129	8	64
	33	Tree mounted accent lighting	3106-X-13-W-MF	LS12	0.800	711	9.7	320.1
	10	Parking area pole light	ACL-R2-X-5G1530-30-XX-UNV-HS	LS2	0.800	2371	36	360
	4	Roof trellis lighting	LALC-DB-FL-5G350-TS-27-SV-UNV-DM	LS6	0.400	3096	33.1	132.4
	2	Over doors of cabanas	BEGA Converted by LUMCat V 18 09 2015 HR	LS7	0.200	173	3	6
	14	Over doors of cabanas	BEGA Converted by LUMCat V 18 09 2015 HR	LS7	0.200	173	3	6
	14	Building Facade Entry	LED Linear XDOLUM	LS8	0.350	1624	25	350
	4	Under Bench	LED Linear	LS9	0.600	741	15	60

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Entry	2.32	7.2	0.2	11.60	36.00
Entry Lawn 3	1.01	6.2	0.1	10.10	62.00
Entry Lawn 4	1.01	5.0	0.1	10.10	50.00
Entry Lawn 5	1.94	11.5	0.1	19.40	115.00
Entry Lawn 6	6.34	24.4	0.6	10.57	40.67
Entry Path	2.60	8.2	0.1	26.00	82.00
Left Side Lawn 7	0.97	2.6	0.2	4.85	13.00
Left Side Path	1.00	5.2	0.1	10.00	52.00
Left side private pool area	1.47	4.0	0.1	14.70	40.00
Path to Entry	2.86	5.6	1.3	2.20	4.31
Right private	0.00	0.0	0.0	N.A.	N.A.
Right Side Lawn 8	0.56	2.7	0.1	5.60	27.00
Right Side Lower Path	1.46	7.6	0.0	N.A.	N.A.
Right Side Path	0.87	7.1	0.0	N.A.	N.A.
Right side private pool area	1.65	5.5	0.1	16.50	55.00
Water Side Lawn 1	1.08	6.8	0.0	N.A.	N.A.
Water Side Lawn 2	1.09	7.0	0.0	N.A.	N.A.
Water Side Pathway	1.77	10.6	0.1	17.70	106.00

Rev.	Date	Rev.	Date

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ZONING
100% Submission

BAY HARBOR TOWERS
10143 EAST BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154

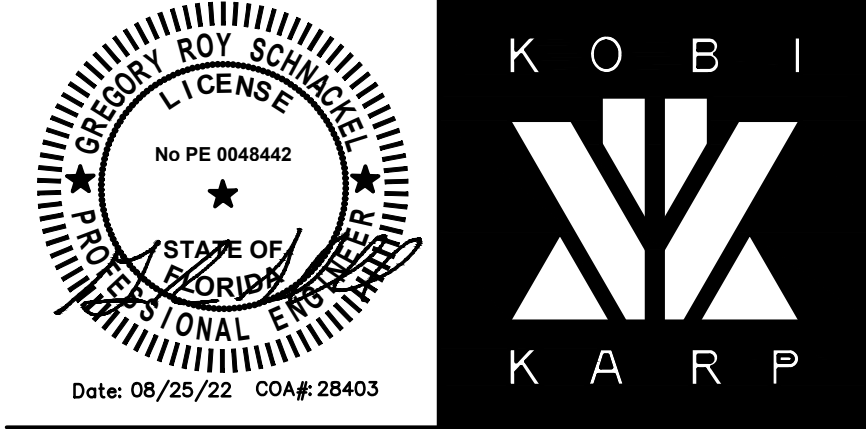
Owner: PPG Development LLC.
Name: PPG Development LLC.
Address: 501 Diplomat Parkway
Tel: Hallandale Beach FL, 33009
Email: Tel: (305) 534-9099

Consultant: Landscape Architecture.
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Email: info@cladlandscape.com

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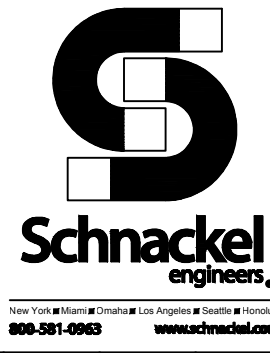
Consultant:
Name:
Address:
Tel:
Email:

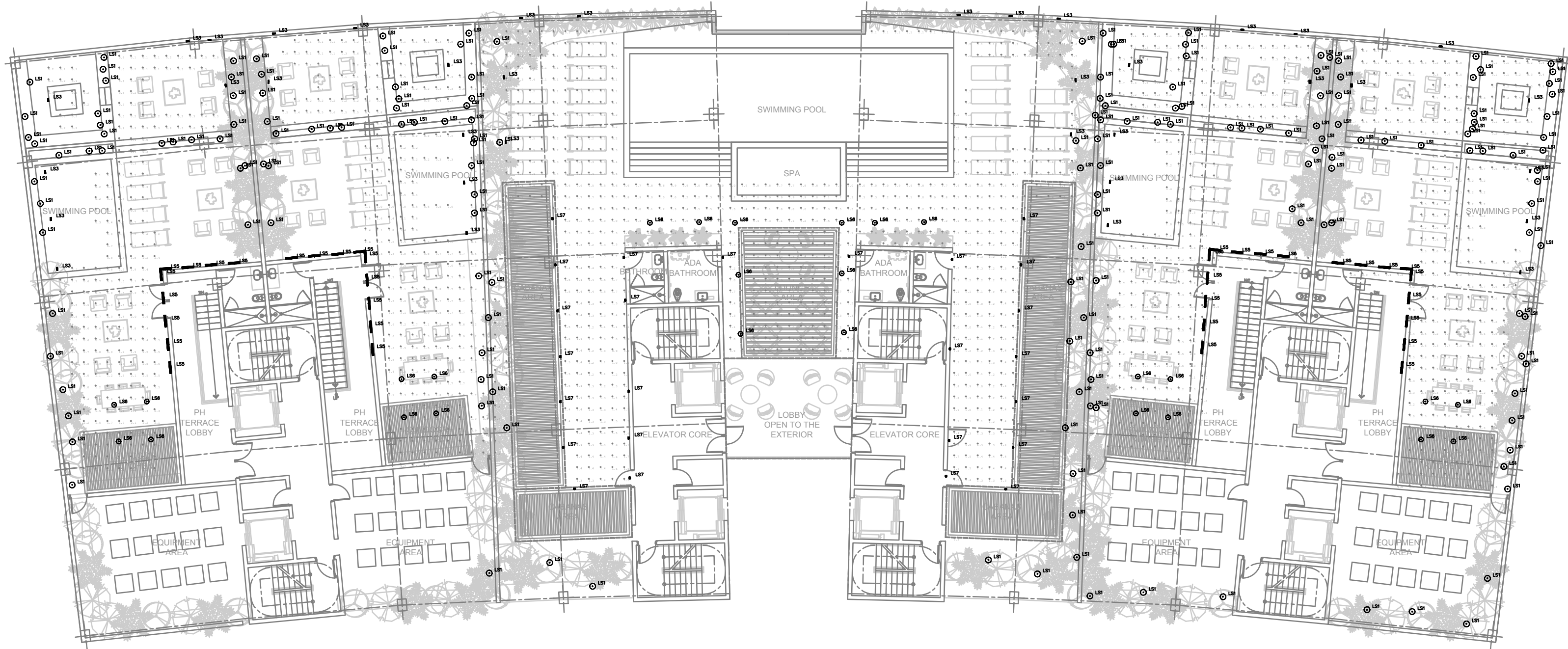
Architect: Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



**LANDSCAPE
PHOTOMETRIC PLAN**

Date	08-24-2022	Sheet No.	PH-1.00
Scale			
Project	0000		





Luminaire Schedule								
Symbol	Qty	Label	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊙	179	In-grade ground cover lighting_1	BEGA Converted by LUMCat V 28.01.2013 / H.R.	LS1	0.800	67	3	537
⌂	36	Roof Deck Steplight	24203K27_BEGA_IES	LS3	0.100	459	7	252
⌂	36	Wall mounted Roof Level dimmed 50%_1	RN-D-2-10-35K8-AS-CL	LS5	0.100	2142	26	936
⊙	26	Roof trellis lighting Dimmed 20%_1	LALC-DB-FL-5G350-TS-27-SV-UNV-DM	LS6	0.100	3096	33.1	860.6
⌂	25	Over doors of cabanas_1	BEGA Converted by LUMCat V 18 09 2015 HR	LS7	0.800	173	3	75

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Private Pool Terrace 1	1.07	2.7	0.1	10.70	27.00
Private Pool Terrace 2	1.13	4.2	0.1	11.30	42.00
Private Pool Terrace 3	1.27	4.4	0.1	12.70	44.00
Private Pool Terrace 4	1.16	4.4	0.1	11.60	44.00
Swimming Pool	1.04	4.6	0.1	10.40	46.00

Rev.	Date	Rev.	Date

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ZONING

100% Submission

BAY HARBOR TOWERS
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BAY HARBOR ISLANDS, FL 33154

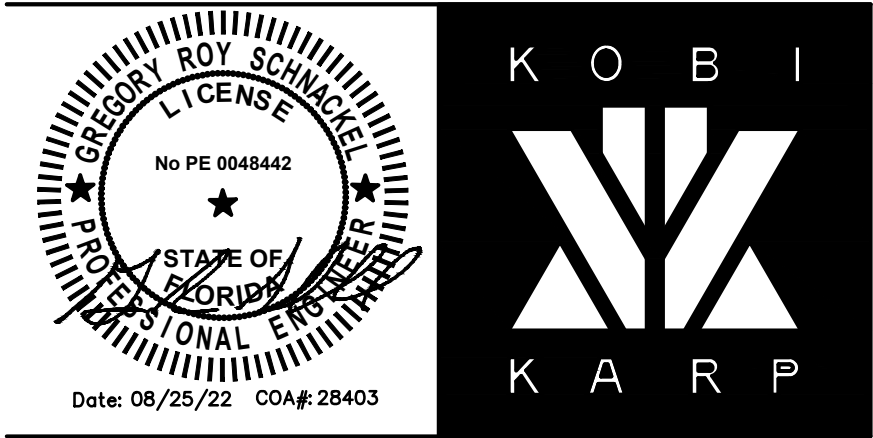
Owner: PPG Development LLC.
Name: PPG Development LLC.
Address: 501 Diplomat Parkway
Address: Hallandale Beach FL, 33009
Tel: (305) 534-9099
Email:

Consultant: Landscape Architecture.
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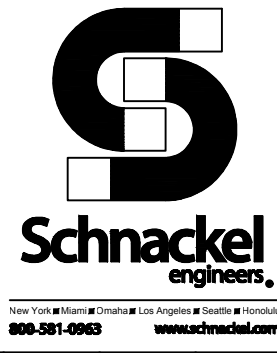
Consultant:
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Architect:
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Miami, Florida 33127 USA
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Fax: +1(305) 573 3766



ROOF
PHOTOMETRIC PLAN

Date	08-24-2022	Sheet No.
Scale		PH-2.00
Project	0000	



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	11	VCPG LED P3 30K T5W MVOLT	VCPG LED WITH P3 - PERFORMANCE PACKAGE, 3000K, T5W OPTIC TYPE		VCPG_LED_P_3_30K_T5W_M_VOLT.ies	Absolute	0.80	43.37



STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Area	+	2.2 fc	4.0 fc	0.5 fc	8.0:1	4.4:1

Rev.	Date	Rev.	Date

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ZONING

100% Submission

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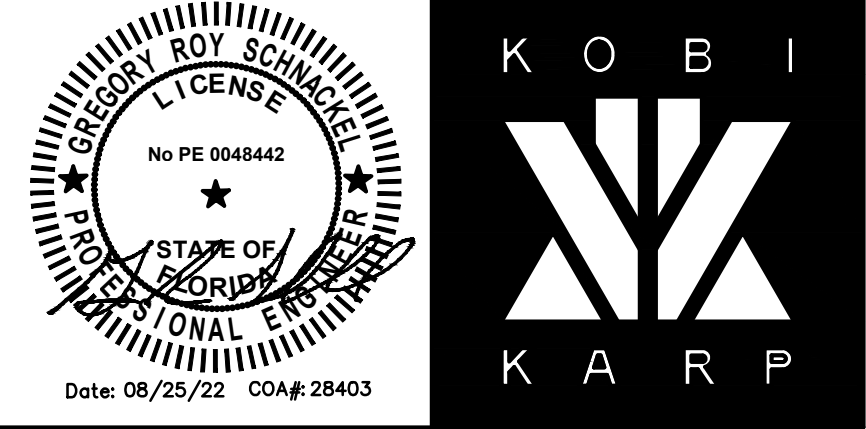
Owner: PPG Development LLC.
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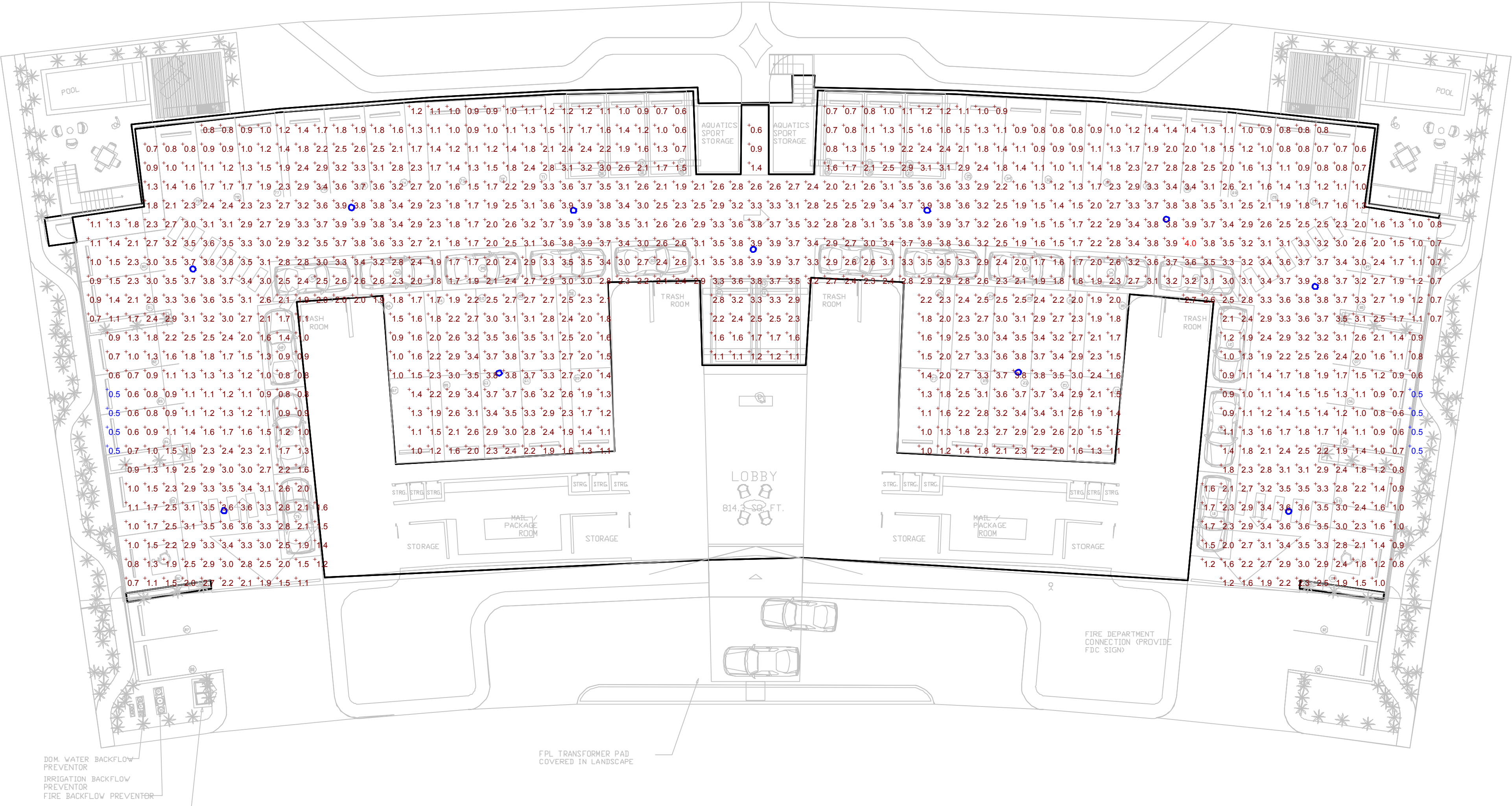
Consultant:
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Architect:
Kobi Karp Architecture and Interior Design, Inc.
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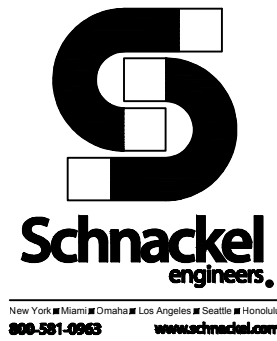


PARKING GARAGE
PHOTOMETRIC PLAN

Date	08-24-2022	Sheet No.	PH-3.00
Scale	1/16" = 1'-0"		
Project	0000		



Plan View
Scale 1" = 16'



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

To: Development Review Committee
Town of Bay Harbor Islands

From: Michael J. Miller, AICP *MJM*
Consultant Town Planner

Date: September 5th, 2022

Subject: Site Development Plan Application – 1st DRC Review
Proposed New Multiple-Family Development (44 DU)
Current Bay Harbor Tower Site (30 DU)
10141-10143 East Bay Harbor Drive
Bay Harbor Islands Acct. No. SPR22-000024
MMPA Acct. No. 01-0702-1142

RECOMMENDED ACTION

MMPA recommends the Development Review Committee (DRC) **DEFER** action on the proposed Site Development Plan application at this time to allow the applicant's design team to address the listed comments. The submittal package has a few design / Code violation issues, some of the plans are inadequate / inconsistent / missing and a few other items need to be corrected.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-1 Multiple Family District

General Location: 10141–10143 East Bay Harbor Drive

Legal Description: Lots 9, 10, 11 and 12, Block 4, "Bay Harbor Island", according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County, Florida. Containing approx. 45,000 sq. ft. / 1.033 acres (per survey).

PROJECT DESCRIPTION

The project applicant, PPG BHT Owner, LLC, has submitted a new Site Development Plan application, designed by Kobi Karp Architecture & Interior Design, Inc., for the construction of a proposed 8-story / forty-four (44) dwelling unit mid-rise residential development located at 10141-10143 East Bay Harbor Drive. This waterfront site is comprised of four (4) platted lots that is 45,000 sq. ft. / 1.033 acres in size.

The plans include preliminary floor plan layouts with square footages; however, the plans do not include, as required, a breakdown of the number of DU by # Bedroom type in the Site Data Table noting compliance with the Town's minimum DU size requirements listed in Sec. 23-9. The plans show very large DU sizes, ranging from about 2,169 sq. ft. (2 BR) to 5,439 sq. ft. (4BR). This 4-lot site is currently developed with a 3-story / thirty (30) DU complex known as the Bay Harbor Tower site built in 1950 according to the Miami-Dade County Property Appraiser's website and the Town's 2006 Historic Site Survey. The existing complex is noted to exhibit Mid-Century / Post WWII Modern / Miami Modern architectural features. The site is not currently designated by any agency having jurisdiction as historically protected. The intention will be to demolish the existing building and site improvements for redevelopment. The current multiple-family complex has backout on-street parking that will be removed during redevelopment.

The proposed new site design incorporates one (1) rectangular shaped 7-story building at 75' above BFE + 1' FBC Freeboard on top of grade level partially under building parking garage / extended parking area into yard areas. Access to the site is proposed via two (2) one-way driveway connections to E. Bay Harbor Drive near the north / south property lines that serve as access to the parking garage & four (4) guest spaces in the front yard area. The plans show that vehicles will enter at the northern driveway and exit at the southern driveway. In addition, an 18' wide one-way looped driveway is proposed centered on the site facing E. Bay Harbor Drive for lobby drop-off purposes. This looped driveway has two (2) driveway connections to E. Bay Harbor Drive (enter south / exit north). Each two-way driveway connection is shown at 23' in width (normal for 2-way drives) that circulates through the parking garage (22' driveway width in some cases / 13'-6" width maneuvering areas in some cases near some proposed parallel valet spaces. As mentioned above, the front yard lobby drop-off driveway is shown at 18' in width with 19' wide driveway connections to E. Bay Harbor Drive (12' typically allowed / provided). This results in a major Code violation of the required 10' wide front yard landscape strip between the street property line and any interior paved areas (driveways / parking spaces). Although not dimensioned the proposed landscape strip width is about 1'-6" in width. The Miami-Dade County Landscape Code (Ch. 18A) requires a minimum of 7' of landscaping while the Town Supplemental Landscape Code requires 10'. The DRB has the ability to approve a reduction based on demonstrated need; however, no municipality can approve less than 7'. The plans will need to be redesigned to comply with the minimum Code requirements. The plans show a preliminary Fire Department staging area within the EBHD roadway – one at each driveway entrance. The parking garage / parking layout is designed with some mechanical lifts (16 spaces), some tandem parking spaces (20 spaces), drive-aisle valet parallel spaces (15 spaces) and traditional parking spaces (37 spaces). The DRB will need review / approve this unique alternative parking arrangement parking scheme. The plans call for all parking to be by valet only 24/7. MMPA has reservations about the site design and valet operations. Some of the parking spaces are shown

around the perimeter of the site partially under the building and/or extending out into the rear / side yards, which is allowed. Four (4) guest parking / loading spaces are required as there are four (4) lots. There are four (4) guest / loading spaces shown in the front yard area adjoining the driveways, and the lobby drop-off driveway could accommodate several additional spaces. On the building rooftop is a recreational facility with swimming pools, sundeck areas, and men's & women's restrooms. These facilities are on a raised deck above the main roof deck. In addition, at grade level two (2) private terraces with a small pool are shown at the outer edges of the site along the waterfront. MMPA notes there are some setback issues with the grade level features.

The Town's records indicate that the lots are currently developed with 30 DU. Therefore, the net increase in the number of DU will be fourteen (14) DU. The survey indicates the total area of the four lots is 45,000 sq. ft. / 1.033 acres in size. This would allow a maximum of 35 dwelling units on the property at the maximum allowable base density of 34 DU/AC. The new proposal is to build 44 DU (42.72 DU/AC) which would require the acquisition of 9 TDR units. The Town's records reveal that no private TDR sales have occurred from this site. It appears from the survey that right-of-way for on-street parking was never previously dedicated to the Town, so the lots are full lots.

The adjoining / nearby developments sites currently include: to the north – the Sereno East Condominium 40 DU / 8-story (51.5 DU/AC); to the south – The Belmont Condominium 59 DU / 7-story (57.3 DU/AC); to the east is the Indian Creek waterway; and to the west across East Bay Harbor Drive are three (3) / 2-story multifamily complexes known as part of the Town & Country sites with a total of 34 DU. This area of the Town is predominated by a mixture of low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area for mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town completed major amendments to its adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 20+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions. The submittal package has a few design / Code compliance issues that need to be corrected prior to moving forward for DRB consideration.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Thirty-five (35) units are allowed by right on the property (1.03 acres x 34 DUA). The developer is seeking to build 44 DU which exceeds the base density by 9 DU; therefore, if the project is approved by the Town, the developer will need to acquire 9 TDR units prior to the issuance of building permits. The proposed development would be deemed consistent with the applicable FLUM designation of the property if the Town approves the project with 7 TDR units.

Land Development Regulations / Zoning Code – The property has a zoning district classification of RM-1 Multiple Family Zoning District. The maximum building height allowed in this district is 75 feet (measured from BFE + 1' FBC freeboard to top of main roof deck) – proposed main building height is 75' to the main roof deck. As allowed a raised pool deck, mechanical equipment and elevator / stair tower will extend above the main roof deck. There appears to be some wide than allowed extended eyebrows extending into the front / rear / side yard that is not permitted as drawn, and a few other issues. The proposed use of the property is consistent with this zoning classification; however, some features of the proposed site design are not consistent with some provisions of the Code at present.

PLATTING

The site will not require re-platting, as the site is currently platted. However, as the site includes four (4) lots a Unity of Title will be required prior to the issuance of building permits to tie the lots legally together. It appears the lots are “full-sized” as no portion of the site was dedicated to the Town for the 11' for on-street parking.

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

As stated above, the Site Development Plan depicts access to the site from two (2) main one-way driveway connections to East Bay Harbor Drive near the north / south property lines that serve as access to the parking garage & four (4) guest spaces in the front yard area. Both 23' wide driveway entries lead to an under-building parking garage. The plans show that vehicles will enter at the northern driveway and exit at the southern driveway. A separate proposed front yard 18' wide driveway is shown as well with two (2) additional driveway connections to E. Bay Harbor Drive. Four (4) guest parking / delivery / loading spaces are shown in the front yard area as required by Code. A one-way looped driveway is proposed centered on the site facing E. Bay Harbor Drive for lobby drop-off purposes. The main driveway connections are shown at 23' in width (normal for 2-way drives) that circulates through the parking garage but reduces in width to a 22' driveway width in some cases / 13'-6" width maneuvering areas in some cases near some proposed parallel valet spaces. As mentioned above, the front yard lobby drop-off driveway is shown at 18' in width with 19' wide driveway connections to E. Bay Harbor Drive (12' typically allowed / provided). This results in a major Code violation of the required 10' wide front yard landscape strip between the street property line and any interior paved areas (driveways / parking spaces). Although not dimensioned the proposed landscape strip width is about 1'-6" in width. The Miami-Dade County Landscape Code (Ch. 18A) requires a minimum of 7' of landscaping while the Town Supplemental Landscape Code requires 10'. The DRB has the ability to approve a reduction based on demonstrated need; however, no municipality can approve less than 7'. The site layout will need to be redesigned.

Based on 44 DU the Code requires at least 88 parking spaces. As there are 4 lots and TDRs are requested at least 4 guest spaces are required. The Code allows guest spaces to be a subset of the required parking spaces due to the small lot sizes, but the Town encourages more spaces. The site plan includes a total of 88 parking spaces. Of the 88 parking spaces provided, mechanical lifts are proposed for 16 spaces, 20 spaces are proposed for tandem parking spaces, drive-aisle valet parallel spaces are proposed for 15 spaces, and 37 traditional parking spaces are proposed. The DRB will need review / approve this unique alternative parking arrangement parking scheme. The plans call for all parking to be by valet only 24/7. MMPA has reservations about the site design and valet

operations. In addition to the guest spaces, a drop-off area near the lobby entrance is required, which the plan meets in concept; however, drop-off driveway near the lobby entry is not setback the required 10' (only 1'-6" shown). The DRB has the discretionary approval of guest spaces / drop-off areas less than 10' in a front yard (not less than 7' per M-D Landscape Code), as well as the tandem parking arrangement.

A preliminary Fire Department staging area is shown on the plans. The applicant should meet with the Miami-Dade Fire Department staff as soon as possible to verify the proposed staging area, as this may affect the site design. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / DRB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is clean / modern / linear with abundant clear glass windows, metal and glass balconies or concrete projections. The building exceeds 120' at 251'+/- in length; therefore, the Town Code requires a "breezeway". The applicant is proposing a Code compliant 20'+/- wide breezeway completely through the center of the building from the 3rd floor to the roof. A roof "bridge" is proposed to connect the two towers with recreational facilities on the rooftop area. The purpose of the required 20' minimum width open breezeway is break up the massing of bigger building facades. The DRB has the ability to approve variations based on exaggerated / undulated architectural design; however, that is not necessary with this design.

SITE PLAN COMMENTS

Following are comments based on the plans dated August 25th, 2022, submitted to the Town for consideration:

1. On Sheet A1.00 in the Zoning Information Table the following issues are noted:
 - The table does not include a reference as to the required breezeway requirement or how this site complies. Only the building length calculations are provided. Please revise the plans to include the calculations.
 - As related to the proposed DU sizes there is no information provided as to the Code minimum DU size requirements nor proposed DU sizes demonstrating compliance. Please revise the plans to include this required information.
 - As related to the parking requirements, the plans state that 88 "standard" parking spaces are provided. A "standard" parking space is 8'-6" x 18' single vehicle side-by-side per Sec. 23-30(a) with striping / car stops. As mentioned above the site plan includes a total of 88 parking spaces. Of the total 88 parking spaces provided, mechanical lifts are proposed for 16 spaces, 20 spaces are proposed for tandem parking spaces, drive-aisle valet parallel spaces are proposed for 15 spaces, and 37 traditional parking spaces are proposed. Revise the table to include this breakdown, even though it is listed on other sheets. Basic site information should be in one cohesive location for ease of review.

2. On Sheets A1.01, A2.00, A3.01, the Civil Engineering Plans and Landscape Plans the applicable Landscape Codes (M-D / Town) requires a minimum 10' landscape strip along roadways separating driveways & parking spaces from the front property line, but the Town Code allows the DRB to consider somewhat narrower dimensions based on need (7' min. per M-D Landscape Code) upon request – not automatic approval. The center landscape strip is shown at 1'-6" – but no dimensions are shown. Revise the plans to reduce the driveway width and increase the landscape strip to meet minimum Code requirements. If a waiver is requested a written justification statement is required to be provided as to why the Code requirement cannot be met. The building footprint could be made smaller, or parking could be moved on the 2nd level as many others have done.
3. On Sheets A1.01, A2.00 and others the plans show grade level pools / pool decks and sitting area in the rear yard adjoining the waterway. Sec. 23-12(15)(e) requires a min. 5' landscape strip between the rear property line and any walkway / patio / pool / pool deck. This is required for compliance with the EPA NPDES drainage permit to pollutants can be retained on-site and not discharged into Biscayne Bay – a federally protected water body. Please revise the plans accordingly. Occasional perpendicular walkways from the upland areas to the seawall / docks are acceptable (5' width max.).
4. On the Site Plan drawings (architectural / civil / landscaping) curvilinear walkways are shown in the side yards which is allowed; however, per Sec. 23-12(15) no portion of a walkway can be placed closer than 3' to a side lot line to allow for proper on-site drainage and landscaping. Revise the collective plan set to comply with minimum Code requirements.
5. On the Site Plan drawings (architectural / civil / landscaping) walkways are shown in the front and rear yards which is allowed; however, per Sec. 23-12(15)(b) no portion of a walkway can be wider than 5' in those yard areas. The plans fail to include dimensions for many site features, including the walkway setbacks and widths. MMPA scaled the front / rear yard walkways at 6'+ in width. Revise the collective plan set to comply with minimum Code requirements.
6. On Sheet A2.00 and several other sheets there appears to be a significant problem with setback compliance for some of the "eyebrow" features that extend out into the minimum setback areas (front / rear / sides) from the building facades. Sec. 23-12(15)(e)(v) allows such architectural features to extend no more than 4' into a minimum front or rear yard and no more than 2' into minimum side yards. Although not dimensioned the plans show much wider yard encroachments for the so-called "eyebrows" (double+/- allowed width). Revise the plans to cut-back such desired architectural features to the Code allowed widths. FYI - It is noted balconies can extend up to 4' into a front yard setback, up to 6' into rear yard setbacks, but still only 2' into side yard setbacks. Another architectural feature cannot attach to a balcony extending a yard encroachment. Revise the plans to comply with Code.
7. The applicant is advised the Town Council is currently processing a Zoning Code amendment that may ban all vehicle lifts from being used in the Town, with rare exceptions. As currently written, there will be "grandfathered" dates for vesting based on submittal / DRB approvals, however, the details are still being resolved. The site plans may have to be redesigned based on the Town Council's actions.

8. On Sheets A4.01 thru A4.04 and Sheets A5.01 and A5.02 the plans do not clearly show compliance with the Town's building heights allowances. Revise the plans to add notations demonstrating the building height will not exceed 75' above FEMA BFE + 1' FBC freeboard.
9. Sec. 23-30(c) requires all 2-way driveways to be a minimum of 23' in width mostly to allow opposing parked vehicles to back-out and maneuver without damaging other vehicles. Driveways may not be used for full-time dual purposes (access / parking). The plans propose to designate 15 parallel parking spaces within the driveway aisles – MMPA cannot support that as we believe this violates the Code. Even with valet services (questionable if this would remain forever) the Code requires separate parking spaces from drive aisles. Parallel spaces must be 25' long x 9' wide and could abut a drive aisle. While operationally a valet parking arrangement plan is desired, to meet Code at least 88 parking spaces are required in separate designated spaces outside of the drive aisles. The Code does allow applicants to request "alternative parking arrangements". However, we do not believe the Code allows this arrangement (dual use of driveway).
10. Although the Town's Parking Code requires 2 parking spaces per DU, regardless of the number of bedrooms, this project anticipates very large DU sizes with mostly 3-4 bedrooms. In many Parking Codes the number of required parking spaces is based on the number of bedrooms – with more parking required for more bedrooms. While the plan technically meets the Town Code perhaps additional parking spaces should be considered to meet probable demand, if households have more than 2 vehicles.
11. To meet Code for parking the applicant should consider making a portion of the 2nd Level into a parking garage like many others have done to avoid lifts / tandem / drive aisle design. The DU are so large as proposed but could be reduced in size slightly without losing density and accommodate the parking.
12. On all sheets showing the height dimension from one floor to the next the Code requires a minimum of 9' clear from the top of a floor slab to the underneath of the floor slab above it. It is recognized interior finishes / mechanical chases / etc. may slightly diminish the height – the FBC governs minimum finished heights. Please revise the plans to include a detail demonstrating compliance.
13. On Sheet A1.02 provide building width calculations for the "breezeway" demonstrating compliance. Overall building length and breezeway requirements are different.
14. Sec. 23-24(d)(4) requires all exterior building facades of an above grade parking garage to be fully enclosed to screen adjoining sites from vehicle views / noise / lights / odors. The plans show an intent to utilize some openings with substantial screening panels. The Code allows the DRB to approve alternative screening designs if felt to be adequate. It is entirely up to the DRB to approve such requests. This will be mentioned in the staff report. If the DRB does not approve the request the project design will have to be adjusted.

15. Within the plans set on Sheet A1.00, Sheet A3.02 and Sheet A3.03 there appears to be some confusion as the Level descriptions. The current plans show there are 7 levels of residential use (Level 2 through Penthouses Level 8). However, Sheet A3.02 states the floor plan is for Levels 3-5 while Sheet A3.03 states the floor plan is for Levels 5-7 (2 floor 5s). Please research and correct the plans accordingly to describe the correct various floor plans.
16. On Landscape Plan Sheet L-2 the proposed Street Tree species is incorrect and is not in compliance with the Town's Master Street Tree Plan. Due to the existing OH FPL lines and their resistance to allow undergrounding of the lines, the alternative (shorter) tree species for this section of EBHD is Silver Buttonwood (12'-14' / 5' spread) is required.
17. On Sheet L-5.3 the Landscape Plan calculation table listed is old and outdated. Please see the attached updated Landscape Table to be used. Please revise the plans accordingly.
18. There are large FPL poles / wiring along this street frontage. The Town Code requires developers to underground any OH lines / remove poles when redevelopment occurs; however, FPL has objected to undergrounding only short sections. Therefore, the Town allows development to proceed with appropriate FPL trees and conduit installation for future underground utilities. All service connections must be underground and transformers / FDC connections / Backflow Preventers pushed back from the street and screened from view. Suggest an alternative / shorter tree species along the street frontage.
19. The preliminary Photometric Plans do not include enough information to demonstrate compliance with Sec. 23-19 – there are no footcandle readings in the yards / rooftop. Please revise the plans accordingly.
20. The Town's 2018 Seawall Assessment Survey categorizes the existing seawall at the site as "Fair" and lists a number of problems needing replacement / repairs.
21. The plans show a canopy / portico over the driveway at the lobby. Sec. 23-12(15)(e)(vi) allows porticos to extend up to 20 feet into a front yard; however, the maximum width allowed is 25 feet. No portico width dimension is provided. Revise the plan to include the width.
22. No Impact Analysis Report (IAS) was submitted as required. See the attached table to be utilized. For traffic trip generation use ITE data (5.44 TPD / .36 AMPH / .44 PMPH per DU).
23. Project will be subject to applicable impact fees for public schools (MDSB), local parks (Town), and utilities (County / Town).

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 _____ Legal Description _____

Net Lot Area _____ Acres / _____ SF

	Required	Provided
I. Open Space Requirement		
1. Net Lot Area = _____ SF x 20% = _____ SF (BHI – Sec. 23-11)	20% / _____ SF	_____% / _____ SF
2. Maximum Lawn Area Allowed (MDC – Sec. 18A-6(A)(5))		
a. Req. open space _____ SF x 60% = _____ SF	60% Max / _____ SF	_____% / _____ SF

II. Shade Trees

A. Required

- | | | |
|---|-------|-------|
| 1. 28 shade trees/acre: 28 x _____ acres = _____
(Min. 12' in height / 4' clear wood / 2 1/2" 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 | _____ | _____ |
| 2. Native Species Required - 50% Min.
of shade trees req. _____ x 50% = _____
(BHI – Sec. 24-16(a)(2)) | _____ | _____ |
| 3. Drought Tolerant and Low
Maintenance Species Require – 50% Min.
of shade trees req. _____ x 50% = _____
(MDC – Sec. 18A-6(C)(11)(b)) | _____ | _____ |

B. Tree Species

- | | | |
|--|-------|-------|
| 1. Number of shade trees required
(from Sec. (II)(A)(1) above) | _____ | |
| 2. Number of shade tree species required
(BHI – Sec. 24-16(a)(2)) | _____ | _____ |

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

Size of Tree Species in Relationship to Building Height

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

(BHI – Sec. 24-16(a)(2))

III. Street Trees

Required

Provided

1. Street Trees @ 1:35'

Width of lot _____ / 35' = _____

(15' min height / 6' clear wood / 2 ½" caliper)

(Street tree species determined by Street Tree Master Plan)

(Street trees do not count toward required on site shade trees)

(BHI – Sec. 24-16(a)(2)(a))

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))

2. Native Species Required - 30% Min.

(MDC – Sec. 18A-6(D)(1)(a))

3. Drought Tolerant and Low

Maintenance Species Required – 50% Min.

(MDC – Sec. 18A-6(D)(1)(b))

V. Buffers (If applicable)

(BHI – Sec. 24-16)

1. Parking Lot from ROW

(yes / no)

(yes / no)

2. Dissimilar Uses

(yes / no)

(yes / no)

VI. Parking Lot Landscaping (If applicable)**Required****Provided****1. 10 SF / parking space:**

10 x _____ spaces = _____ SF
(MDC – Sec. 18A-6(J))

2. Shade Trees Required

(MDC – Sec. 18A-6(J))

3. Shrubs Required

(MDC – Sec. 18A-6(I))

VII. Right Tree Right Place

(BHI – Sec. 24-16(a)(2)(f))

1. Number of trees near power lines

(See attached FPL guidelines)

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.

Town of Bay Harbor 2018 Seawall Resiliency Inspection

Property Address: 10141 E BAY HARBOR DR
Bay Harbor Islands, FL 33154
Location: S-1.1 Lot#26
Date of Inspection: 4/26/2018 @ 2:10pm

Observations:

Length: 317'
Seabed Elev.: ~-4.4' NAVD Cap Elev.: ~7.1' NAVD
Seawall: Anchored T-Pile Panel Wall
Dock: Timber Dock Framing, Timber Piles

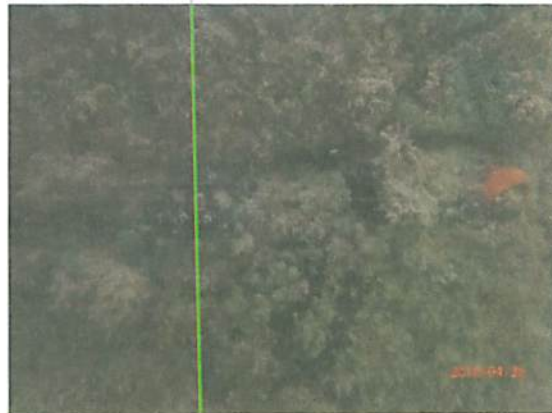
Comments:

- Cap – Moderate cracking at soffit and wet face
- Wall Panels – Moderate cracking and concrete erosion
- Wall – Panels – Moderate cracking 1ft from seabed
- T-Piles – Pile panel separation with sediment accumulation through fillets at seabed
- T-Piles – Moderate cracking and necking
- Dock – Moderate corrosion at fasteners



• Seawall Rating: Fair

• Dock Rating: Fair



TOWN OF BAY HARBOR ISLANDS, FLORIDA

DEVELOPMENT IMPACT ANALYSIS REPORT

Project Name: _____

Location: _____

Address: _____

General Project Description: _____

Site Square Feet / Acreage: _____

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 development.

Potable Water	200 gallons per capita, per day
Sanitary Sewer	156 gallons per capita, per day
Solid Waste	0.632 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
Local Streets*	LOS "B" at peak hour
Arterial Roadways**	LOS "E" at PM peak hour* (96 th Street / Kane Concourse / SR 922)
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
Public School Facilities	100% of FISH (Florida Inventory of School Houses) capacity including re-locatable classrooms in each public school concurrency service area (CSA)

Note: * 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 2002 FDOT Quality / Level of Service Handbook LOS "B" is not achievable in some instances (Table 4-1). However, the Town's plan includes a roadway capacity of 10,000 vehicles per day which corresponds to LOS "D". Therefore, the Town will use the highest achievable LOS during concurrency reviews.

******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 and signalized intersection analysis is required, as required by the Town.