

**TOWN OF BAY HARBOR ISLANDS
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154**

**SPECIAL DEVELOPMENT REVIEW
COMMITTEE MEETING**

AGENDA

September 20, 2022

2:00 P.M.

CALL TO ORDER: Set for approximately 2:00 PM

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Third resubmittal for review and discussion for the 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.

ADJOURNMENT:

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

To: Development Review Committee
Town of Bay Harbor Islands

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

Date: September 16th, 2022

Subject: Site Development Plan Application – #3 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) **APPROVE / AUTHORIZE** the proposed Site Development Plan application to move forward and be scheduled for a Design Review Board (DRB) meeting based on the submittal of revised plans that now comply with the Town's minimum Code requirements.

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 – #3 DRC Review
Proposed New Multiple-Family Development (33 DU)
Former Projects – 35 DU Project From 2018 Expired (MMPA #1065)
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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, 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.

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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 recorded 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.

The Town's DRC reviewed this application again at their September 13th, 2022 meeting and due to a few remaining DRC comments (zoning compliance issues), the application was deferred again to allow the applicant's design team to revise the drawings to address the final comments. The revised submittal package received September 15th, 2022 now address all remaining DRC comments. MMPA finds the latest revised plans now meet all minimum Zoning 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. 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 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 in Sec. 23-12 (25) a raised pool deck, mechanical equipment and elevator / stair tower will extend above the main roof deck. The plans have now been revised to delete a previously proposed roof shade structure that exceeded the Town's allowable building height for such accessory structures. The proposed use of the property is consistent with this zoning classification, and the latest revised plans (9/15/22) now comply with all Code provisions.

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 latest revised plans dated September 15th, 2022, submitted to the Town for consideration:

1. None as the latest revised plans corrected all remaining MMPA P&Z comments.
2. MMPA DRB staff report will set forth recommended conditions of approval.

DRC SITE PLAN COMMENTS & APPLICANT RESPONSES

Following are comments based on the plans dated August 25, 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.

All structural columns along the rear frontage have been removed from the setback. Please refer to revised site and floor plans (See Sheet A200, A301-A308).

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(1) 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.

Structure has been modified to meet the Town Code. See revised Sheet A306 and A400-A403.

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.

Sheet L-1 has been revised and internally consistent with architectural plans.

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(1). This will be addressed in the DRB staff report.

Understood.

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 Salver
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 tgm103@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

9927 EAST BAY HARBOR DRIVE

9927 EAST BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154
DEVELOPMENT REVIEW COMMITTEE RESUBMITTAL #2

DATE: 09-12-2022

DRAWING INDEX			DRC SUBMITTAL	RE-SUBMITTAL 08/25/22	RE-SUBMITTAL 09/12/22
Discipline	Sheet	Description			
Arch. KKAID	A0.00	COVER	X	X	X
		SURVEY	X	X	
	A1.00	PROJECT DATA	X	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	X
	A1.06	RENDERING_VIEW FROM THE STREET	X	X	X
	A2.00	SITE PLAN	X	X	X
	A2.01	SETBACK DIAGRAM	X	X	X
	A3.00	FLOOR PLAN - LEVEL 1	X	X	X
	A3.01	FLOOR PLAN - LEVEL 2	X	X	X
	A3.02	FLOOR PLAN - LEVEL 3	X	X	X
	A3.03	FLOOR PLAN - LEVEL 4-5	X	X	X
	A3.04	FLOOR PLAN - LEVEL 6	X	X	X
	A3.05	FLOOR PLAN - LEVEL 7	X	X	X
	A3.06	FLOOR PLAN - LEVEL 8	X	X	X
	A3.07	ROOF PLAN - POOL DECK	X	X	X
	A3.08	UPPER ROOF	X	X	X
	A4.00	BUILDING COLOR ELEVATION - NORTH	X	X	X
	A4.01	BUILDING COLOR ELEVATION - WEST	X	X	X
	A4.02	BUILDING COLOR ELEVATION - SOUTH	X	X	X
	A4.03	BUILDING COLOR ELEVATION - EAST	X	X	X
	A5.00	BUILDING_SECTION -A	X	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	X
	L-2	ROOF DECK LANDSCAPE PLAN	X	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	RE-SUBMITTAL 08/25/22	RE-SUBMITTAL 09/12/22
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	

Rev.	Date	Rev.	Date
1	8/25/22 DRC REV#1	9	
2	9/12/22 DRC REV#2	10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		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: 305-828-0644

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



e property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used

ALTA/NSPS LAND TITLE SURVEY

SCHEDULE B-II NOTES

SUBJECT REVIEW PERTAINS TO LOTS 19 AND 20, BLOCK 4, BAY HARBOR ISLAND: AFTER REVIEW OF SCHEDULE B-II, OF THE TITLE COMMITMENT ORDER NO.: 913794 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, JULY 6, 2020 AT 11:00PM BE ADVISED AS FOLLOWS:

ITEM #1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBJECT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **-NOT A SURVEY ISSUE.**

ITEM #2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2020 AND SUBSEQUENT YEARS. **-NOT A SURVEY ISSUE.**

B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. **-NOT A SURVEY ISSUE.**

C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND. **-IF ANY, REFLECTED HEREON.**

D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. **-NOT A SURVEY ISSUE.**

E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. **-NOT A SURVEY ISSUE.**

ITEM #3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETTED TO SUCH LANDS. **-NOT A SURVEY ISSUE.**

ITEM #4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. **-NOT A SURVEY ISSUE.**

ITEM #5. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS CONTAINED ON THE PLAT OF BAY HARBOR ISLAND, AS RECORDED IN PLAT BOOK 46, PAGE 5, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. **-IF ANY, REFLECTED HEREON.**

ITEM #6. DECLARATION OF RESTRICTIONS RECORDED APRIL 19, 1947 UNDER CLERK'S FILE NO. W-33513 (DEED BOOK 2848, PAGE 69) AS AFFECTED BY INSTRUMENT RECORDED IN DEED BOOK 3741, PAGE 176, ASSIGNMENT RECORDED MARCH 30, 1977, IN O.R. BOOK 9632, PAGE 1157; NOTICE TO EXTEND RECORDED APRIL 14, 1977, IN O.R. BOOK 9649, PAGE 253; NOTICE TO EXTEND RECORDED MARCH 21, 2008, IN O.R. BOOK 26282, PAGE 717; AMENDMENT TO NOTICE TO EXTEND RECORDED IN O.R. BOOK 30089, PAGE 3891, PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA, WHICH PROVIDES FOR USE LIMITATIONS, SET-BACKS AND EASEMENTS. **-REFLECTED HEREON.**

ITEM #7. SPECIAL WARRANTY DEED FOR TWO TRANSFERABLE DEVELOPMENT RIGHTS RECORDED IN O.R. BOOK 31312, PAGE 4855, AND QUIT CLAIM DEED FOR TWO TRANSFERABLE DEVELOPMENT RIGHTS RECORDED IN O.R. BOOK 31312, PAGE 4856, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. **APPLIES, NOT A SURVEY ISSUE.**

ITEM #8. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED APRIL 23, 1948, UNDER DEED BOOK 3128, PAGE 247, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATION HAS BEEN RELEASED PURSUANT TO SEC. 270.11, F.S. **-NOT A SURVEY ISSUE.**

ITEM #9. RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED. **-NOT A SURVEY ISSUE.**

ITEM #10. RIGHTS OF THE UNITED STATES OF AMERICA AND/OR THE STATE OF FLORIDA TO ANY PORTION OF SAID LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS, AND LANDS ACCRETTED THERETO. **-NOT A SURVEY ISSUE.**

ITEM #11. THOSE PORTIONS OF THE PROPERTY HEREIN DESCRIBED BEING ARTIFICIALLY FILLED IN LAND IN WHAT WAS FORMERLY NAVIGABLE WATERS, ARE SUBJECT TO THE RIGHT OF THE UNITED STATES GOVERNMENT ARISING BY REASON OF THE UNITED STATES GOVERNMENT CONTROL OVER NAVIGABLE WATERS IN THE INTEREST OF NAVIGATION AND COMMERCE. **-NOT A SURVEY ISSUE.**

ITEM #12. POSSIBLE RIGHT OF THE PUBLIC TO USE THAT PART OF THE LAND ADJACENT TO THE WATER'S EDGE THAT IS NOW, OR WAS FORMERLY, REGULARLY USED BY THE PUBLIC FOR RECREATIONAL PURPOSES. **-NOT A SURVEY ISSUE.**

ITEM #13. ANY PORTION OF THE LAND LYING WATERWARD OF THE MEAN HIGH WATER LINE OF BISCAYNE BAY, AND LANDS ACCRETTED THERETO. **-MEAN HIGH WATER LINE WAS NOT DETERMINED.**

ITEM #14. RIGHTS OF OTHERS TO USE THAT PORTION OF THE LAND LYING WITHIN THE WATERS OF BISCAYNE BAY. **-NOT A SURVEY ISSUE.**

ITEM #15. SURVEY PREPARED BY LANNES & GARCIA, INC., REGISTERED LAND SURVEYOR #4327, DATED MARCH 13, 1995, UNDER DRAWING NO. 28996 SHOWS THE FOLLOWING: THAT THERE ARE VARIOUS CONCRETE SLABS THAT ARE LOCATED ON THE NORTH AND SOUTH SIDES OF THE PROPERTY ADJACENT TO LOTS 19 AND 21, OF BLOCK 4, RESPECTIVELY, WHICH ENCROACH ONTO THE PROPERTY'S SET-BACK REQUIREMENTS, AS SHOWN IN THE FUND OWNER'S POLICY NO. OPM-937245. **-IF ANY, WILL BE REFLECTED ON CURRENT SURVEY.**

ITEM #16. THE IMMEDIATELY PRECEDING EXCEPTION IS IN ADDITION TO, AND NOT IN LIEU OF, THE STANDARD SURVEY EXCEPTION, NEITHER OF WHICH CAN BE DELETED WITHOUT CURRENT SURVEY INFORMATION ACCEPTABLE TO THE COMPANY AS SET FORTH IN TN 25.03.06 AND 25.03.07. **-NOT A SURVEY ISSUE.**

ITEM #17. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. **-NOT A SURVEY ISSUE.**

SCHEDULE B-II NOTES

SUBJECT REVIEW PERTAINS TO LOTS 21, BLOCK 4, BAY HARBOR ISLAND: AFTER REVIEW OF SCHEDULE B-II, OF THE TITLE COMMITMENT ORDER NO.: 913801 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, JULY 6, 2020 AT 11:00PM BE ADVISED AS FOLLOWS:

ITEM #1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBJECT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **-NOT A SURVEY ISSUE.**

ITEM #2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2020 AND SUBSEQUENT YEARS. **-NOT A SURVEY ISSUE.**

B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. **-NOT A SURVEY ISSUE.**

C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND. **-IF ANY, REFLECTED HEREON.**

D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. **-NOT A SURVEY ISSUE.**

E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. **-NOT A SURVEY ISSUE.**

ITEM #3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETTED TO SUCH LANDS. **-NOT A SURVEY ISSUE.**

ITEM #4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. **-NOT A SURVEY ISSUE.**

ITEM #5. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS CONTAINED ON THE PLAT OF BAY HARBOR ISLAND, AS RECORDED IN PLAT BOOK 46, PAGE 5, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. **-IF ANY, REFLECTED HEREON.**

ITEM #6. DECLARATION OF RESTRICTIONS RECORDED APRIL 19, 1947 UNDER CLERK'S FILE NO. W-33513 (DEED BOOK 2848, PAGE 69) AS AFFECTED BY INSTRUMENT RECORDED IN DEED BOOK 3741, PAGE 176, ASSIGNMENT RECORDED MARCH 30, 1977, IN O.R. BOOK 9632, PAGE 1157; NOTICE TO EXTEND RECORDED APRIL 14, 1977, IN O.R. BOOK 9649, PAGE 253; NOTICE TO EXTEND RECORDED MARCH 21, 2008, IN O.R. BOOK 26282, PAGE 717; AMENDMENT TO NOTICE TO EXTEND RECORDED IN O.R. BOOK 30089, PAGE 3891, PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA, WHICH PROVIDES FOR USE LIMITATIONS, SET-BACKS AND EASEMENTS. **-REFLECTED HEREON.**

ITEM #7. SPECIAL WARRANTY DEED FOR TWO TRANSFERABLE DEVELOPMENT RIGHTS RECORDED IN O.R. BOOK 31312, PAGE 4855, AND QUIT CLAIM DEED FOR TWO TRANSFERABLE DEVELOPMENT RIGHTS RECORDED IN O.R. BOOK 31312, PAGE 4856, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. **APPLIES, NOT A SURVEY ISSUE.**

ITEM #8. RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED. **-NOT A SURVEY ISSUE.**

ITEM #9. RIGHTS OF THE UNITED STATES OF AMERICA AND/OR THE STATE OF FLORIDA TO ANY PORTION OF SAID LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETTED TO ANY SUCH PORTION AS SO CREATED. **-NOT A SURVEY ISSUE.**

ITEM #10. THOSE PORTIONS OF THE PROPERTY HEREIN DESCRIBED BEING ARTIFICIALLY FILLED IN LAND IN WHAT WAS FORMERLY NAVIGABLE WATERS, ARE SUBJECT TO THE RIGHT OF THE UNITED STATES GOVERNMENT ARISING BY REASON OF THE UNITED STATES GOVERNMENT CONTROL OVER NAVIGABLE WATERS IN THE INTEREST OF NAVIGATION AND COMMERCE. **-NOT A SURVEY ISSUE.**

ITEM #11. POSSIBLE RIGHT OF THE PUBLIC TO USE THAT PART OF THE LAND ADJACENT TO THE WATER'S EDGE THAT IS NOW, OR WAS FORMERLY, REGULARLY USED BY THE PUBLIC FOR RECREATIONAL PURPOSES. **-NOT A SURVEY ISSUE.**

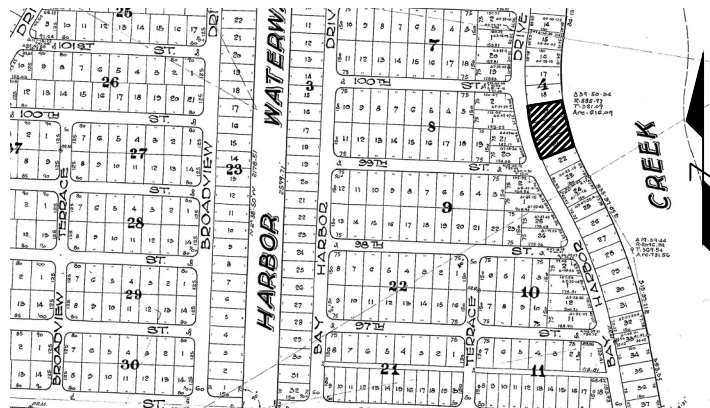
ITEM #12. ANY PORTION OF THE LAND LYING WATERWARD OF THE MEAN HIGH WATER LINE OF BISCAYNE BAY, AND LANDS ACCRETTED THERETO. **-MEAN HIGH WATER LINE WAS NOT DETERMINED.**

ITEM #13. RIGHTS OF OTHERS TO USE THAT PORTION OF THE LAND LYING WITHIN THE WATERS OF BISCAYNE BAY. **-NOT A SURVEY ISSUE.**

ITEM #14. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. **-NOT A SURVEY ISSUE.**

LOCATION SKETCH

NOT TO SCALE



LEGAL DESCRIPTION:

LOTS 19, 20 AND 21, BLOCK 4, "BAY HARBOR ISLAND" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY OF:

CONGRESS DRIFTWOOD LLC., A DELAWARE LIMITED LIABILITY COMPANY,

LOT SQUARE FOOTAGE:

33,752 SQUARE FEET +/- 0.77 ACRES +/-

PARKING SPACES:

23- TOTAL REGULAR PARKING SPACES
0- TOTAL HANDICAP PARKING SPACES

VEHICULAR ACCESS TO SUBJECT

PROPERTY:
EAST BAY HARBOR DRIVE

FLOOD INFORMATION:

FLOOD ZONE: AE
MAP & PANEL= 12086C0144
COMMUNITY No.: 120637
SUFFIX: L
DATE OF FIRM: 09-11-2009
BASE ELEV.= +9.00/+10.00 NGVD 1929
ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.
B.M. # S-243, ELEV. = 11.77 (MIAMI-DADE COUNTY)

ENCROACHMENT - VIOLATIONS STATEMENTS

WOOD DOCK IS ENCROACHING ON
THE EAST

PROPERTY ADDRESS:

9927, 9955 EAST BAY HARBOR DRIVE,
BAY HARBOR ISLAND, FLORIDA 33154

SURVEY CERTIFICATION

TO TITLE MATTERS, L.L.C. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, CONGRESS DRIFTWOOD LLC., A DELAWARE LIMITED LIABILITY COMPANY. THIS SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE PHYSICAL STATUS OF THE PROPERTY. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY", JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION, THE AMERICAN CONGRESS ON SURVEYING AND MAPPING AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS IN 2016. UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH "THE MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

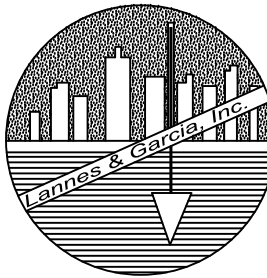
THE FIELD WORK WAS COMPLETED ON FEBRUARY 03, 2022.

DATE OF PLAT OR MAP: 02-03-2022

FRANCISCO F. FAJARDO #4767
PROFESSIONAL SURVEYOR AND MAPPER
SURVEY PERFORMED BY: LANNES AND GARCIA, INC

PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.

LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 559-3002



FIELD DATE: 01/04/2017

SCALE: 1" = 20'

DRAWN BY: J.L.J.

DWG. No.: 258577F

SURVEYOR'S NOTES:

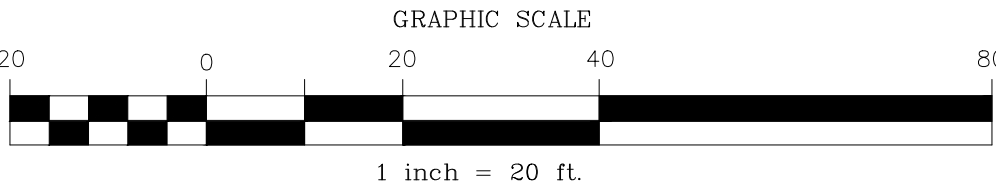
1) NOT VALID UNLESS SIGNATURE WITH THE REGISTERED LAND SURVEYOR'S SEAL. 2) LEGAL DESCRIPTION PROVIDED BY OTHERS. 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD. 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD. 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED. 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929. 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED. 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE. 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL. 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY. 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS. 12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT: SOUTHERLY LINE OF LOT 20, BLOCK 4 = (S68°21'51"W)



ALTA/NSPS LAND TITLE SURVEY

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17.050 THROUGH 53-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND
MAPPER REGISTRATION NO. 4767.



FOLIO NO.: 13-2227-025-0001
LOT - 18
BLOCK - 4

150.00' (R&M)

(RADIAL)
N77°18'28"E
#2
4' WOOD FENCE
6' CHAIN LINK
FENCE (CONSTRUCTION)

C2
R=885.97'
L=207.43'
D=13°24'52"
T=104.19'
CH=206.96'
CHB=S19°23'58"E

C1
R=1035.97'
L=242.55'
D=13°24'52"
T=121.83'
CH=242.00'
CHB=N19°23'58"W

STORM SEWER MANHOLE #1
RIM ELEV. 10.78
INVERT:
5.58 (NW) 15" CONC. PIPE
5.58 (NE) 15" CONC. PIPE
5.58 (S) 15" CONC. PIPE
4.78 BOTTOM OF BOX

LOT - 20
BLOCK - 4

VACANT

LOT - 21
BLOCK - 4

LOT - 22
BLOCK - 4

SANITARY MANHOLE #1
RIM ELEV. 4.32
INVERT:
0.32 (N) 8" CLAY PIPE
0.12 (SE) 8" CLAY PIPE

SANITARY MANHOLE #2
RIM ELEV. 3.85
INVERT:
-1.80 (NW) 8" CLAY PIPE
-0.95 (W) 8" CLAY PIPE
-1.80 (SE) 8" CLAY PIPE

CATCH BASIN #3
RIM ELEV. 3.20
INVERT:
0.30 (NE) 18" HDPE PIPE
0.60 (SW) 12" CONC. PIPE

STORM SEWER MANHOLE #4
RIM ELEV. 3.96
INVERT:
(UNABLE TO FIND ANY PIPES
DUE TO DIRT AND WATER INSIDE)

STORM SEWER MANHOLE #5
RIM ELEV. 3.89
INVERT:
1.44 (SW) 6" PVC PIPE
1.49 (W) 6" PVC PIPE

DRAIN PIPE #6
INVERT:
-0.25 (SW) 18" HDPE PIPE

SURVEYOR'S NOTE:
NO TREES PRESENTLY ON SITE: 08/24/2022

UPDATED :02/03/2022

ALUMINUM POST FENCE ADDED ONLY :03/02/2021

SIZE OF PIPE REVISED ONLY.
ALTA SURVEY NOT UPDATED :12/31/2020

UTILITIES AND ELEVATIONS ADDED ONLY.
ALTA SURVEY NOT UPDATED :09/02/2020

UPDATED :06/30/2020

UPDATED AND TREES ADDED:05/29/2020

LEGEND	F.H.	P.C.C.	TYP.
A/C - AIR CONDITIONER	FIRE HYDRANT	POINT OF COMPOUND CURVATURE	TYPICAL
A/V - AVENUE	I.C.V. IRRIGATION CONTROL VALVE	P.C.P. PERMANENT CONTROL POINT	U.E. UTILITY EASEMENT
B/LVD. BOULEVARD	I.R. IRON PIPE	P.L.S. PROFESSIONAL LAND SURVEYOR	W.M. WATER METER
B/M - BENCH MARK	F.P.L. FLORIDA POWER & LIGHT	P.S.M. PROFESSIONAL SURVEYOR AND MAPPER	W.V. WATER VALVE
CATV - CABLE TELEVISION BOX	F.I.R. FOUND IRON PIPE	P.O.B. POINT OF BEGINNING	W.U.P. WOOD UTILITY POLE
C.B. CATCH BASIN	FND. FOUND	P.O.C. POINT OF COMMENCEMENT	SYMBOLS
CBS - CONCRETE BLOCK STRUCTURE	L. ARC LENGTH	P.O.C. POINT OF REVERSE CURVATURE	CONCRETE
CHB - CHORD BEARING	(L) LEGAL	P.R.M. PERMANENT REFERENCE MONUMENT	OVERHEAD UTILITY LINES
CH - CHORD DISTANCE	L.P. LIGHT POLE	P.T. POINT OF TANGENCY	WIRE FENCE
COR - CORNER	LB. LICENSED BUSINESS	R. RADIUS	WOOD FENCE
CT - COURT	LS. LAND SURVEYOR	(R) RECORD	PROPERTY CORNER
C - CENTERLINE	L. MEASURED	R.E. RIM ELEVATION	WATER FLOW
CL - CLEAR	NGVD NATIONAL GEODETIC VERTICAL DATUM	R.W. RIGHT-OF-WAY	SIGN
CONC. CONCRETE	NO ID. NOT IDENTIFIABLE	(R) RECORD	PROPOSED GRADE ELEVATION
C.D. CLEAN OUT	NO. NUMBER	S.I.P. SET IRON PIPE	WATER VALVE
E.B. ELECTRIC BOX	NTS. NOT TO SCALE	S.I.R. SET IRON ROD	WIRE FENCE
ELEV. ELEVATION	O.R.B. OFFICIAL RECORD BOOK	ST. STREET	WOOD FENCE
ENCR. ENCROACHMENT	ONPL. ON PROPERTY LINE	T. TANGENT	PROPERTY CORNER
E.R.P. ELEVATION REFERENCE POINT	O.U.L. OVERHEAD UTILITY LINES	T.B.M. TEMPORARY BENCH MARK	WATER FLOW
F.F. FINISH FLOOR	P.C. POINT OF CURVATURE	TEL. TELEPHONE	SANITARY MANHOLE



 **FLOOD MAP** N.T.S.

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)
BASE FLOOD ELEVATION: 10 NGVD
DESIGN FLOOD ELEVATION: 10' + 1' = 11' NGVD

FOLIO: 13-2227-001-0970 = 11,250 SF
13-2227-001-0960 = 22,500 SF

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) *DFE (DESIGN FLOOD ELEVATION) = BFE (BASE FLOOD ELEVATION) +1 = 10'+1' = 11' NGVD	75'-0" ABOVE DFE*
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		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.	

5

OF UNIT BREAKDOWN

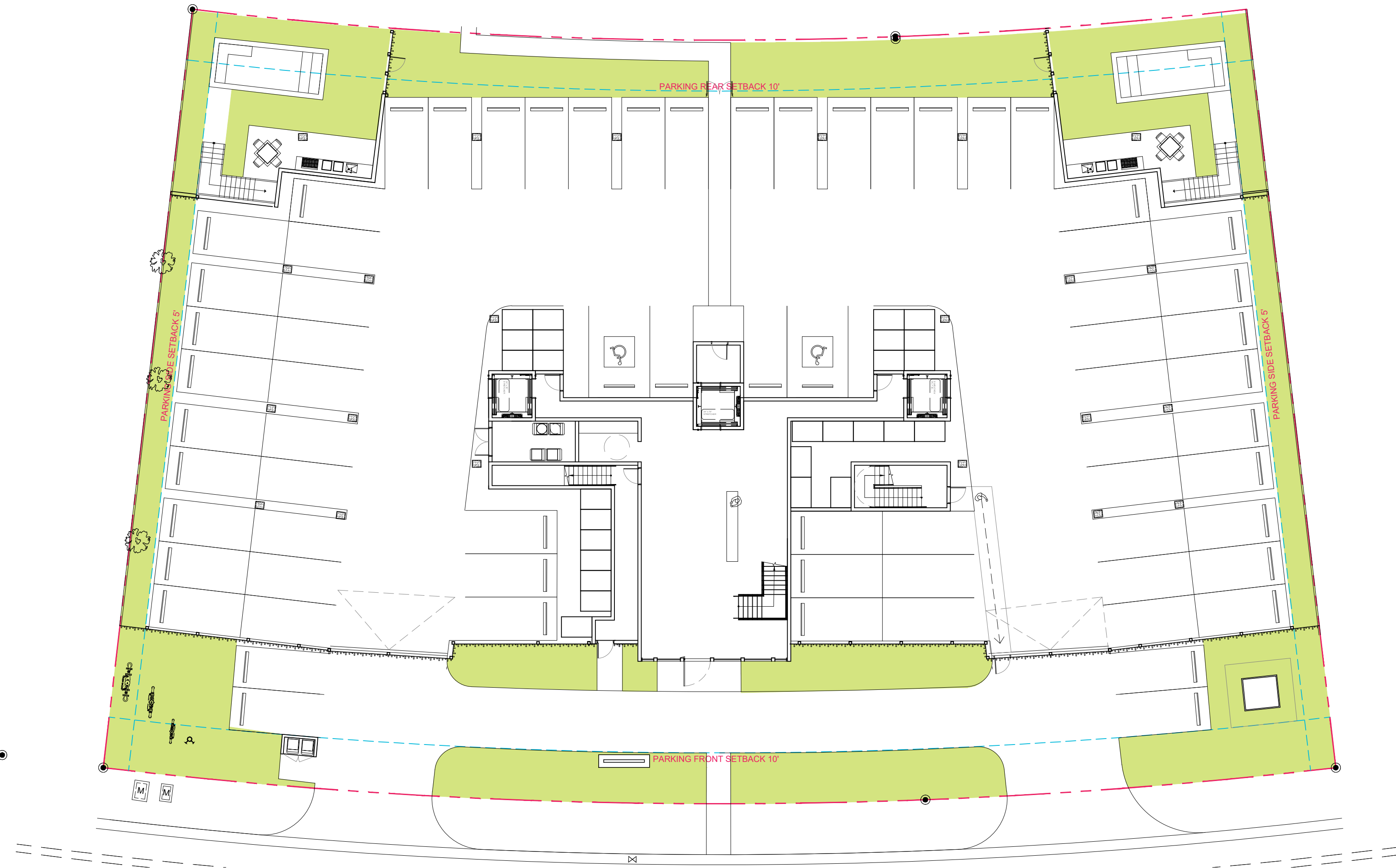
LEVELS	UNITS PER FLOOR	SUBTOTAL UNITS	TOTAL UNITS PROPOSED
2	3 RESIDENTIAL UNITS	3 UNITS	
3-8	5 RESIDENTIAL UNITS	5 UNITS x 6 LEVELS = 30 UNITS	
		TOTAL UNITS = 33 UNITS	33 UNITS

6

UNIT MIX CHART

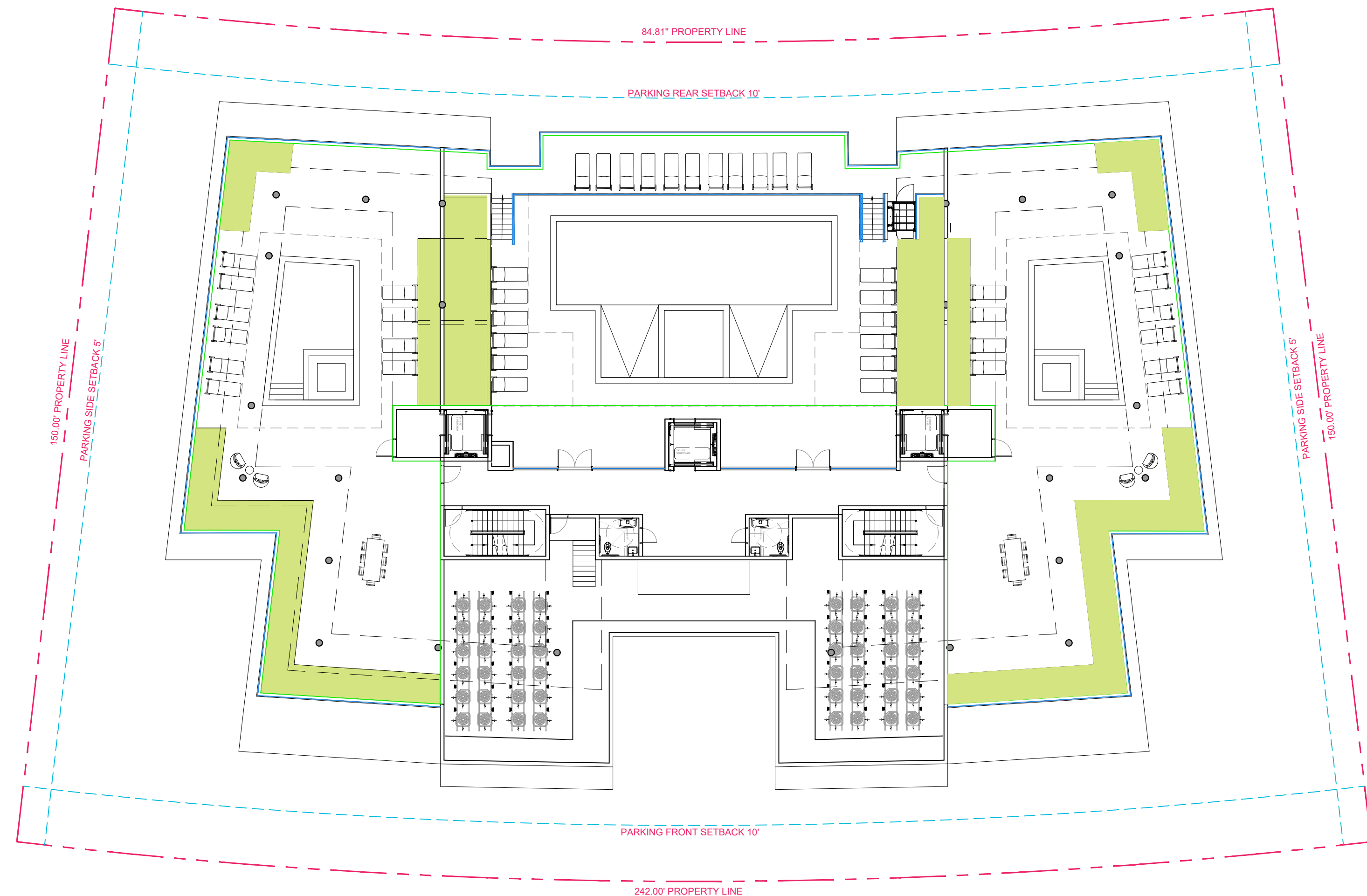
LEVEL	UNIT	NUMBER OF BEDROOMS	MIN. UNIT SF REQUIRED	PROVIDED
1	-	-	-	-
2	2A	4	1,550 SF	4,088 SF
	2B	3	1,350 SF	3,721 SF
	2C	4	1,550 SF	4,088 SF
	A	4	1,550 SF	4,088 SF
3-8	B	3	1,350 SF	3,721 SF
	C	4	1,550 SF	4,088 SF
	D	2	1,150 SF	1,572 SF
	E	2	1,150 SF	1,572 SF
	ROOF L.			

Date	08-25-2022	Sheet No. A1.00
Scale		
Project	2227	



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

1 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 %	

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

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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ZONING PHASE

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

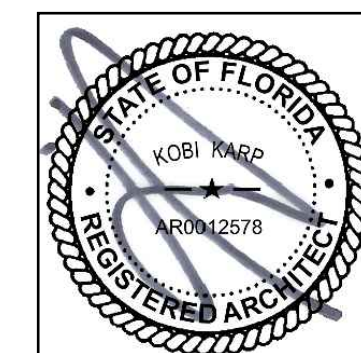
OWNER:
Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave., #3308
Sunny Isles Beach, FL 33160

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

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

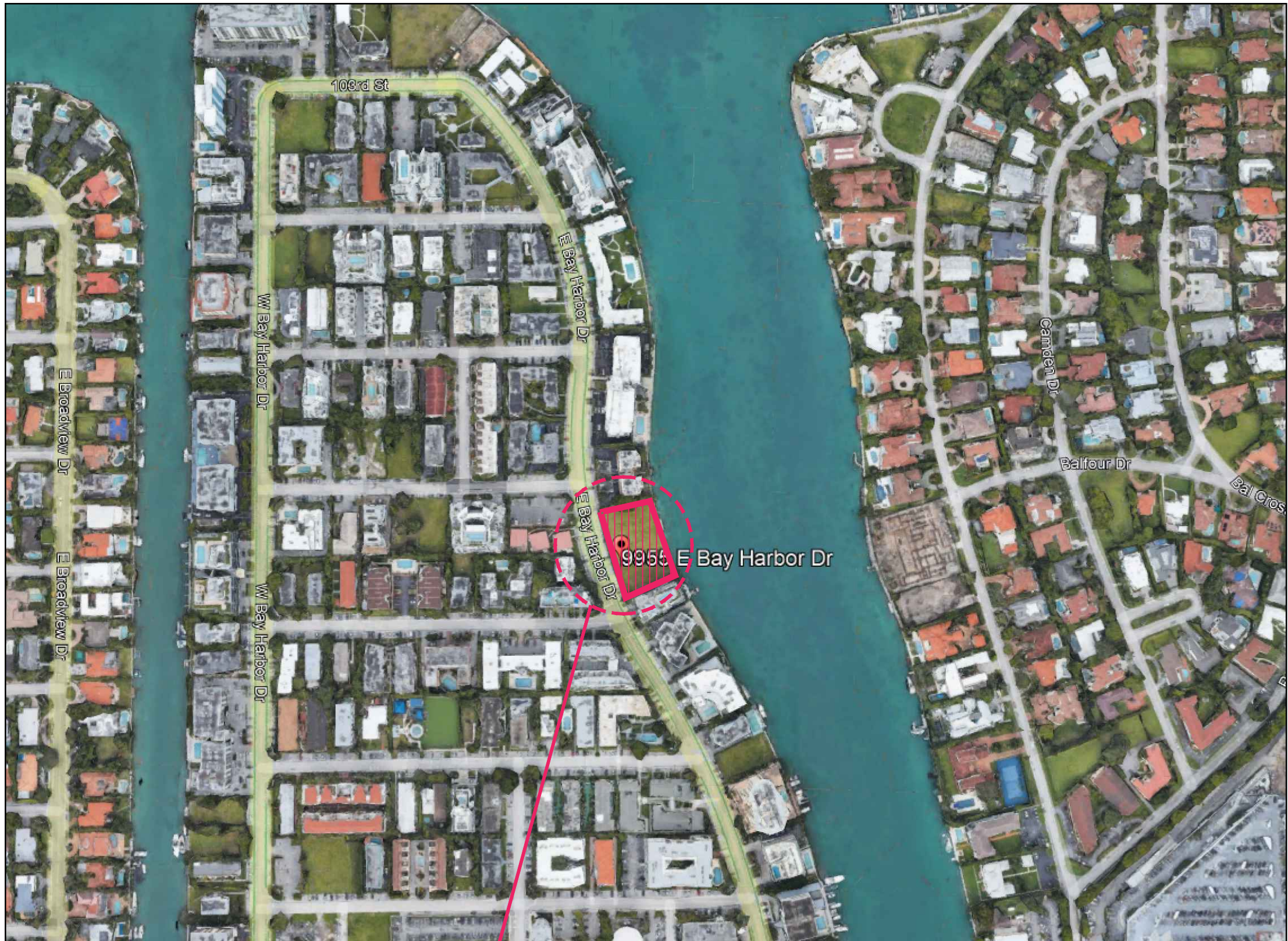


KOBİ KARP
Lic. # AR0012578



OPEN AREA CALCULATION

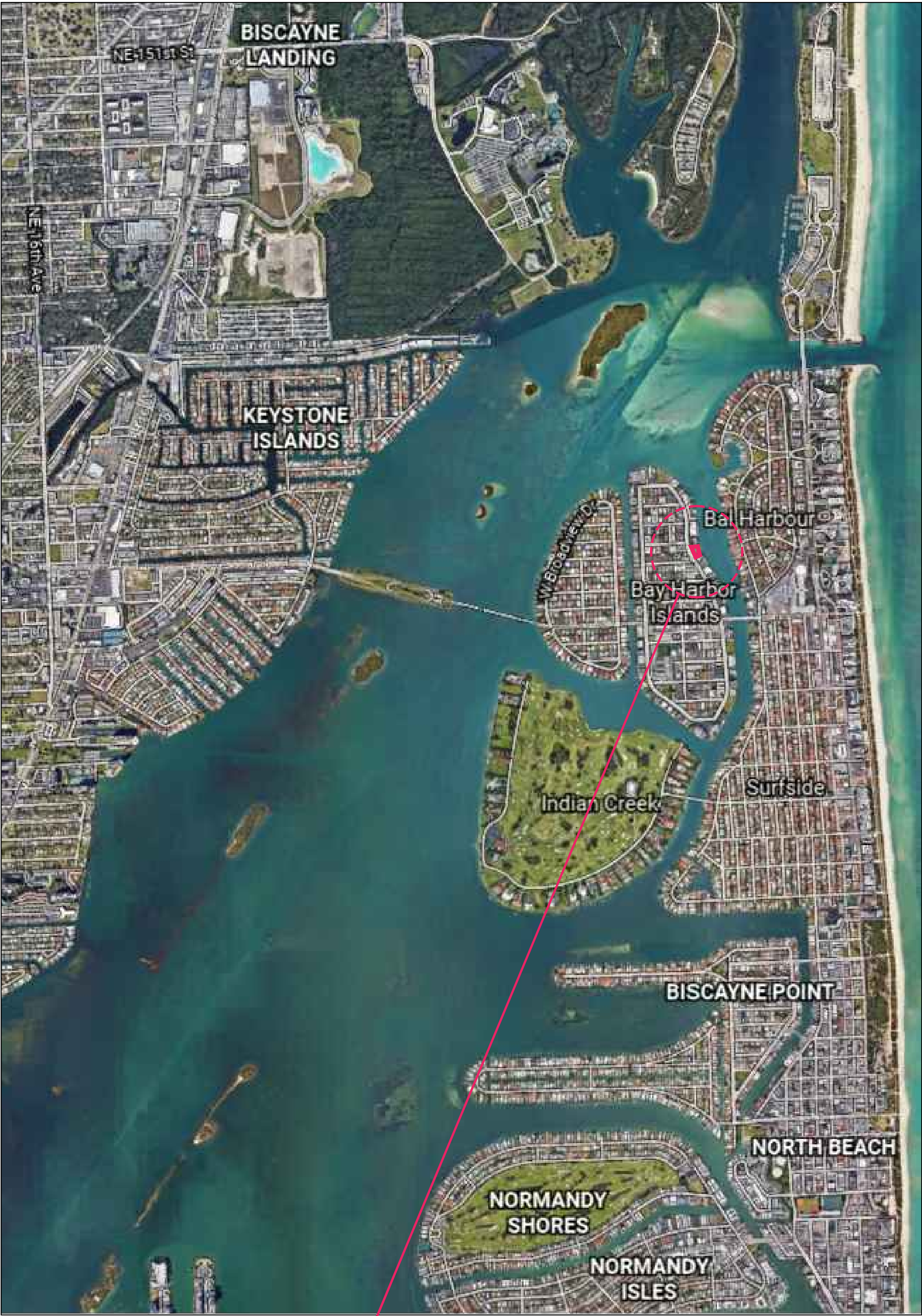
Date	08-25-2022	Sheet No.
Scale		A1.01
Project	2227	



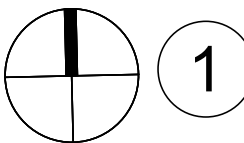
SITE



SITE



SITE



CONTEXT SITE MAP

SCALE: N.T.S.

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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ZONING PHASE

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BAY HARBOR ISLANDS, FL 33154

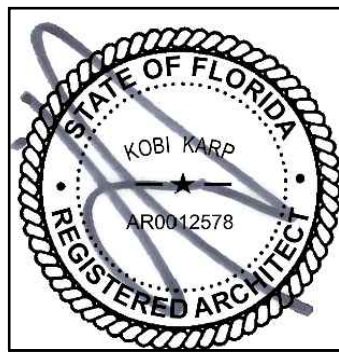
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CIVIL ENGINEER:
Name: Ocean Engineering
Address: 8101 Biscayne BLVD, Suite 509
Miami, FL 33138
Tel: 786-518-2008

MEP ENGINEER:
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ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
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Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3786

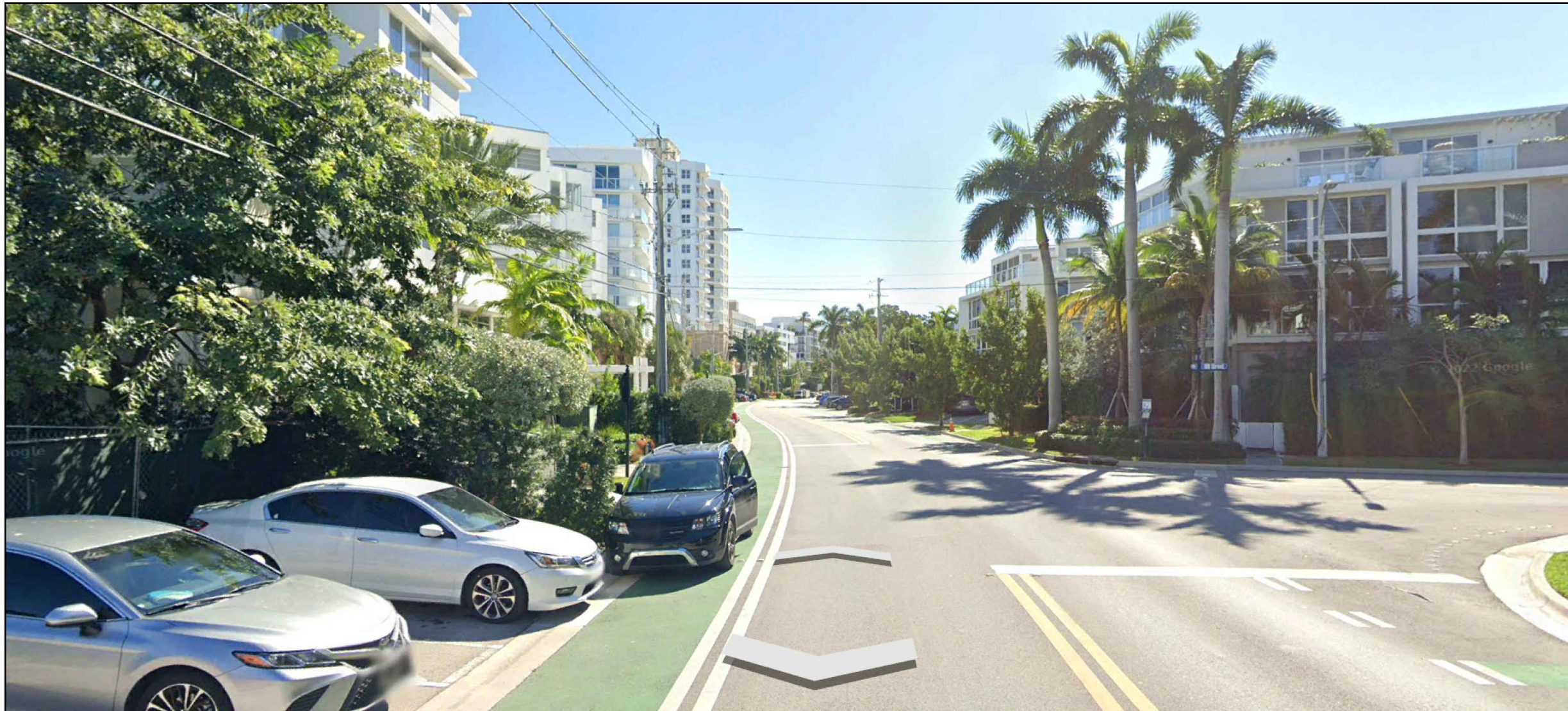


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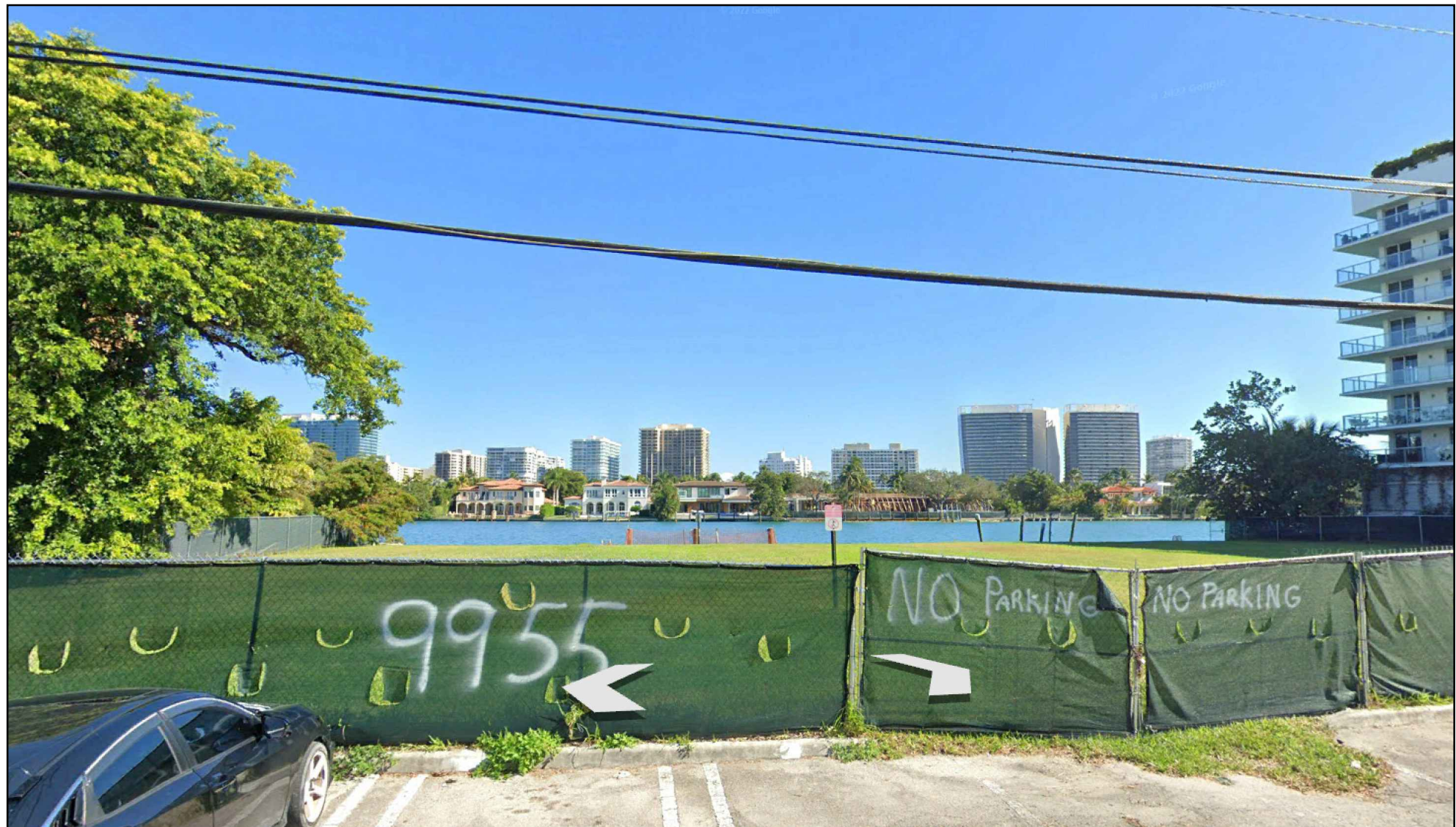


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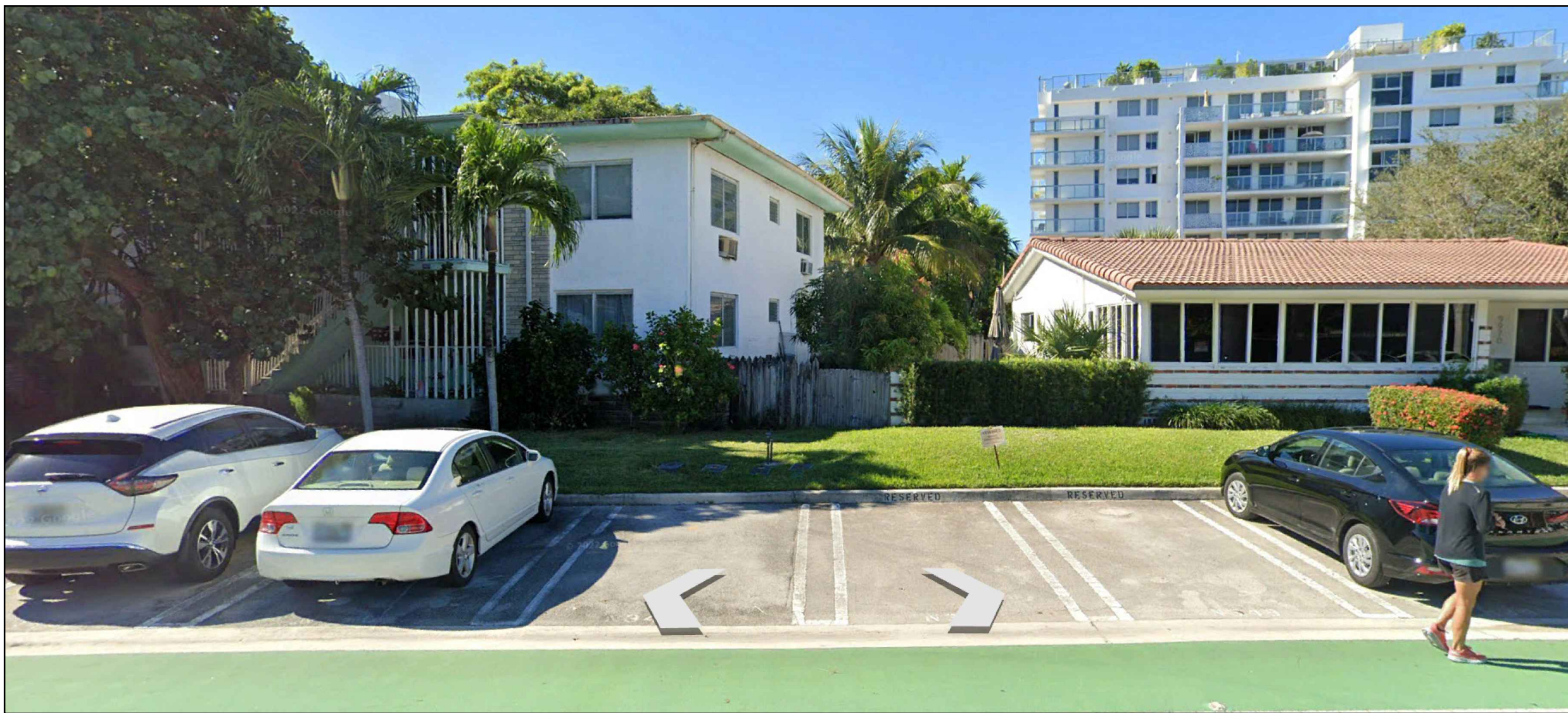
Date	08-25-2022	Sheet No.
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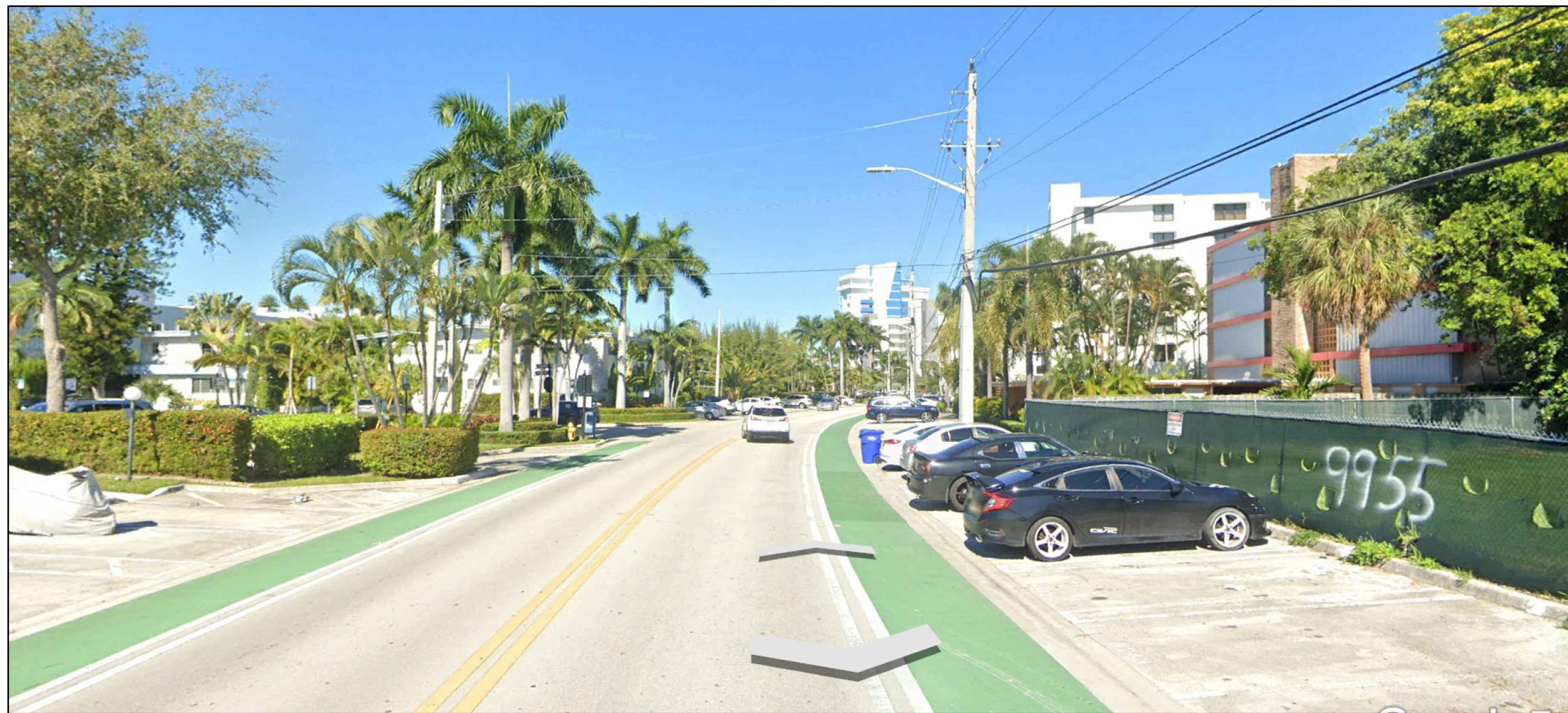
1 STREET VIEW
SCALE: N.T.S.



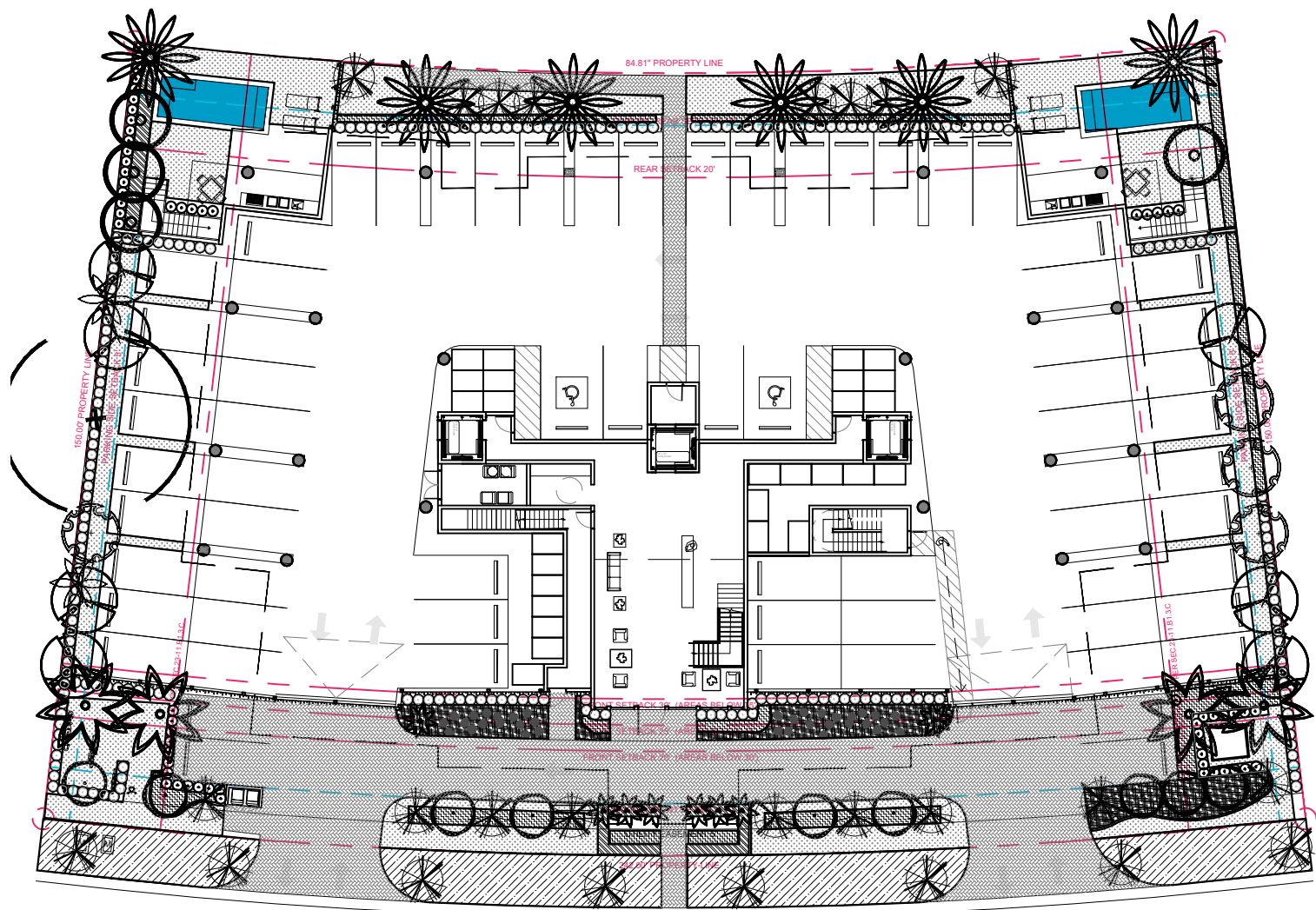
2 PROPERTY VIEW
SCALE: N.T.S.



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
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Tel: 786-518-2008

MEP ENGINEER:

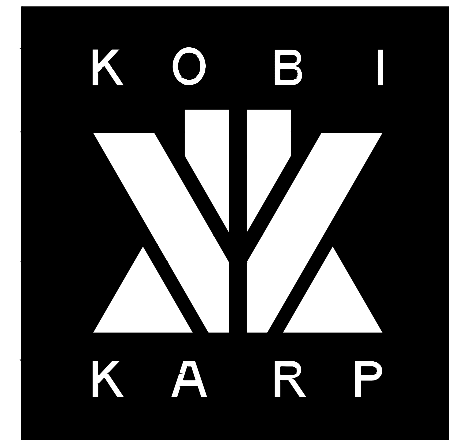
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CONTEXT PHOTOS

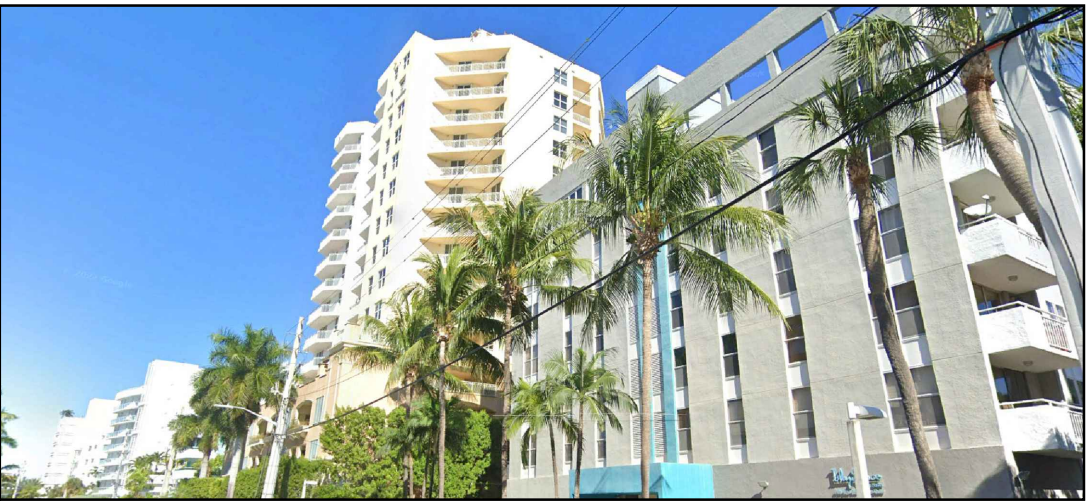
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Scale		A1.03
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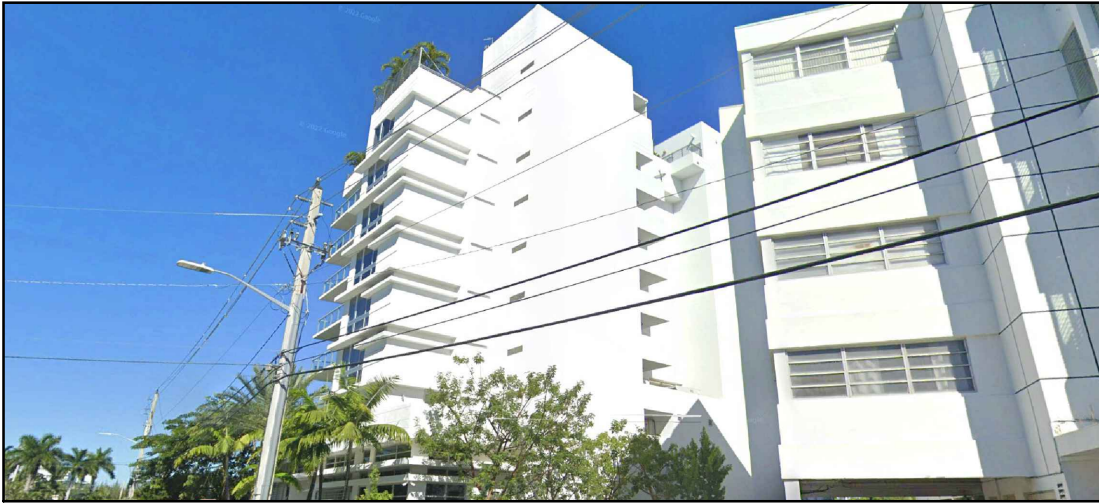
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 1 SURROUNDING BUILDINGS

SCALE: N.T.S.



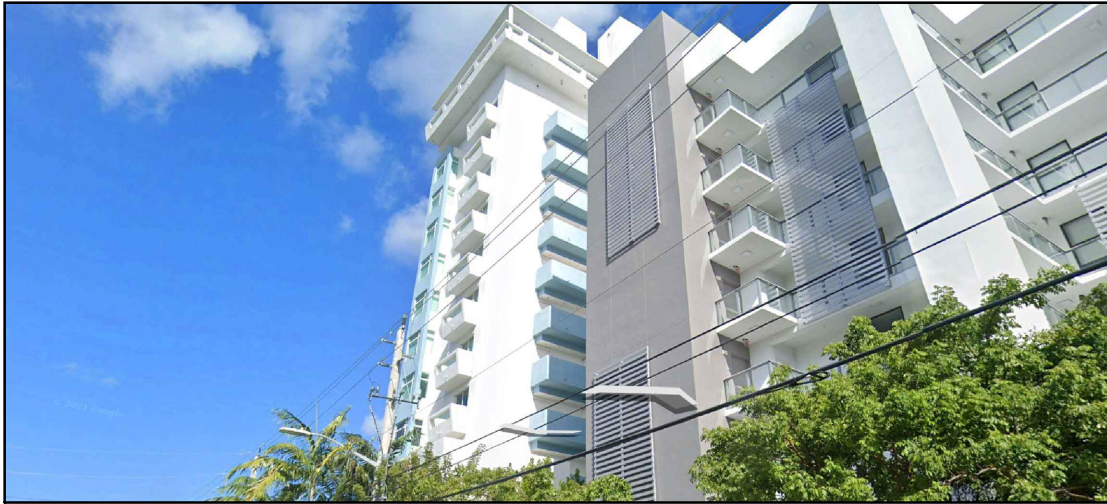
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SCALE: N.T.S.



2 PHOTO
SCALE: N.T.S.



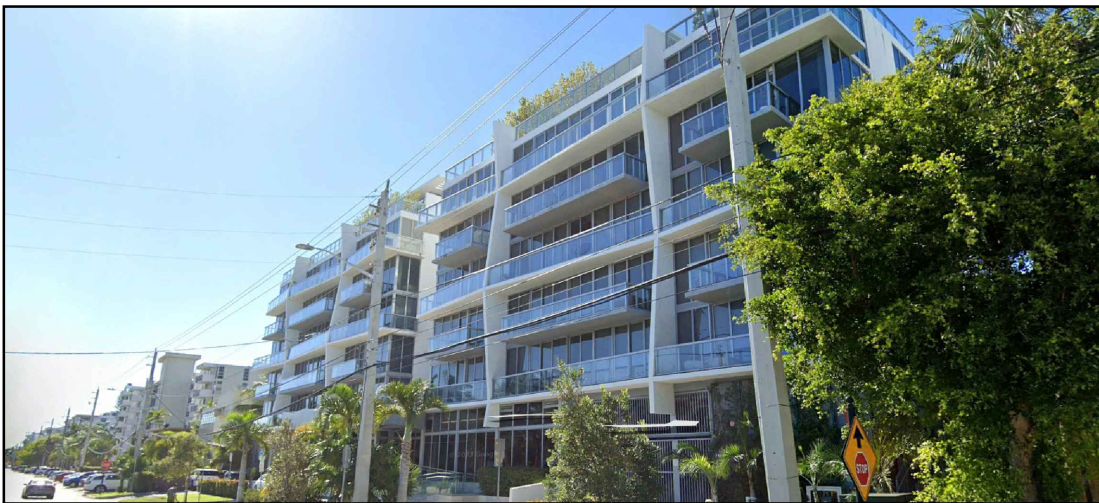
3 PHOTO
SCALE: N.T.S.



4 PHOTO
SCALE: N.T.S.



5 PHOTO
SCALE: N.T.S.



6 PHOTO
SCALE: N.T.S.

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SURROUNDING BUILDING

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9927 E BAY HARBOR DRIVE

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RENDERING_VIEW FROM THE BAY

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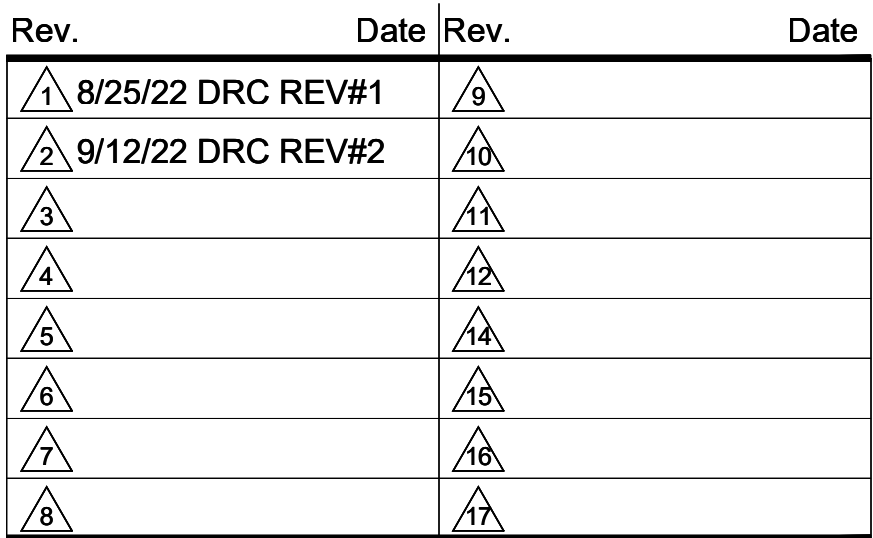


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RENDERING _VIEW FROM THE STREET

Date	08-25-2022	Sheet No.
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BAY HARBOR ISLANDS, FL 33154

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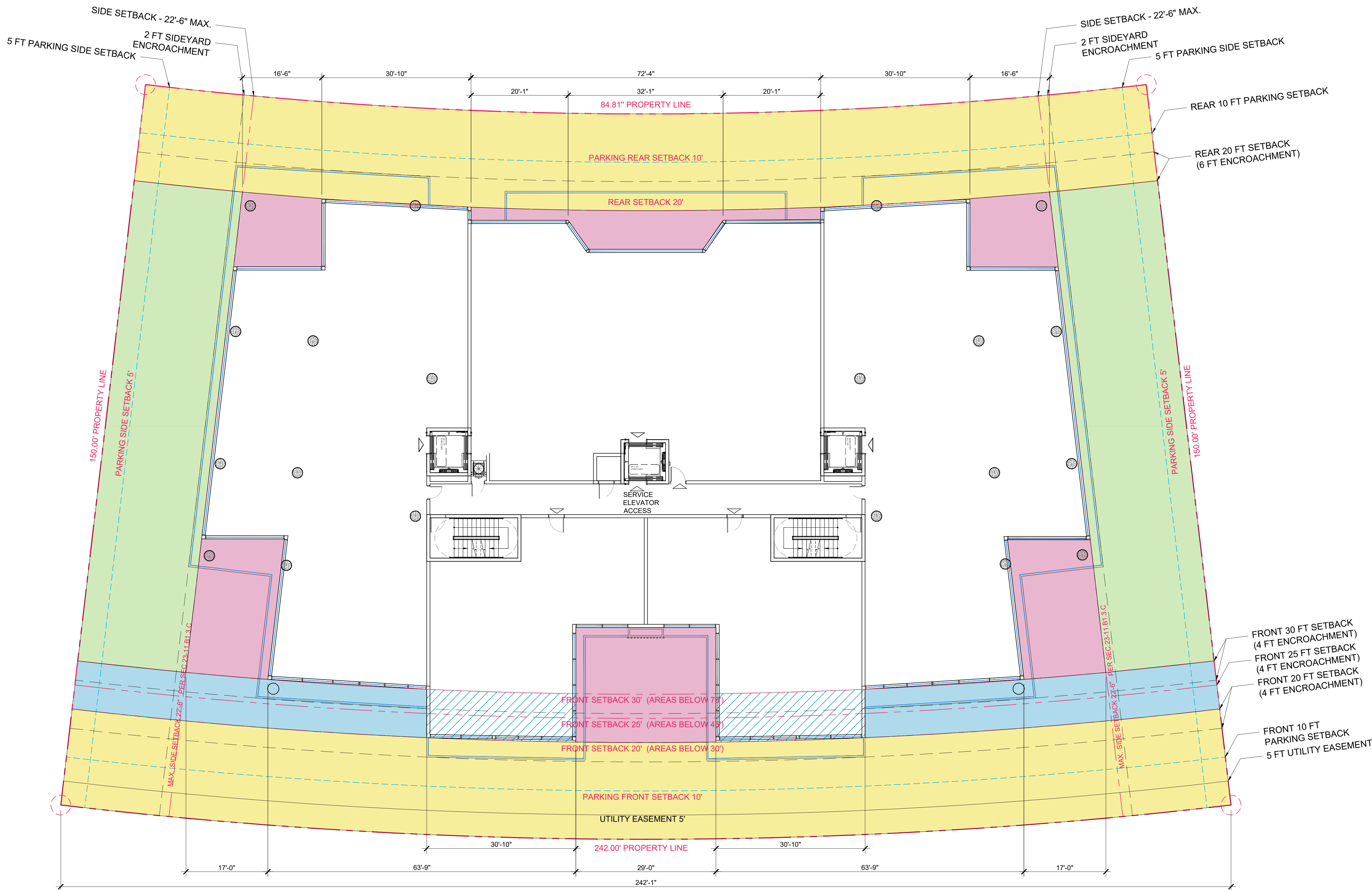


Date	08-25-2022	Sheet No. A2.00
Scale		
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PROPOSED TRASH ENCLOSURE DESIGN

SITE PLAN

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



- 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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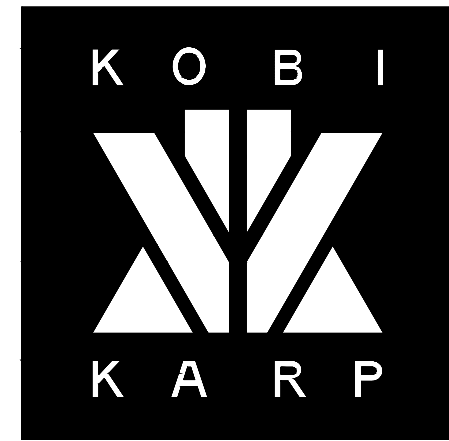
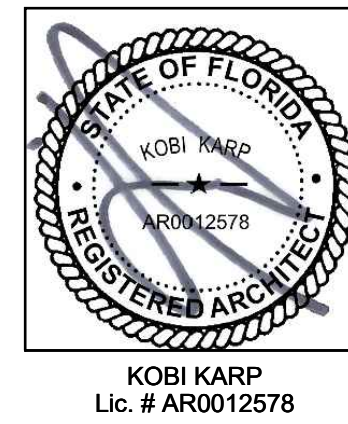
OWNER:
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LANDSCAPE DESIGN:
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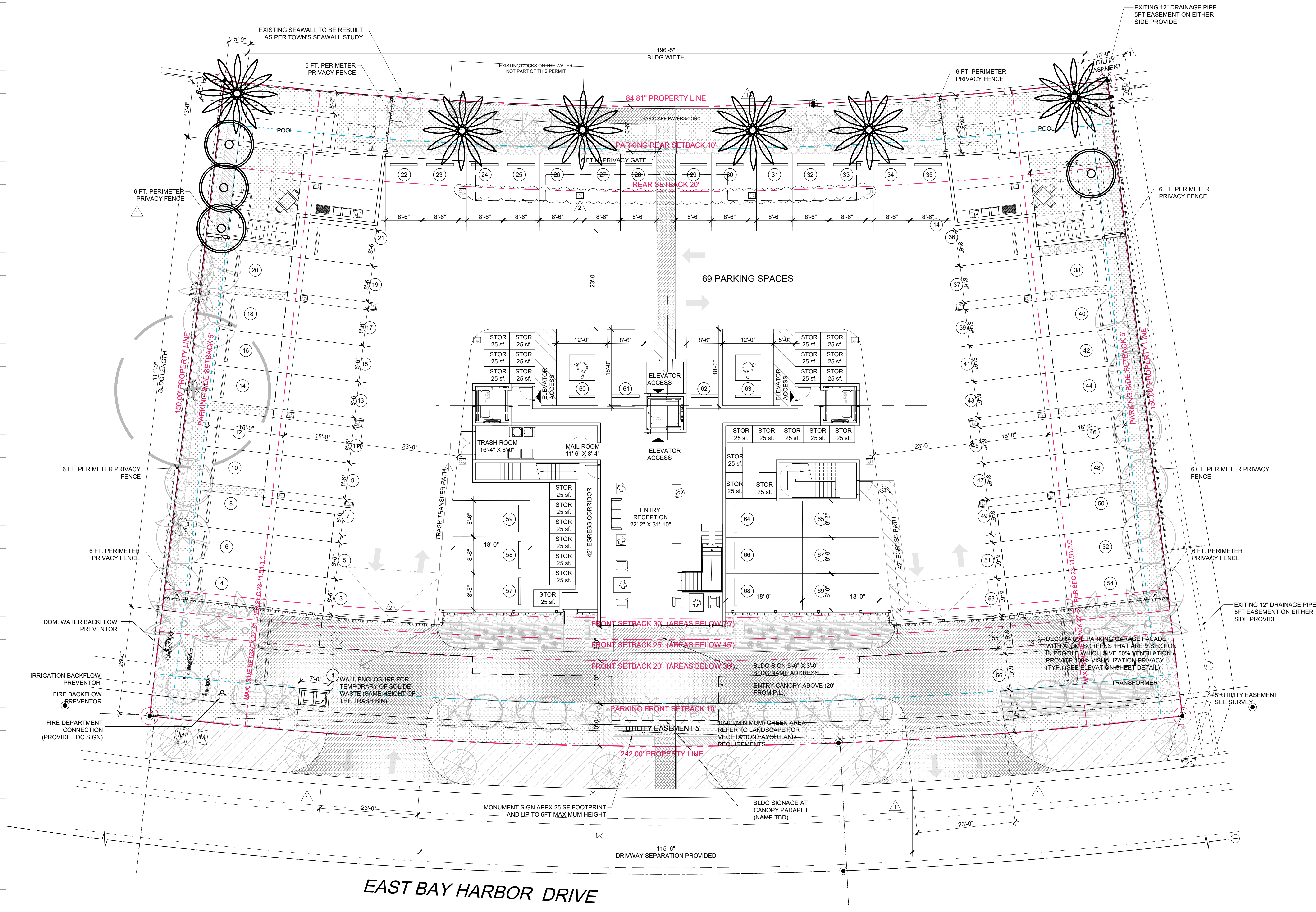
MEP ENGINEER:
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SETBACK DIAGRAM

Date	08-25-2022	Sheet No.
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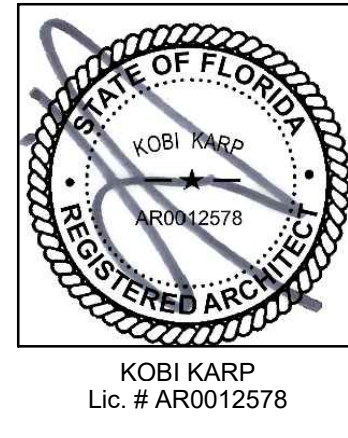
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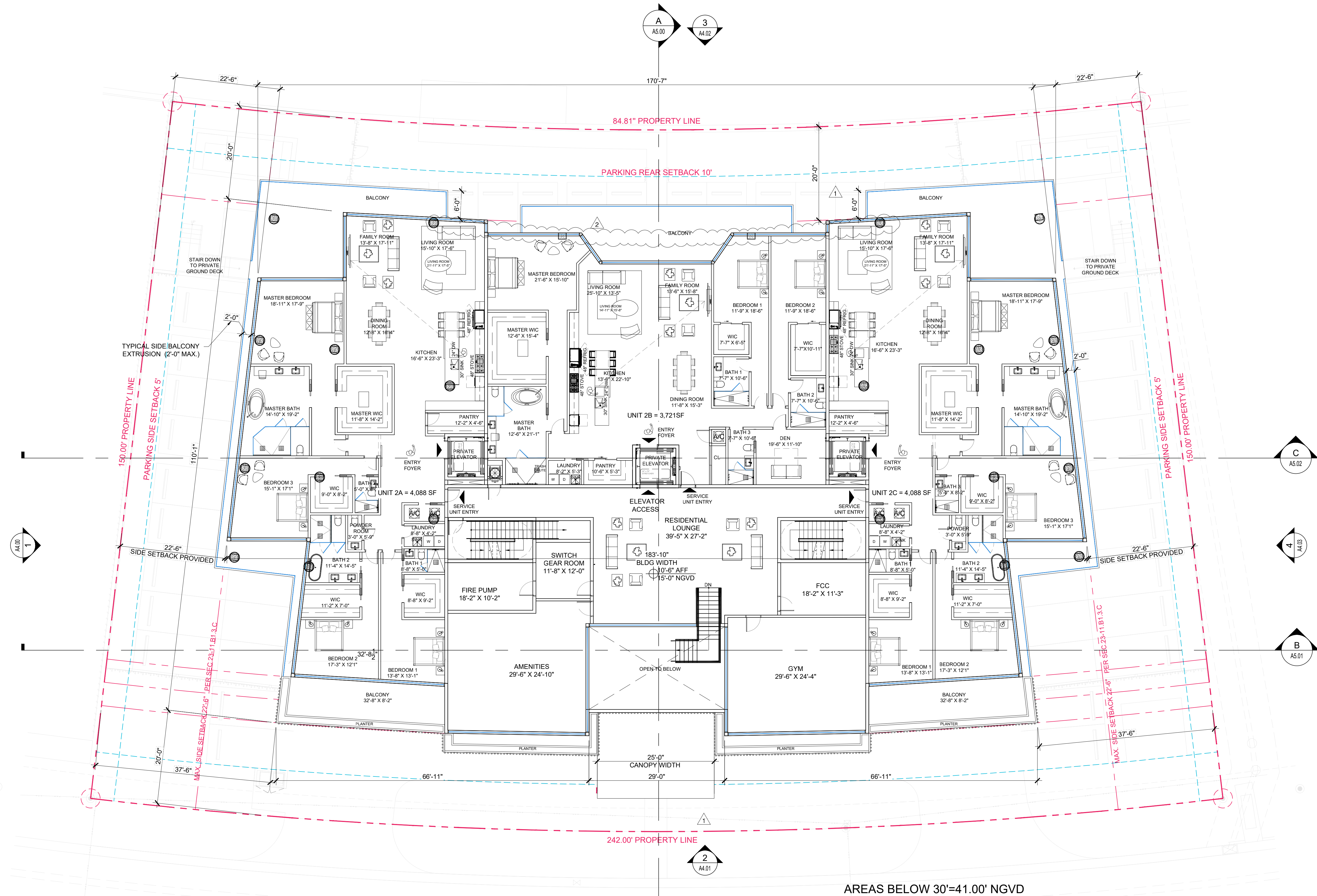


69 PARKING SPACES

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

FLOOR PLAN - LEVEL 1

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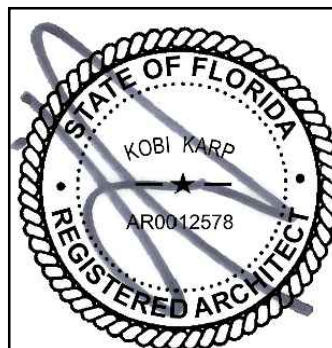
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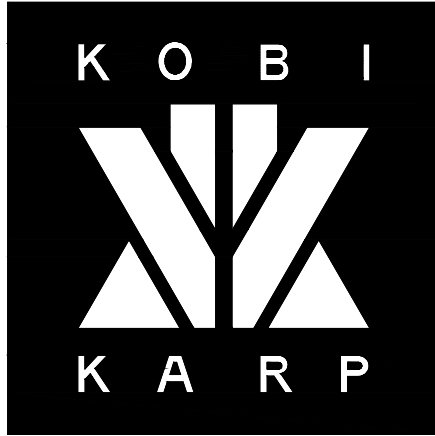
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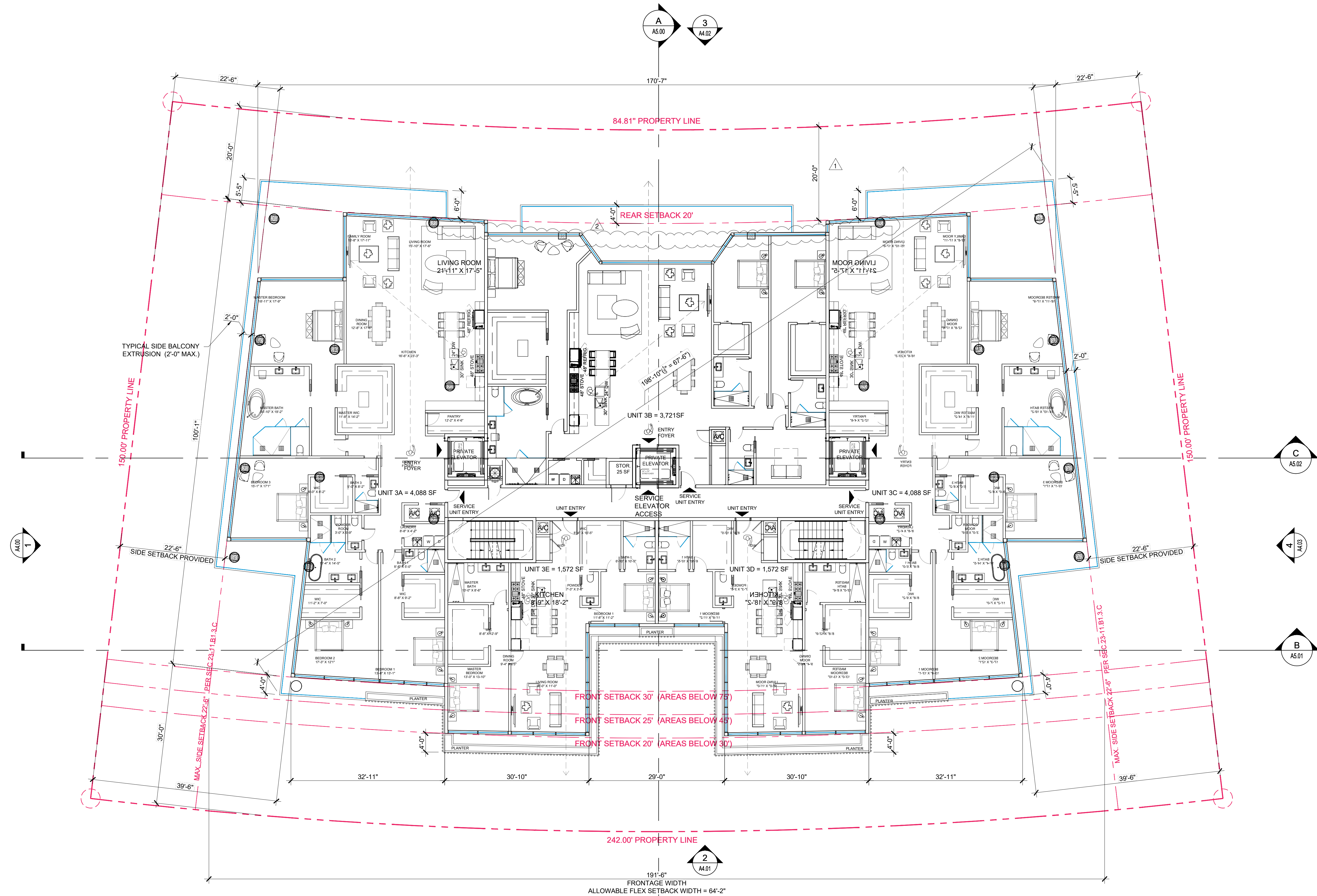


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FLOOR PLAN - LEVEL 2

Date	08-25-2022	Sheet No.
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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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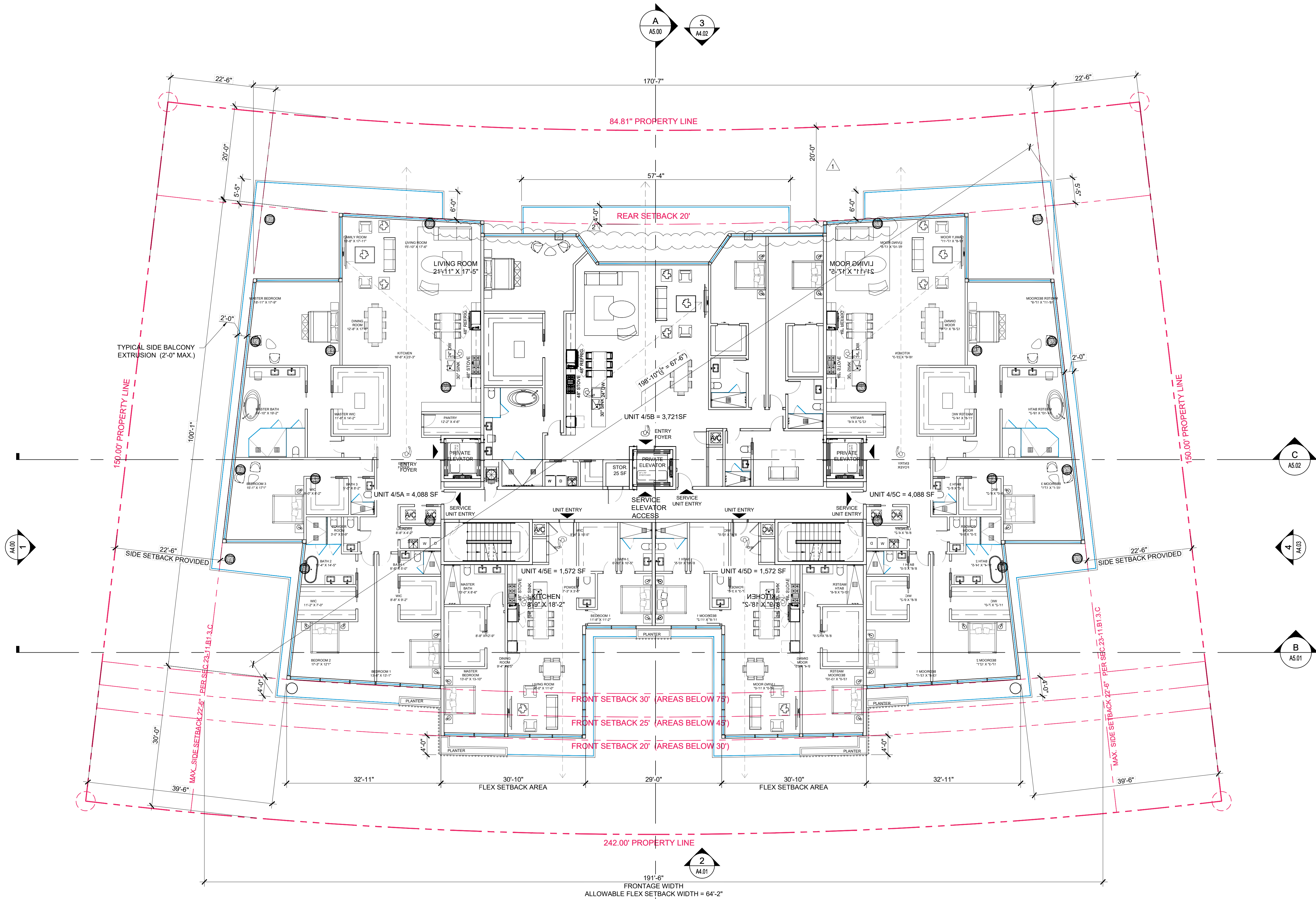


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FLOOR PLAN - LEVEL 3

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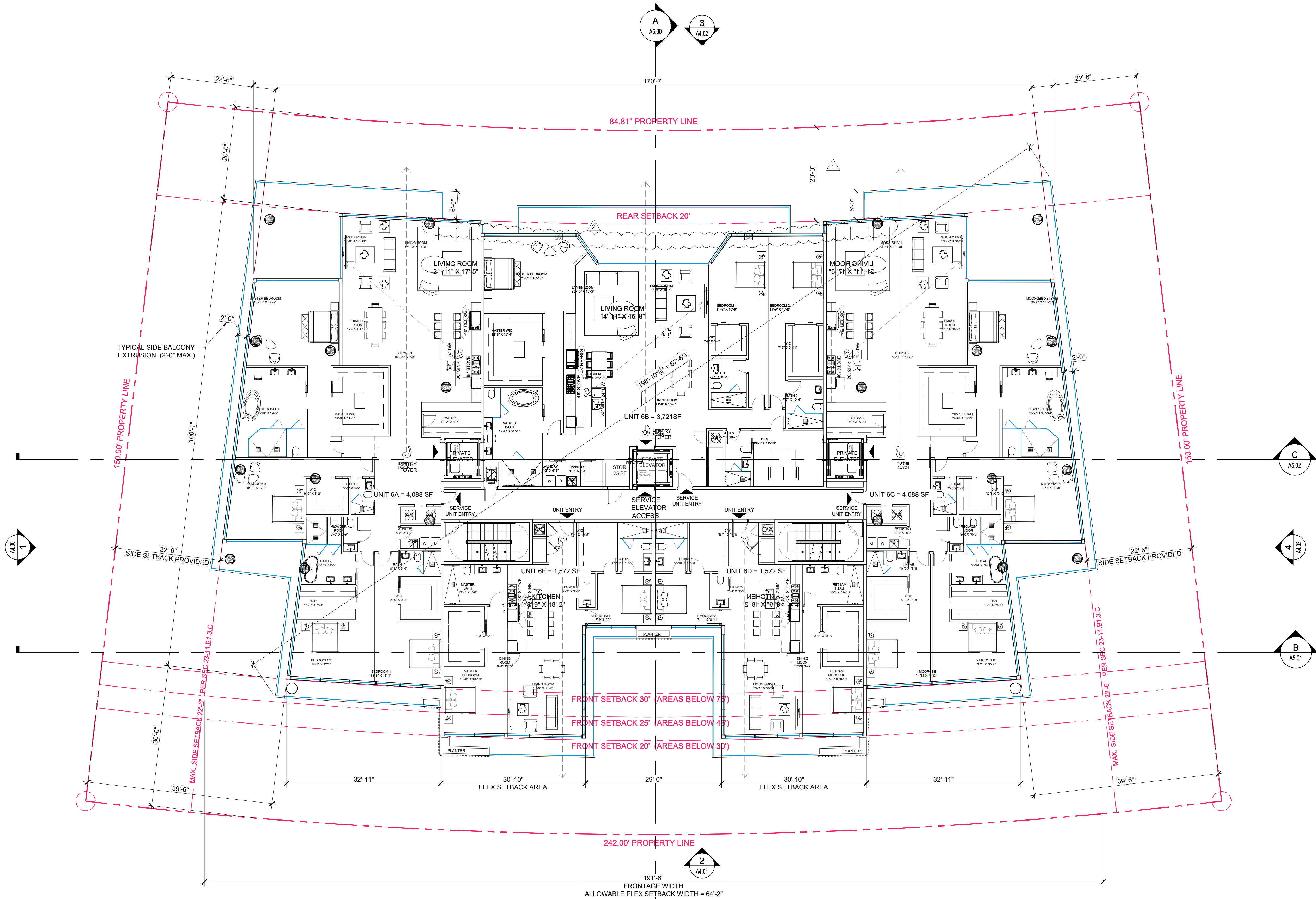


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FLOOR PLAN - LEVEL 4-5

Date	08-25-2022	Sheet No.
Scale		A3.03
Project	2227	



LEVEL 6 = 50'-6" AFF
55.00' NGVD

FLOOR PLAN - LEVEL 6
SCALE: 3/32" = 1'-0"

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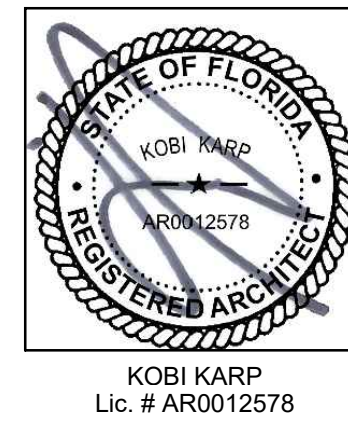
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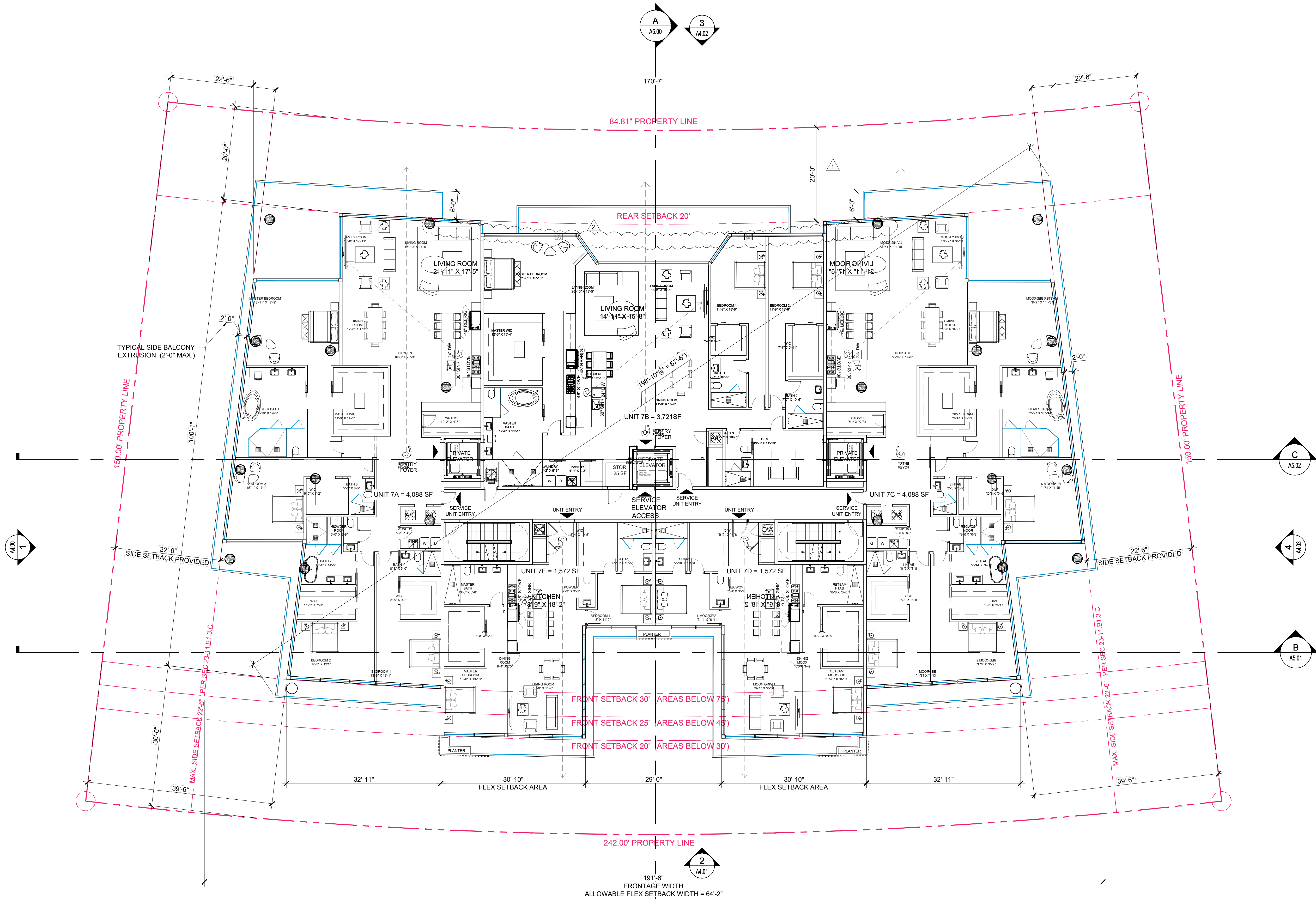
MEP ENGINEER:
Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 5711 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3786



FLOOR PLAN - LEVEL 6

Date	08-25-2022	Sheet No.
Scale		A3.04
Project	2227	



LEVEL 7 = 60'-6" AFF
65.00' NGVD

1 FLOOR PLAN - LEVEL 7
SCALE: 3/32" = 1'-0"

Rev.	Date	Rev.	Date
1	8/25/22 DRC REV#1	9	
2	9/12/22 DRC REV#2	10	
3		11	
4		12	
5		13	
6		14	
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

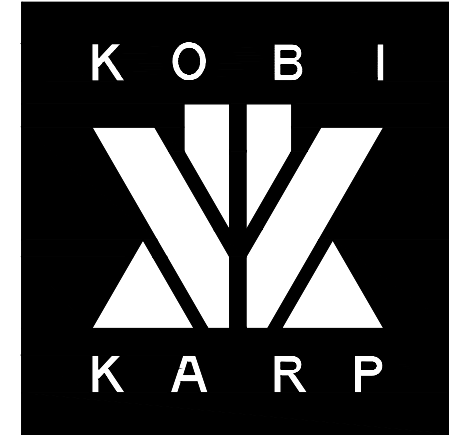
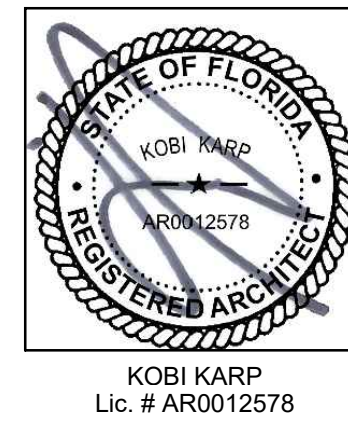
OWNER:
Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave., #3908
Sunny Isles Beach, FL 33160

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

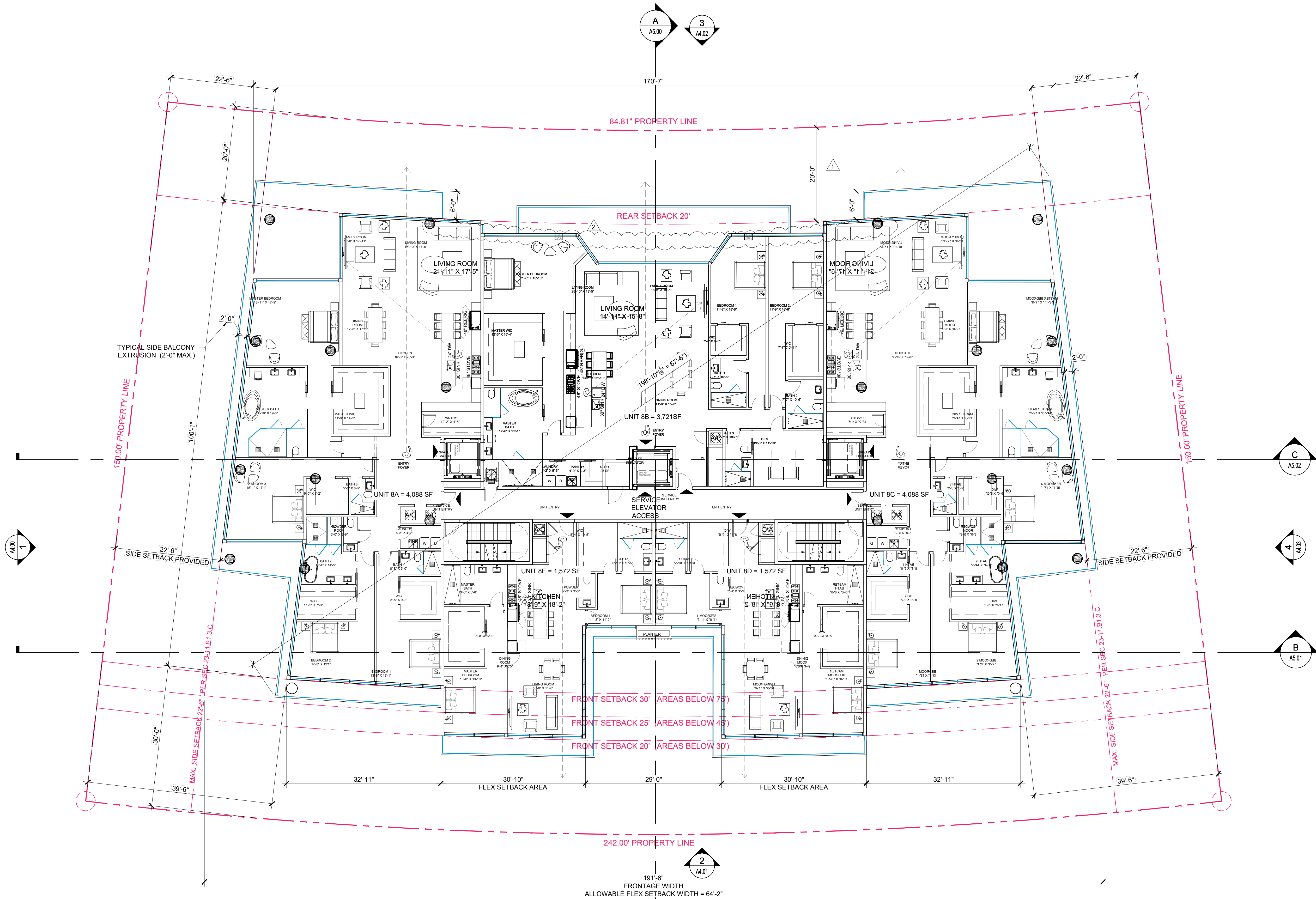
MEP ENGINEER:
Name: Reyes-Gavilan Consulting Engineers
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Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
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Miami, Florida 33137 USA
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Fax: 305.573.3786



FLOOR PLAN - LEVEL 7

Date	08-25-2022	Sheet No.
Scale		A3.05
Project	2227	



LEVEL 8 = 70'-6" AFF
75.00' NGVD

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

Rev.	Date	Rev.	Date
1	8/25/22 DRC REV#1	9	
2	9/12/22 DRC REV#2	10	
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ZONING PHASE

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BAY HARBOR ISLANDS, FL 33154

OWNER:
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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

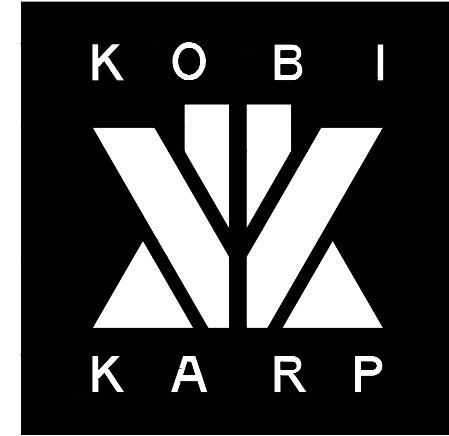
CIVIL ENGINEER:
Name: Ocean Engineering
Address: 8101 Biscayne BLVD, Suite 509
Miami, FL 33138
Tel: 786-518-2008

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Miami, FL 33016
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ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
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Fax: 305.573.7866

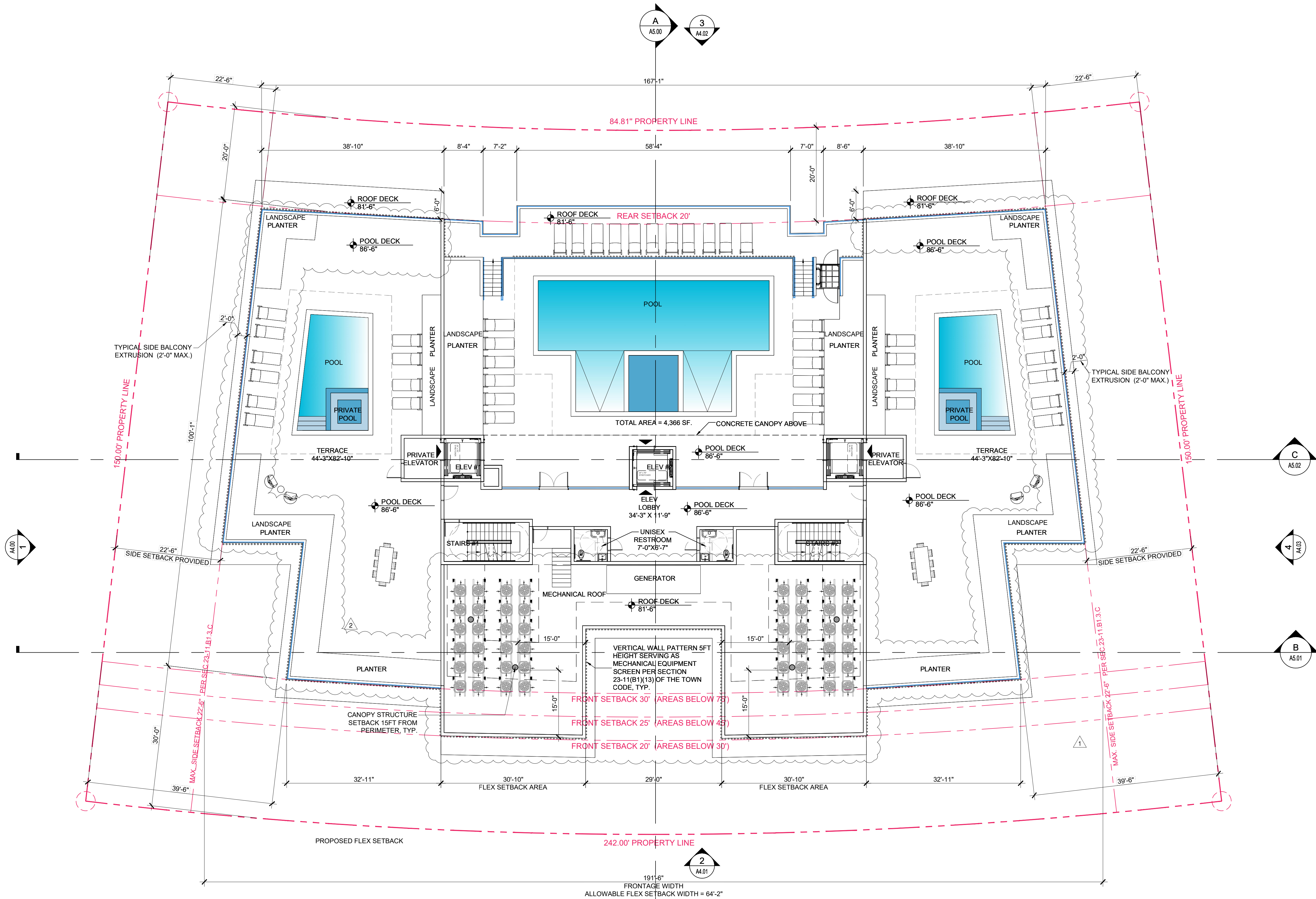


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FLOOR PLAN - LEVEL 8

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"

Rev.	Date	Rev.	Date
1	8/25/22 DRC REV#1	9	
2	9/12/22 DRC REV#2	10	
3		11	
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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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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

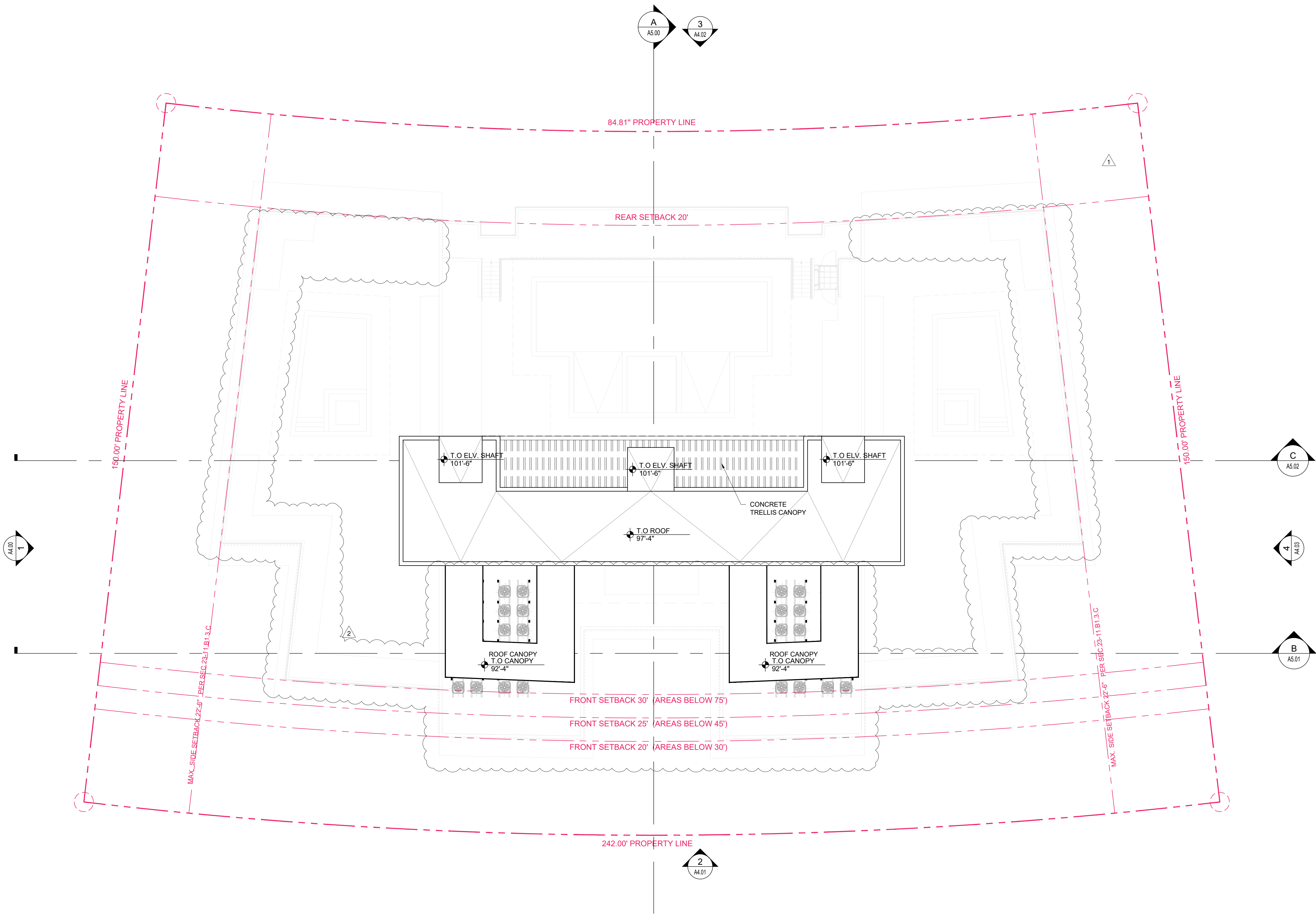


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ROOF PLAN

Date	08-25-2022	Sheet No.
Scale		A3.07
Project	2227	



Rev.	Date	Rev.	Date
1	8/25/22 DRC REV#1	9	
2	9/12/22 DRC REV#2	10	
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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

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Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3786



UPPER ROOF

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



A GLAZING COLOR
LIGHT GRAY TINT



B RAILING COLOR
CLEAR



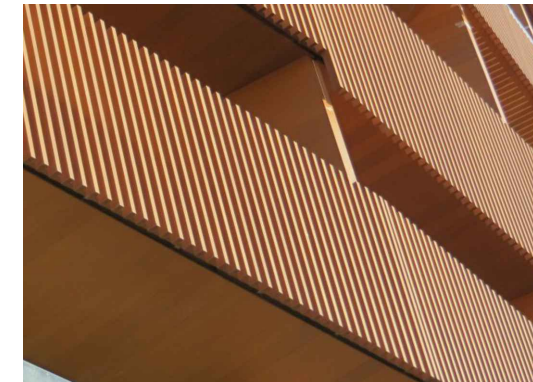
C ALUM. FRAMING
WARM GRAY COLOR FINISH



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 NORTH ELEVATION

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

Rev.	Date	Rev.	Date
1	8/25/22 DRC REV#1	9	
2	9/12/22 DRC REV#2	10	
3		11	
4		12	
5		13	
6		14	
7		15	
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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:

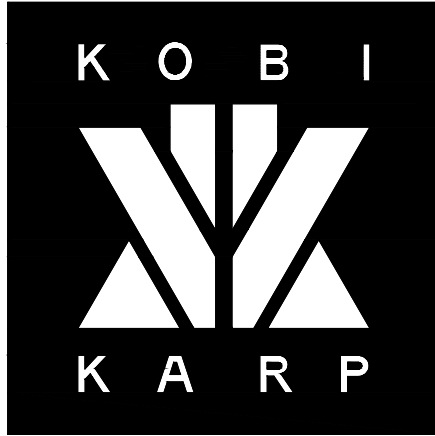
Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

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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NORTH ELEVATION

Date	08-25-2022	Sheet No.
Scale		A4.00
Project	2227	



A GLAZING COLOR
LIGHT GRAY TINT



B RAILING COLOR
CLEAR



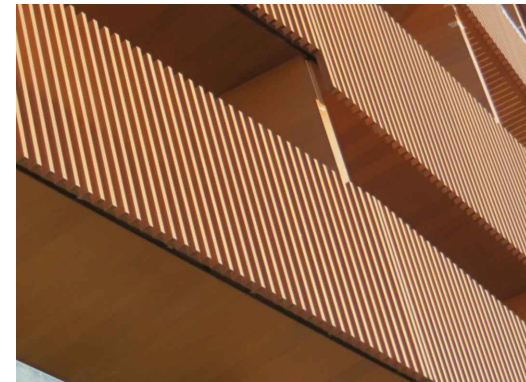
C ALUM. FRAMING
WARM GRAY COLOR FINISH



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	
2	9/12/22 DRC REV#2	10	
3		11	
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:

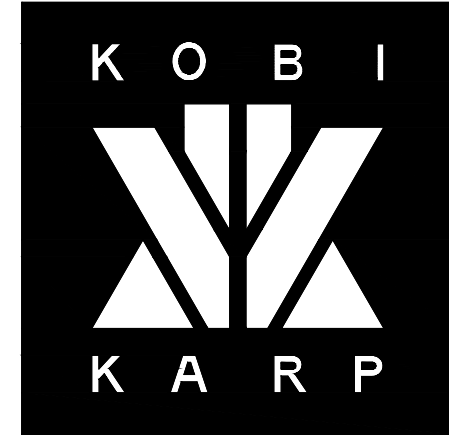
Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

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

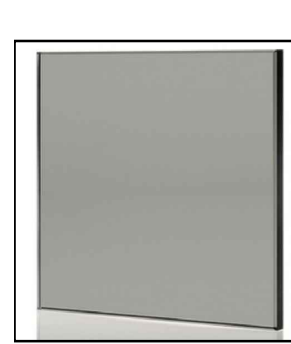


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WEST ELEVATION

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



A GLAZING COLOR
LIGHT GRAY TINT



B RAILING COLOR
CLEAR



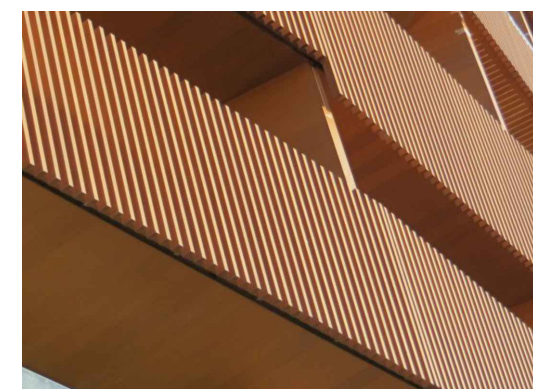
C ALUM. FRAMING
WARM GRAY COLOR FINISH



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	
2	9/12/22 DRC REV#2	10	
3		11	
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6		14	
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:

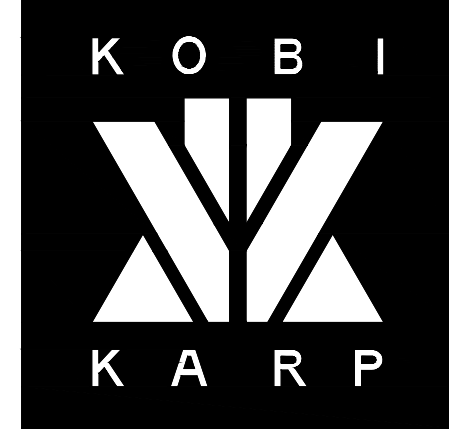
Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-573-1818
Fax: 305-573-3786

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



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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	
2	9/12/22 DRC REV#2	10	
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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:

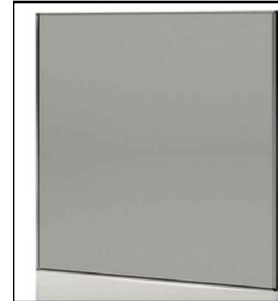
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A GLAZING COLOR
LIGHT GRAY TINT



B RAILING COLOR
CLEAR



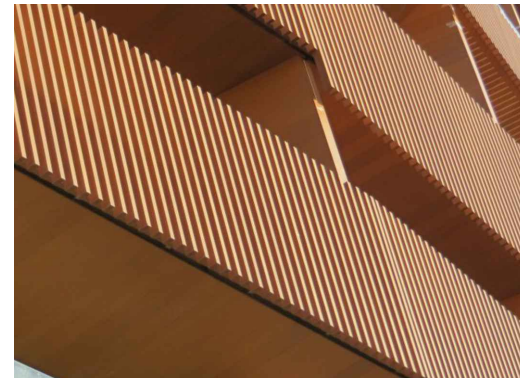
C ALUM. FRAMING
WARM GRAY COLOR FINISH



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)



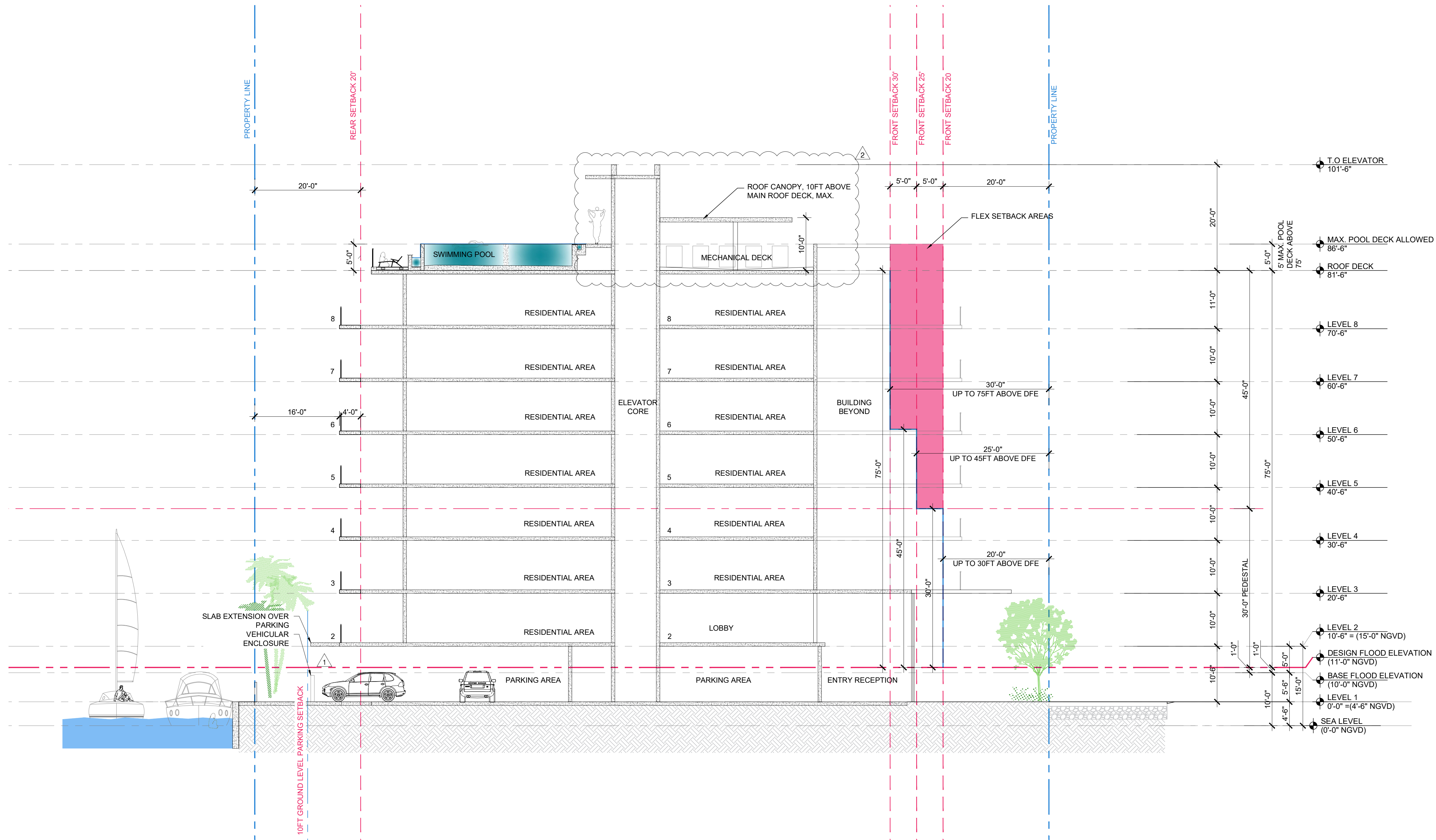
F 6' PRIVACY FENCE
VERTICAL PROFILE

1 EAST ELEVATION

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

EAST ELEVATION

Date	08-25-2022	Sheet No.
Scale		A4.03
Project	2227	



Rev.	Date	Rev.	Date
1	8/25/22 DRC REV#1	9	
2	9/12/22 DRC REV#2	10	
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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
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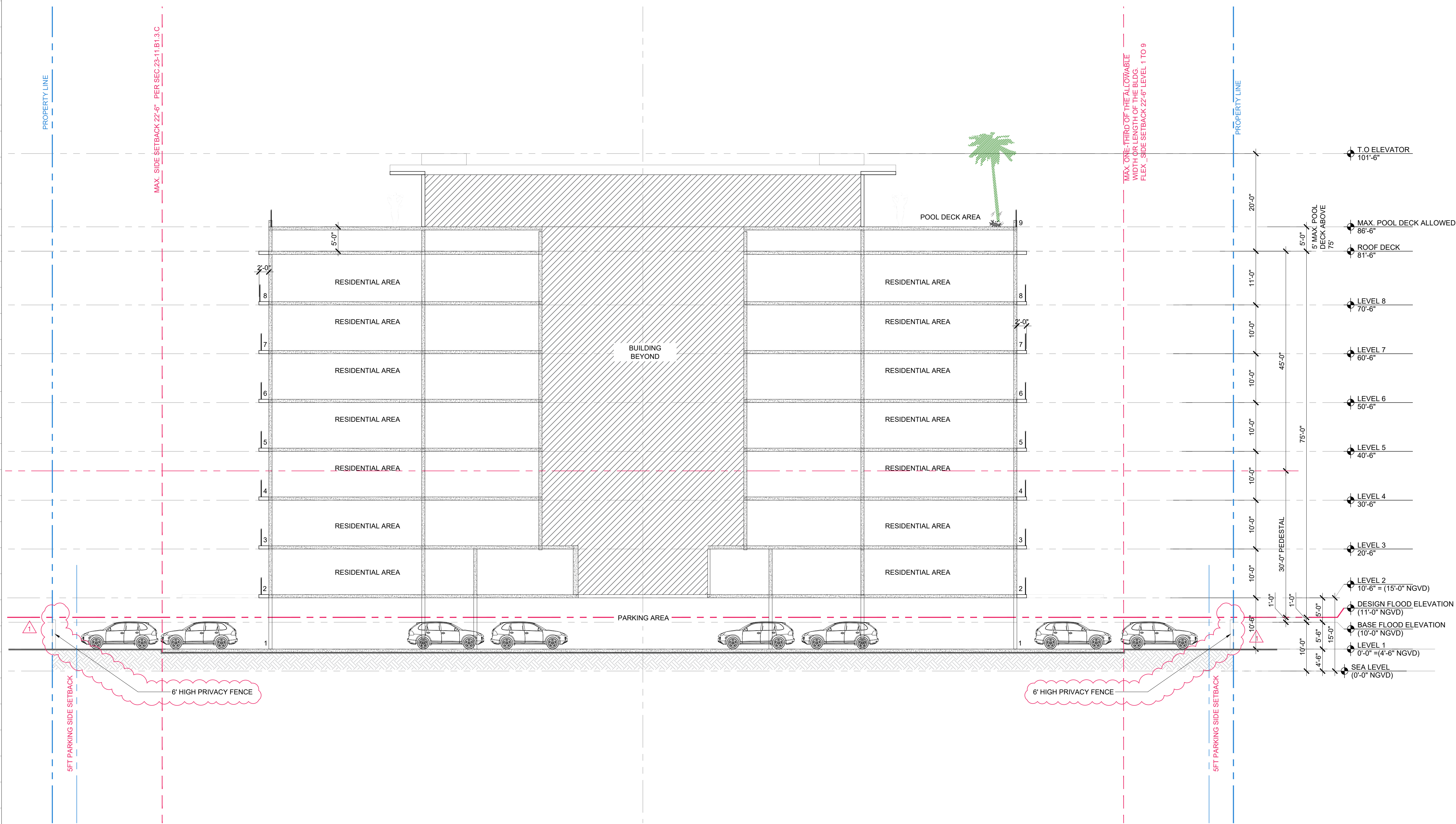


BUILDING SECTION

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

BUILDING SECTION - A

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



Rev.	Date	Rev.	Date
1	8/25/22 DRC REV#1	9	
2		10	
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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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Lic. # AR0012578

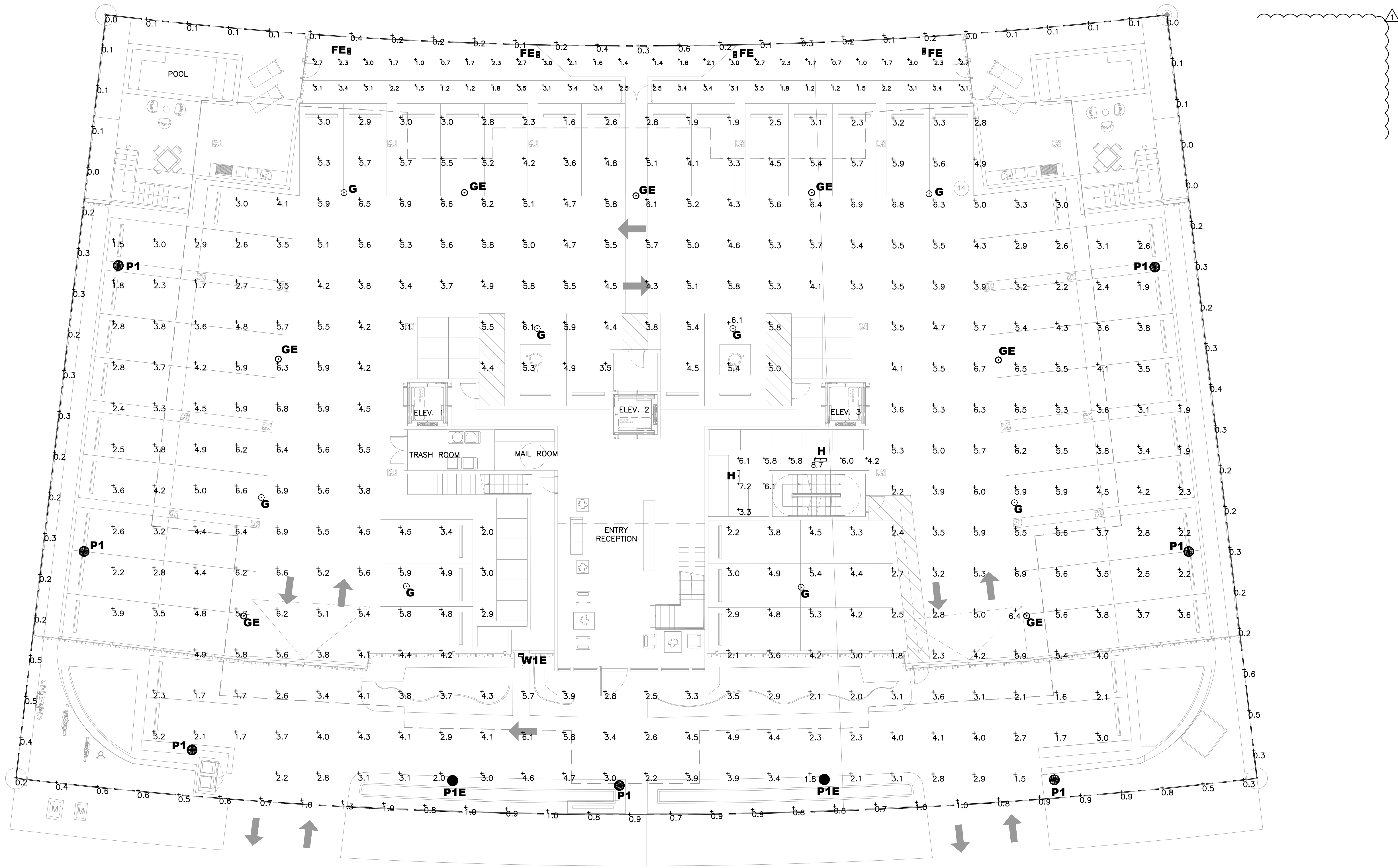


B BUILDING SECTION

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

BUILDING SECTION - B

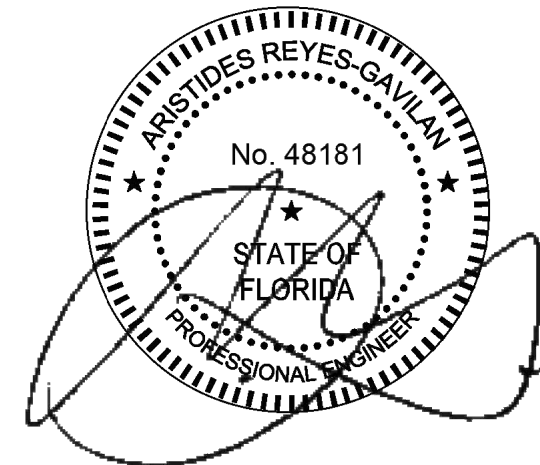
Date	08-25-2022	Sheet No.
Scale		A5.01
Project	2227	



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

CALCULATION SUMMARY						
Scene: NORMAL						
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN
PARKING & DRIVE	ILLUMINANCE	Fc	4.17	6.9	1.5	2.78
REAR WALKING AREA	ILLUMINANCE	Fc	1.69	3.4	0.3	5.63
SPILL	ILLUMINANCE	Fc	0.39	1.3	0.0	N.A.
STORAGE AREA	ILLUMINANCE	Fc	5.91	8.7	3.3	1.79

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



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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

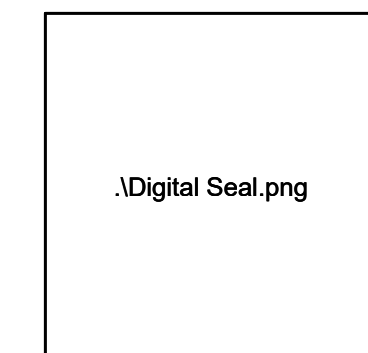
OWNER:
Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave., #3908
Sunny Isles Beach, FL 33160

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
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Miami, FL 33016
Tel: 305-828-0644

ARCHITECTS:
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Fax: 305.573.3786

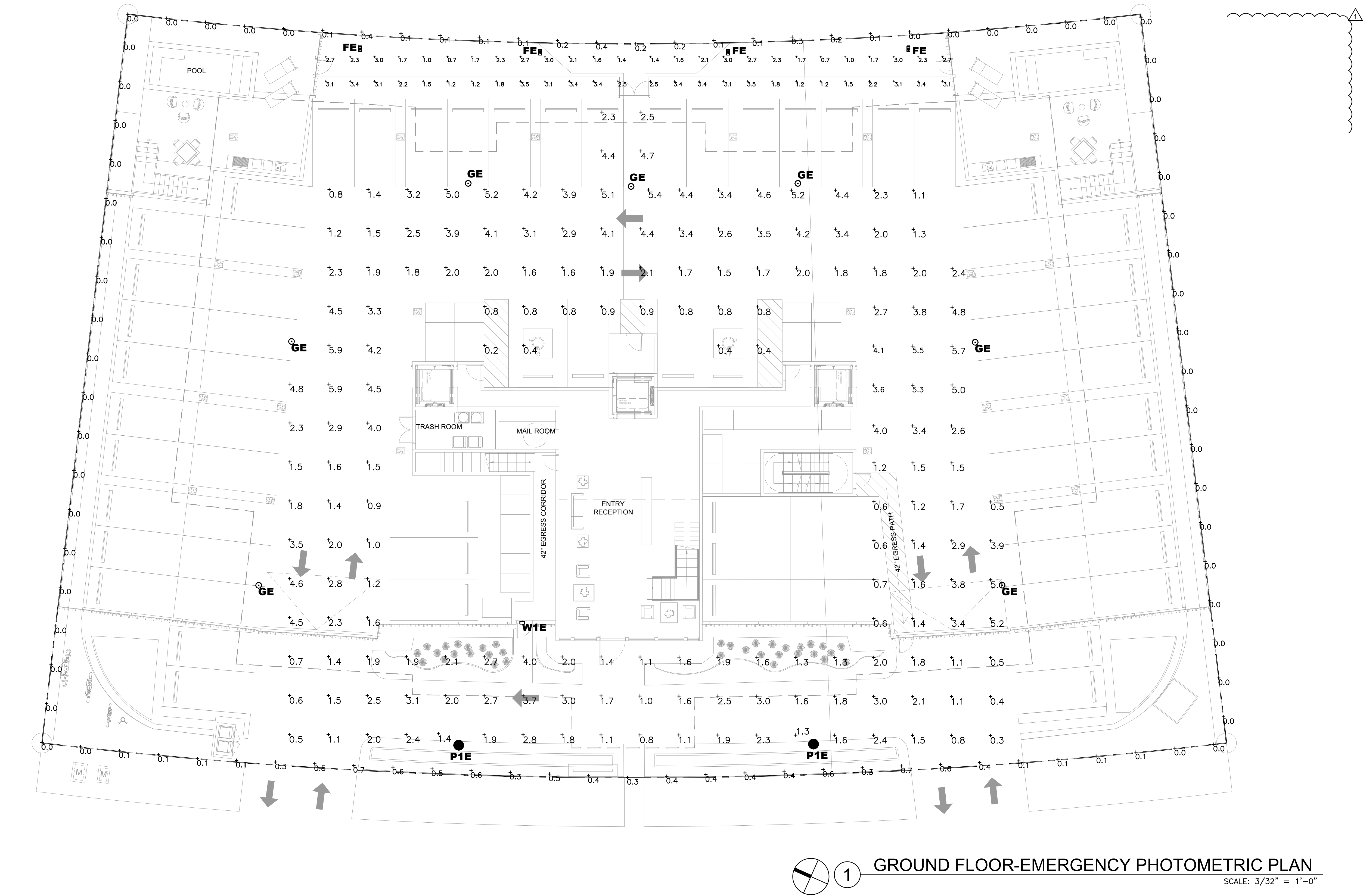


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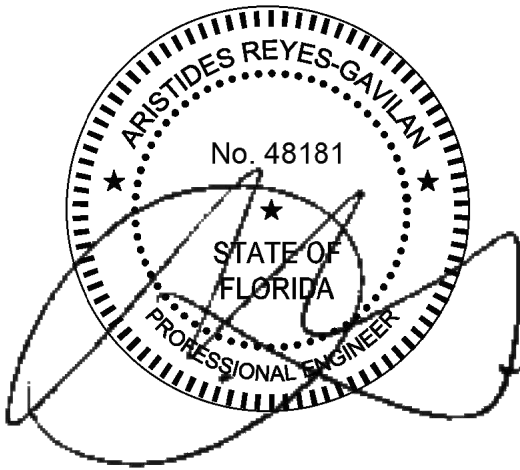
PHOTOMETRIC PLAN

Date	07-28-2022	Sheet No.
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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
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Email: office@reyesgavilancorp.com
www.reyesgavilancorp.com
C.A. No. 8464/ P.E. No. 48181

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

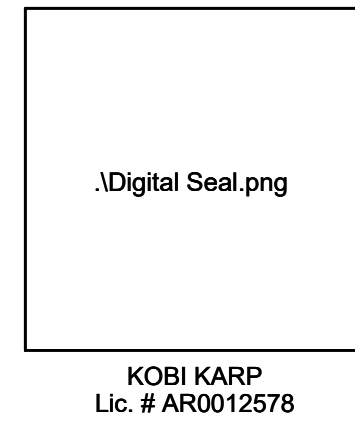
OWNER:
Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave., #3908
Sunny Isles Beach, FL 33160

LANDSCAPE DESIGN:
Name: Topo Graphic LLC
Address: 3656 Peace River Drive
Punta Gorda, FL 33983
Tel: 951-564-5016

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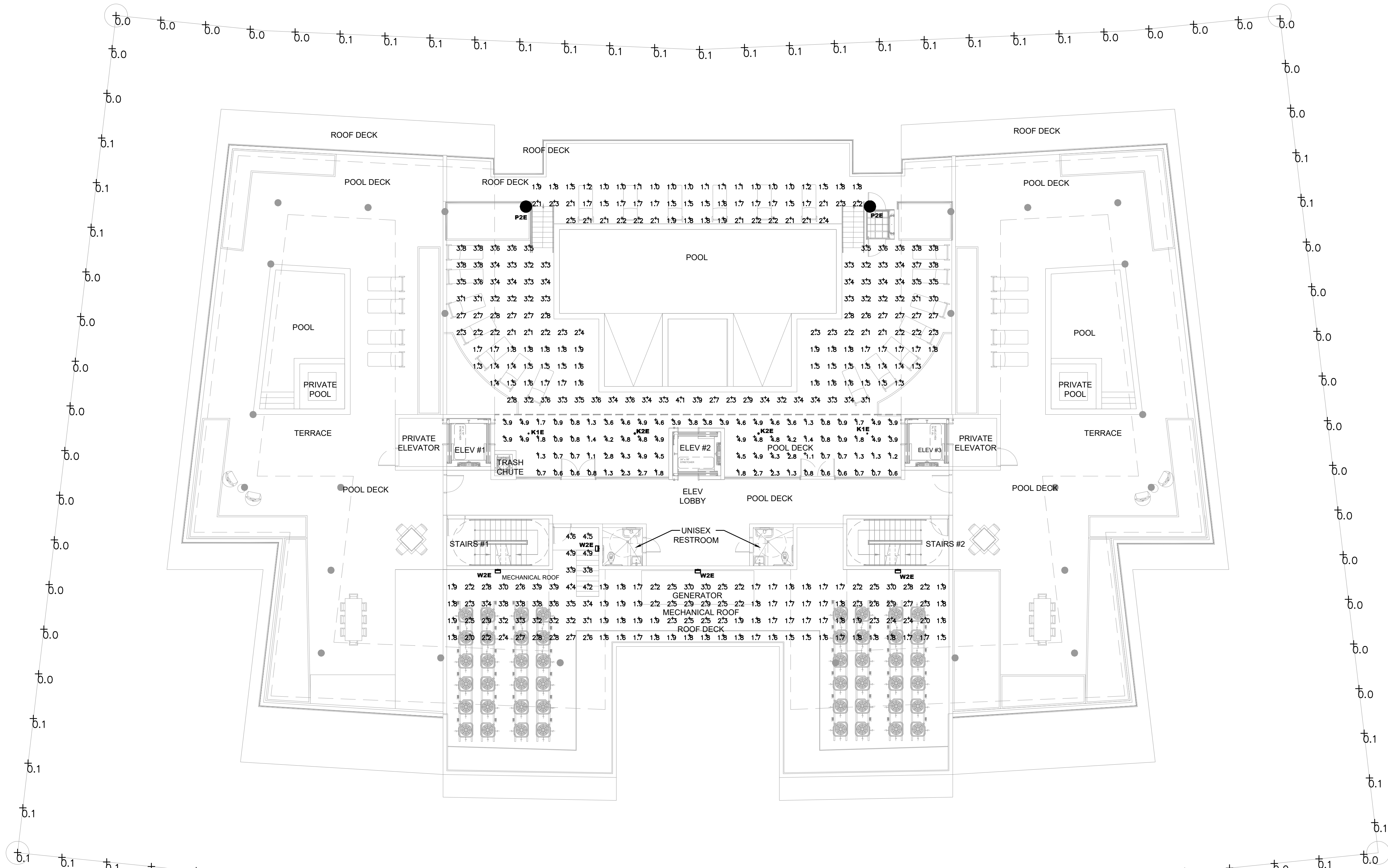
MEP ENGINEER:
Name: Reyes-Gavilan Consulting Engineers
Address: 16252 NW 79th Ave.
Miami, FL 33016
Tel: 305-828-0644

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



PHOTOMETRIC PLAN

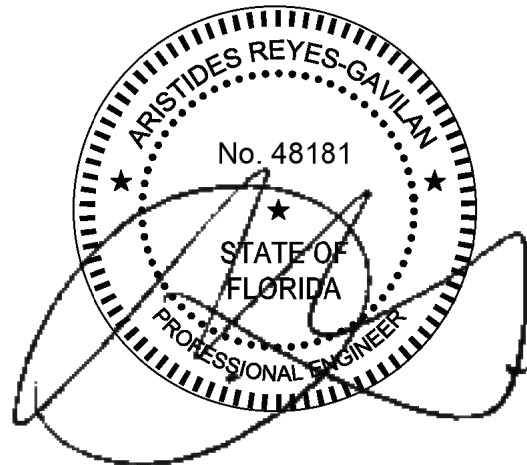
Date	07-28-2022	Sheet No.	PH-2
Scale			
Project	2227		



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

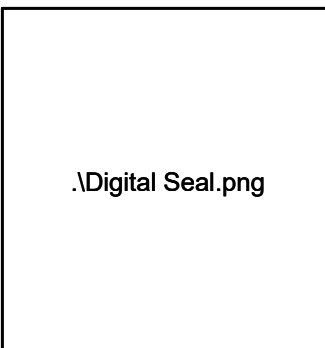


Rev.	Date	Rev.	Date
	8/25/22 DRC REV#1		

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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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:	
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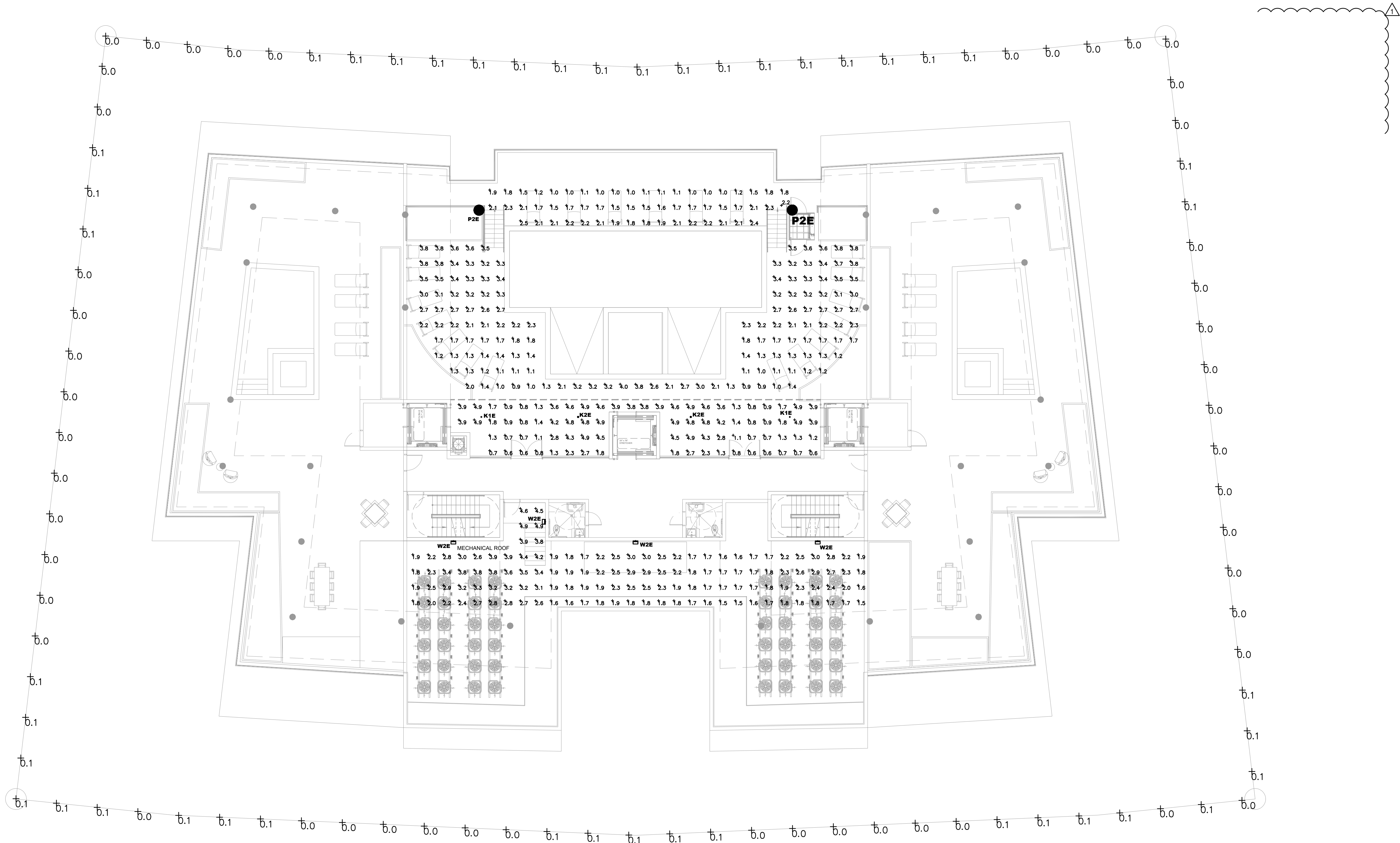


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PHOTOMETRIC PLAN

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
	2	K1E	SINGLE	BEGA-US	24 404 K3	SURFACE	GENERATOR	0.900	918
	2	K2E	SINGLE	BEGA-US	24 409 K3	SURFACE	GENERATOR	0.900	901
	2	P2E	SINGLE	SUN VALLEY LIGHTING	VPR2-R-VLED-IV-48LED-525mA-30K	POLE MOUNTED: 10' A.F.F.	GENERATOR	0.900	6551
	4	W2E	SINGLE	LITHONIA LIGHTING	WDGE2 LED P2 30K 80CRI T4M E10WH	WALL MOUNTED: 9' A.F.G.	BATTERY / GENERATOR	0.900	1922

Rev.	Date	Rev.	Date
1	8/25/22 DRC REV#1	2	
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3		4	
4		5	
5		6	
6		7	
7		8	

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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:

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

CIVIL ENGINEER:

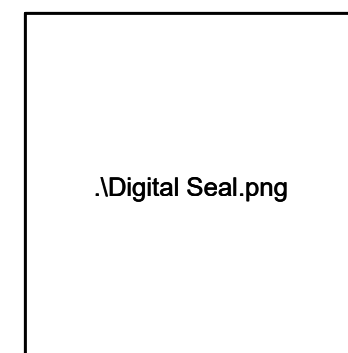
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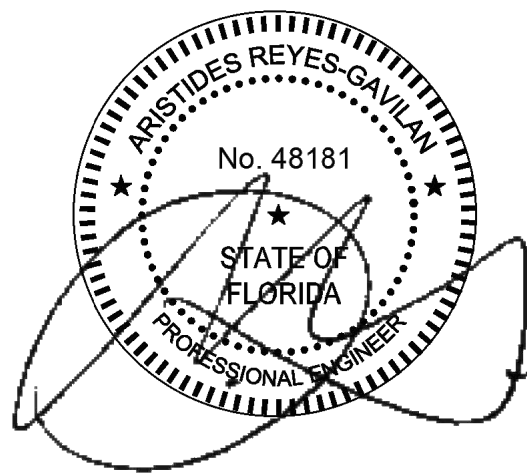


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PHOTOMETRIC PLAN

Date	07-28-2022	Sheet No. PH-4
Scale		
Project	2227	

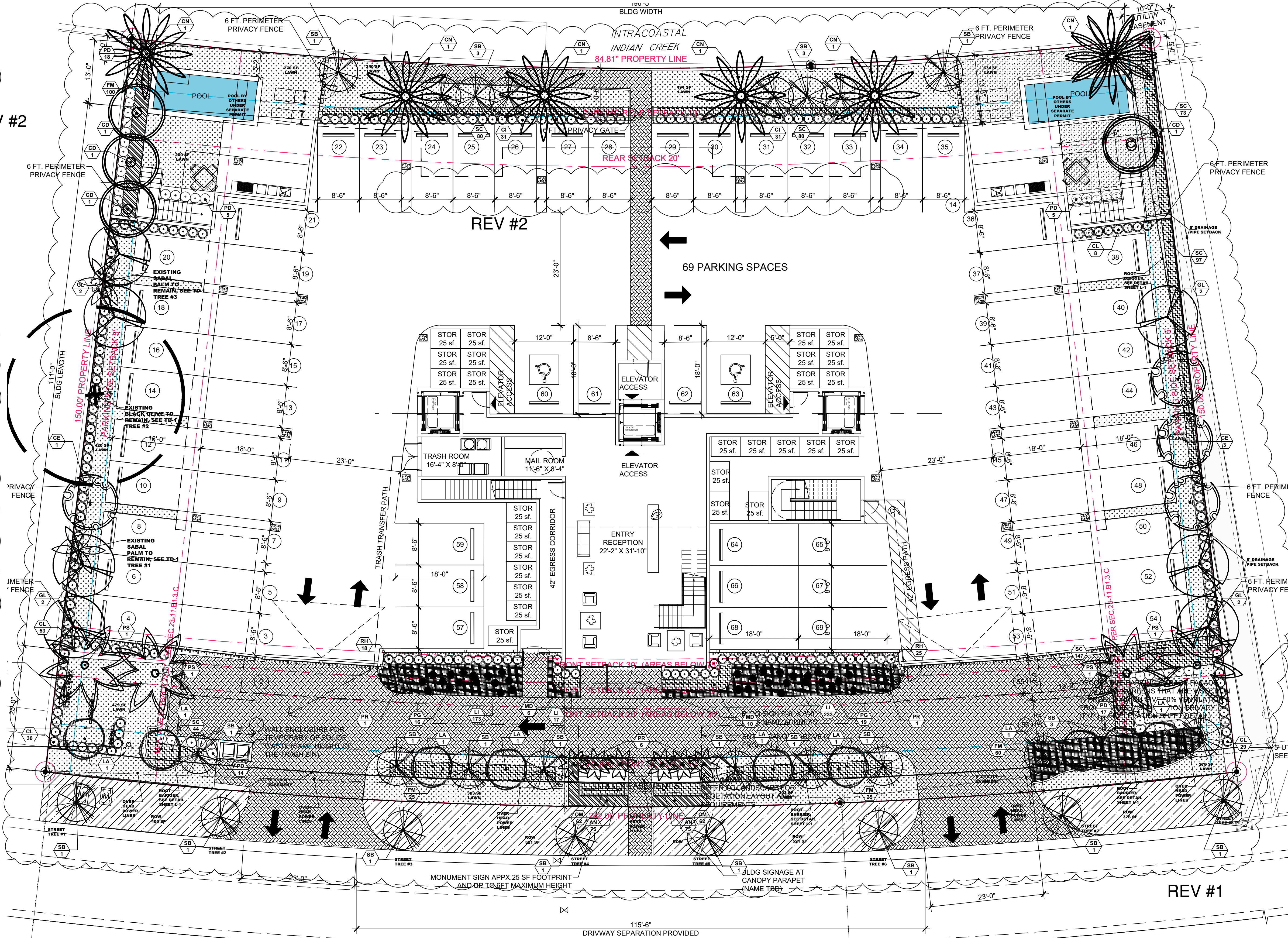


Town of Bay Harbor Islands, Florida
Landscape Requirements Legend (Worksheet) REVISED 07.15.2021
Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)
Site Address 9927 E. Bay Harbor Drive, Bay Harbor Islands
Legal Description: COMPREHENSIVE PLAN PLUM DESIGNATION:
MEDIUM-HIGH DENSITY RESIDENTIAL (6.34 DUA)
Net Lot Area 0.77 Acres / 33,750 SF

I. Open Space Requirement		Required	Provided
1. Net Lot Area = 33,752 SF x 20% = 6,750 SF 20%	6,750 SF (20%) Min	6,797 SF (20%)	
(BHI - Sec. 23-11)			
II. Maximum Lawn Area Allowed		Required	Provided
1. (MDC - Sec. 18A-6(A)(5))			
a. Req. open space 6,750 SF x 60% = 4,050 SF	Max 4,050 SF (60%)	4,046 SF (60%)	
III. Shade Trees		Required	Provided
A. Required Shade Trees		Required	Provided
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
(MDC - Sec. 18A-6(C)(5)) and BHI Sec. 24-16			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 Required - 50% Min.		11	47
# of shade trees req. 7 x 50% = 3.5=4			
(MDC - Sec. 18A-6(C)(1)(b))			
B. Tree Species		Required	Provided
1. Number of shade trees required (from Sec. (II)(A)(1) above)		22	47
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		Required	Provided
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		Required	Provided
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
(BHI - Sec. 24-16(a)(2) Sec. 24-16(a)(2))			
III. Street Trees		Required	Provided
1. Street Trees @ 1:35'		7	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		Required	Provided
1. 10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24" on center) (BHI - Sec. 24-16(a)(2)(d))		220	1,058
2. Native Species Required - 30% Min. (MDC - Sec. 18A-6(D)(1)(a))		66	703
3. Drought Tolerant and Low Maintenance Species Required - 50% Min. (MDC - Sec. 18A-6(D)(1)(b))		66	703
V. Buffers (if applicable)		Required	Provided
(BHI - Sec. 24-16)		n/a	n/a
1. Parking Lot from ROW		n/a	n/a
2. Dissimilar Uses		n/a	n/a
VI. Parking Lot Landscaping (if applicable)		Required	Provided
1. 10 SF / parking space: 10 x 33,750 SF = 337,500 SF		n/a	n/a
(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(J))		n/a	n/a
VII. Right Tree Right Place		Required	Provided
(BHI - Sec. 24-16(a)(2)(f))		7	8 (SB)
Number of trees near power lines			
VIII. Florida Friendly Landscaping		Required	Provided
(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 pruning.			

REV #2

REV #1



EAST BAY HARBOR DRIVE

REV #1

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.
CI	120	CLUSIA GUTTIFERA / SMALL LEAF CLUSIA (FOR HEDGE)	YES LOW	48" HT. X 24" SPR. / 15 GAL / FULL / 24" O.C.
CL	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	SOYIA 'EMERALD' (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO MED	SOLID EVEN PIECES
ROW	1,818 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 / 4		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 BUTTWOOD	YES LOW	16-18" HT. X 7" SPR X 5" CLEAR WOOD, 2.5" CAL. FG, BB, FF / SINGLE MAIN LEADER
GL / 8		BURSERA SIMAROUBA / GUMBO LIMBO	YES LOW	18-20" HT. X 8" SPR X 6" CLEAR WOOD, 2.5" CAL. FG, BB, FF / SINGLE MAIN LEADER
CD / 4		COCOLoba DIVERSIFOLIA / PIGEON PLUM	YES LOW	14-16" HT. X 6" SPR X 4" CLEAR WOOD, 3" CAL. FG, BB, FF / SINGLE MAIN LEADER
CN / 6		COCOS NUCIFERA 'GREEN MALAYAN' / COCONUT GREEN MALAYAN (JAMAICAN CERTIFIED)	NO LOW	18" HT. X 8" SPR. FG, BB, FF / STRAIGHT TRUNK
SB / 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		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		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

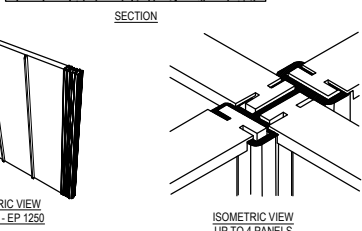
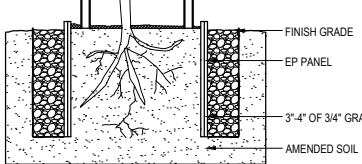
SCALE 3/32" = 1'-0"

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

REV #1



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www.ndsusa.com
info@ndsusa.com



PRODUCT	DESCRIPTION	PACK SIZE	UNIT PRICE	QUANTITY
EP-100	1/2" EP ROOT BARRIER	10' x 10' x 1/2"	\$1.50	100
EP-200	1/2" EP ROOT BARRIER	10' x 10' x 1/2"	\$1.50	100
EP-300	1/2" EP ROOT BARRIER	10' x 10' x 1/2"	\$1.50	100

EP SERIES ROOT BARRIERS

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.

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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: DRC: Revised per changes to driveway/ waterfront/ conflict with powerlines/ easements

REVISION #2 09.12.2022: DRC: Landscape open space requirements updated to match Architectural set/ columns at rear property updated as well.

Seal:

MANUEL C ALONSO - LA666853

Drawing: Landscape Plan

Date: 07.15.2022

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

Drawn by: JRP

Sheet No.:

L-1

Roofdeck 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

REVISION #2.09.12.2022: DRC Revised Landscape requirements data to match Architectural set and removed roof overhang's per comments

Seal:

MANUEL C ALONSO - LA666853

Drawing: Landscape Plan

Date: 07.15.2022

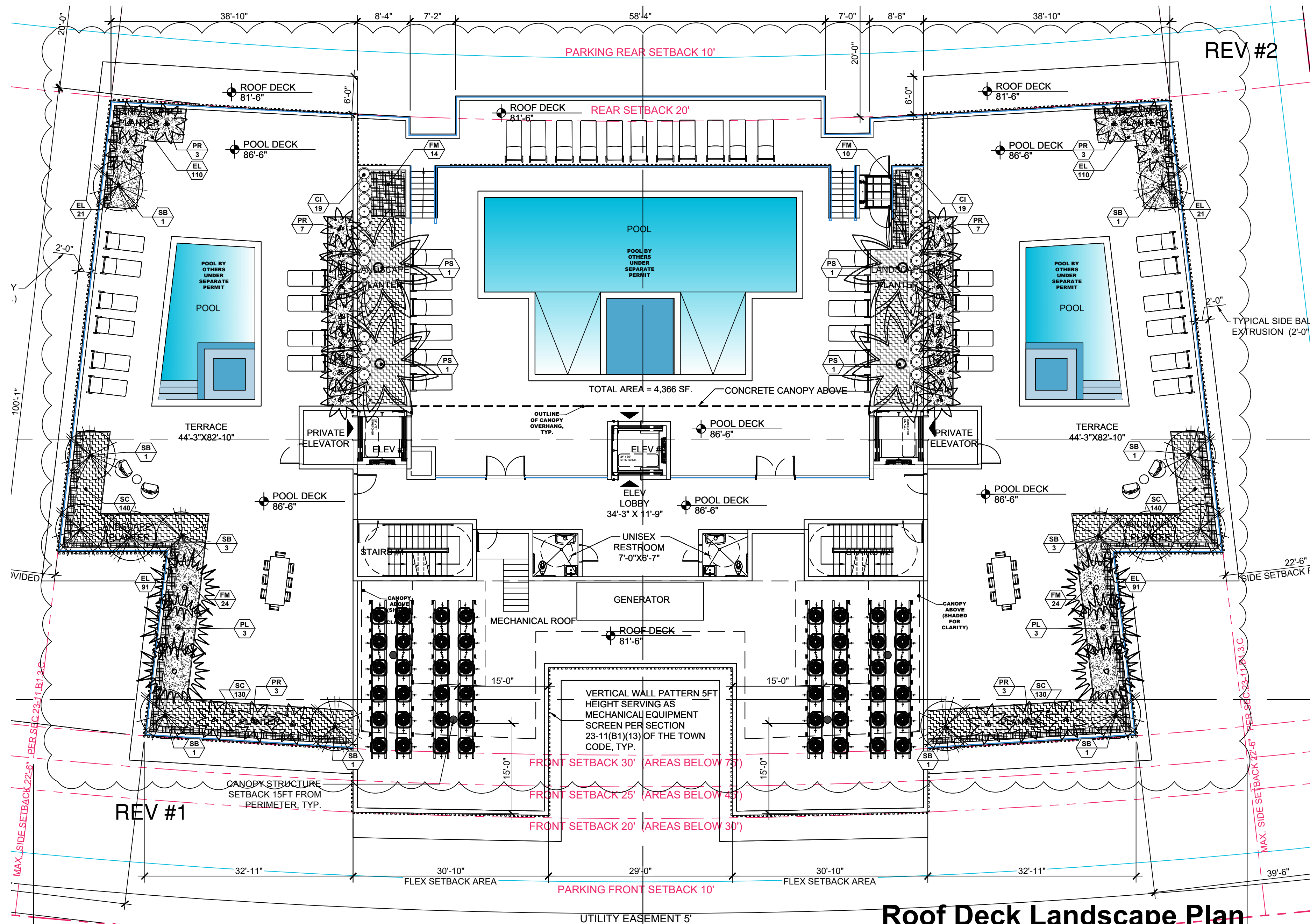
Scale: 1/8"=1' - 0"

Drawn by: JRP

Sheet No.:

L-2

REV #2



Roof Deck Landscape Plan

SCALE 1/8" = 1'-0"

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%

REV #2

PLANT SCHEDULE					
SHRUBS					
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
CI	38	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	36" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
PR	26	PHOENIX ROEBELLINII/ PIGMY DATE PALM	NO	LOW	6' HT. / 15 GAL/ FULL/ TRIPLE FULL HEADS
FM	76	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
SC	540	SPARTINA BAKERI/ SAND CORDGRASS	YES	LOW	18" HT. X 18" SPR. / 3 GALLONS/ FULL/ 2" OC.
EL	262	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	4	PHOENIX SYLVESTER/ SYLVESTER PALM	NO	LOW	18' O.A.HT./ 9' CLEAR TRUNK, THICK TRUNK, FG, BB, FF, DIAMOND CUT
SB/ 14	14	CONOCARPUS ERECTUS SERICEUS SILVER BUTTWOOD	YES	LOW	12' HT. X 5' SPR., 2.5" CAL., FG, BB, FF/ SINGLE MAIN LEADER
PL/ 4	4	PLUMERIA RUBRA 'ALBA'/ WHITE FRANGIPANI	NO	LOW	12' HT. X 5' SPR., 2.5" CAL., FG, BB, FF/ MULTITRUNK

REV #1

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.

NOTE: Attach root control system at top of planter with Paraseal Paraterm 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.

Roof Deck Planter Section

SCALE 1/8" = 1'-0"

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

2" NYLON STRAPPING—WRAPPED 360° AROUND TRUNK BEFORE TYING—WRAP @ LATERAL BRANCH @ MINIMUM 4'-0" - 5'-0" HT.

3" MULCH AS SPECIFIED MIN. 2'-0" FROM TRUNK

2" x 4" x 18" STAKES BURIED 3" BELOW FINISHED GRADE.

FINISHED GRADE — SOD CONDITION (SEE GRADING PLAN)

B&B OR CONTAINERIZED

PREPARED PLANTING SOIL AS SPECIFIED.

LARGE TREE

NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

2" NYLON STRAPPING—WRAPPED 360° AROUND TRUNK BEFORE TYING— @ MINIMUM 3'-0" TO 4'-0" HT.

THREE - 2" x 4" x 8'-0" STAKES SPACED EVENLY AROUND TREE

3" MULCH AS SPECIFIED MIN. 2'-0" FROM TRUNK. BERM SOIL TO HOLD WATER

FINISHED GRADE — SOD CONDITION (SEE GRADING PLAN)

B&B OR CONTAINERIZED

PREPARED PLANTING SOIL AS SPECIFIED.

SMALL TREE DETAIL

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 planting 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) inches and a minimum dbh of one and one-half (1½) inches at time of planting. Street trees shall have a clear trunk of four (4) feet, an overall height of fifteen (15) feet and a minimum dbh of three (3) inches at time of planting, and shall be provided along all roadways at a maximum average spacing of thirty (30) feet on center.
- 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.

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

SHRUB / GROUND COVER

EXCAVATE ENTIRE BED AREA SPECIFIED FOR GROUND COVER BED.

FINISHED GRADE — SOD CONDITION (SEE GRADING PLAN)

PREPARED PLANTING SOIL AS SPECIFIED. WHEN GROUNDCOVERS AND SHRUBS ARE USED IN MASSES, ENTIRE BED AREA SHALL BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.

TYPICAL PLANT SPACING

PROVIDE 1'-6" MIN. SPACING BETWEEN DIFFERENT PLANT TYPES.

NOTE: ALL SHRUBS AND GROUNDCOVER MASSES TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING 'X'.

CURB OR EDGE OF PAVEMENT.

MULCH CONTINUES — SHRUB BED CONDITION

2" NYLON STRAPPING—WRAPPED 360° AROUND TRUNK BEFORE TYING— @ MINIMUM 3'-0" TO 4'-0" HT.

THREE - 2" x 4" x 8'-0" STAKES SPACED EVENLY AROUND TREE

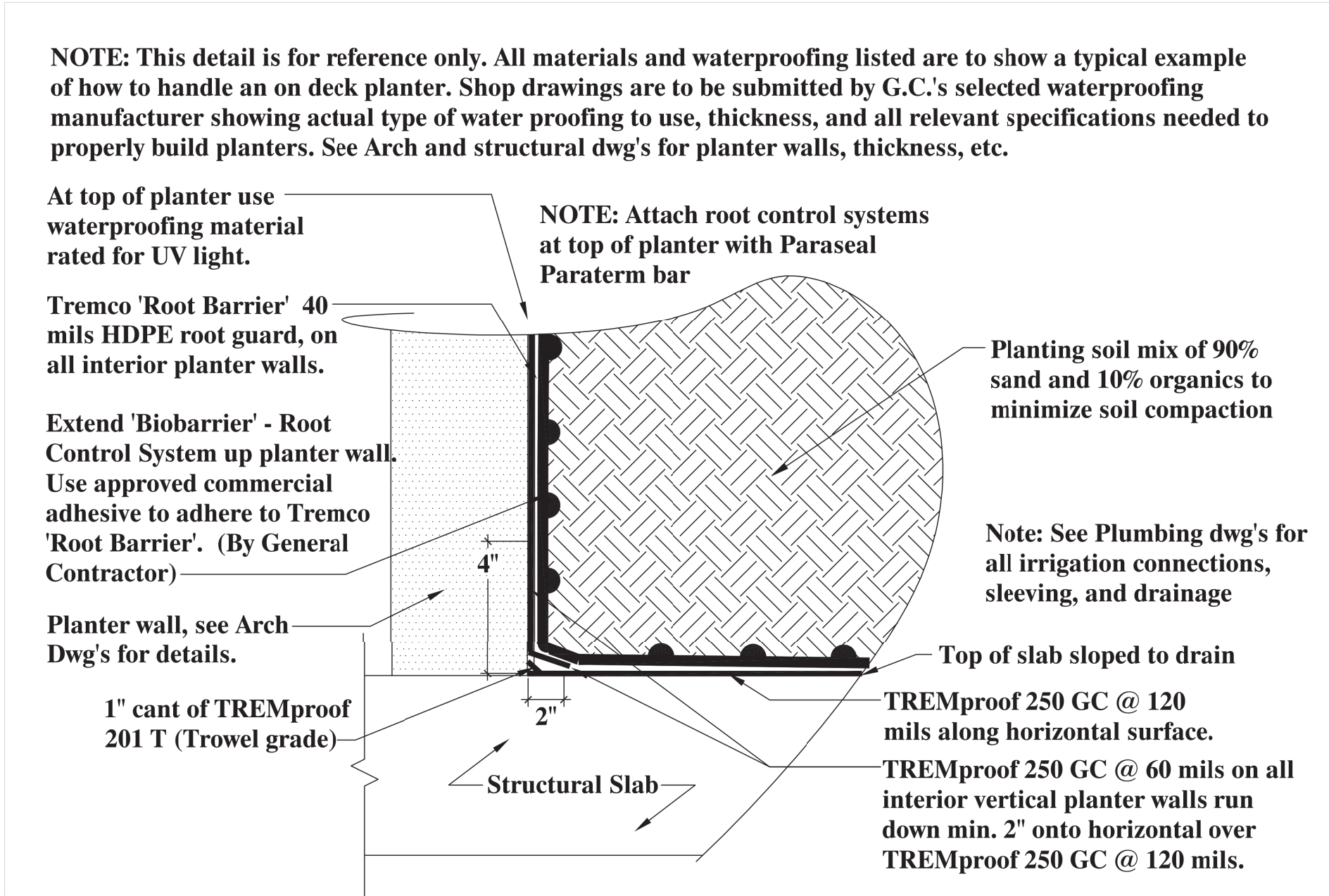
3" MULCH AS SPECIFIED MIN. 2'-0" FROM TRUNK. BERM SOIL TO HOLD WATER

FINISHED GRADE — SOD CONDITION (SEE GRADING PLAN)

B&B OR CONTAINERIZED

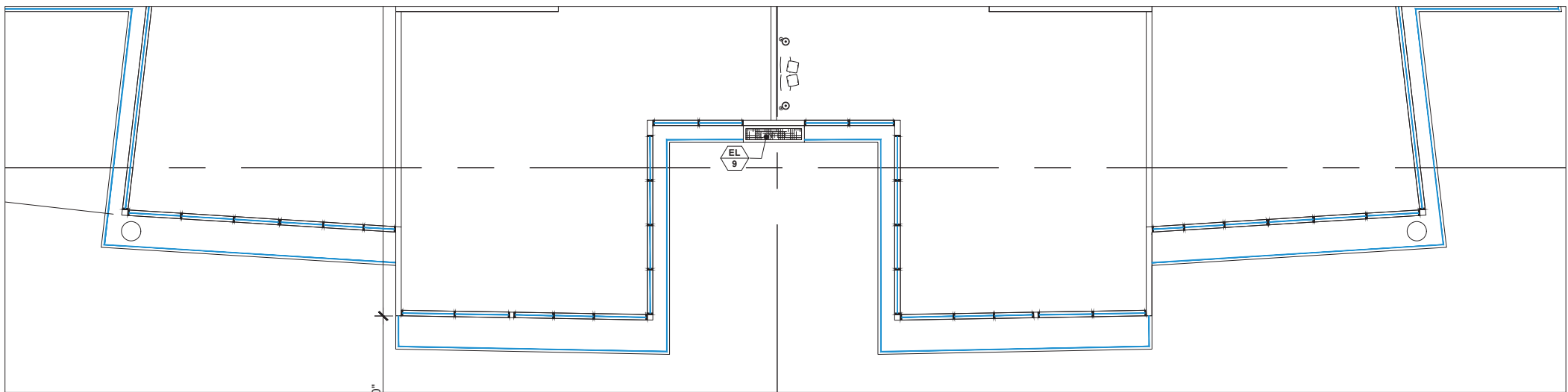
PREPARED PLANTING SOIL AS SPECIFIED.

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



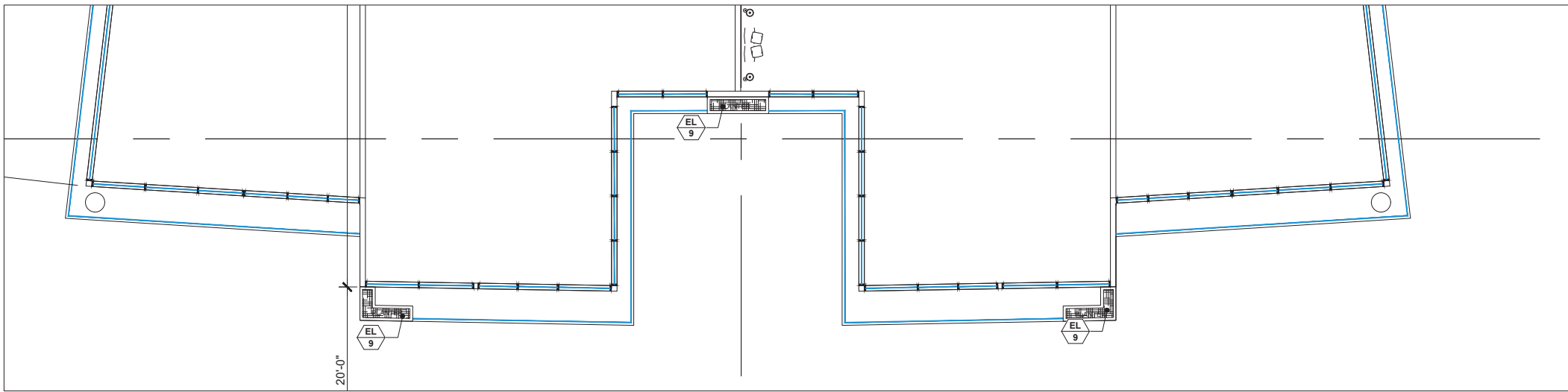
Typical Planter Section

SCALE 1/8" = 1'-0"



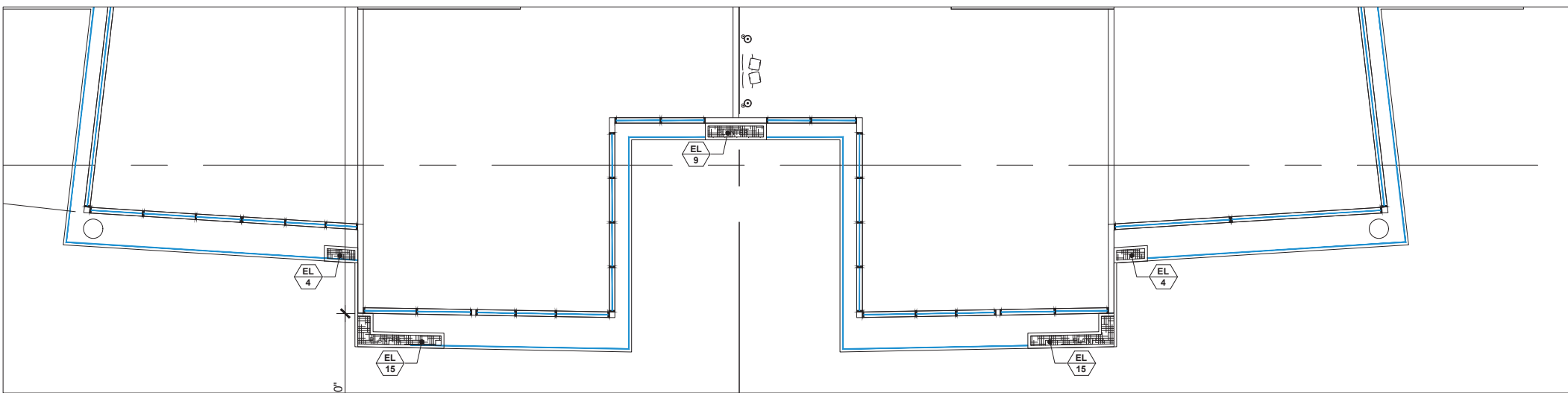
Level 8 Landscape Plan

SCALE 3/32" = 1'-0"



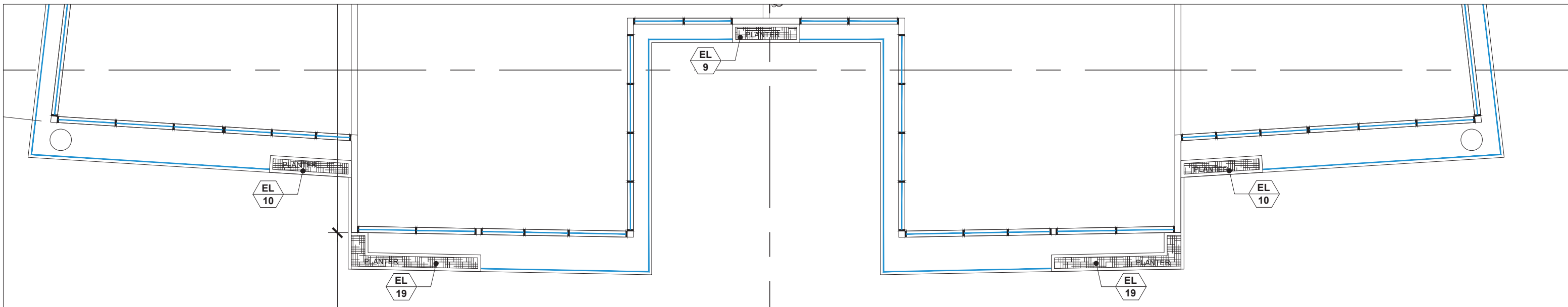
Level 7 Landscape Plan

SCALE 3/32" = 1'-0"



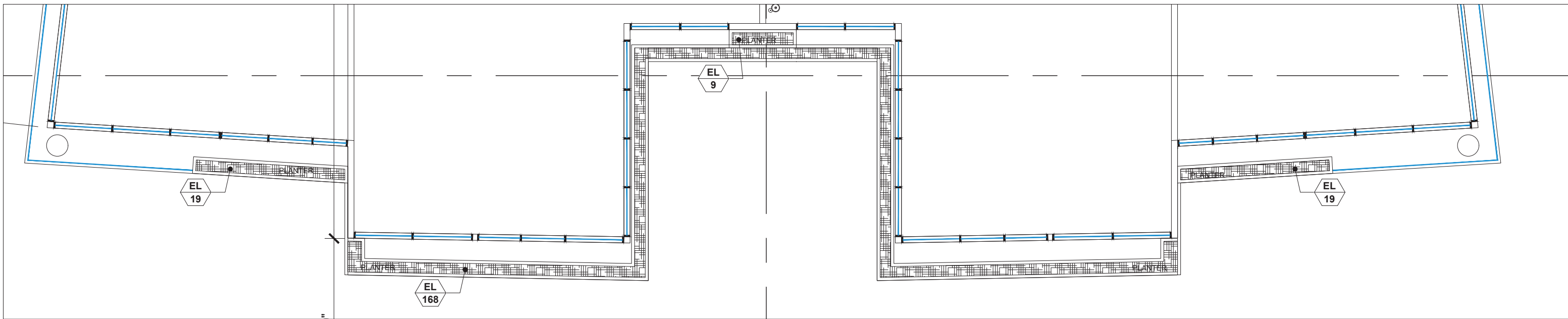
Level 6 Landscape Plan

SCALE 3/32" = 1'-0"



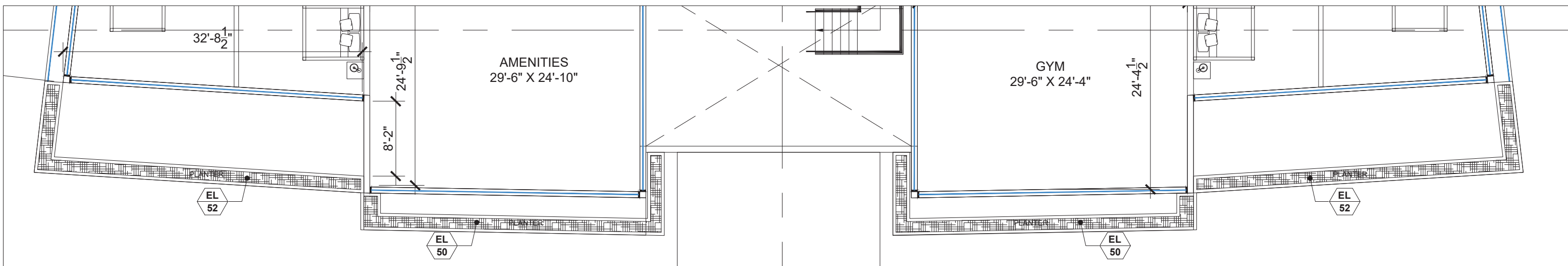
Levels 4 & 5 Landscape Plan

SCALE 3/32" = 1'-0"



Level 3 Landscape Plan

SCALE 3/32" = 1'-0"



Level 2 Landscape Plan

SCALE 3/32" = 1'-0"

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

9927 EAST BAY HARBOR DRIVE

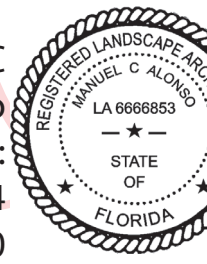
BAY HARBOR, FL 33154

Project:

Revisions:

Seal:

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



Drawing: Landscape Plan

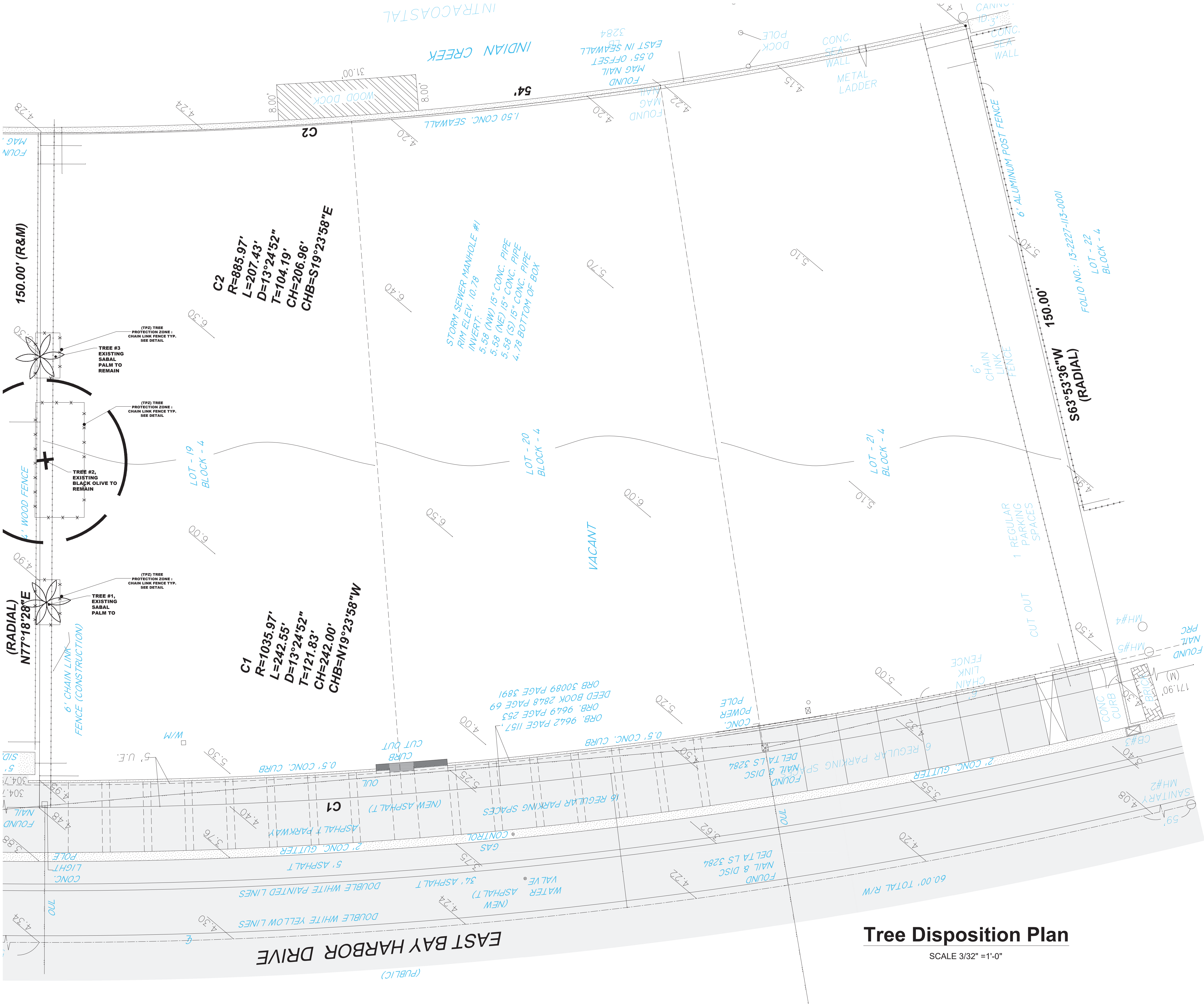
Date: 07.15.2022

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

Drawn by: JRP

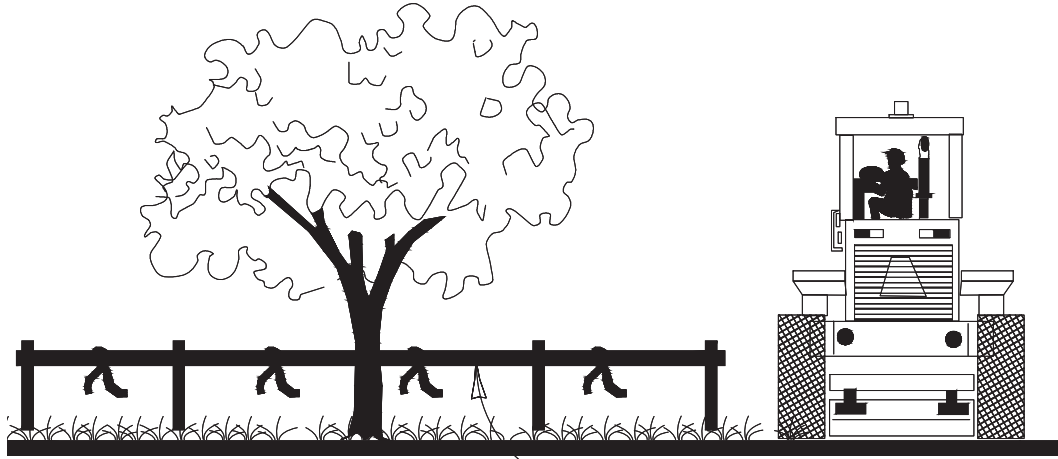
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L-3

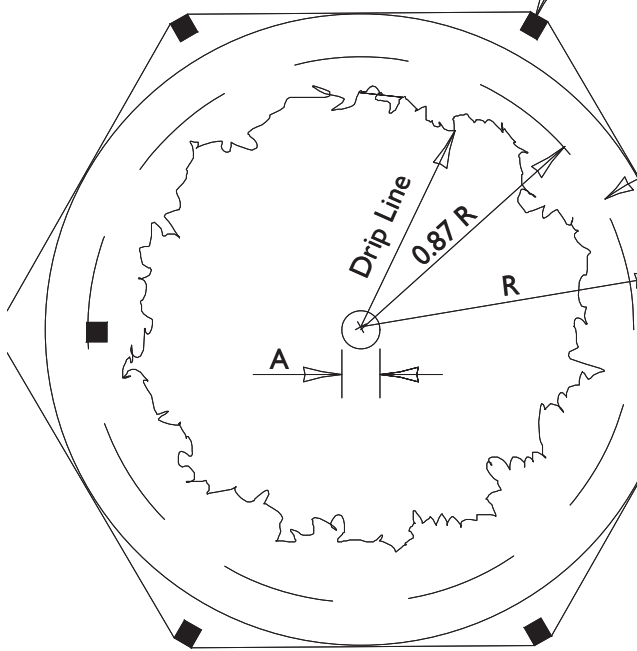


Tree Disposition Plan

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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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.

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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

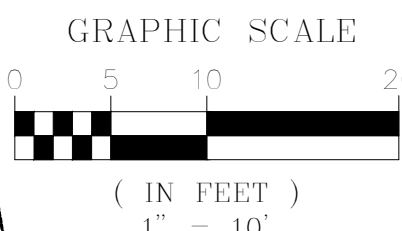


GENERAL NOTES AND SPECIFICATIONS

Date	06-16-2022	Sheet No.
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INDIAN CREEK
INTRACOASTAL



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8		16	

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:

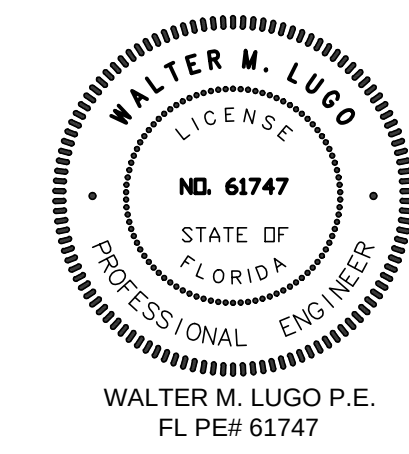
Name: _____
Address: _____
Tel: _____
Email: _____

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

PROP. 8 STORY
RESIDENTIAL BUILDING
F.F.E.=4.5' NGVD

EAST BAY HARBOR DRIVE
60.00' TOTAL R/W

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)

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!

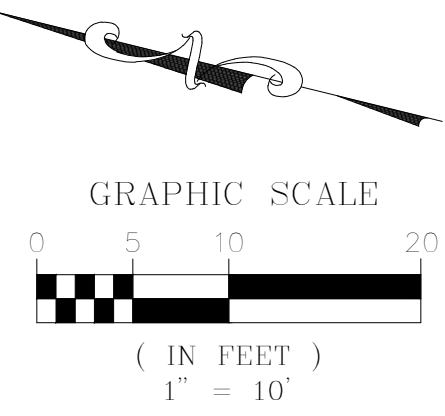
OCEAN
ENGINEERING
CIVIL ENGINEERING CONSULTANTS
NOT BECOMING A LICENSED PROFESSIONAL ENGINEER
P.L.L.C. 10000 N.W. 11th Ave., Suite 100, Miami, FL 33150
Tel: 305.573.1818 Fax: 305.573.3766
Email: info@oceanengineering.com

SECTION A-A
N.T.S.

SECTION B-B
N.T.S.

SECTION C-C
N.T.S.

INDIAN CREEK
INTRACOASTAL



FOLIO NO.: 13-2227-025-0001
LOT - 18
BLOCK - 4

FOLIO NO.: 13-2227-113-0001
LOT - 22
BLOCK - 4

LOT - 20
BLOCK - 4

LOT - 21
BLOCK - 4

LOT - 19
BLOCK - 4

PROP. 8 STORY
RESIDENTIAL BUILDING
F.F.E.=4.5' NGVD

Rev.	Date	Rev.	Date
1	CITY COMMENTS	8/15/22	9
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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: _____

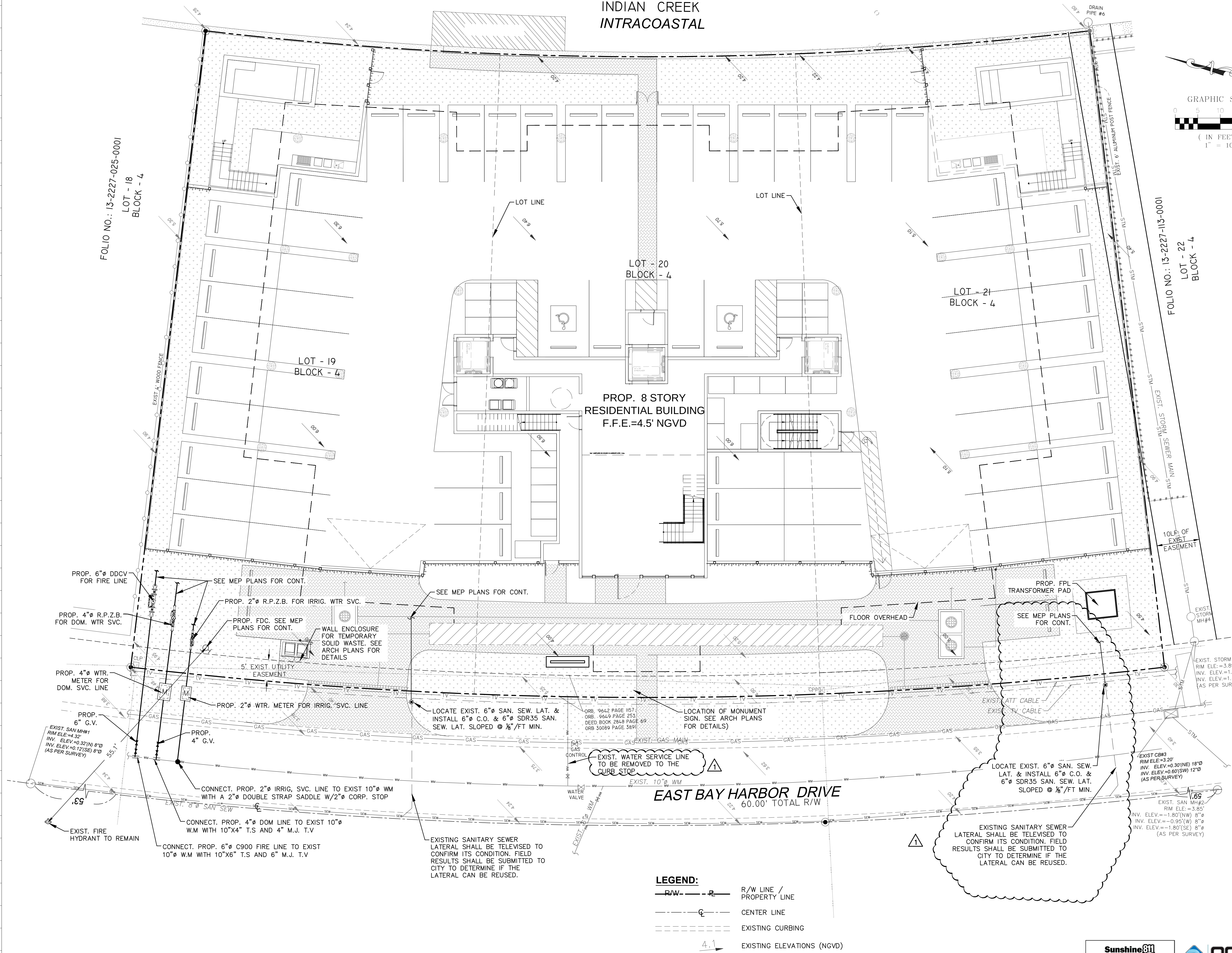
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Address: _____
Tel: _____
Email: _____

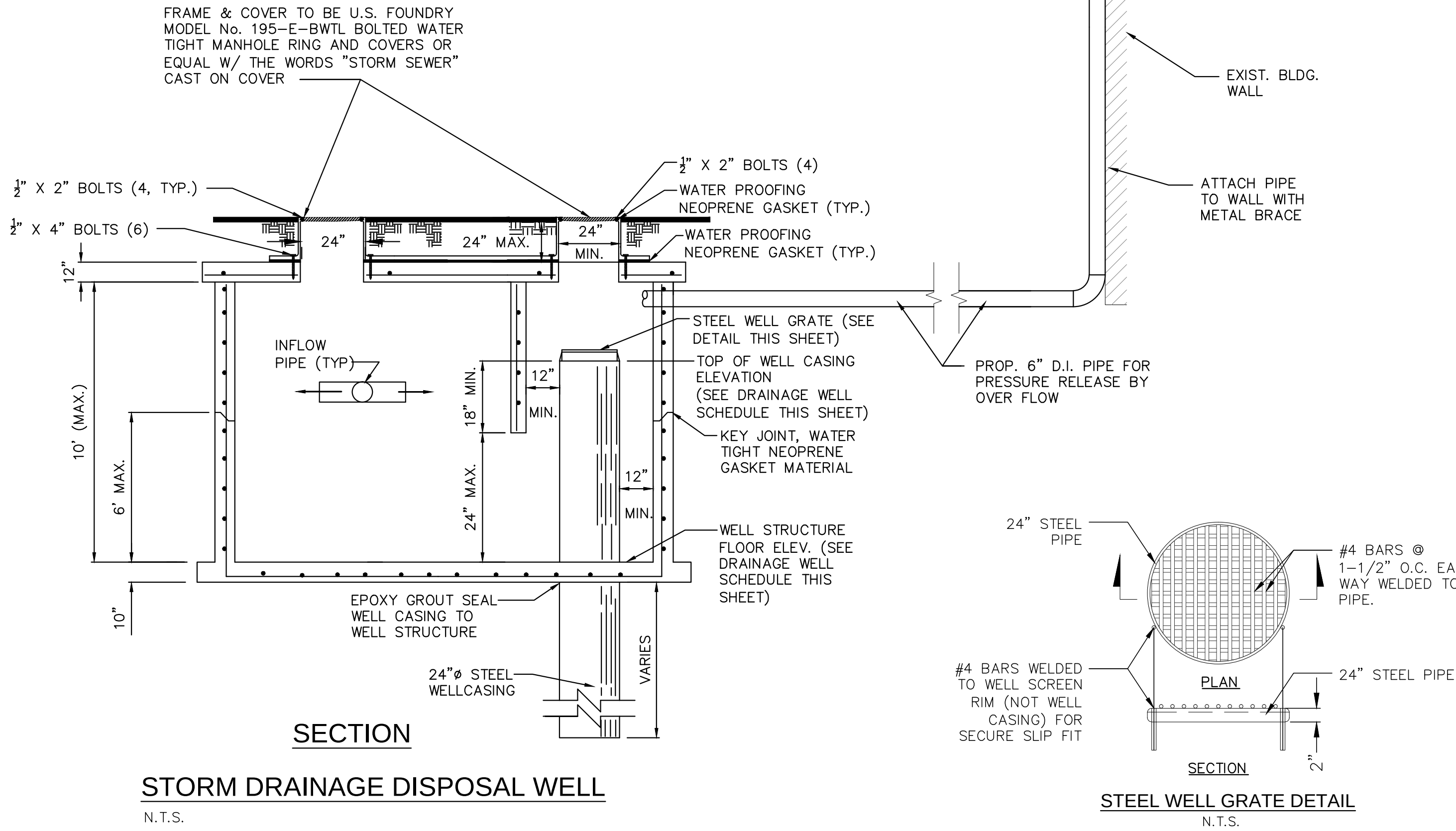
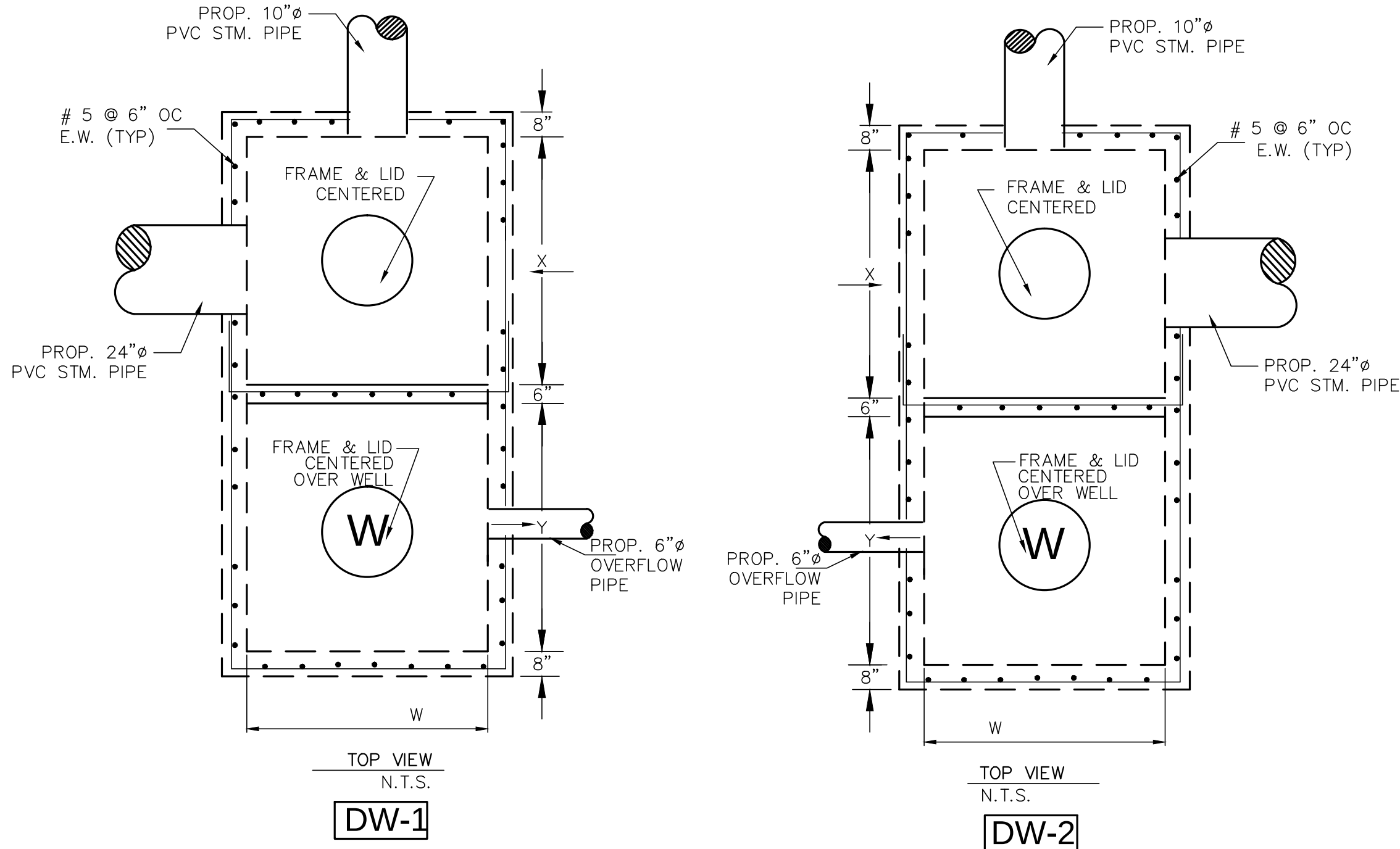
ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766



WATER AND SEWER PLAN

Date	06-16-2022	Sheet No.
Scale		C300
Project	2227	





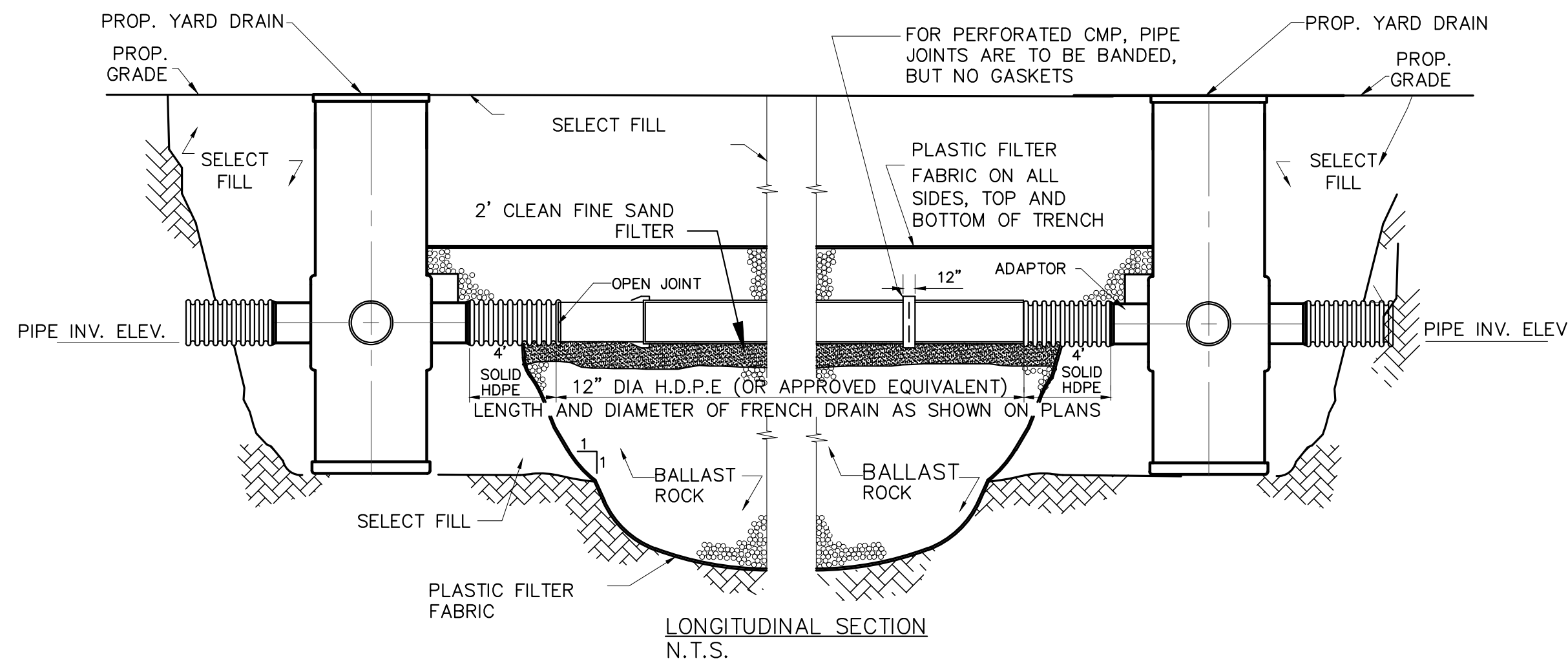
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NOTES FOR DRAINAGE WELL :

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.

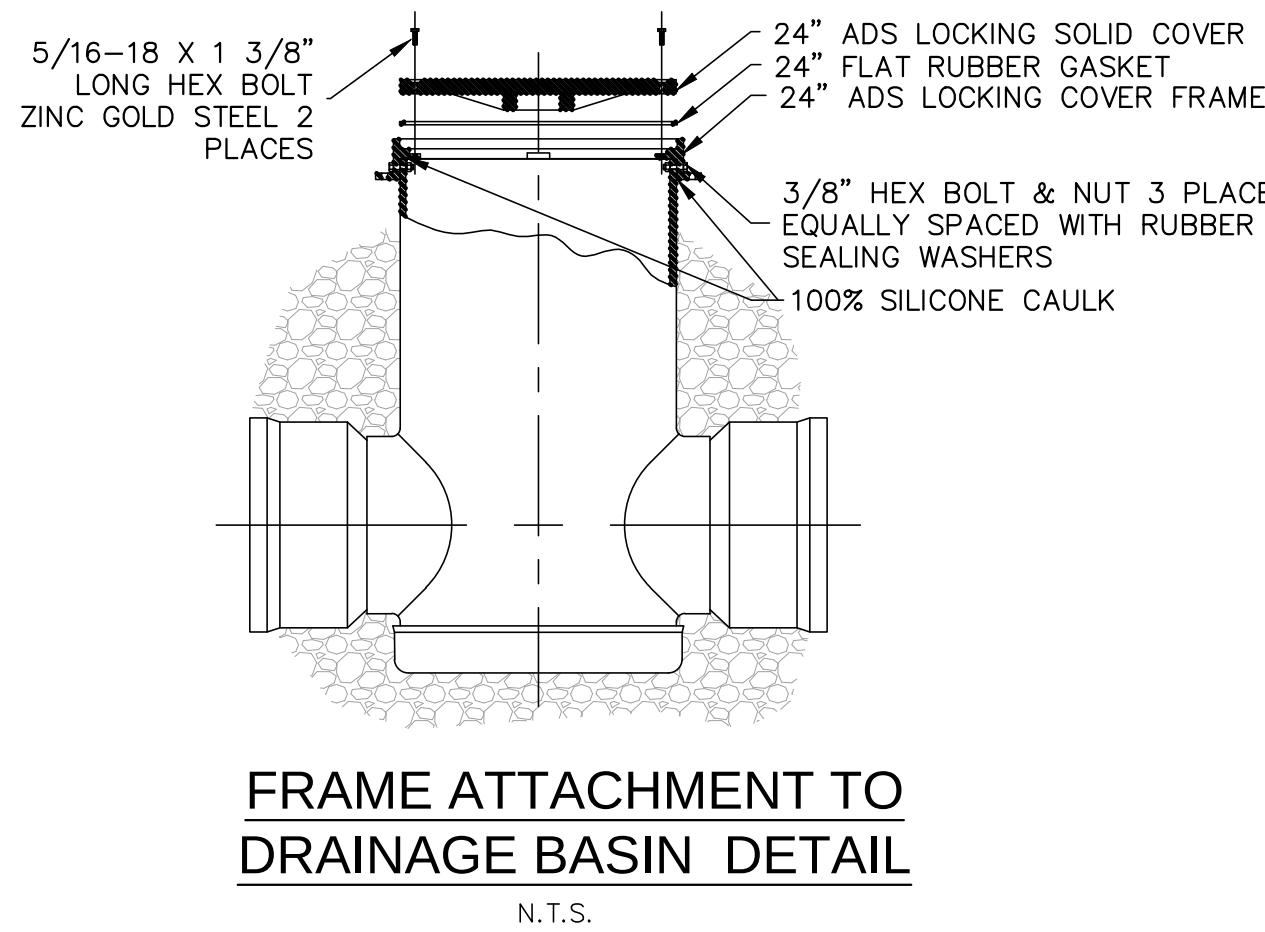
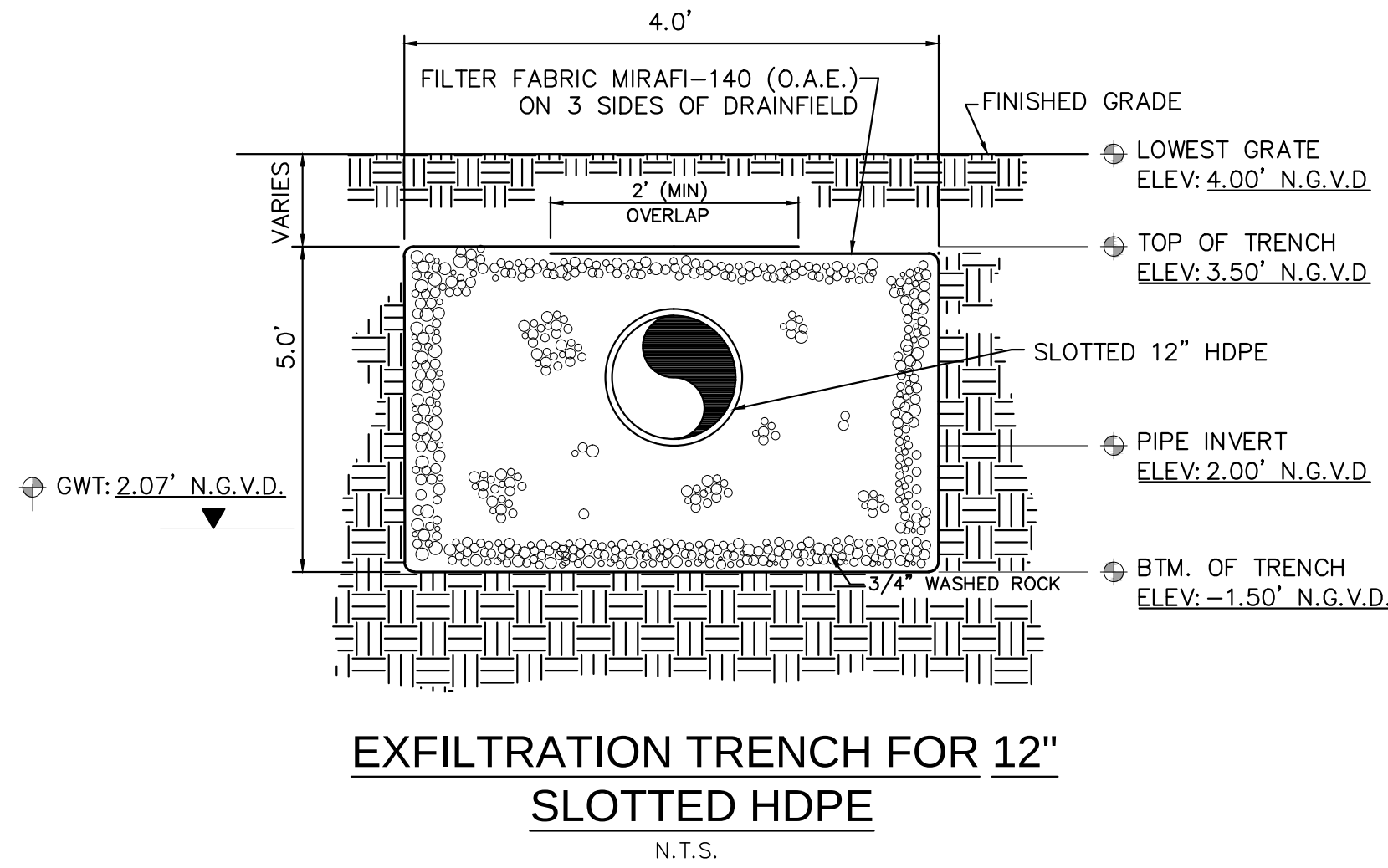
DRAINAGE WELL SCHEDULE												
STRUCT. NO.	FRAME & LID	W	X	Y	INVERT				M.H. RIM ELEVATION	WELL CASING ELEVATION	STRUCTURE FLOOR ELEVATION	REMARKS
					E	N	W	OVER FLOW				
DW-1	USF E-BWTL	5.0'	5.0'	5.0'	2.10'	2.10'		2.30'	4.30'	2.20'	-1.30'	
DW-2	USF E-BWTL	5.0'	5.0'	5.0'		2.10'	2.10'	2.30'				



NOTE:

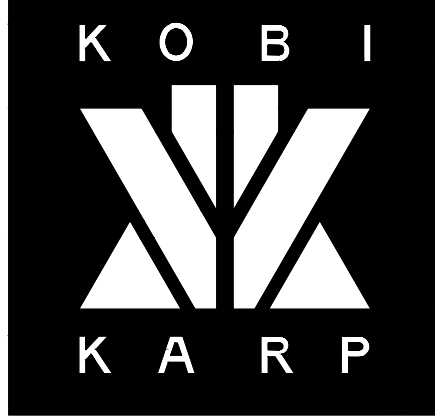
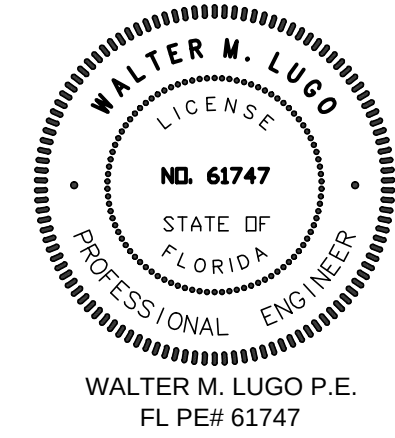
AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.

TYPICAL CATCH BASIN AND EXFILTRATION TRENCH DETAIL W/ 2' CLEAN FINE SAND FILTER



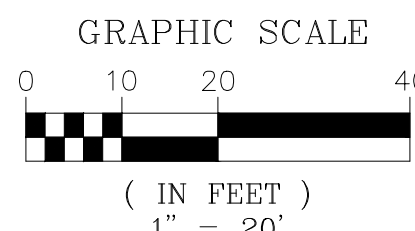
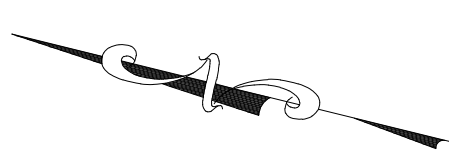
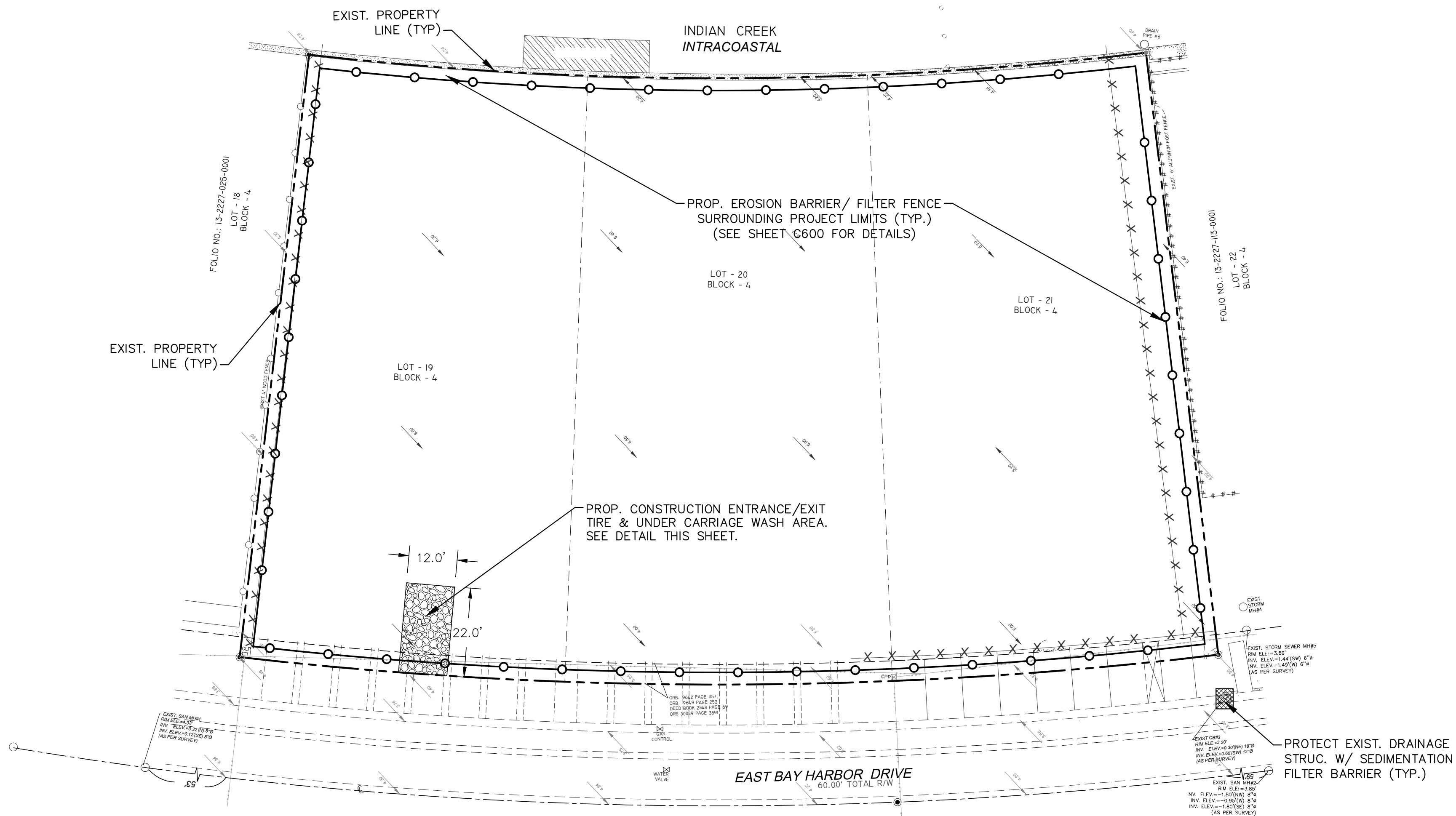
Sunshine

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DRAINAGE DETAILS

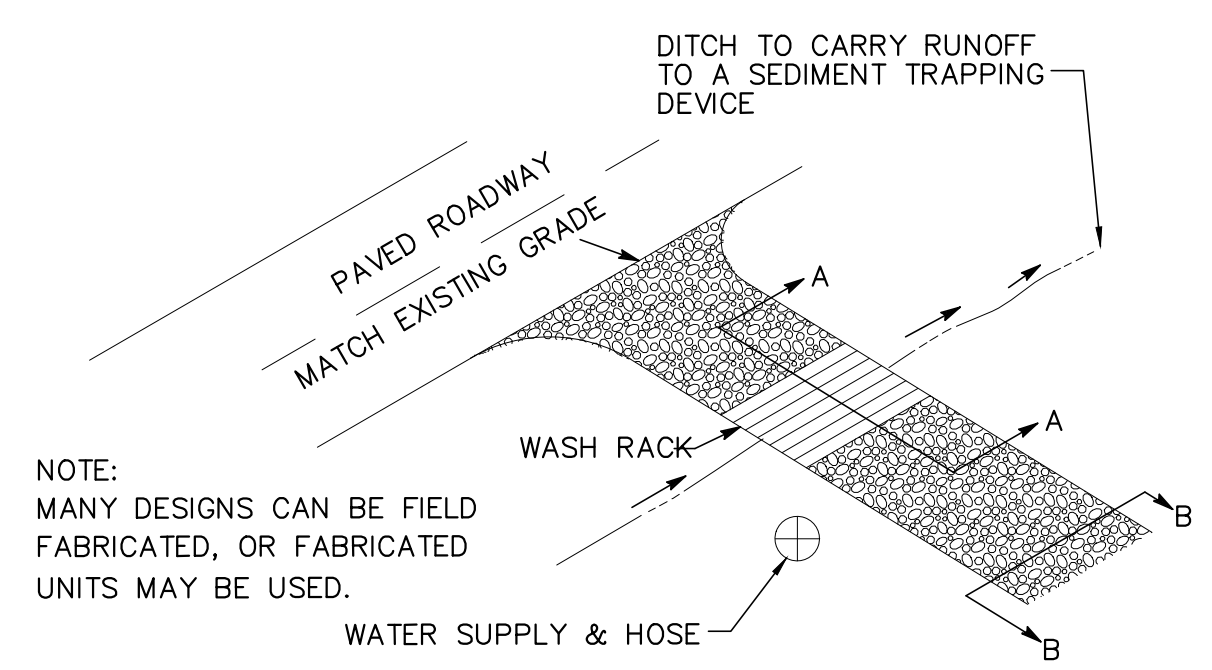
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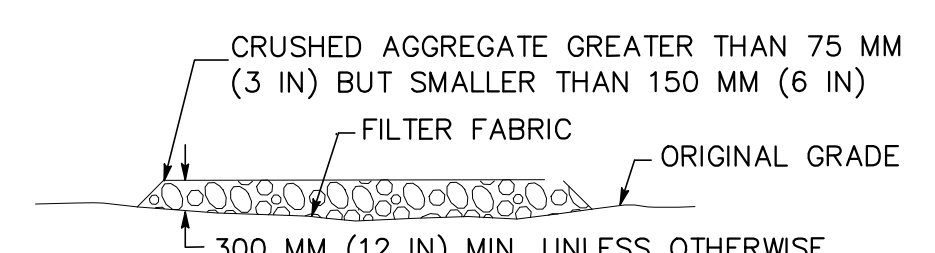
- LEGEND:**
- R/W LINE / PROPERTY LINE
 - CENTER LINE
 - EXISTING CURBING
 - EXISTING ELEVATIONS (NGVD)
 - PROP. EROSION BARRIER

- 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.

PROTECT EXIST. DRAINAGE STRUC. W/ SEDIMENTATION FILTER BARRIER (TYP.)

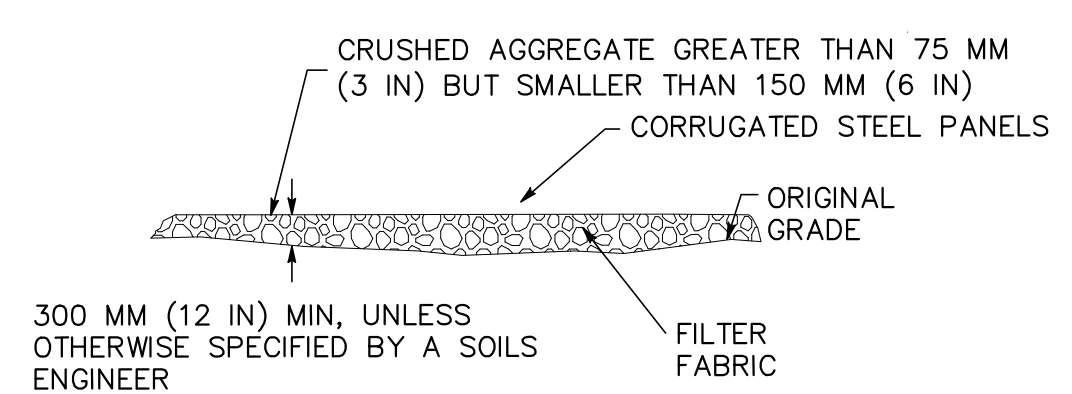


NOTE:
MANY DESIGNS CAN BE FIELD FABRICATED, OR FABRICATED UNITS MAY BE USED.

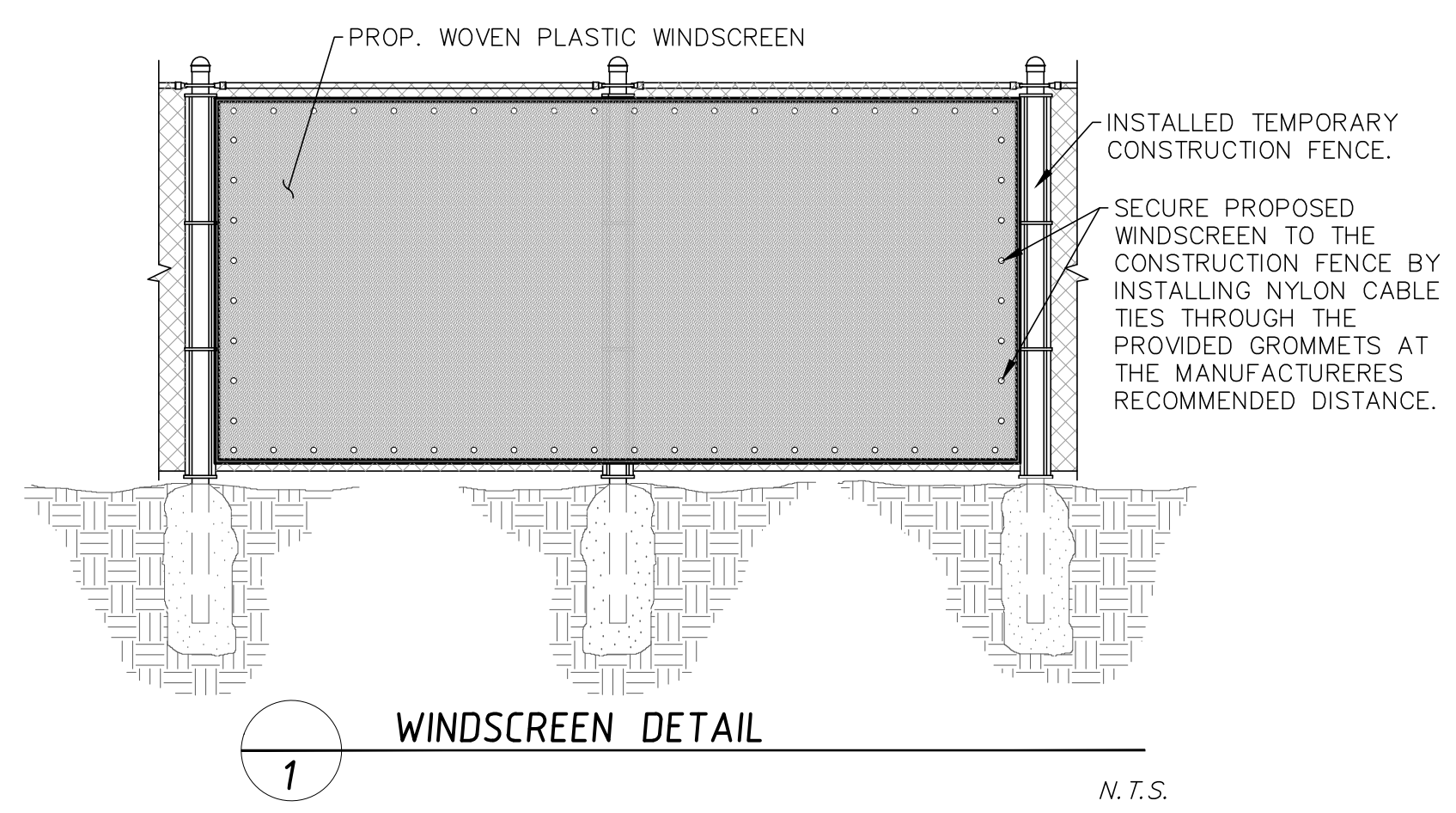


SECTION B-B
NTS

TYPICAL TIRE WASH
NOT TO SCALE



SECTION A-A
NOT TO SCALE



- 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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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:

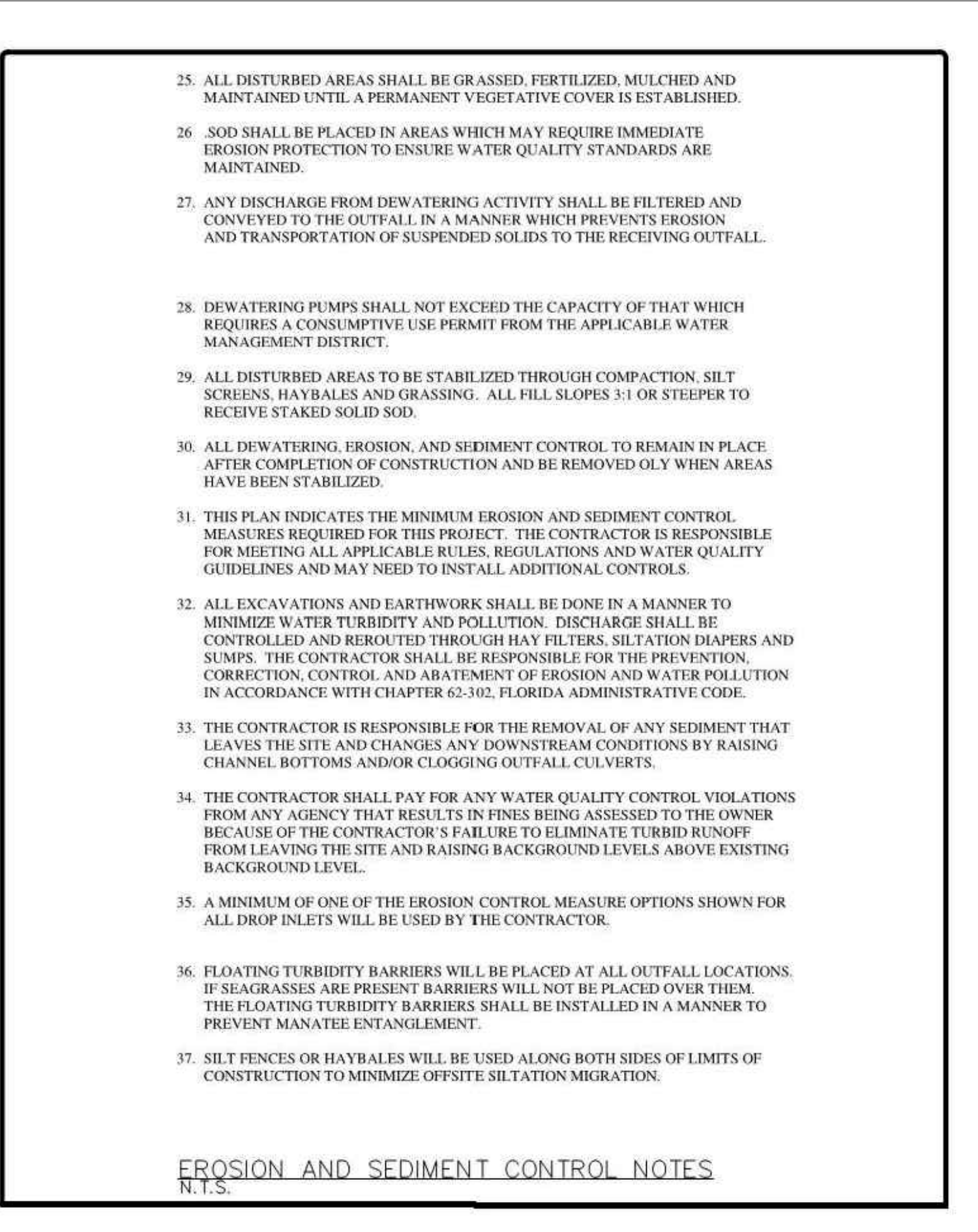
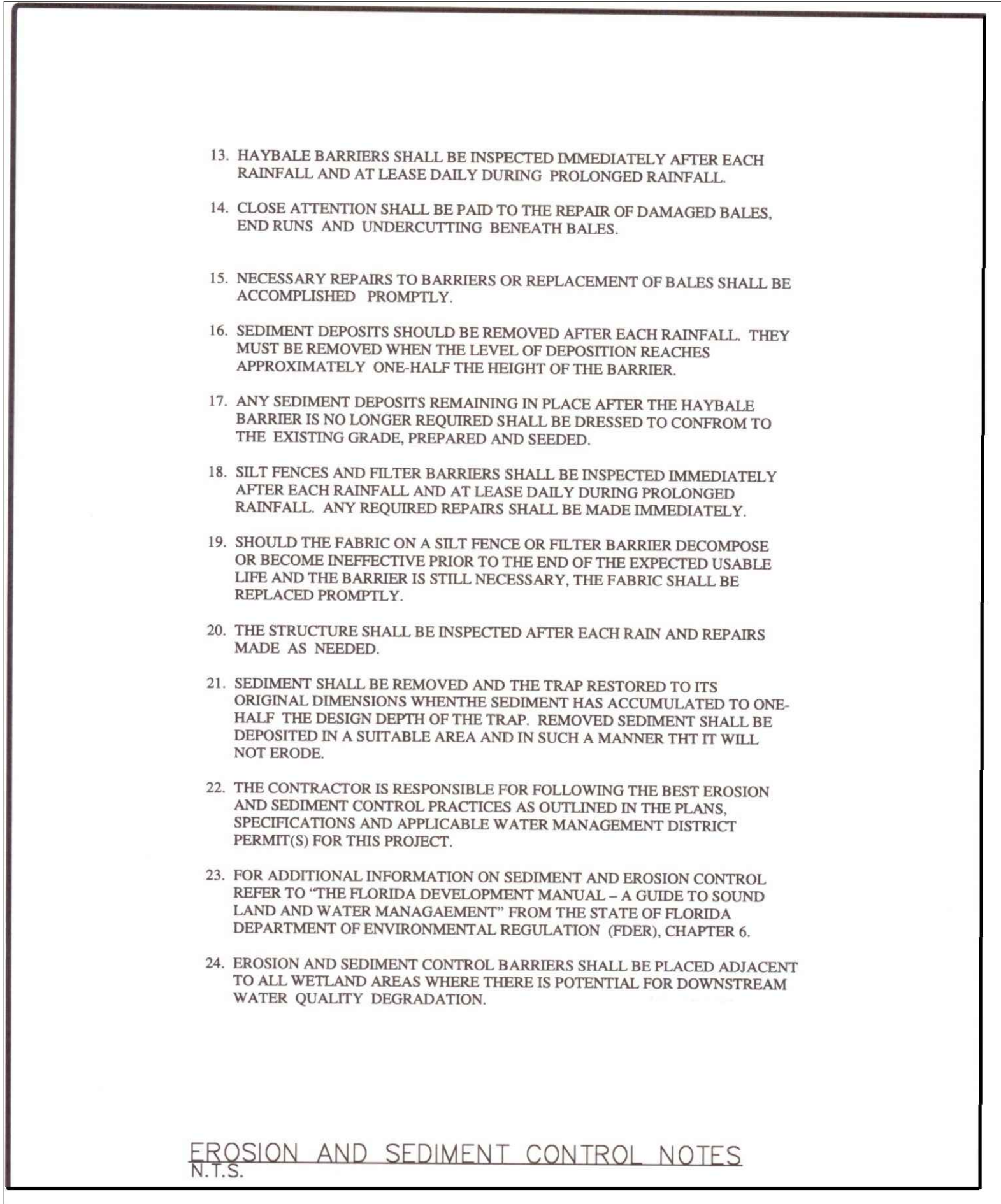
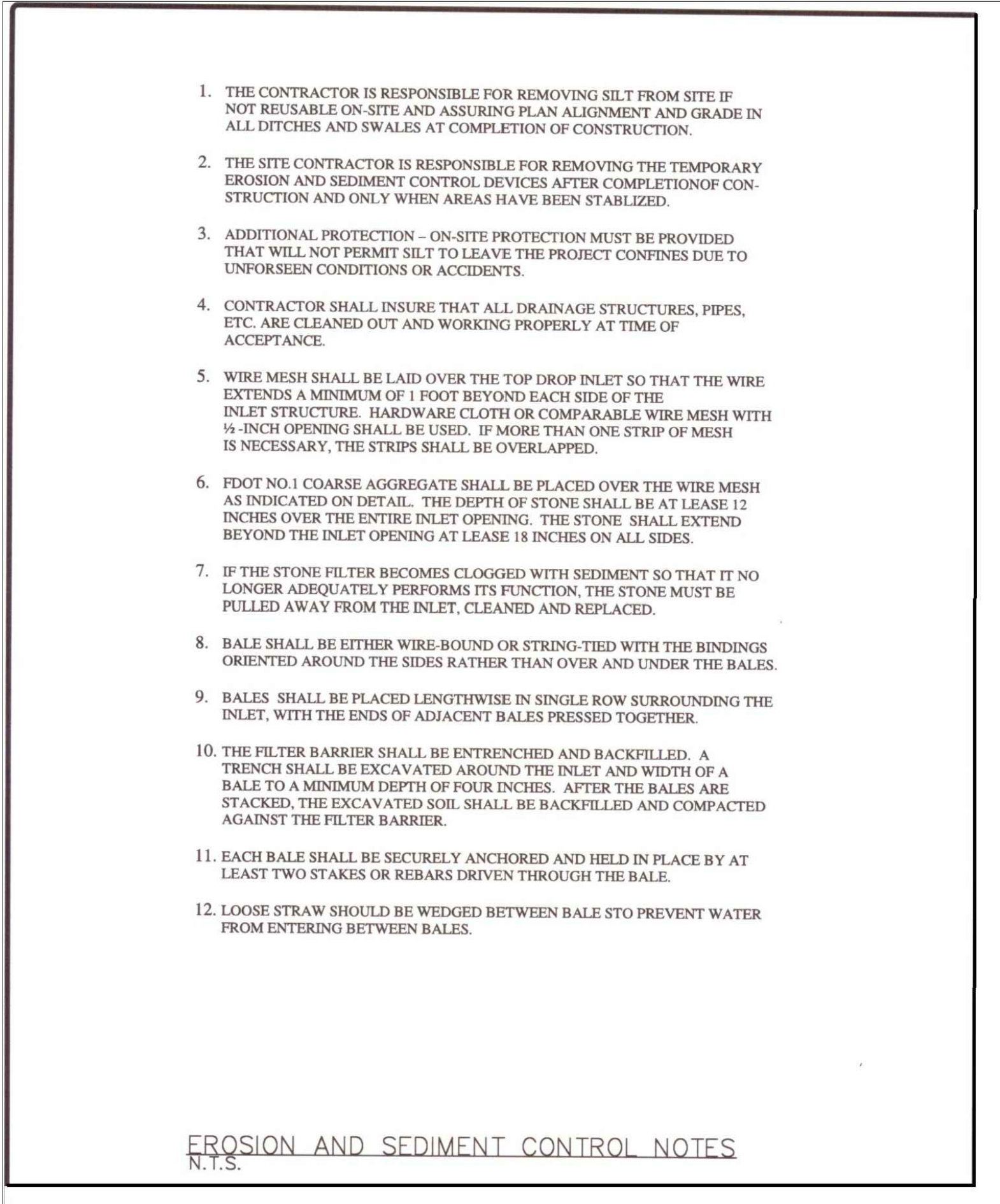
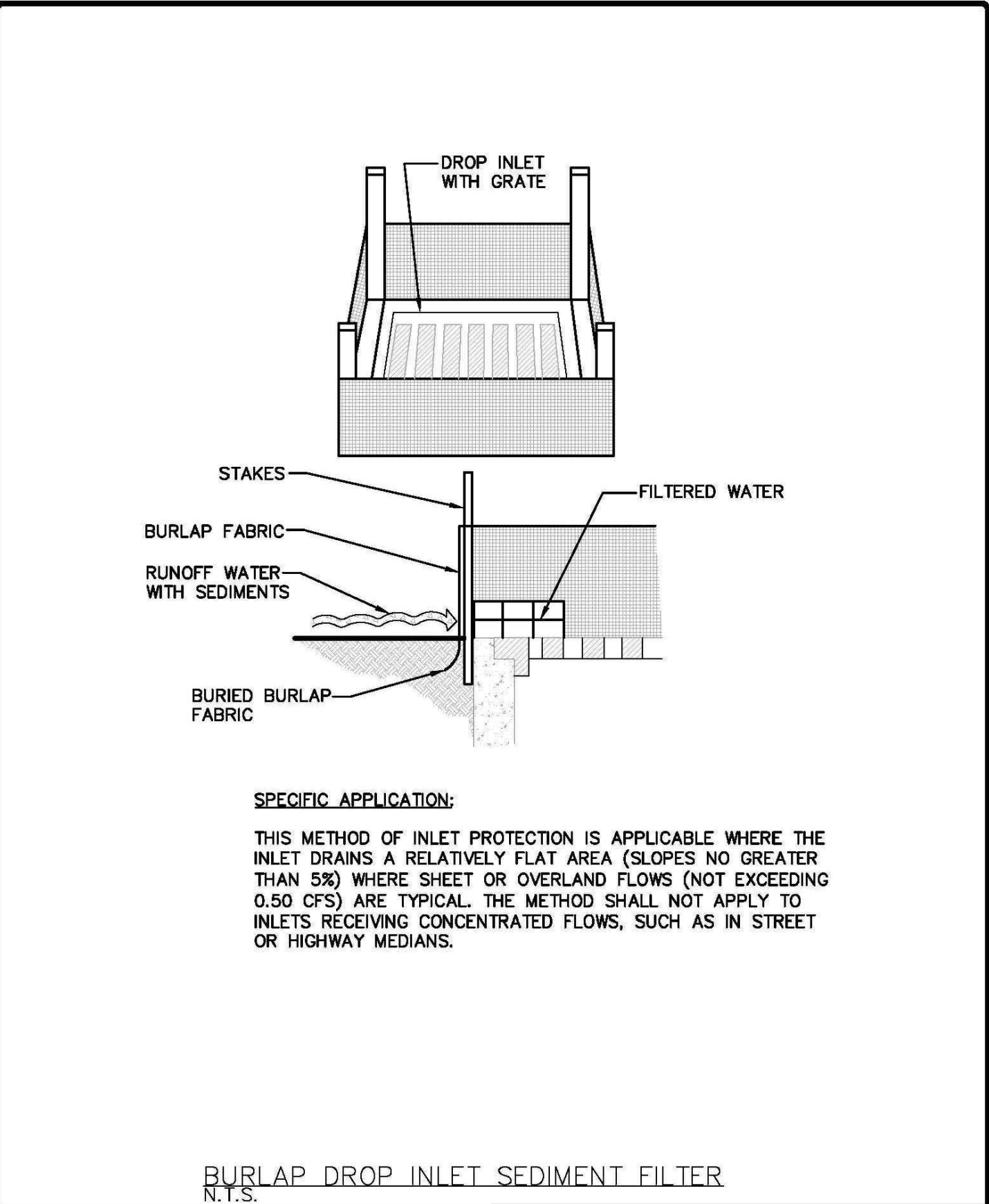
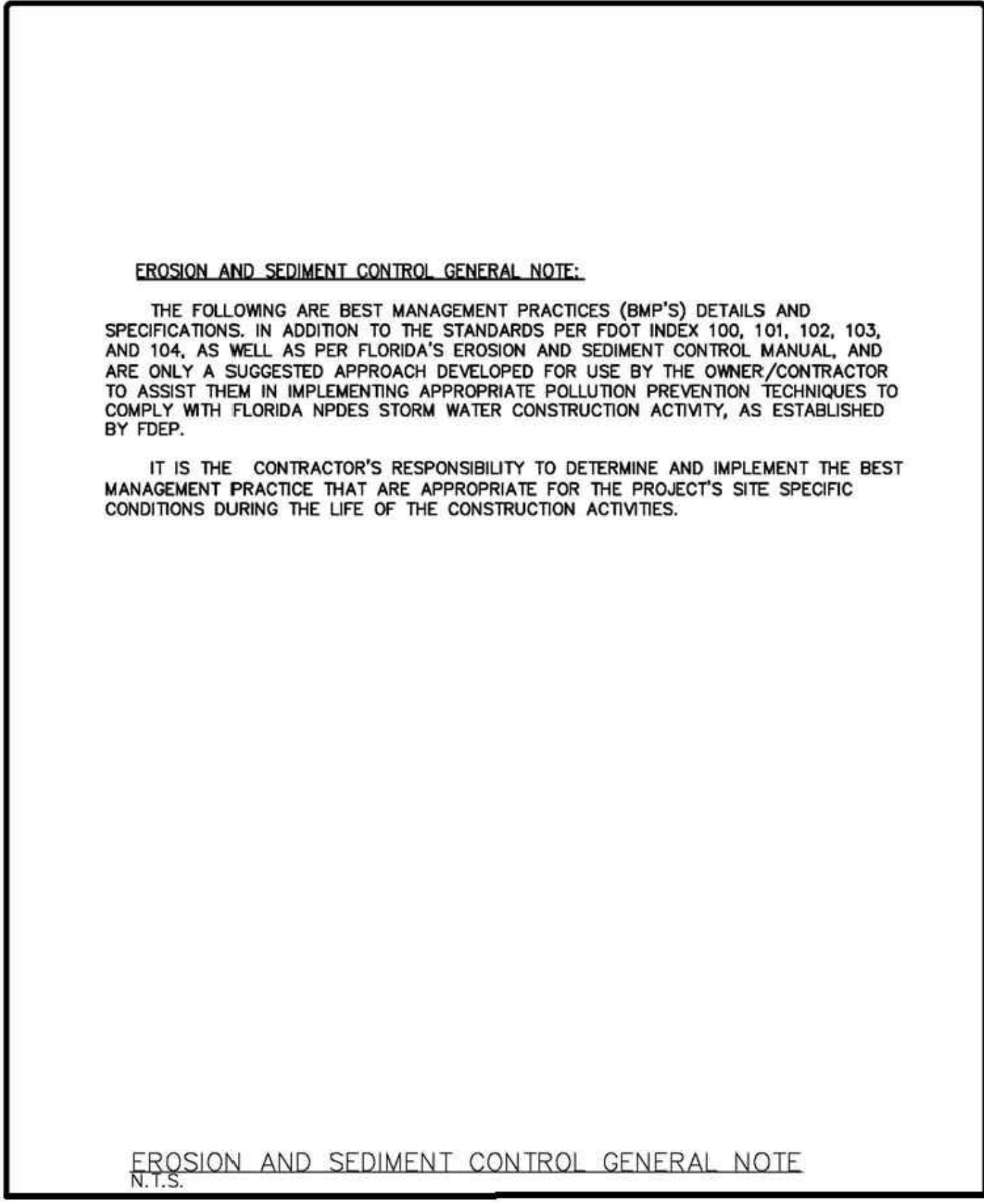
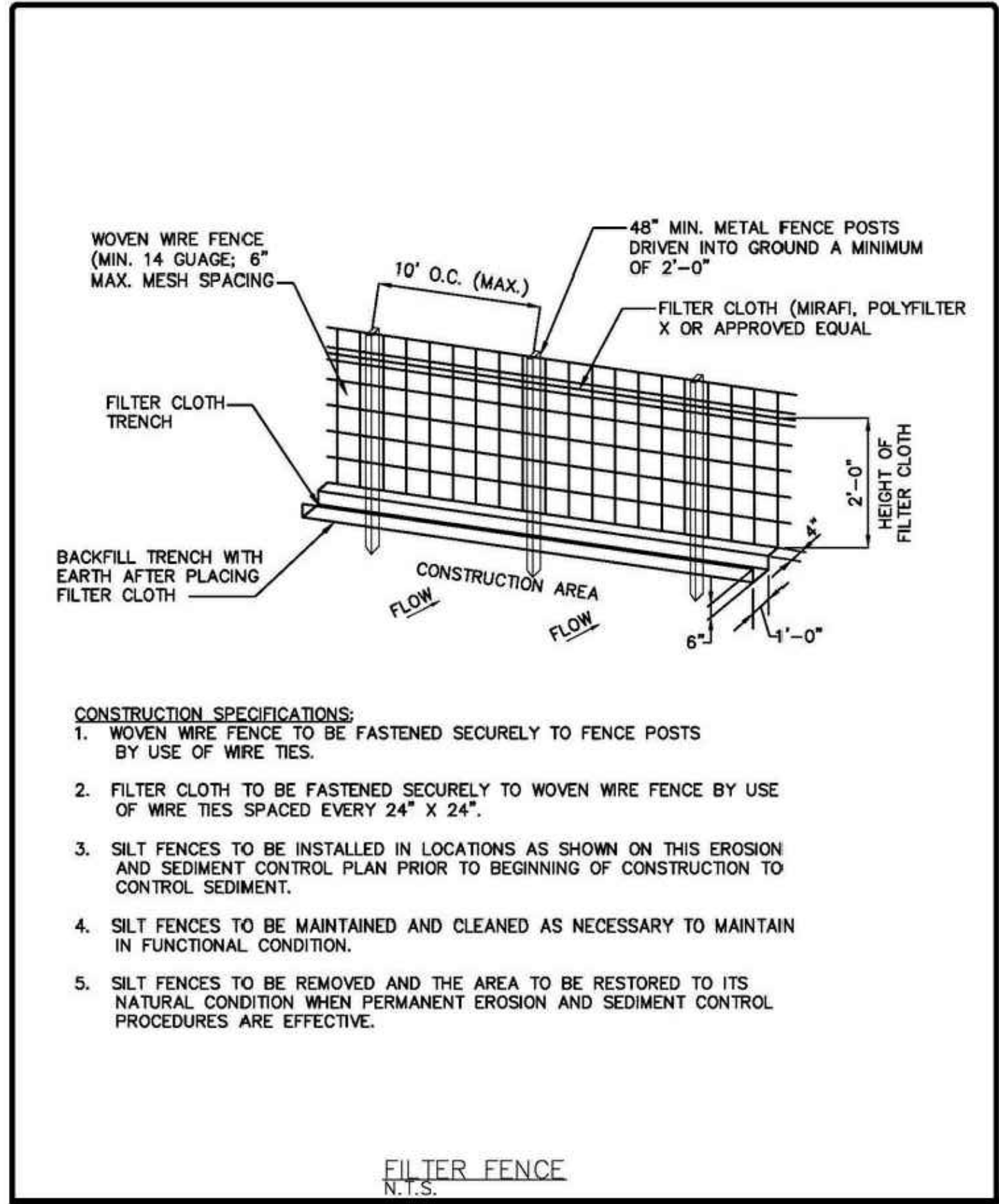
ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766



SEDIMENTATION AND EROSION CONTROL PLAN

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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:

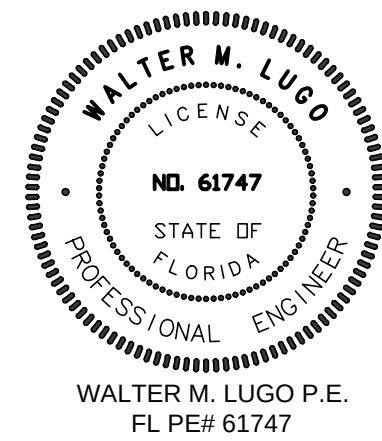
Name: -----
Address: -----
Tel: -----
Email: -----

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.
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