

**TOWN OF BAY HARBOR ISLANDS
DEVELOPMENT & REVIEW COMMITTEE MEETING
THURSDAY, MARCH 9, 2023**

11:00 A.M.

CALL TO ORDER: Set for 11:00 AM

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Review and discussion of Site Plan Application by LDC WBHD Property Owner, LLC, to construct a 9-unit Multi-Family Development to be located at 9110 West Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.
2. Review and discussion of Site Plan Application by 1177 Bay Harbor Islands, LLC, for a revision to the previously approved New Commercial Mixed Used Building to be located at 1177 Kane Concourse. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.
3. Review and discussion of Site Plan Application by 10301 Bay Harbor Development, LLC, to construct an 8-unit Multi-Family Development to be located at 10301 East Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

ADJOURNMENT:

AGENDA ITEM REPORT

March 9, 2023

ITEM NUMBER: 1.

ITEM: Review and discussion of Site Plan Application by LDC WBHD Property Owner, LLC, to construct a 9-unit Multi-Family Development to be located at 9110 West Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:

Owner's Name: LDC WBHD Property Owner, LLC

Folio: 13-2227-087-0001

Property Address: 9110 West Bay Harbor Drive

Zoning District: RM-2 Medium High Density

Legal Description: Lot 29 Block 2

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

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

Ayanidys Martinez

ATTACHMENTS

1.	BHI 9110 WBHD MFR Rev MMPA DRC Staff Report #2 March 9 2023
2.	9110 WBH - Letter of Intent
3.	9110 WBH - Site Plan Application - signed
4.	9110 WBH - Permit Response Letter
5.	9110 WBH - Resolution No. 2274 (town-approved drainage easement)
6.	9110 WBH - Recorded Warranty Deed - LDC WBHD Property Owner, LLC
7.	9110 WBH - Recorded Quit Claim from Town (11 ft front_parking area)
8.	9110 WBH - Drainage Calculations
9.	9110 WBH - Exit Configuration Letter (Life Safety)
10.	9110 WBH - Impact Analysis Report Form
11.	9110 WBH - Traffic Generation Statement 2023-01-25

12.	Item # 1 9110 WBH Drive REV 3rd DRC 3.9.2023
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**TOWN OF BAY HARBOR ISLANDS
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Town of Bay Harbor Islands
Development Review Committee (DRC)

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

Date: March 3rd, 2023

Subject: Site Development Plan Application – Revision - #2 DRC Review
9110 West Bay Harbor Drive - Multi-Family Residences (9 DU)
Bay Harbor Islands Acct. No.: SPR22-000032
MMPA Acct. No. 01-0702-1130C

RECOMMENDED ACTION

MMPA recommends the Development Review Committee (DRC) **APPROVE** the proposed revised Site Development Plan and authorize the project to move forward to the DRB, subject to the plans being revised to address any remaining issues noted herein / other DRC member comments.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-1 Multiple Family District
General Location: 9110 West Bay Harbor Drive
Legal Description: Lot 29 of Block 2, less the northeast 11 feet fronting on West Bay Harbor Drive; together with the northwesterly 20 feet of Tract "A", of "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION / HISTORY

The project attorney, Neisen Kasdin, from Akerman LLP, as agent for the new property owners, LDC WBHD Property Owner LLC, has submitted a Site Development Plan application to allow for revisions to a previously approved project. The revised multi-family development will have nine (9) DU (previous 11 DU). The site is currently developed with a 2-story / 10 DU multifamily complex built in 1953 according to the MDPA website (Bay Harbor Apartment Condominium).

**Town of Bay Harbor Islands
Development Review Committee (DRC) Staff Report - #2 DRC Review
9110 West Bay Harbor Drive - Multifamily Residential Development (9 DU)
Site Development Plan Application - Revision
March 3rd, 2023
Page 2**

In July 2022 a Site Development Plan application was made to the Town by another developer for an eleven (11) unit multifamily complex on this site. A related rezoning also occurred for a 20' wide strip of land within the site, as it was discovered the 20' wide land parcel was zoned RM-3 while Lot 29 was zoned RM-1. The Town has now officially rezoned the 20' wide parcel to RM-1 – so the entire site is zoned the same, and to better facilitate the redevelopment of the property under a common set of land development regulations. Also, it was discovered a Town-owned drainage pipe had existed for decades between WBHD and the Indian Creek that crosses over a portion of the 20' wide parcel with no easement. As part of the 2022 Town approvals the developer agreed to grant a drainage easement to the Town over the outfall pipe (Res. #2274). It was agreed this will be completed prior to the issuance of building permits. The Town's DRB approved the 11 DU Site Development Plan on October 18th, 2022. Subsequently the site was sold to another party. The new developer worked with the project architect (Kobi Karp) on some refinements, including lowering the number of DU from 11 to 9, making the units larger and more luxurious, and requesting some exterior façade revisions.

The new plans indicate the dwelling units will be quite large ranging in size from about 3,218 to 5,167 square feet of A/C space. The proposed building still shows seven (7) floors used for residential purposes over one level (at grade) used as an enclosed parking garage. The 2nd Level will have one (1) residential unit, administrative offices and building core areas. The 3rd and 4th Levels will have two (2) residential units. The two (2) residential units proposed for the 5th and 6th Levels are 2-stories with interior staircases. The 7th and 8th Levels will have only one (1) residential unit each (total of 9 DU). The existing building and other improvements will be demolished. Similar to the original design, the proposed northern driveway is an inbound only 12' wide one-way driveway from West Bay Harbor Drive into the building parking garage on the north side of the building. The proposed southern driveway is an outbound only one-way driveway from the south side of the building that will connect to West Bay Harbor Drive. Across the front of the site is a circular one-way 12' wide driveway for the lobby drop-off / deliveries. The driveway design was changed slightly from the Oct. 2022 design with an expanded driveway width near the exit driveway, but the minimum open space is still met. No guest spaces are required or provided (single lot / no TDRs); however, guests could temporarily park in the driveway. The building entry staircase was modified as well.

The site plan lists the lot area to be 15,047 square feet / 0.345 acres in size; however, the now outdated survey lists the lot area as 14,186 square feet / 0.3325 acres in size. This is due to the fact the landowners conveyed the front 11' to the Town for the existing on-street parking, as many property owners did. The applicant recently completed the reconveyance of the 11' back to the upland owners so that all of Lot 29 is whole again. The survey indicates that no portion of the 20' sliver of Tract "A" was ever conveyed to the Town. Based on the current land area this would allow a maximum of twelve (12) DU on the property at the maximum allowable base density (34 DUA). The developer is now proposing to build only nine (9) DU. Therefore, if the Town approves the revised Site Development Plan with nine (9) DU, three (3) TDR units would be available (12 DU - 9 DU = 3 DU). The new revised project would have a density of 26 DUA.

On Feb. 9th, 2023 the DRC met and discussed the new revised project design. A few remaining minor plan corrections were identified. However, an issue identified by the Bldg. Official related to the applicable FEMA flood elevation to be used for the building height, as there are two FIRM Flood Zones on this site. It was determined that AE-8.0' must be used (plans now revised).

BACKGROUND INFORMATION

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

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired via the TDR system to increase density if approved by the Town Council. This redevelopment project is not requesting any TDR units. The proposed use of the property and density would be consistent with the applicable FLUM designation of the property.

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

PLATTING

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

RIGHT-OF-WAY AND ACCESS DESCRIPTION

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

One Fire Department staging area is shown on the plans. The applicant should meet with the Miami-Dade County Fire Department staff as soon as possible to verify the proposed staging area, as this may affect the site design. The proposed Fire Truck staging area is shown in the paved roadway area fronting the subject site. It may not be located in the swale as that area is required for drainage / streetscape landscaping.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The revised building design, similar to the original design, is a clean / modern design glass curtain wall with glass railings. The original architectural design included a prominent "squared-off" streetscape façade feature for the building core / elevators. The revised plans show the feature with a "curved / rounded off" design. The extensive balconies still have a curved / rounded appearance. Aluminum louvered screening material is proposed to screen the garage level elevations, which requires DRB approval (fully enclosed parking garages are mandatory unless the DRB approves otherwise (substantial noise / visual barrier). The building does not exceed one hundred twenty (120) feet in length, therefore, no "breezeway" is required.

The modifications noted in the revised February 23rd, 2023 plans include the following:

- 1) Front building façade changes incl. the building core / elevator tower (square vs. curved).
- 2) Some of the window locations / shapes were modified.
- 3) Some of the building façade materials were changed.
- 4) The building entry staircase was modified.
- 5) The front yard driveway / landscaping design was altered.
- 6) The number of dwelling units was decrease from 11 to 9 DU.

SITE DEVELOPMENT PLAN COMMENTS

Following are comments based on the latest revised documents / plans dated February 23rd, 2023 submitted to the Town for consideration.

- 1) It is noted on all of the revised sheets in the "Revision" box the text states "DRB Comments 2/09/23". This should be changed to "DRC" which is the Town's staff – the DRB is the Design Review Board that will eventually review / approve the revisions. For the DRB agenda plans please revise the applicable sheets to reflect the correct information (DRC).
- 2) Per Sec. 23-23(d) the landscape buffer strip along roadways are required to be a minimum of 10'. The approved Oct. 2022 DRB site plan included a waiver for an 8' wide landscape strip in some areas. The DRB has the ability to reduce the front yard landscape strip to no less than 7' per the M-D Landscape Code due to the provision of lobby drop-off / guest spaces in narrow front setbacks. The revised plans show a more curved front yard driveway that is narrower near the street driveways, as is allowed. The new proposed landscape strip width is at least 10' in width at the center of the site and even widens to almost 12' near the east driveway but narrows at the main driveways. The landscape area could be made more squared-off and meet Code; however, it is expected that landscape strip widths narrow at driveway intersections. Please provide an explanation for the file.

- 3) On Level One the original plans showed a so-called "Yacht Club". The DRC questioned what that was - it was explained it was primarily for storage for boat owners. The Bldg. Official explained the area could not be habitable, as it would need to comply with FEMA / FBC flood elevation requirements. Since the floor elevation is below BFE this would not be possible. The plans were revised to add a notation "Storage". MMPA will include a condition of approval in the DRB report limiting the use of this area to only "storage".
- 4) As with the original DRB approval, this approval is based on the DRB's approval of the applicant's request to not fully close-in the sides / rear of the above grade parking garage as specified in §23-24(d)(4) by providing angled metal louvers for portions of the exterior building facades in lieu thereof. If the DRB does not approve the requested parking garage facade alternative, the design must be modified to comply with the Town Code and/or an alternative design approved by the DRB.
- 5) FYI - This waterfront project is subject to Miami-Dade Shoreline Committee review and approval prior to the issuance of building permits.
- 6) FYI - Town local park impact fees will be required prior to the issuance of building permits.
- 7) FYI - All backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match. The Town has agreement with FPL / the M-D Fire Dept. to adequately screen their facilities, provided reasonable access is maintained.



Neisen Kasdin

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

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

February 23, 2023

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

Re: Letter of Intent - 9110 West Bay Harbor Drive – DRC Submittal

Dear Ms. Lasday:

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

On October 18, 2022, the Design Review Board ("DRB") approved a previous design of the Project, which included eleven (11) residential units. Due to the scope of the modifications to the previous DRB approved plans, the Town determined that the Project requires Development Review Committee ("DRC") and DRB re-approval. Modifications to the previous plans include reconfiguration of the entry stair, minor changes to the façade, and the combination of the two units on levels five (5) and six (6), which results in two fewer units.

A. Zoning and Current Conditions

The Property has a lot area of approximately 15,047 square feet and includes an existing 10-unit, 2-story concrete block structure condominium building that has approximately 10,000

square feet of floor area.¹ The only parking for residents of the existing building is along the street on West Bay Harbor Drive, and there is no internalized vehicular drop-off or loading spaces within the Property. The existing apartment building and the other original site improvements (such as docks) are generally in a poor state of repair and in need of extensive upgrades.

Until recently, the Property was a split-zoned parcel with the eastern 20-foot portion zoned RM-3 and the remaining larger portion zoned RM-1. The 20-foot portion was approved by the Town Council for a rezoning from RM-3 to RM-1 on June 9, 2022 to be consistent with the remainder of the Property's RM-1 zoning designation and to better facilitate redevelopment of the Property.²

Separate and apart from the rezoning, the Owner will also grant a ten (10) foot easement to the Town due to the presence of a Town stormwater drainage pipe on the Property ("Drainage Easement").³ The Drainage Easement will be centered on the stormwater drainage pipe, which is located approximately ten (10) feet from the eastern property line, and will extend five (5) feet on each side of the pipe in accordance with the Town Engineer's recommendation. In our title research and discussions with the Town, we were not able to locate any official document or a recorded instrument granting the Town its necessary rights to periodically use, access, maintain, and repair the existing stormwater drainage pipe on the Property. The Drainage Easement will grant the Town the necessary rights to use, access, maintain, and repair the stormwater drainage pipe, and will include fifteen (15) feet of vertical clearance for certain development above the Drainage Easement.

B. Proposed Project and Architectural Features

The Project entails nine (9) residential units, comprised of units ranging from 3,218 square feet to 5,167 square feet. Level one (1) consists of a parking garage containing 18 parking spaces and an accessory pool area on the waterfront. Level two (2) consists of a lobby, gym, spa room, and one (1) residential unit. Residential units range from levels three (3) through eight (8). Levels three (3) through four (4) have two (2) units per floor. Levels five (5) and six (6) have a total of two (2) units overall that are two (2) floors each and span



¹ The Property's lot area and the Project's design includes the front 11 feet of the site, which was deeded from the Town on September 13, 2022. According to the survey, the 11 foot wide less-out area is 861 square feet. The quit claim deed is recorded in the Miami-Dade County Official Records Book 33395, Page 1724 (CFN: 20220742632).

² The rezoning was approved as Ordinance No. 1072.

³ The Drainage Easement was approved by the Town Council on September 14, 2022 as Resolution No. 2274. However, the Drainage Easement has not been recorded or executed yet.

both levels. Levels seven (7) and eight (8) consist of single full floor units. The units are spacious and are intended to cater to families. The roof deck contains a pool with poolside amenities.

The design of the proposed building is influenced by its waterfront location. The façade resembles waves and has a nautical character. Large floor to ceiling windows maximize views of the bay and the Indian Creek golf course beyond, that will be especially beautiful with western exposure to natural light as the sun is setting. All of the units are through units from bay to land. The building rises over a one-story podium that conceals the fully internalized parking area, which also contains space for an off-street drop off.

C. DRC Application and Site Plan Approval

The Project will significantly improve the existing condition of the Property and provide ultra-luxury family oriented residential units. In addition, the size and scale of the proposed design is harmonious with the Town's character and surroundings for this beautiful waterfront location adjacent to the Indian Creek lagoon. Enclosed herein for review are the required plans and architectural details for the Project prepared by *Kobi Karp* and dated January 26, 2023 ("Site Plans"), along with other supporting materials for the DRC submittal.

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

Sincerely,

AKERMAN, LLP

Neisen O. Kasdin

Enclosures

cc: Michael Miller, Town Planner
Yvonne Hamilton, Town Clerk
Joe Geller, Greenspoon Marder, LLP, Town Attorney

APPLICATION FOR SITE PLAN REVIEW

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



See attached "Exhibit A"

Folio # 13-2227-087-0001 (reference)

Town Council

Robert H. Yaffe
Mayor

Jordan W. Leonard
Vice-Mayor

Stephanie Bruder
Council Member

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Solange M. Rousselot
Council Member

Isaac Salver
Council Member

Town Officials

Ronald J. Wasson
Town Manager

Marlene Marante
Town Clerk

Craig B. Sherman
Town Attorney

Size of described property 15,047 square feet lot size (0.345 acres)

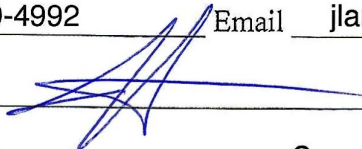
Project Description 9110 W. Bay Harbor Drive
(see attached LOI) Units 9

Owner(s) Name LDC WBHD Property Owner, LLC

Mailing Address 105 Madison Avenue

City New York State NY Zip 10016

Phone Number 410-370-4992 Email jlandau@landauproperties.com

Signature of Owner 

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

Mailing Address _____

City _____ State _____ Zip _____

Phone Number _____ Email _____

Signature of Applicant _____

Name of Representative Neisen Kasdin, Akerman LLP

Mailing Address 98 SE 7th Street, Suite 1100

City Miami State FL Zip 33131

Phone Number 305-982-5629 Email neisen.kasdin@akerman.com

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received _____ By _____

Process Number _____ Fee Paid _____

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER



OCEAN
ENGINEERING

February 16, 2023

Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

RE: Permit Number SPR22-000032
9110 West Bay Harbor Drive

Below are our responses to your comments dated on 2/8/23:_____

Comment 1. Disapproved Drainage calculations not provided with submittal.

Response: Attached are the drainage calculations.

Comment 2. Disapproved Topographic survey to be provided with elevations.

Response: Attached is the topographic survey with elevations.

Comment 3. Utility connections to provide full lane restoration in accordance with MDCPW details.

Response: Refer sheet C300 showing restoration limits and standard details per MDWASD.

Sincerely,
OCEAN ENGINEERING, INC.

Walter M. Lugo, P.E.
President

RESOLUTION NO. 2274

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, PROVIDING FOR ACCEPTANCE OF DEDICATION OF AN EASEMENT FROM 9525 BH LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO THE TOWN OF BAY HARBOR ISLANDS TO USE, ACCESS, REPAIR, AND MAINTAIN THE TOWN'S STORMWATER DRAINAGE PIPE AT 9110 WEST BAY HARBOR DRIVE; AUTHORIZING THE TOWN MANAGER TO EXECUTE INSTRUMENTS CONCERNING THE DEDICATION AND TO DO ALL THINGS NECESSARY TO CARRY OUT THE AIMS OF THIS RESOLUTION; PROVIDING FOR INCORPORATION OF RECITALS; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the Town of Bay Harbor Islands has for many years maintained a stormwater drainage pipe on property at 9110 West Bay Harbor Drive, as further identified on the attached Exhibit A; and

WHEREAS, the owner of said property, 9525 BH LLC, a Florida Limited Liability Company, in connection with the development of the property, desires to give to the Town a drainage easement agreement, in the form set forth in the attached Exhibit B, and the Town desires to accept said drainage easement agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BAY HARBOR ISLANDS, FLORIDA, AS FOLLOWS:

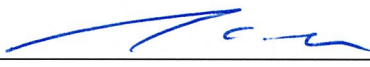
Section 1: The foregoing recitals are adopted and hereby incorporated as if fully set forth herein.

Section 2: That the easement dedication, as reflected on the attached Exhibit B, is hereby accepted and the Town Manager is hereby authorized to cause such easements to be recorded in the Official Records of Miami-Dade County, Florida, subject to confirmation by the Town Attorney as to the legal form and sufficiency of the Dedication and instrument of conveyance.

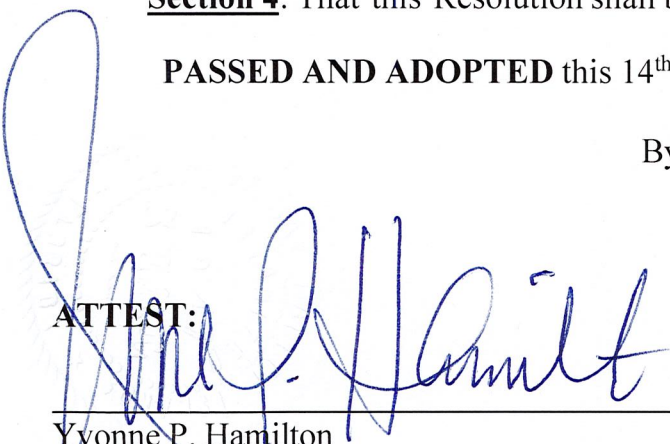
Section 3: The Town Manager is hereby authorized to do all things necessary to carry out the aims of this Resolution.

Section 4: That this Resolution shall be effective immediately upon adoption hereof.

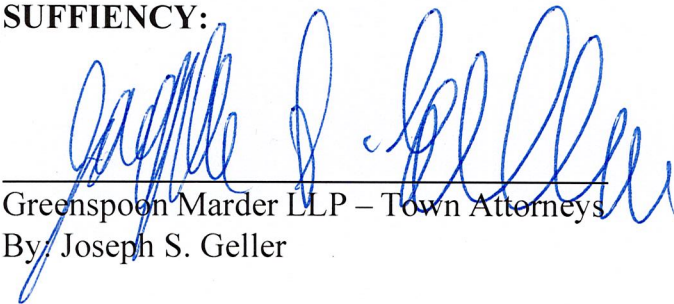
PASSED AND ADOPTED this 14th day of September 2022.

By: 
Joshua D. Fuller - Mayor

ATTEST:

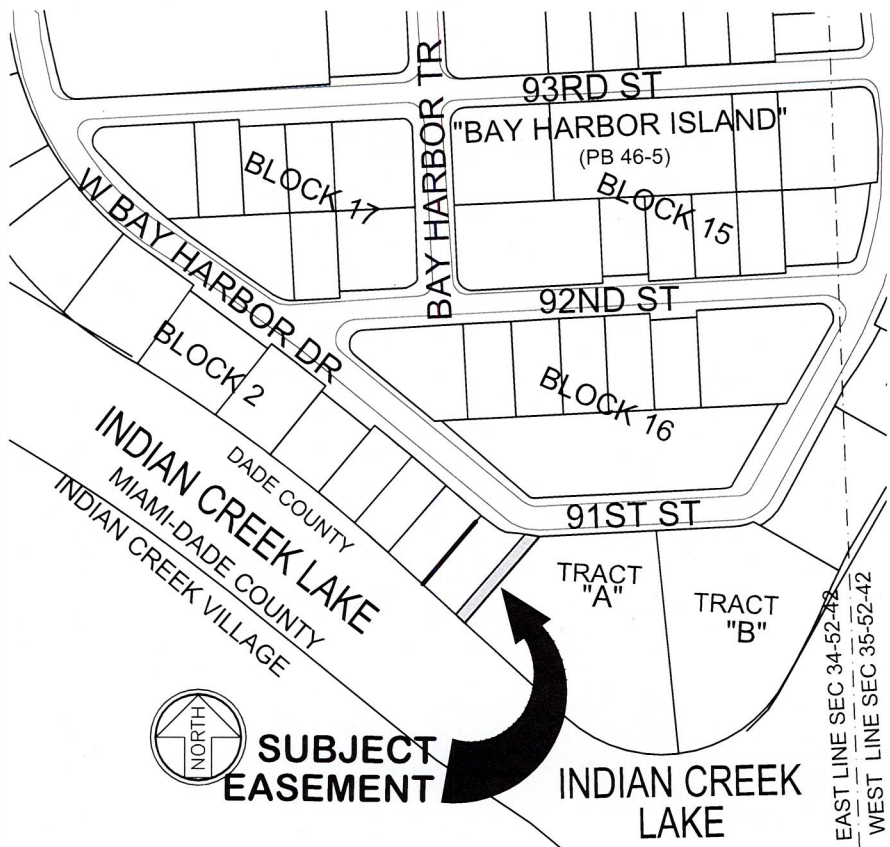

Yvonne P. Hamilton
Town Clerk

**APPROVED AS TO FORM AND LEGAL
SUFFIENCY:**



Greenspoon Marder LLP – Town Attorneys
By: Joseph S. Geller

EXHIBIT "B" SKETCH & LEGAL DESCRIPTION
10' DRAINAGE EASEMENT



LEGEND:

- CL - CENTERLINE
- LB - LICENSED BUSINESS
- PB - PLAT BOOK-PAGE
- A - ARC LENGTH
- R - RADIUS
- Δ - CENTRAL ANGLE

This item has been digitally signed and sealed by Geoffrey Leiter, P.S.M. No. 6395 State of Florida, on 8/22/2022 using a Digital Signature.

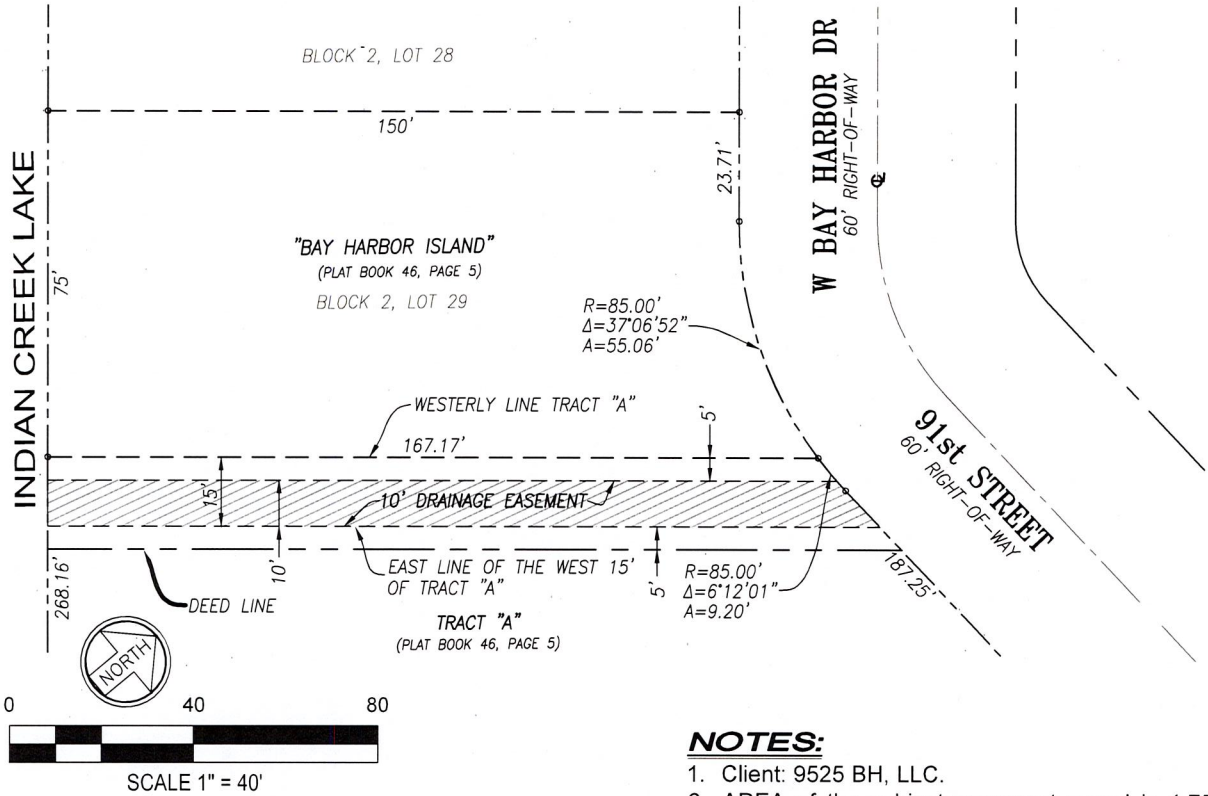
Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.



Digitally signed by Geoffrey Leiter
DN: C=US, O=Leiter Perez and Associates Inc,
OU=A01410D00000171D0A84533000
0992E, CN=Geoffrey Leiter
Date: 2022-08-22 12:42:04

LOCATION MAP

IN SECTION 34, TOWNSHIP 52 SOUTH, RANGE 42 EAST
TOWN OF BAY HARBOR ISLAND, DADE COUNTY, FLORIDA
SCALE: 1" = 300'



NOTES:

- Client: 9525 BH, LLC.
- AREA of the subject easement parcel is 1,759 square feet, or 0.0404 acre, more or less.
- All recording references hereon refer to the Public Records of Miami-Dade County, Florida.
- The subject easement lies in Section 34, Township 54 South, Range 42 East, Miami-Dade County, Florida.
- This is not a survey of any parcel of land.
- Easement is centered on the approximate location of an underground drainage pipe running from a field located drainage outfall and street catch basin.

LEGAL DESCRIPTION

THE EAST 10 FEET OF THE WEST 15 FEET OF TRACT "A", "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.

ALL ABOVE DESCRIBED AREA HAVING AN UPPER LIMIT OF 15 FEET ABOVE THE GROUND ELEVATION.



LEITER PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL
520 N.W. 165TH ST. RD., SUITE 209, MIAMI, FLORIDA 33169
MIAMI-DADE (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411
E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com LICENSED BUSINESS No. 6787

THIS "SKETCH & LEGAL DESCRIPTION" WAS PREPARED UNDER MY SUPERVISION.
LEITER PEREZ & ASSOCIATES, INC.

BY:
GEOFFREY LEITER, PRESIDENT, PROFESSIONAL SURVEYOR & MAPPER #6395,
STATE OF FLORIDA

DATE: 8-17-2022 JOB NO.: 22-132 FILE NO. L-

FILE: 22-132.DRAIN.dwg
6395

NOT VALID*WITHOUT
THE SIGNATURE AND
THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED
SURVEYOR AND MAPPER

SHEET 1 OF 1

Exhibit "A"

Legal Description

LOT 29, BLOCK 2 OF **BAY HARBOR ISLAND**, LESS THE NORTHEAST 11 FEET FRONTING ON WEST BAY HARBOR DRIVE, OF SAID LOT 29. IN BLOCK 2, OF BAY HARBOR ISLAND, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH ALL RIGHT, TITLE INTEREST, RESERVATION AND RIGHT OF RESERVATION IN AND TO SAID NORTHEAST 11 FEET FRONTING ON WEST BAY HARBOR DRIVE EXCEPTED FROM SAID LOT 29;

AND

THE NORTHWESTERLY 20 FEET OF TRACT "A" OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PORTION OF TRACT "A" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF TRACT "A" OF **BAY HARBOR ISLAND**, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT OF BEGINNING ON A CIRCULAR CURVE WHOSE CENTER BEARS NORTH 6°12'01" EAST THEREFROM; THENCE RUN IN AN EASTERLY DIRECTION ALONG THE NORTH BOUNDARY OF SAID TRACT "A" AND ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 85 FEET THROUGH A CENTRAL ANGLE OF 6°12'01" FOR AN ARC DISTANCE OF 9.20 FEET TO THE END OF SAID CURVE WHOSE CENTER BEARS DUE NORTH THEREFROM; THENCE RUN DUE EAST ALONG THE NORTH BOUNDARY OF SAID TRACT "A" FOR A DISTANCE OF 17.83 FEET TO A POINT; THENCE RUN SOUTH 43°18'53" WEST FOR A DISTANCE OF 185.34 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF SAID TRACT "A"; THENCE RUN NORTH 46°41'07" WEST ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID TRACT "A" FOR A DISTANCE OF 20 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT "A"; THENCE RUN NORTH 43°18'53" EAST ALONG THE NORTHWESTERLY BOUNDARY OF SAID TRACT "A" FOR A DISTANCE OF 167.17 FEET TO THE **POINT OF THE BEGINNING** OF THE TRACT OF LAND HEREIN DESCRIBED.

Prepared by:

Dvora Weinreb, Esq.
Law Offices of Dvora M. Weinreb, PA
20283 State Road 7, Suite 400
Boca Raton, FL 33498
dvora@dwpalaw.com

Record and Return to:

Kensington Vanguard National Land Services, LLC
39 W 37th Street, 3rd fl, New York, NY 10018

Parcel Identification No. 13-2227-087-0010; 13-2227-087-0020; 13-2227-087-0030;
13-2227-087-0040; 13-2227-087-0050; 13-2227-087-0060; 13-2227-087-0070;
13-2227-087-0080; 13-2227-087-0090; 13-2227-087-0100

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 14th day of September, 2022 between **9525 BH LLC, a Florida limited liability company**, whose post office address is **10010 W. Broadview Drive, Bay Harbor Islands, FL 33154**, Grantors, to **LDC WBHD Property Owner, LLC, a Delaware limited liability company**, of 3306 Labyrinth Road, Baltimore, MD 21215, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of EIGHT MILLION, FIVE HUNDRED THOUSAND DOLLARS AND 00/100 CENTS (U.S.\$8,500,000.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

Condominium Unit Numbers 1 through 10, all of BAY HARBOR APARTMENTS CONDOMINIUM, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof, as recorded in Official Records Book 13505, Page 817, of the Public Records of Miami-Dade County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

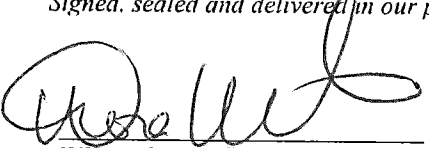
TO HAVE AND TO HOLD the same in fee simple forever.

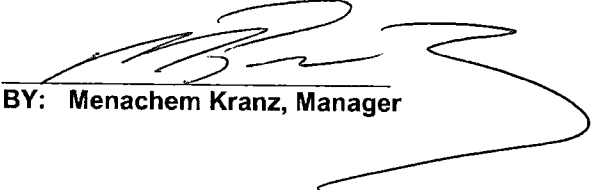
And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof. Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

9525 BH LLC, a Florida limited liability company

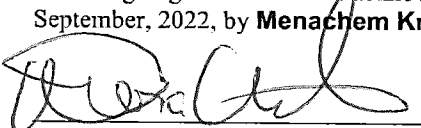

WITNESS
PRINT NAME: Dvora Weinreb


BY: **Menachem Kranz, Manager**

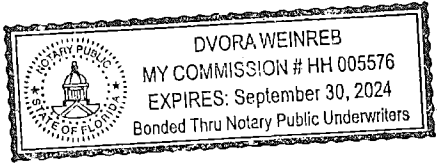
WITNESS
PRINT NAME: Tammy Clarke

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 14th day of September, 2022, by **Menachem Kranz, as Manager of 9525 BH LLC, a Florida limited liability company.**


Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: ✓ OR Produced Identification: _____
Type of Identification _____
Produced: _____



CERTIFICATE OF APPROVAL
OF
BAY HARBOR APARTMENTS CONDOMINIUM
ASSOCIATION, INC.

THIS IS TO CERTIFY THAT

LDC WBHD LLC

has been approved as Purchaser of the following described real property in Miami-Dade County Florida:

Condominium Unit Numbers 1 through 10, all of BAY HARBOR APARTMENTS CONDOMINIUM, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof, as recorded in Official Records Book 13505, Page 817, of the Public Records of Miami-Dade County, Florida.

Such approval has been given pursuant to and in accordance with the Declaration of Condominium and Bylaws.

Dated this 23rd day of August, 2022.

BAY HARBOR APARTMENTS CONDOMINIUM ASSOCIATION, INC.

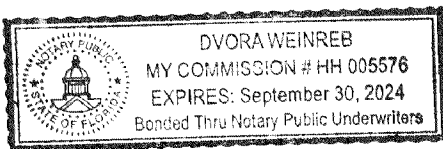
By: _____

Menachem Kranz, President

State of Florida

County of Dade Beach

The foregoing instrument was acknowledged before me by means of physical presence this 23rd day of August, 2022, by MENACHEM KRANZ, as President of Bay Harbor Apartments Condominium Association, Inc., who produced pers known as identification.



Dvora Weinreb
DVORA WEINREB

This instrument prepared by
And return to:

Neisen O. Kasdin , Esq.
Akerman LLP
98 SE 7th Street, Suite 1100
Miami, FL 33131

Property Tax ID #: 13-2227-087-0001

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 13th day of September, 2022 by the **TOWN OF BAY HARBOR ISLANDS**, a municipal corporation, whose post office address is 9665 Bay Harbor Terrace, Bay Harbor Islands, Florida 33154 ("Grantor") to **9525 BH LLC**, a Florida limited liability company, whose mailing address is 10010 West Broadview Drive, Bay Harbor Islands, Florida 33154 ("Grantee").

(wherever used herein, the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto Grantee, forever, all of the right, title, interest, claim and demand which Grantor has in and to the following described piece of parcel of land, lot, situate, lying and being in the County of Miami-Dade, State of Florida, to-wit:

The Northeast Eleven Feet fronting West Bay Harbor Drive of Lot 29, Block 2, BAY HARBOR ISLANDS, according to the Plat thereof, as Recorded in Plat Book 46, Page 5 of the Public Records of Miami-Dade County, Florida (the "Property").

Grantor herein reserves unto itself a non-exclusive easement on Property for the purpose of pedestrian passageway including, but not limited to, constructing, altering, and maintaining a sidewalk, vehicular parking, and landscaping upon the Property, and whenever such use is permanently discontinued by operation of law, this non-exclusive easement shall terminate.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, all the estate, right, interest, lien, equity and claim whatsoever of Grantor, either in law or in equity, to the only proper use, benefit and behalf of Grantee forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

TOWN OF BAY HARBOR ISLANDS

May The Martin

By: Maria Lasday
Print Name: MARIA LASDAY
Title: Town Manager

May The Martin

Print Name

Yvonne Ruiz

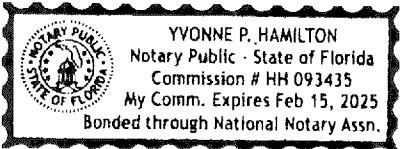
Yvonne Ruiz

Print Name

State of FLORIDA)

County of MIAMI-DADE)

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13th day of September, 2022, by Maria Lasday as Town Manager of Town of Bay Harbor Islands, on behalf of the municipal corporation, ☒ who is personally known to me or ☐ who produced _____ as identification and who swore and acknowledged execution of same.



M. P. Hamilton

NOTARY PUBLIC, State of Florida

My Commission Expires:

9110 W. Bay Harbor Drive. Bay Harbor Islands, FL 33154

BASIN INFORMATION FOR PROP. DRAINAGE SYSTEM

Storm frequency, T= **10** Years
Minimum time of Concentration, t_c = **10** Min.
The IDF relation used by DERM, $I = 308.5 / (48.6T^{-0.11} + t(0.5895 + T^{-0.67}))$
Intensity, I = 6.74 (Inch/Hour)

RATIONAL METHOD PEAK RUNOFF CALCULATIONS

DRAINAGE BASIN ID	TOTAL DRAINAGE BASIN AREA (AC)	IMPERVIOUS AREA (AC)	PERVIOUS AREA (AC)	WEIGHTED "C" VALUE	CONTRIBUTING DRAINAGE AREA (CXA)	INTENSITY "I" (INCH/HR)	PEAK RUNOFF (Q=CIA) (CFS)
Building	0.19	0.19	0.00	0.95	0.18	6.74	1.22

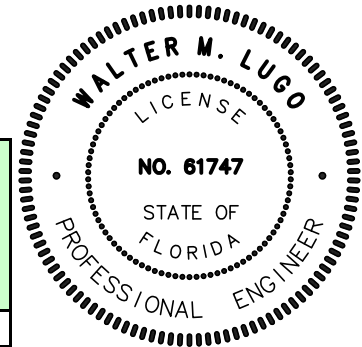
Walter
M Lugo

Digitally signed by Walter
M Lugo
DN: c=US, o=Ocean
Engineering Inc,
dnQualifier=A01410C0000
018124CFC7D40002651E,
cn=Walter M Lugo
Date: 2023.02.16 15:44:15
-05'00'

DRAINAGE WELL DESIGN

Well Discharge Capacity: **350** gpm/ft of head.
Well Discharge Capacity: **0.78** cfs/ft
Well Diameter: **24** inches
Drainage Well Casing Depth: **80** feet
Well Mounding: **1.76** ft.
Ground Water Table: **2.07** ft. N.G.V.D.
Provided Well Structures Min. Top Elevation: **8.00** ft. N.G.V.D.

DRAINAGE BASIN ID	AVAILABLE EFFECTIVE HEAD (FT. NGVD)	WELL CAPACITY (CFS/WELL)	DRAINAGE BASIN AREA (AC.)	PEAK RUNOFF (CFS)	NUMBER OF WELLS PROPOSED	TOTAL WELLS CAPACITY (CFS)	SAFETY FACTOR
Building	4.17	3.25	0.190	1.22	1.00	3.25	2.67



CALCULATIONS FOR 90 SEC. RETENTION TIME

DRAINAGE STRUCTURE ID	WELL STRUCTURE DIMENSIONS		DRAINAGE STRUCTURE RIM ELEVATION (FT. N.G.V.D.)	WELL CASING ELEVATION (NGVD)	PEAK RUNOFF (CFS)	90 SEC. RETENTION VOLUME (CF)	REQUIRED Hmin. (FT.)	PROVIDED Hmin. (ft.)
	WIDTH (FT.)	LENGTH (FT.)						
DW-1	5.00	10.50	6.75	3.25	1.22	110	2.09	3.50

January 25th, 2023

VIA EMAIL DELIVERY

Marcos De San Leon
Senior Project Designer
Kobi Karp Architecture & Interior Design

CODE COMPLIANCE APPROACH: EXIT CONFIGURATION

SLS Consulting, LLC (SLS) has prepared this letter on behalf of the 9110 West Bay Harbor Drive project team to provide a code compliance approach for the project. The criteria addressed in this letter are related to the exit configuration for the pool and pool deck above Level 7.

Applicable Codes

This code analysis is based on the applicable codes for the project as follows:

- Florida Fire Prevention Code (FFPC) – Seventh Edition
- Florida Building Code (FBC) – Seventh Edition

Project Description

The 9110 West Bay Harbor Drive is a condominium tower located in 9110 West Bay Harbor Drive, Bay Harbor Islands, Florida. The project has a primary occupancy of Group R-2, Residential Occupancy (Levels 2 through 8) along with Pool and Pool Deck (Group A-3), Lobbies (Group A-3), Flex Space (Group A-3), Parking (Group S-2), and General Storage/MEP (Group S-2). Since the highest occupiable level is greater than 75 feet, this building is considered a high-rise building.

The building will be protected throughout by automatic sprinklers designed in accordance with NFPA 13, *Standard for the Installation of Sprinkler Systems*, and an emergency voice/alarm communication system designed in accordance with NFPA 72, *National Fire Alarm Code*.

The pool and pool deck above Level 7 will be designed to comply with all prescriptive requirements of the FBC and FFPC. This letter summarizes how this prescriptive compliance will be achieved throughout the design process.

Code Deficiency

The 9110 West Bay Harbor Drive building consists of apartments and condominiums. As previously noted, the project contains a pool and pool deck with two exits. As such, it is important to consider (1) the maximum common path of travel, (2) exit remoteness, and (3) the remoteness of interior stairways. This project will be designed to fully comply with these prescriptive requirements per FBC and FFPC.

Maximum Common Path of Travel

It is the understanding of SLS Consulting, LLC. that the pool and pool deck will be designed with an occupant load of fewer than 50 people. With respect to this occupant load in an Assembly occupancy, the FFPC states the following:

"A common path of travel shall be permitted for the first 20 ft (6100 mm) from any point where the common path serves any number of occupants, and for the first 75 ft (23 m) from any point where the common path serves not more than 50 occupants." – FFPC Section 12.2.5.1.2

As such, a maximum common path of travel of 75 feet is permitted for the pool and pool deck serving 50 occupants. This requirement is consistent with FBC Table 1006.2.1 which allows for Assembly occupancies to be provided with a maximum common path of travel of 75 feet in a sprinklered building regardless of occupant load.

As such, the pool and pool deck for this project must be designed with a maximum common path of travel of 75 feet.

Exit Remoteness

Where two or more exits are required, these exits must meet the exit remoteness requirements of FFPC Section 7.5.1.3 and FBC Section 1007.1.1. With respect to sprinklered buildings, the FFPC states the following:

"In buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with Section 9.7, the minimum separation distance between two exits, exit accesses, or exit discharges, measured in accordance with 7.5.1.3.2, shall be not less than one-third the length of the maximum overall diagonal dimension of the building or area to be served." – FFPC Section 7.5.1.3.3

This requirement is consistent with the exit remoteness requirements per the FBC shown below:

"Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.1.1 or 903.3.1.2, the separation distance shall be not less than one-third of the length of the maximum overall diagonal dimension of the area served." – FBC Section 1007.1.1(2)

As such, the pool and pool deck for this project must be designed with an exit separation of at least one-third of the length of the maximum overall diagonal dimension of the area served.

Remoteness of Interior Stairways

Since this project is a high-rise building, the project must comply with the remoteness of interior exit stairways requirements of FBC Section 403.5.1. This section is shown below:

"Required interior exit stairways shall be separated by a distance not less than 30 feet (9144 mm) or not less than one-fourth of the length of the maximum overall diagonal dimension of the building or area to be served, whichever is less. The distance shall be measured in a straight line between the nearest points of the enclosure surrounding the interior exit stairways." – FBC Section 403.5.1

As such, the interior exit stairways must also be separated by not less than 30 feet or not less than one-fourth of the length of the maximum overall diagonal dimension of the building.

Compliance Approach

The following designs will be implemented to comply with the requirements noted in the previous section.

Maximum Common Path of Travel

As previously noted, the maximum common path of travel in the pool and pool deck must be limited to 75 feet. Prescriptive compliance with this section is shown in Figure 1.

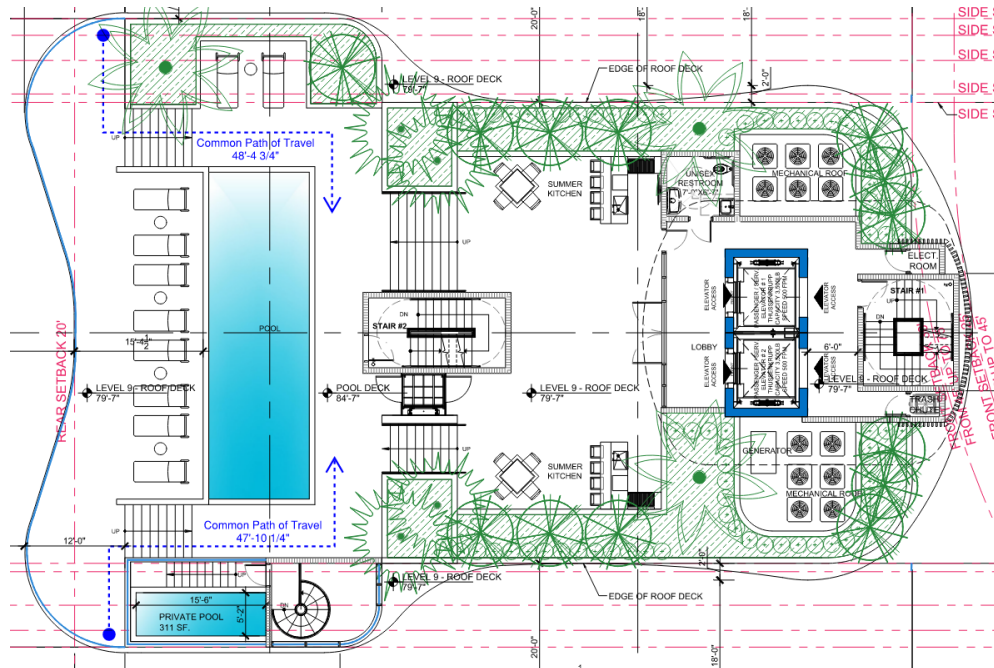


Figure 1 – Maximum Common Path of Travel

As shown in Figure 1, occupants can travel outside of the pool deck area within 75 feet. At this point, there are two separate paths leading to Exit 1 and Exit 2. As the floor plan develops throughout the design stages, additional doors will likely be added to the Elevator Lobby to facilitate egress travel to both exits. As such, this configuration will comply with the maximum common path of travel requirements of the FBC and FFPC.

Exit Remoteness

As previously noted, the two exits must be separated by at least one-third of the maximum diagonal distance of the area served. This requirement is demonstrated in Figure 2.

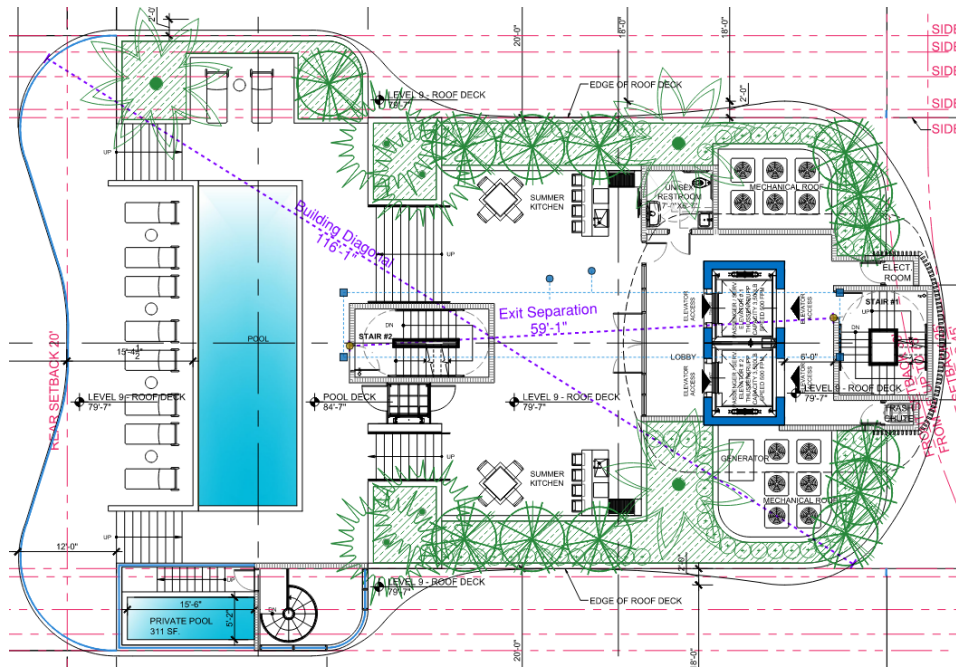


Figure 2 – Exit Remoteness

As shown in Figure 2, the maximum diagonal distance between the pool and pool deck is roughly 116 feet and 1 inches. The leading edge of the exit doors is separated by a distance of roughly 59 feet. As such, the exit remoteness from the pool and pool deck are feasible with the current layout of the interior exit stairways. As the floor plan develops throughout the design stages, additional doors will likely be provided to ensure that this exit separation is consistent throughout the egress paths leading to the exit stairs. As such, exit remoteness in this area will prescriptively comply with the requirements of the FBC and FFPC.

Remoteness of Interior Stairways

As previously noted, the interior exit stairways must also be separated by not less than 30 feet or not less than one-fourth of the length of the maximum overall diagonal dimension of the building. It is important to note that this requirement applies to all portions of the interior exit stairway. Prescriptive compliance with this section is shown in Figure 3.

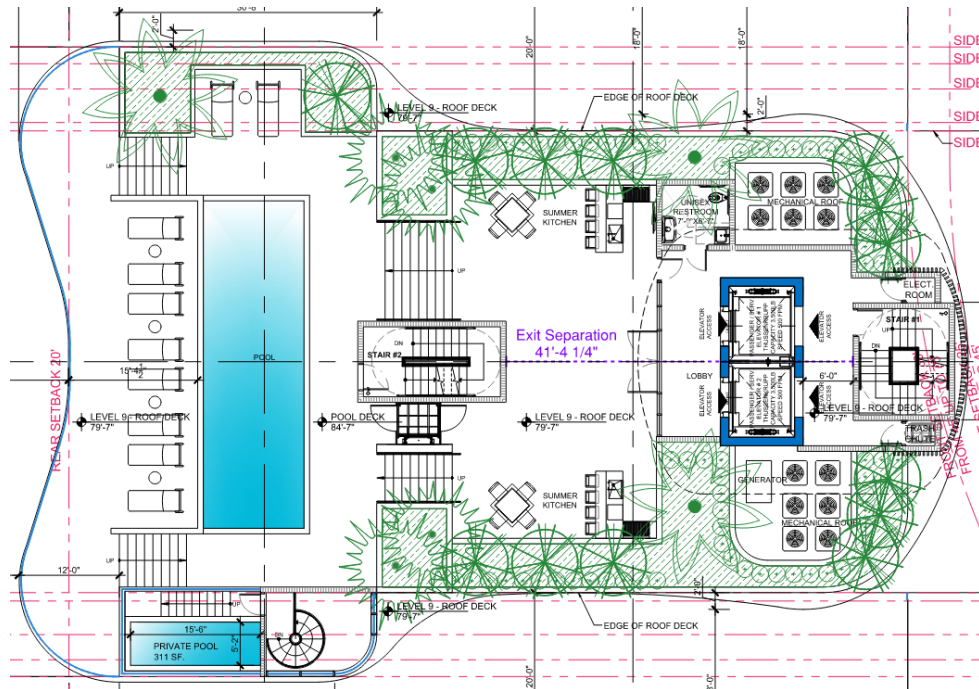


Figure 3 – Remoteness of Interior Stairways

As shown in Figure 3, the interior exit stairways are separated by at least 30 feet at all points. As such, this configuration complies with the remoteness of interior stair requirements of the FBC.

Conclusion

It is the professional opinion of SLS Consulting, Inc. that the methods provided within the proposed code analysis are consistent with the intent of the requirements contained within the Florida Fire Prevention Code (Seventh Edition) and the Florida Building Code (Seventh Edition). As such, the pool and pool deck area for this project will be designed to comply with the prescriptive requirements of the FBC and FFPC.

If you have any questions or need further assistance, then please do not hesitate to contact us.

Very Truly Yours,

Michael Sheehan, P.E.
Principal/Fire Protection Engineer

TOWN OF BAY HARBOR ISLANDS, FLORIDA

DEVELOPMENT IMPACT ANALYSIS REPORT

Project Name: 9110 West Bay Harbor Drive

Location: The intersection of West Bay Harbor Drive and 91st Street near the southwestern tip of the East Island, Town of Bay Harbor Islands

Address: 9110 West Bay Harbor Drive

General Project Description: New 8-story, 9-unit residential condominium building with rooftop pool deck and 18 parking spaces.

Site Square Feet / Acreage: Approximately 15,047 sf / 0.345 acres

The following information and analysis is intended to satisfy the requirements set forth in Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances, which provides guidelines and requirements to ensure that the Level of Service (LOS) standards as set forth in the adopted Comprehensive Plan will be maintained, unless mitigation is provided. The following LOS standards shall be used to analyze the infrastructure impacts of each residential development. For non-residential development consult Town.

Potable Water 200 gallons per capita, per day

Existing: 10 units x 200 gallons = 2,000

Proposed: 9 units x 200 gallons = 1,800

Net increase: - 200 gallons per capita, per day

Sanitary Sewer 156 gallons per capita, per day

Existing: 10 units x 156 gallons = 1,560

Proposed: 9 units x 156 gallons = 1,404

Net increase: - 156 gallons per capita, per day

Solid Waste 0.632 tons per capita, per year

Existing: 10 units x 0.632 tons = 6.32

Proposed: 9 units x 0.632 tons = 5.69

Net increase: - 0.63 tons per capita, per year

Drainage

Design LOS standards to meet a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 – Water Control; and no ponding water for more than 48 hours

Drainage design will meet LOS standards of a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 - Water Control. No ponding water for more than 48 hours.

See enclosed drainage plans from engineer.

Local Streets* LOS "B" at peak hour

Please refer to the submitted Traffic Generation Statement.

Arterial Roadways** LOS "E" at PM peak hour* (96th Street / Kane Concourse / SR 922)

Please refer to the submitted Traffic Generation Statement.

**Recreation
Facilities**

1 tennis court for every 4,000 persons, 12-60 years old
1 lighted baseball field for every 6,000 persons, 10-40 years old
1 tot lot for every 500 persons, 3-12 years old

The estimated total population of the proposed development is approximately 40 persons, based on a total of 9 dwelling units. Accordingly, the proposed plans do not trigger the above thresholds.

**Public School
Facilities**

100% of FISH (Florida Inventory of School Houses) capacity including re-locatable classrooms in each public school concurrency service area (CSA)

The project will undergo school concurrency review by Miami-Dade County Public Schools once the application is submitted by the Town.

Notes: * The Town's original Comprehensive Plan (June 1988) lists the adopted Level of Service (LOS) for all local roadways as LOS "B" Peak Hour. According to the 2012 FDOT Quality / Level of Service Handbook LOS "B" is not achievable in some instances. However, the Town's plan includes a local roadway capacity of 10,000 vehicles per day, which corresponds to LOS "D". Therefore, the Town will use LOS "D", which is also the adopted Miami-Dade LOS.

**The Town's original Comprehensive Plan (June 1988) lists the preferred Level of Service (LOS) for SR 922 / Kane Concourse as "C" Peak Hour but defers to state / county jurisdictions for applicable LOS. State law specifically prohibits local governments from adopting different LOS on state roadways. FDOT has adopted LOS "E" at PM Peak Hour for SR 922 / Kane Concourse and that LOS is used by both FDOT / Miami-Dade County for concurrency / planning purposes.

For traffic impact analysis utilize the latest ITE Manual for applicable land use trip generation purposes (both ADT / PM Peak Hour). Both roadway link & signalized intersection analysis is required, as required by Town.

22 June 2022; 28 July 2022;
Revised: 25 January 2023

Michael Miller
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands,
Florida 33154

**Re: Traffic Generation Statement
9110 W. Bay Harbor Drive
Bay Harbor Islands, Florida
Langan Project No.: 330112701**

Dear Mr. Miller:

Langan Engineering & Environmental Services, Inc. prepared this traffic-generation statement for the 9110 W. Bay Harbor Drive residential development on the southwest corner of W. Bay harbor Drive and 91st Street in Miami-Dade County, Florida. We determined that the proposed development will generate less traffic compared to the existing development. This letter report includes daily and peak-hour trip-generation calculations for the development. Attachment A includes an aerial photograph of the site location.

Project Description

The proposed development comprises nine (9) mid-rise multifamily dwelling units expected to be built by 2024 or sooner. The 0.345-acre site (Folio No.: 13-2227-087-0001) is occupied by a 2-story multifamily building with ten residential units. The development will demolish the existing building to construct an eight-story residential building with nine (9) residential units. The project site is on the southwest corner of W. Bay harbor Drive and 91st Street in Bay Harbor Islands, Florida. The development will have access through two driveway connections: one driveway connection to W. Bay Harbor Drive which will operate as an ingress-only driveway with direct access to the proposed garage while the connection to 91st Street will operate as an egress-only driveway. The proposed parking garage will be gate-controlled. The gates will be located approximately 90-feet from the public right-of-way. Attachment B contains the site plan showing the proposed development program and driveway connections.

Trip Generation Analysis

The proposed development is expected to generate less traffic than the existing development. The proposed development is expected to generate 41 daily, three morning peak-hour and four afternoon peak-hour trips. The results of the trip comparison are summarized in **Table 1**, using equations from the 11th Edition of the *ITE Trip Generation Manual*. Attachment C contains excerpts from the ITE manual.

Table 1 - Trip Generation Analysis

Daily

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Existing Uses								
Multifamily Housing (Low-Rise)	220	10 DU	T = 6.74 (X) 0.00	50%	50%	33	34	67
Proposed Uses								
Multifamily Housing (Mid-Rise)	221	9 DU	T = 4.54 (X) 0.00	50%	50%	20	21	41
Difference						-13	-13	-26

Morning Peak Hour

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Existing Uses								
Multifamily Housing (Low-Rise)	220	10 DU	T = 0.40 (X)	24%	76%	1	3	4
Proposed Uses								
Multifamily Housing (Mid-Rise)	221	9 DU	T = 0.37 (X)	23%	77%	1	2	3
Difference						0	-1	-1

Afternoon Peak Hour

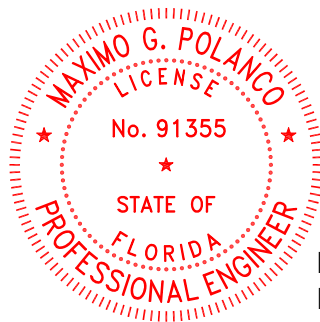
Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Existing Uses								
Multifamily Housing (Low-Rise)	220	10 DU	T = 0.51 (X)	63%	37%	3	2	5
Proposed Uses								
Multifamily Housing (Mid-Rise)	221	9 DU	T = 0.39 (X) + 0.34	61%	39%	2	2	4
Difference						-1	0	-1

Conclusion

We determined that the 9110 W. Bay Harbor Drive residential development is expected to generate less traffic compared to the existing development. The development comprises an eight-story apartment building with nine (9) residential units that will have two one-way driveway connections to public roadways. Please contact me at (954) 320-2155 with any questions or comments.

Sincerely,

Langan Engineering and Environmental Services, Inc.



Maximo G Polanco

Digitally signed by Maximo G Polanco
DN: CN=Maximo G Polanco,
dnQualifier=A01410D0000017F7519187300013A4C,
O=LANGAN ENGINEERING AND ENVIRONMENTAL
SERVICES INC, C=US
Date: 2023.01.25 15:44:51-05'00'

This item has been digitally signed and
sealed by Maximo Polanco, PE on the
date adjacent to the seal.

Printed copies of this document are not
considered signed and sealed and the
signature must be verified on any
electronic copies.

Maximo G. Polanco, P.E.
P.E. License No. 91355
Project Manager

A handwritten signature in blue ink, appearing to read "E. Schwarz".

Eric Schwarz, P.E., LEED AP
Principal/Vice President

MGP:mgp

Attachments:

- Attachment A – Aerial Photograph Location
- Attachment B – Site Plan
- Attachment C – ITE Excerpts

Florida Certificate of Authorization No. 6601

\\langan.com\data\FTL\data7\330112701\Project Data\Discipline\Traffic\Reports\2023-01-25 9110 W Bay Harbor Traffic Statement .docx

ATTACHMENT A
AERIAL PHOTOGRAPH LOCATION



LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES

15150 NW 79th Court, Suite 200, Miami Lakes, FL 33016
P: 786.264.7221 F: 786.264.7201 www.langan.com

FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project

9110 W. BAY HARBOR DRIVE

MIAMI

MIAMI DADE

FLORIDA

Figure Title

**SITE LOCATION
MAP**

Project No.

330112701

Date

6/22/2022

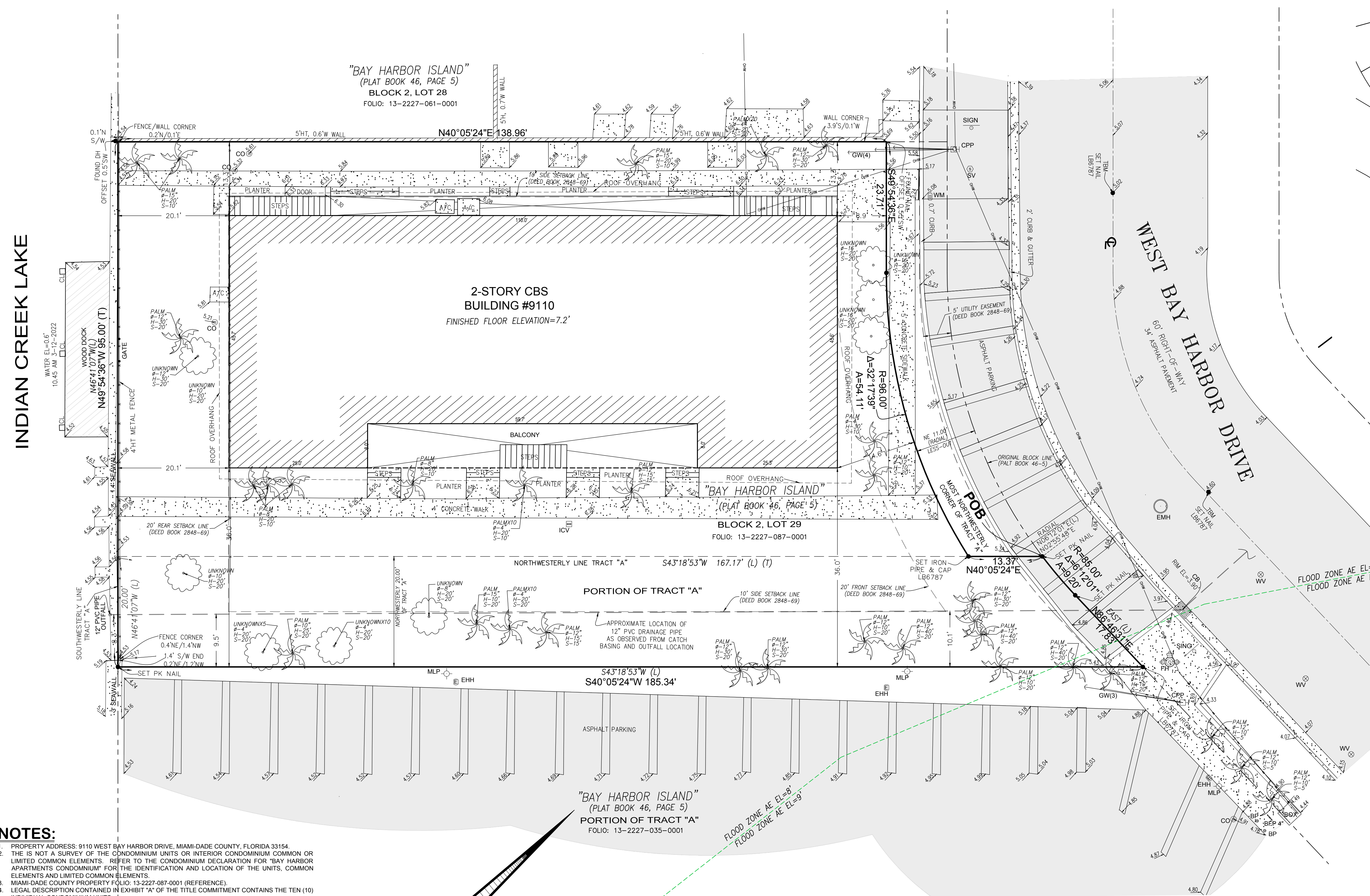
Scale

NTS

FIGURE 1

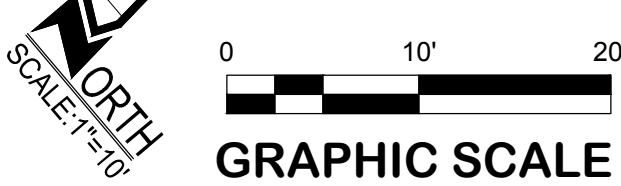
ATTACHMENT B
SITE PLAN

BOUNDARY TOPOGRAPHIC AND TREE SURVEY



NOTES:

- PROPERTY ADDRESS: 9110 WEST BAY HARBOR DRIVE, MIAMI-DADE COUNTY, FLORIDA 33154.
- THIS IS NOT A SURVEY OF THE CONDOMINIUM UNITS OR INTERIOR CONDOMINIUM COMMON OR LIMITED COMMON ELEMENTS. REFER TO THE CONDOMINIUM DECLARATION FOR "BAY HARBOR APARTMENTS CONDOMINIUM" FOR THE IDENTIFICATION AND LOCATION OF THE UNITS, COMMON ELEMENTS AND LIMITED COMMON ELEMENTS.
- MIAMI-DADE COUNTY PROPERTY FOLIO: 13-2227-087-0001 (REFERENCE).
- LEGAL DESCRIPTION CONTAINED IN EXHIBIT "A" OF THE TITLE COMMITMENT CONTAINS THE TEN (10) INDIVIDUAL CONDOMINIUM UNITS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO TRANSVERSE MERCATOR COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT, REFERENCE BEARING ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST BAY HARBOR DRIVE WITH A BEARING OF S49°54'36"E.
- REFERENCE BENCHMARK: MIAMI-DADE COUNTY BENCHMARK S-243, ELEVATION = +11.77' (NGVD).
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).
- GPS BASE STATION PROVIDED BY THE FDOT FLORIDA PERMANENT REFERENCE NETWORK USING SURVEY GRADE KINEMATICS GPS PROCEDURES.
- THE UNDERGROUND DRAINAGE UTILITY PIPE SHOWN HERE WAS OBSERVED FROM THE STREET CATCH BASIN AND THE LOCATION OF THE SEAWALL OUTFALL PIPE. SURVEYOR HAS NOT PERFORMED ANY SUBSURFACE ANALYSIS TO DETERMINE ANY DEVIATIONS FROM THE UTILITY PIPE ROUTE SHOWN HEREON.
- TREE SURVEY PERFORMED ON 3-12-2022. MEASURED TRUNK DIAMETER, CANOPY AND HEIGHT. TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO CANOPY SIZE.
- TOTAL AREA: THE SUBJECT PROPERTY CONTAINS 0.3257 ACRES OR 14,186 SQUARE FEET, MORE OR LESS.
- ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA UNLESS OTHERWISE NOTED.
- ROOF OVERHANGS, IF ANY, NOT SHOWN UNLESS OTHERWISE NOTED.
- DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED UNLESS OTHERWISE STATED.
- RIGHT-OF-WAY LINES DO NOT REPRESENT AN OPINION OF OWNERSHIP BY THIS FIRM.
- LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM FOR EASEMENTS, RIGHTS-OF-WAY OR ANY OTHER MATTERS OF RECORD.
- SURVEYOR HAS NOT SHOWN ANY OFFICIAL ZONING CLASSIFICATION, VARIANCES, USES PERMITTED THEREUNDER, SETBACK, HEIGHT, BULK, DENSITY AND/OR PARKING REQUIREMENTS, REFERENCE TO BUILDING CODES, OR ZONING CODES, AS SAME MAY VARY DEPENDING ON CONSTRUCTION. ALL TO BE DETERMINED BY OTHERS.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
- IF SHOWN, FENCE AND WALL OWNERSHIP IS NOT DETERMINED. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- EASEMENTS, IF ANY, PLOTTED AS PER SAID TITLE COMMITMENT, SCHEDULE B-II.
- ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM THE MIAMI-DADE COUNTY PROPERTY APPRAISER'S WEB-SITE.
- THIS IS A BOUNDARY SURVEY OF THE SUBJECT PROPERTY.



FEMA FLOOD ZONE

Community No.: 120637
Community Name: Town of Bay Harbor Islands
Parcel No.: 0144
Suffix: L
Map Number: 12086C0144L
Flood Zone: AE
Base Flood Elevation: 8' & 9' NGVD 1929
Date of Map Panel: 9/11/2009
Date of Firm Index: 9/11/2009

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
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www.callsunshine.com

LEGAL DESCRIPTION:

LOT 28, BLOCK 2 OF BAY HARBOR ISLAND, LESS THE NORTHEAST 11 FEET FRONTING ON WEST BAY HARBOR DRIVE, OF SAID LOT 28 IN BLOCK 2, OF BAY HARBOR ISLAND, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH ALL RIGHT, TITLE INTEREST, RESERVATION AND RIGHT OF RESERVATION IN AND TO SAID NORTHEAST 11 FEET FRONTING ON WEST BAY HARBOR DRIVE EXCEPTED FROM SAID LOT 28;

AND

THE NORTHWESTERLY 20 FEET OF TRACT "A" OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PORTION OF TRACT "A" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF TRACT "A" OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT OF BEGINNING ON A CIRCULAR CURVE WHOSE CENTER BEARS NORTH 6°12'01" EAST THEREFROM; THENCE RUN IN AN EASTERLY DIRECTION ALONG THE NORTH BOUNDARY OF SAID TRACT "A" AND ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 85 FEET THROUGH A CENTRAL ANGLE OF 6°12'01" FOR AN ARC DISTANCE OF 9.20 FEET TO THE END OF SAID CURVE WHOSE CENTER BEARS NORTH THEREFROM; THENCE RUN DUE EAST ALONG THE NORTH BOUNDARY OF SAID TRACT "A" FOR A DISTANCE OF 17.83 FEET TO A POINT; THENCE RUN SOUTH 45°18'53" WEST FOR A DISTANCE OF 188.34 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF SAID TRACT "A"; THENCE RUN NORTH 48°41'07" WEST ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID TRACT "A" FOR A DISTANCE OF 20 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT "A"; THENCE RUN NORTH 45°18'53" EAST ALONG THE NORTHWESTERLY BOUNDARY OF SAID TRACT "A" FOR A DISTANCE OF 167.17 FEET TO THE POINT OF THE BEGINNING OF THE CURVE OF LAND HEREIN DESCRIBED.

TYPE OF SURVEY: **BOUNDARY TOPOGRAPHIC AND TREE SURVEY**
PREPARED FOR: **9525 BH LLC**
DATE: 3-12-2022
JOB ORDER: 22-132
FILE NO.: **B-2773**
FILE NAME: bound topo & tree.swg
F.B. 390 PG. 43-44

LEITER PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL
520 N.W. 105TH STREET, SUITE 209, MIAMI, FLORIDA 33169
MIAMI-DADE (305) 652-5133 BROWARD (954) 224-2202 FAX (305) 652-0411
WEBSITE: www.leiterperez.com LICENSED BUSINESS No. 6787

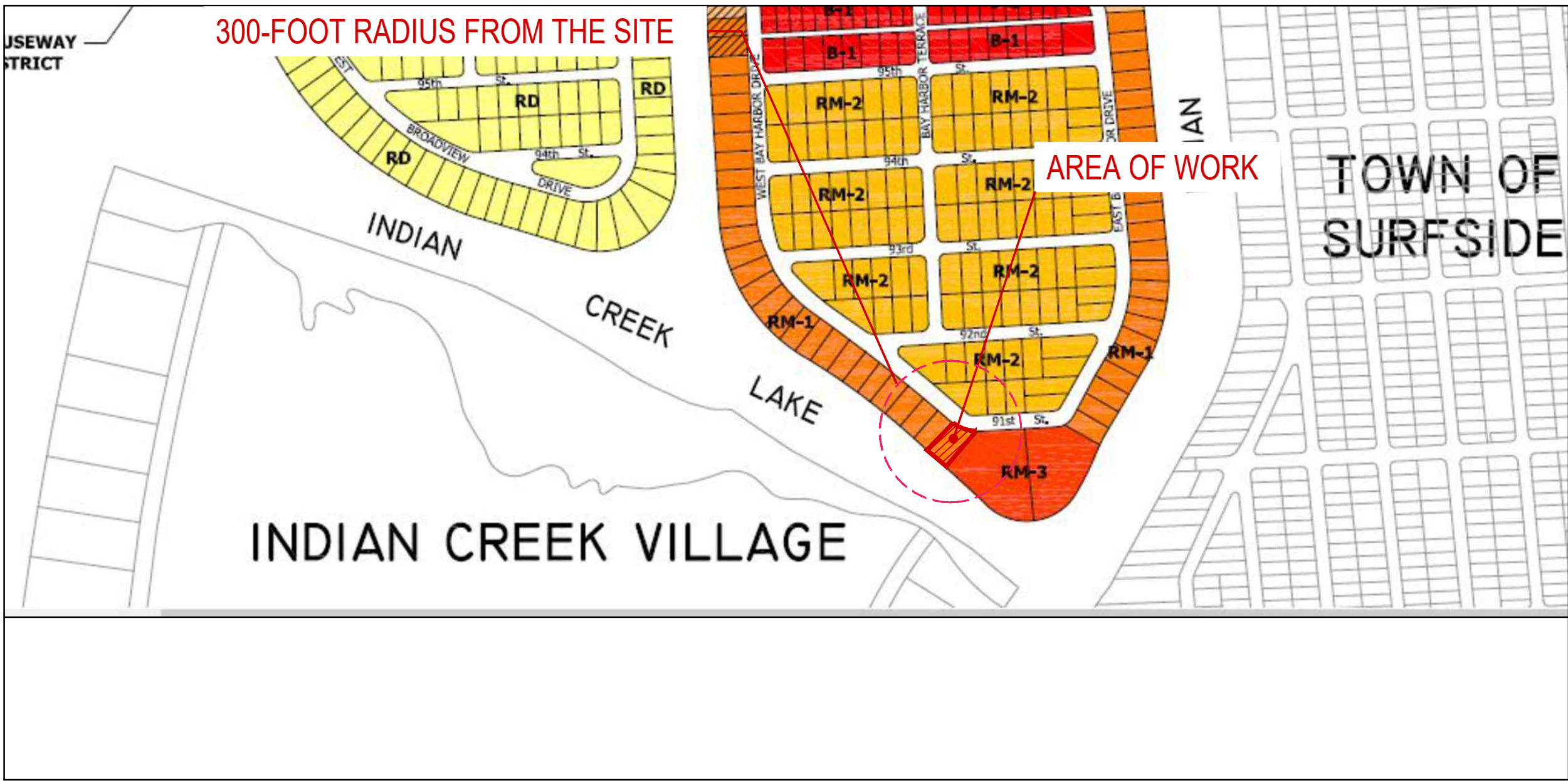
REVISIONS:				F.B.	PG.
DATE:	JOB ORDER:	DESCRIPTION:			

NOTES
ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929.
THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS (UNLESS OTHERWISE NOTED).
THE LANDS SHOWN HEREON ARE NOT ABSTRACTED BY THIS FIRM. REGARDING MATTERS OF INTEREST, OTHER PARTIES SUCH AS EASEMENTS, RIGHTS-OF-WAY, ETC.
THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
ALL IRON PINS & NAILS AND DISCS SET BY THIS FIRM, SET WITH CAP OR DISC WITH L&L #67.

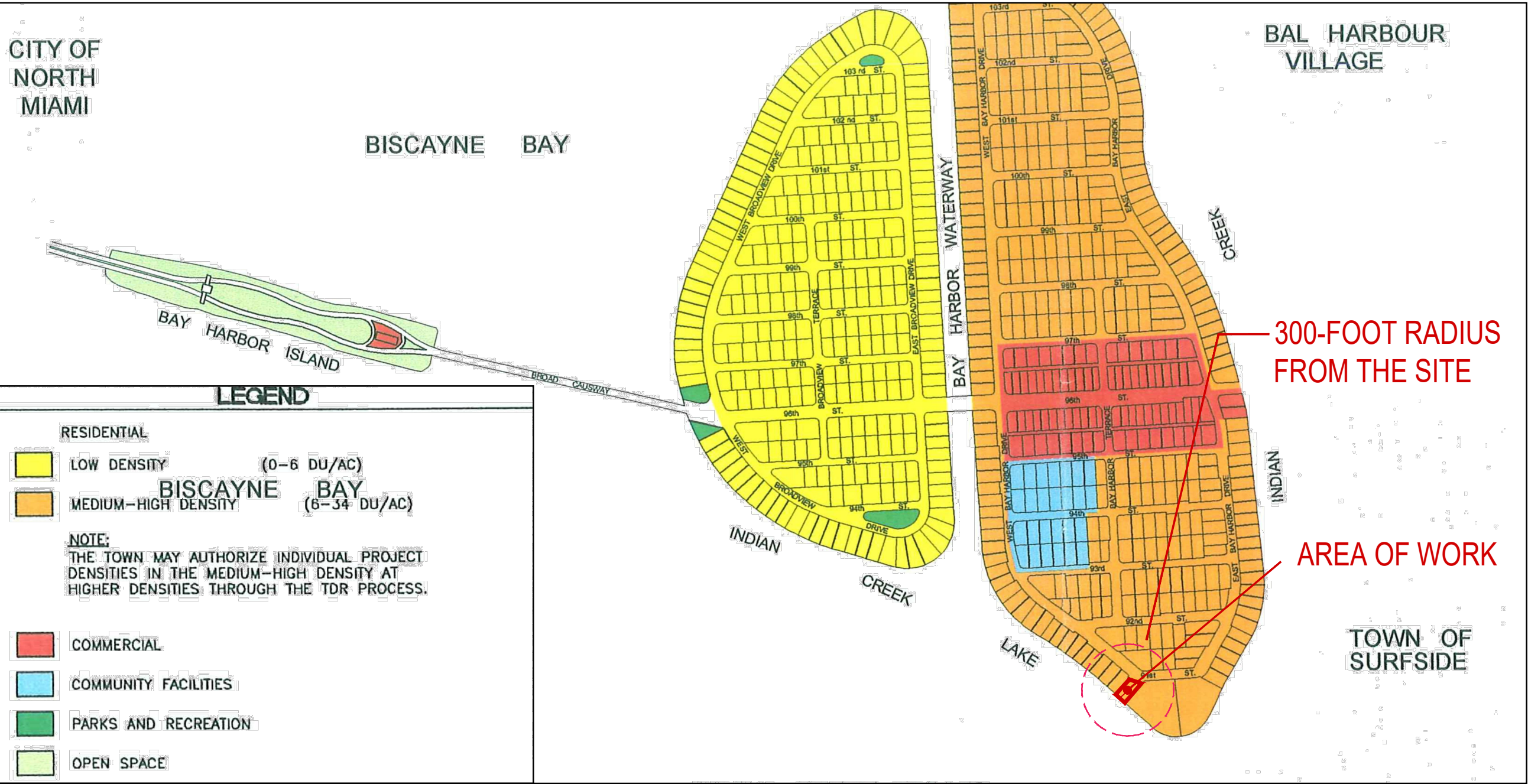
SURVEYOR'S CERTIFICATE:
I, THE SURVEYOR, CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER OATH AND MAPPER, AND THAT THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 34-11, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.027, FLORIDA STATUTES.
LEITER PEREZ & ASSOCIATES, INC.

GEOFFREY LEITER, PROFESSIONAL SURVEYOR & MAPPER #6395
STATE OF FLORIDA

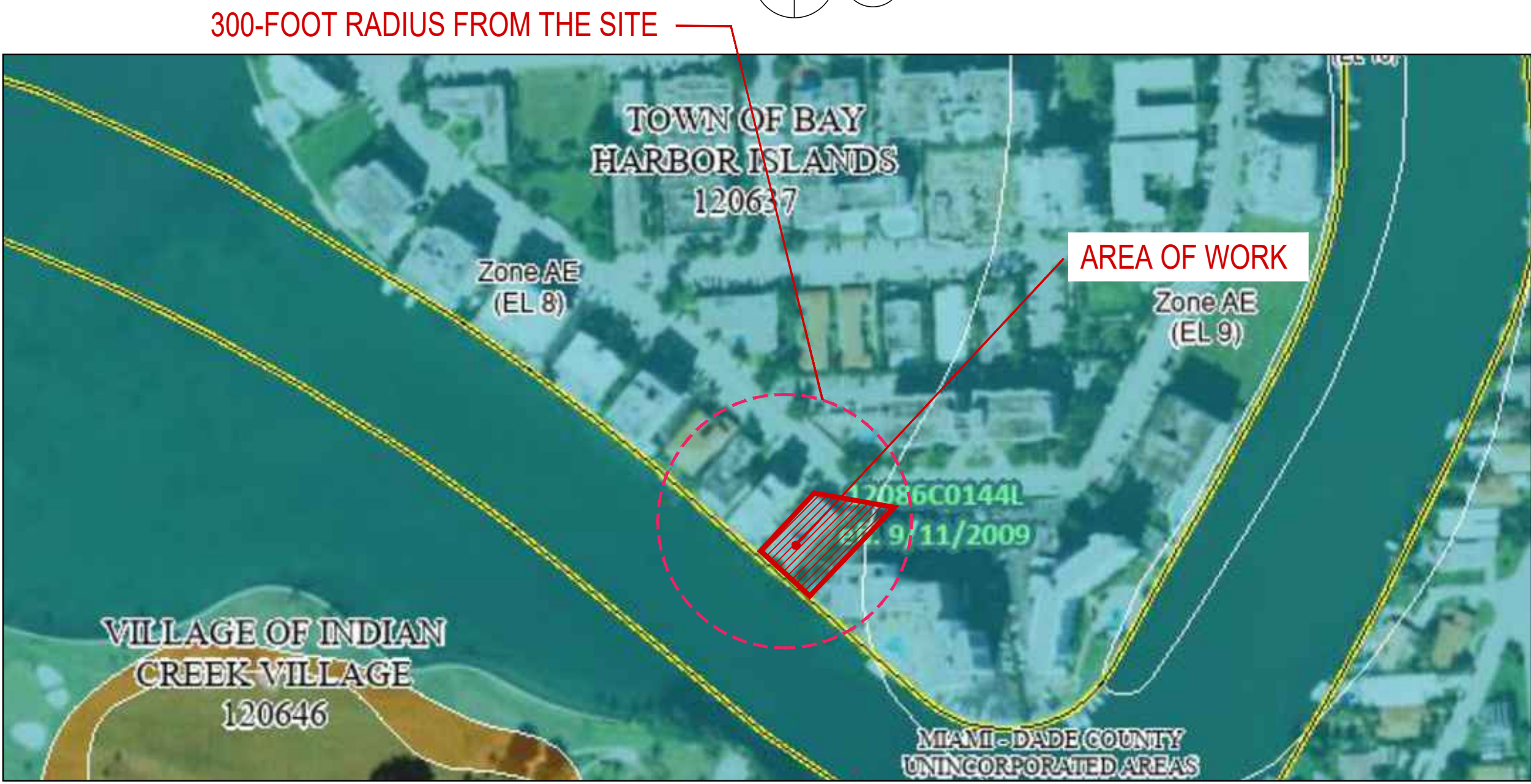
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
SHEET 1 OF 1



1 ZONING DESIGNATIONS MAP
N.T.S.



2 FUTURE LAND USE MAP
N.T.S.



3 FLOOD MAP
N.T.S.

ZONING INFORMATION

SECTION	PROJECT NAME: 9110 WEST BAY HARBOR DRIVE PROJECT ADDRESS: 9110 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154 ZONING: RM-1 COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA) GROSS LOT AREA: 15,047 SF (0.345 ACRES) BASE FLOOD ELEVATION: 9 NGVD DESIGN FLOOD ELEVATION: 9' + 1' = 10' NGVD				
	1	SITE REQUIREMENTS			
			ALLOWED / REQUIRED		PROPOSED
		A) LOT AREA	15,047 SF		15,047 SF (0.345 ACRES)
		B) DENSITY	34 DU/AC MAX 34 x 0.345 = 11.73 UNITS MAX = (12 UNITS)		9 UNITS
		C) BUILDING HEIGHT	75'-0"		75'-0" + 5'-0" POOL DECK
		D) BUILDING LENGTH	110' MAX ABOVE 45,' 120' MAX		106'-0"
E) LANDSCAPE REQUIREMENTS		20% LOT AREA MIN. 15,047 X 0.20 = 3,009 SF MIN.		4,172 SF = 27%	
F) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 6,837 X 0.15 = 1,025 SF MIN.		1,025 SF = 15%		
2	SETBACK REQUIREMENTS				
		ALLOWED / REQUIRED		PROPOSED	
	A) FRONT YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT . 20 FEET BLDG LESS THAN 45 FEET IN HEIGHT . 25 FEET BLDG LESS THAN 75 FEET IN HEIGHT . 30 FEET		24'-5" 27'-0" 30'-0"	
	C) SIDE YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT . 10 FEET FOR EACH ADDITIONAL 3 FEET OF BLDG HEIGHT ABOVE 30 FEET, THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FEET IN HEIGHT. THE MAXIMUM SETBACK SHALL BE 20 FEET		LEVEL 1 EAST 17'-0" WEST 10'-0" LEVEL 2 EAST 15'-0" WEST 12'-0" LEVEL 3 EAST 12'-0" WEST 12'-0" LEVEL 4 EAST 12'-0" WEST 12'-0" LEVEL 5 EAST 15'-0" WEST 15'-0" LEVEL 6 EAST 19'-0" WEST 19'-0" LEVEL 7 EAST 20'-0" WEST 20'-0" LEVEL 8 EAST 20'-0" WEST 20'-0" LEVEL 9 EAST 20'-0" WEST 20'-0"	
	D) REAR YARD SETBACK	20 FEET		23'-0"	
	E) FLEX SETBACKS				
	NORTH SIDE SOUTH SIDE	MAX. ALLOWED 1/3 OF WIDTH OF BUILDING . 10 FEET MAX. ALLOWED 1/3 OF LENGTH OF BUILDING . 10 FEET		10'-0" 10'-0"	
3	AREA BREAKDOWN				
	LEVEL		TOTAL AREA		SELLABLE AREA
	LEVEL 1 (PARKING GARAGE)		6,783 SF		
	LEVEL 2		7,296 SF		3,386 SF
	LEVEL 3		7,823 SF		6,553 SF
	LEVEL 4		7,770 SF		6,598 SF
	LEVEL 5		7,142 SF		5,984 SF
	LEVEL 6		4,656 SF		3,972 SF
	LEVEL 7		6,389 SF		5,167 SF
	LEVEL 8		6,389 SF		5,167 SF
LEVEL 9 (ROOF DECK)		6,837 SF		311 SF	
GRAND TOTAL		73,441SF		37,138 SF	
4	PARKING REQUIREMENTS				
	AREA / UNIT		PARKING RATE	REQUIRED	PROPOSED
	-RESIDENTIAL	9 UNITS	2 P.S. x UNIT	18 P.S.	18 P.S.
		VISITOR	0 P.S. PER ZONING CODE SEC 23-24 (c)(3).		
	TOTAL PARKING			18 P.S.	18 P.S.
	PARKING PER FLOORS		TOTAL OF PARKING		
LEVEL 1		17 STANDARD P.S. + 1 ACCESSIBLE P.S. = 18 P.S.		18 P.S.	
5	# OF UNIT BREAKDOWN				
	LEVELS	UNITS PER FLOOR	SUBTOTAL UNITS	TOTAL UNITS PROPOSED	
	2	1 RESIDENTIAL UNITS	1 UNITS	9 UNITS	
	3-5	2 RESIDENTIAL UNITS	2 UNITS x 3 LEVELS = 6 UNITS		
	6	PART OF THE UNIT BELOW (LVL 5)	-		
	7-8	1	1 UNITS x 2 LEVELS = 2 UNITS		
	TOTAL UNITS = 9 UNITS				

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		17	

ZONING PHASE

100%

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

OWNER:
Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016

Tel:
Email: info@landauproperties.com

LANDSCAPE DESIGN:
Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 786.518.2006
Email: wlugo@oceanengineeringinc.com

MEP ENGINEER:
Name: FRANYIE ENGINEERS, INC
Address: 10610 NW 27th STREET
DORAL, FL 33172
Tel: 305-592-1360
Email: tonyjr@franyie.com

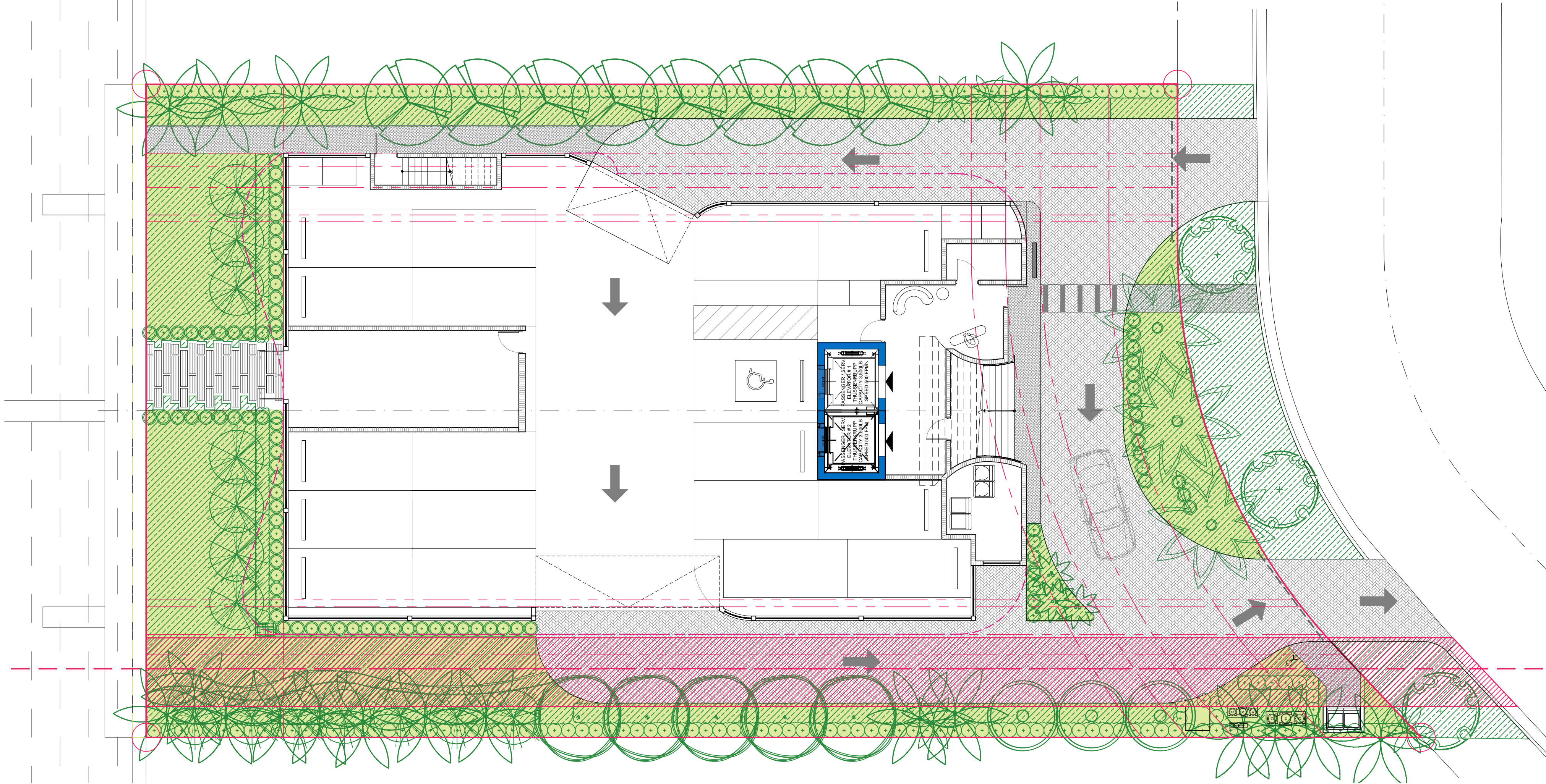
ARCHITECT:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

KOBI KARP
Lic. # AR0012578



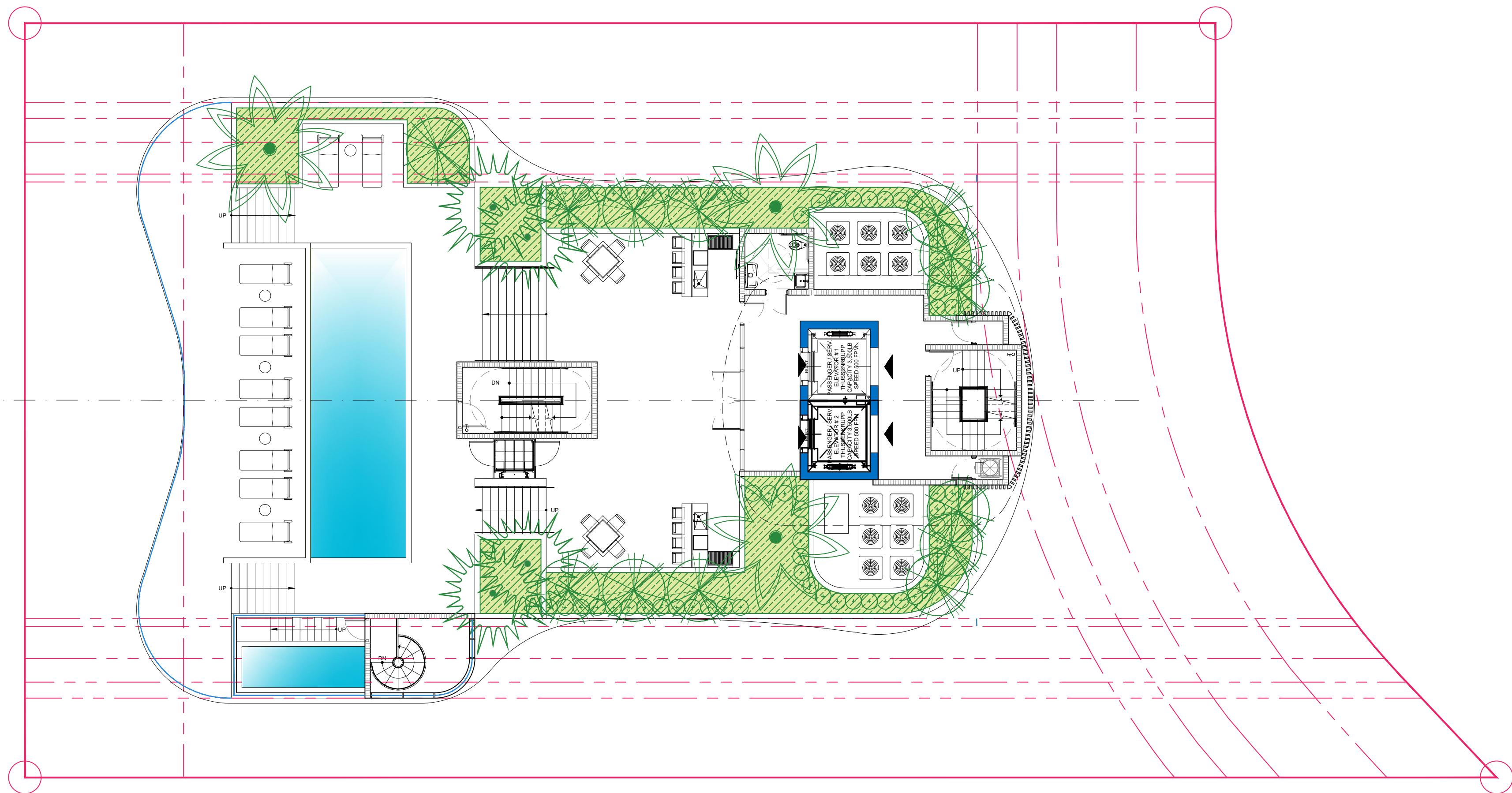
PROJECT DATA

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Project	2234	



LOT AREA	OPEN SPACE 20% MIN. BY CODE			
	MINIMUM	PROPOSED	%	COLOR
15,047 SF.	3,009 SF.	4,172 SF.	27%	

1 GROUND FLOOR - OPEN SPACE
SCALE: 3/32" = 1'-0"



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

2 ROOF DECK - OPEN SPACE
SCALE: 3/32" = 1'-0"

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ZONING PHASE

100%

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

OWNER:
Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016

Tel:
Email: info@landauproperties.com

LANDSCAPE DESIGN:
Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 786.518.2006
Email: wlugo@oceanengineeringinc.com

MEP ENGINEER:
Name: FRANYIE ENGINEERS, INC
Address: 10610 NW 27th STREET
DORAL, FL 33172
Tel: 305-592-1360
Email: tonyjr@franyie.com

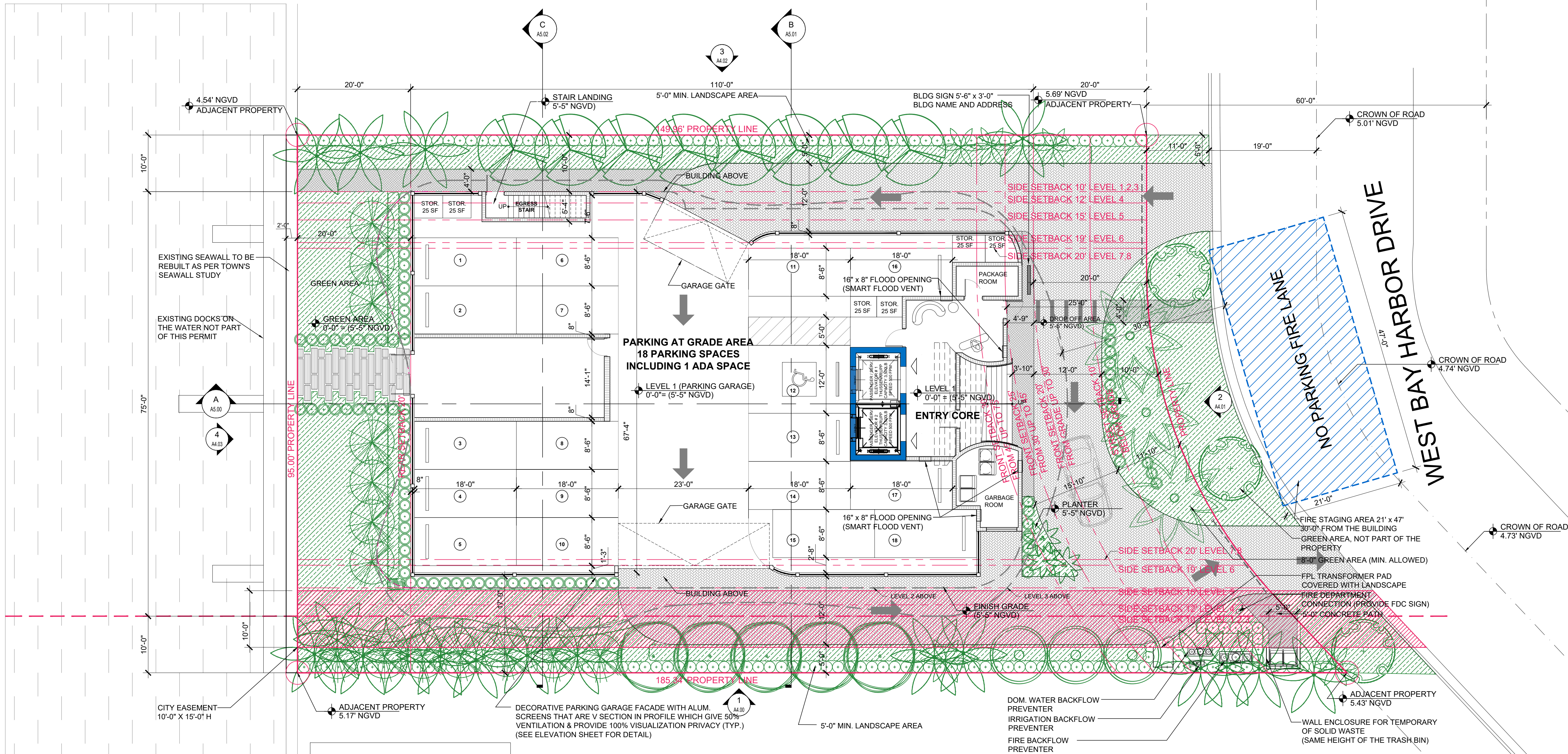
ARCHITECT:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

KOBİ KARP
Lic. # AR0012578



OPEN AREA CALCULATION

Date	01-26-2023	Sheet No.
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Project	2234	



FIRE STAGING NOTE

21' MIN.
47' MIN.
FIRE STAGING AREA DIM.

GENERAL NOTES:

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

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

*F.C.R. = FIRE COMMAND ROOM

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

FLOODPROOFING

1. ALL CONSTRUCTION WILL BE DRY-FLOODPROOF UP TO BASE FLOOD ELEVATION (B.F.E.) 9'-0" + 1'-0" ELEVATION (DESIGN FLOOD ELEVATION +10'-0" NGVD) DESIGNED IN ACCORDANCE WITH ASCE 24, TABLE 6-1 AND TABLE 1-1 AND FBC, SECTION 1612.5

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

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

4. THE INVISIBLE FLOOD CONTROL WALL (IFCW) HAS EXTRUDED ALUMINUM PLANKS THAT SIMPLY STACK BETWEEN THE STEEL SUPPORTS WITH A GASKET ON THE "DRY" SIDE. DURING A FLOOD EVENT, THE PLANKS FILL WITH WATER, ADDING STRENGTH AND LOAD CAPACITY TO THE WHOLE SYSTEM WHILE HELPING TO PROTECT AGAINST IMPACT LOADS. THE IFCW IS MANUFACTURED AND SOURCED IN THE UNITED STATES AND HAS BEEN ANALYZED AND ACCEPTED FOR USE BY THE UNITED STATES ARMY CORPS OF ENGINEERS, AND IS IN USE ON HUNDREDS OF INSTALLATIONS ACROSS THE US AND CANADA.

Flood Plank System
INVISIBLE FLOOD CONTROL WALL™

Removable aluminum flood wall custom-engineered for larger applications and higher protection.

The Invisible Flood Control Wall system is composed of galvanized aluminum planks and steel supports which are used to create a removable and reusable barrier when flooding is imminent and then easily dismantled and stored, leaving an unobstructed view of the area with no protrusions.

Applications
Airports | Museums | Universities | Schools | Urban Buildings | Manufacturing Facilities

FLOOD LEGEND

F.F.E (Level 1) = 0'-0" (5'-5" NGVD)
F.F.E (Level 2) = 9'-4" (14'-9" NGVD)
EQUIP. LEVEL = 9'-4" (14'-9" NGVD)

FLOOD ZONE = ZONE AE (EL 9)

B.F.E. = 9'-0" NGVD
D.F.E. = 9'-0" + 1'-0" = 10'-0" NGVD

MAX. CROWN OF ROAD = 5.01' NGVD
MAX. ADJACENT GRADE = 5.69' NGVD
MIN. ADJACENT GRADE = 5.17' NGVD

NOTE : LEGEND ABOVE MEETS MINIMUM PLAN REVIEW CRITERIA AS PER FBC 107.3.5, ASCE 24, AND FEMA.

NOTE : ALL SPACES BELOW DESIGN FLOOD ELEVATION WILL BE SEALED WITH DRY FLOODPROOFING (FRA FLOOD PANEL SYSTEM).

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ZONING PHASE

100%

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BAY HARBOR ISLANDS, FL 33154

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105 MADISON AVE, 2ND FLOOR
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Tel: info@landauproperties.com
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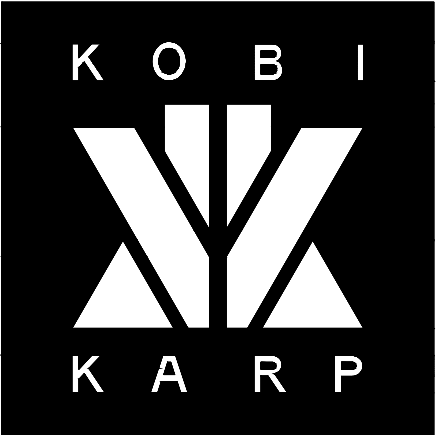
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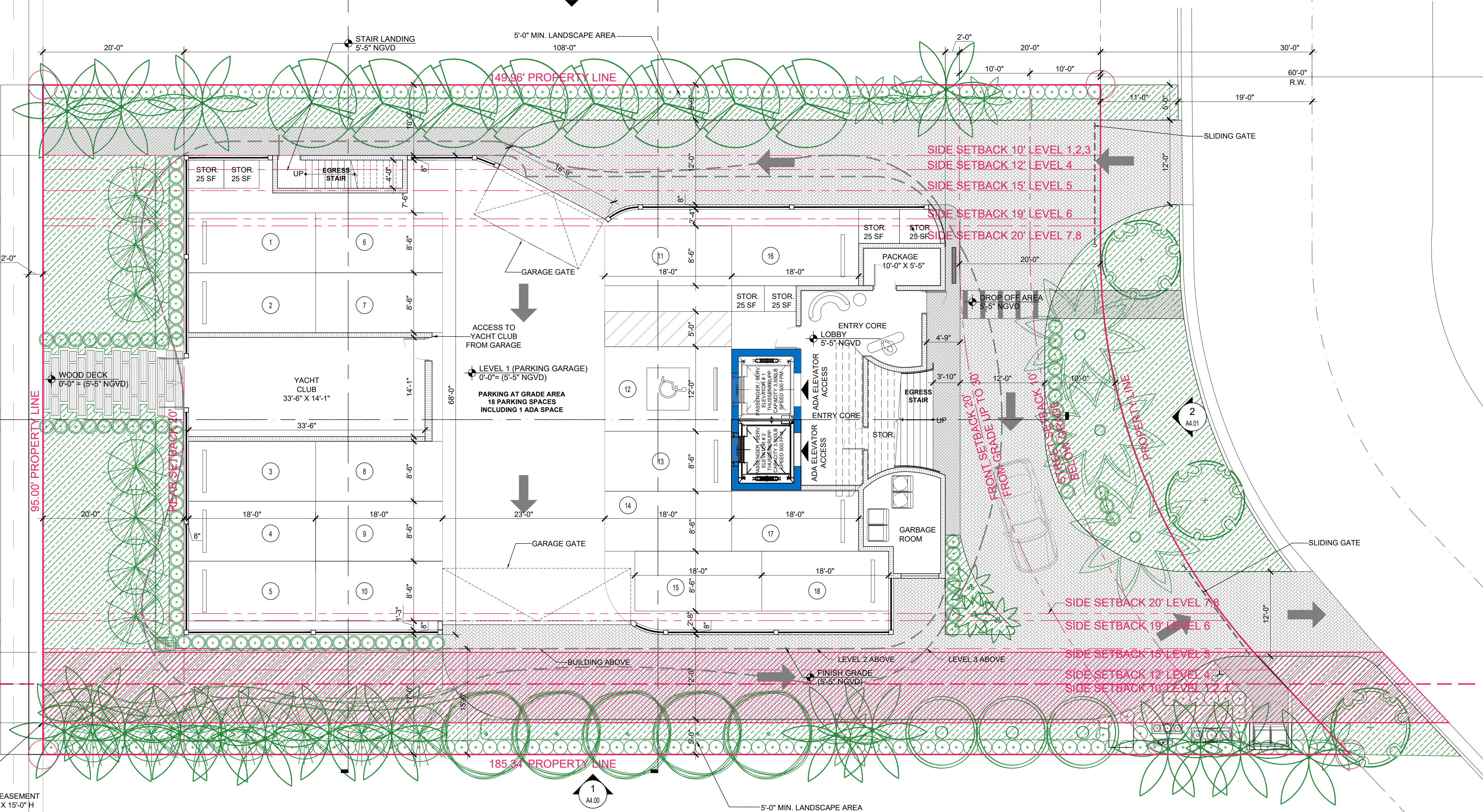
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Lic. # AR0012578



SITE PLAN

Date	01-26-2023	Sheet No.
Scale		A2.00
Project	2234	

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



FLOOD LEGEND
F.F.E (Level 1) = 0'-0" (5'-5" NGVD)
F.F.E (Level 2) = 9'-4" (14'-9" NGVD)
EQUIP. LEVEL = 9'-4" (14'-9" NGVD)
FLOOD ZONE = ZONE AE (EL 9)
B.F.E. = 9'-0" NGVD
D.F.E. = 9'-0" + 1'-0" = 10'-0" NGVD
MAX. CROWN OF ROAD = 5.01' NGVD
MAX. ADJACENT GRADE = 5.69' NGVD
MIN. ADJACENT GRADE = 5.17' NGVD
NOTE : LEGEND ABOVE MEETS MINIMUM PLAN REVIEW CRITERIA AS PER FBC 107.3.5, ASCE 24, AND FEMA.
NOTE : ALL PARKING SPACES BELOW DESIGN FLOOD ELEVATION WILL BE WET PROOFING

Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

ZONING PHASE

100%

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

OWNER:
Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016

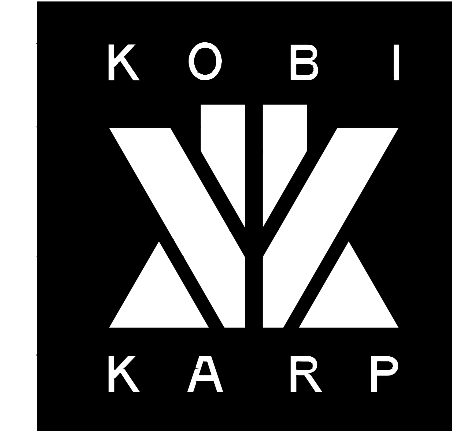
Tel:
Email: info@landauproperties.com

LANDSCAPE DESIGN:
Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 786.518.2006
Email: wlugo@oceanengineeringinc.com

MEP ENGINEER:
Name: FRANYIE ENGINEERS, INC
Address: 10610 NW 27th STREET
DORAL, FL 33172
Tel: 305-592-1360
Email: tonyjr@franyie.com

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



KOBI KARP
Lic. # AR0012578

FLOOR PLAN - LEVEL 1

Date	01-26-2023	Sheet No.
Scale		A3.00
Project	2234	

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

ATTACHMENT C
ITE EXCERPTS

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

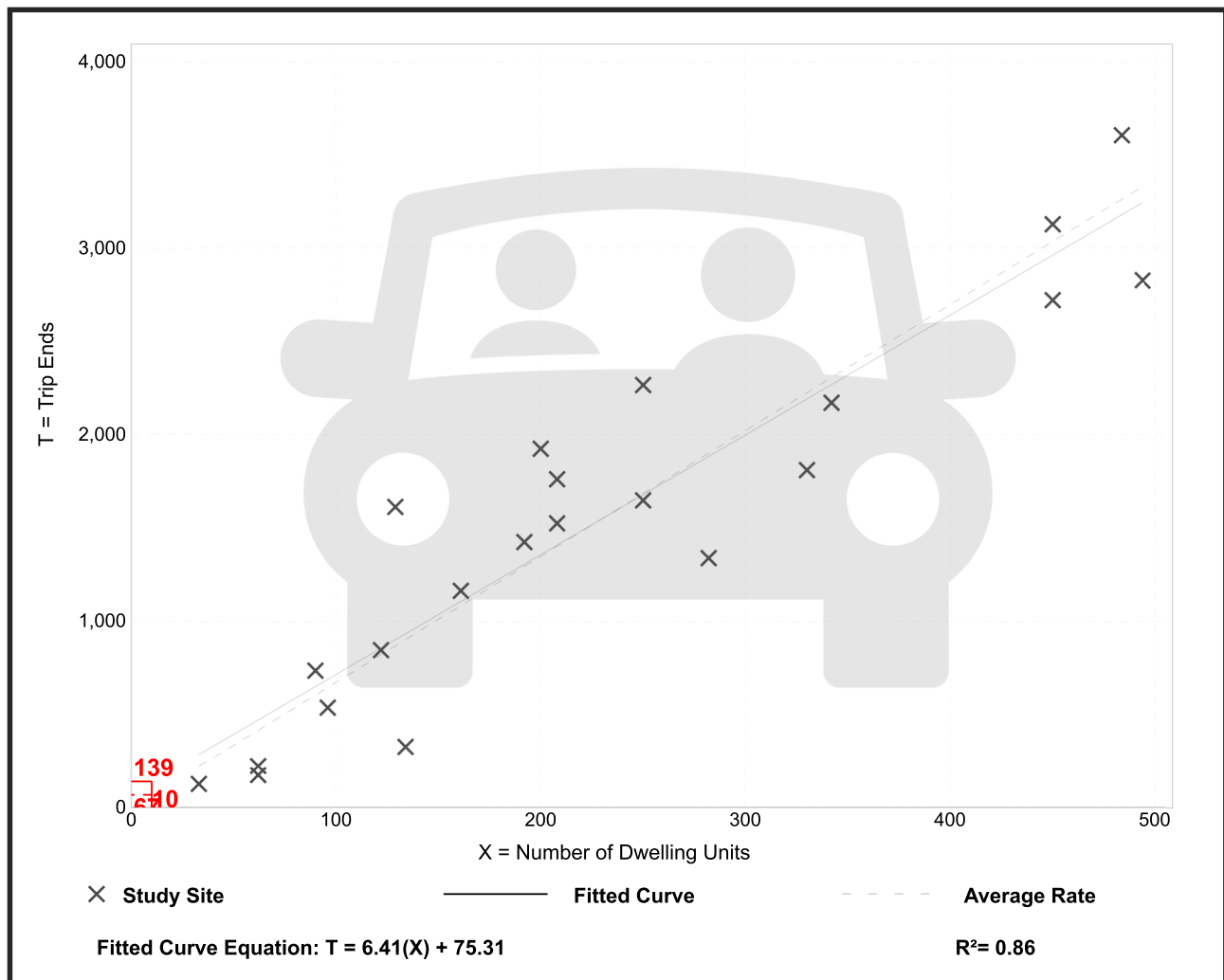
Avg. Num. of Dwelling Units: 229

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

**On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 49

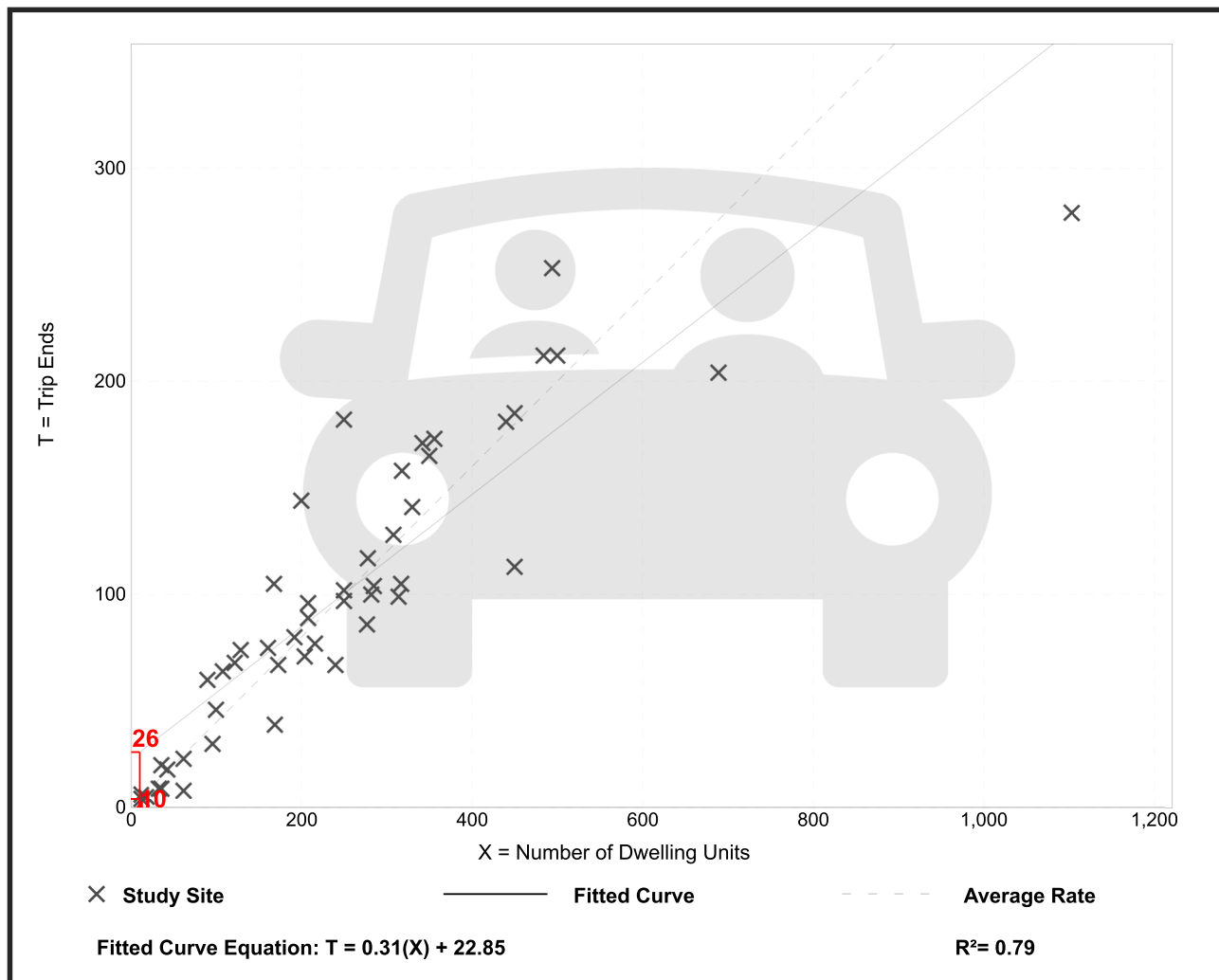
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

**On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 59

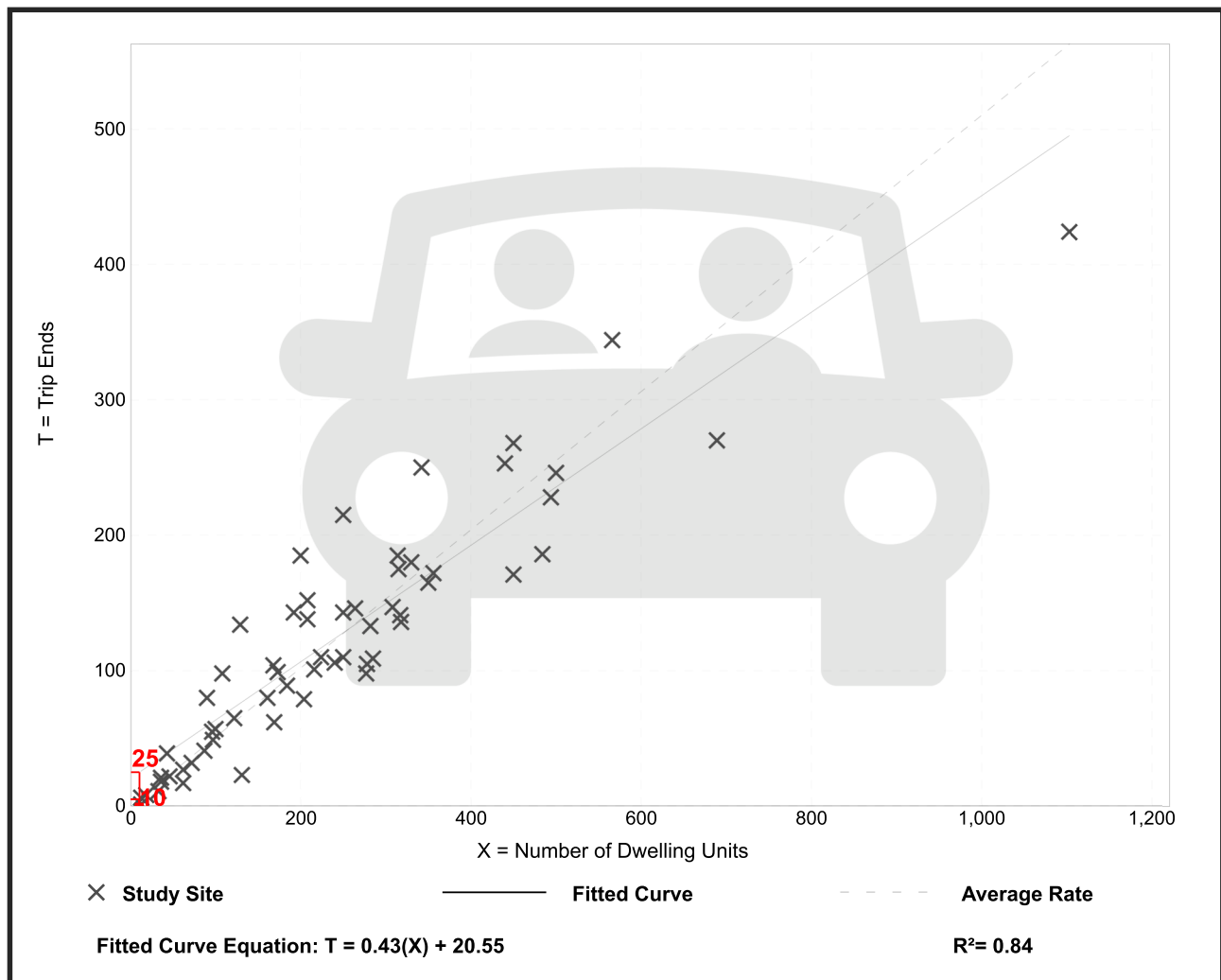
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 11

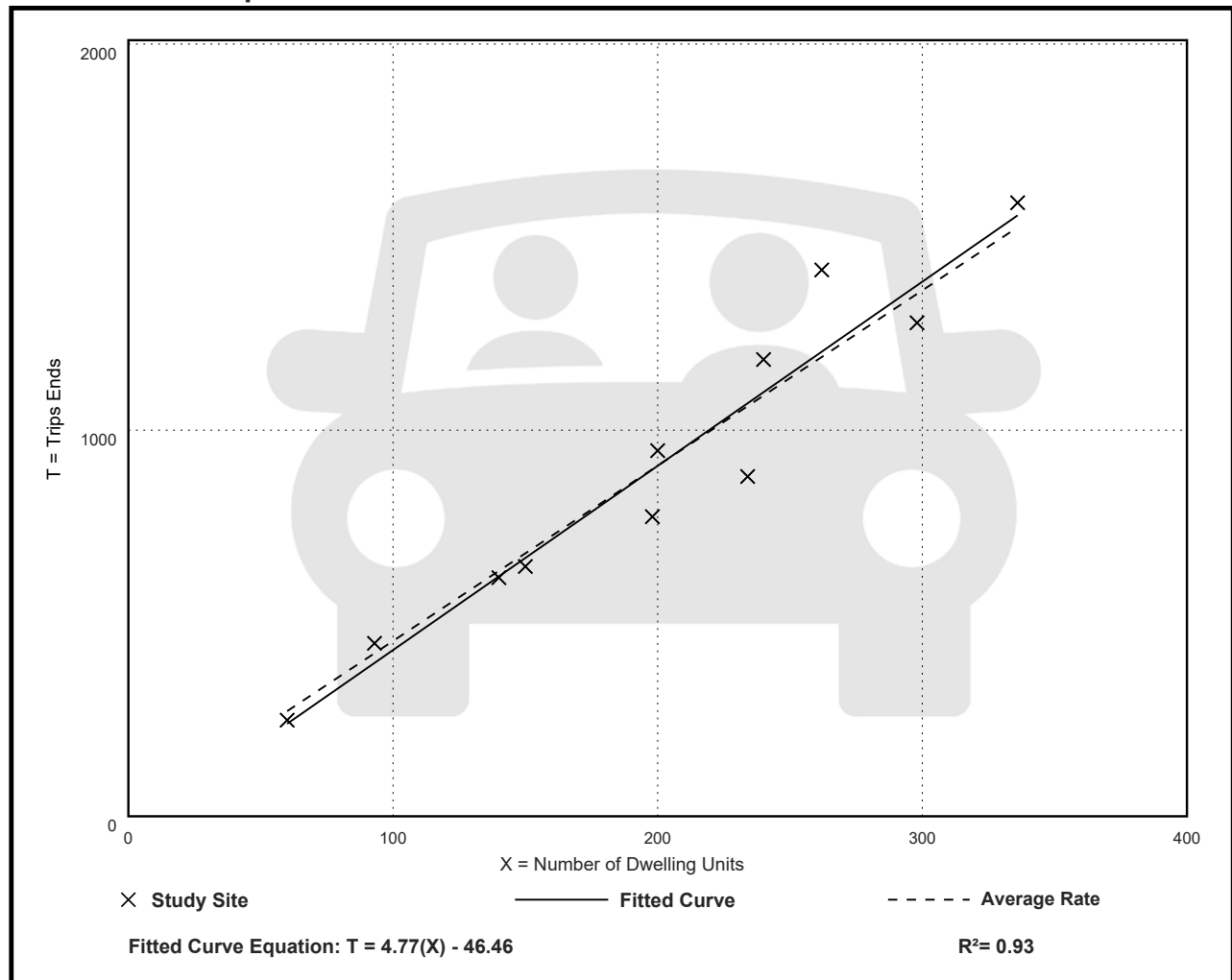
Avg. Num. of Dwelling Units: 201

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 30

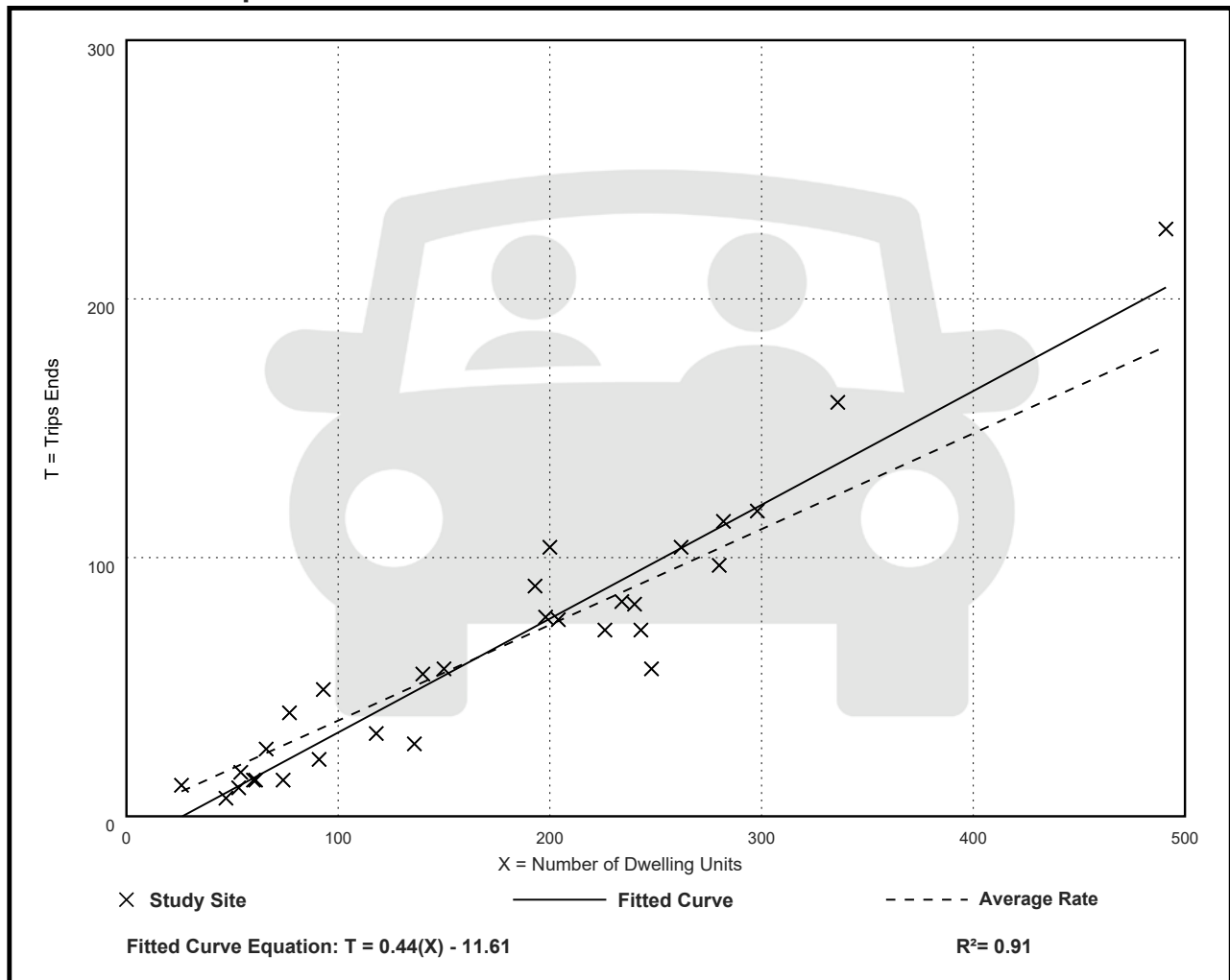
Avg. Num. of Dwelling Units: 173

Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 31

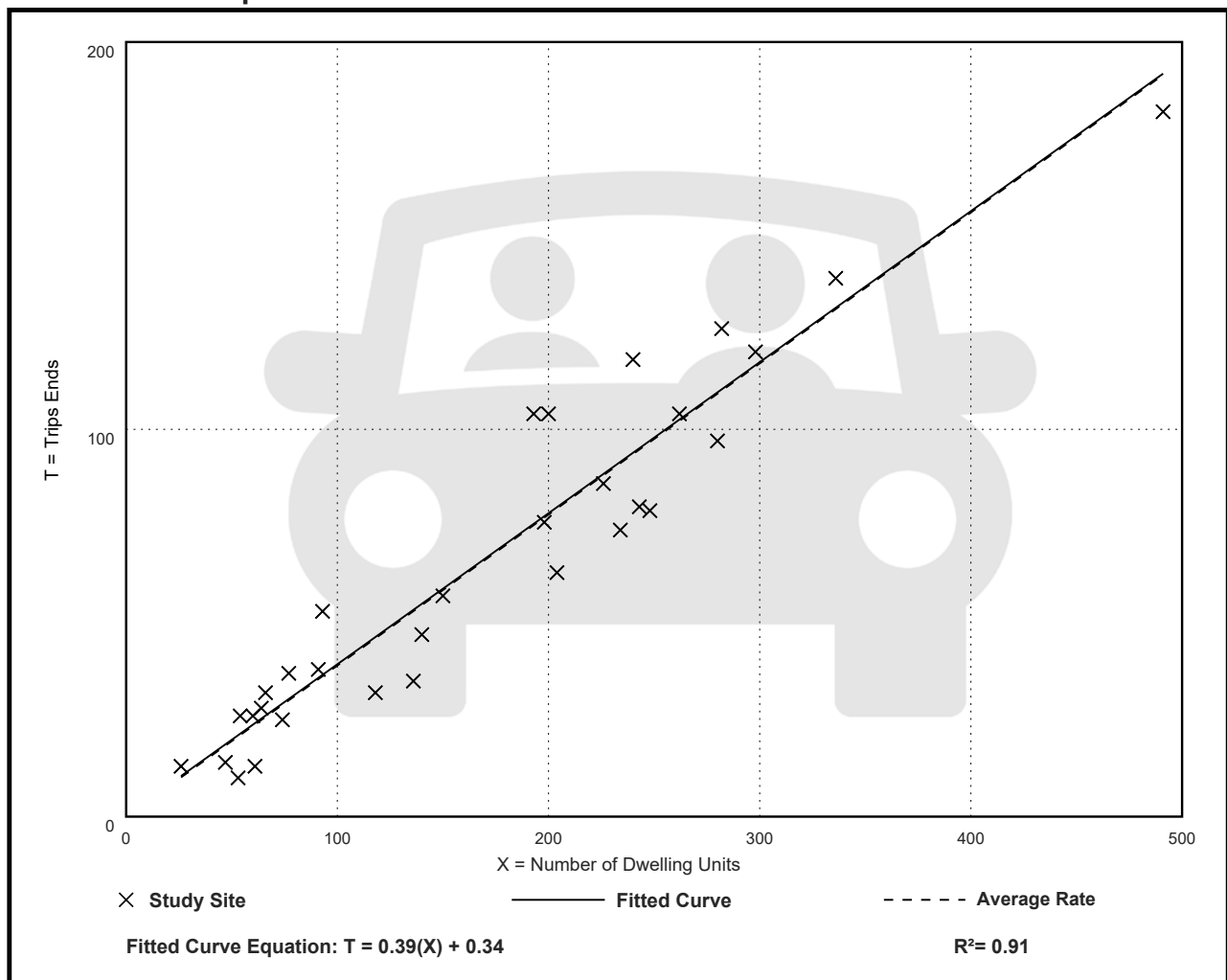
Avg. Num. of Dwelling Units: 169

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



9110 WEST BAY HARBOR DRIVE

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

ZONING SUBMISSION

DATE: 01-26-2023



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

- 1- NEW CONSTRUCTION OF AN 8 STORY RESIDENTIAL BUILDING, INCLUDING PARKING GARAGE AT LEVEL 1 & ROOF DECK. ON A CLEAN AND GRUBBED SITE READY FOR FOUNDATION.
- 2- STRUCTURE IS P.T. CONCRETE, TYPE 1A CONSTRUCTION.
- 3- THE NEW BUILDING WILL BE ABOVE GRADE (5'-5") WITH GROUND FLOOR AT 5'-5" NGVD.
- 4- FULLY EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER AND ALARM SYSTEM, AND IMPACT RESISTANT STOREFRONT & DOORS.
- 5- TOTAL CONSTRUCTION AREA: 61,023 SF.
- 6- TOTAL RESIDENTIAL AREA: 37,138 SF.
- 7- 18 TOTAL PARKING SPACES, INCLUDING 1 ADA PARKING SPACE.
- 8- THE PROJECT WILL BE FULLY ACCESSIBLE IN COMPLIANCE WITH ADA REQUIREMENTS.

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

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

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

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

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

OWNER
LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016

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

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

DRAWING INDEX			PERMIT 01-26-2023	PERMIT 02-09-2023
PROJECT:2234 9110 W Bay Harbor Dr				
REV. # 1 DATE: 02-29-2023				
Delta (Revision):				
Discipline	Sheet	Description		
Arch. KKAID	A0.00	COVER	X	X
		SURVEY	X	
	A1.00	PROJECT DATA	X	X
	A1.01	OPEN AREA CALCULATIONS	X	X
	A1.02	CONTEXT SITE MAP	X	
	A1.03	CONTEXT PHOTOS	X	X
	A1.04	SURROUNDING BUILDINGS	X	
	A1.05	RENDERING - BAY VIEW	X	X
	A1.06	RENDERING - STREET VIEW	X	
	A2.00	SITE PLAN	X	X
	A3.00	FLOOR PLAN - LEVEL 1	X	X
	A3.01	FLOOR PLAN - LEVEL 2	X	X
	A3.02	FLOOR PLAN - LEVEL 3	X	X
	A3.03	FLOOR PLAN - LEVEL 4	X	X
	A3.04	FLOOR PLAN - LEVEL 5	X	X
	A3.05	FLOOR PLAN - LEVEL6	X	X
	A3.06	FLOOR PLAN - LEVEL 7	X	X
	A3.07	FLOOR PLAN - LEVEL 8	X	X
	A3.08	FLOOR PLAN - LEVEL 9 (ROOF DECK)	X	X
	A4.00	BUILDING COLOR ELEVATION - SOUTH	X	X
	A4.01	BUILDING COLOR ELEVATION - EAST	X	X
	A4.02	BUILDING COLOR ELEVATION - NORTH	X	X
	A4.03	BUILDING COLOR ELEVATION - WEST	X	X
	A5.00	A - BUILDING SECTION	X	X
	A5.01	B - BUILDING SECTION DIAGRAM	X	X
	A5.02	C - BUILDING SECTION DIAGRAM	X	X
MEP FRANYIE ENGINEERS INC.	SE-101	SITE PLAN - PHOTOMETRIC STUDY	X	X
	SE.102	ROOF PLAN - PHOTOMETRIC STUDY	X	X
LANDSCAPE ECO- PACHECO	L-1	LANDSCAPE PLAN	X	X
	L-2	ROOF DECK LANDSCAPE PLAN	X	X
	TD-1	TREE DISPOSITION PLAN	X	X
CIVIL OCEAN ENG.	C100	GENERAL NOTES AND SPECIFICATIONS	X	X
	C200	PAVING GRADING AND DRAINAGE PLAN	X	X
	C300	WATER AND SEWER PLAN	X	X
	C400	DRAINAGE DETAILS	X	X
	C500	SEDIMENTATION AND EROSION CONTROL PLAN	X	X
	C600	SEDIMENTATION AND EROSION CONTROL NOTES	X	X

Rev.	Date	Rev.	Date
1	DRB COMMENTS 02-09-2023	9	
2		10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (c) 2019

ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

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

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

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

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

ARCHITECT:
Name: KOBI KARP ARCHITECTURE AND INTERIOR DESIGN, INC.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3786

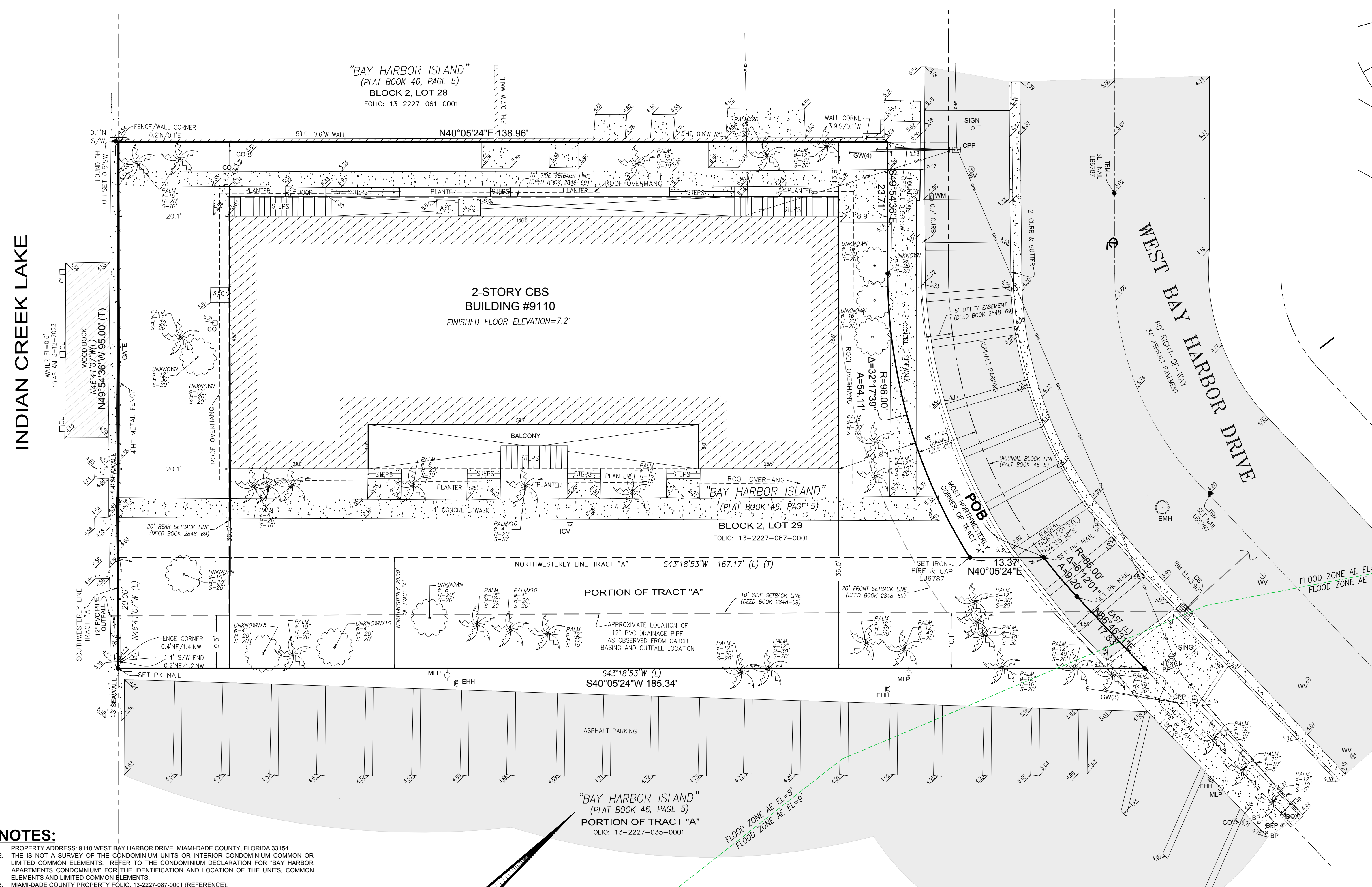


KOBI KARP
Lic. # AR0012578

COVER

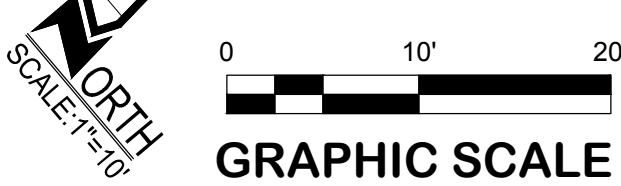
Date	02-23-2023	Sheet No.	A0.00
Scale			
Project	2234		

BOUNDARY TOPOGRAPHIC AND TREE SURVEY



NOTES:

- PROPERTY ADDRESS: 9110 WEST BAY HARBOR DRIVE, MIAMI-DADE COUNTY, FLORIDA 33154.
- THIS IS NOT A SURVEY OF THE CONDOMINIUM UNITS OR INTERIOR CONDOMINIUM COMMON OR LIMITED COMMON ELEMENTS. REFER TO THE CONDOMINIUM DECLARATION FOR "BAY HARBOR APARTMENTS CONDOMINIUM" FOR THE IDENTIFICATION AND LOCATION OF THE UNITS, COMMON ELEMENTS AND LIMITED COMMON ELEMENTS.
- MIAMI-DADE COUNTY PROPERTY FOLIO: 13-2227-087-0001 (REFERENCE).
- LEGAL DESCRIPTION CONTAINED IN EXHIBIT "A" OF THE TITLE COMMITMENT CONTAINS THE TEN (10) INDIVIDUAL CONDOMINIUM UNITS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO TRANSVERSE MERCATOR COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT, REFERENCE BEARING ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST BAY HARBOR DRIVE WITH A BEARING OF S49°54'36"E.
- REFERENCE BENCHMARK: MIAMI-DADE COUNTY BENCHMARK S-243, ELEVATION = +11.77' (NGVD).
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).
- GPS BASE STATION PROVIDED BY THE FDOT FLORIDA PERMANENT REFERENCE NETWORK USING SURVEY GRADE KINEMATICS GPS PROCEDURES.
- THE UNDERGROUND DRAINAGE UTILITY PIPE SHOWN HERE WAS OBSERVED FROM THE STREET CATCH BASIN AND THE LOCATION OF THE SEAWALL OUTFALL PIPE. SURVEYOR HAS NOT PERFORMED ANY SUBSURFACE ANALYSIS TO DETERMINE ANY DEVIATIONS FROM THE UTILITY PIPE ROUTE SHOWN HEREON.
- TREE SURVEY PERFORMED ON 3-12-2022. MEASURED TRUNK DIAMETER, CANOPY AND HEIGHT. TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO CANOPY SIZE.
- TOTAL AREA: THE SUBJECT PROPERTY CONTAINS 0.3257 ACRES OR 14,186 SQUARE FEET, MORE OR LESS.
- ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA UNLESS OTHERWISE NOTED.
- ROOF OVERHANGS, IF ANY, NOT SHOWN UNLESS OTHERWISE NOTED.
- DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED UNLESS OTHERWISE STATED.
- RIGHT-OF-WAY LINES DO NOT REPRESENT AN OPINION OF OWNERSHIP BY THIS FIRM.
- LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM FOR EASEMENTS, RIGHTS-OF-WAY OR ANY OTHER MATTERS OF RECORD.
- SURVEYOR HAS NOT SHOWN ANY OFFICIAL ZONING CLASSIFICATION, VARIANCES, USES PERMITTED THEREUNDER, SETBACK HEIGHT, BULK, DENSITY AND/OR PARKING REQUIREMENTS, REFERENCE TO BUILDING CODES, OR ZONING CODES, AS SAME MAY VARY DEPENDING ON CONSTRUCTION. ALL TO BE DETERMINED BY OTHERS.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
- IF SHOWN, FENCE AND WALL OWNERSHIP IS NOT DETERMINED. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- EASEMENTS, IF ANY, PLOTTED AS PER SAID TITLE COMMITMENT, SCHEDULE B-II.
- ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM THE MIAMI-DADE COUNTY PROPERTY APPRAISER'S WEB-SITE.
- THIS IS A BOUNDARY SURVEY OF THE SUBJECT PROPERTY.



FEMA FLOOD ZONE

Community No.: 120637
Community Name: Town of Bay Harbor Islands
Parcel No.: 0144
Suffix: L
Map Number: 12086C0144L
Flood Zone: AE
Base Flood Elevation: 8' & 9' NGVD 1929
Date of Map Panel: 9/11/2009
Date of Firm Index: 9/11/2009

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

LEGAL DESCRIPTION:

LOT 28, BLOCK 2 OF BAY HARBOR ISLAND, LESS THE NORTHEAST 11 FEET FRONTING ON WEST BAY HARBOR DRIVE, OF SAID LOT 28 IN BLOCK 2, OF BAY HARBOR ISLAND, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH ALL RIGHT, TITLE INTEREST, RESERVATION AND RIGHT OF RESERVATION IN AND TO SAID NORTHEAST 11 FEET FRONTING ON WEST BAY HARBOR DRIVE EXCEPTED FROM SAID LOT 28;

AND

THE NORTHWESTERLY 20 FEET OF TRACT "A" OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PORTION OF TRACT "A" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF TRACT "A" OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT OF BEGINNING ON A CIRCULAR CURVE WHOSE CENTER BEARS NORTH 6°12'01" EAST THEREFROM; THENCE RUN IN AN EASTERLY DIRECTION ALONG THE NORTH BOUNDARY OF SAID TRACT "A" AND ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 85 FEET THROUGH A CENTRAL ANGLE OF 6°12'01" FOR AN ARC DISTANCE OF 9.20 FEET TO THE END OF SAID CURVE WHOSE CENTER BEARS NORTH THEREFROM; THENCE RUN DUE EAST ALONG THE NORTH BOUNDARY OF SAID TRACT "A" FOR A DISTANCE OF 17.83 FEET TO A POINT; THENCE RUN SOUTH 43°18'53" WEST FOR A DISTANCE OF 188.34 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF SAID TRACT "A"; THENCE RUN NORTH 48°41'07" WEST ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID TRACT "A" FOR A DISTANCE OF 20 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT "A"; THENCE RUN NORTH 43°18'53" EAST ALONG THE NORTHWESTERLY BOUNDARY OF SAID TRACT "A" FOR A DISTANCE OF 167.17 FEET TO THE POINT OF THE BEGINNING OF THE CURVE OF LAND HEREIN DESCRIBED.

TYPE OF SURVEY: **BOUNDARY TOPOGRAPHIC AND TREE SURVEY**
PREPARED FOR: **9525 BH LLC**
LEITER PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL
520 N.W. 105TH STREET, SUITE 209, MIAMI, FLORIDA 33169
MIAMI-DADE (305) 652-5133 BROWARD (954) 224-2202 FAX (305) 652-0411
WEBSITE: www.leiterperez.com LICENSED BUSINESS NO. 6787

DATE: 3-12-2022
JOB ORDER: 22-132
FILE NO.: **B-2773**
FILE NAME: bound topo & tree.swg
F.B. 390 PG. 43-44

REVISIONS:				F.B.	PG.
DATE	JOB ORDER	DESCRIPTION			

NOTES
ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929.
THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS (UNLESS OTHERWISE NOTED).
THE LANDS SHOWN HEREON ARE NOT ABSTRACTED BY THIS FIRM. REGARDING MATTERS OF INTEREST, OTHER PARTIES SUCH AS EASEMENTS, RIGHTS-OF-WAY, ETC.
THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
ALL IRON PINS & NAILS AND DISCS SET BY THIS FIRM, SET WITH CAP OR DISC WITH L&L #67.

SURVEYOR'S CERTIFICATE:
I, GEOFFREY LEITER, PRESIDENT OF LEITER PEREZ & ASSOCIATES, INC., A FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER OUR SUPERVISION AND THAT THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-11, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.027, FLORIDA STATUTES.
LEITER PEREZ & ASSOCIATES, INC.
GEOFFREY LEITER, PROFESSIONAL SURVEYOR & MAPPER #6395
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
SHEET 1 OF 1

9110 WEST BAY HARBOR DRIVE

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

ZONING SUBMISSION

DATE: 01-26-2023



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

- 1- NEW CONSTRUCTION OF AN 8 STORY RESIDENTIAL BUILDING, INCLUDING PARKING GARAGE AT LEVEL 1 & ROOF DECK. ON A CLEAN AND GRUBBED SITE READY FOR FOUNDATION.
- 2- STRUCTURE IS P.T. CONCRETE, TYPE 1A CONSTRUCTION.
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- 6- TOTAL RESIDENTIAL AREA: 37,138 SF.
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- 8- THE PROJECT WILL BE FULLY ACCESSIBLE IN COMPLIANCE WITH ADA REQUIREMENTS.

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

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

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105 MADISON AVE, 2ND FLOOR
NY, NY 10016

FIRE PROTECTION / LIFE SAFETY CONSULTANT
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260 PALERMO AVENUE
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ARCHITECTS
KOBİ KARP ARCHITECTURE &
INTERIOR DESIGN
571 NW 28th STREET
MIAMI, FL 33127
TEL: 305.573.1818

DRAWING INDEX			PERMIT 01-26-2023	
PROJECT:2234 9110 W Bay Harbor Dr				
REV. # 1 DATE: 01-26-2023				
Delta (Revision):				
Discipline	Sheet	Description		
Arch. KKAID	A0.00	COVER	X	
		SURVEY	X	
	A1.00	PROJECT DATA	X	
	A1.01	OPEN AREA CALCULATIONS	X	
	A1.02	CONTEXT SITE MAP	X	
	A1.03	CONTEXT PHOTOS	X	
	A1.04	SURROUNDING BUILDINGS	X	
	A1.05	RENDERING - BAY VIEW	X	
	A1.06	RENDERING - STREET VIEW	X	
	A2.00	SITE PLAN	X	
	A3.00	FLOOR PLAN - LEVEL 1	X	
	A3.01	FLOOR PLAN - LEVEL 2	X	
	A3.02	FLOOR PLAN - LEVEL 3	X	
	A3.03	FLOOR PLAN - LEVEL 4	X	
	A3.04	FLOOR PLAN - LEVEL 5	X	
	A3.05	FLOOR PLAN - LEVEL6	X	
	A3.06	FLOOR PLAN - LEVEL 7	X	
	A3.07	FLOOR PLAN - LEVEL 8	X	
	A3.08	FLOOR PLAN - LEVEL 9 (ROOF DECK)	X	
	A4.00	BUILDING COLOR ELEVATION - SOUTH	X	
	A4.01	BUILDING COLOR ELEVATION - EAST	X	
	A4.02	BUILDING COLOR ELEVATION - NORTH	X	
	A4.03	BUILDING COLOR ELEVATION - WEST	X	
	A5.00	A - BUILDING SECTION	X	
	A5.01	B - BUILDING SECTION DIAGRAM	X	
	A5.02	C - BUILDING SECTION DIAGRAM	X	
	SE-101	SITE PLAN - PHOTOMETRIC STUDY		X
	SE.102	ROOF PLAN - PHOTOMETRIC STUDY		X
LANDSCAPE ECO- PACHECO	L-1	LANDSCAPE PLAN	X	
	L-2	ROOF DECK LANDSCAPE PLAN	X	
	TD-1	TREE DISPOSITION PLAN	X	
CIVIL OCEAN ENG.	C100	GENERAL NOTES AND SPECIFICATIONS	X	
	C200	PAVING GRADING AND DRAINAGE PLAN	X	
	C300	WATER AND SEWER PLAN	X	
	C400	DRAINAGE DETAILS	X	
	C500	SEDIMENTATION AND EROSION CONTROL PLAN	X	
	C600	SEDIMENTATION AND EROSION CONTROL NOTES	X	

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ZONING PHASE

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9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

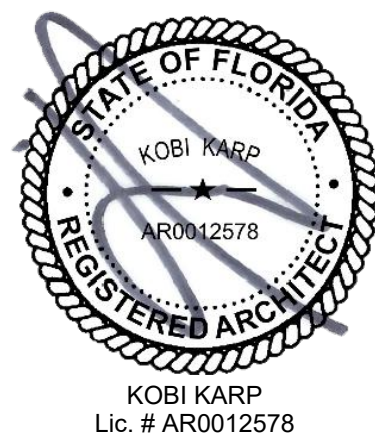
OWNER:
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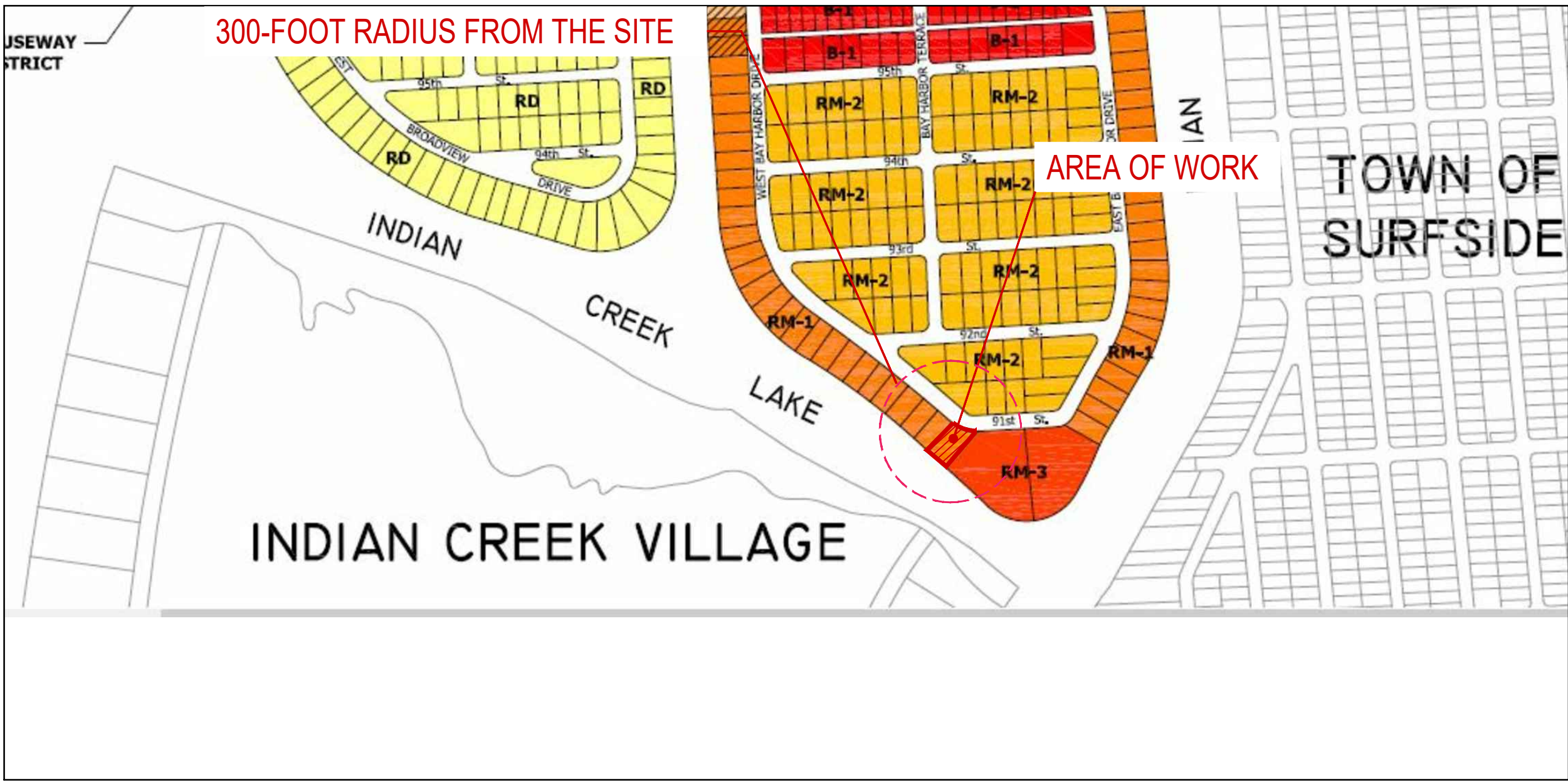
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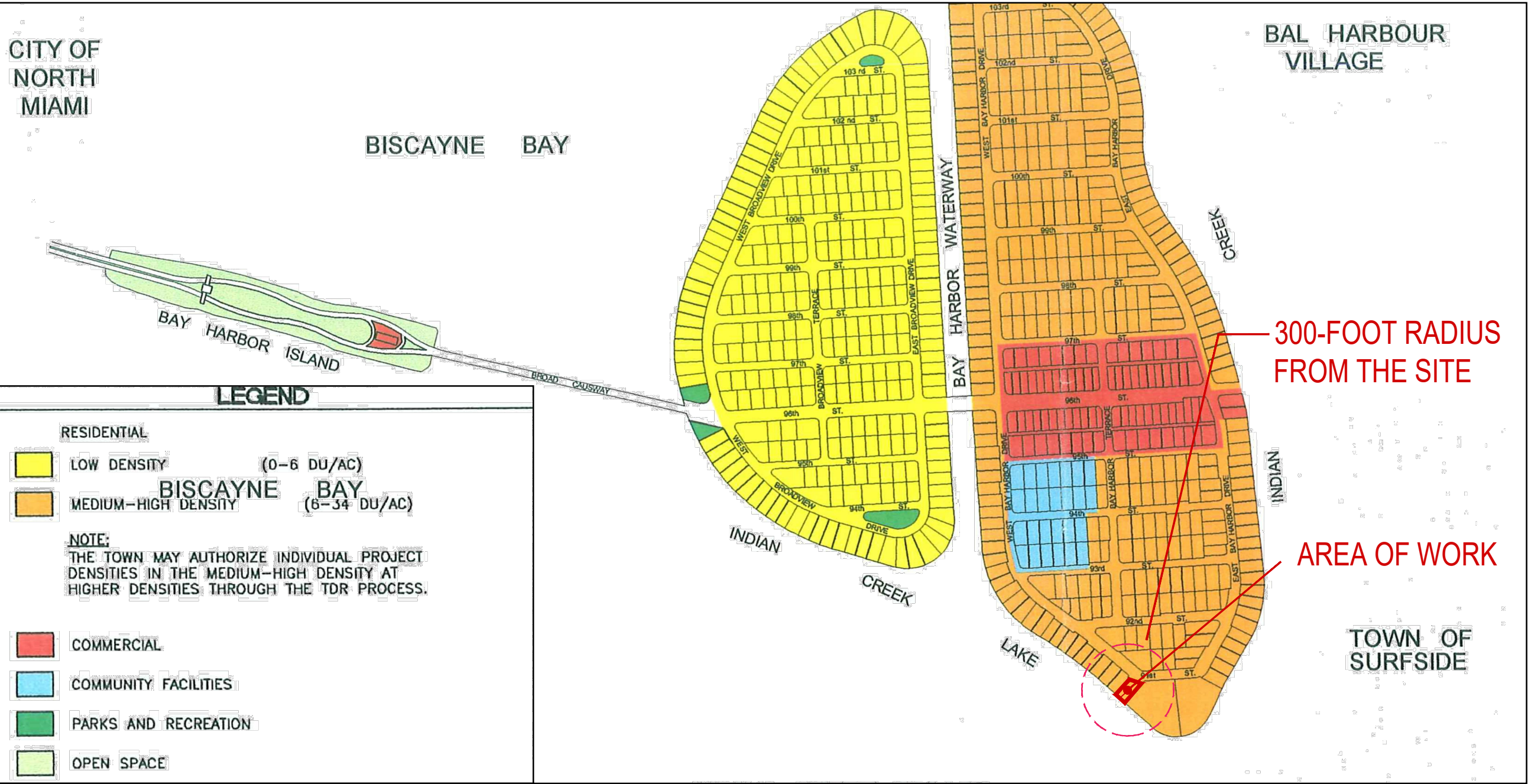
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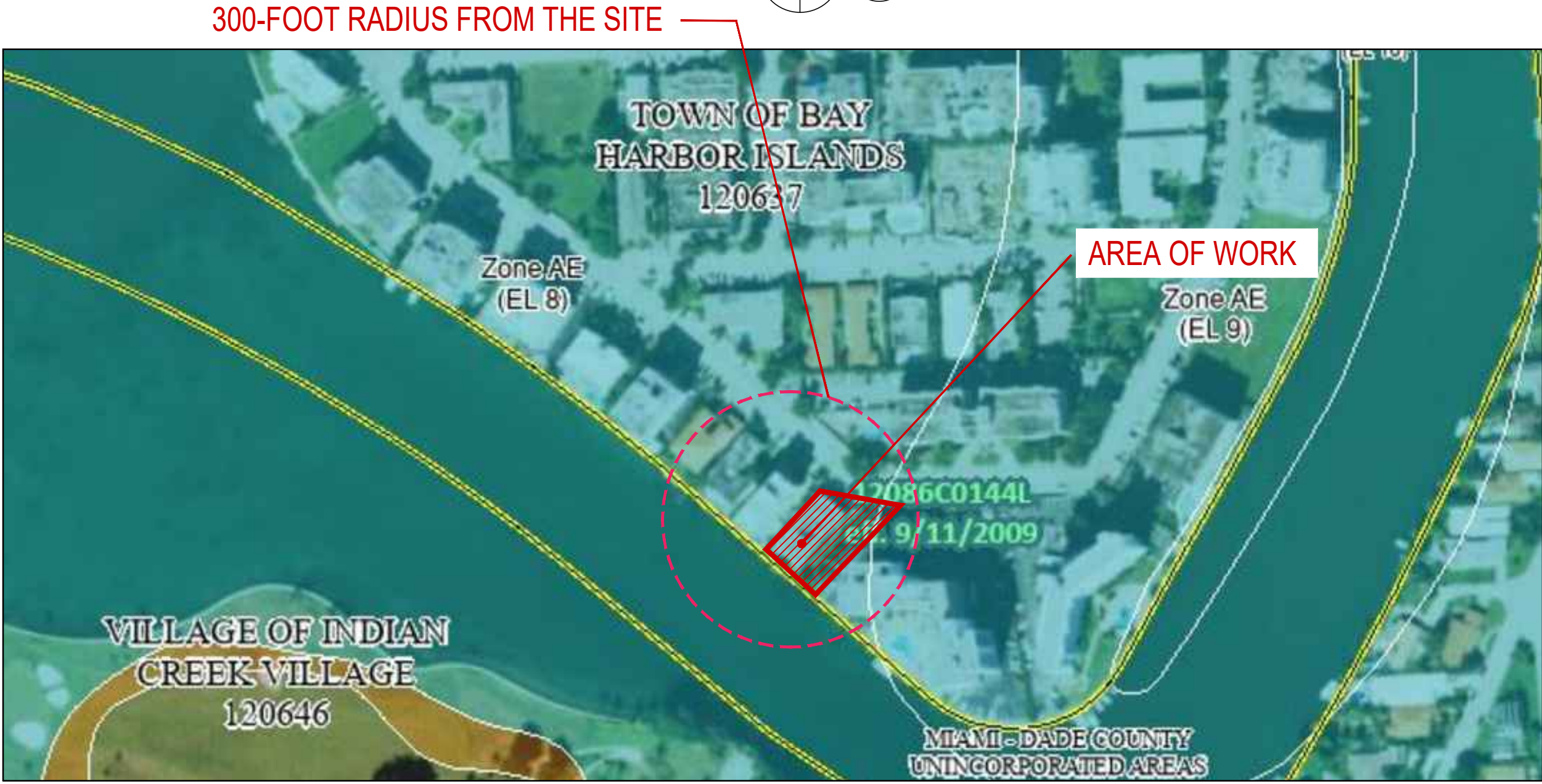
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1 ZONING DESIGNATIONS MAP
N.T.S.



2 FUTURE LAND USE MAP
N.T.S.



3 FLOOD MAP
N.T.S.

ZONING INFORMATION

SECTION	PROJECT NAME: 9110 WEST BAY HARBOR DRIVE PROJECT ADDRESS: 9110 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154 ZONING: RM-1 COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA) GROSS LOT AREA: 15,047 SF (0.345 ACRES) BASE FLOOD ELEVATION: 8 NGVD DESIGN FLOOD ELEVATION: 8' + 1' = 9' NGVD					
	1	SITE REQUIREMENTS				
			ALLOWED / REQUIRED		PROPOSED	
		A) LOT AREA	15,047 SF		15,047 SF (0.345 ACRES)	
		B) DENSITY	34 DU/AC MAX 34 x 0.345 = 11.73 UNITS MAX = (12 UNITS)		9 UNITS	
		C) BUILDING HEIGHT	75'-0"		75'-0" + 5'-0" POOL DECK	
		D) BUILDING LENGTH	110' MAX ABOVE 45,' 120' MAX		108'-0"	
E) LANDSCAPE REQUIREMENTS		20% LOT AREA MIN. 15,047 X 0.20 = 3,009 SF MIN.		4,172 SF = 27%		
F) ROOF DECK LANDSCAPE REQUIREMENTS	15% ROOF AREA MIN. 6,837 X 0.15 = 1,025 SF MIN.		1,025 SF = 15%			
2	SETBACK REQUIREMENTS					
		ALLOWED / REQUIRED		PROPOSED		
	A) FRONT YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT . 20 FEET BLDG LESS THAN 45 FEET IN HEIGHT . 25 FEET BLDG LESS THAN 75 FEET IN HEIGHT . 30 FEET		22'-0" 28'-0" 32'-0"		
	C) SIDE YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT . 10 FEET FOR EACH ADDITIONAL 3 FEET OF BLDG HEIGHT ABOVE 30 FEET, THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FEET IN HEIGHT. THE MAXIMUM SETBACK SHALL BE 20 FEET		LEVEL 1 LEVEL 2 LEVEL 3 LEVEL 4 LEVEL 5 LEVEL 6 LEVEL 7 LEVEL 8 LEVEL 9	EAST 17'-0" EAST 15'-0" EAST 13'-0" EAST 13'-0" EAST 16'-0" EAST 20'-8" EAST 20'-8" EAST 20'-8" EAST 20'-0"	WEST 17'-0" WEST 13'-0" WEST 13'-0" WEST 13'-0" WEST 16'-0" WEST 20'-8" WEST 20'-8" WEST 20'-8" WEST 20'-0"
	D) REAR YARD SETBACK	20 FEET		23'-0"		
	E) FLEX SETBACKS EAST + WEST SIDES NORTH SIDE SOUTH SIDE	1/3 OF MAX. ALLOWABLE BUILDING WIDTH = 25.00 FEET 1/3 OF MAX. ALLOWABLE BUILDING LENGTH = 36.67 FEET 1/3 OF MAX. ALLOWABLE BUILDING LENGTH = 43.75 FEET		10'-0" 10'-0" 10'-0"		
	3	AREA BREAKDOWN				
LEVEL		TOTAL AREA		SELLABLE AREA		
LEVEL 1 (PARKING GARAGE)		6,783 SF				
LEVEL 2		7,296 SF		3,386 SF		
LEVEL 3		7,823 SF		6,553 SF		
LEVEL 4		7,770 SF		6,598 SF		
LEVEL 5		7,142 SF		5,984 SF		
LEVEL 6		4,656 SF		3,972 SF		
LEVEL 7		6,389 SF		5,167 SF		
LEVEL 8		6,389 SF		5,167 SF		
LEVEL 9 (ROOF DECK)		6,837 SF		311 SF		
GRAND TOTAL		73,441SF		37,138 SF		
4	PARKING REQUIREMENTS					
	AREA / UNIT		PARKING RATE	REQUIRED	PROPOSED	
	-RESIDENTIAL	9 UNITS	2 P.S. x UNIT	18 P.S.	18 P.S.	
		VISITOR	0 P.S. PER ZONING CODE SEC 23-24 (c)(3).			
	TOTAL PARKING			18 P.S.	18 P.S.	
	PARKING PER FLOORS		TOTAL OF PARKING			
LEVEL 1		17 STANDARD P.S. + 1 ACCESSIBLE P.S. = 18 P.S.		18 P.S.		
5	# OF UNIT BREAKDOWN					
	LEVELS	UNITS PER FLOOR	SUBTOTAL UNITS	TOTAL UNITS PROPOSED		
	2	1 RESIDENTIAL UNITS	1 UNITS	9 UNITS		
	3-5	2 RESIDENTIAL UNITS	2 UNITS x 3 LEVELS = 6 UNITS			
	6	PART OF THE UNIT BELOW (LVL 5)	-			
	7-8	1	1 UNITS x 2 LEVELS = 2 UNITS			
			TOTAL UNITS = 9 UNITS			

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ZONING PHASE

100%

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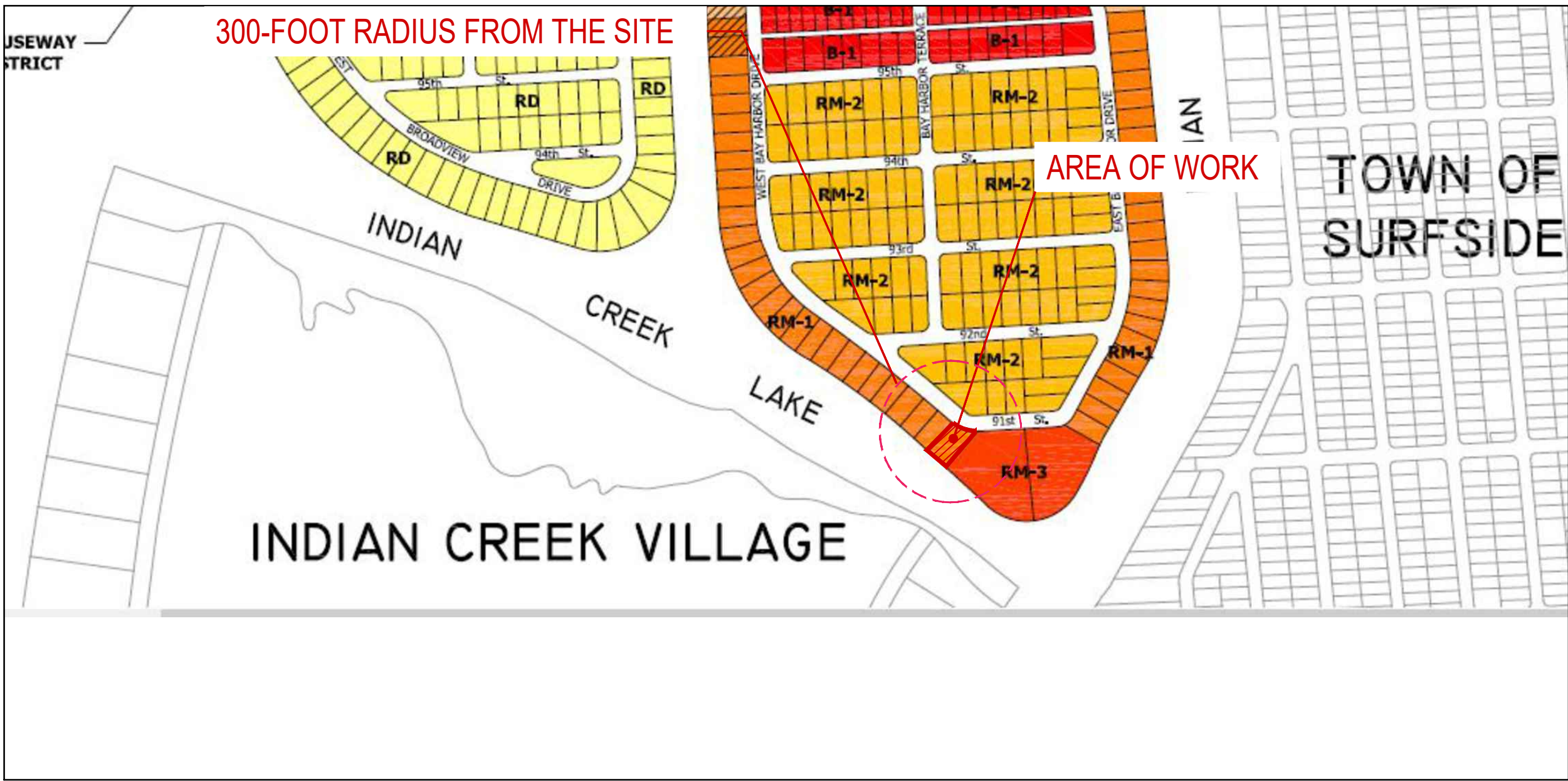
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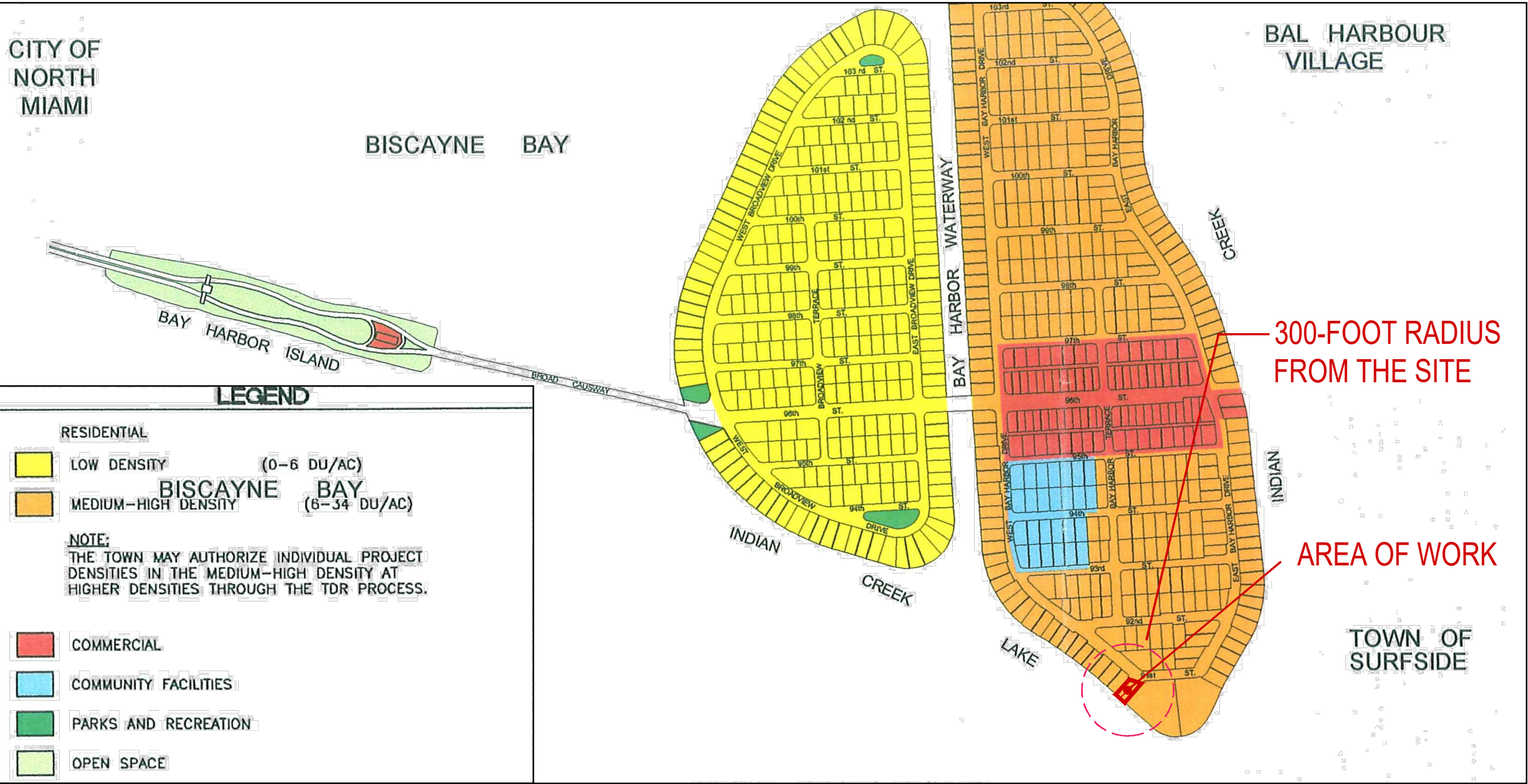


PROJECT DATA

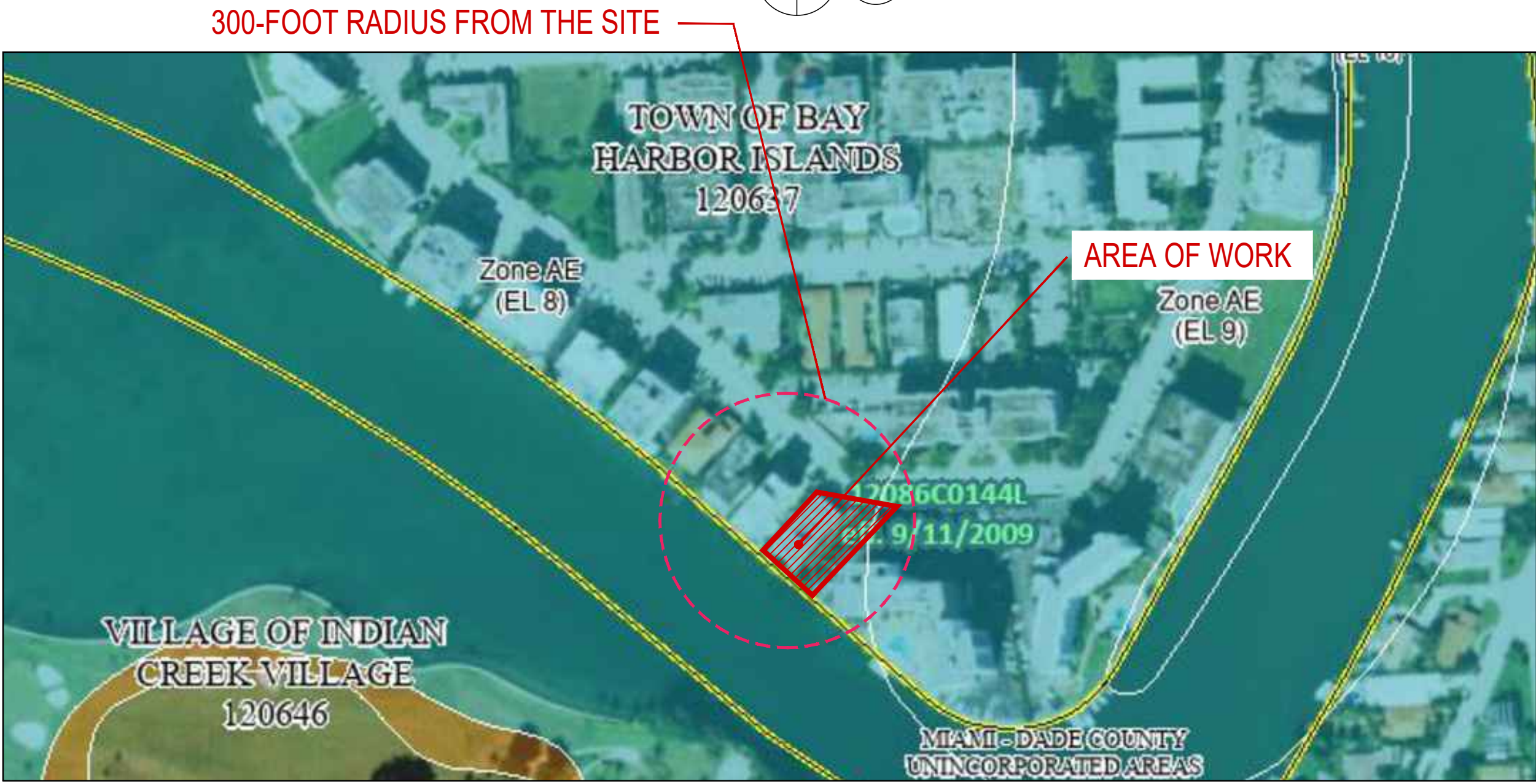
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Scale			
Project	2234		



1 ZONING DESIGNATIONS MAP
N.T.S



2 FUTURE LAND USE MAP
N.T.S



3 FLOOD MAP
N.T.S

ZONING INFORMATION

1	SITE REQUIREMENTS				
			ALLOWED / REQUIRED		PROPOSED
	A) LOT AREA		15,047 SF		15,047 SF (0.345 ACRES)
	B) DENSITY		34 DU/AC MAX 34 x 0.345 = 11.73 UNITS MAX = (12 UNITS)		9 UNITS
	C) BUILDING HEIGHT		75'-0"		75'-0" + 5'-0" POOL DECK
	D) BUILDING LENGTH		110' MAX ABOVE 45,' 120' MAX		106'-0"
	E) LANDSCAPE REQUIREMENTS		20% LOT AREA MIN. 15,047 X 0.20 = 3,009 SF MIN.		4,172 SF = 27%
2	F) ROOF DECK LANDSCAPE REQUIREMENTS		15% ROOF AREA MIN. 6,837 X 0.15 = 1,025 SF MIN.		1,025 SF = 15%
	SETBACK REQUIREMENTS				
			ALLOWED / REQUIRED		PROPOSED
	A) FRONT YARD SETBACK		BLDG LESS THAN 30 FEET IN HEIGHT . 20 FEET BLDG LESS THAN 45 FEET IN HEIGHT . 25 FEET BLDG LESS THAN 75 FEET IN HEIGHT . 30 FEET		24'-5" 27'-0" 30'-0"
	C) SIDE YARD SETBACK		BLDG LESS THAN 30 FEET IN HEIGHT . 10 FEET FOR EACH ADDITIONAL 3 FEET OF BLDG HEIGHT ABOVE 30 FEET, THERE SHALL BE ONE ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FEET IN HEIGHT. THE MAXIMUM SETBACK SHALL BE 20 FEET		LEVEL 1 EAST 17'-0" WEST 10'-0" LEVEL 2 EAST 15'-0" WEST 12'-0" LEVEL 3 EAST 12'-0" WEST 12'-0" LEVEL 4 EAST 12'-0" WEST 12'-0" LEVEL 5 EAST 15'-0" WEST 15'-0" LEVEL 6 EAST 19'-0" WEST 19'-0" LEVEL 7 EAST 20'-0" WEST 20'-0" LEVEL 8 EAST 20'-0" WEST 20'-0" LEVEL 9 EAST 20'-0" WEST 20'-0"
	D) REAR YARD SETBACK		20 FEET		23'-0"
	E) FLEX SETBACKS				
NORTH SIDE		MAX. ALLOWED 1/3 OF WIDTH OF BUILDING . 10 FEET		10'-0"	
SOUTH SIDE		MAX. ALLOWED 1/3 OF LENGTH OF BUILDING . 10 FEET		10'-0"	
3	AREA BREAKDOWN				
	LEVEL		TOTAL AREA		SELLABLE AREA
	LEVEL 1 (PARKING GARAGE)		6,783 SF		
	LEVEL 2		7,296 SF		3,386 SF
	LEVEL 3		7,823 SF		6,553 SF
	LEVEL 4		7,770 SF		6,598 SF
	LEVEL 5		7,142 SF		5,984 SF
	LEVEL 6		4,656 SF		3,972 SF
	LEVEL 7		6,389 SF		5,167 SF
	LEVEL 8		6,389 SF		5,167 SF
	LEVEL 9 (ROOF DECK)		6,837 SF		311 SF
GRAND TOTAL		73,441SF		37,138 SF	
4	PARKING REQUIREMENTS				
	AREA / UNIT		PARKING RATE		REQUIRED
	-RESIDENTIAL 9 UNITS		2 P.S. x UNIT		18 P.S.
	VISITOR		0 P.S. PER ZONING CODE SEC 23-24 (c)(3).		18 P.S.
	TOTAL PARKING				18 P.S.
5	PARKING PER FLOORS				TOTAL OF PARKING
	LEVEL 1 17 STANDARD P.S. + 1 ACCESSIBLE P.S. = 18 P.S.				18 P.S.
	# OF UNIT BREAKDOWN				
LEVELS	UNITS PER FLOOR		SUBTOTAL UNITS		TOTAL UNITS PROPOSED
2	1 RESIDENTIAL UNITS		1 UNITS		9 UNITS
3-5	2 RESIDENTIAL UNITS		2 UNITS x 3 LEVELS = 6 UNITS		
6	PART OF THE UNIT BELOW (LVL 5)		-		
7-8	1		1 UNITS x 2 LEVELS = 2 UNITS		
			TOTAL UNITS = 9 UNITS		

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ZONING PHASE

100%

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BAY HARBOR ISLANDS, FL 33154

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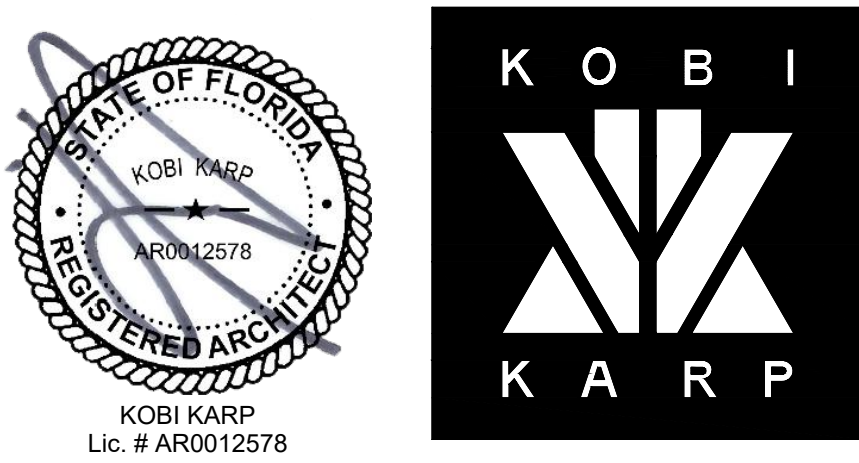
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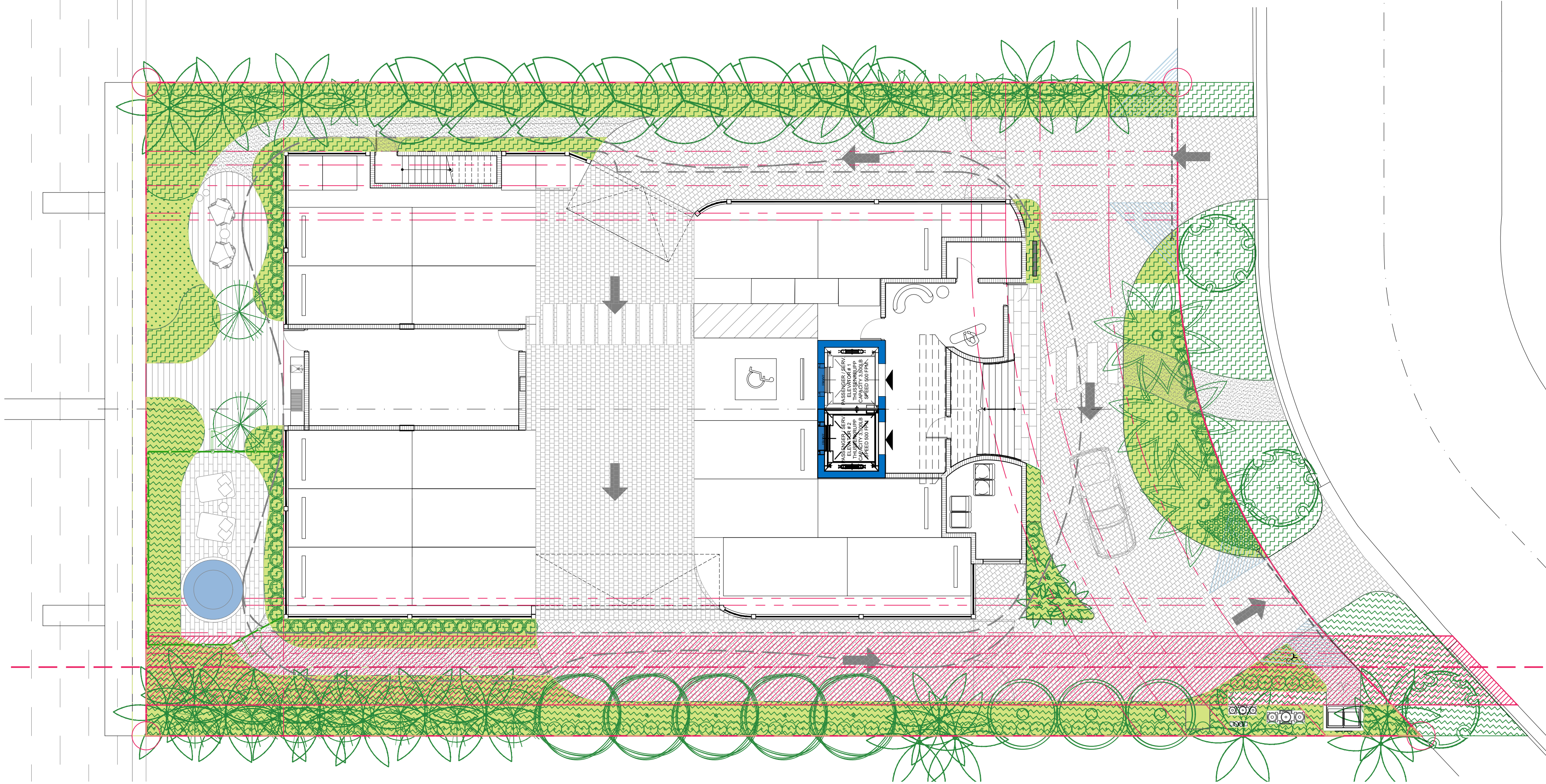
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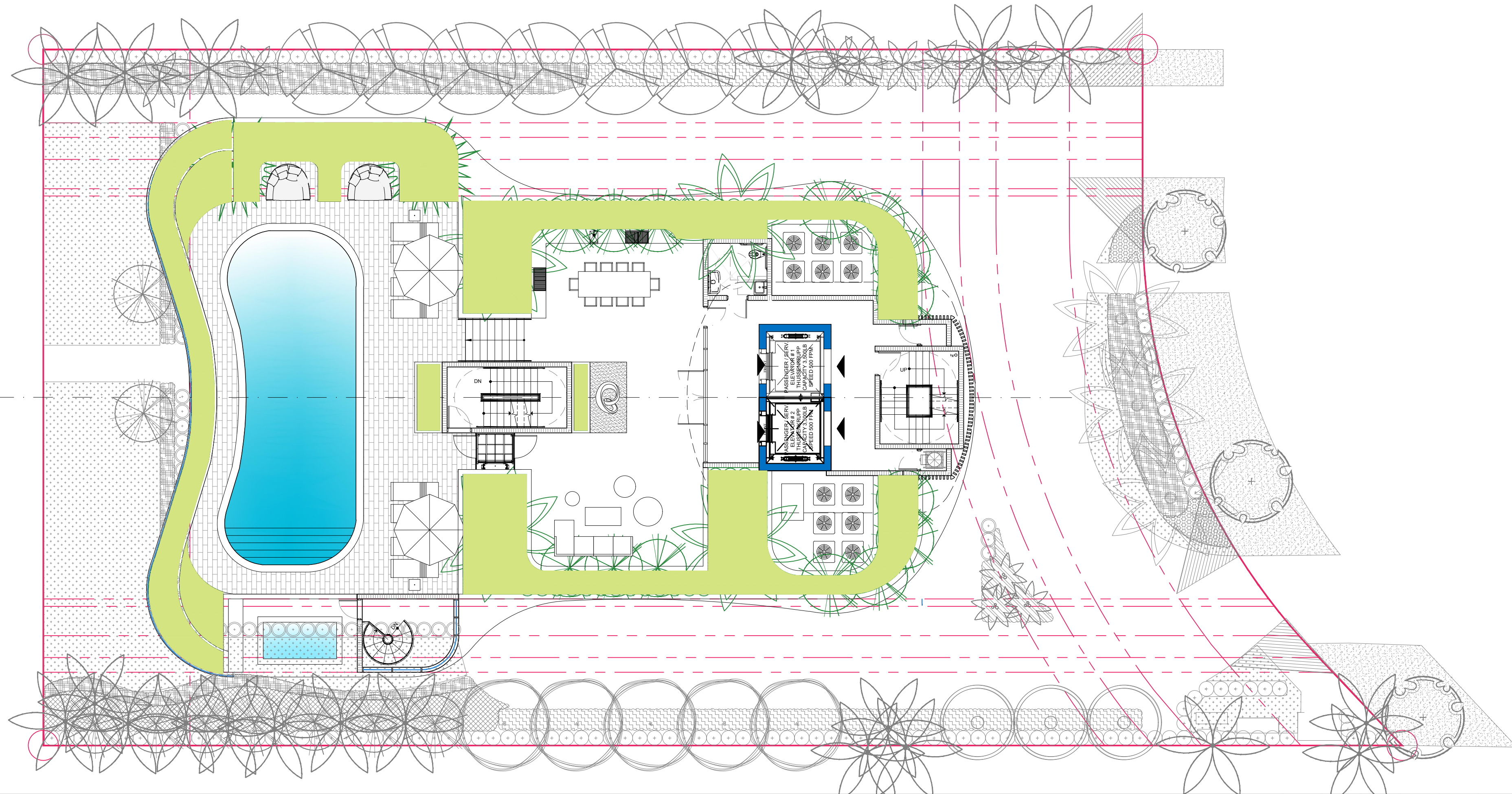
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LOT AREA	OPEN SPACE 20% MIN. BY CODE			
	MINIMUM	PROPOSED	%	COLOR
15,047 SF.	3,009 SF.	3,469 SF.	23.05%	

1 GROUND FLOOR - OPEN SPACE
SCALE: 3/32" = 1'-0"



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

2 ROOF DECK - OPEN SPACE
SCALE: 3/32" = 1'-0"

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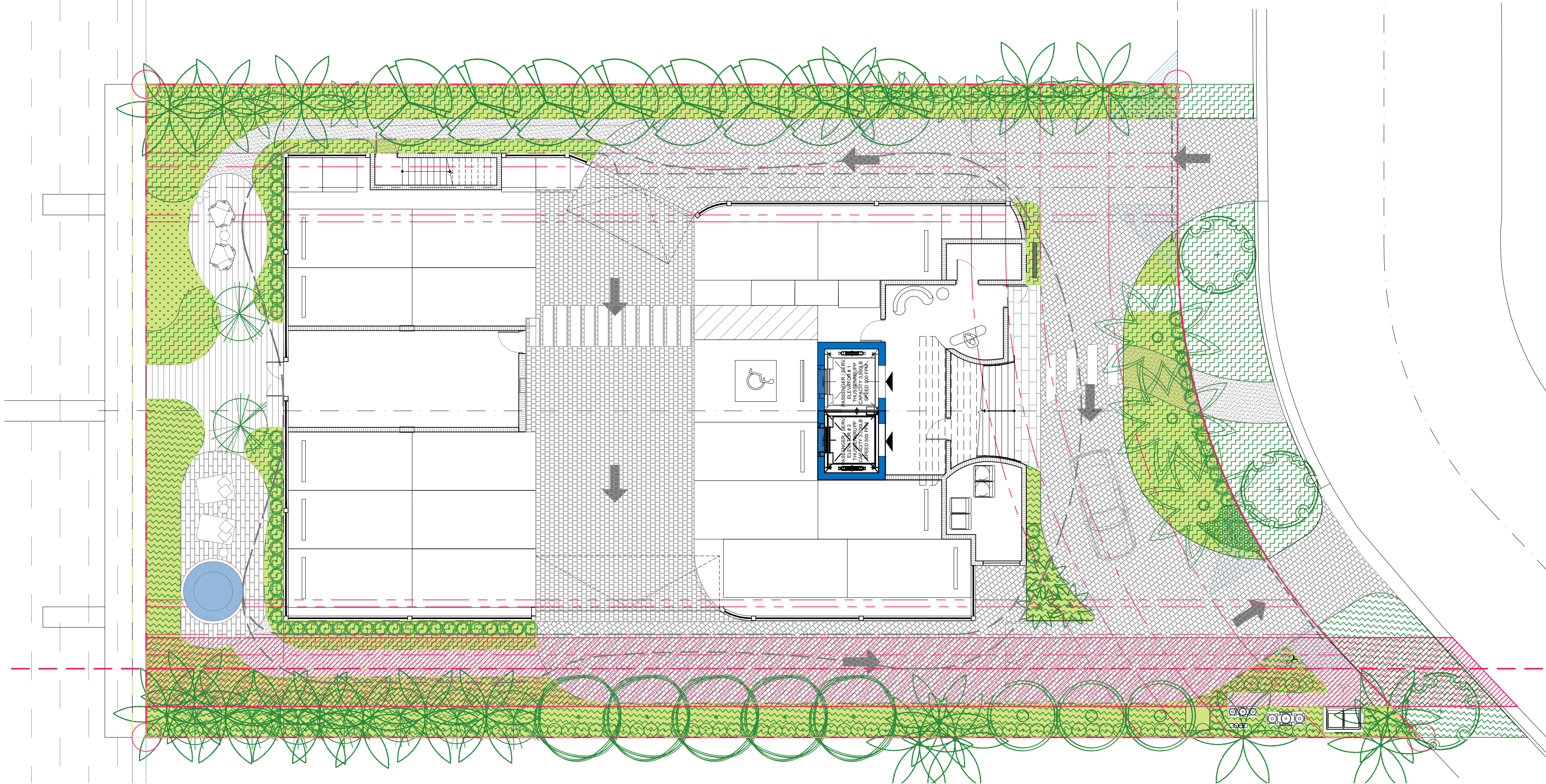
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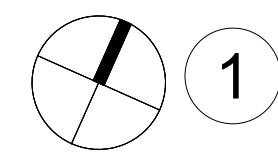


OPEN AREA CALCULATION

Date	02-23-2023	Sheet No.	A1.01
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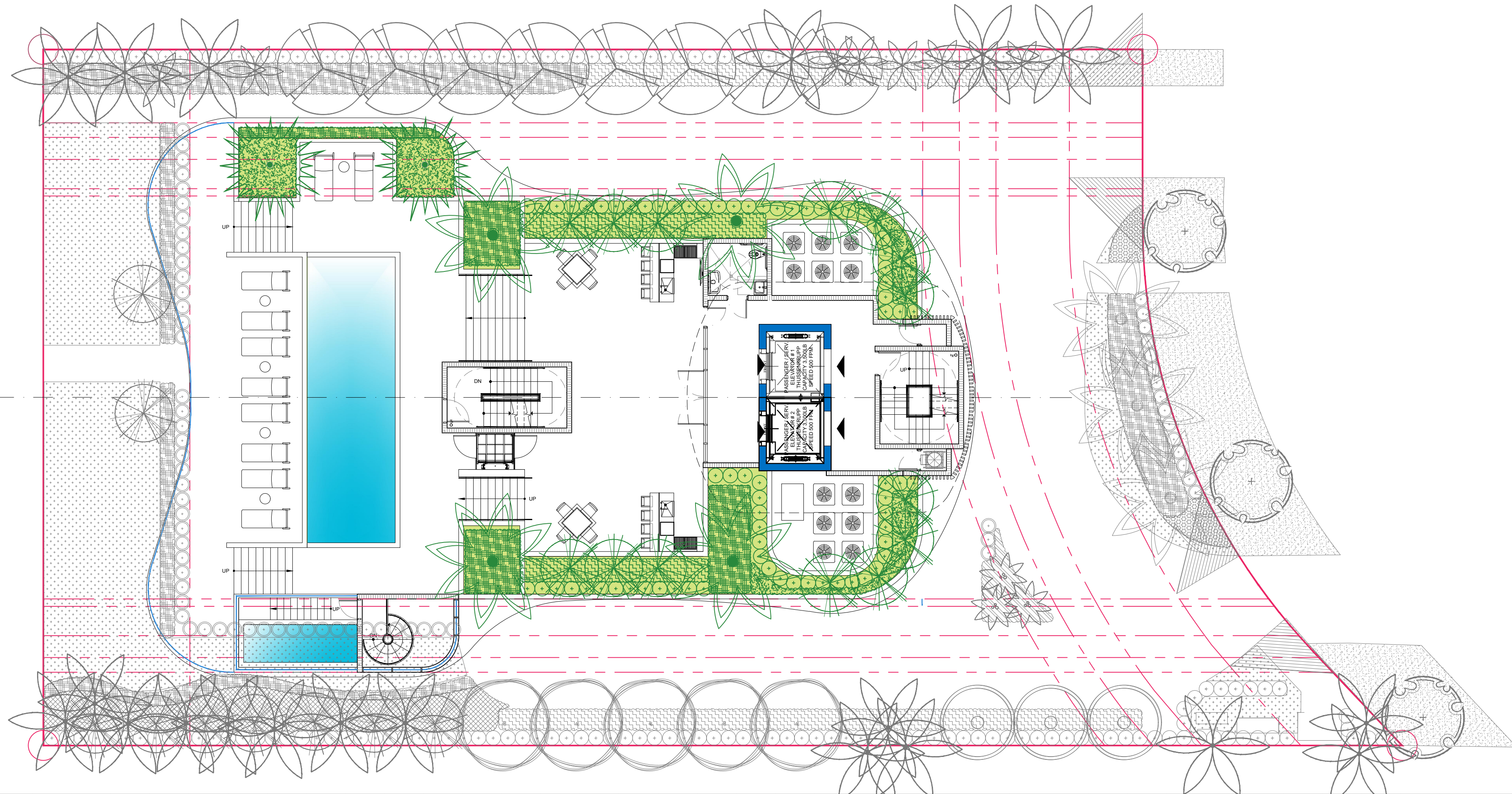


LOT AREA	OPEN SPACE 20% MIN. BY CODE			
	MINIMUM	PROPOSED	%	COLOR
15,047 SF.	3,009 SF.	4,172 SF.	27%	

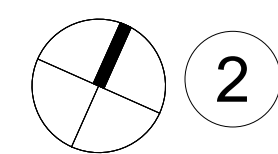


1 GROUND FLOOR - OPEN SPACE

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



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



2 ROOF DECK - OPEN SPACE

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

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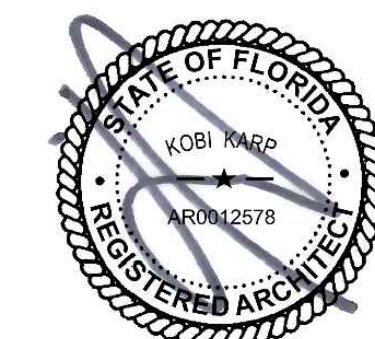
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OPEN AREA CALCULATION

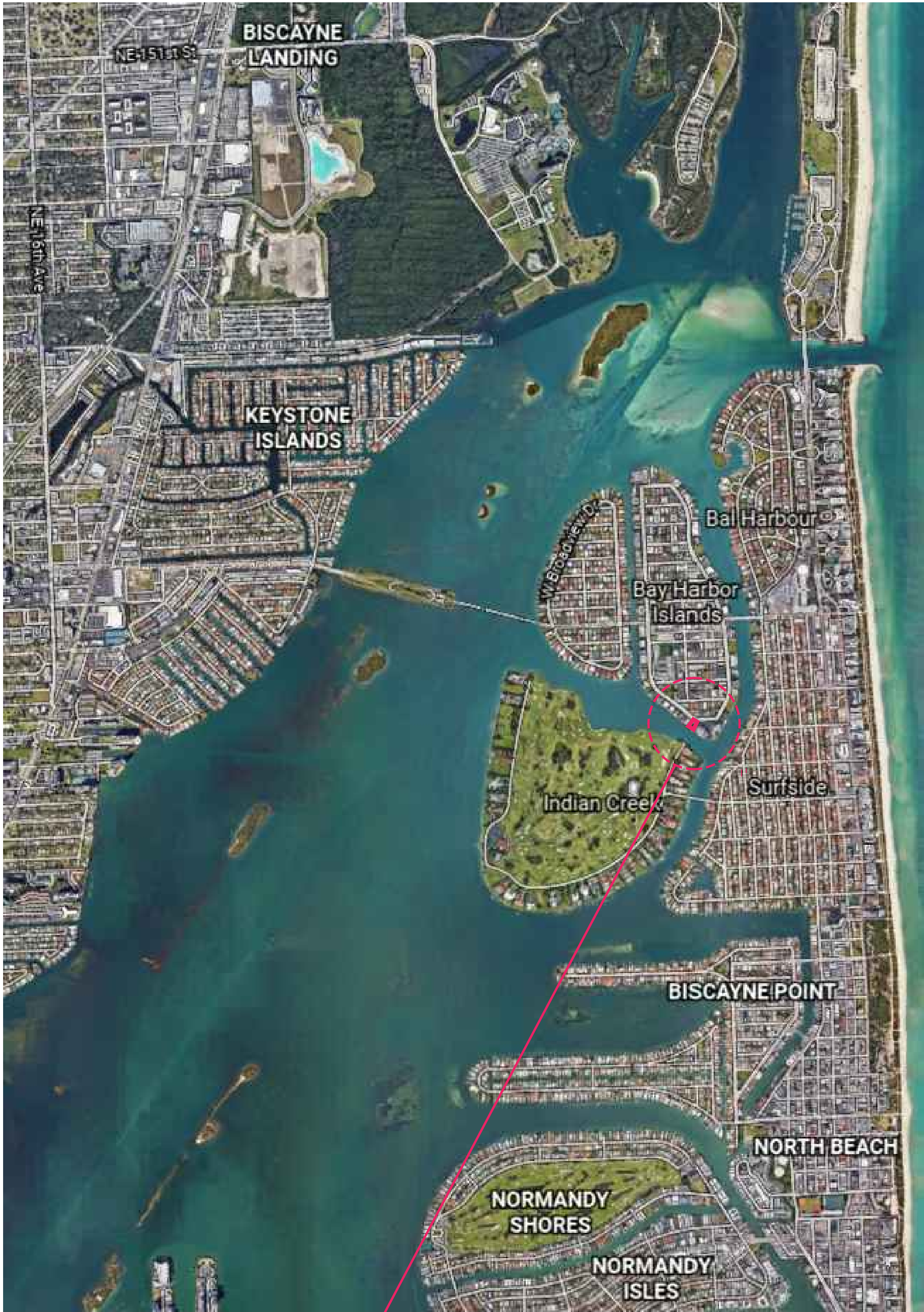
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Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3786

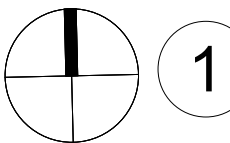


KOBİ KARP
Lic. # AR0012578



CONTEXT SITE MAP

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



CONTEXT SITE MAP

SCALE: N.T.S.



1 STREET VIEW
SCALE: N.T.S.



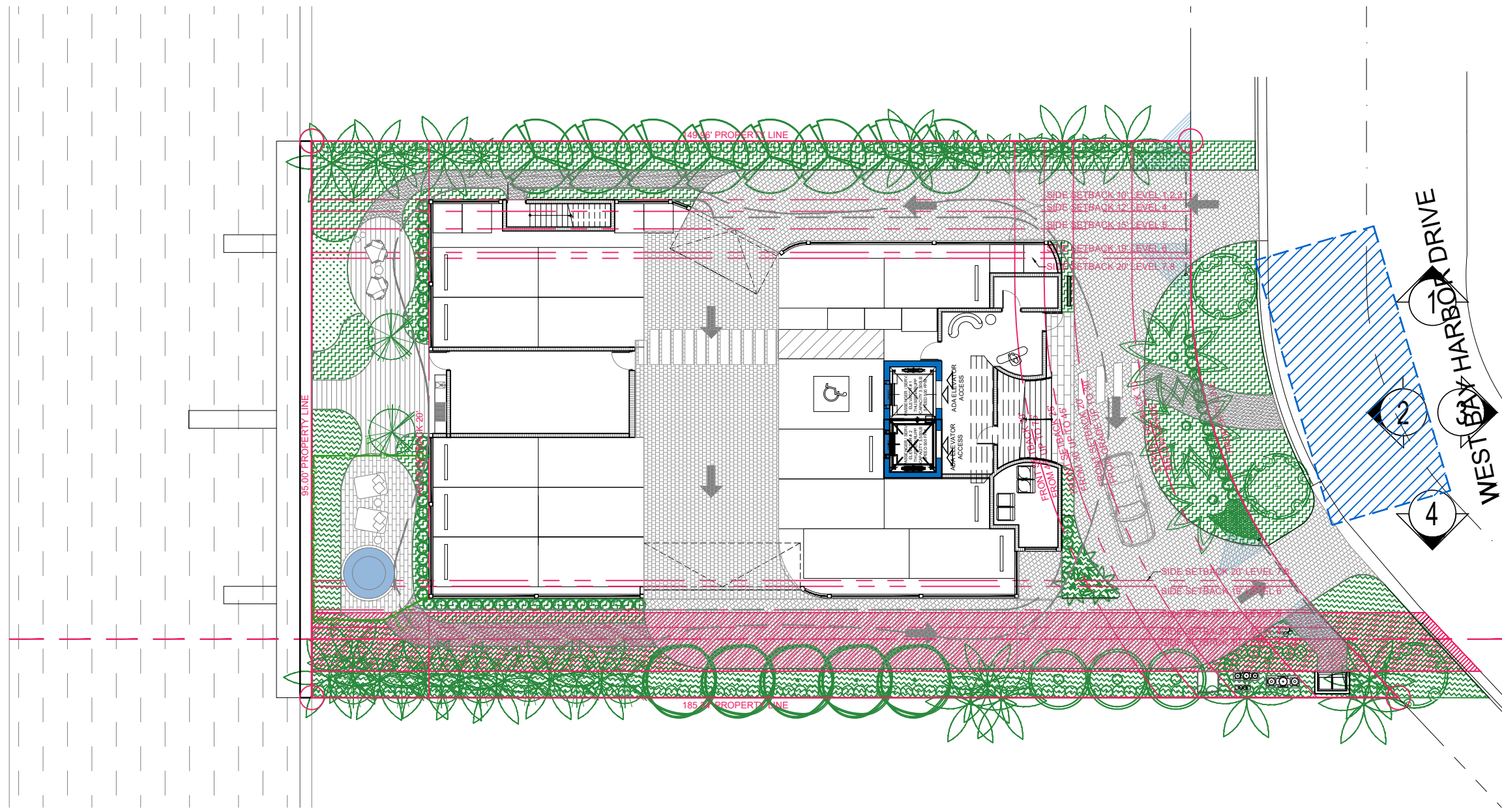
2 PROPERTY VIEW
SCALE: N.T.S.



3 STREET VIEW
SCALE: N.T.S.



4 STREET VIEW
SCALE: N.T.S.



5 KEY PLAN
SCALE: N.T.S.

Rev.	Date	Rev.	Date
1	DRB COMMENTS 02-09-2023	9	
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ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016

Tel:
Email: info@landauproperties.com

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

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 786.518.2006
Email: wlugo@oceanengineeringinc.com

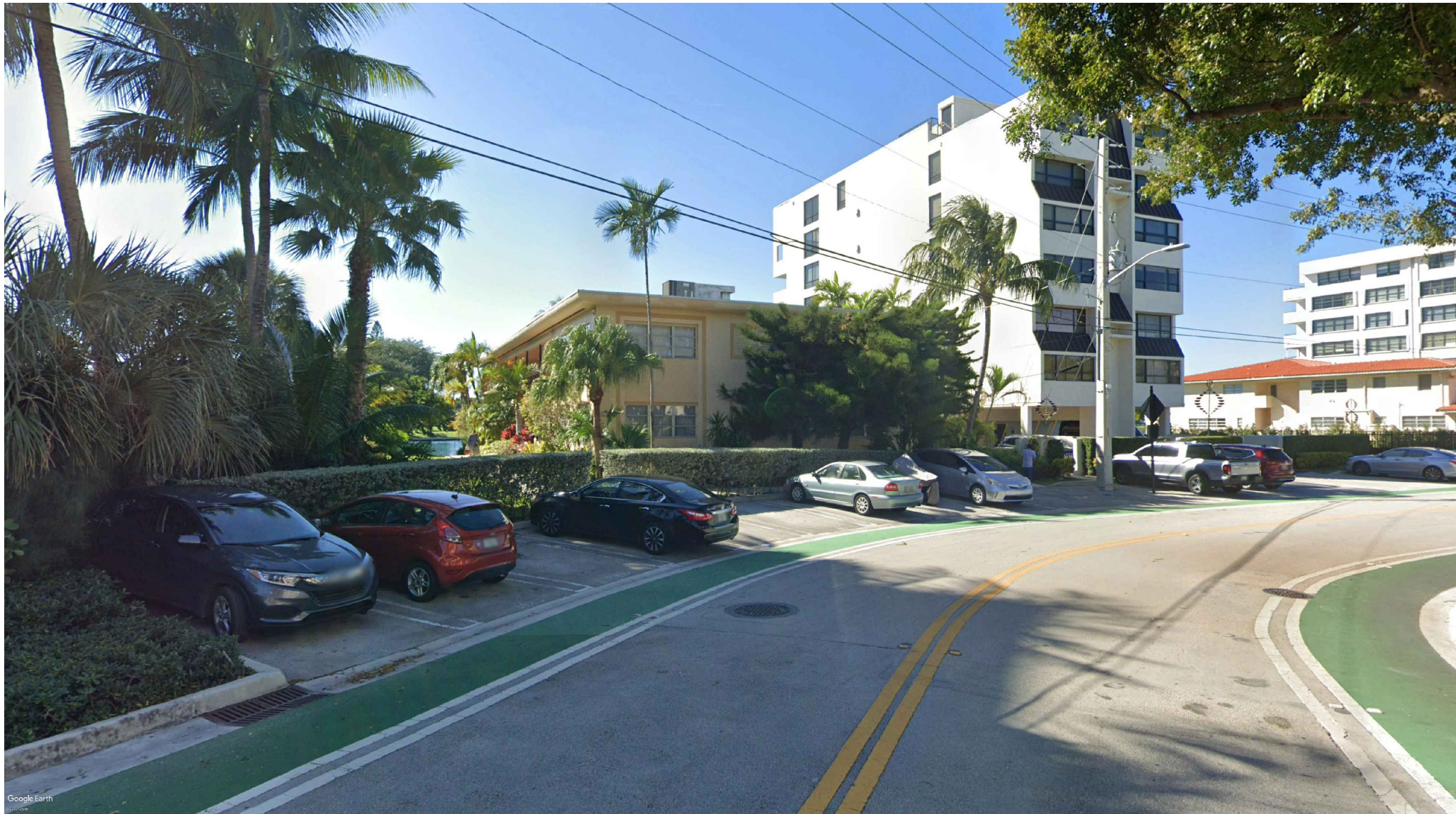
MEP ENGINEER:
Name: FRANYIE ENGINEERS, INC
Address: 10610 NW 27th STREET
DORAL, FL 33172
Tel: 305.592.1360
Email: tonyjr@franyie.com

ARCHITECT:
Name: KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3786



CONTEXT PHOTOS

Date	02-23-2023	Sheet No.
Scale		A1.03
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1 STREET VIEW
SCALE: N.T.S.



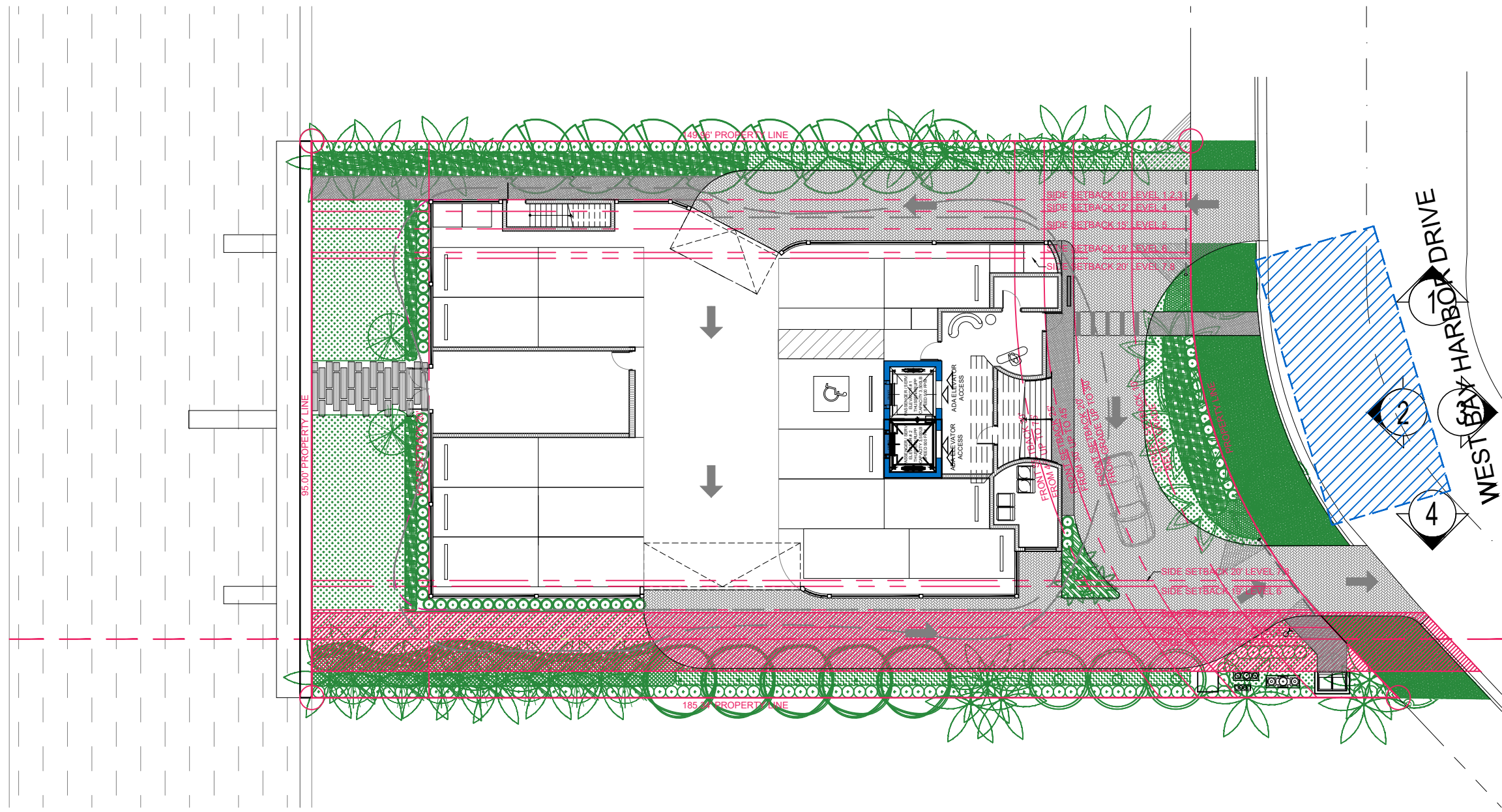
2 PROPERTY VIEW
SCALE: N.T.S.



3 STREET VIEW
SCALE: N.T.S.



4 STREET VIEW
SCALE: N.T.S.



5 KEY PLAN
SCALE: N.T.S.

Rev.	Date	Rev.	Date
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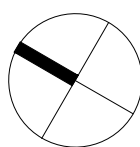
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Miami, Florida 33137 USA
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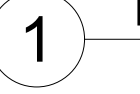
CONTEXT PHOTOS

Date	01-26-2023	Sheet No.
Scale		A1.03
Project	2234	

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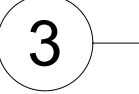
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SCALE: N.T.S



SCALE: N.T.S.



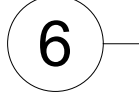
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SCALE: N.T.S



SCALE: N.T.S



SCALE: N.T.S.

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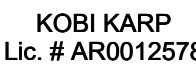
9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

Tel:
Email: info@landauproperties.com

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

MEP ENGINEER:
Name: FRANYIE ENGINEERS, INC
Address: 10610 NW 27th STREET
DORAL, FL 33172
Tel: 305.592.1360
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ARCHITECT:
Name: KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766



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1 RENDERING - BAY VIEW
N.T.S

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1	DRB COMMENTS 02-09-2023	9	
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OWNER:
Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016

Tel:
Email: info@landauproperties.com

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

CIVIL ENGINEER:
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Address: 8101 BISCAYNE BLVD, SUITE 508,
MIAMI, FL 33138
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Name: FRANYIE ENGINEERS, INC
Address: 10610 NW 27th STREET
DORAL, FL 33172
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ARCHITECT:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3786



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RENDERING BAY VIEW

Date	02-23-2023	Sheet No.
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1 RENDERING - BAY VIEW

N.T.S

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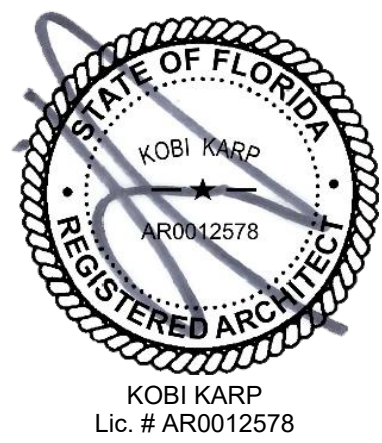
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LANDSCAPE DESIGN:
Name: TOPO GRAPHIC LLC
Address: 3656 PEACE RIVER DR
PUNTA GORDA, FL 33983
Tel: 941.564.5016
Email: juan@ecopacheco.com

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508,
MIAMI, FL 33138
Tel: 786.518.2006
Email: wlugo@oceanengineeringinc.com

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

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



RENDERING BAY VIEW

Date	01-26-2023	Sheet No.
Scale		A1.05
Project	2234	

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2

RENDERING - STREET VIEW

N.T.S

Rev.	Date	Rev.	Date
1		9	
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OWNER:
Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016
Tel:
Email: info@landauproperties.com

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

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 786.518.2006
Email: wlugo@oceanengineeringinc.com

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

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

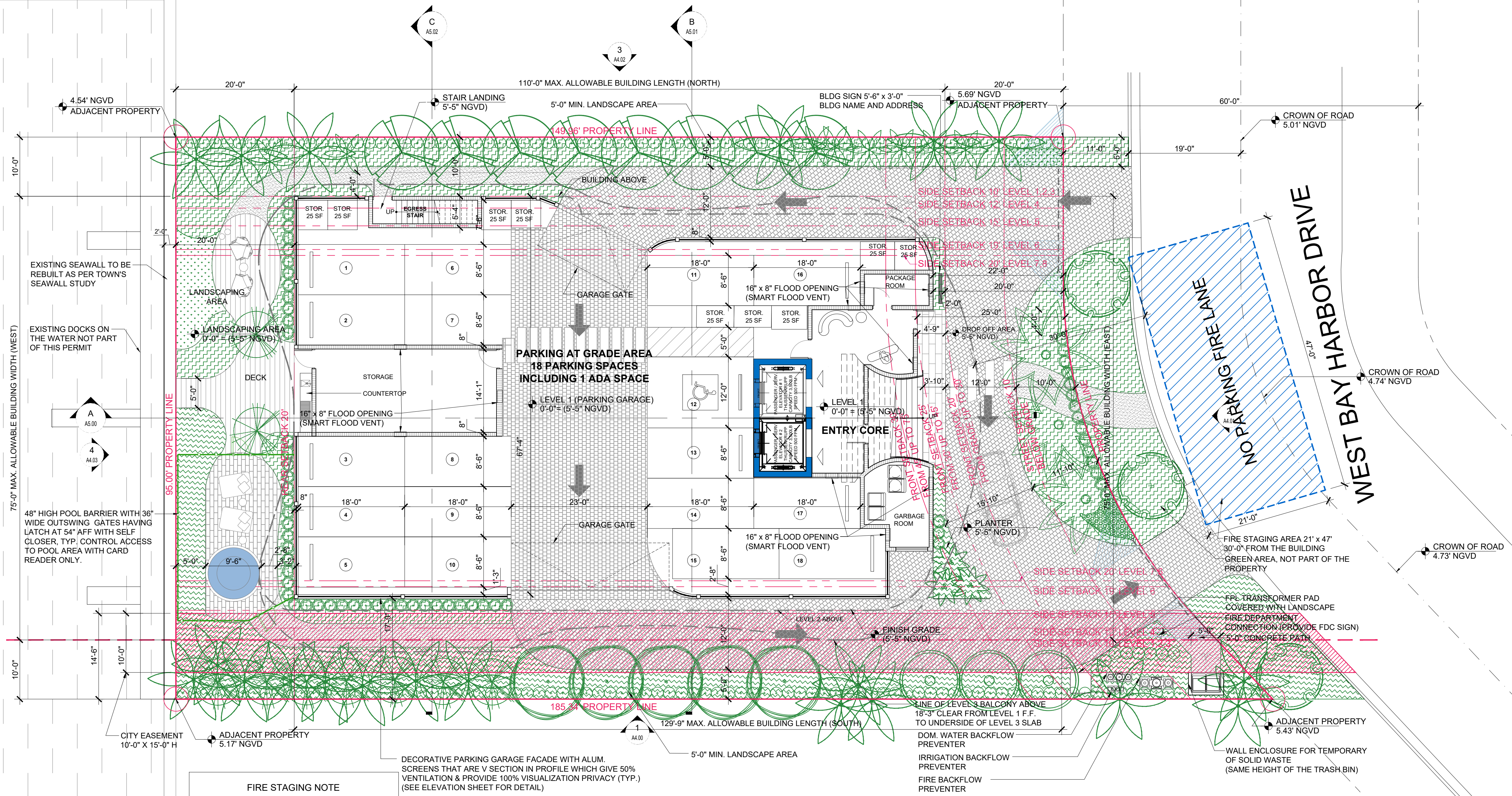


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RENDERING STREET VIEW

Date	02-23-2023	Sheet No.
Scale		A1.06
Project	2234	



FIRE STAGING NOTE

21' MIN.
47' MIN.

FIRE STAGING AREA DIM.

GENERAL NOTES:

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

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

*F.C.R. = FIRE COMMAND ROOM

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

FLOOD PROOFING

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

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

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

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

FLOOD VENT CALCULATION

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

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

TYPE:

SMART VENT

1

For more information on Flood Proofing Solutions, contact:
Kobi Karp, 4000 SW 15th Ave, Suite 100, Fort Lauderdale, FL 33311
Phone: 305.573.1818 | Email: info@kobikarp.com | Website: www.kobikarp.com

FLOOD LEGEND

F.F.E (Level 1) = 0'-0" (5'-5" NGVD)
F.F.E (Level 2) = 9'-3" (14'-8" NGVD)
EQUIP. LEVEL = 9'-3" (14'-8" NGVD)

FLOOD ZONE = ZONE AE (EL 8)

B.F.E. = 8'-0" NGVD
D.F.E. = 8'-0" + 1'-0" = 9'-0" NGVD

MAX. CROWN OF ROAD = 5.01' NGVD
MAX. ADJACENT GRADE = 5.69' NGVD

MIN. ADJACENT GRADE = 5.17' NGVD

NOTE: LEGEND ABOVE MEETS MINIMUM PLAN REVIEW CRITERIA AS PER FBC 107.3.5, ASCE 24, AND FEMA.

NOTE: ALL SPACES BELOW DESIGN FLOOD ELEVATION WILL BE WET FLOODPROOFING

SITE PLAN

1

SCALE: 10'-0" = 1"

Rev.	Date	Rev.	Date
1	DRB COMMENTS 02-09-2023	9	
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4		12	
5		13	
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105 MADISON AVE, 2ND FLOOR
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ARCHITECT:
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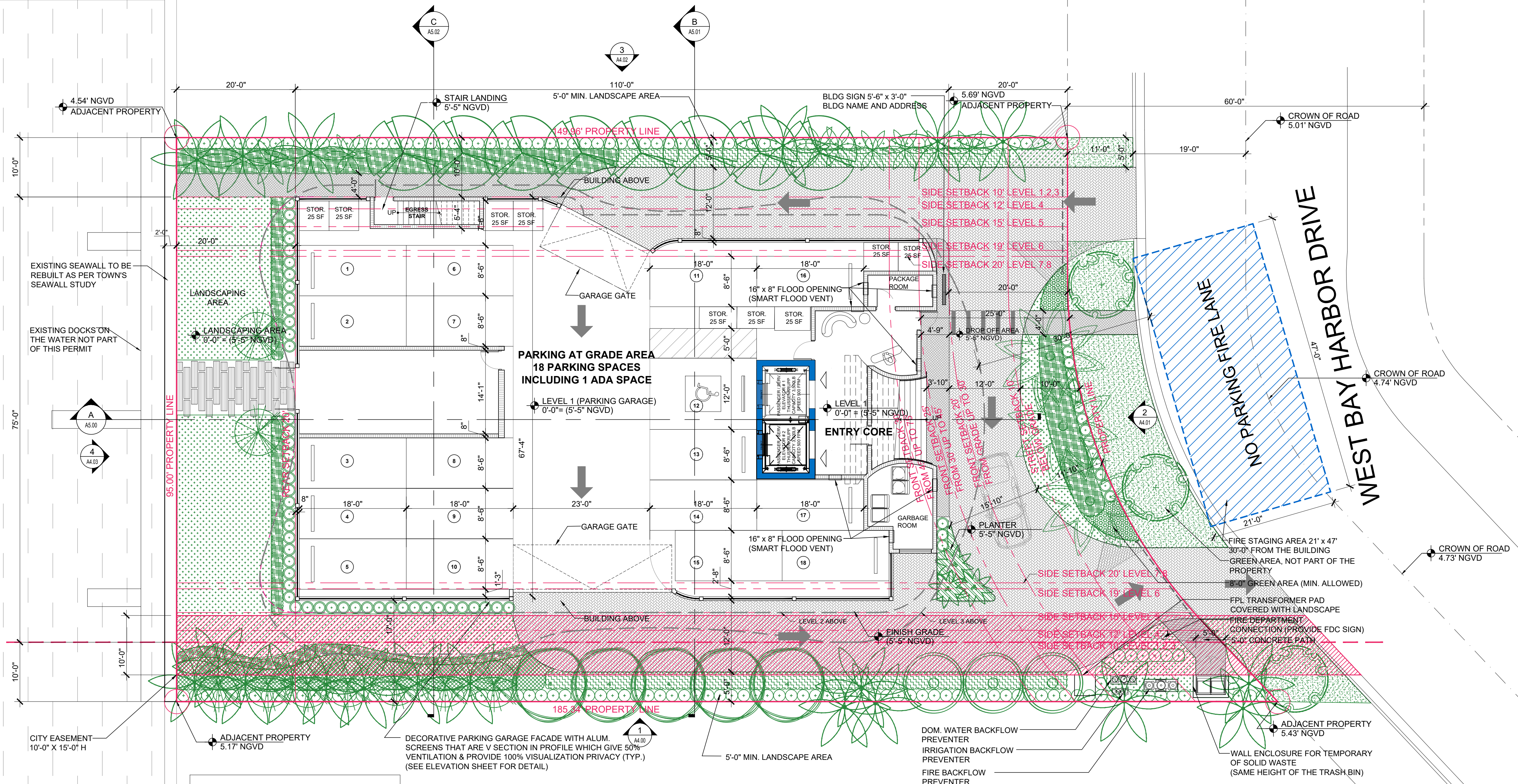
SITE PLAN

Date: 02-23-2023

Scale:

Project: 2234

Sheet No.
A2.00



FIRE STAGING NOTE

21' MIN.
47' MIN.

FIRE STAGING AREA DIM.

GENERAL NOTES:

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

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

*F.C.R. = FIRE COMMAND ROOM

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

FLOOD PROOFING

1. ALL CONSTRUCTION WILL BE WET FLOODPROOFING UP TO BASE FLOOD ELEVATION (B.F.E.) + 9'-0" + 1'-0" ELEVATION (DESIGN FLOOD ELEVATION +10'-0" NGVD) DESIGNED IN ACCORDANCE WITH ASCE 24, TABLE 6-1 AND TABLE 1-1 AND FBC, SECTION 1612.5

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

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

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

FLOOD VENT CALCULATION

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

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

TYPE

SMART VENT

1

For more information on Flood Protection Solutions, contact:
Kobi Karp, 4000 NW 27th Street, Suite 100, Doral, FL 33172, Tel: 305.573.1818, Email: kobi@kobi-karp.com

FLOOD LEGEND

F.F.E (Level 1) = 0'-0" (5'-5" NGVD)
F.F.E (Level 2) = 9'-4" (14'-9" NGVD)
EQUIP. LEVEL = 9'-4" (14'-9" NGVD)

FLOOD ZONE = ZONE AE (EL 9)

B.F.E. = 9'-0" NGVD
D.F.E. = 9'-0" + 1'-0" = 10'-0" NGVD

MAX. CROWN OF ROAD = 5.01' NGVD
MAX. ADJACENT GRADE = 5.69' NGVD
MIN. ADJACENT GRADE = 5.17' NGVD

NOTE: LEGEND ABOVE MEETS MINIMUM PLAN REVIEW CRITERIA AS PER FBC 107.3.5, ASCE 24, AND FEMA.

NOTE: ALL SPACES BELOW DESIGN FLOOD ELEVATION WILL BE WET FLOODPROOFING

SITE PLAN

1

SCALE: 10'-0" = 1'

Rev.	Date	Rev.	Date
1		9	
2		10	
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Name: LANDAU DEVELOPMENT
Address: 105 MADISON AVE, 2ND FLOOR
NY, NY 10016
Tel: info@landauproperties.com

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

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 786.518.2006
Email: wlugo@oceanengineeringinc.com

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

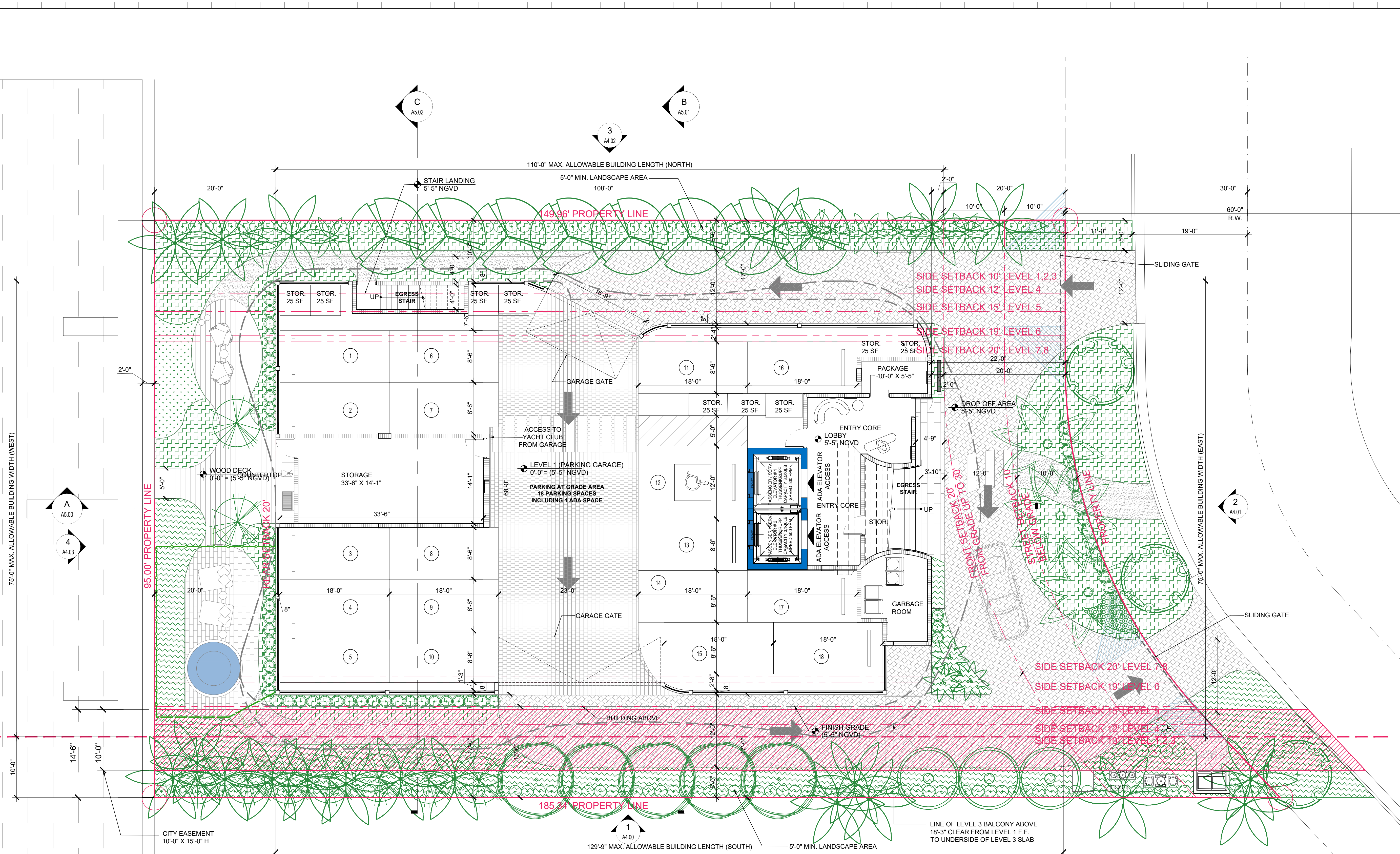
ARCHITECT:
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Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3786

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KOBİ KARP

SITE PLAN

Date: 01-26-2023
Scale: A2.00
Project: 2234



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

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ZONING PHASE

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9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016

Tel: info@landauproperties.com

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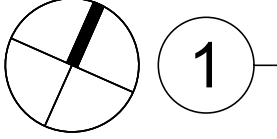


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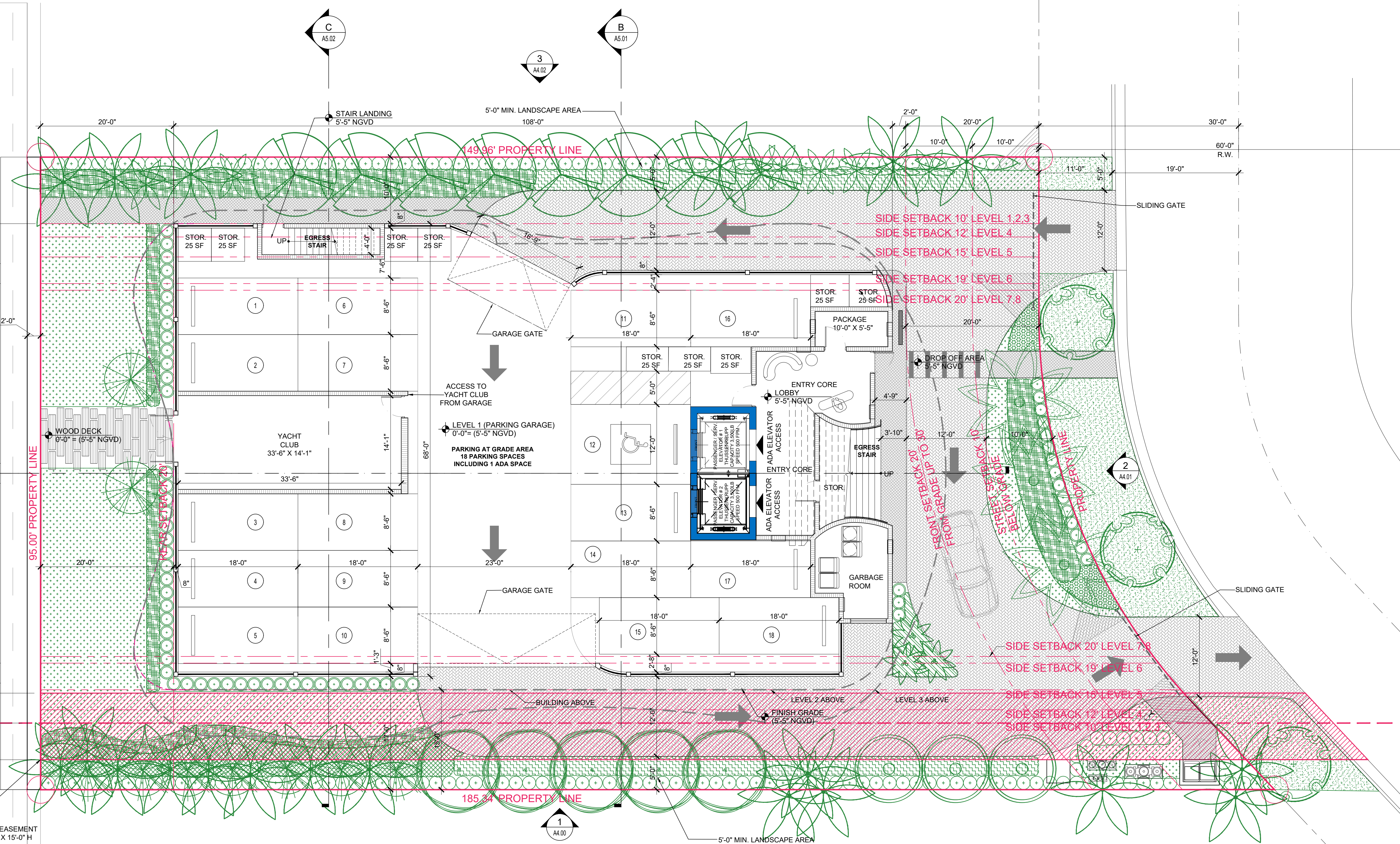
FLOOR PLAN - LEVEL 1

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



FLOOR PLAN - LEVEL 1

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



FLOOD LEGEND
F.F.E (Level 1) = 0'-0" (5'-5" NGVD)
F.F.E (Level 2) = 9'-4" (14'-9" NGVD)
EQUIP. LEVEL = 9'-4" (14'-9" NGVD)
FLOOD ZONE = ZONE AE (EL 9)
B.F.E. = 9'-0" NGVD
D.F.E. = 9'-0" + 1'-0" = 10'-0" NGVD
MAX. CROWN OF ROAD = 5.01' NGVD
MAX. ADJACENT GRADE = 5.69' NGVD
MIN. ADJACENT GRADE = 5.17' NGVD
NOTE : LEGEND ABOVE MEETS MINIMUM PLAN REVIEW CRITERIA AS PER FBC 107.3.5, ASCE 24, AND FEMA.
NOTE : ALL PARKING SPACES BELOW DESIGN FLOOD ELEVATION WILL BE WET PROOFING

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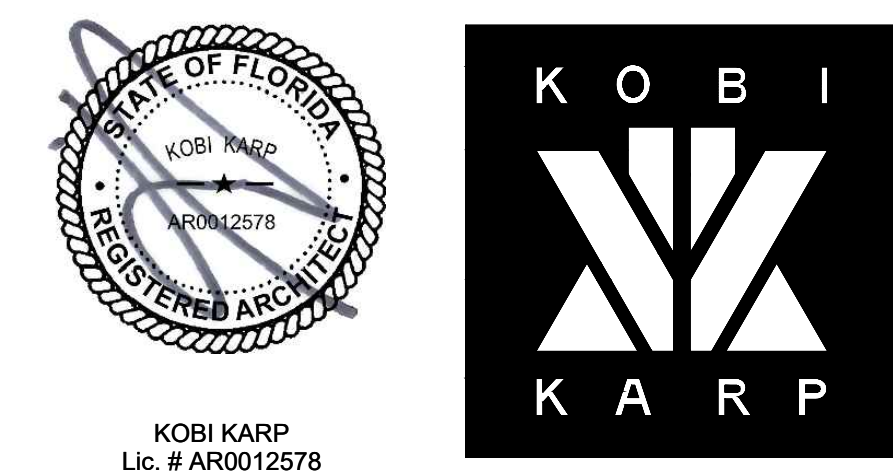
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105 MADISON AVE, 2ND FLOOR
NY, NY 10016
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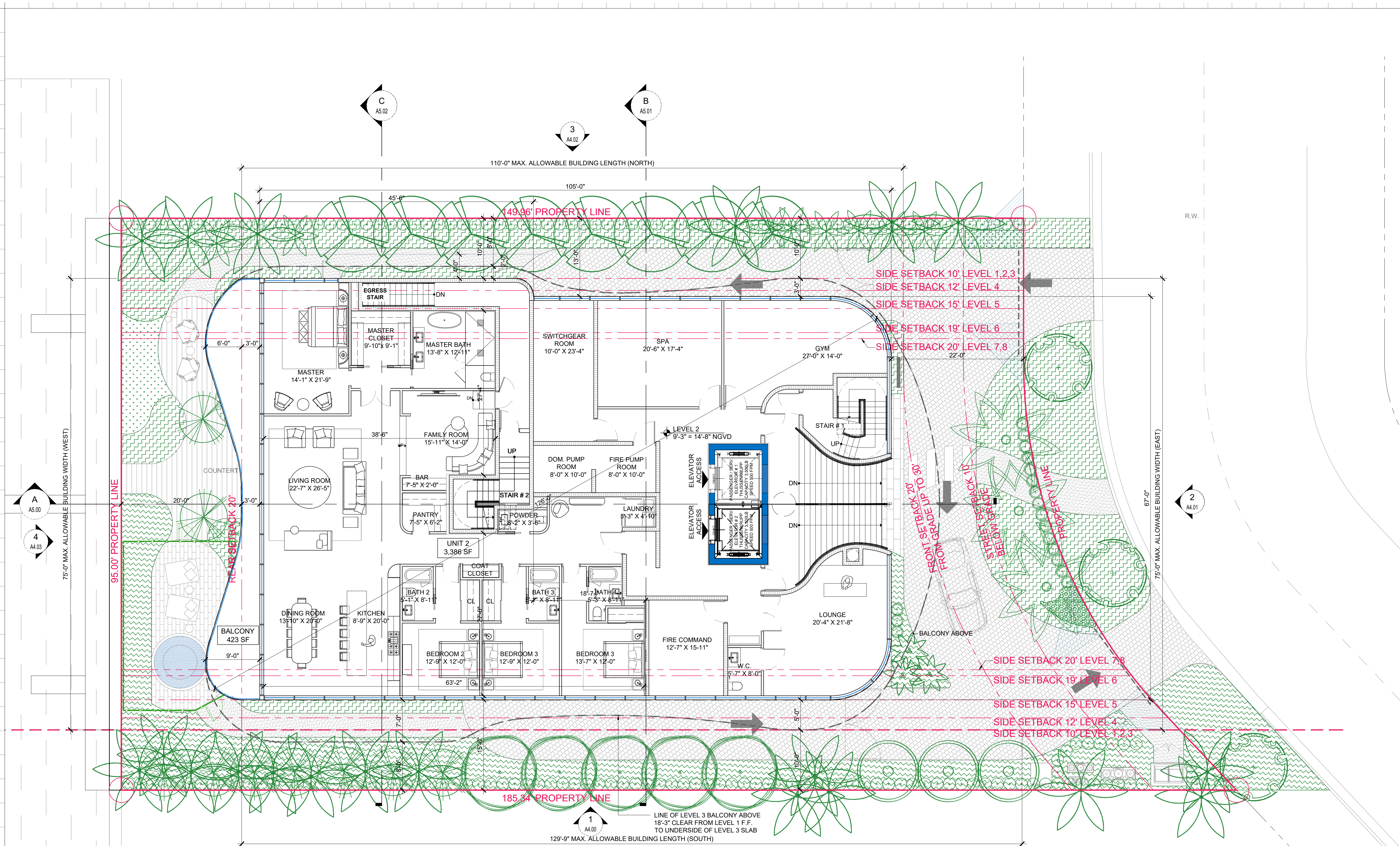
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Address: 571 NW 28th STREET
Miami, Florida 33137 USA
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FLOOR PLAN - LEVEL 1

Date	01-26-2023	Sheet No.	A3.00
Scale			
Project	2234		

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



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

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

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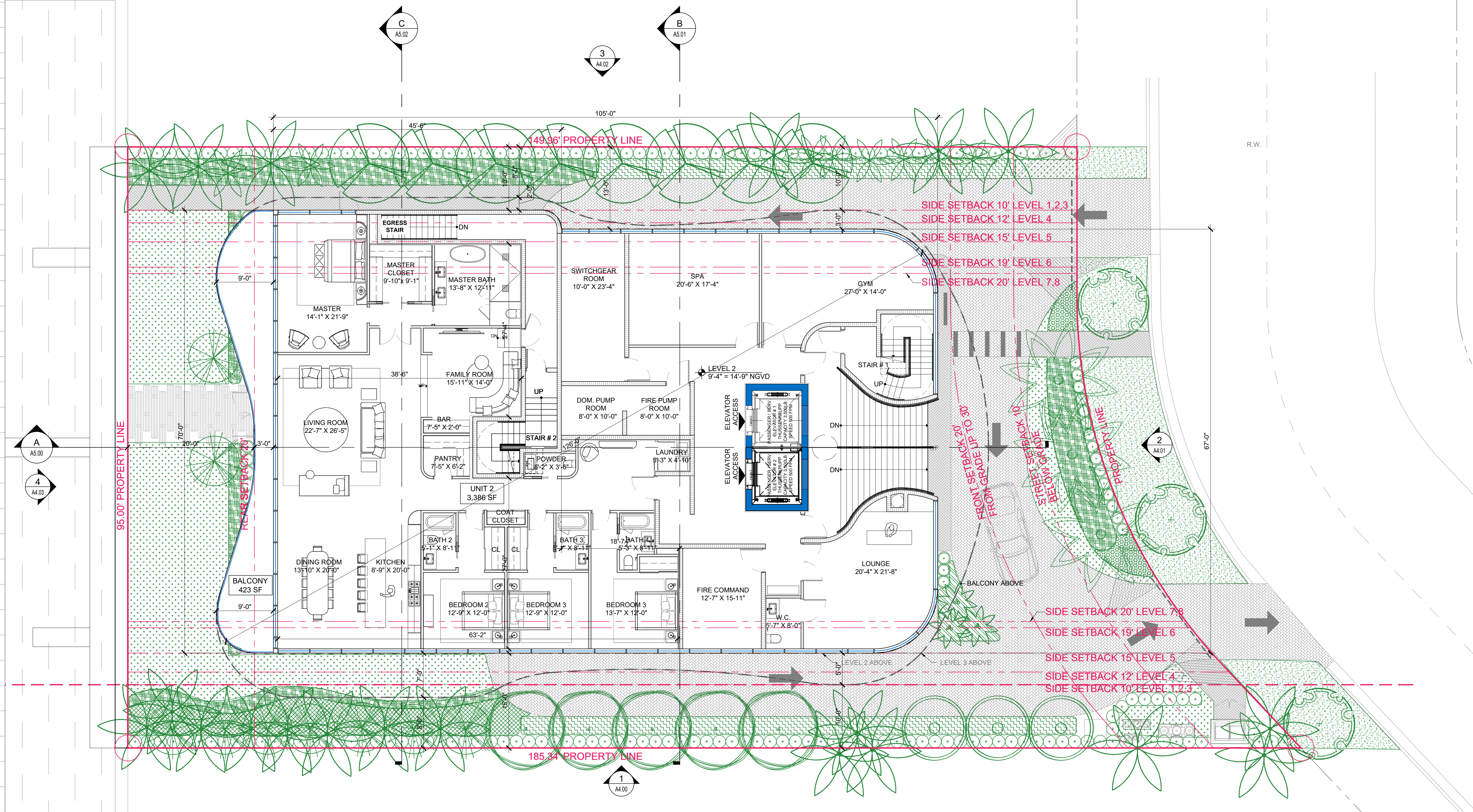
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Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3786



FLOOR PLAN - LEVEL 2

Date	02-23-2023	Sheet No.
Scale		A3.01
Project	2234	



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

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

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OWNER:
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105 MADISON AVE, 2ND FLOOR
NY, NY 10016

Tel: info@landauproperties.com
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PUNTA GORDA, FL 33983
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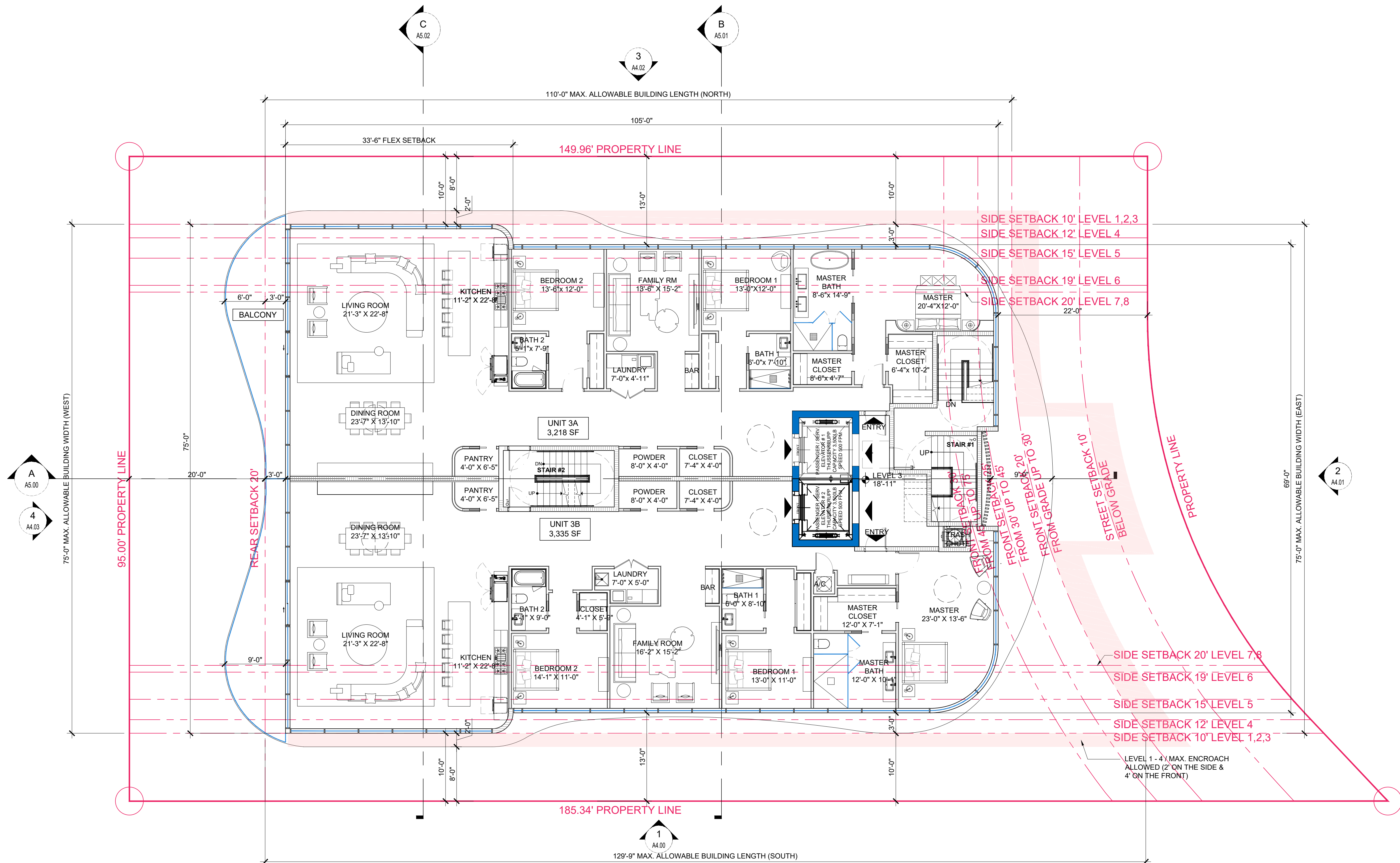
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DORAL, FL 33172
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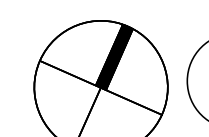
FLOOR PLAN - LEVEL 2

Date	01-26-2023	Sheet No.
Scale		A3.01
Project	2234	



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

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

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

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BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016

Tel: info@landauproperties.com
Email: info@landauproperties.com

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

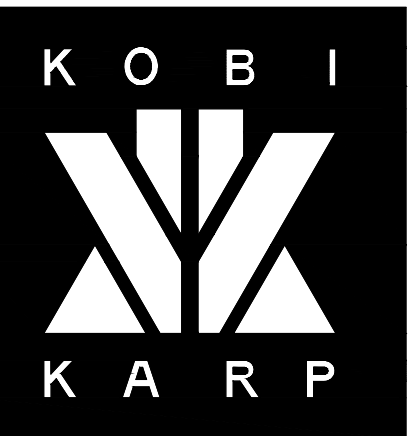
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Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508,
MIAMI, FL 33138
Tel: 786.518.2006
Email: wlugo@oceanengineeringinc.com

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DORAL, FL 33172
Tel: 305.592.1360
Email: tonyjr@franyie.com

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Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3786

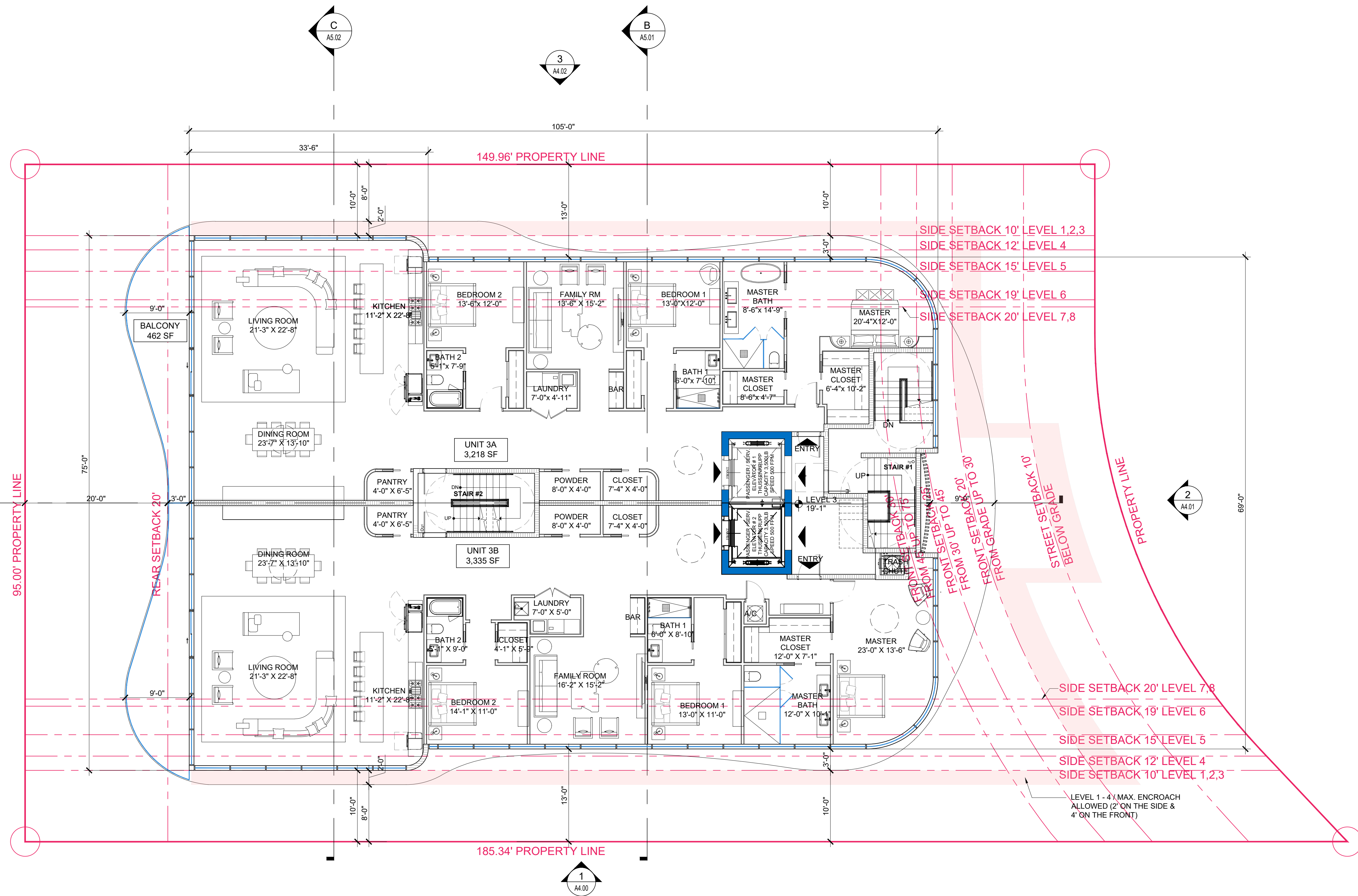


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FLOOR PLAN - LEVEL 3

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



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

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

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

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OWNER:
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NY, NY 10016

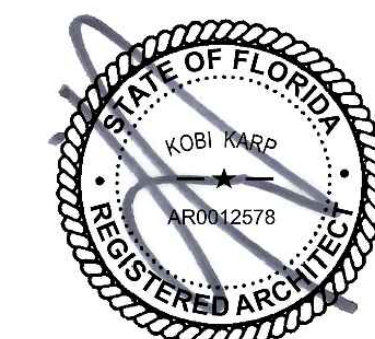
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Name: TOPO GRAPHIC LLC
Address: 3656 PEACE RIVER DR
PUNTA GORDA, FL 33983
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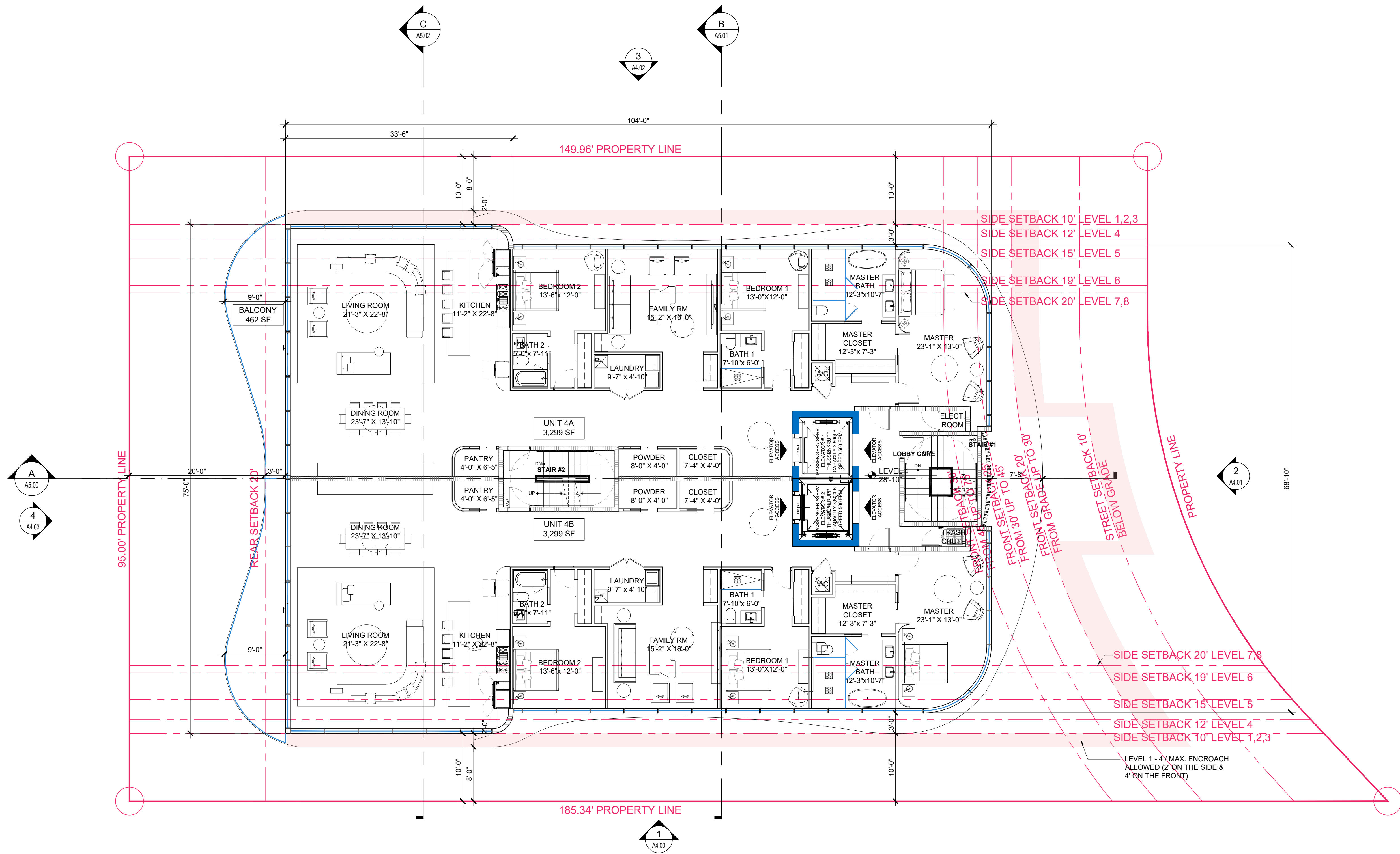


FLOOR PLAN - LEVEL 3

Date	01-26-2023	Sheet No.
Scale		A3.02
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Date	02-23-2023	Sheet No. A3.03
Scale		
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UNIT 4A (3 BEDROOMS) = 3,299 SF
MINIMUM REQUIRED = 1,350 SF

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

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

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Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016

Tel:
Email: info@landauproperties.com

LANDSCAPE DESIGN:
Name: TOPO GRAPHIC LLC
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PUNTA GORDA, FL 33983
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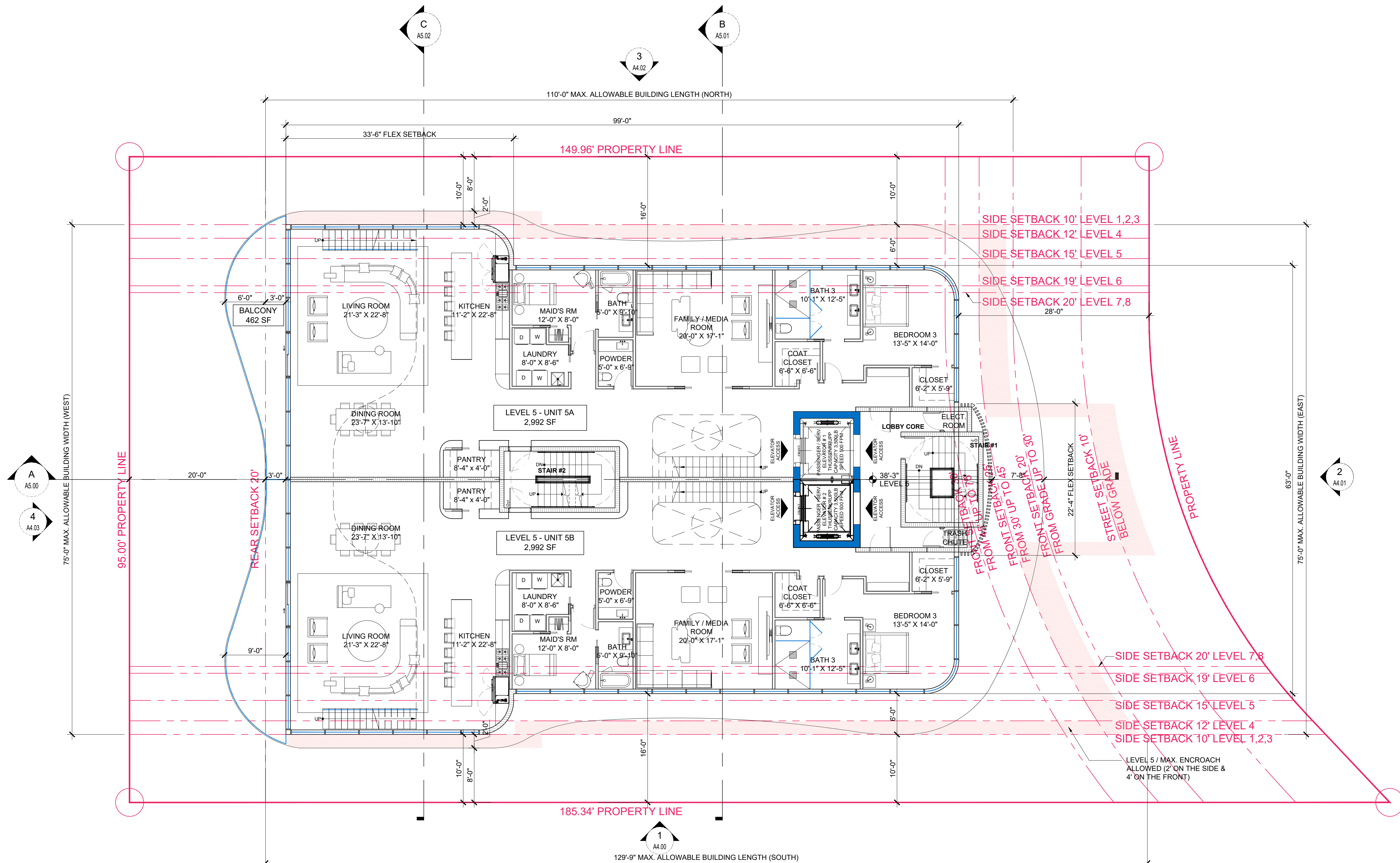


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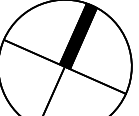
FLOOR PLAN - LEVEL 4

Date	01-26-2023	Sheet No.
Scale		A3.03
Project	2234	



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

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

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

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1	DRB COMMENTS 02-09-2023	9	
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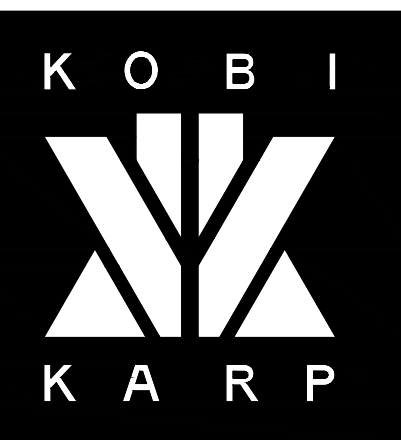
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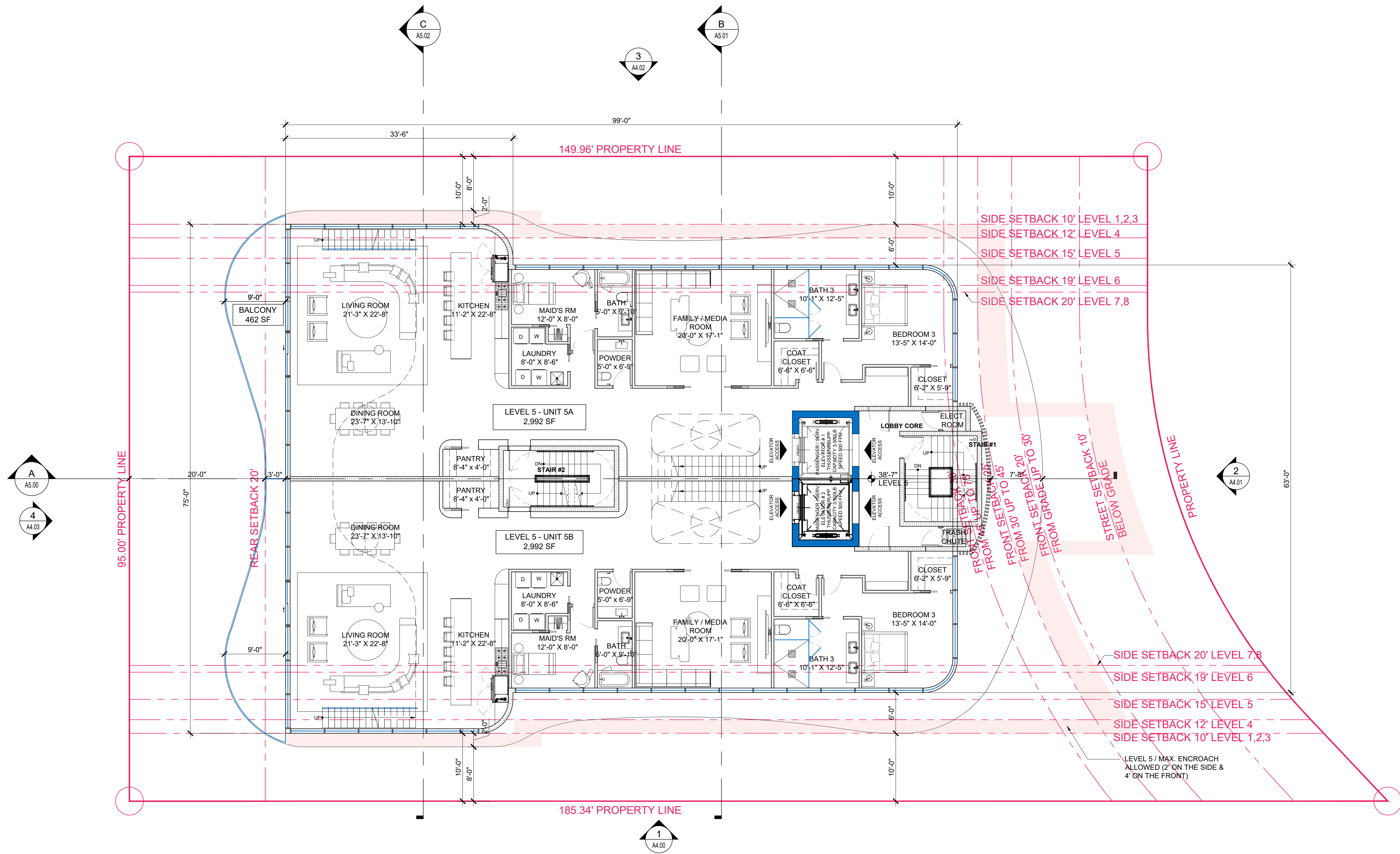


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FLOOR PLAN - LEVEL 5

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



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

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

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

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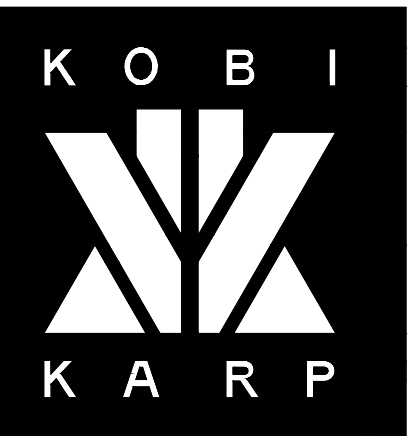
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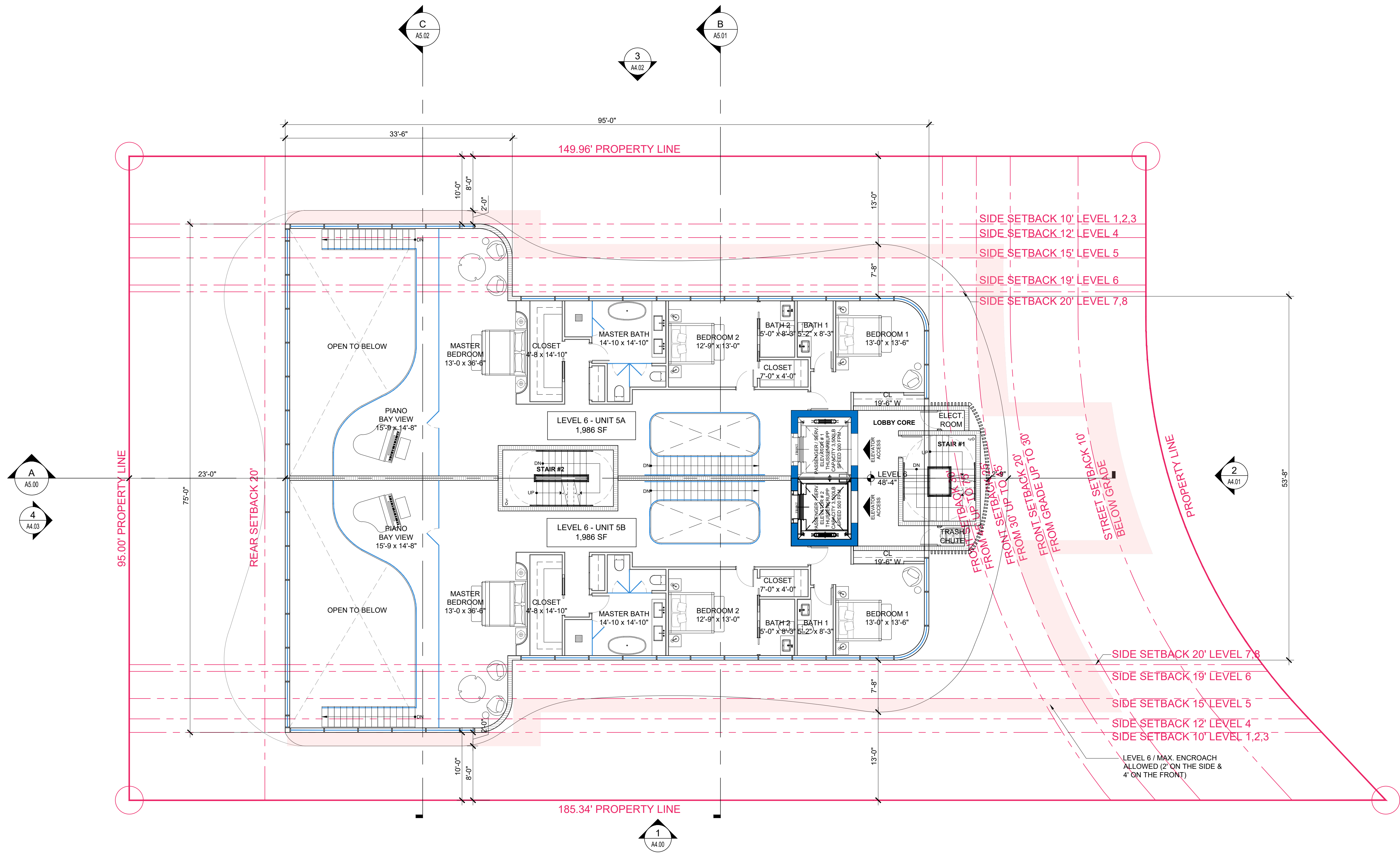


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FLOOR PLAN - LEVEL 5

Date	01-26-2023	Sheet No.
Scale		A3.04
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ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016

Tel:
Email: info@landauproperties.com

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

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508,
MIAMI, FL 33138
Tel: 786.518.2006
Email: wlugo@oceanengineeringinc.com

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

ARCHITECT:
Name: KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3786



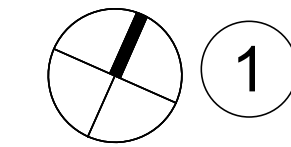
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FLOOR PLAN - LEVEL 6

Date	01-26-2023	Sheet No.
Scale		A3.05
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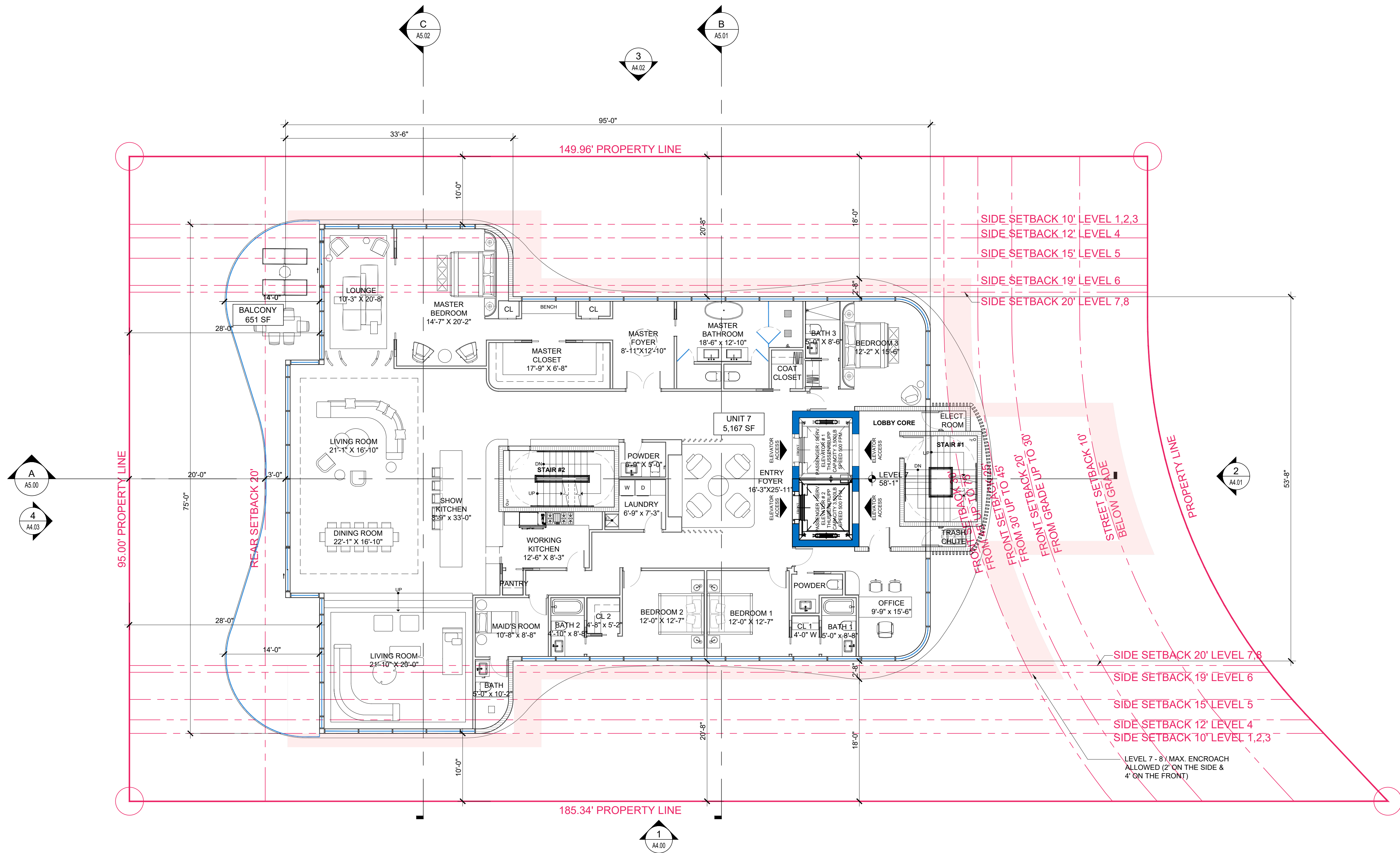
1 FLOOR PLAN - LEVEL 6
SCALE: 1/8" = 1'-0"



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

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Date	02-23-2023	Sheet No. A3.06
Scale		
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UNIT 7 (5 BEDROOMS) = 5,167 SF
MINIMUM REQUIRED = 1,750 SF

1 FLOOR PLAN - LEVEL 7
SCALE: 1/8" = 1'-0"

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9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016

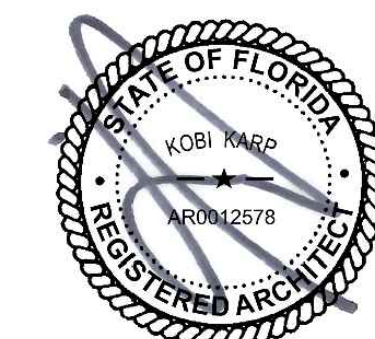
Tel:
Email: info@landauproperties.com

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

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508,
MIAMI, FL 33138
Tel: 786.518.2006
Email: wlugo@oceanengineeringinc.com

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

ARCHITECT:
Name: KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.
Address: 571 NW 28th STREET
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Tel: 305.573.1818
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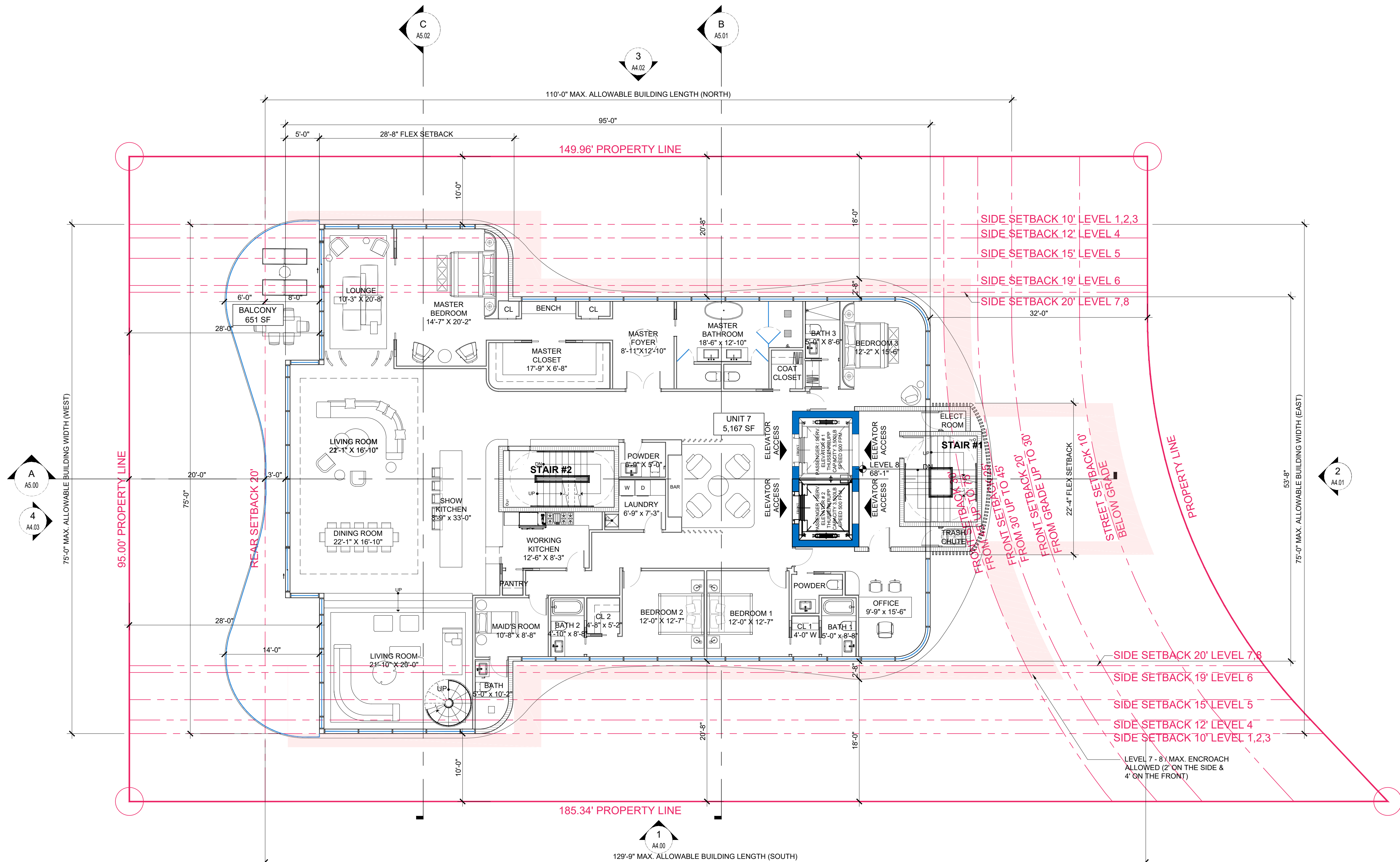


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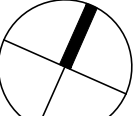


FLOOR PLAN - LEVEL 7

Date	01-26-2023	Sheet No.
Scale		A3.06
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UNIT 8 (5 BEDROOMS) = 5,167 SF
MINIMUM REQUIRED = 1,750 SF

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

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1	DRB COMMENTS 02-09-2023	9	
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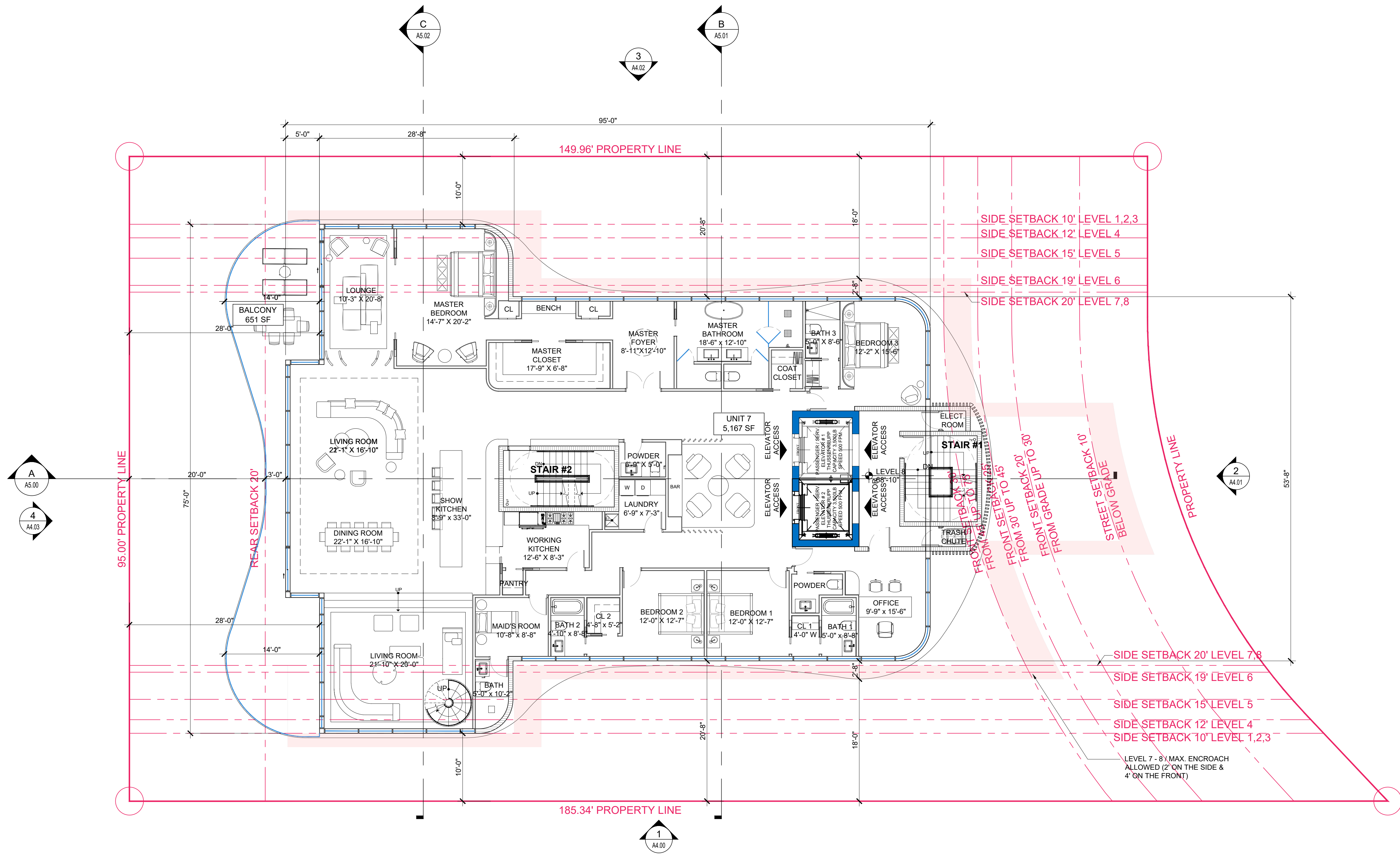


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FLOOR PLAN - LEVEL 8

Date	02-23-2023	Sheet No.
Scale		A3.07
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UNIT 8 (5 BEDROOMS) = 5,167 SF
MINIMUM REQUIRED = 1,750 SF

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

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

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

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Email: wlugo@oceanengineeringinc.com

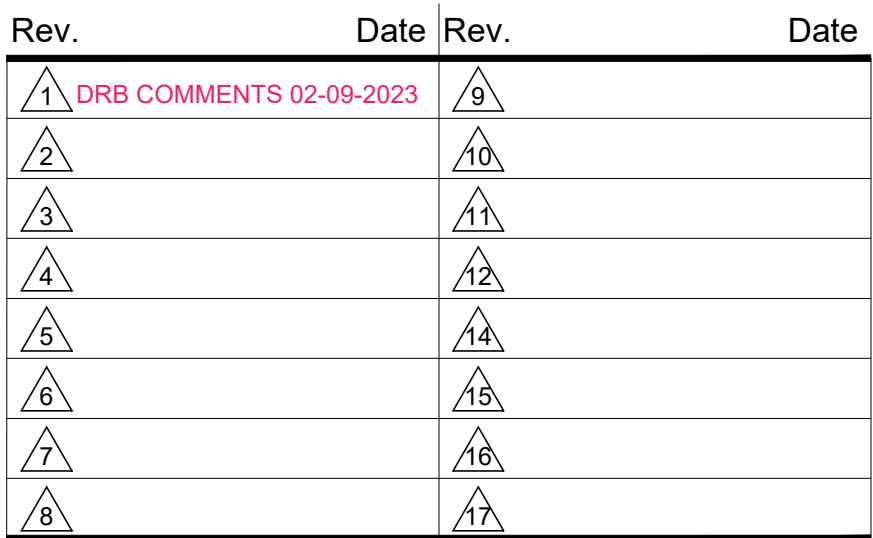
MEP ENGINEER:
Name: FRANYIE ENGINEERS, INC
Address: 10610 NW 27th STREET
DORAL, FL 33172
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ARCHITECT:
Name: KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.
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FLOOR PLAN - LEVEL 8

Date	01-26-2023	Sheet No.
Scale		A3.07
Project	2234	



100%

OWNER:
Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016

Tel:
Email: info@landauproperties.com

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

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

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

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



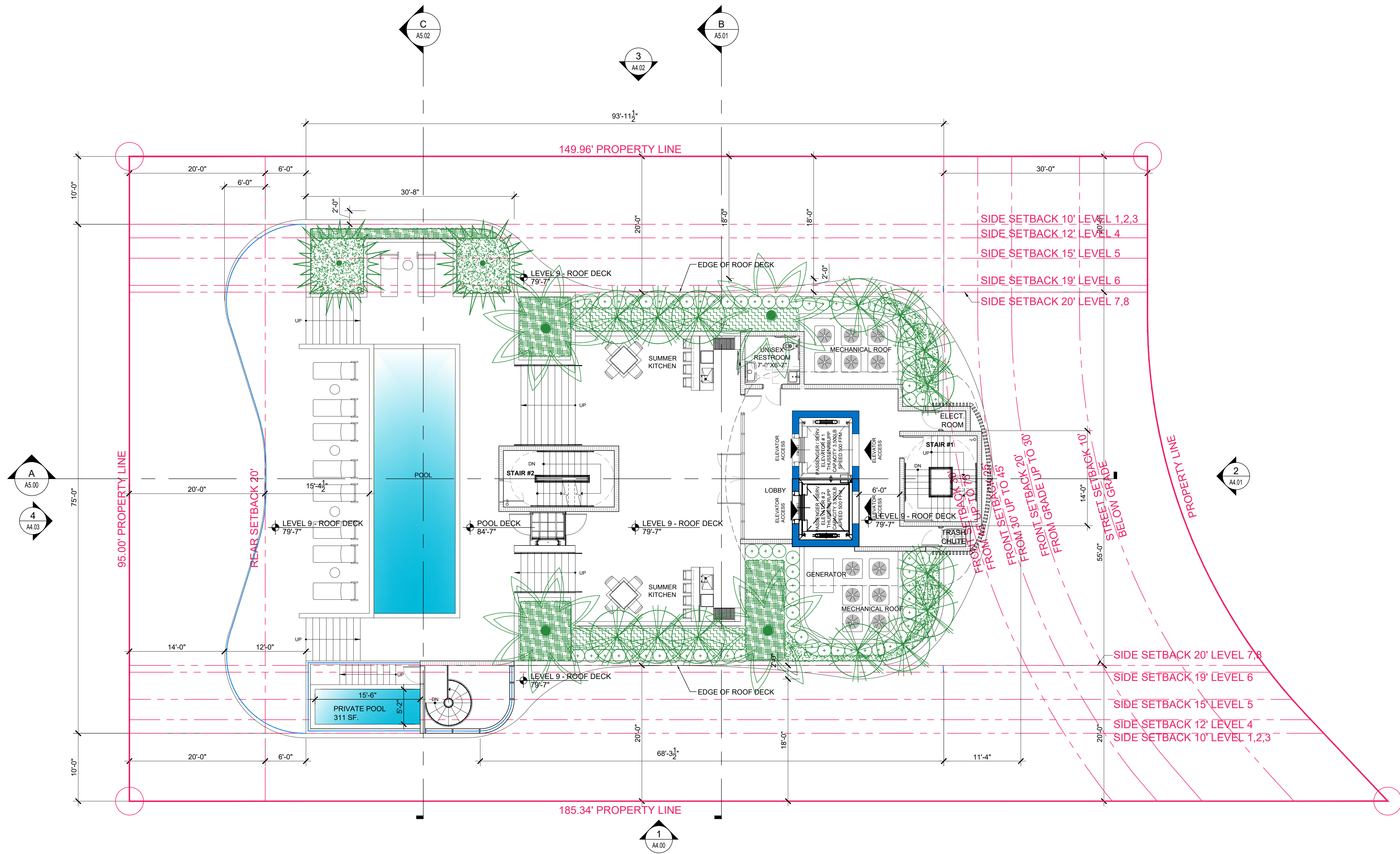
KOBI KARP
Lic. # AR0012578

Date	02-23-202
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Sheet No.

A3.08

 **1** FLOOR PLAN - LEVEL 9 ROOF DECK
SCALE: 1/8" = 1'-0"



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BAY HARBOR ISLANDS, FL 33154

OWNER:
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105 MADISON AVE, 2ND FLOOR
NY, NY 10016

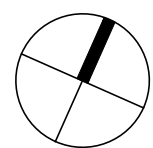
Tel: info@landauproperties.com
Email: info@landauproperties.com

LANDSCAPE DESIGN:
Name: TOPO GRAPHIC LLC
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PUNTA GORDA, FL 33983
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Tel: 305.573.1818
Fax: 305.573.3786



1 FLOOR PLAN - LEVEL 9 ROOF DECK
SCALE: 1/8" = 1'-0"

Date	01-26-2023	Sheet No.
Scale		
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SCALE: $1/8" = 1'-0"$



A GLAZING COLOR GREY



B RAILING COLOR CLEAR



C ALUM. FRAMING COLOR SUNSTORM SILVERSTORM



D EXTERIOR STONE VENEER COLOR BEIGE / BIANCO LUNA



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



F EXTERIOR ALUM. SCREEN COLOR : BEACHWOOD

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

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ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016

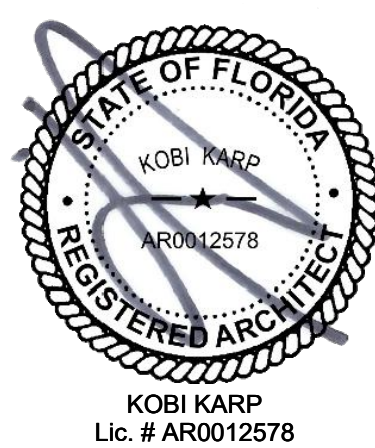
Tel: info@landauproperties.com

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

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 786.518.2006
Email: wlugo@oceanengineeringinc.com

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

ARCHITECT:
Name: KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3786



BUILDING ELEVATION - SOUTH

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Project	2234	

Date	02-23-2023	Sheet No. A4.01
Scale		
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A GLAZING COLOR
GREY



B RAILING COLOR
CLEAR



C ALUM. FRAMING COLOR
SUNSTORM SILVERSTORM



D EXTERIOR STONE VENEER
COLOR BEIGE / BIANCO LUNA



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



F EXTERIOR ALUM. SCREEN
COLOR : BEACHWOOD

3

BUILDING ELEVATION - NORTH

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

Rev.	Date	Rev.	Date
1	DRB COMMENTS 02-09-2023	9	
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ZONING PHASE

100%

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BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016

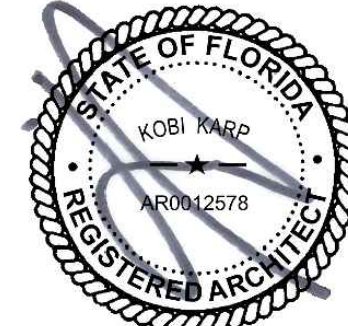
Tel: info@landauproperties.com

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Address: 3656 PEACE RIVER DR
PUNTA GORDA, FL 33983
Tel: 941.564.5016
Email: juan@ecopacheco.com

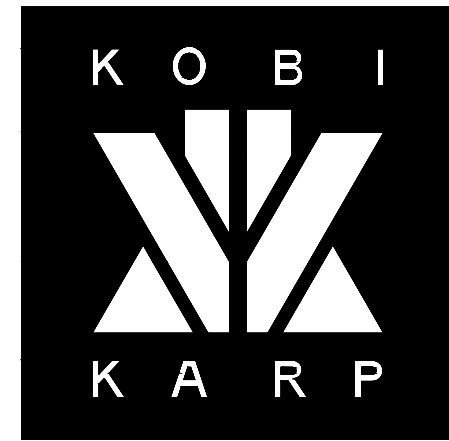
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Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 786.518.2006
Email: wlugo@oceanengineeringinc.com

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

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



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BUILDING ELEVATION - NORTH

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ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE
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BAY HARBOR ISLANDS, FL 33154

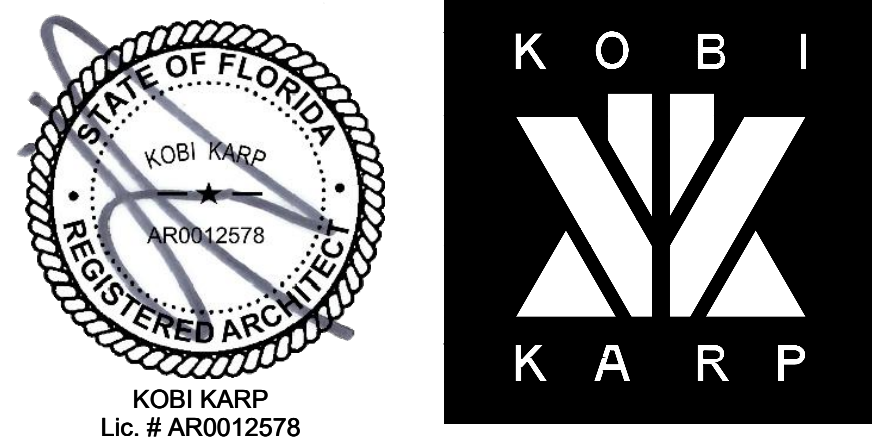
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105 MADISON AVE, 2ND FLOOR
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PUNTA GORDA, FL 33983
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BUILDING ELEVATION - NORTH

Date	01-26-2023	Sheet No.	A4.02
Scale			
Project	2234		



A GLAZING COLOR
GREY



B RAILING COLOR
CLEAR



C ALUM. FRAMING COLOR
SUNSTORM SILVERSTORM



D EXTERIOR STONE VENEER
COLOR BEIGE / BIANCO LUNA



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



F EXTERIOR ALUM. SCREEN
COLOR : BEACHWOOD

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



A GLAZING COLOR GREY



B RAILING COLOR CLEAR



C ALUM. FRAMING COLOR SUNSTORM SILVERSTORM



D EXTERIOR STONE VENEER COLOR BEIGE / BIANCO LUNA



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F EXTERIOR ALUM. SCREEN COLOR : BEACHWOOD

Rev.	Date	Rev.	Date
1	DRB COMMENTS 02-09-2023	9	
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ZONING PHASE

100%

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Miami, Florida 33137 USA
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Fax: 305.573.3786



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BUILDING ELEVATION - WEST

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



A GLAZING COLOR GREY



B RAILING COLOR CLEAR



C ALUM. FRAMING COLOR SUNSTORM SILVERSTORM



D EXTERIOR STONE VENEER COLOR BEIGE / BIANCO LUNA



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



F EXTERIOR ALUM. SCREEN COLOR : BEACHWOOD

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

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ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

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

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

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138
Tel: 786.518.2006
Email: wlugo@oceanengineeringinc.com

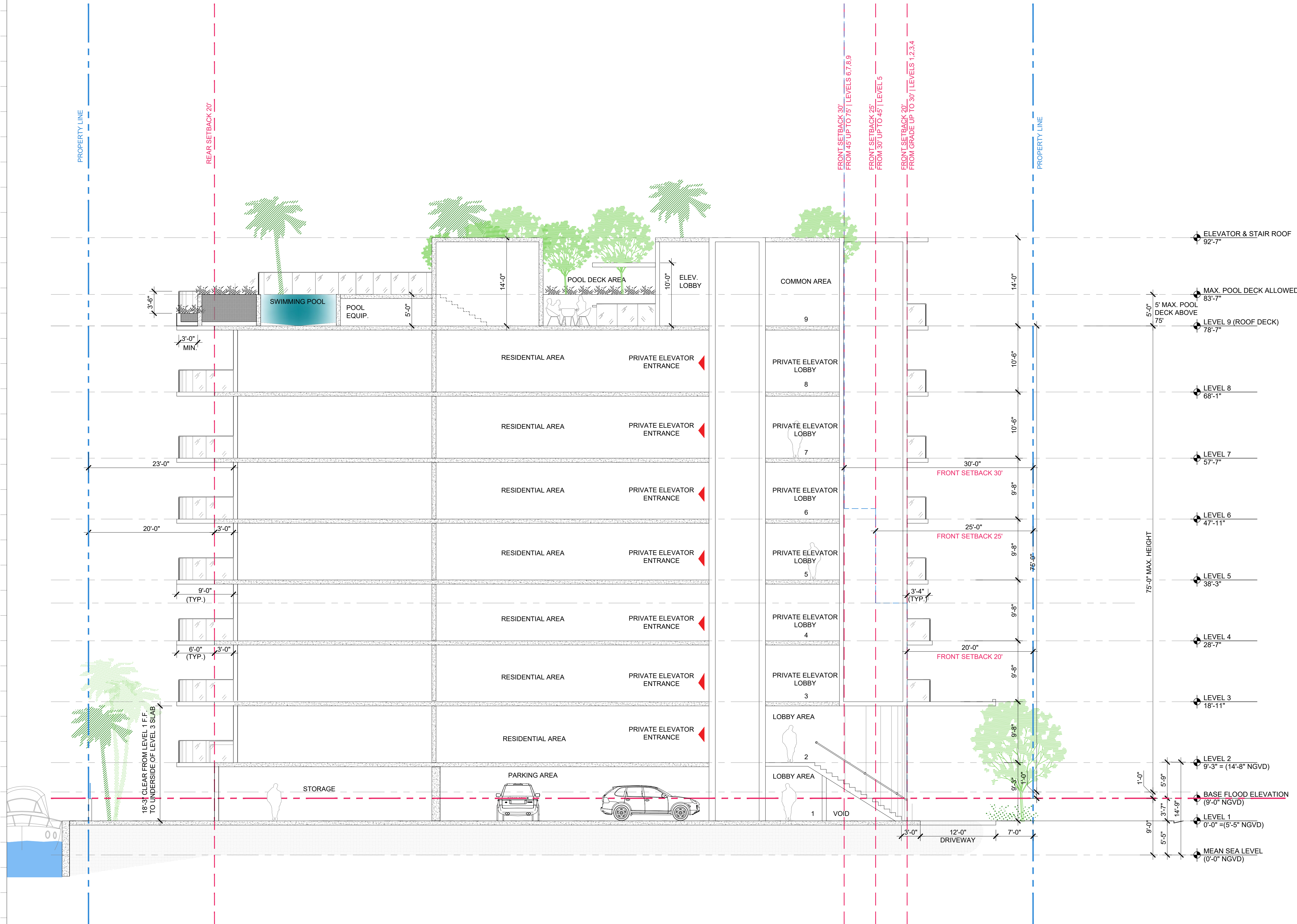
MEP ENGINEER:
Name: FRANYIE ENGINEERS, INC.
Address: 10610 NW 27th STREET
DORAL, FL 33172
Tel: 305.592.1360
Email: tonyfr@franyie.com

ARCHITECT:
Name: KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.
Address: 571 NW 28th STREET
MIAMI, FL 33137 USA
Tel: 305.573.1818
Fax: 305.573.3786



BUILDING ELEVATION - WEST

Date	01-26-2023	Sheet No.	A4.03
Scale			
Project	2234		



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1	DRB COMMENTS 02-09-2023	9	
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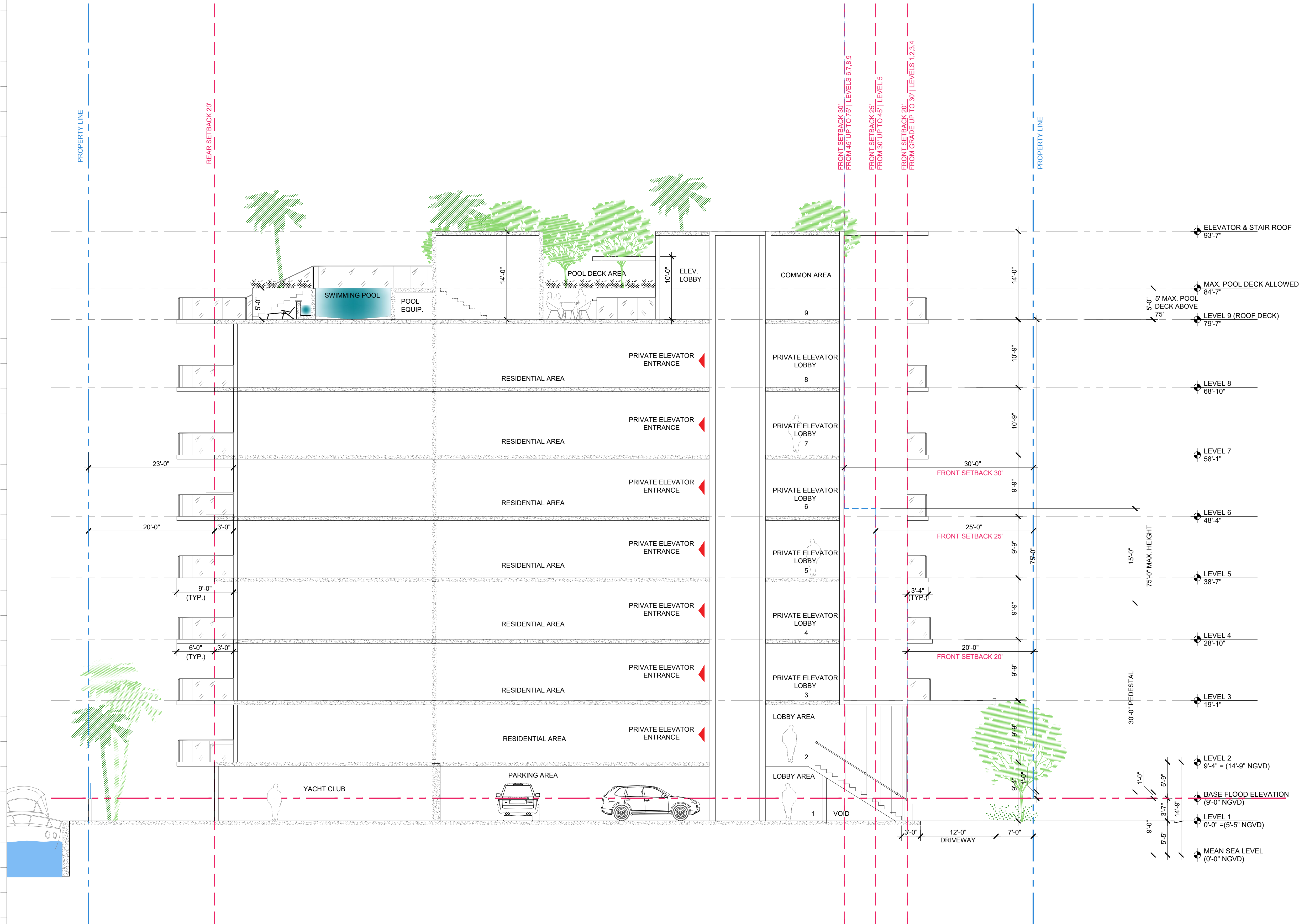
KOBİ KARP
Lic. # AR0012578



BUILDING SECTION - A

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

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



Rev.	Date	Rev.	Date
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7		16	
8		17	

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ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE
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BAY HARBOR ISLANDS, FL 33154

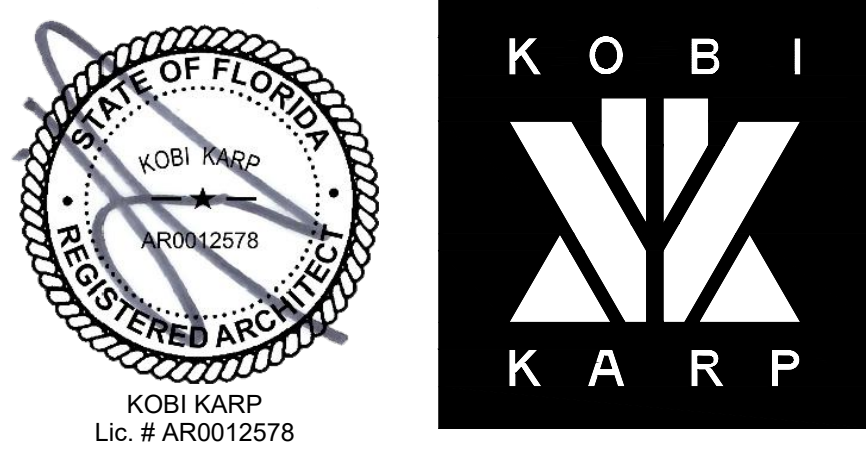
OWNER:
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105 MADISON AVE, 2ND FLOOR
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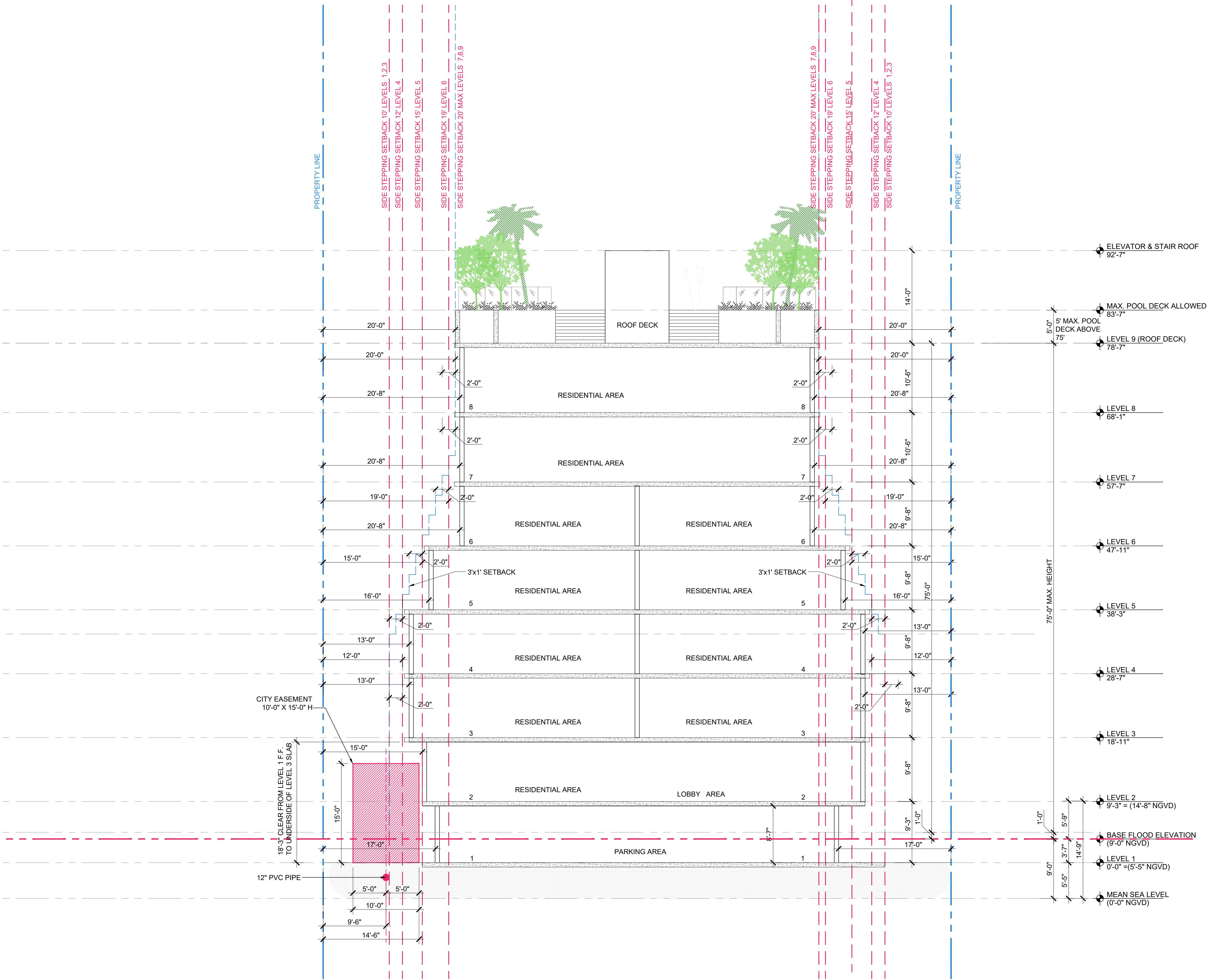
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Tel: 305.573.1818
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BUILDING SECTION - A
SCALE: 1/8" = 1'-0"

Date	01-26-2023	Sheet No.
Scale		A5.00
Project	2234	



Rev.	Date	Rev.	Date
1	DRB COMMENTS 02-09-2023	9	
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4		12	
5		14	
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7		16	
8		17	

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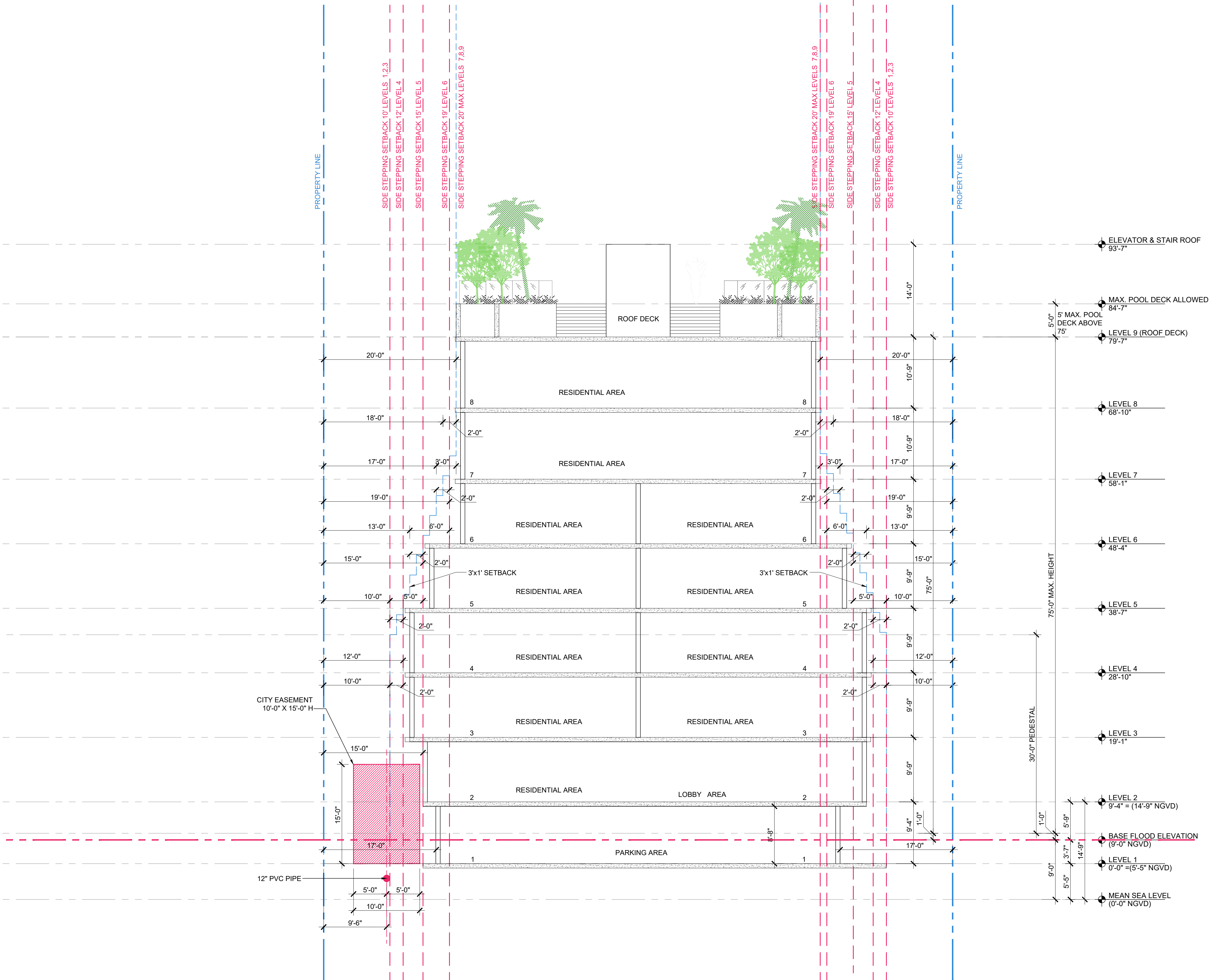


B BUILDING SECTION - B

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

BUILDING SECTION - B

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



B BUILDING SECTION - B
SCALE: 1/8" = 1'-0"

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5		14	
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ZONING PHASE

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9110 WEST BAY HARBOR DRIVE

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BAY HARBOR ISLANDS, FL 33154

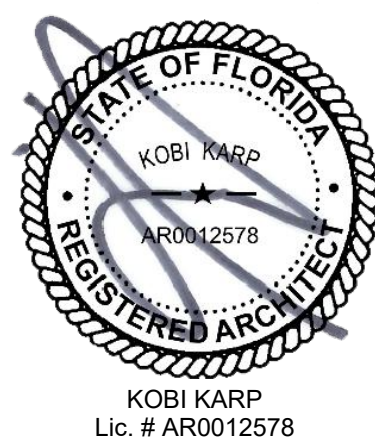
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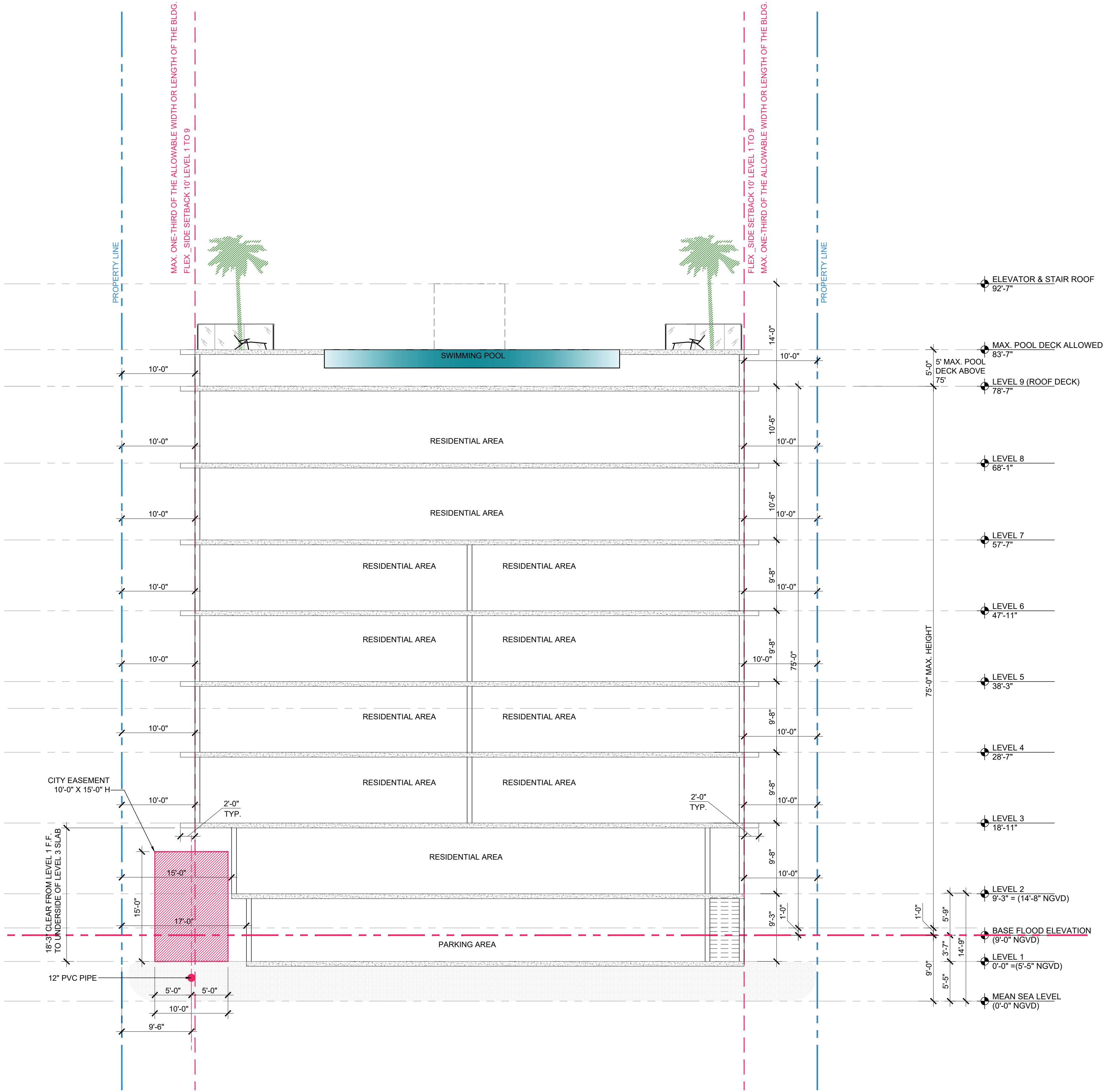
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Tel: 305.573.1818
Fax: 305.573.3786



BUILDING SECTION - B

Date	01-26-2023	Sheet No.
Scale		A5.01
Project	2234	



Rev.	Date	Rev.	Date
1	DRB COMMENTS 02-09-2023	9	
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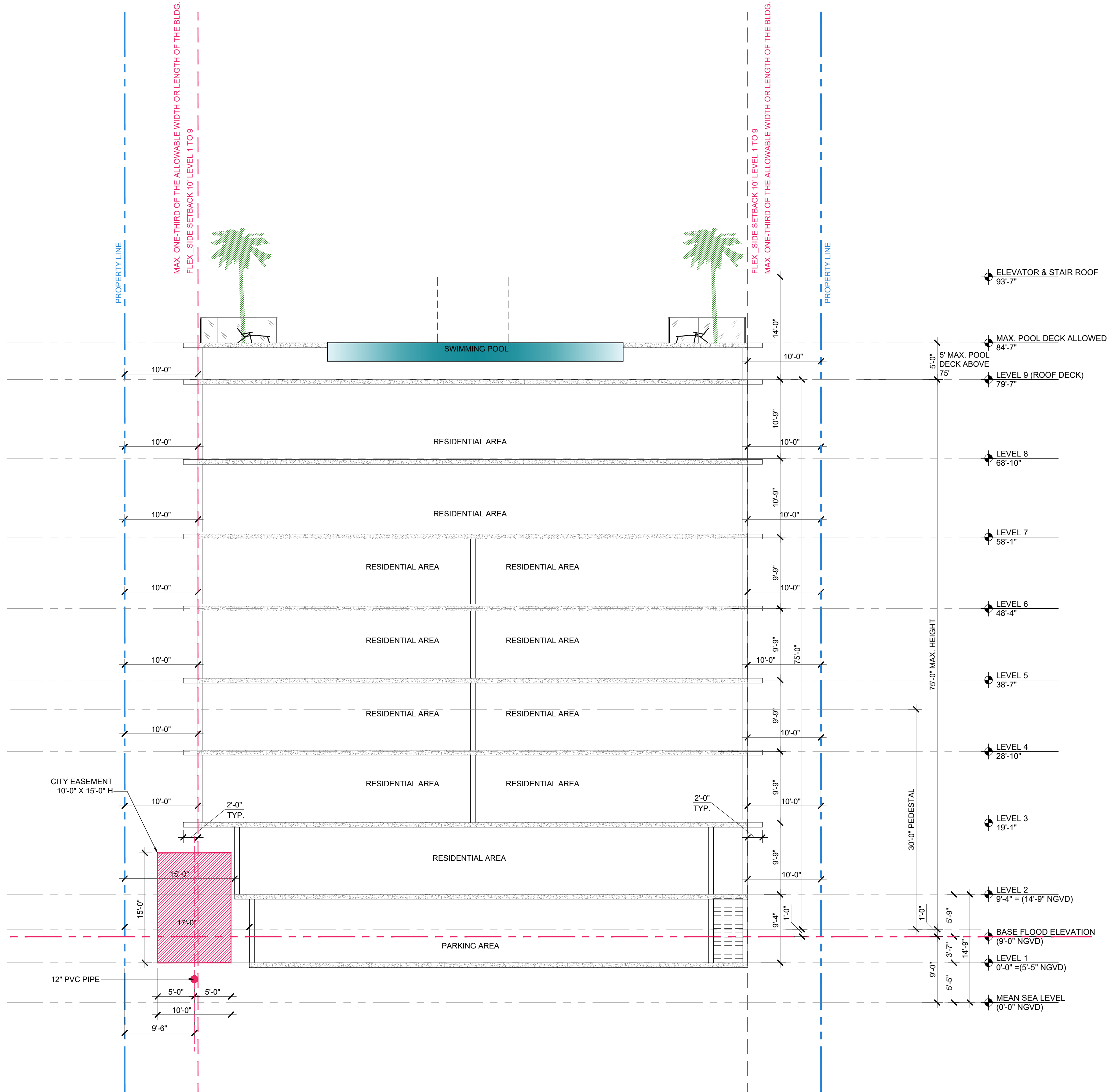
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BUILDING SECTION - C

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

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



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BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016

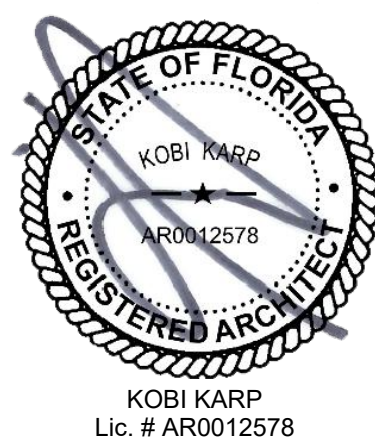
Tel:
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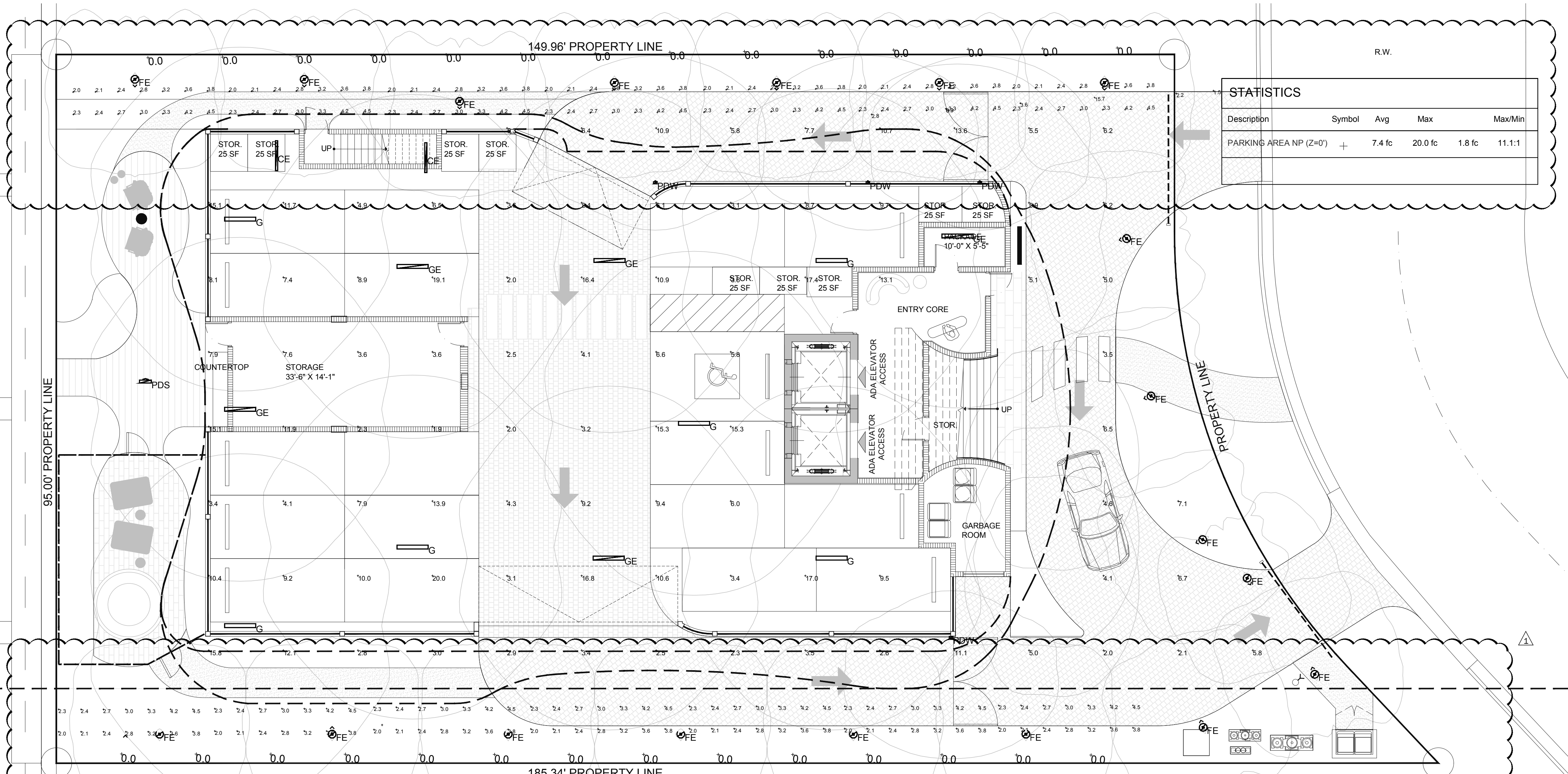
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Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766



BUILDING SECTION - C

Date	01-26-2023	Sheet No.
Scale		A5.02
Project	2234	

C BUILDING SECTION - C
SCALE: 1/8" = 1'-0"



STATISTICS				
Description	Symbol	Avg	Max	Max/Min
PARKING AREA NP (Z=0')	+	7.4 fc	20.0 fc	1.8 fc 11.1:1

Rev.	Date	Rev.	Date
1	DRC COMM 7-21-22	9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

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OWNER:

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

LANDSCAPE DESIGN:

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

CIVIL ENGINEER:

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

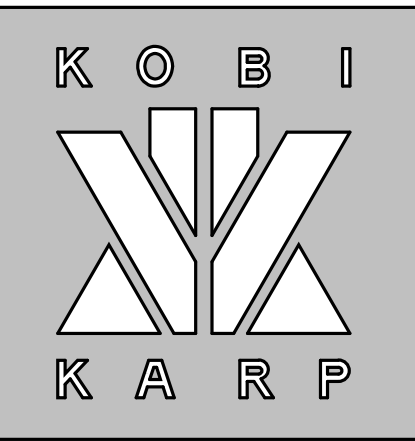
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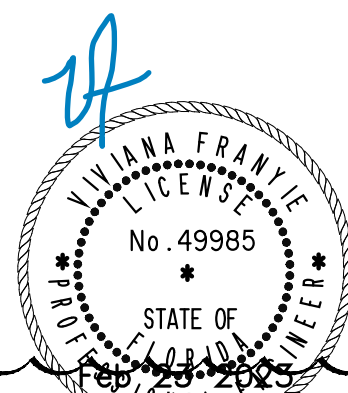
SITE PLAN
PHOTOMETRIC STUDY

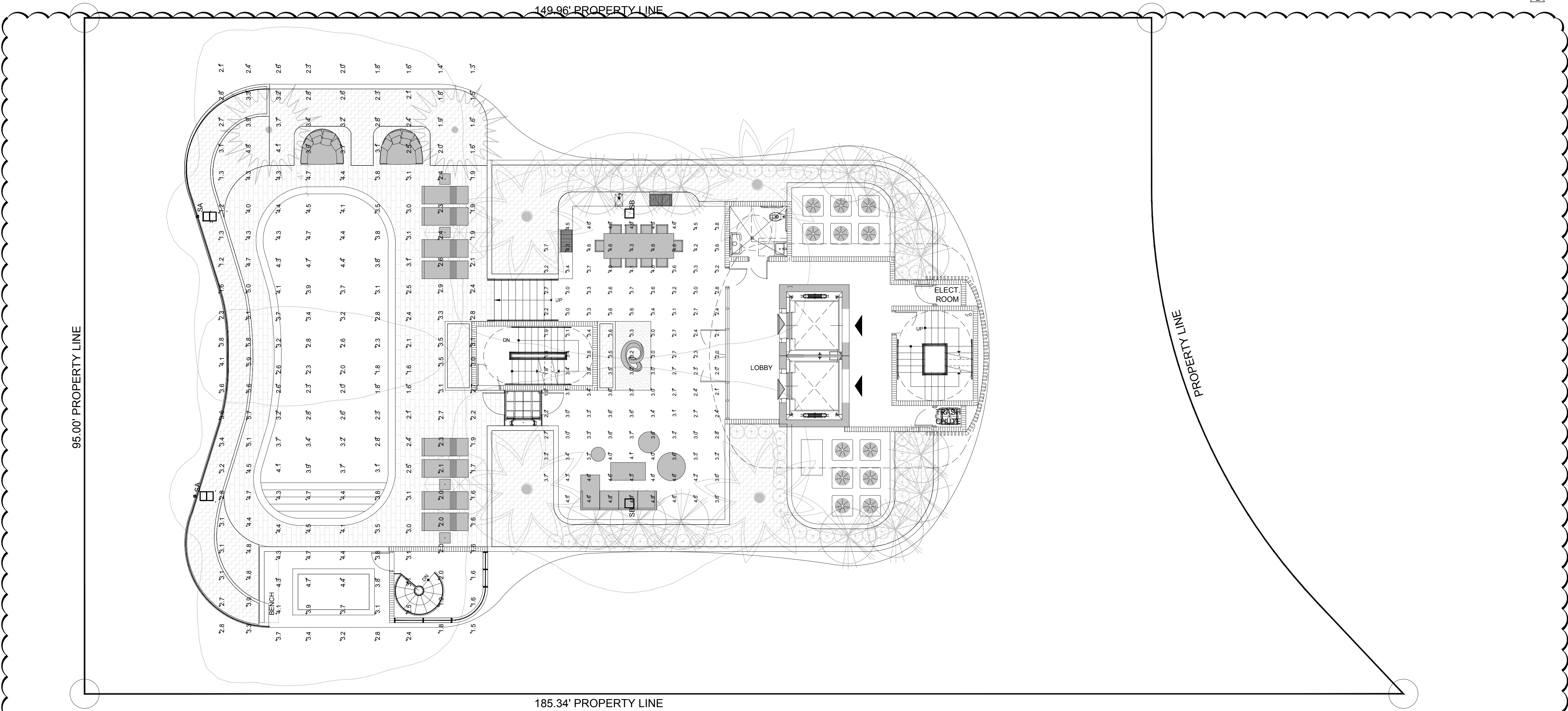
Date	06-10-2022	Sheet No.	
Scale			SE-101
Project	2234		

LUMINAIRE SCHEDULE								
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
	FE	17	LITHONIA DSXB LED 12C 530 30K ASY ELCW GROUND MOUNTED AS INDICATED IN DWGS	LED BOLLARD WITH ASYM DISTRIBUTION AND EMERGENCY BATTERY PACK	WHT LED ARRAY, 30K, 80 CRI	Absolute	0.85	22
	G	6	TARGETTI 3FLB475840D0U SURFACE OR PENDANT MOUNTED TO 8' AFF	3' LED ENCLOSED & GASKETED LUMINAIRE	WHT LED ARRAY, 30K, 80 CRI	7845	0.85	57
	GE	5	TARGETTI 3FLB475840D0U- BB SURFACE OR PENDANT MOUNTED TO 8' AFF	3' LED ENCLOSED & GASKETED LUMINAIRE WITH EMERGENCY BATTERY PACK	WHT LED ARRAY, 30K, 80 CRI	7845	0.85	57
	PDS	1	COLE L2153G-2- H/O RECESSED MOUNTED 2.6' ABOVE FINISHED STEPS	RECESSED STEP LIGHT THRU INVERTER	WHT LED ARRAY, 30K, 80 CRI	Absolute	0.85	12.66
	PDW	7	LITHONIA WEDGE LED P2 30K 80CRI VFWALL MOUNTED 8' AFF	LED WALL PACK THRU INVERTER	WHT LED ARRAY, 30K, 80 CRI	Absolute	0.85	15.0178

1 SITE PLAN PHOTOMETRIC STUDY

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





LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	SA	2	US ARCHITECTURAL VLL-IV-FT-40PLED-525mA-NW-HS POLE MOUNTED 10' AFF	CAST BLACK PAINTED METAL HOUSING, CAST BLACK PAINTED METAL DRIVER COVER, 2 CIRCUIT BOARDS EACH WITH 20 LEDS, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 1 MOLDED BLACK PLASTIC HOUSE SIDE SHIELD BELOW EACH OPTIC, 1 FORMED SEMI-SPECULAR METAL OPTIC MOUNTING PLATE BELOW EACH CIRCUIT BOARD.	FORTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE-UP POSITION.	VLL-4FTS-40PLED-NW-525.ies	Absolute	0.87	67
	SB	1	US ARCHITECTURAL RZR-WM1-III-20PLED-525mA-NW WALL MOUNTED +8' AFF	CAST BLACK PAINTED FINNED METAL HOUSING, CAST BLACK PAINTED METAL DRIVER COVER, 1 CIRCUIT BOARD WITH 20 LEDS, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 1 FORMED SEMI-SPECULAR METAL OPTIC MOUNTING PLATE BELOW EACH CIRCUIT BOARD.	TWENTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE-UP POSITION, PRORATED LUMENS BASED ON ILL83057 & TYPE IV SCALE FACTOR	RZR-WM1-3-20PLED-NW-525.IES	Absolute	0.87	32.7

NOTE: ALL LUMINAIRES TO BE FED THRU MINI-INVERTER AS MANUFACTURED BY MULE LIGHTING #SPS 110/250 120/277 AO WALL MOUNTED. CABINET DIMENSIONS: 17"W x 11"H x 4"D.

STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min
POOL DECK NP (Z=0')	+	3.2 fc	5.9 fc	1.1 fc	5.4:1

LUMINAIRE LOCATIONS							
No.	Label	Location			MH	Orientation	Tilt
		X	Y	Z			
1	SA	285.6	58.1	10.0	10.0	180.0	0.0
2	SA	317.9	56.1	10.0	10.0	180.0	0.0
3	SB	353.5	42.5	9.0	9.0	-90.0	0.0

Rev.	Date	Rev.	Date
1	DRC COMM 7-21-22	2	
2		3	
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ZONING PHASE

—%

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OWNER:
Name: -----
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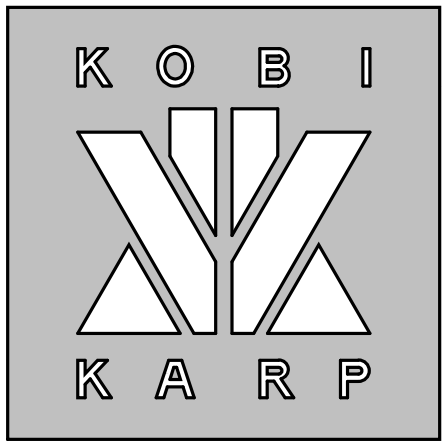
LANDSCAPE DESIGN:
Name: -----
Address: -----
Tel: -----
Email: -----

CIVIL ENGINEER:
Name: -----
Address: -----
Tel: -----
Email: -----

MEP ENGINEER:
Name: -----
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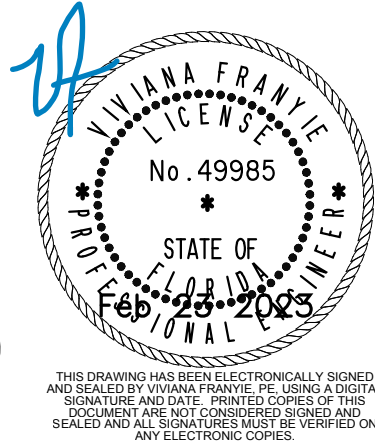
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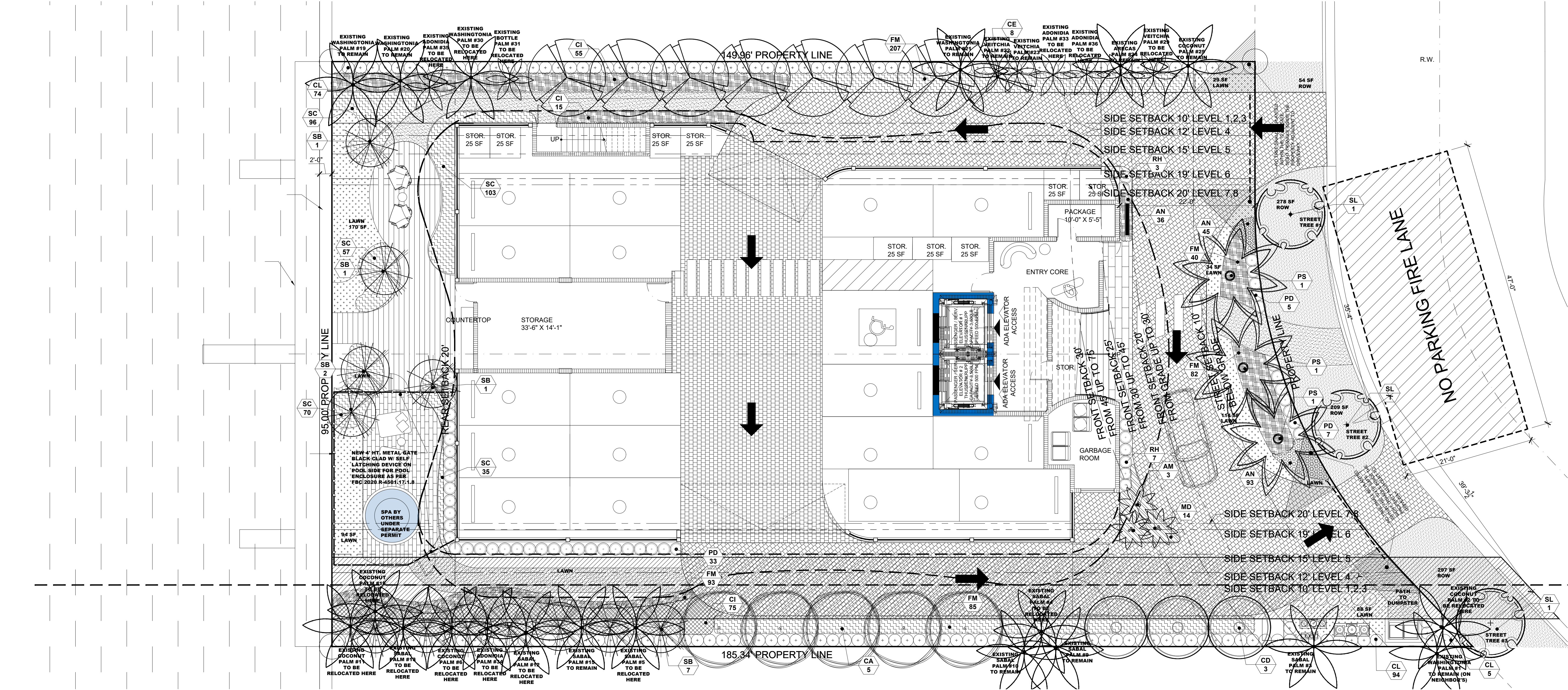


ROOF PLAN
PHOTOMETRIC STUDY

Date	06-10-2022	Sheet No.	SE-102
Scale			
Project	2234		

1 ROOF PLAN - PHOTOMETRIC STUDY
SCALE: 1/8" = 1'-0"





LANDSCAPE NOTES

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

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

I. Open Space Requirement		Required	Provided
1. Net Lot Area = 15,047 SF x 20% = 3,009 SF 20%		3,009 SF (20%)	3,469 SF (23.05%)
(BHI - Sec. 23-11)			
2. Maximum Lawn Area Allowed			
(MDC - Sec. 18A-6(A)(3))			
a. Req. open space 3,009 SF x 60% = 1,805 SF	60% Max 1,805 SF (60%)		529 SF (17.5%)
II. Shade Trees			
A. Required			
1. 28 shade trees/acre: 28 x 0.345 acres = 9.66=10 (Min. 12" in height / 4" clear wood / 2 1/2" caliper) (Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees)(MDC - Sec. 18A-6(C)(5)) and BHI Sec. 24-16		10	28 trees + 17 Existing Palms 3:1= 6 + 3 New Palms @3:1= 1 for a total of 35 trees
2. Native Species Required - 50% Min. # of shade trees req. 10 x 50% = 5 (BHI - Sec. 24-16(a)(2))		5	23
3. Drought Tolerant and Low Maintenance Species Require - 50% Min. of shade trees req. 7 x 50% = 3.5=4 (MDC - Sec. 18A-6(C)(1)(b))		5	28
B. Tree Species			
1. Number of shade trees required (from Sec. (II)(A)(1) above)		10	16
2. Number of shade tree species required (BHI - Sec. 24-16(a)(2))			
3. Number of Different Tree Species based on Quantity 6-10 required shade trees/ 3 shade tree species Needed		3	6
C. Tree Heights			
1. Number of Stories of building (8)			
2. Number of shade trees required 7 (from Sec. (II)(A)(1) above)			
3. Shade tree heights required:			
14-16 ft. - 25 % or 2 shade trees		2	3 (CD)
16-18 ft. - 50 % or 2 shade trees		4	8 (CE)
18-20 ft. - 25 % or 2 shade trees		2	5 (CA)
Size of Tree Species in Relationship to Building Height			
No. Stories	Min.	Shade Tree Height (ft.)	Min. Spread (ft.)
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
Street Trees @ 1:35'		3	3
Width of lot 105' / 35' = 3 (15' min height / 6' clear wood / 2 1/2" caliper)			

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

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)		100	1,255
2. Native Species Required - 30% Min. (MDC - Sec. 18A-6(D)(1)(a))		30	679
3. Drought Tolerant and Low Maintenance Species Required - 50% Min. (MDC - Sec. 18A-6(D)(1)(b))		50	670
V. Buffers (If applicable) N/A			
VI. Parking Lot Landscaping (If applicable) N/A			
VII. Right Tree Right Place (BHI - Sec. 24-16(b)(2)(i))			
Number of trees near power lines (See attached FPL guidelines)		3	3 (Satin Leafs/ SL)
VIII. Florida Friendly Landscaping: Applied (MDC - Sec. 18A-2(A))			
All landscaping shall promote Florida Friendly landscaping principles through the use of drought-tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve the use of potable and non-potable water supplies and restrictions on the amount of lawn areas. Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.			

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

SCALE 1/8" = 1'-0"

PLANT SCHEDULE				
SHRUBS				
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER
DESCRIPTION				
AN	174	ANNUALS/ SINGLE COLOR	NO	HIGH
4" HT. X 4" SPR. / 4" POT/ FULL/ BLU/ 4" O.C.				
CL	173	CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA (FOR HEDGE)	YES	LOW
48" HT. X 24" SPR. / 15 GAL/ FULL/ 24" O.C.				
CL	145	CHRYSOBALANUS ICACO RED TIP/ COCO PLUM	YES	LOW
24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.				
PD	45	PODOCARPUS MACROPHYLLUS/ PODOCARPUS (HEDGE)	NO	LOW
24" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.				
FM	507	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW
18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL				
SC	361	SPARTINA BAKERI/ SAND CORN GRASS	YES	LOW
24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2" O.C.				
MD	14	MONSTERA DELICIOSA/ MONSTERA	NO	LOW
24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2" O.C.				
RH	10	RAHPIS EXCELSA/ LADY PALM	NO	LOW
48" HT. X 24" SPR. / 15 GAL/ FULL/ 24" O.C.				
LAWN	529 SF	SOYISIA EMERALD/ (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	MED
SOLID EVEN PIECES				
ROW	838 SF	STENOTRAPHUM SECUNDATUM/ ST. AUGUSTINE (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	LOW
SOLID EVEN PIECES				
TREES AND PALMS				
SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER
DESCRIPTION				
PS/ 3		PHOENIX SYLVESTER/ SYLVESTER PALM	NO	LOW
18" O.A. HT. / 9" CLEAR TRUNK, THICK TRUNK, FG, BB, FF, DIAMOND CUT				
CE/ 8		CONOCARPUS ERECTUS GREEN BUTTWOOD	YES	LOW
16"-18" HT. X 7" SPR X 5" CLEAR WOOD. 2.5" CAL. FG, BB, FF/ SINGLE MAIN LEADER				
CA/ 5		CALOPHYLLUM BRASILIENSE BRAZILIAN BEAUTYLEAF	NO	LOW
18"-20" HT. X 8" SPR X 5" CLEAR WOOD. 2.5" CAL. FG, BB, FF/ SINGLE MAIN LEADER				
CD/ 3		COCOLOBA DIVERSIFOLIA PIGEON PLUM	YES	LOW
14"-16" HT. X 6" SPR X 4" CLEAR WOOD. 3" CAL. FG, BB, FF/ SINGLE MAIN LEADER				
AM/ 3		ADONIDIA MERRILLII (TRIPLE) TRIPLE CHRISTMAS PALM	NO	LOW
8" - 12" O.A. HT. / F.G. / FULL / HEAVY HEADS/ TRIPLE.				
SB/ 12		CONOCARPUS ERECTUS SERICEUS SILVER BUTTWOOD	YES	LOW
14" HT. X 5" SPR X 5" CLEAR WOOD. 2.5" CAL. FG, BB, FF/ SINGLE MAIN LEADER				
STREET TREES				
SL/ 3		CHRYSOHYLLUM OLIVIFORME SATIN LEAF (STREET TREES UNDER POWERLINES)	YES	LOW
15" HT. X 6" SPR X 6" CLEAR WOOD. 2.5" CAL. FG, BB, FF/ SINGLE MAIN LEADER				

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

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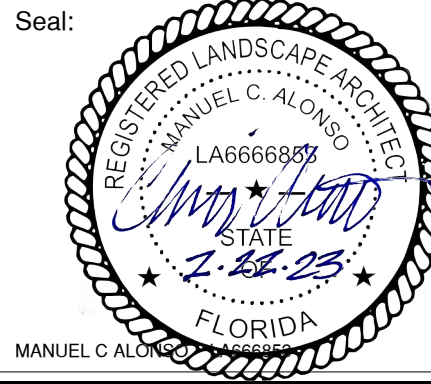
9110 WEST BAY HARBOR DRIVE
Ground Level Landscape Plan

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

Project:

Revisions:
REVISION #1
DRV COMMENTS 02.09.2023

Seal:



Drawing: Landscape Plan

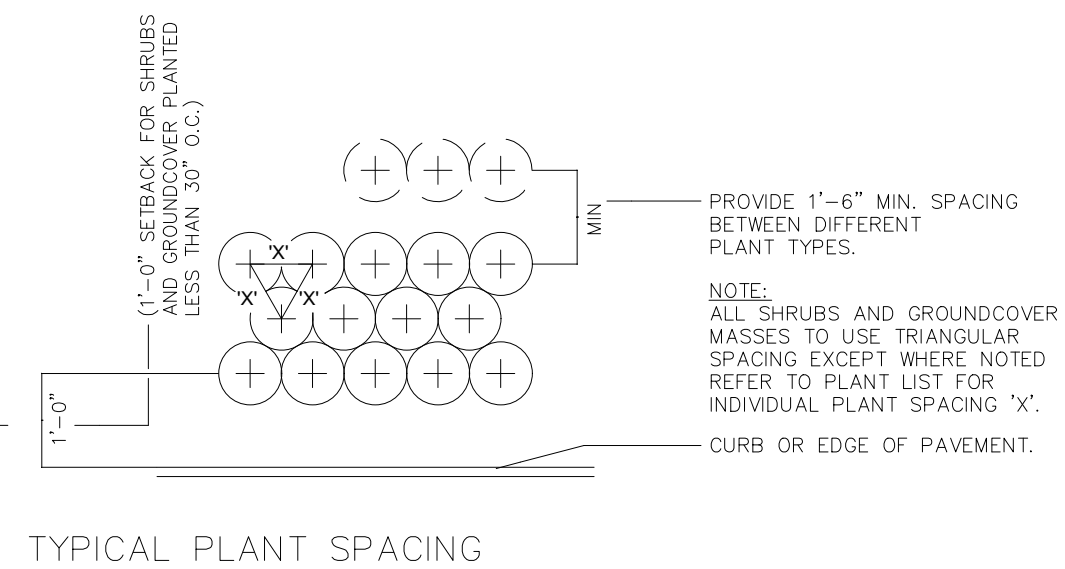
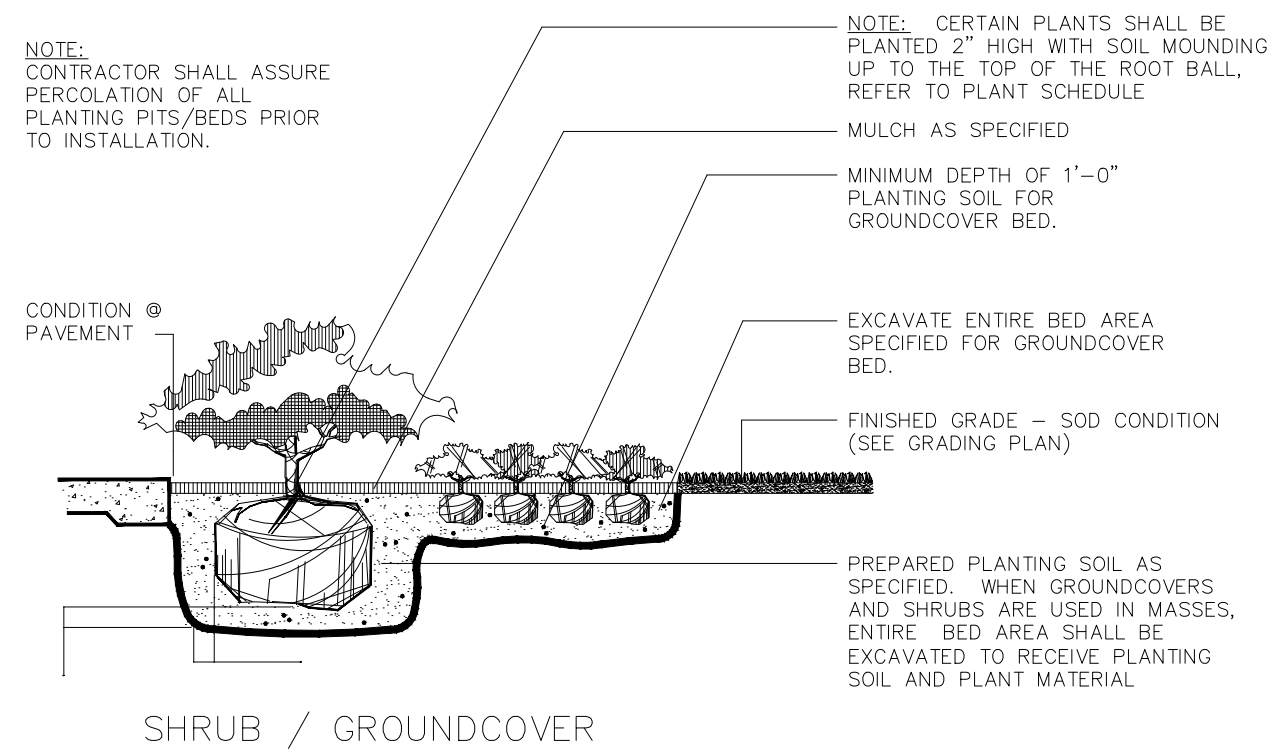
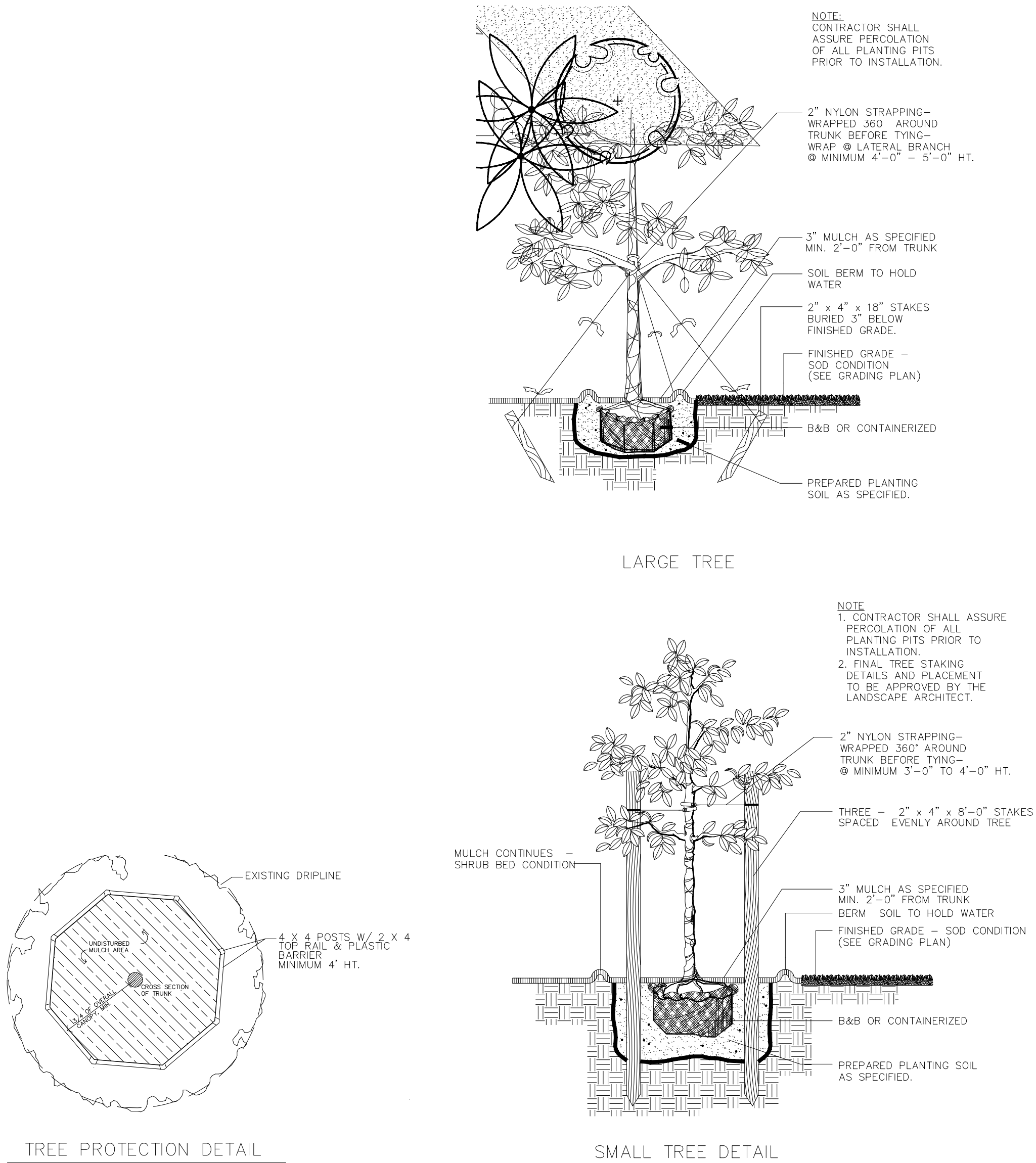
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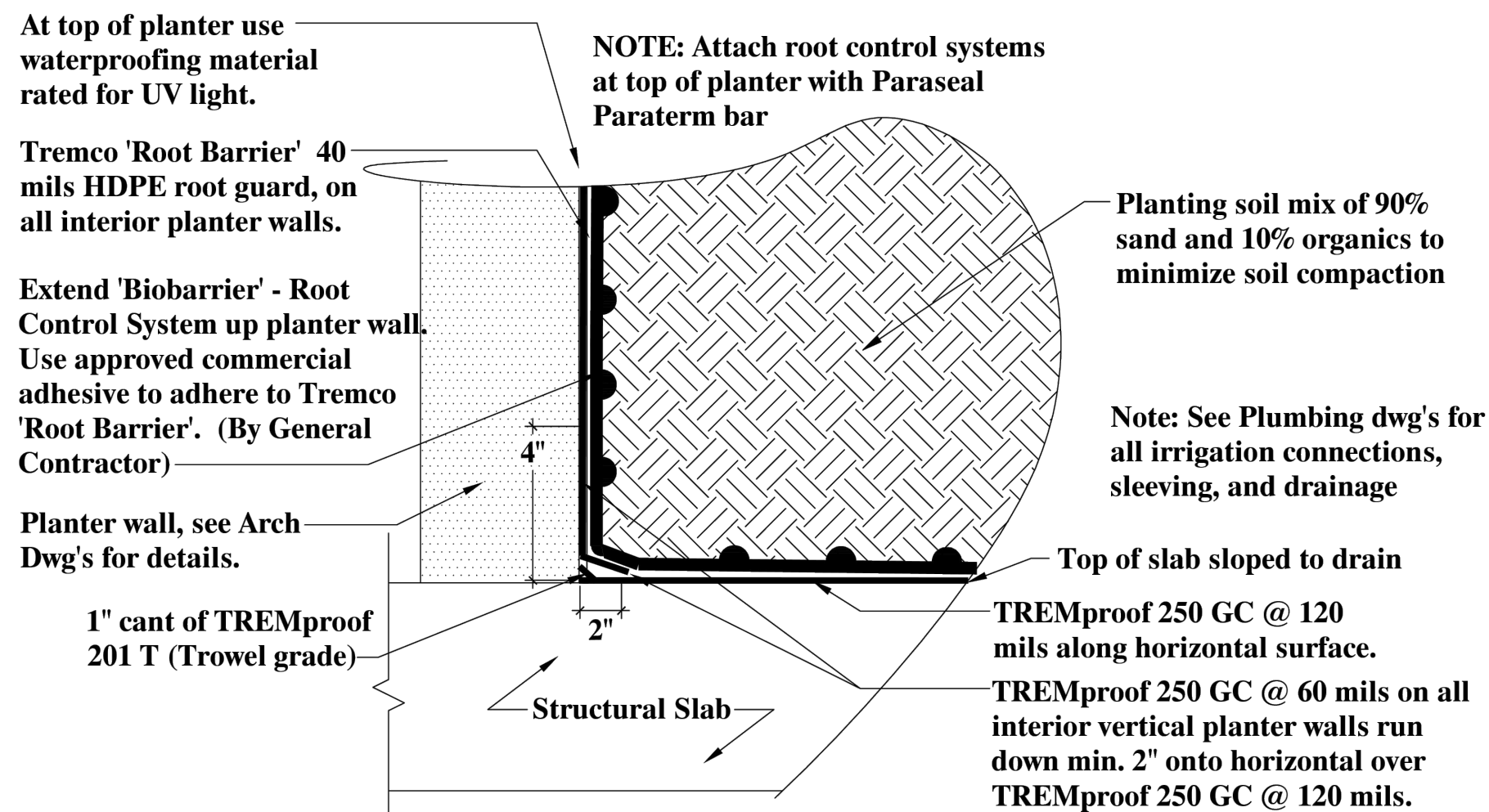
Drawn by: JRP

Sheet No.:

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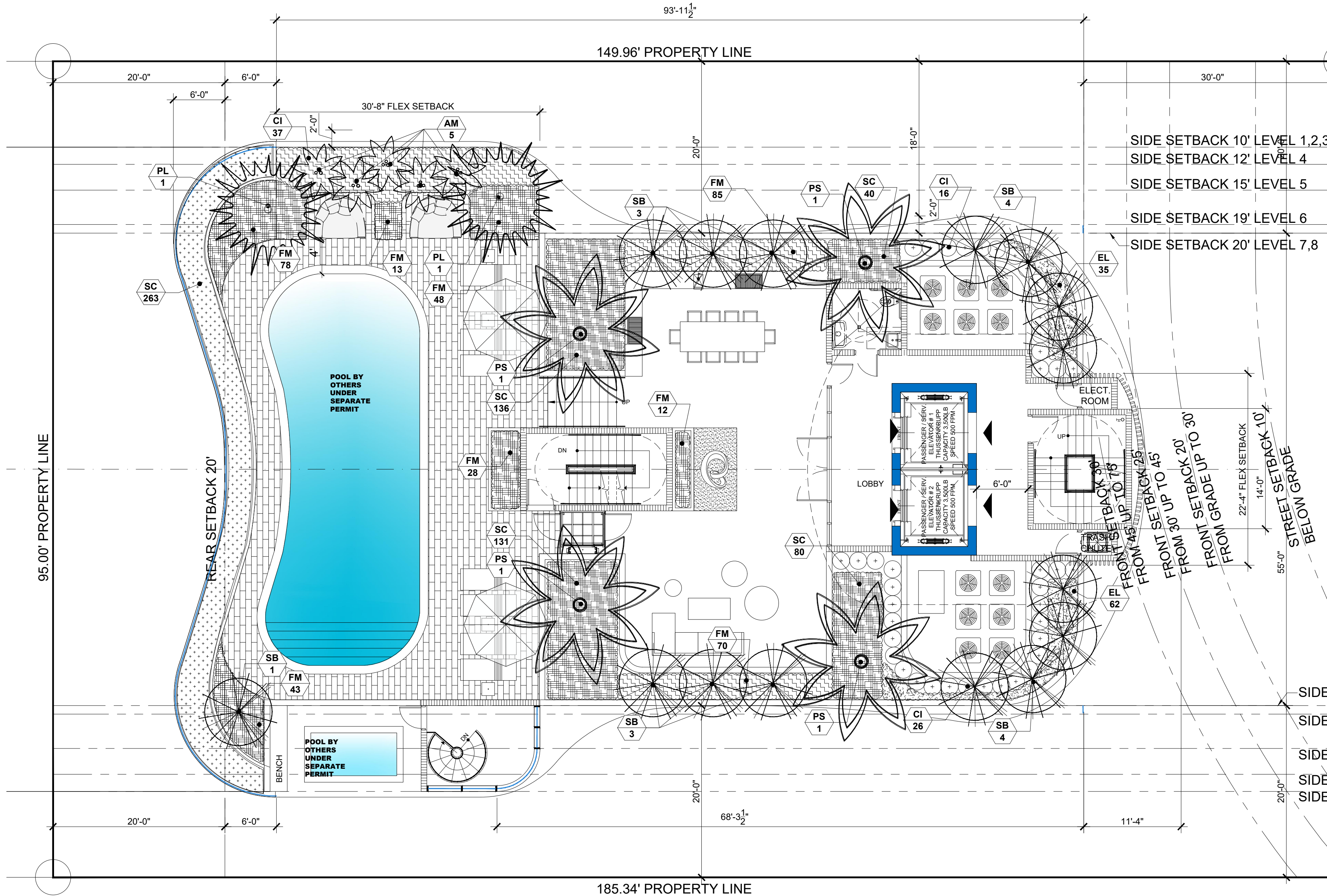


NOTE: This detail is for reference only. All materials and waterproofing listed are to show a typical example of how to handle an on deck planter. Shop drawings are to be submitted by G.C.'s selected waterproofing manufacturer showing actual type of water proofing to use, thickness, and all relevant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



Roof Deck Planter Section

SCALE 1/8" = 1'-0"



Roof Deck Landscape Plan

SCALE 1/8" = 1'-0"

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

PLANT SCHEDULE					
SHRUBS					
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
CI	79	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	36" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
FM	377	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C. / FULL
SC	387	SPARTINA BAKERI/ SAND CORDGRASS	YES	LOW	18" HT. X 18" SPR. / 3 GALLONS/ FULL/ 2' OC.
EL	97	ERNODEA LITTORALIS/ GOLDEN BEACH CREEPER	YES	LOW	10" HT. X 10" SPR. / 3 GALLONS/ 12" O.C. / FULL
TREES AND PALMS					
SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
PS/ 4		PHOENIX SYLVESTER/ SYLVESTER PALM	NO	LOW	6' HT. CLEAR TRUNK, THICK TRUNK FG, BB, FF, DIAMOND CUT
SB/ 15		CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	YES	LOW	12' HT. X 5' SPR., 2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER
PL/ 2		PLUMERIA RUBRA 'ALBA'/ WHITE FRANGIPANI	NO	LOW	14' HT. X 5' SPR., 2.5" CAL, FG, BB, FF/ MULTITRUNK

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LC26000577
941-594-5016
Miami Beach FL / Punta Gorda FL
info@topo-graphic.com

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9110 WEST BAY HARBOR DRIVE Roofdeck Level Landscape Plan

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

Project:

Revisions:
REVISION #1
DRV COMMENTS 02.09.2023

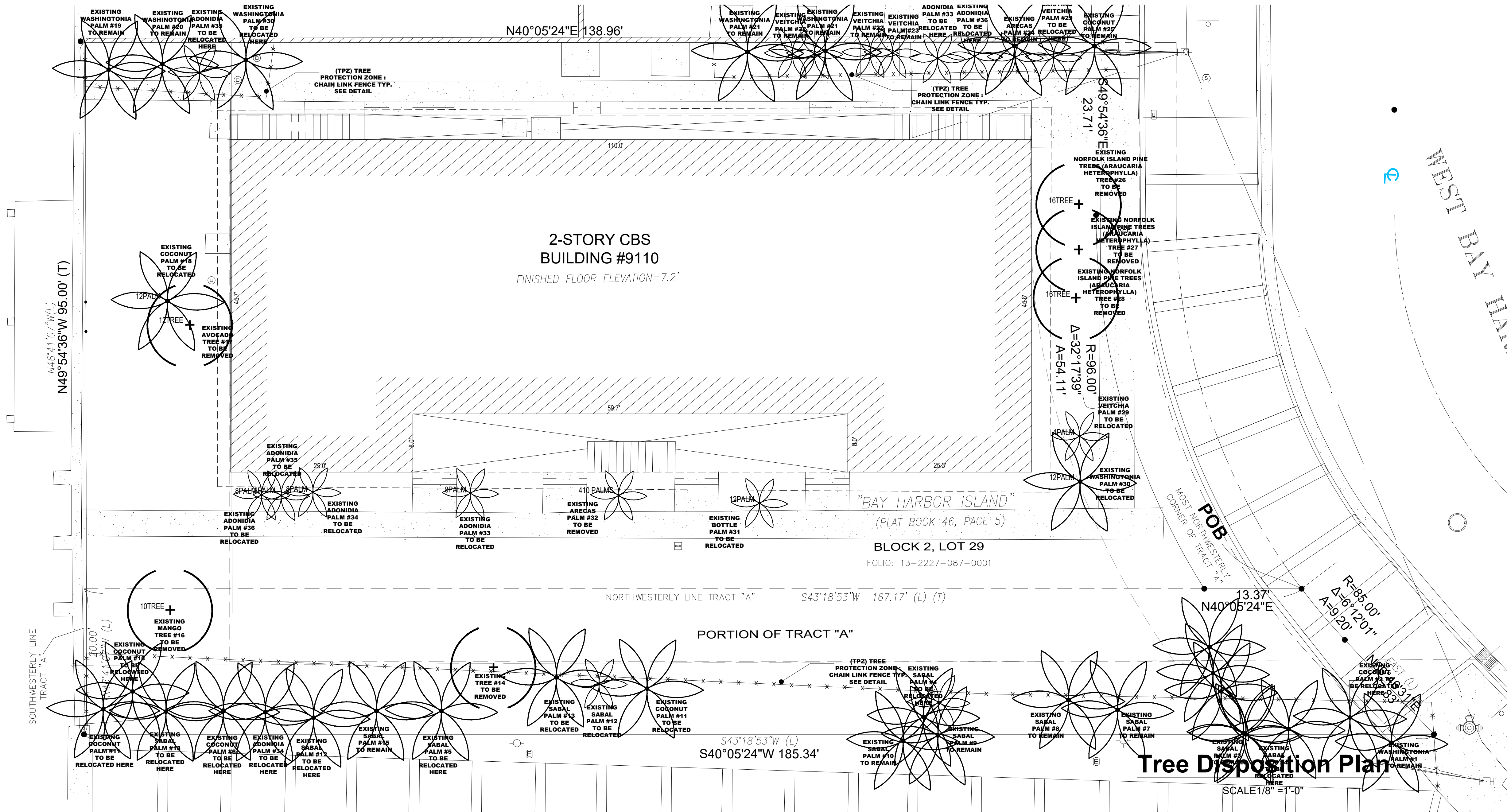
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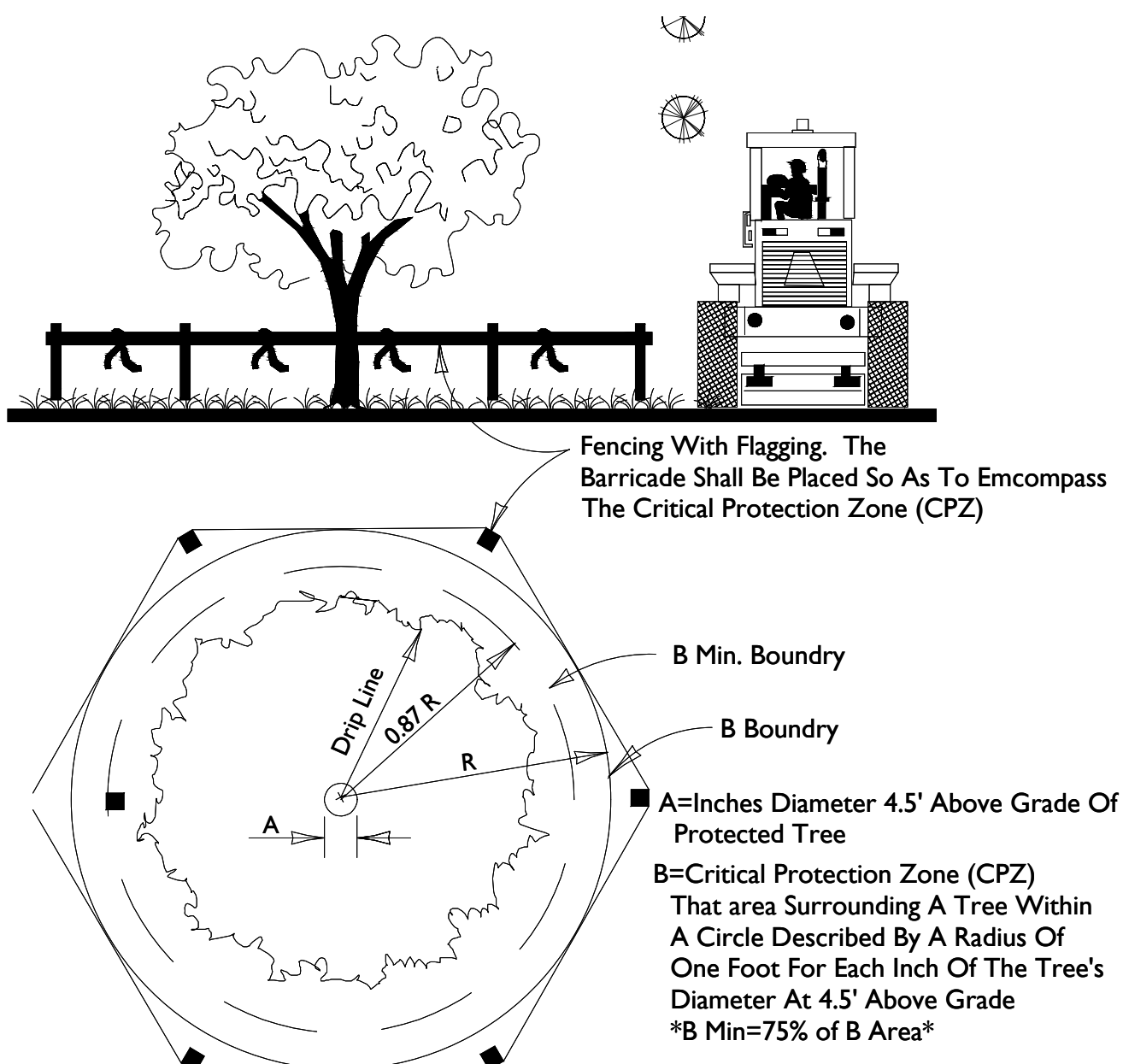
Drawing: Landscape Plan
Date: 01.15.2023
Scale: 1/8" = 1' - 0"
Drawn by: JRP
Sheet No.:

L-2

INDIAN CREEK LAKE



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



TREE PROTECTION DETAIL

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

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TOPO_GRAPHIC LLC
LC26000577
341-554-8018
Miami Beach FL / Punta Gorda FL
info@topo-graphic.com

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9110 WEST BAY HARBOR DRIVE
Roofdeck Level Landscape Plan

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

Revisions:

Seal:

REGISTERED LANDSCAPE ARCHITECT
MANUEL C. ALVARADO
1166695
2.28.23
OF
FLORIDA

Drawing: Tree Disposition Plan
Date: 01.15.2023
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 GOVERNMENT AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT, (WITH THE EXCEPTION OF DRAINAGE AND WATER & SEWER APPROVALS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FDOT WHICH WILL BE OBTAINED BY THE ENGINEER OF RECORD.)
5. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.
6. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON PLANS.

III. INSPECTION AND TESTING

- THE ENGINEER SHALL REQUIRE A COLOR T.V. SURVEY AND SHALL REQUIRE AN EXFILTRATION/INFILTRATION TEST PRIOR TO ACCEPTANCE. THE SURVEY AND TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE.
- INSPECTIONS:
THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:
- 1.) STORM DRAINAGE
2.) SANITARY SEWER
3.) WATER SYSTEM SUBGRADE – SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
4.) LIMEROCK BASE – SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT.
5.) ASPHALTIC CONCRETE
6.) FINAL WALK-THROUGH INSPECTION
7.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

IV. SHOP DRAWINGS

1. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS: WATER/SEWER MAIN PIPING AND ASSOCIATED FITTINGS, CATCH BASINS AND ALL OTHER DRAINAGE STRUCTURES, DRAINAGE PIPE, BALLAST ROCK, EXFILTRATION TRENCH FILTER FABRIC. IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS IF REQUIRED.

V. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES
- A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.
- B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.

- C. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.
2. TRAFFIC REGULATION
- A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH M.U.T.C.D. AND FDOT.
- B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
- C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE CITY BAY HARBOR ISLANDS PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSE OUT:

1. CLEANING UP
- A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEP BROOM CLEAN.
- B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
- C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.
- D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
- E. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENGINEER. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.
2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
3. PROJECT RECORD DOCUMENTS
- A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.
- B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.
4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.

VII. STORM DRAINAGE

- GENERAL
1. THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE MANUFACTURERS AND FABRIC TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. IT SHALL BE USED TO WRAP ALL SIDES, BOTTOM AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.
2. SOLID AND PERFORATED STORM DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SELECTED FROM THE MANUFACTURES AND TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.
3. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION TRENCH SYSTEMS FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON, OR FILTER FABRIC BETWEEN, THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED.

VII. PAVING

1. GENERAL
- A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
- B. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
- C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.
- D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER MIAMI-DADE COUNTY STANDARD DETAILS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.
- E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONC. CURB, CURB & GUTTER, SIDEWALK AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER AND MEDIAN IS PROPOSED TO BE CONSTRUCTED.
- F. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK BASE.
- G. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT INSPECTOR OR THE GEOTECHNICAL ENGINEER.

VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

1. PAVEMENT MARKINGS
- A. INSTALLATION OF ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH FDOT STANDARDS.
- B. MATERIALS: (1) WHERE THE PLANS CALL FOR PAINTED PAVEMENT MARKINGS (P), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE. CONSTRUCTION. (2) WHERE THE PLANS CALL FOR THERMOPLASTIC PAVEMENT MARKINGS (T), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- C. PROTECTION: THE CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR FROM ANY OTHER CAUSE.
2. TRAFFIC SIGNS
- A. INSTALLATION: TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), PART II, IN LOCATIONS SHOWN ON PLANS.
- B. MATERIALS: FOLLOW SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND M.U.T.C.D.

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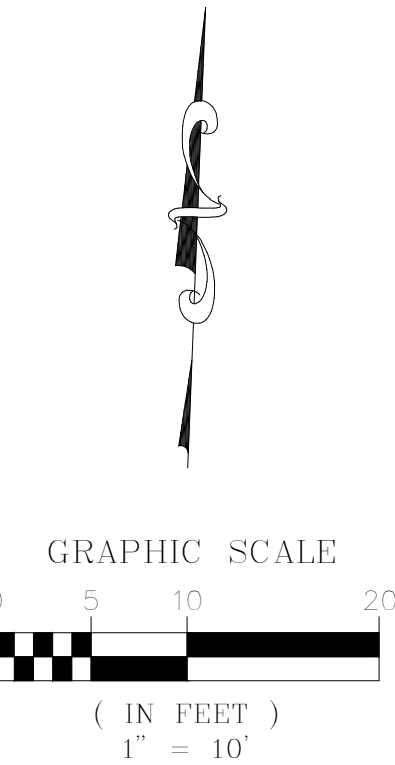
OWNER:	
Name:	LANDAU DEVELOPMENT 105 MADISON AVE, 2ND FLOOR NY, NY 10016
Tel:	
Email:	info@landauproperties.com
LANDSCAPE DESIGN:	
Name:	ECOPACHECO
Address:	257 SW 6th STREET DANIA BEACH, FL 33004
Tel:	305.915.6626
Email:	juan@ecopacheco.com
CIVIL ENGINEER:	
Name:	OCEAN ENGINEERING
Address:	8101 BISCAYNE BLVD. SUITE 508, MIAMI, FL 33138
Tel:	786.518.2008
Email:	wlugo@oceanengineeringinc.com
MEP ENGINEER:	
Name:	FRANYIE ENGINEERS, INC
Address:	10610 NW 27th STREET DORAL, FL 33172
Tel:	305-592-1360
Email:	tonyj@franyie.com
ARCHITECT:	
Name:	Kobi Karp Architecture and Interior Design, Inc.
Address:	571 NW 28th STREET Miami, Florida 33137 USA
Tel:	305.573.1818
Fax:	305.573.3766



GENERAL NOTES AND SPECIFICATIONS

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Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016

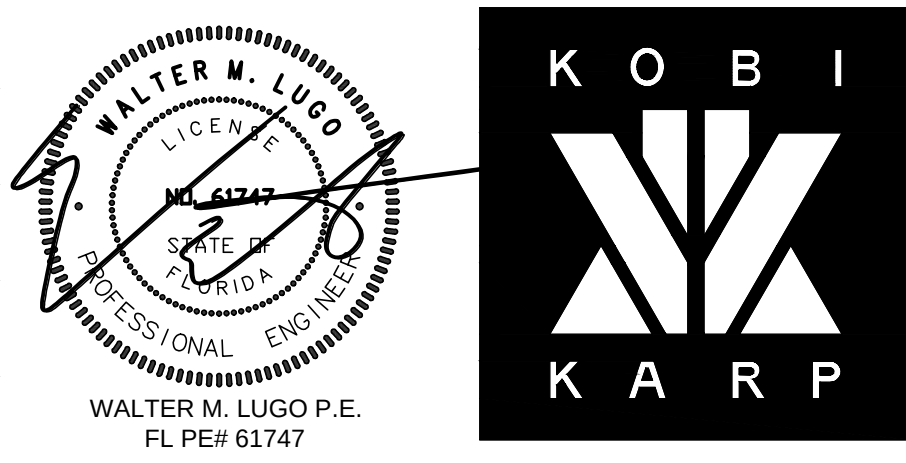
Tel:
Email: info@landauproperties.com

LANDSCAPE DESIGN:
Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

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

MEP ENGINEER:
Name: FRANYIE ENGINEERS, INC
Address: 10610 NW 27th STREET
DORAL, FL 33172
Tel: 305-592-1360
Email: tonyjr@franyie.com

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



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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!



INDIAN CREEK LAKE

"BAY HARBOR ISLAND"
(PLAT BOOK 46, PAGE 5)
BLOCK 2, LOT 28
FOLI: 13-2227-061-0001

SEE MEP PLANS FOR CONT.

EXIST. 6"Ø C.O. TO REMAIN &
INSTALL 6"Ø SDR35 SAN. SEW.
LAT. SLOPED @ 1/8" / FT MIN.

EXISTING SANITARY SEWER LATERAL SHALL BE
TELEVISED TO CONFIRM ITS CONDITION. FIELD
RESULTS SHALL BE SUBMITTED TO CITY TO
DETERMINE IF THE LATERAL CAN BE REUSED.

EXIST WATER LINE SHOULD BE
REMOVED FROM THE ROADWAY AT
THE CONNECTION TO THE MAIN

CONNECT. PROP. 4"Ø DOM LINE TO EXIST 10"Ø
W.M WITH 10"x4" T.S AND 4" M.J. T.V

CONNECT. PROP. 2"Ø IRRIG. SVC. LINE TO EXIST 10"Ø WM
WITH A 2"Ø DOUBLE STRAP SADDLE W/2"Ø CORP. STOP

PROP. PAVEMENT RESTOTATION TYPE "M". SEE
DETAILS ON THIS SHEET

CONNECT. PROP. 6"Ø C900 FIRE LINE TO EXIST 10"Ø
W.M WITH 10"x6" T.S AND 6" M.J. T.V.

WEST BAY HARBOR DRIVE

PROP. FDC. SEE MEP
PLANS FOR CONT.

EXIST. FIRE
HYDRANT TO
REMAIN

EXIST. ELECT.
POLE TO REMAIN

PROP. 4"Ø WTR.
METER FOR
DOM. SVC. LINE

PROP. 2"Ø WTR. METER FOR IRRIG. SVC. LINE

PROP. 2"Ø R.P.Z.B. FOR IRRIG. WTR SVC.

SEE MEP PLANS FOR CONT.

PROP. FPL TRANSFORMER PAD

PROP. 4"Ø R.P.Z.B. FOR DOM. WTR SVC.

SEE MEP PLANS FOR CONT.

PROP. 6"Ø DDCV FOR FIRE LINE

EXIST. 8"Ø STORM SEW. MAIN TO REMAIN

EXIST. 10" WIDE
UTILITY EASEMENT
TO REMAIN.

EXIST. SEAWALL
TO BE REBUILT
AS PER TOWN'S
SEAWALL STUDY

EXIST. DOCK ON
THE WATER NOT
PART OF THIS
PERMIT

BUILDING ABOVE

BUILDING ABOVE

BUILDING ABOVE

BUILDING ABOVE

BUILDING ABOVE

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BUILDING ABOVE

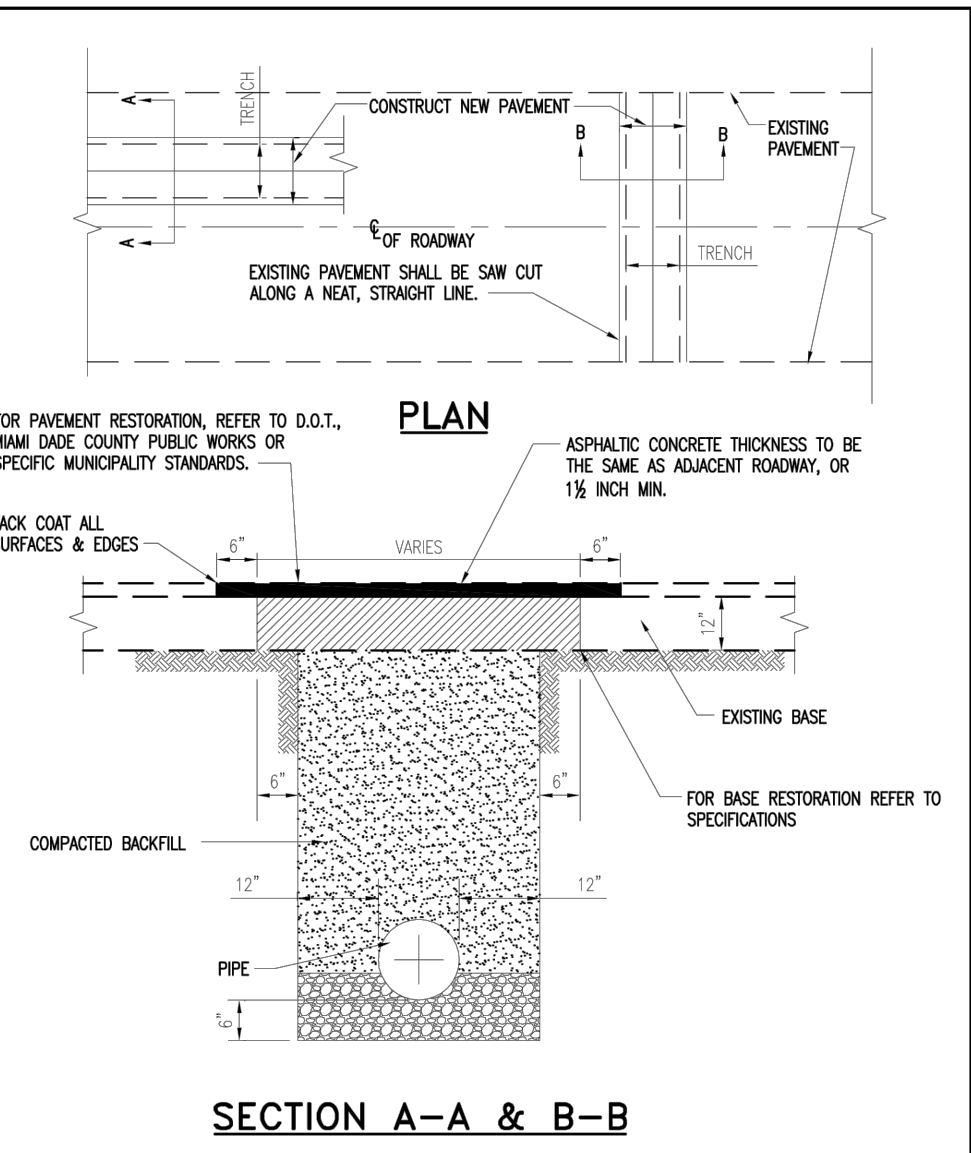
BUILDING ABOVE

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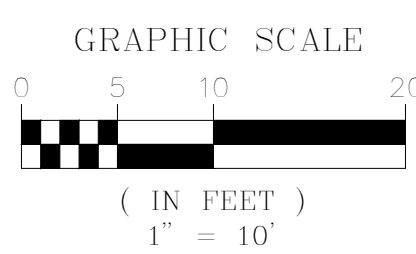
BUILDING ABOVE

BUILDING ABOVE

"BAY HARBOR ISLAND"
(PLAT BOOK 46, PAGE 5)
PORTION OF TRACT "A"
FOLI: 13-2227-035-0001



ITEM	CROSS REF.	SPEC. REF.
PAVEMENT RESTORATION TYPE "M"	A	4.0
SHEET 1 OF 1		



LEGEND:

R/W LINE /
PROPERTY LINE

CENTER LINE

EXISTING CURBING

EXISTING ELEVATIONS (NGVD)

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2	DRC COMMENTS 2/16/22	10	
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OWNER:
Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016

Tel:
Email: info@landauproperties.com

LANDSCAPE DESIGN:
Name: ECOPACHECO
Address: 257 SW 8th STREET
DANIA BEACH, FL 33004

Tel:
Email: juan@ecopacheco.com

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD. SUITE 508,
MIAMI, FL 33138

Tel:
Email: wlugo@oceanengineeringinc.com

MEP ENGINEER:
Name: FRANYIE ENGINEERS, INC
Address: 10610 NW 27th STREET
DORAL, FL 33172

Tel:
Email: tonyjr@franyie.com

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

Tel:
Fax: 305.573.3766

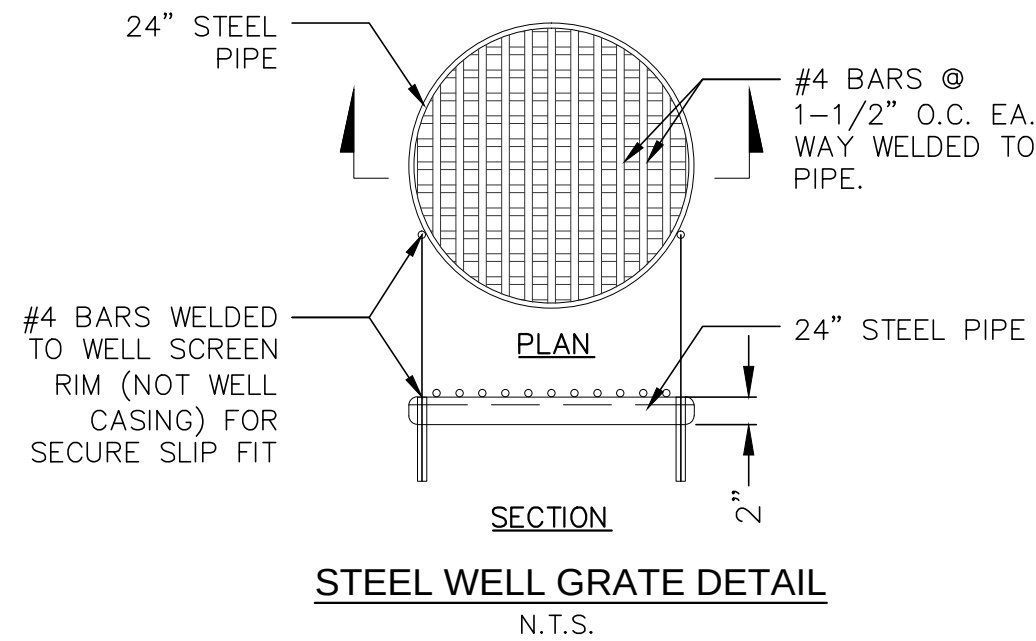
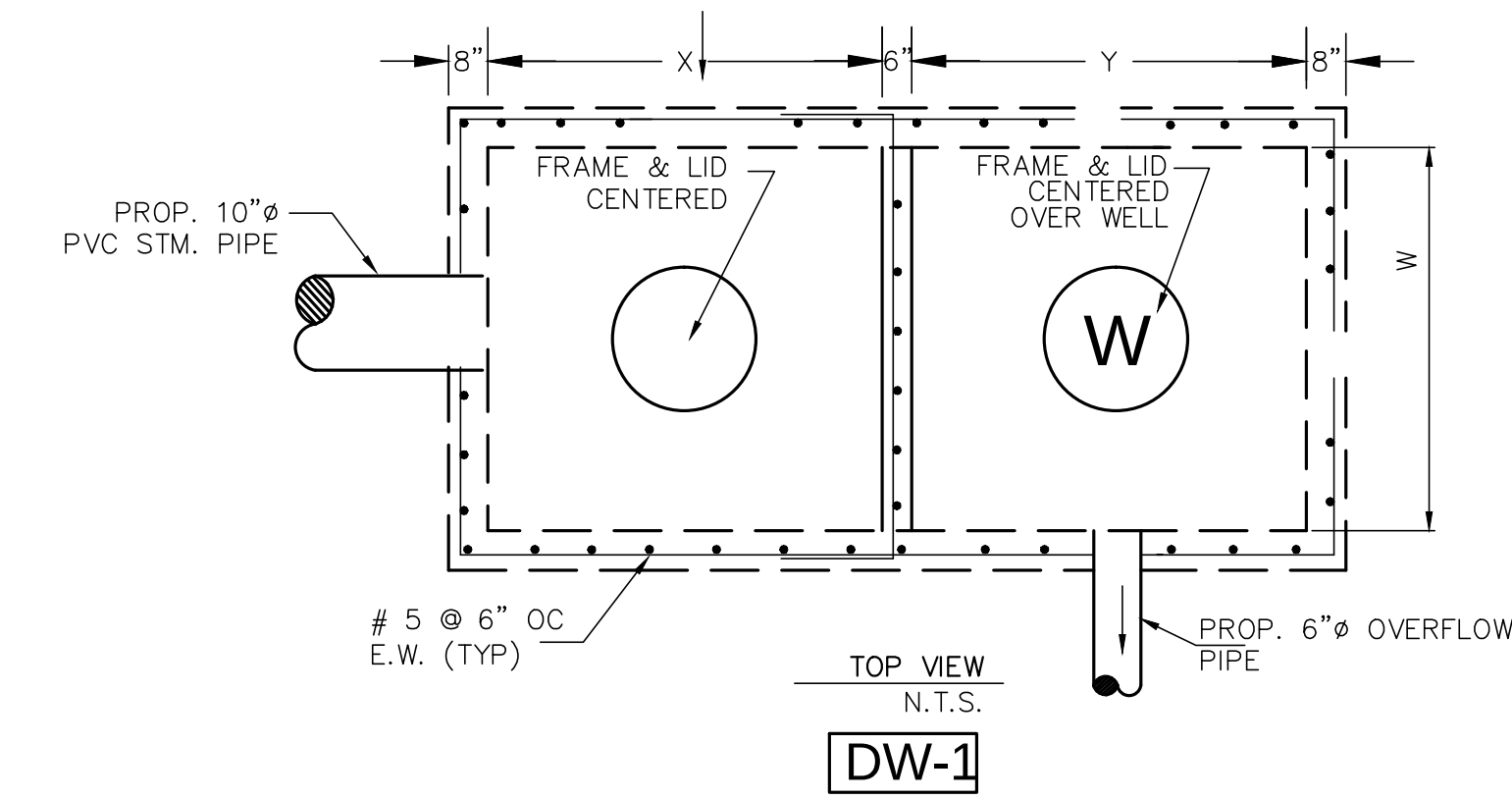


WATER AND SEWER PLAN

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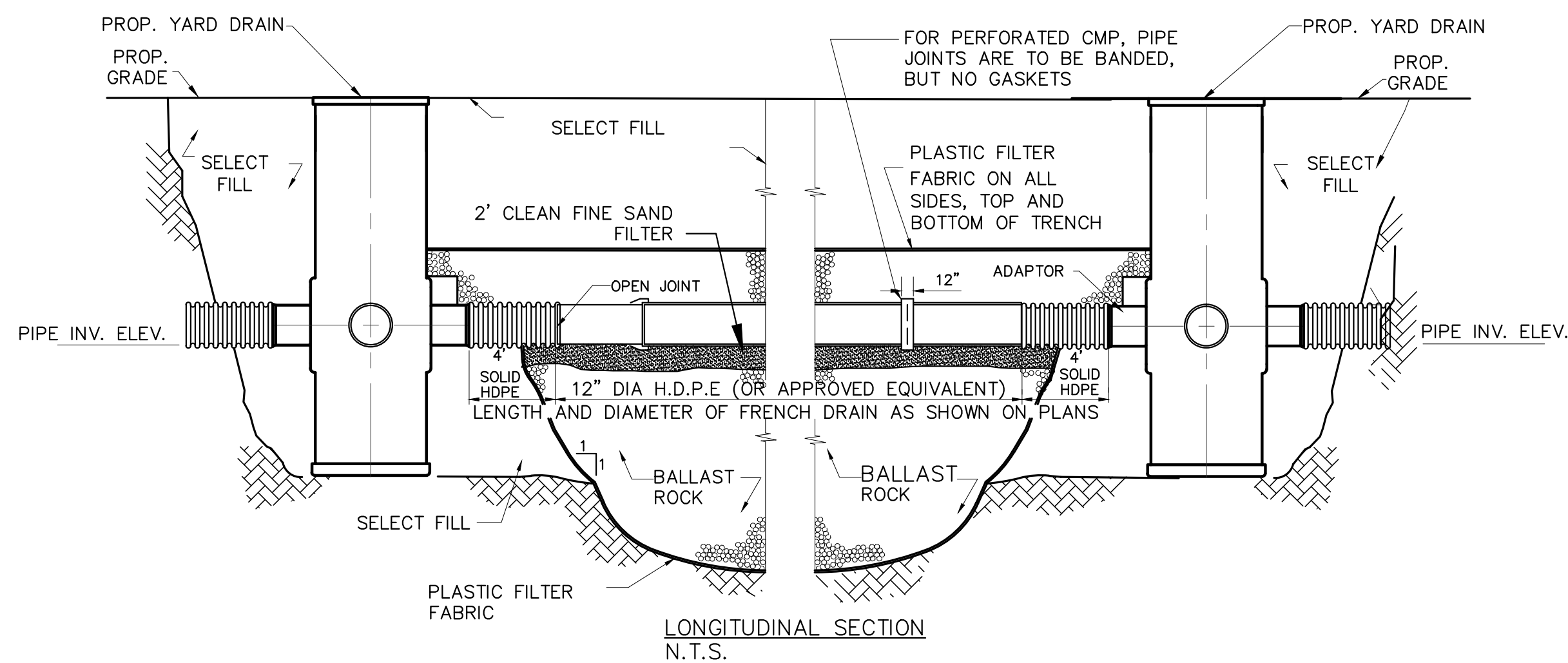
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Call 811 or visit sunshine811.com two full
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Check positive response codes before you dig!

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Email: wlugo@oceanengineeringinc.com



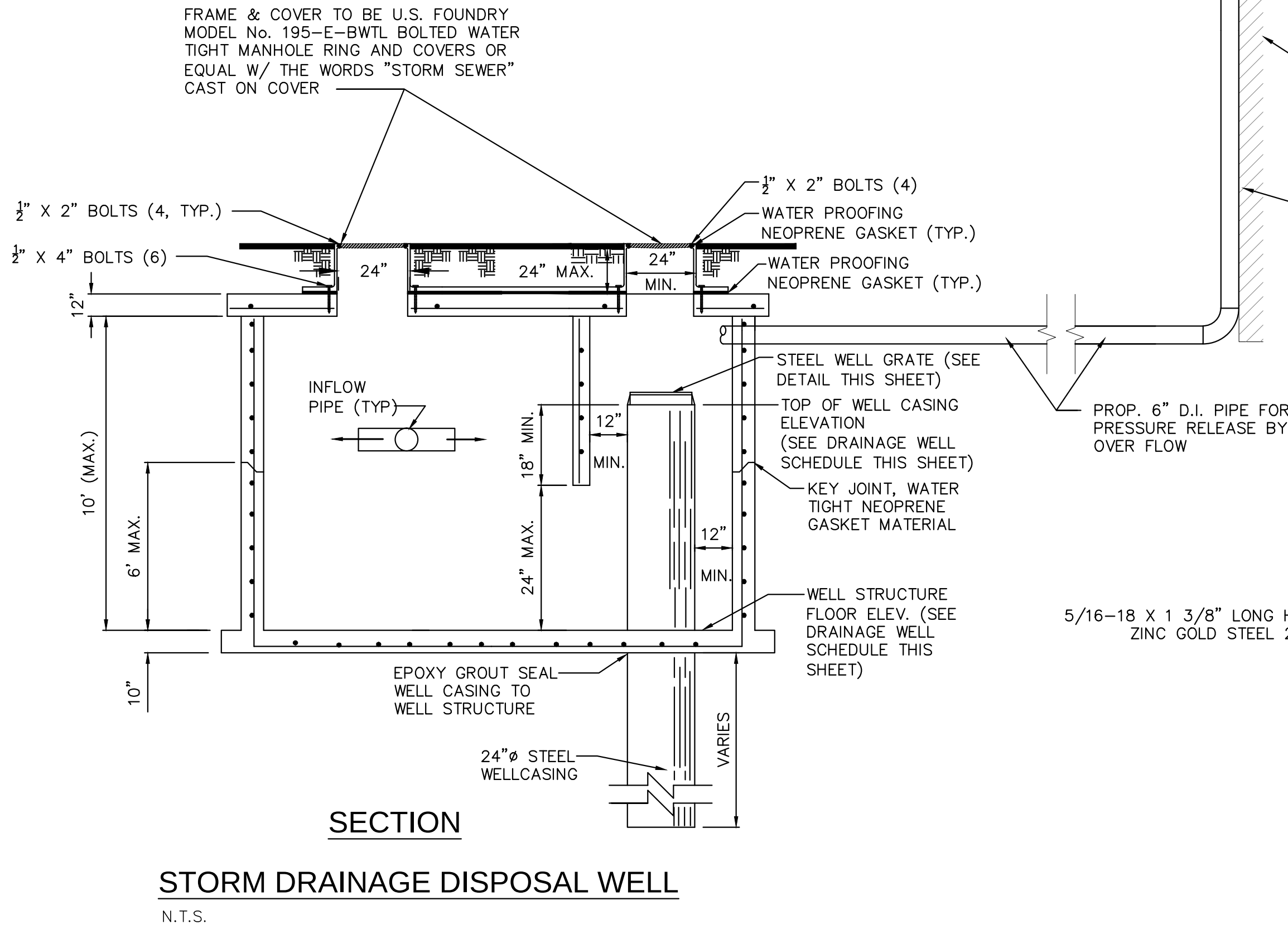
NOTES FOR DRAINAGE WELL :

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.

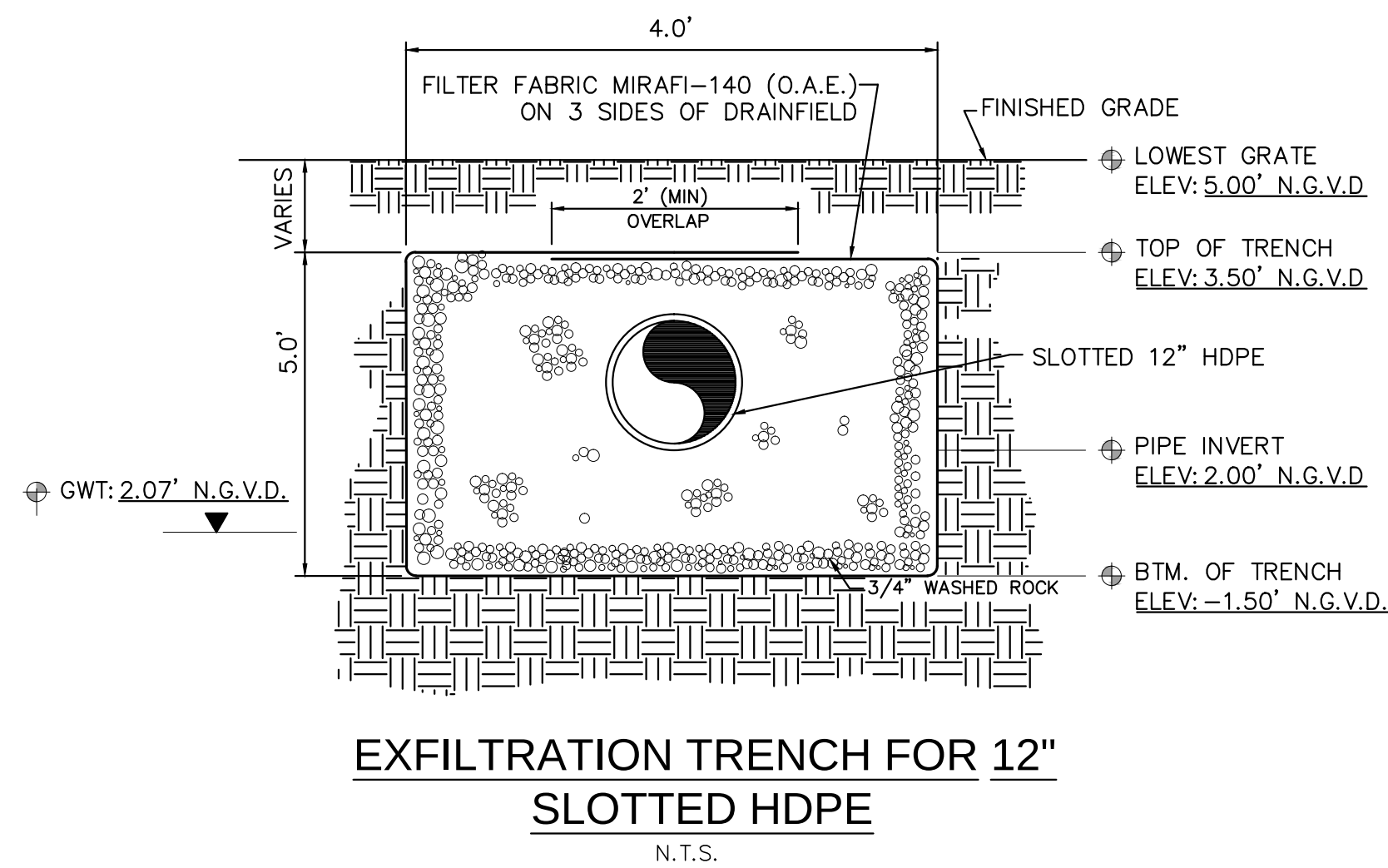
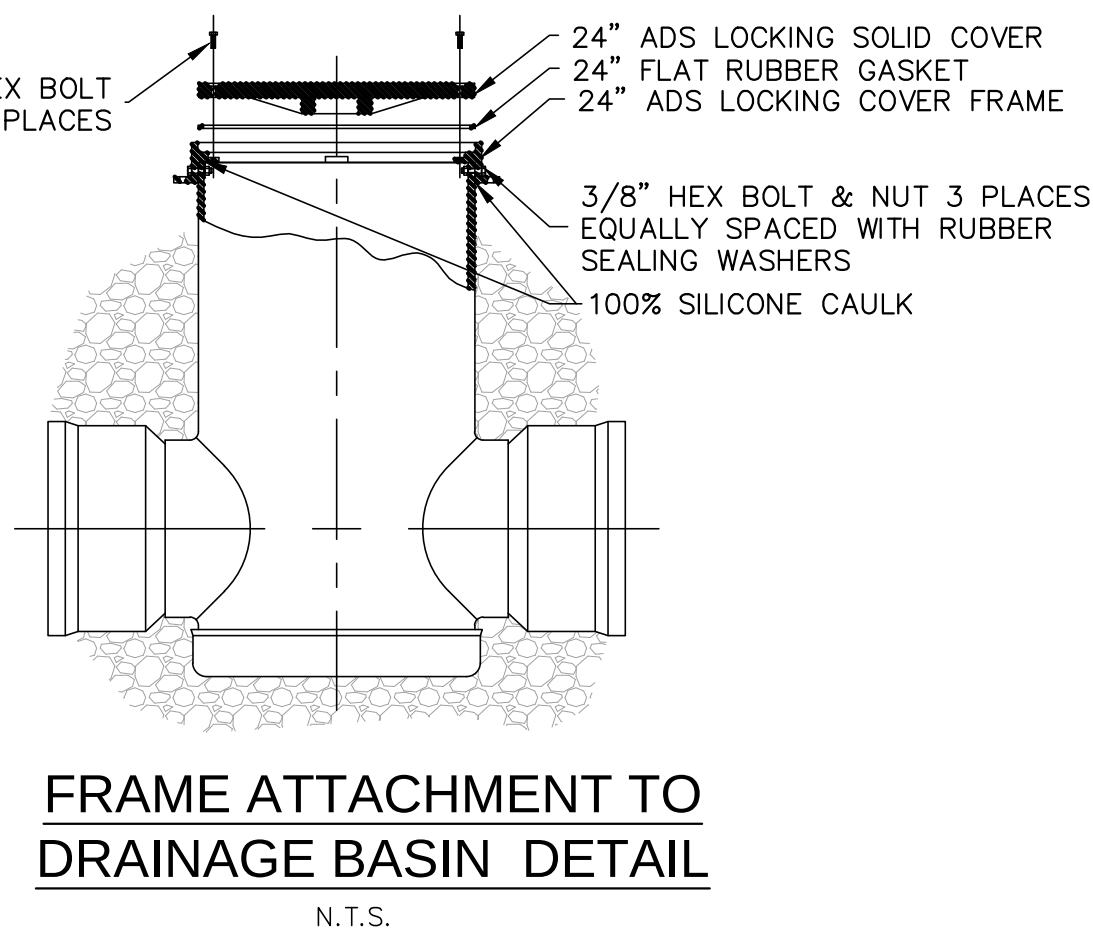


NOTE:

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.



DRAINAGE WELL SCHEDULE												
STRUCT. NO.	FRAME & LID	W	X	Y	INVERT				M.H. RIM ELEVATION	WELL CASING ELEVATION	STRUCTURE FLOOR ELEVATION	REMARKS
					W	N	S	OVER FLOW				
DW-1	USF E-BWTL	5.0'	5.0'	5.0'	2.10'			2.10'	5.75'	2.20'	-1.30'	



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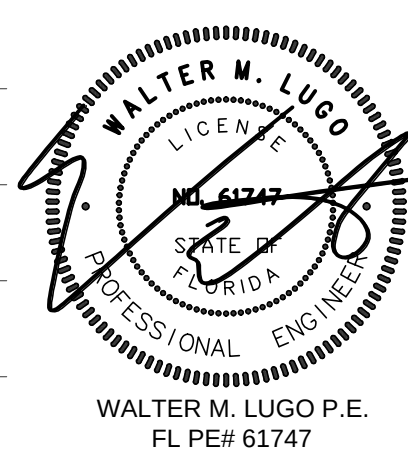
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Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016
Tel: info@landauproperties.com
Email: info@landauproperties.com

LANDSCAPE DESIGN:
Name: ECOPACHECO
Address: 257 SW 8th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

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

MEP ENGINEER:
Name: FRANYIE ENGINEERS, INC
Address: 10610 NW 27th STREET
DORAL, FL 33172
Tel: 305-592-1360
Email: tonyjr@franyie.com

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

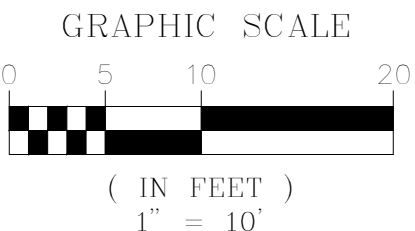
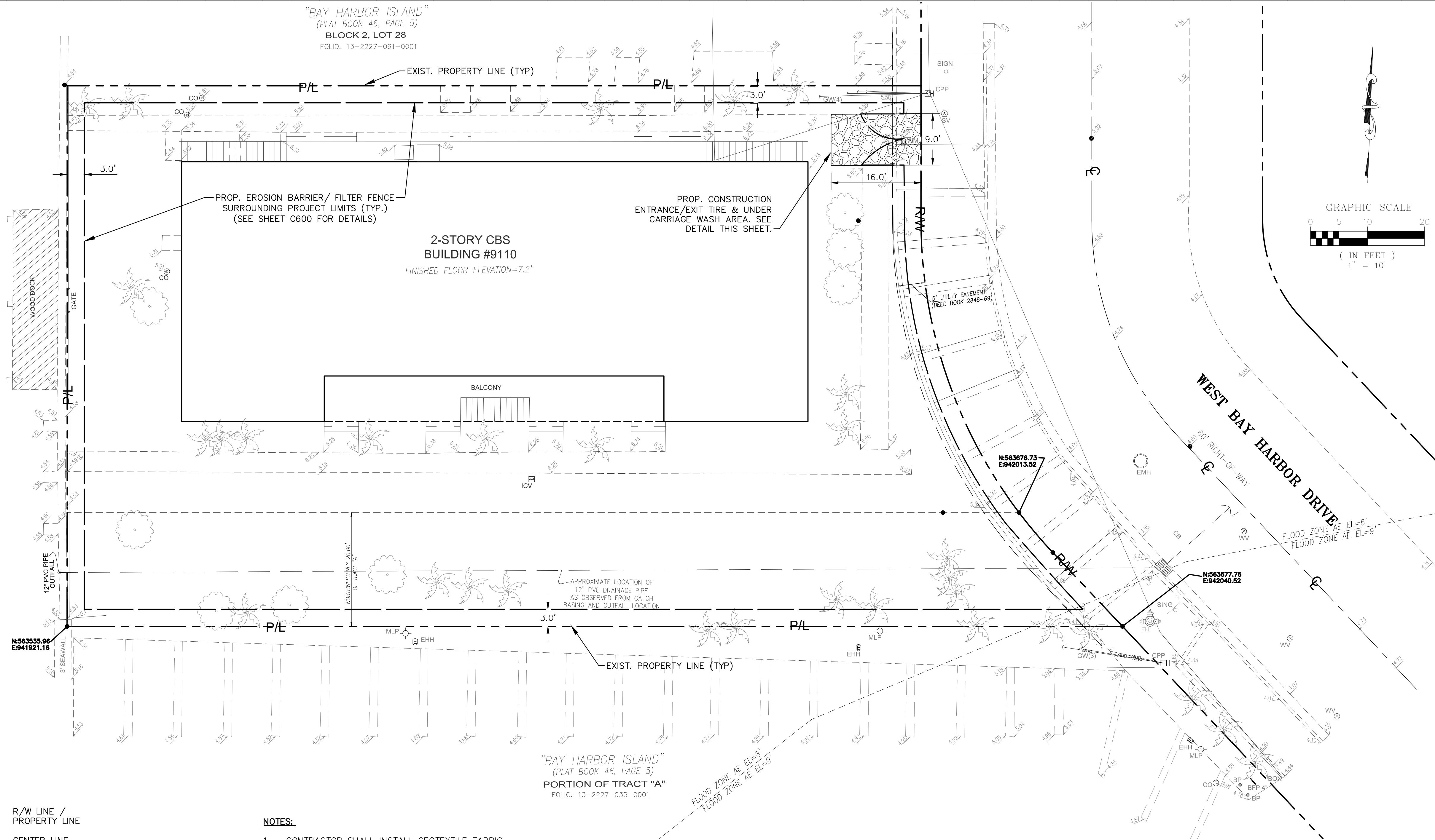


DRAINAGE DETAILS

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INDIAN CREEK LAKE



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ZONING PHASE

100%

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

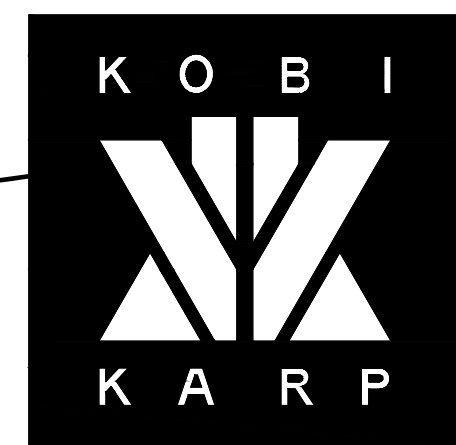
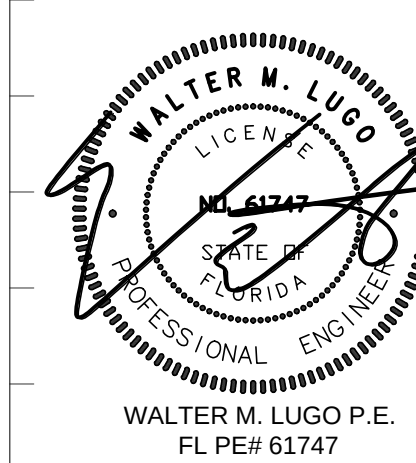
OWNER:
Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016
Tel:
Email: info@landauproperties.com

LANDSCAPE DESIGN:
Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

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

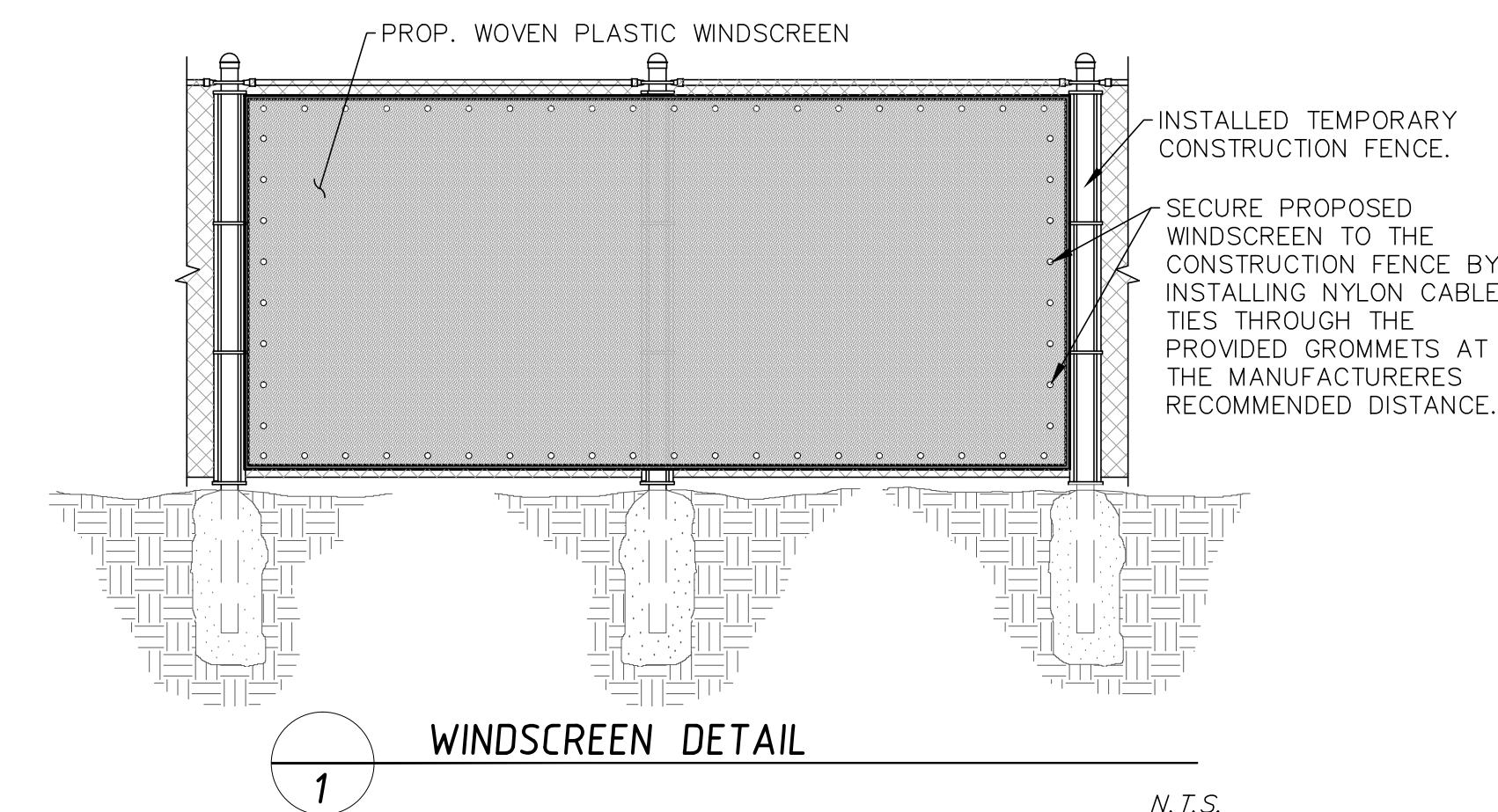
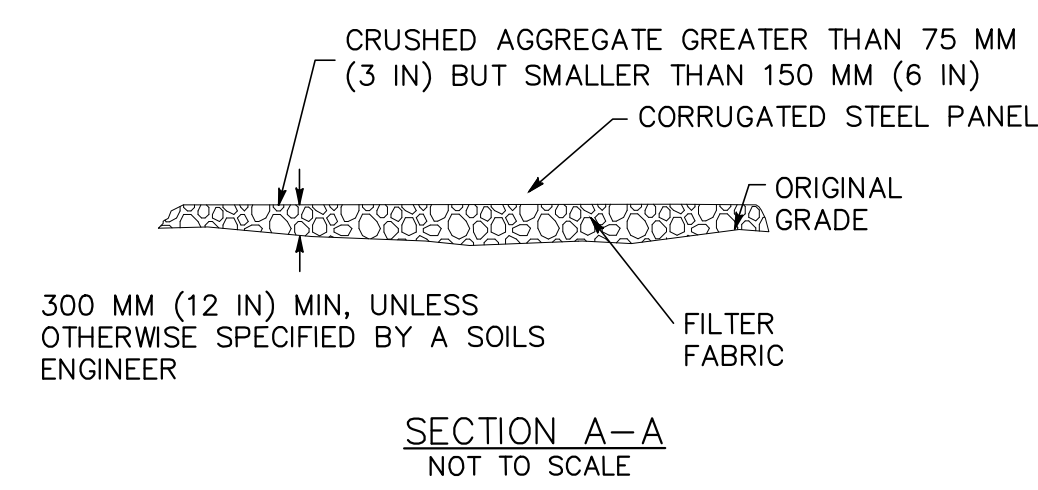
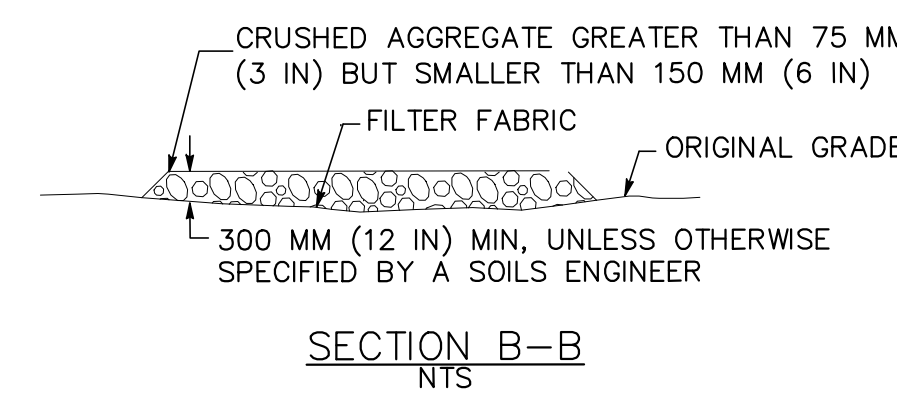
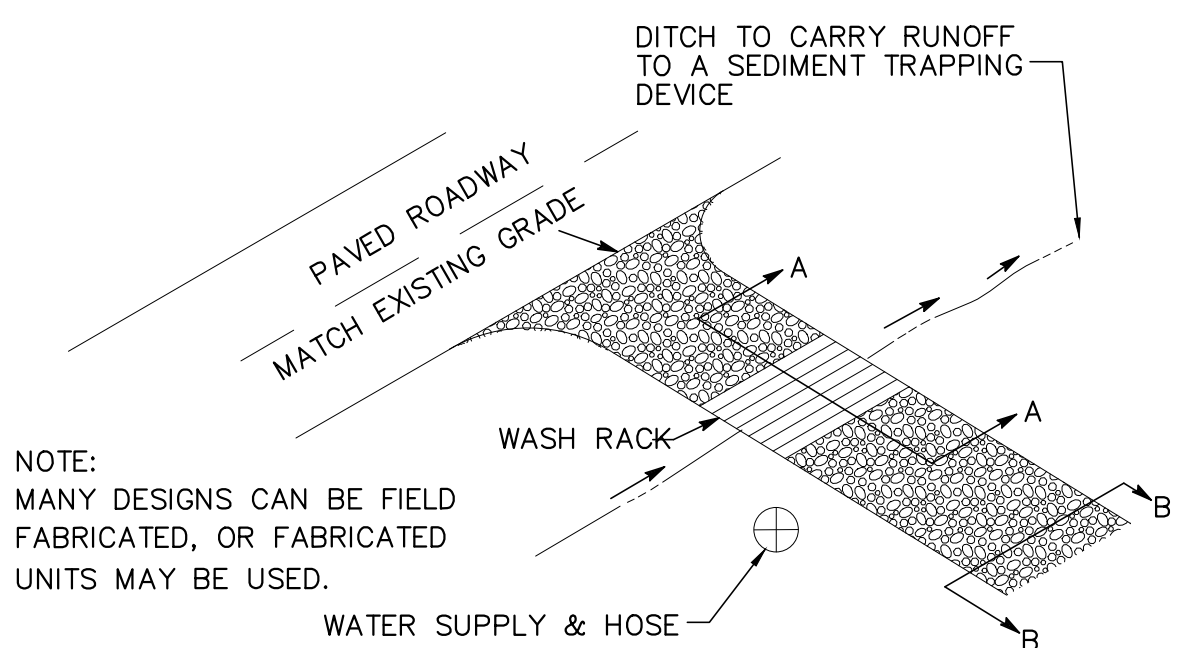
MEP ENGINEER:
Name: FRANYIE ENGINEERS, INC
Address: 10610 NW 27th STREET
DORAL, FL 33172
Tel: 305-592-1360
Email: tonyjr@franyie.com

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



SEDIMENTATION AND EROSION CONTROL PLAN

Date	01-26-2023	Sheet No.
Scale		C500
Project	2234	



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.

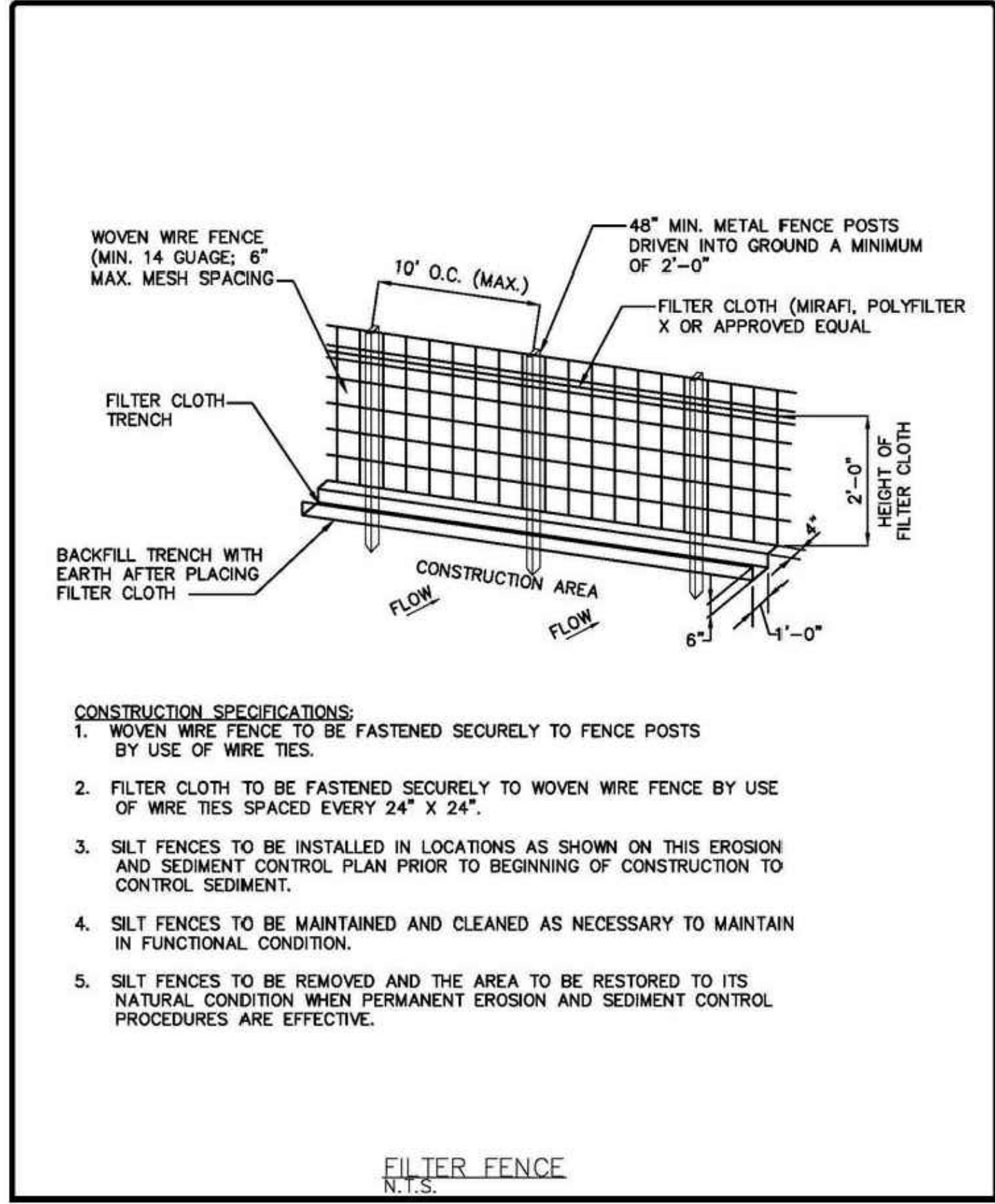
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CIVIL ENGINEERING CONSULTANTS

1001 BISCAYNE BLVD, SUITE 508, MIAMI, FL 33138
Phone: 786.518.2008 (Cell): 786.518.2008 (Office)
Email: wlugo@oceanengineeringinc.com

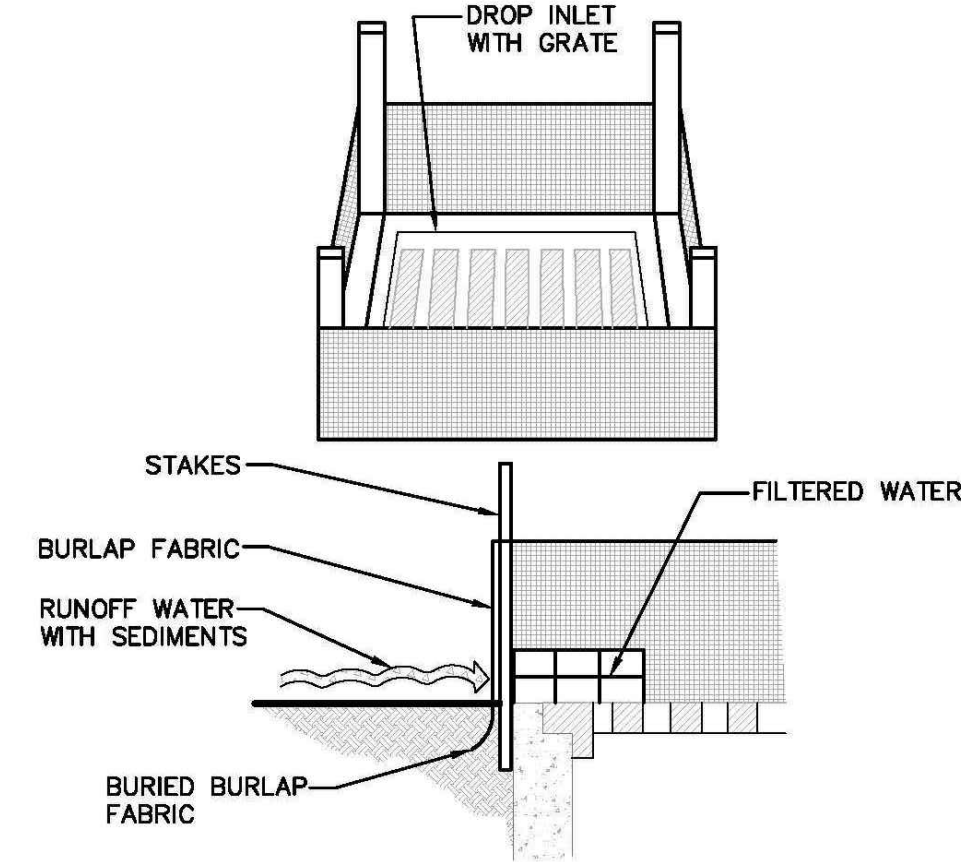


EROSION AND SEDIMENT CONTROL GENERAL NOTE:

THE FOLLOWING ARE BEST MANAGEMENT PRACTICES (BMP'S) DETAILS AND SPECIFICATIONS. IN ADDITION TO THE STANDARDS PER FDOT INDEX 100, 101, 102, 103, AND 104, AS WELL AS PER FLORIDA'S EROSION AND SEDIMENT CONTROL MANUAL, AND ARE ONLY A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER/CONTRACTOR TO ASSIST THEM IN IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES TO COMPLY WITH FLORIDA NPDES STORM WATER CONSTRUCTION ACTIVITY, AS ESTABLISHED BY FDER.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND IMPLEMENT THE BEST MANAGEMENT PRACTICE THAT ARE APPROPRIATE FOR THE PROJECT'S SITE SPECIFIC CONDITIONS DURING THE LIFE OF THE CONSTRUCTION ACTIVITIES.

EROSION AND SEDIMENT CONTROL GENERAL NOTE
N.T.S.



BURLAP DROP INLET SEDIMENT FILTER
N.T.S.

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION - ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FDOT NO.1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALE STO PREVENT WATER FROM ENTERING BETWEEN BALES.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.
23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER), CHAPTER 6.
24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

25. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
26. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
27. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
28. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.
29. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, HAYBALES AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
30. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND BE REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.
31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
32. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH HAY FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.
34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.
36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
37. SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

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

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9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
Name: LANDAU DEVELOPMENT
105 MADISON AVE, 2ND FLOOR
NY, NY 10016

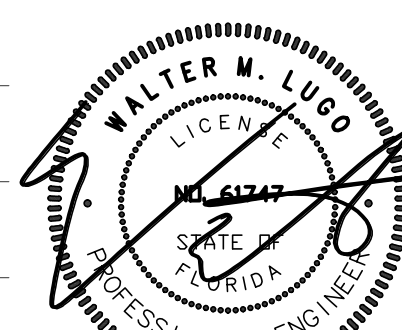
Tel:
Email: info@landauproperties.com

LANDSCAPE DESIGN:
Name: ECOPACHECO
Address: 257 SW 6TH STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

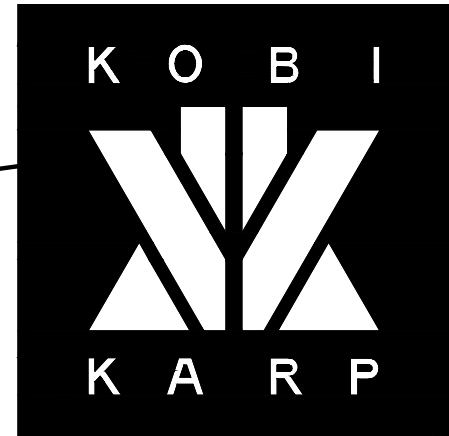
CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 5711 NW 28TH STREET, SUITE 508,
MIAMI, FL 33137
Tel: 305.518.2008
Email: wluogo@oceanengineeringinc.com

MEP ENGINEER:
Name: FRANYIE ENGINEERS, INC.
Address: 10610 NW 27TH STREET
DORAL, FL 33172
Tel: 305-592-1360
Email: tonyjr@franyie.com

ARCHITECT:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 5711 NW 28TH STREET
MIAMI, FL 33137
Tel: 305.573.1818
Fax: 305.573.3766



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FL PE# 61747

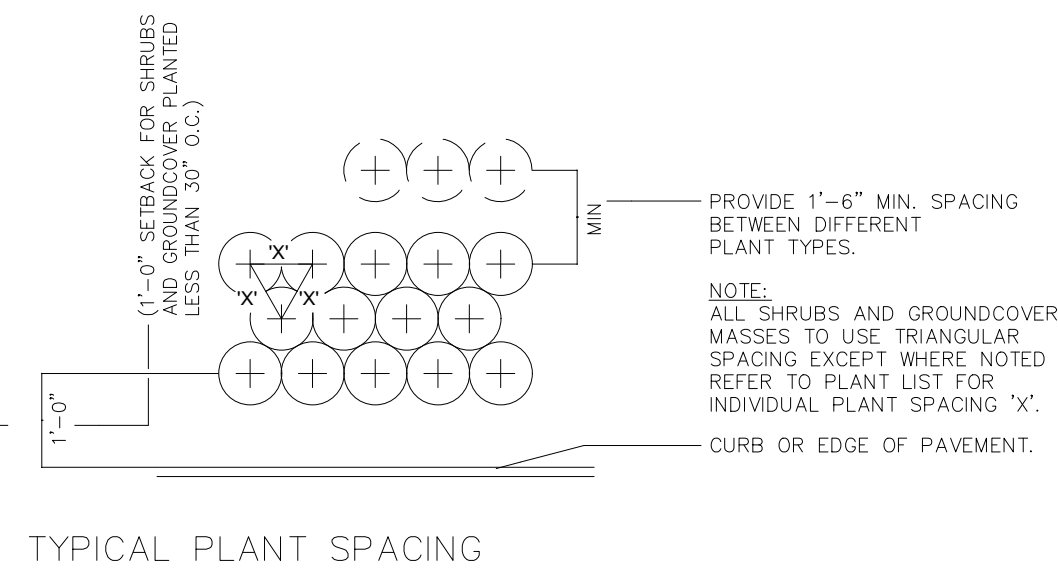
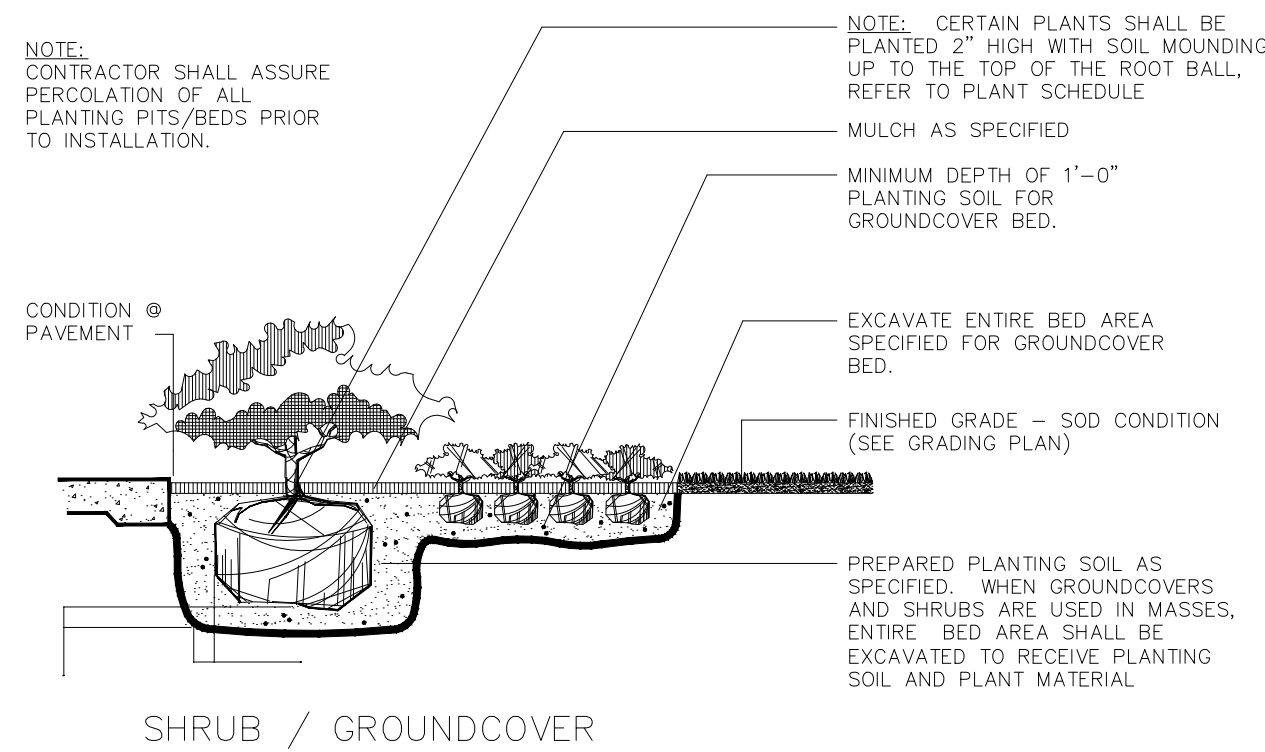
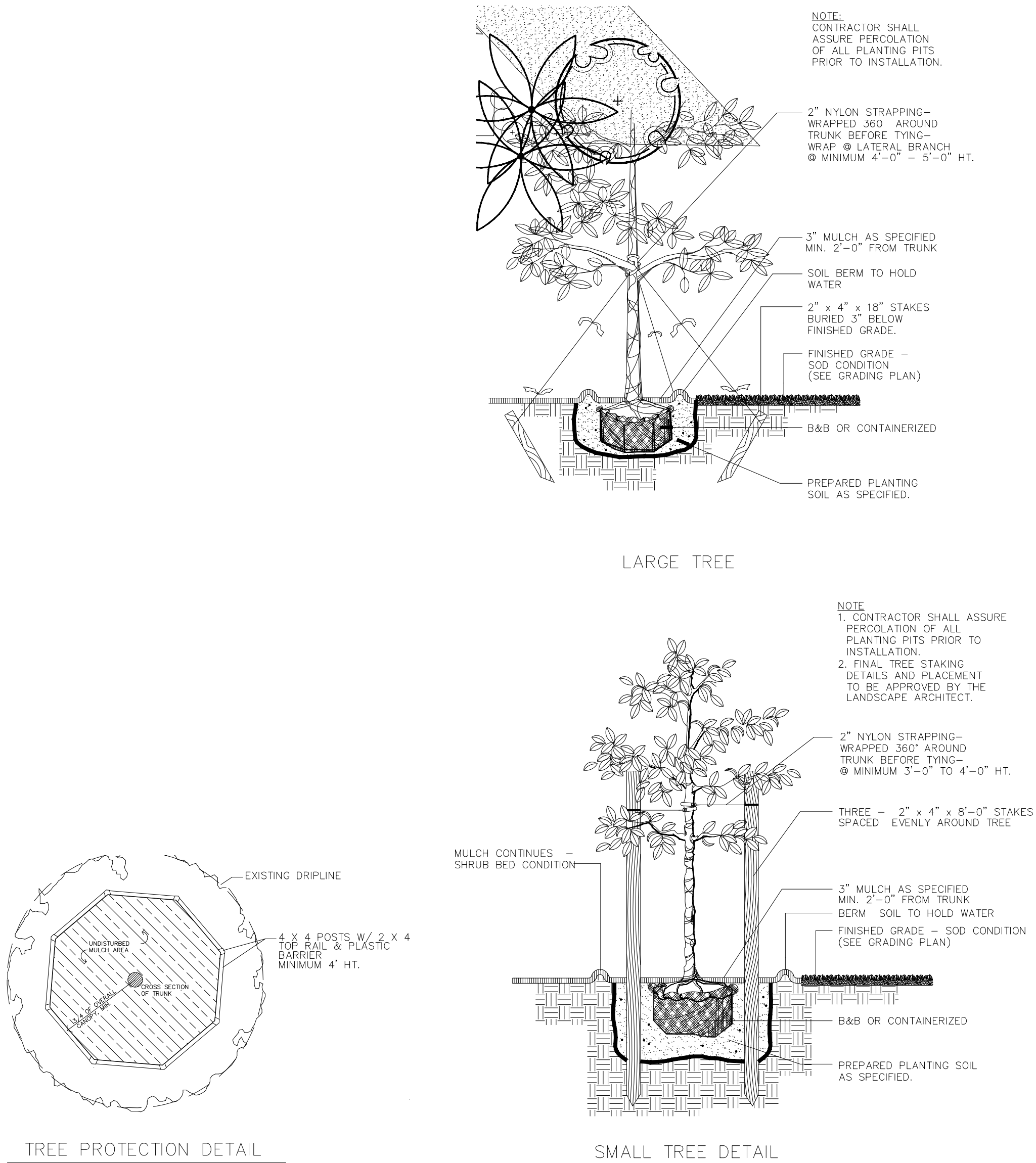


SEDIMENTATION & EROSION CONTROL NOTES

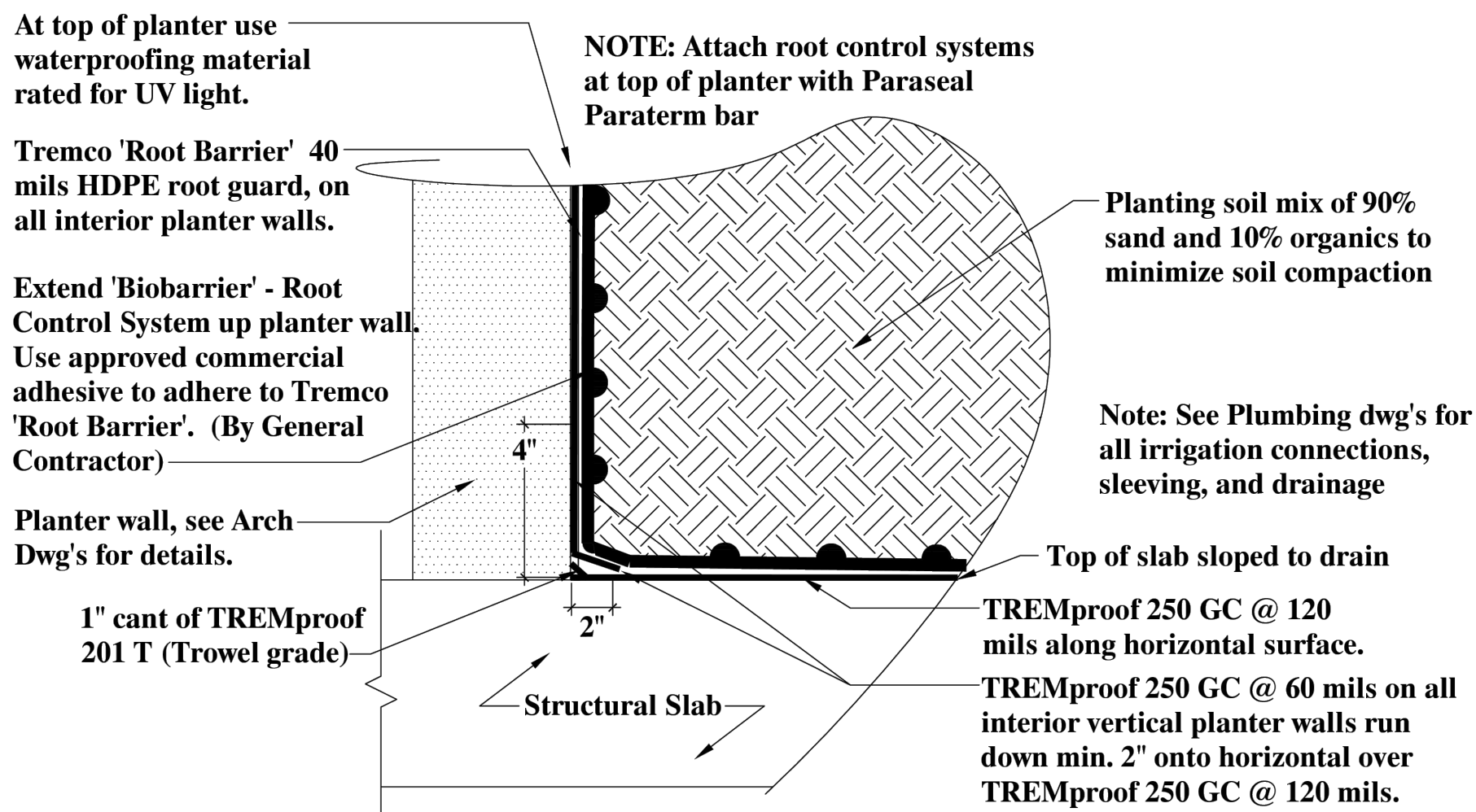
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Scale		C600
Project	2234	

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Email: wluogo@oceanengineeringinc.com

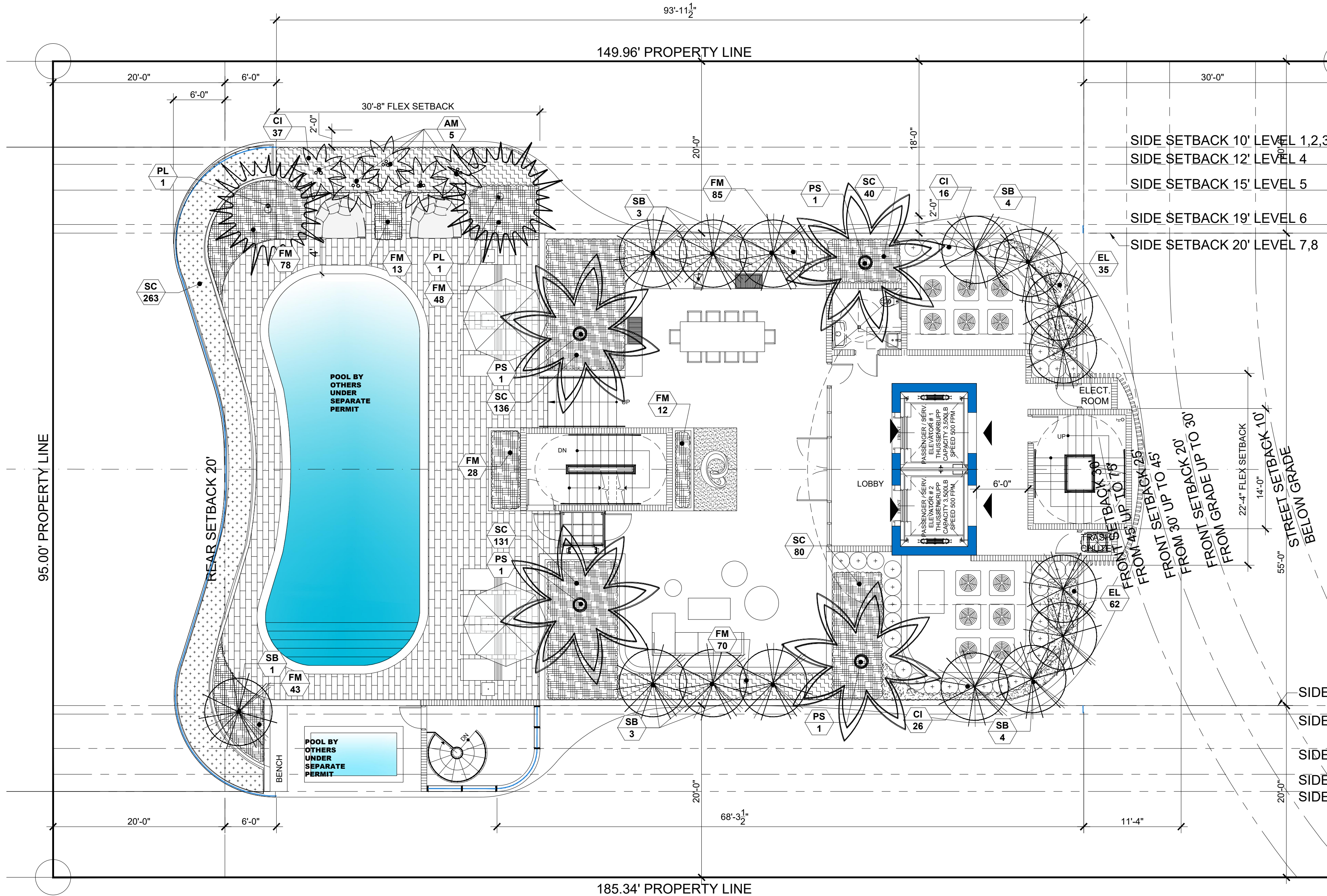


NOTE: This detail is for reference only. All materials and waterproofing listed are to show a typical example of how to handle an on deck planter. Shop drawings are to be submitted by G.C.'s selected waterproofing manufacturer showing actual type of water proofing to use, thickness, and all relevant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



Roof Deck Planter Section

SCALE 1/8" = 1'-0"



Roof Deck Landscape Plan

SCALE 1/8" = 1'-0"

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

PLANT SCHEDULE					
SHRUBS					
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
CI	79	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	36" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
FM	377	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C. / FULL
SC	387	SPARTINA BAKERI/ SAND CORDGRASS	YES	LOW	18" HT. X 18" SPR. / 3 GALLONS/ FULL/ 2' OC.
EL	97	ERNODEA LITTORALIS/ GOLDEN BEACH CREEPER	YES	LOW	10" HT. X 10" SPR. / 3 GALLONS/ 12" O.C. / FULL
TREES AND PALMS					
SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
PS/ 4		PHOENIX SYLVESTER/ SYLVESTER PALM	NO	LOW	6' HT. CLEAR TRUNK, THICK TRUNK FG, BB, FF, DIAMOND CUT
SB/ 15		CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	YES	LOW	12' HT. X 5' SPR., 2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER
PL/ 2		PLUMERIA RUBRA 'ALBA'/ WHITE FRANGIPANI	NO	LOW	14' HT. X 5' SPR., 2.5" CAL, FG, BB, FF/ MULTITRUNK

TOPO
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landscape architecture & design

TOPO GRAPHIC LLC
LC26000577
941-594-5016
Miami Beach FL / Punta Gorda FL
info@topo-graphic.com

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9110 WEST BAY HARBOR DRIVE

Roofdeck Level Landscape Plan

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

Project:

Revisions:
REVISION #1
DRV COMMENTS 02.09.2023

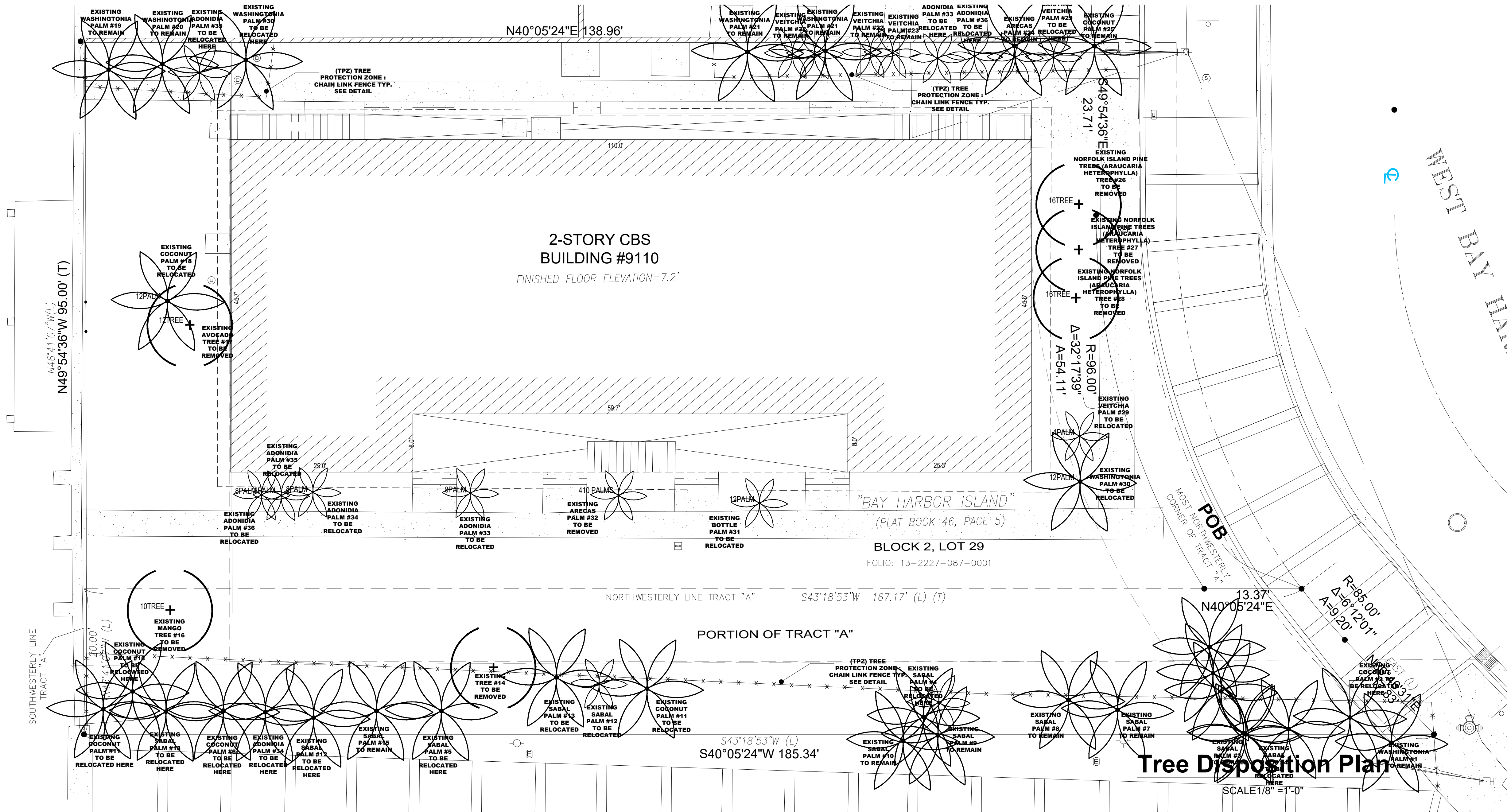
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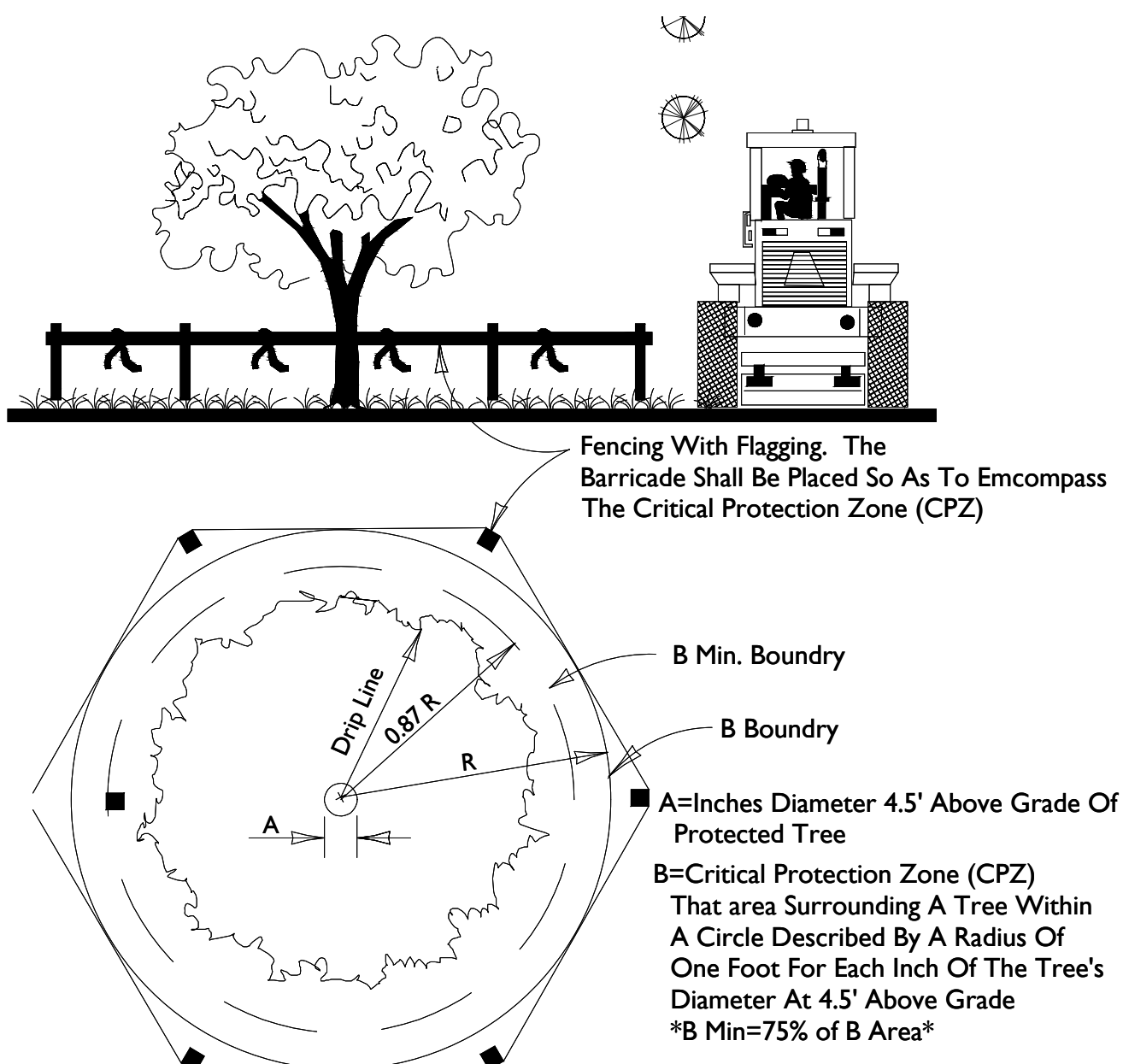
Drawing: Landscape Plan
Date: 01.15.2023
Scale: 1/8" = 1' - 0"
Drawn by: JRP
Sheet No.:

L-2

INDIAN CREEK LAKE



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



TREE PROTECTION DETAIL

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

TOPO
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landscape architecture & design

TOPO_GRAPHIC LLC
LC26000577
341-554-8018
Miami Beach FL / Punta Gorda FL
info@topo-graphic.com

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9110 WEST BAY HARBOR DRIVE
Roofdeck Level Landscape Plan

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

Revisions:

Seal:

REGISTERED LANDSCAPE ARCHITECT
MANUEL C. ALVARADO
1166695
2.28.23
OF
FLORIDA

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

TD-1

AGENDA ITEM REPORT

March 9, 2023

ITEM NUMBER: 2.

ITEM: Review and discussion of Site Plan Application by 1177 Bay Harbor Islands, LLC, for a revision to the previously approved New Commercial Mixed Used Building to be located at 1177 Kane Concourse. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:

Owner's Name: 1177 Bay Harbor Islands, LLC

Folio: 13-2227-001-3660

Property Address: 1177 Kane Concourse

Zoning District: B-1

Legal Description: Lots 5-14 Block 21

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

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

Ayanidys Martinez

ATTACHMENTS

1.	BHI 1177 KC MXD MMPA DRC Staff Report #2 March 9 2023
2.	Building responses
3.	Planning responses
4.	1177 Kane Concourse Traffic Statement
5.	Feb 20 2023_ Shared Parking Analysis
6.	Item # 2 1177 KC DRC REV Set 2nd Mtg 3.9.2023
7.	1177 Kane Concourse Civil Plan Sheets
8.	Item # 2 1177 KC Bay Harbor Town Comparison 11x17

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

To: Town of Bay Harbor Islands
Development Review Committee (DRC)

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

Date: March 9th, 2023

Subject: Site Development Plan Application – 2023 Revisions (#2 DRC Review)
1177 Kane Concourse Mixed Use Development
Decrease DU from 90 to 54 / 98,046 Sq. Ft. Office / 15,525 Sq. Ft. Comm.
Bay Harbor Islands Acct. No. SPR23-000005
MMPA Acct. No. 01-0702-1063C

RECOMMENDED ACTION

MMPA recommends the Development Review Committee (DRC) **APPROVE** the proposed revised Site Development Plan application and authorize the application to move forward to the Design Review Board / Town Council for consideration. This application was initially reviewed by the Town's DRC on Feb. 9th, 2023, and deferred to allow the applicant's design team to address the listed comments. The revised plans / other documents address all of our initial comments.

GENERAL PROJECT INFORMATION

Land Use Designation: C – Commercial
Zoning District: B-1 Business District
General Location: 1177 Kane Concourse
Legal Description: Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, less the south 15 feet of Lots 9, 10, 11, 12, 13, 14 of Block 21; Lot 32 of Block 3; and the 20 foot alley south and adjacent to Lots 5, 6, 7, and 8, and north and adjacent to Lots 9, 10, 11, 12, 13, 14 of Block 21, "Bay Harbor Island" Subdivision, according to the plat thereof, as recorded in PB 46, at PG 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION / HISTORY

In 2018-20 the Town reviewed / processed / approved a Site Development Plan for the above referenced land re-development project. The Planning and Zoning Board (now DRB) approved the final Site Development Plan on August 20th, 2019 subject to several conditions (Res. No. 2185). As

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this site involved a request to vacate a portion of a public alley, acquire TDR units and increase the allowable building height from 65 feet to 75 feet the Town Council also had to approve the project subject to the Public Benefit Program / Developer Agreement. This was approved by the Town Council on January 7th, 2020 by a 3-2 vote (Ordinance No. 1042). The Town Council required several site design modifications during their review that differed from the PZB approval, including the maximum number of DU, changes to the office square footage, and physical site plan modifications. This 10-lot development is located within the business area of the Town and is the first approved by the Town with mixed-uses (commercial / residential). Per the Town Council approval and Developer Agreement the maximum number of dwelling units can be 90 DU. The maximum square footage of office uses can be 98,800 sq. ft. The maximum square footage of commercial uses can be 14,900 sq. ft. per Ordinance No. 1042. As part of the Town's approval, the project received 24 TDR units from the Town's commercial account. The Town agreed to vacate that portion of the public alley in Block 21 within the boundaries of the site. To replace the alley access for landowners within this Block a replacement access easement was granted to the Town from the western termination of the public alley northward to 97th Street. As part of the consideration for the building height increase the Town acquired a waterfront lot at the northwest corner of Kane Concourse and WBHD.

The Town subsequently received / reviewed / issued Building Permit plans for this development based on the original plans on November 1st, 2022. As part of the BP review MMPA was requested to review the Building Permit plans prior to issuance to confirm consistency with the PZB approved plans, Code requirements and conditions of approval.

In late 2022 / early 2023 the Town was contacted to discuss several desired site modifications. These included a reduction in the number of DU from 90 (89 on BP set) to 54. The residential units would not be rental as originally approved but sold via condominiums. Due to the change in the number of DU the residential floor layouts have changed – which causes changes to the exterior building appearance (windows / balconies). Some additional refinements are proposed to the ground level due to flood design issues. Some of the previous residential common facilities facing 97th Street (fitness center / offices) had to be relocated higher to meet FEMA / FBC flood criteria.

The new property owner, 1177 Bay Harbor Islands, LLC, has submitted a revised Site Development Plan application, designed by Arquitectonica, for the construction a mixed-used / mid-rise development. The revised 2023 plans consist at this time of 54 dwelling units (previously 90), 98,445 sq. ft. of office use (previously 98,900 sq. ft.), 4,881 sq. ft. of restaurant / outdoor café use, and 9,305 sq. ft. of retail use. The building is still a “U” shaped modern architecture design dominated by glass and protruding rectangular designs; the open center facing West Bay Harbor Drive has a landscaped courtyard on the second level connecting the commercial and residential portions of the building. The retail and restaurant components front Kane Concourse with transparent storefronts as required and outdoor dining space with four (4) stories of office above for a total of five (5) stories with rooftop canopy and landscaping. The residential portion of the building fronts 97th Street with seven (7) floors of residential over a lobby with a rooftop recreational area as required and parking, accessory uses that support the residential units, and ground level parking are underneath the building. There are seven (7) levels of parking garage on the east side of the property.

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The maximum base height now allowed in the B-1 Business District is 65 feet above Base Flood Elevation (BFE) + 1' FBC Freeboard. When this project was approved in early 2020 the building height was measured only from the FEMA BFE – the Code was amended in March 2021 to add the FBC Freeboard. The structure is proposed to be up to 75 feet (it is slightly less), which may be allowed by an approval by the Town Council, through a Developer Agreement using the Town's Public Benefits Program. The building height increase was approved by the Town Council in Jan. 2020. The proposed 54 dwelling units will now be condos vs. rentals and consist of four (4) dwelling unit types (previously 7 types): 1-BR / 1.5 Bath units = 9 DU; 2-BR / 2.5 Baths = 20 DU; 3-BR / 3.5 Baths = 18 DU; 4-BR / 4.5 Baths = 7 DU. All of the units meet & exceed the Town's minimum square footage requirements (both pre-2019 and post-2019 sizes).

The site is comprised of ten (10) platted lots and includes the now vacated portion of the Town's platted 20' alley in Block 21. The existing alley corridor is being maintained for access to the parking areas, loading areas and utilities under the building from W. Bay Harbor Drive to Bay Harbor Terrace. A replacement access / utility easement under the building located at the east end of the property with large turning radius now exists to 97th Street. The former alley opening to W. Bay Harbor Drive is being modified to a right turn out only. Along Kane Concourse three (3) existing parking spaces are proposed to be used for valet drop-off, which requires an agreement with Town. As required by the Code there is a pedestrian walkway from Kane Concourse through the building to the parking and valet area to the rear under the building.

On 97th Street there is a lobby pick-up and drop off area for the residential portion of the development with two (2) guest spaces located near the street. At the pick-up / drop-off area there is enough room for a vehicle to be temporarily parked and another vehicle can pass. A waiver from the PZB was granted for the location of some of the guest spaces (garage). Since there are 10 lots, technically 10 guest spaces are required to be placed "in the front setback" - but only 2 are shown within this setback – the balance will be in the parking garage. The entrance to the parking garage is shown from 97th Street between the pick-up / drop off area and the new alley access easement. The plans also show the existing paver sidewalk system on W. Bay Harbor Drive being continued onto 97th Street to the eastern limits of the project. W. Bay Harbor Drive is shown to be modified by eliminating the on-street parking space and bicycle pay station with the streetscape being redone with the Town's required street trees.

There are now 55 ground parking spaces provided under the building (previously 53), 10 on-street spaces along Kane Concourse with three (3) being proposed for valet service. On the ground floor level, no lifts are proposed on the revised plans; however, eleven (11) tandem valet spaces are shown on the revised plans, which requires Design Review Board approval.

The applicant requested & received a shared parking / parking reduction for this mixed-use development and submitted a study with the original application. The revised application includes an updated Traffic Impact Report and an updated Shared Parking Reduction Study. Pursuant to Code requirements 553 parking spaces are required based on the revised design with 36 fewer DU - the study states 395 spaces are needed, and 522 spaces are provided. There is flexibility and estimations being made regarding restaurant and retail space build-outs. The updated Plummer & Associates Shared Parking Study was modified as requested to include the most recent data noted in the revised Site Development Plan drawings and applicant letter.

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The Town's records indicate that the lots are / were previously developed with an office building. The survey indicates the total area of the ten lots, including the alley proposed to be vacated, is 84,942 sq. ft. / 1.95 acres in size. This would allow a maximum of 66 dwelling units on the property at the maximum allowable base density of 34 DU/AC. The revised proposal is to build 54 DU (27.7 DU/AC) which would not require the developer to acquire any TDR units. However, the original approved design included up to 90 DU, so the Town deeded 24 TDR units to the developer as part of the Developer Agreement negotiations for the 10' building height increase. The Town did receive a waterfront park site and funds (\$500,000) to assist in its development, and other concessions. Technically via the Complan / Code no party may receive / hold TDR units unless they are being used in the development. In this case due to the DU decrease from 90 DU to 54 DU there is no need for the previous Town TDR transfer. Since 66 base DU are allowed and only 54 DU are proposed, the landowner would have a surplus of 12 private TDR units. The Town staff analyzed this situation legally. Since there was a previous "deal" that involved substantial concessions, including a land conveyance / funds, and there is a recorded Developer Agreement / TDR Deed the Town has agreed to this. The developer desires to retain the development rights to 90 DU for future project flexibility.

The adjoining / nearby developments sites currently include: to the north a Town-owned parking lot, vacant land zoned RM-2, the four (4) story Recency Hall Condominium and three (3) story townhomes; to the south and east along Kane Concourse are office and retail buildings; to the west is a vacant lot zoned Gateway District and then several multifamily dwellings including the Island Manor and Bay Harbor Condominiums. This area of the Town is predominated by a mixture of low-rise residential complexes (1-3 stories), mid-rise residential complexes (5-7 stories), and commercial buildings along Kane Concourse. The Town's 2002 Community Vision Master Plan identifies this area for mid-rise commercial and mixed-use residential developments (7+/- stories). The development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The site is currently vacant and was formerly known as the "Taplin" properties that changed ownership in late 2016. It was previously occupied with by an office commercial building that totaled 21,078 sq. ft. that was demolished in mid-2017. Since 2004+/- the Town has undertaken numerous studies and Code modernizations / updates in virtually all land areas. This included all of the residential districts (single-family / multi-family), the Kane Concourse commercial sites, and specialty sites (Gateway / Planned Development). The Comprehensive Plan was updated which included a system to allocate / monitor residential density allocations in multi-family areas due to errors in the original plan. This system has proved extremely useful to the community's property owners and the Town by generating revenue from the sale of TDR units. In 2002 a Town Charter limit was adopted limiting the height of buildings to 75 feet, unless a specific proposal was submitted to the electorate for a vote.

The former BAA "Business" Zoning District was created in 1957 and seldom modified in 50 years. Most of the commercial land parcels were developed during that time period. The Town officials believed the community had stagnated and real property tax revenue was in decline. So in 2002 the Town retained an urban planning consultant (Glatting Jackson) and held a Community Visioning process. In 2003-04 the Town retained another urban planning consultant (Bermello

Ajamil Partners) who studied / prepared design recommendations for the Kane Concourse / Downtown business properties in the Town. These efforts attempted to frame issues and set basic development / building massing visions for the community.

In 2005-06 the Town refined those design concepts and adopted a series of Land Development Regulation modifications to the renamed B-1 Business District. Mixed land uses (commercial / residential) have been allowed in the B-1 District since the district rules were written. A key component of the discussions was the allowable height of buildings. Prior to the 2006 Code update the business district limited building heights to six (6) stories. At that time there was no definition as to what height constituted a "story" – this was added later at a maximum of 10 feet per floor – due to community concerns with excessive building height. The tallest existing commercial building (1111 Kane Concourse) is about 72' in height to the main flat roof with a 20'+/- tall elevator/stair tower on top of the building. The Bermello Ajamil Downtown Study recommended the commercial building heights be set at 75'. However, the Glatting Jackson Community Visioning Study recommended maintaining the 6-story limit. The Town Council at the time of adoption decided to remove the "story" limitation and set maximum building height at 65', allowing a project designer the freedom to create varying interior floor heights. Town staff / MMPA were not opposed to the 75' limit, as we were more concerned with the 6-story limit. Some of the main reasoning given was the existing low-scale of the buildings along the roadway and the fact that the height limit in the adjoining RM-2 Multi-family District areas north of 97th Street and south of 95th Street are 65'. It was felt the non-Kane Concourse frontage sites would be parking facilities or residential uses. The district has special setbacks for residential uses along those streets.

In response to a request from the owner's representatives to consider amending the Town Code to allow buildings to be a maximum of 75 feet, the Town Council, on January 8th, 2018, adopted Ordinance No. 1018 creating a Public Benefits Program. The program can allow a building height of 75 feet in exchange for participation in the program by providing certain public benefits found appropriate by the Town Council in order to achieve high-quality commercial, office or mixed-use developments with proper floor-to-ceiling heights.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Commercial". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission pursuant to the Transfer of Development Rights program established by §23-22.2. The developer is now seeking to build a total of 54 DU when 66 DU are allowed by the base density, therefore, no additional TDR units are required. However, based on the original 2020 approval for 90 DU the Town deeded 24 TDR units to this site. The proposed revised development will be consistent with the applicable FLUM designation and density allowance of the property.

Land Development Regulations / Zoning Code – The property has a Zoning classification of B-1, Business District. The maximum building height allowed in this area is 65 feet (measured from BFE + 1' FBC freeboard to top of main roof deck), with 75 feet maximum possible through participation in the Town's Public Benefits Program. The proposed use of the property is consistent with this zoning classification. The revised site design is now consistent with the Code provisions.

PLATTING

Although the site does not require re-platting pursuant to §11-22, as the site is currently platted as described above, it was recommended that a new replat be prepared to simplify the site boundaries and alley vacation / easement dedication. This almost exact same scenario was done for the Ocean Cadillac site years ago. However, the Town has agreed to alternative form of Unity of Title (Covenant in Lieu) to legally tie the lots together prior to the issuance of building permits.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The revised building is still a “U” shaped modern architecture design dominated by glass and protruding rectangular designs; the open center faces West Bay Harbor Drive has a landscaped courtyard on the second level connecting the commercial and residential portions of the building. The parking garage is enclosed with ventilation to the roof. The building is exempt from the breezeway requirement since it is within 50 feet of Kane Concourse pursuant to §23-11(C)(12).

Due the substantial amount / type of requested plan modifications, the Town determined that the Design Review Board (DRB) and Town Council will need to re-review / re-approve the modifications.

SITE PLAN COMMENTS

Following are comments based on the revised plans received from the architect on February 23rd, 2023, submitted to the Town for consideration:

1. Based on the revised request for only 54 DU approval of “0” TDR units by Town Council is required. As the site is 1.95 acres in size (assuming the alley is vacated), a maximum of 66 DU are allowed by right (34 DUA base density). See §23-11(B1)(11). However, the original 2020 Town approval allowed up to 90 DU; therefore, the Town deeded 24 TDR units to the developer. Due to the building height increase a Developer Agreement was required via the Town's Public Benefit Program. If the Town approves this site modification the developer will have 12 private TDRs and 24 public TDRs. The Town staff / attorney analyzed the legality of this situation and due to the Town / Developer “agreement” the deal is still valid. The developer has stated they desire to keep the rights to the 90 DU for future project flexibility.
2. Based on the revise project design the applicant's Traffic Engineer revised their original Trip Generation Study and Shared Parking Analysis. They feel at a minimum at least 395 parking spaces are necessary to adequately serve this modified development. However, as per the Developer Agreement terms at least 522 parking spaces will still be provided.
3. The plans were modified and clarified to clearly demonstrate the new building will comply with the Town's height allowances (main / accessory structures). FYI - The main building roof deck will be about 1.5' lower than the maximum 75' allowed.
4. The new tandem (valet) parking arrangement shown on the revised plans requires Design Review Board (DRB) approval pursuant to §23-30(f).

5. It is noted for informational purposes the Town previously granted an approval for a narrower landscape strip along 97th Street as it does comply with the 10-foot setback for multifamily development parking design criteria stated in §23-24(d)(2). However, the site is zoned B-1.
6. On Sheet A1.01 in the Standard Parking Space detail there is a typo as to the Town's minimum stall width – it is noted as 6'-6" when it should be 8'-6". The spaces on the plans all scale to the required width. Please correct the typo for the DRB / TC plan sets.

Permit: # SPR23-000005
Site Development Plan Application

	Building			
	COMMENT		Sheet	RESPONSE
1	LABEL ALL ROOMS/ AREAS (EMPHASIS ON GROUND FLOOR).	Mike Messa	A1-01	Room tags were added to all rooms in the plans
2	ALL ENCLOSURES ON GROUND FLOOR ARE BELOW DFE (BFE 8 FT PLUS 1FT). CLARIFY HOW EACH OF THESE AREAS WOULD COMPLY WITH ASCE 24 (DRY OR WET FLOODPROOFING).	Mike Messa	A1-01 & A1-05	Refer to new sheet A1-05 for flood proofing plan. Retail spaces and office levels will be dry proof. Ground level residential will be wet proof. Refer to new sheets for flood vent location and calculations
3	CLARIFY ACCESSIBILITY FROM HC PARKING. KEEP IN MIND THAT "PLATFORM LIFTS" ARE LIMITED ON NEW CONSTRUCTION BY SECTION 206.7 FBC 2020 ACC.	Mike Messa	A1-01	A 36" accessible path was provided between parking stalls and ramp located at the West side of the property. Gas meters were relocated to the exterior. ADA lift complies with FBCA section 410.
4	4. SHOW INTERIOR LAYOUT FOR UNITS, BED AND BATH COUNT BY UNIT, TOTAL SQUARE FOOTAGE, ETC. -	Mike Messa	A0-02,A0-20, A0-21, A1-02,A1-03,A1-12 and A1-13	Interior unit layouts were added to the sheets. Unit matrix with number of bedrooms and square footages is show on sheet A0-02.

ADDITIONAL COMMENTS MAY BE PENDING AFTER REVIEW OF THE REQUESTED DOCUMENTS AS LISTED ABOVE. - PROVIDE RESPONSE SHEET ADDRESSING EACH OF THE COMMENTS AND INDICATE THE SHEET IN WHICH CORRECTION IS FOUND.

	Town Engineer Plan Review			
	COMMENT		Sheet	RESPONSE
1	No civil drawings provided with the site plan	Rodney Carreno		Refer to attached civil plans

Permit: # SPR23-000005
Site Development Plan Application

	Planning			
	COMMENT		Sheet	RESPONSE
1	Based on the revised request for only 54 DU approval of"0" TDR units by Town Council is required. As the site is 1.95 acres in size (assuming the alley is vacated), a maximum of 66 DU are allowed by right (34 DUA base density). See §23-11(B1)(11). However, the original 2020 Town approval allowed up to 90 DU; therefore, the Town deeded 24 TDR units to the developer. Due to the building height increase a Developer Agreement was required via the Town's Public Benefit Program. If the Town approves this site modification the developer will have 12 private TDRs and 24 public TDRs. The Town staff/ attorney is analyzing the legality of this situation	Michael Miller	N/A	It is the Developers Intention to keep the 24 units deeded by the city. City to provide feedback on the legality of the situation
2	The application included updated Traffic Generation Impact & a Shared Parking Study based on the less intensive development program. It is noted the land use data set used in the two reports has different data and results. This needs to be corrected to be consistent.	Michael Miller	Reports	Traffic generation impact and shared parking study were revised to show the same data. Refer to revised reports
3	On revised Sheet A1.01 the plans show that there 67 parking spaces on the ground level. However, we are only able to locate 55 parking spaces in the revised garage layout and 2 guest spaces along 97th Street. Please verify the parking provided on this level and all others to comply with the Town Code / Shaied Parking reduction (original and/or revised) / Developer Agreement.	Michael Miller	A1.01	There are a total of 55 spaces in the garage and 2 visitors. The note was revised to reflect this amount.
4	On revised Sheet A1.01 there appears to be possibly 2 areas that could be used as parking spaces but are not designated / numbered. Please review and update.	Michael Miller	A1.01	Areas not designated as parking were hatch in the plan
5	On revised Sheet A1.01 the plans show that traffic could make both left / right turns onto 97th Street from the relocated alley. Per the Town Council approval and Developer Agreement condition this is not allowed - only right turns easterly to Bay Harbor Terrace - at least in the near future. There is a provision to revisit this in the future once the site is operational.	Michael Miller	A1.01	Arrows were modified in the plan to show a right turn only
6	On revised Sheet A4.01 and several others the building height noted appears to exceed the maximum allowed by the Town Code and Charter. The Town granted approval for this building to be up to 75' in height via the Public Benefit Program. The maximum building height allowed via the Town Charter is 75'. Building height is now measured from the current FEMA BFE + FBC freeboard elevation to the top of the main roof. The revised plans are not clearly drawn but appear to show building heights of 75'-7" on some sheets and 78' on some other cases. Please research this and adjust the plans as necessary to comply with Code.	Michael Miller	A4.01,A4.02, A4.03 and A4.04	The office roof and residential roof are 1'-4" below maximum elevation allowed by code. The roof elevation form freeboard is 73'-8". Refer to revised sheets.
7	On the rooftop plans a number of accessory structures are shown. Elevator shaft overrides and stair towers cannot exceed 20' above the main roof. Shade structures / trellis / pergola / etc. cannot exceed 10' above the main roof deck It appears some of the accessory structures are measured from a raised platform which is not allowed per Sec. 23-12(25)(l). Revise the plans. This was discussed / corrected at the BP review stage as well.	Michael Miller	A4.01,A4.02, A4.03 and A4.04	Accessory structures were lowered to be at elevation 95'-8" NGVD. This is ten feet from maximum roof elevation allowed by code (85'-8" NGVD)
8	On Sheet AO-03 the plans appear to possibly show some habitable "office" space for a rooftop area. This would not be allowed as no habitable area is allowed above 75'. Is this the area under a shade structure over the roof deck? Please advise and revise as necessary.	Michael Miller	A0-03	The space in the office rooftop is a open deck non air-conditioned area with its accessory bathrooms as allowed by zoning code.
9	On Sheet AO.02 the parking data is not consistent with the updated Plummer Engineering parking recommendation (439 spaces vs. 440 spaces). Please verify and revise.	Michael Miller	A0.02	The parking table was revised on sheet A0.02. Parking reduction is 425 spaces.
10	On Sheet AO-02 the noted minimum DU sizes by Bedroom type in the Town Code are partially correct. When this project was originally filed in 2018 the lower DU square footages was allowed. In 2019 partially due to this. project's review the DU sizes were increased to match others in the RM zoned areas. There was a grandfathering provision in the 2019 Code amendment that allowed this project to use the older sizes. It is noted the proposed former and new DU sizes all exceed the Code minimums. Add a plan notation for clarity.	Michael Miller	A0-02	Note was to sheet " Unit sizes grandfather under 2019 code amendment provisions"

	Planning			
	COMMENT		Sheet	RESPONSE
11	11.The new tandem (valet) panting arrangement shown on the revised plans requires Design Review Board approval pursuant to §23-30(l).	Michael Miller	N/A	Noted
12	It is noted for informational purposes the Town previously granted an approval for a narrower landscape strip along 97*' Street as it does comply with the 1&foot setback for multifamily development parking design criteria stated in §23-24(d)(2). However, the site is zoned &1.	Michael Miller	N/A	Noted
13	We believe the revised square footages listed on the revised plans violates the previously approved Site Development Plans and Developer Agreement limits. For the commercial use a maximum of 14,900 sq. ft. is allowed - the plans now add to 15,525 sq. ft. (7,396 sqft retail/ 5,606 sq. ft indoor rest. /2,523 sq. ft. outdoor seating). Revise the plans and/or DA.	Michael Miller	A0-03	Current plans add a total of 15,832 sq. ft. of commercial space . (5,489 sq.ft restaurant, 9,305 sq. ft. retail and 1,038 of outdoor café). Developer has requested to review square footages at Design Review Board meeting.

February 20, 2023

Mr. Steven Rosen
Project Manager - Construction
1177 Bay Harbor Islands, LLC
3109 Grand Avenue #349
Coconut Grove, FL 33133
srosen@terragroup.com

RE: 1177 Kane Concourse Traffic Statement - #21225

Dear Steven,

The 1177 Kane Concourse project is an approved mixed-use development located in Bay Harbor Islands, Florida. The approved development consist of 104 residential units, 86,700 SF of office space, 10,239 SF of restaurant space, and 7,565 SF of retail space. Main access to the site was proposed via two, two-way driveways located on 97th Street.

1177 Bay Harbor Islands, LLC is proposing to modify the development program to include: 54 residential units, 98,445 SF of office space, 6,527 SF of restaurant space, and 9,305 SF of retail space. Access to the new project will continue to be via two two-way driveways located on 97th Street.

A trip generation analysis was conducted for the approved and the proposed uses. The project trip generation was based on the rates/equations published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. These rates and equations estimate vehicle trip ends at a free-standing site's driveways. ITE research also shows that a certain percent of retail and restaurant trips are "*pass-by*" trips. These are described as trips "attracted from the traffic passing the site on an adjacent street." These are not new trips, but trips already using the existing roadway

network that stop at the proposed use and go back to their original path. Pass-by trips for this use were established based on guidelines provided in Institute of Transportation Engineers (ITE) *Trip Generation Handbook*, 3rd Edition. Transit, prevalent sidewalks, shared and exclusive bike lanes, and a Citi bike station on the west side of the project property make the study area pedestrian friendly. Thus, an 8% deduction was taken for pedestrian/transit. These deductions are consistent with the trip generation analysis conducted for the approved project.

Trip generation calculations were performed for a typical weekday daily, AM, and PM peak hour of the adjacent street for the approved land uses and the proposed development and are summarized in Exhibit 1. Support documentation is provided as Attachment A.

Exhibit 1 Trip Generation Analysis

Approved Land Uses

ITE Land Use Designation ¹	Size / Units	Daily Vehicle Trips	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
			In	Out	Total	In	Out	Total
Multifamily Housing (Mid-Rise) (Land Use 221)	104 DU	565	9	27	36	28	18	46
General Office Building (Land Use 710)	86,700 SF	924	93	15	108	16	83	99
Shopping Center (Land Use 820)	7,565 SF	286	4	3	7	14	15	29
Quality Restaurant (Land Use 931)	10,239 SF	858	4	4	8	54	26	80
Subtotal Gross Trips		2633	110	49	159	112	142	254
Internalization ²	AM	7.5%	-6	-6	-12	-29	-29	-58
Pass-by Shopping	PM	34%	0	0	0	-2	-2	-4
Pass-by Restaurant	PM	44%	0	0	0	-13	-13	-26
Transit/Pedestrian Trips		8%	-8	-3	-11	-6	-7	-13
Net External Trips			96	40	136	62	91	153

1) Based on ITE *Trip Generation Manual*, Tenth Edition

2) Based on ITE *Trip Generation Manual User's Guide and Handbook*, Tenth Edition

Proposed Land Uses

Proposed ITE Land Use Designation ¹	Number of Units	Daily Vehicle Trips	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
			In	Out	Total	In	Out	Total
Multifamily Housing (Mid-Rise) <i>Land Use Code: 221</i>	54 DU	292	5	14	19	15	10	25
General Office Building <i>Land Use Code: 710</i>	98,445 SF	1,046	102	17	119	18	94	112
Quality Restaurant <i>Land Use Code: 931</i>	6,527 SF	548	2	2	4	34	17	51
Shopping Center <i>Land Use Code: 820</i>	9,305 SF	352	5	3	8	17	18	35
Total Gross Trips		2,238	114	36	150	84	139	223
Internal Capture (AM, PM) ² (5.3%, 24.2%)			-4	-4	-8	-27	-27	-54
Other Modes of Transportation ³ 8%			-8	-2	-10	-5	-9	-14
Restaurant Pass-by (PM) ² 44%			0	0	0	-6	-6	-12
Retail Pass-by (PM) ² 34%			0	0	0	-2	-2	-4
Net Proposed Trips			102	30	132	44	95	139

¹ Based on ITE Trip Generation Manual, 10th Edition.

² Based on ITE Trip Generation Handbook, 3rd Edition

³ Based on US Census Zip Code 33154 and local characteristics.

Net Trip Difference

Scenario	Daily Vehicle Trips	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Approved Project	2633	96	40	136	62	91	153
Proposed Project	2238	102	30	132	44	95	139
Net Trip Difference	-395	6	-10	-4	-18	4	-14

The results of the trip generation analysis show that the proposed development will generate 395 less daily trips, 4 less AM peak hour trips, and 14 less PM peak hour trips when compared to the approved project. Therefore, the conclusions of the previously approved traffic study remain the same.

Maneuverability Evaluation

The proposed site plan has minor changes to the access area. The maneuverability of the new site plan was tested by superimposing the approved maneuverability analysis on the new site plan. The

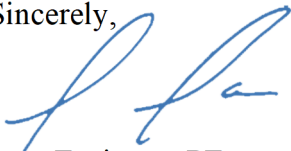
results shows that the minor changes to the plan do not affect the maneuverability of the site. The maneuverability evaluation for a WB-50, WB-40 and a delivery van are shown in Attachment B.

Conclusions

The proposed changes to the previously approved 1177 Kane Concourse project will not have any traffic related impacts. The new development program will generate less vehicular trips when compared with the approved plan. Changes to the access/loading area did not affect the maneuverability of the loading trucks.

We stand ready to provide any support needed for this project. Should you have any questions or comments, please call me at (305) 447-0900.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Espinosa', is written over the word 'Sincerely,'.

Juan Espinosa, PE

Vice-President – Transportation

Attachments

w:\21\21225\trip gen\1177 kane concourse - feb 20 2023.docx

Attachment A

Trip Generation Information

Approved Development Program

AM Peak Hour Trip Generation and Internalization

1177 Kane Concourse

Multifamily (Mid-Rise) Land Use 221 104 DU		General Office Land Use 710 86,700 SF		Restaurant (Quality) Land Use 931 10,239 SF		Shopping Center Land Use 820 7,565 SF			
In	Out	In	Out	In	Out	In	Out		
9	27	93	15	4	4	4	3	159	ITE Trips
UNBALANCED INTERNALIZATION									
0% 0	2% 1	3% 3	1% 0	20% 1	4% 0	17% 1	14% 0		
5% 0	20% 5	1	0	20% 1	4% 0				
2% 0	1% 0	0	0			17% 1	14% 0		
		63% 9	1	23% 1	31% 1				
		14% 13	1			32% 1	29% 1		
		28% 4	1						
		4% 4	1						
				50 0% 0	14% 1	8% 0	13% 0		
				0	0				
Multifamily (Mid-Rise)		General Office		Restaurant (Quality)		Shopping Center			
In	Out	In	Out	In	Out	In	Out		
9	27	93	15	4	4	4	3	159	Vehicle Trips
BALANCED INTERNALIZATION									
0	-1	-1	0	-1	0	0	0		
0	-1			-1	0				
0	0					0	0		
		-1	-1	-1	-1				
		-1	-1			-1	-1		
				0	0	0	0		
0	-2	-3	-2	-2	-1	-1	-1	Total Sum	
9	25	90	13	2	3	3	2	-12	Internal
5.6%		4.6%		0.0	0.0	0	0	147	External Trips
9	25	90	13	2	3	3	2	0.0	7.5% % Internal
-1	-2	-7	-1	0	0	0	0	0	0% % Passby (Quality)
8	23	83	12	2	3	3	2	0	0% % Passby (shopping)
								147	
								-11	8.0% Transit/Pedestrian
								136	Net New External Trips

PM Peak Hour Trip Generation and Internalization

1177 Kane Concourse

Multifamily (Mid-Rise) Land Use 221 104 DU General Office Land Use 710 86,700 SF Restaurant (Quality) Land Use 931 10,239 SF Shopping Center Land Use 820 7,565 SF									
In	Out	In	Out	In	Out	In	Out	254	ITE Trips
28	18	16	83	54	26	14	15		
UNBALANCED INTERNALIZATION									
	4% 1		57% 9						
4% 1		1							
	21% 4				14% 8				
16% 4		4				18% 5			
	42% 8						10% 1		
46% 13								26% 4	
			4% 3	1	2% 1				
			30% 5	1		3% 1			
			20% 17		1		8% 1		
			31% 5		0			2% 0	
					41% 11	7	50% 7		
					29% 16	4		29% 4	
Multifamily (Mid-Rise) General Office Restaurant (Quality) Shopping Center								254	Vehicle Trips
In	Out	In	Out	In	Out	In	Out		
28	18	16	83	54	26	14	15		
BALANCED INTERNALIZATION									
	-1		-1						
-1			-1						
	-4				-4				
-4									
	-1						-1		
-4								-4	
			-1		-1				
			-1				-1		
			0					0	
					-7		-7		
				-4				-4	
-9	-6	-2	-3	-9	-12	-9	-8	Total Sum	
19	12	14	80	45	14	5	7	-58	Internal
	32.6%		5.1%		26.3%		58.6%	196	External Trips
				-13.0	-13.0	-2	-2	-26.0	22.8% % Internal
19	12	14	80	32	1	3	5	-4	44% % Passby (Quality)
-2	-1	-1	-6	-3	0	0	0	166	34% % Passby (shopping)
								-13	8% Transit/Pedestrian
17	11	13	74	29	1	3	5	153	Net New External Trips

Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

**On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 53

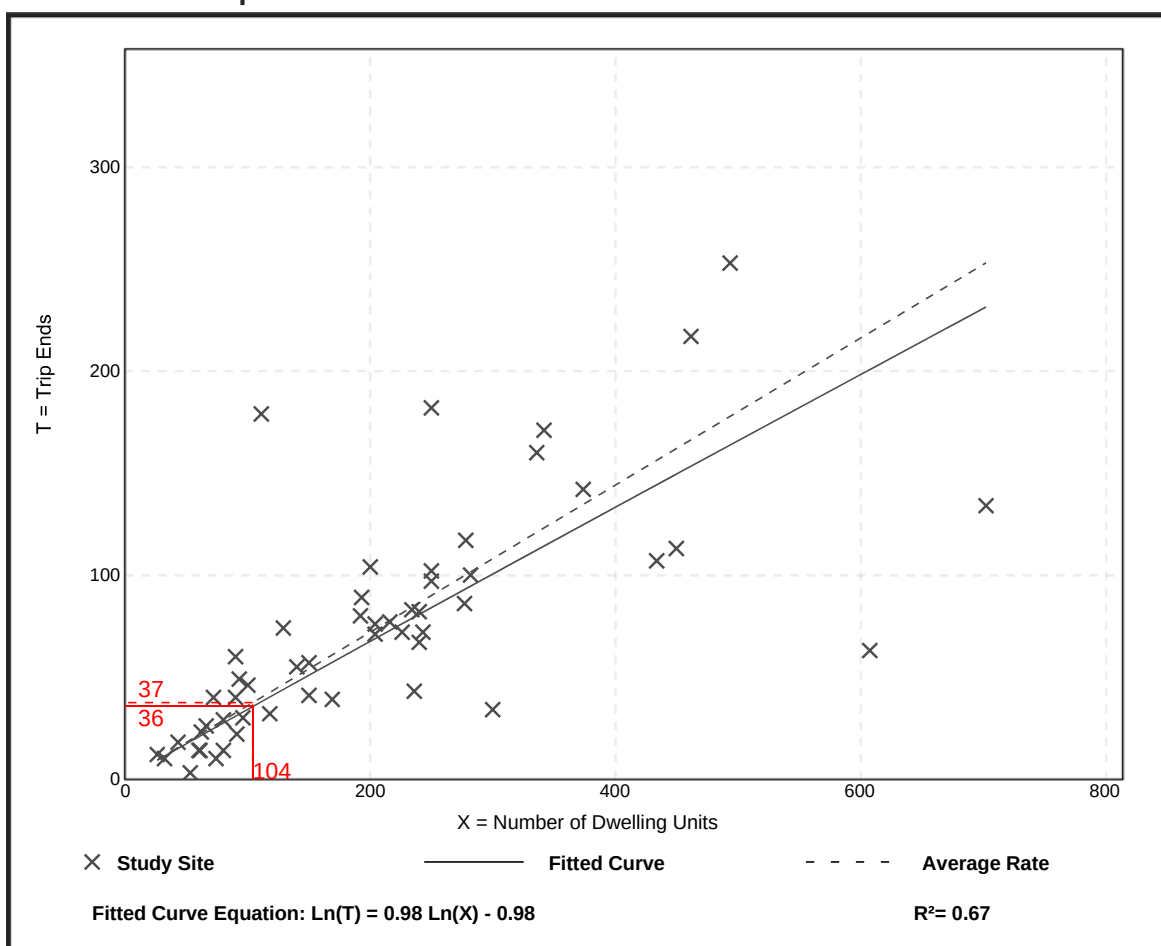
Avg. Num. of Dwelling Units: 207

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

Data Plot and Equation



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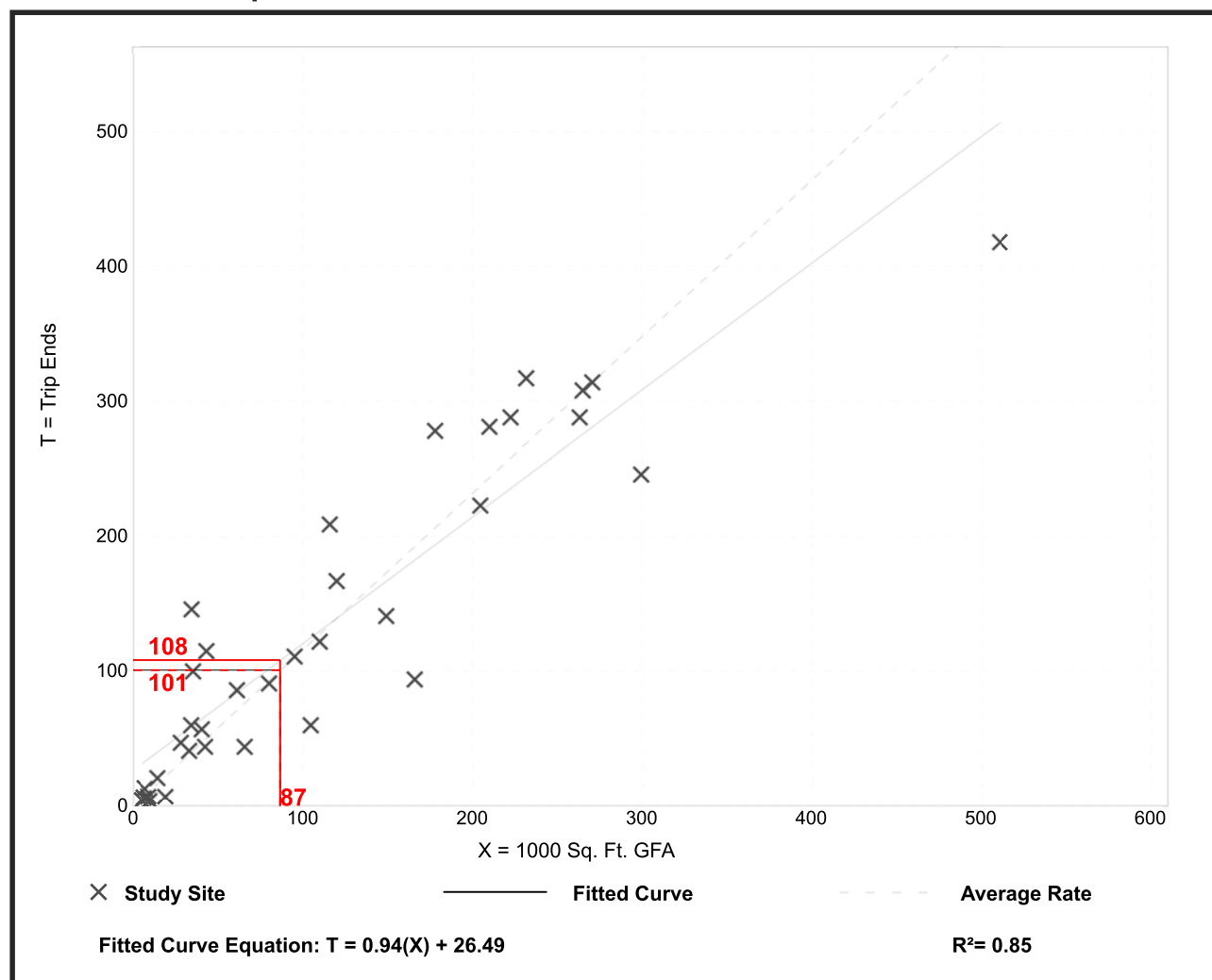
General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 35
 Avg. 1000 Sq. Ft. GFA: 117
 Directional Distribution: 86% entering, 14% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.16	0.37 - 4.23	0.47

Data Plot and Equation



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Quality Restaurant

(931)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 7

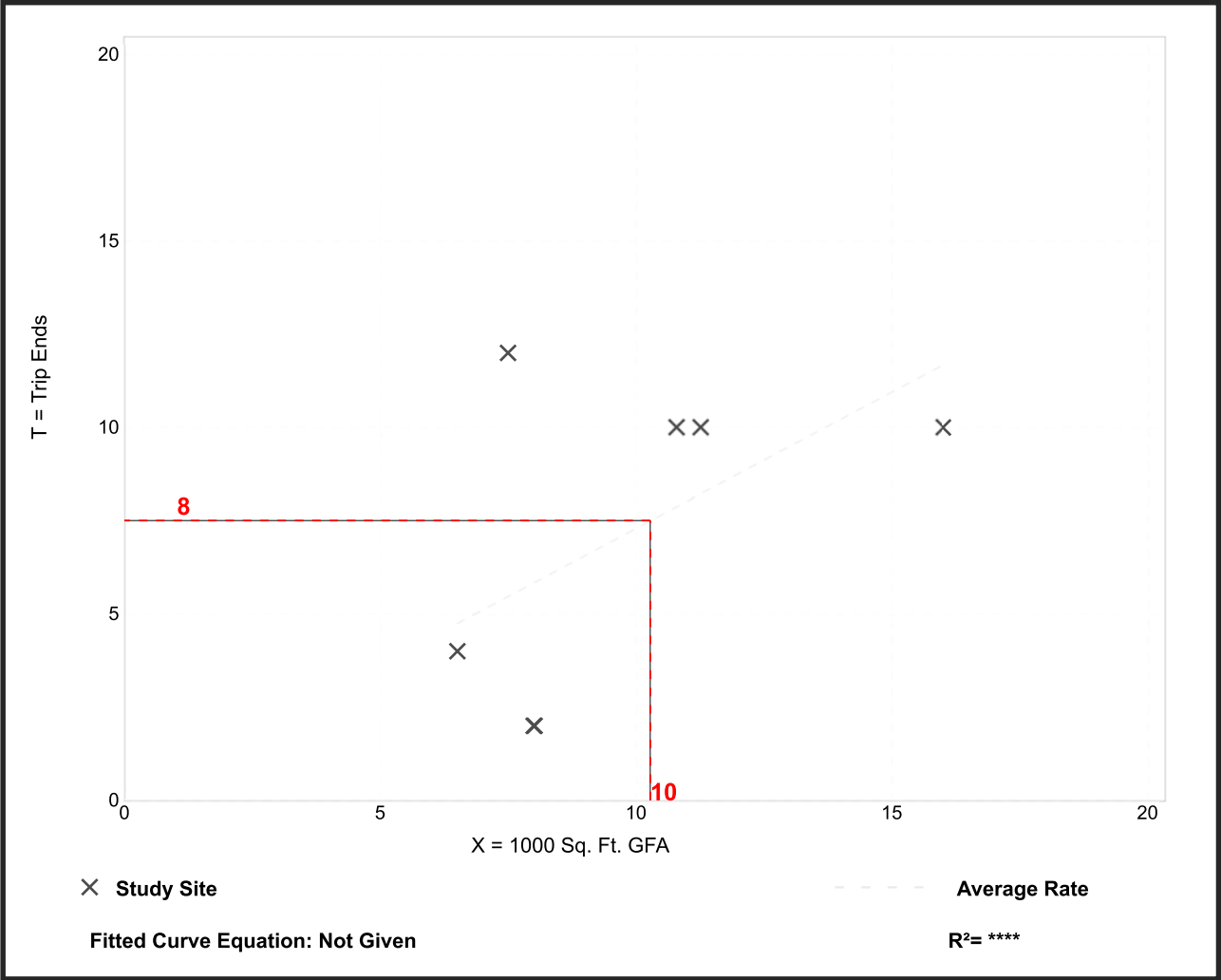
Avg. 1000 Sq. Ft. GFA: 10

Directional Distribution: Not Available

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.73	0.25 - 1.60	0.42

Data Plot and Equation



Shopping Center

(820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 84

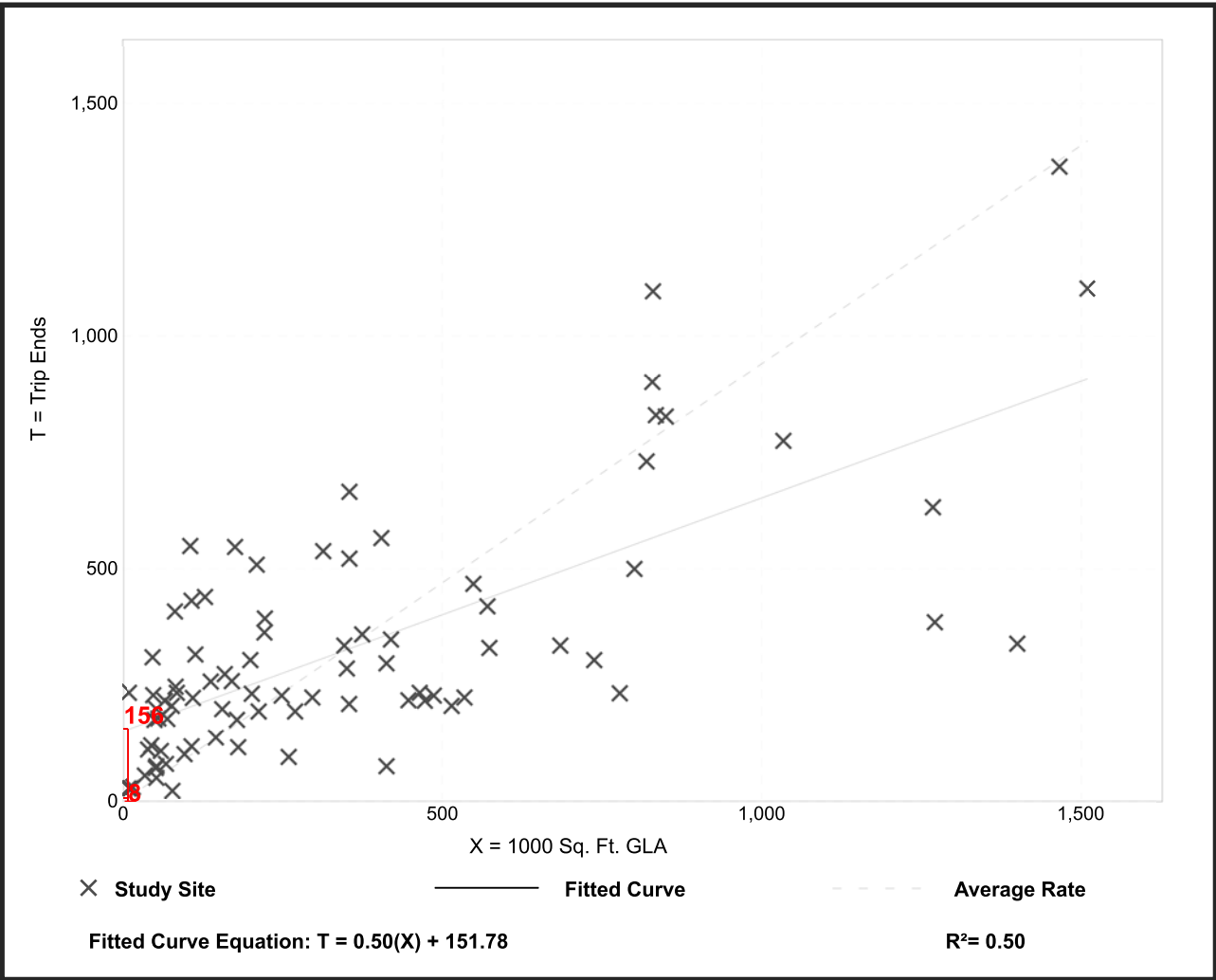
Avg. 1000 Sq. Ft. GLA: 351

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.94	0.18 - 23.74	0.87

Data Plot and Equation



General Office Building

(710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 32

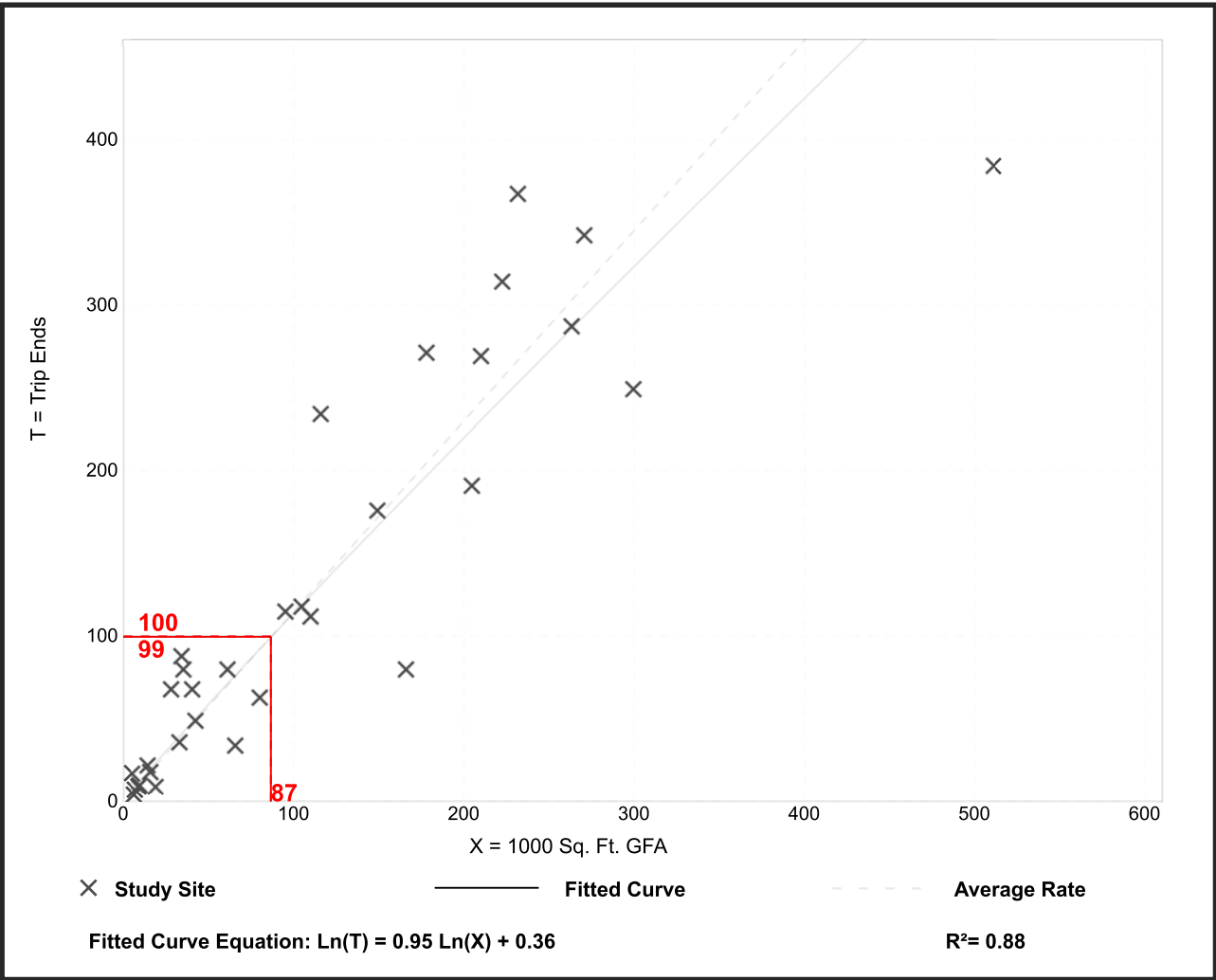
Avg. 1000 Sq. Ft. GFA: 114

Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.15	0.47 - 3.23	0.42

Data Plot and Equation



Quality Restaurant

(931)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 19

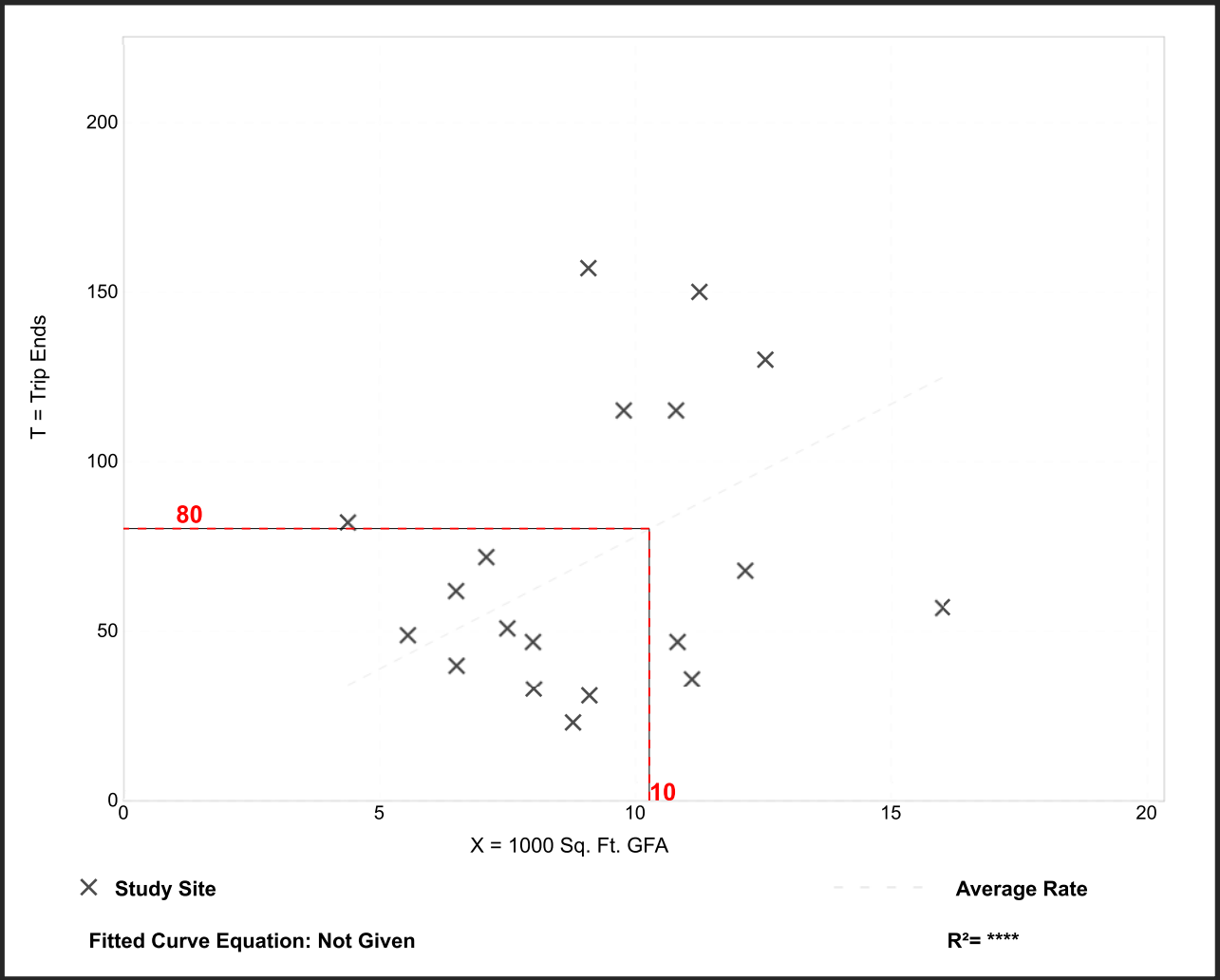
Avg. 1000 Sq. Ft. GFA: 9

Directional Distribution: 67% entering, 33% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.80	2.62 - 18.68	4.49

Data Plot and Equation



Shopping Center

(820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 261

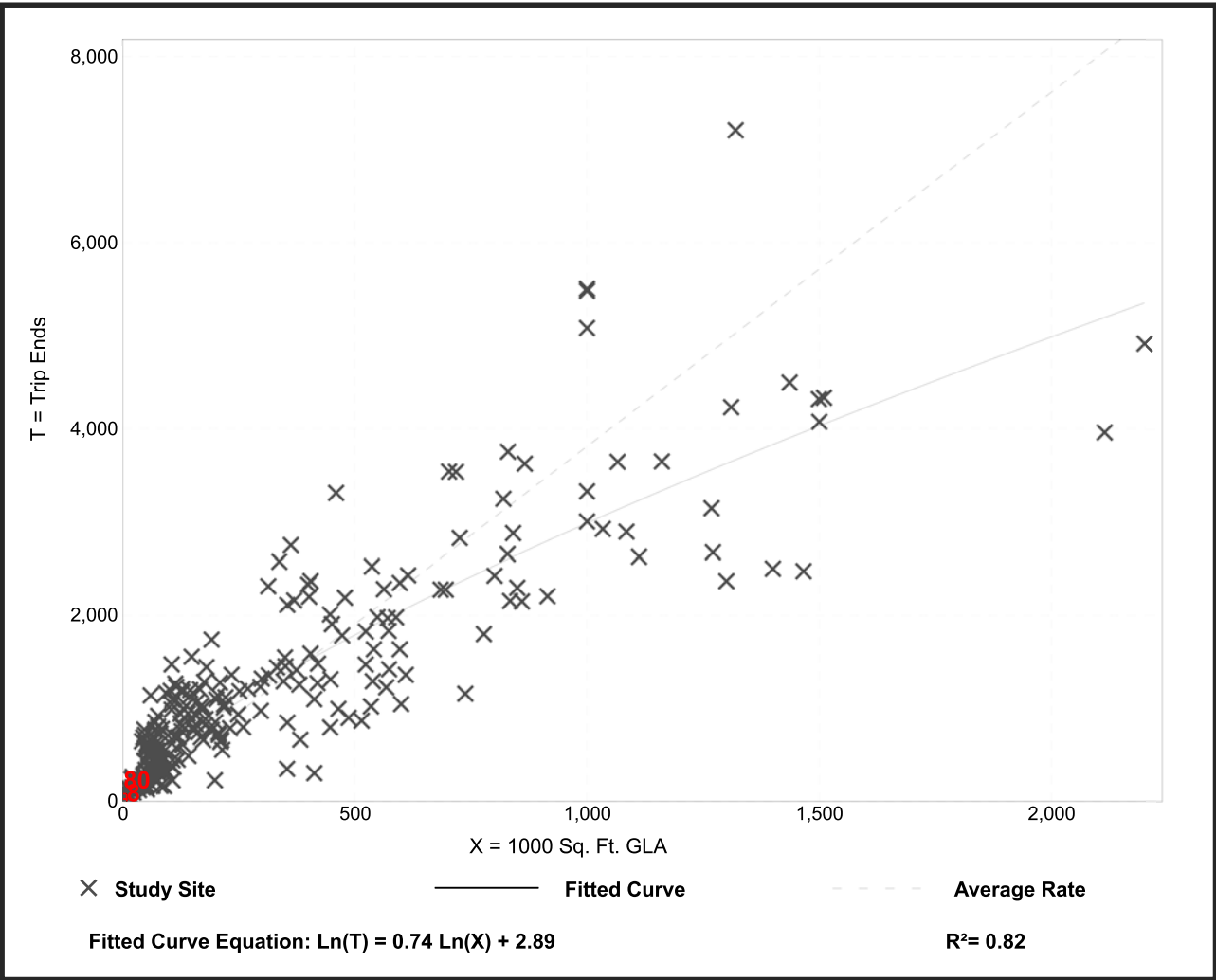
Avg. 1000 Sq. Ft. GLA: 327

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0.74 - 18.69	2.04

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 27

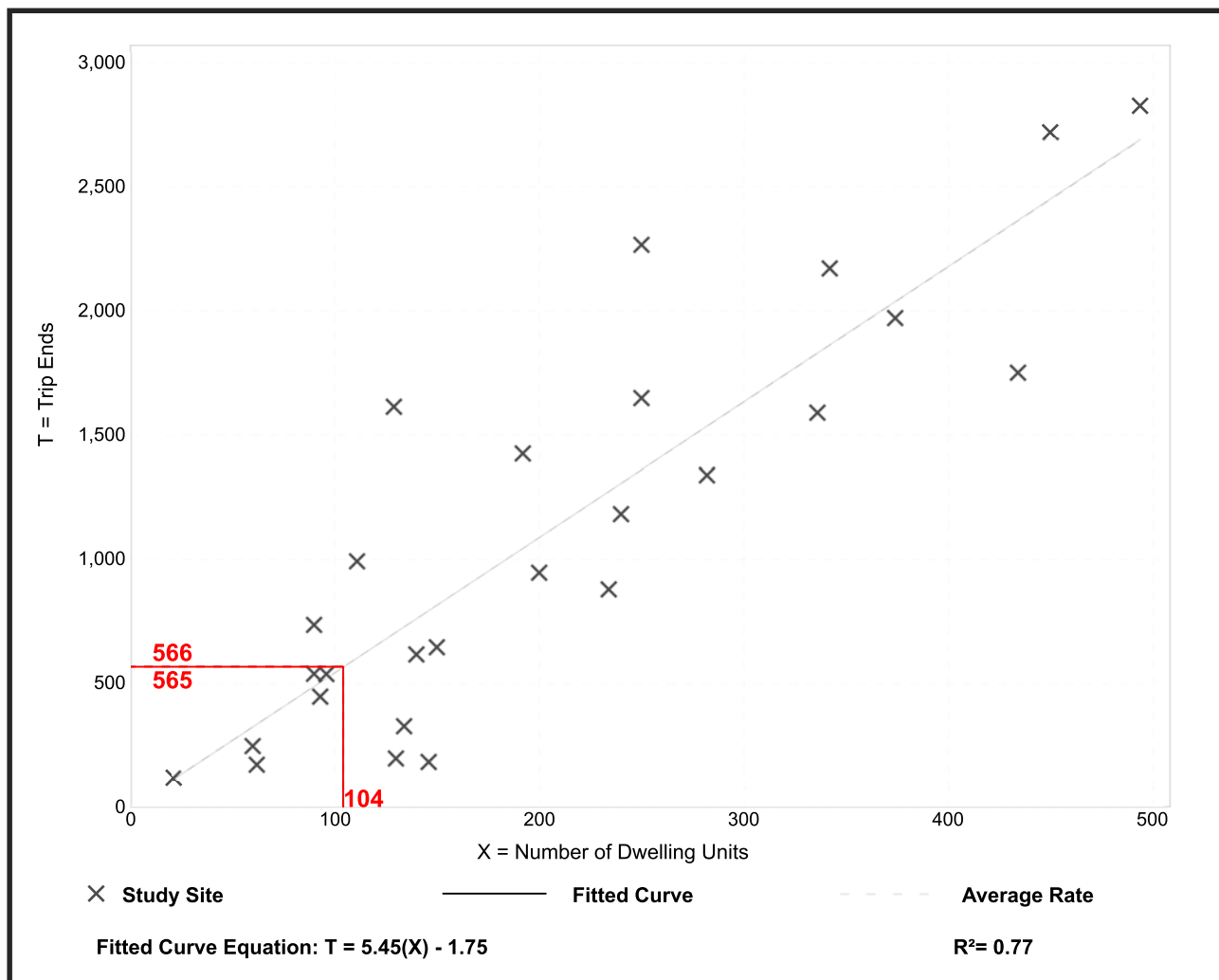
Avg. Num. of Dwelling Units: 205

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

Data Plot and Equation



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General Office Building (710)

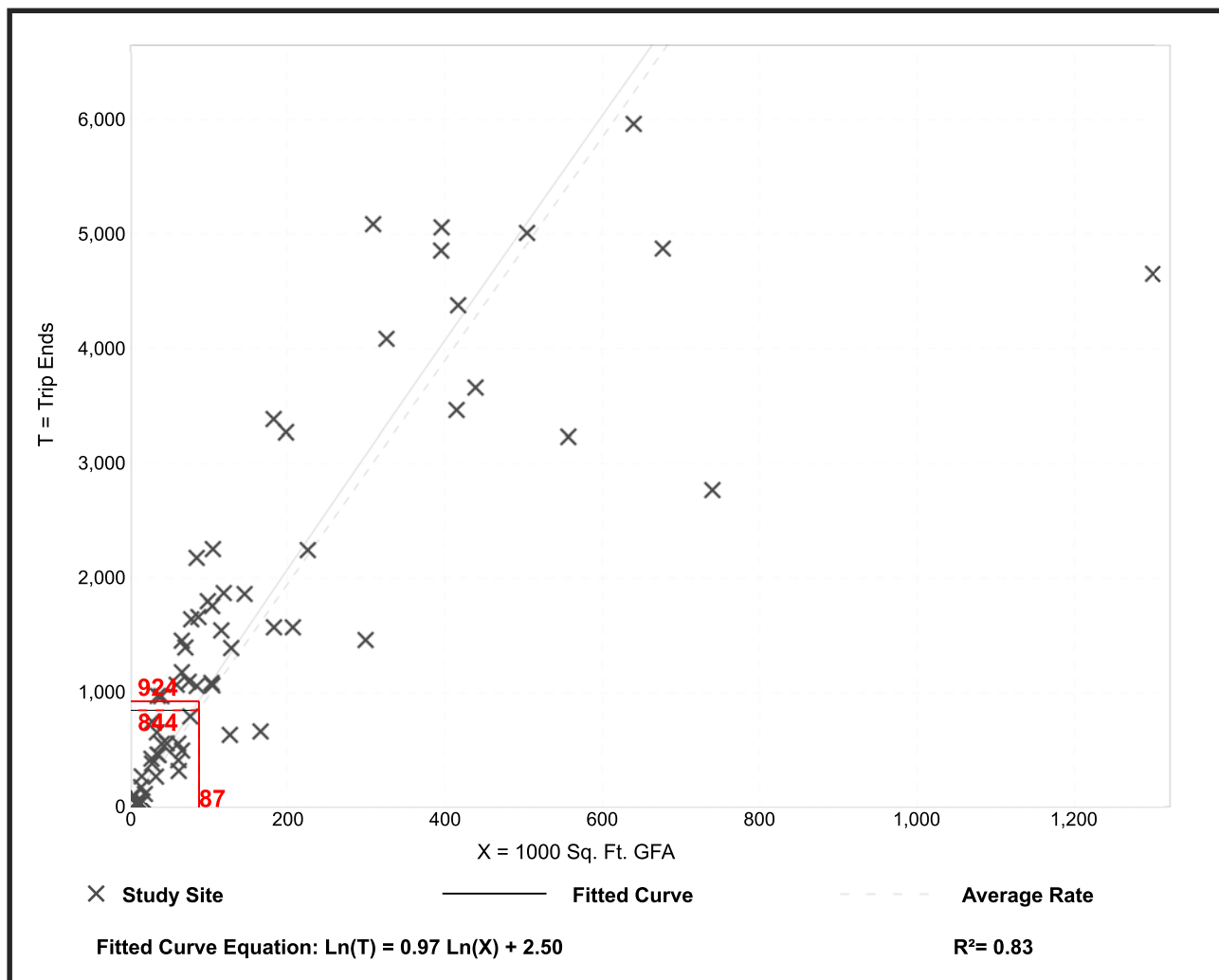
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 66
Avg. 1000 Sq. Ft. GFA: 171
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.74	2.71 - 27.56	5.15

Data Plot and Equation



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Shopping Center (820)

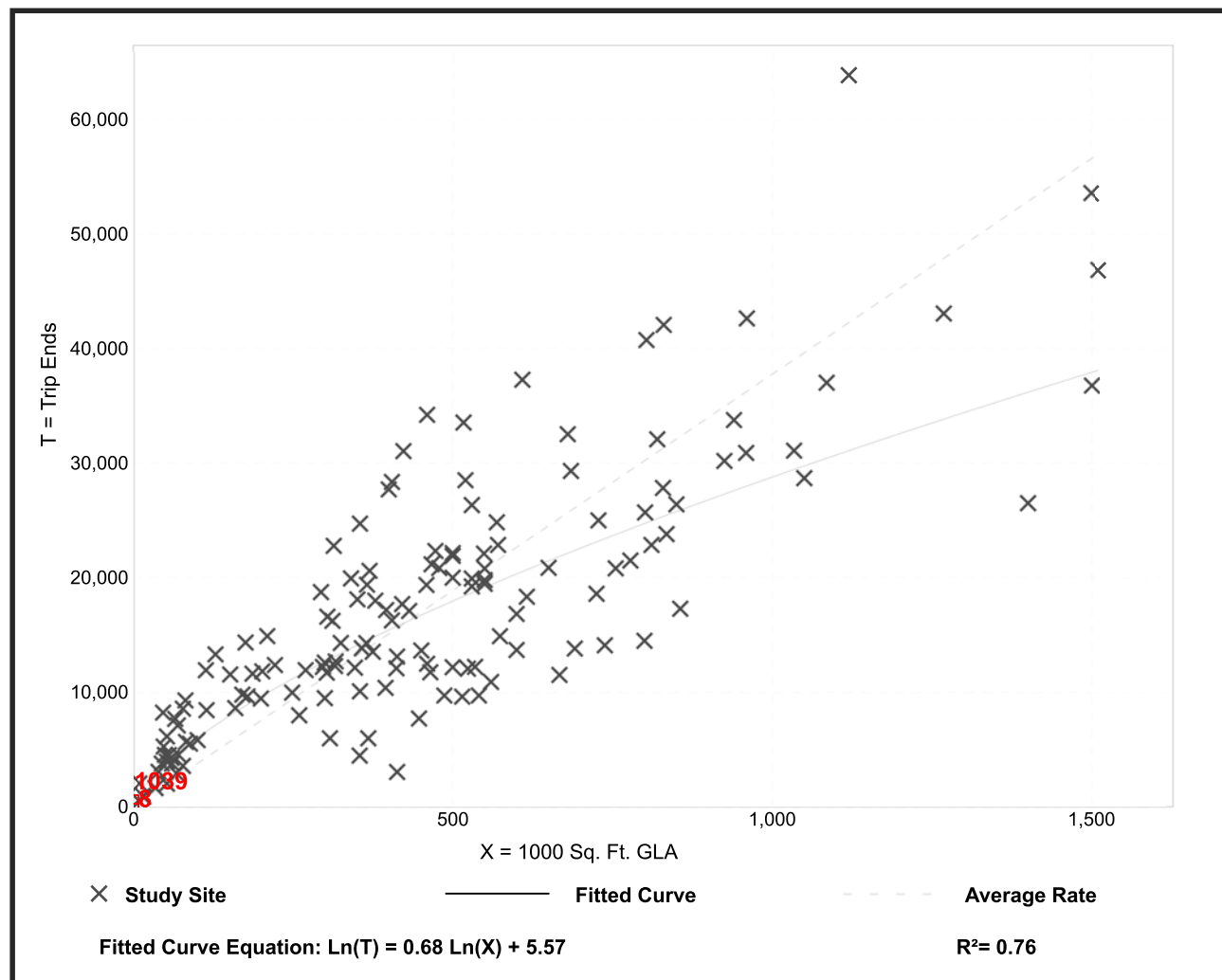
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 147
Avg. 1000 Sq. Ft. GLA: 453
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

Data Plot and Equation



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Quality Restaurant (931)

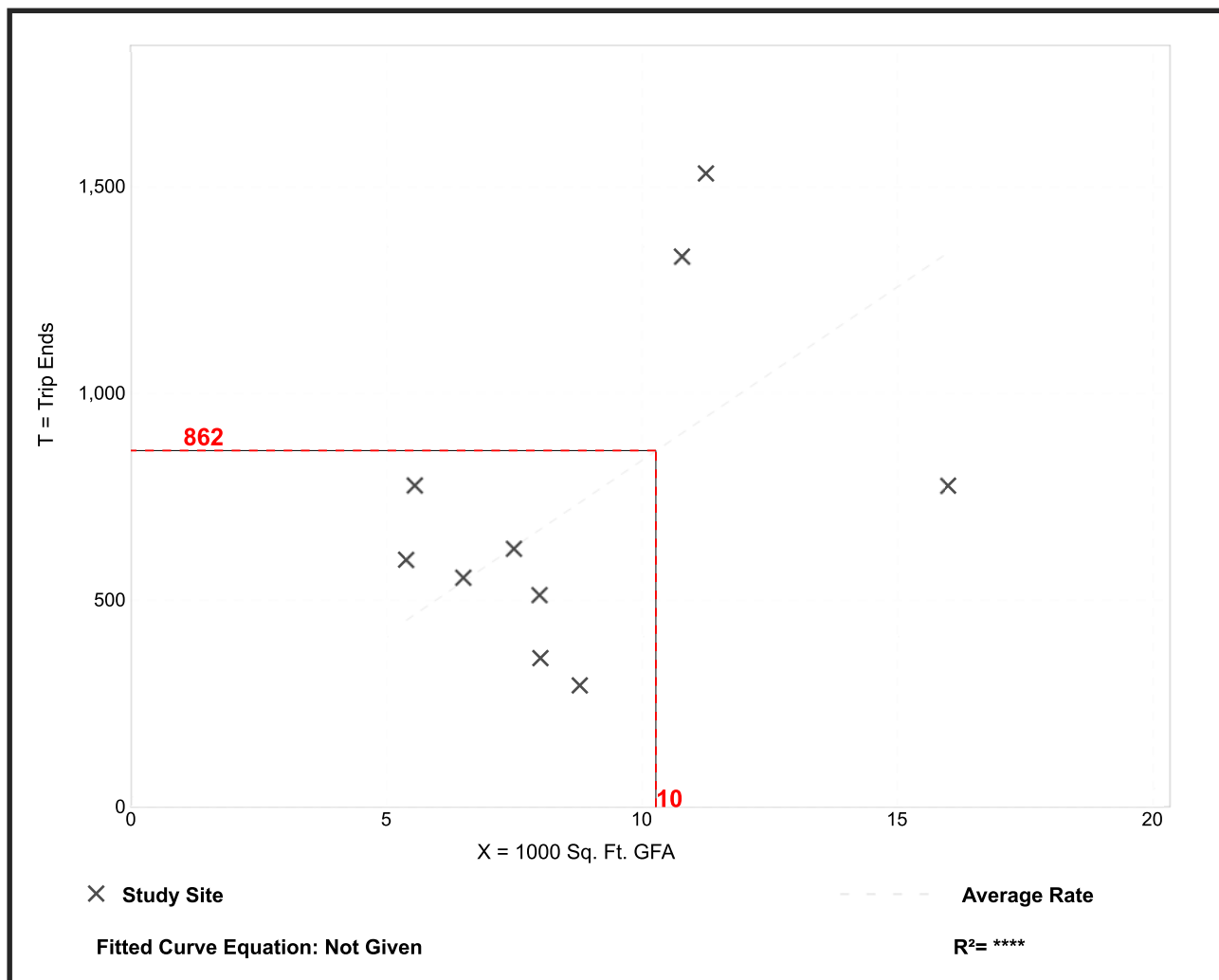
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 10
Avg. 1000 Sq. Ft. GFA: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
83.84	33.45 - 139.93	40.01

Data Plot and Equation



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S0801

COMMUTING CHARACTERISTICS BY SEX

2012-2016 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Tell us what you think. Provide feedback to help make American Community Survey data more useful for you.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	ZCTA5 33154				
	Total		Male		Female
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Workers 16 years and over	5,950	+/-477	3,070	+/-309	2,880
MEANS OF TRANSPORTATION TO WORK					
Car, truck, or van	76.8%	+/-4.9	75.9%	+/-5.9	77.7%
Drove alone	66.4%	+/-6.0	67.0%	+/-6.5	65.8%
Carpooled	10.3%	+/-3.8	8.9%	+/-3.8	11.8%
In 2-person carpool	10.1%	+/-3.7	8.9%	+/-3.8	11.3%
In 3-person carpool	0.0%	+/-0.7	0.0%	+/-1.3	0.0%
In 4-or-more person carpool	0.3%	+/-0.4	0.0%	+/-1.3	0.6%
Workers per car, truck, or van	1.07	+/-0.03	1.06	+/-0.03	1.08
Public transportation (excluding taxicab)	1.6%	+/-1.4	1.0%	+/-1.1	2.3%
Walked	6.0%	+/-2.3	8.5%	+/-4.1	3.3%
Bicycle	0.9%	+/-1.2	0.6%	+/-0.9	1.3%
Taxicab, motorcycle, or other means	1.7%	+/-1.3	3.3%	+/-2.4	0.0%
Worked at home	13.0%	+/-4.0	10.7%	+/-4.5	15.4%
PLACE OF WORK					
Worked in state of residence	97.3%	+/-1.3	97.0%	+/-1.9	97.7%
Worked in county of residence	88.4%	+/-2.7	85.2%	+/-4.2	91.8%
Worked outside county of residence	8.9%	+/-2.5	11.8%	+/-3.8	5.9%
Worked outside state of residence	2.7%	+/-1.3	3.0%	+/-1.9	2.3%
Living in a place					
Living in a place	100.0%	+/-0.7	100.0%	+/-1.3	100.0%
Worked in place of residence	22.1%	+/-5.1	23.8%	+/-6.6	20.3%
Worked outside place of residence	77.9%	+/-5.1	76.2%	+/-6.6	79.7%
Not living in a place					
Not living in a place	0.0%	+/-0.7	0.0%	+/-1.3	0.0%
Living in 12 selected states					
Living in 12 selected states	0.0%	+/-0.7	0.0%	+/-1.3	0.0%
Worked in minor civil division of residence	0.0%	+/-0.7	0.0%	+/-1.3	0.0%
Worked outside minor civil division of residence	0.0%	+/-0.7	0.0%	+/-1.3	0.0%
Not living in 12 selected states					
Not living in 12 selected states	100.0%	+/-0.7	100.0%	+/-1.3	100.0%

Proposed Development Program



1177 Kane Concourse

Bay Harbor Islands, FL 33154

OWNER:
NORTHWOOD RAVIN | WHARTON EQUITIES
1057 East Morehead Street
Suite 300
Charlotte, NC 28204

3250 NE 1st Avenue
Suite 211
Miami, FL 33137

ARQUITECTONICA
2800 Oak Avenue
Miami, Florida 33133
305.372.1812 TEL
305.372.1175 FAX
www.arquitectonica.com

CIVIL ENGINEER:
KIMLEY HORN
355 ALHAMBRA CIRCLE SUITE 1400
CORAL GABLES, FL 33134
P: 305.673.2025
www.kimley-horn.com

STRUCTURAL ENGINEER:
YHCE
NW 27 AVE, Miami, FL 33125
info@yhengineering.com
+1 305-869-9423
http://yhengineering.com/

MEP ENGINEER:
EXP
396 ALHAMBRA CIRCLE SUITE 202
CORAL GABLES, FL 33134
P: 305.631.2208
www.exp.com

LANDSCAPE ARCHITECT:
ARQUITECTONICA GEO
2800 OAK AVENUE
MIAMI, FLORIDA 33133
P: 305.372.1812
F: 305.372.1175
www.arquitectonica.com

INTERIOR DESIGNER:
ARQUITECTONICA INTERIORS
2800 Oak Avenue
Miami, Florida 33133
305.372.1812 TEL
305.372.1175 FAX
www.arquitectonica.com

SEAL/SIGNATURE/DATE:

"To the best of my knowledge and belief, these plans and specifications comply with the minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with and Chapter 553 and Chapter 633 Florida Statutes."

PERMIT SET / BID SET		
12/16/2020		
ISSUE #	DESCRIPTION	DATE
2	Revision 2 BLDG. DEP. COMMNTS	6/15/21

A

B

C

D

E

KEY PLAN
N.T.S.

PROJECT NUMBER:
3459

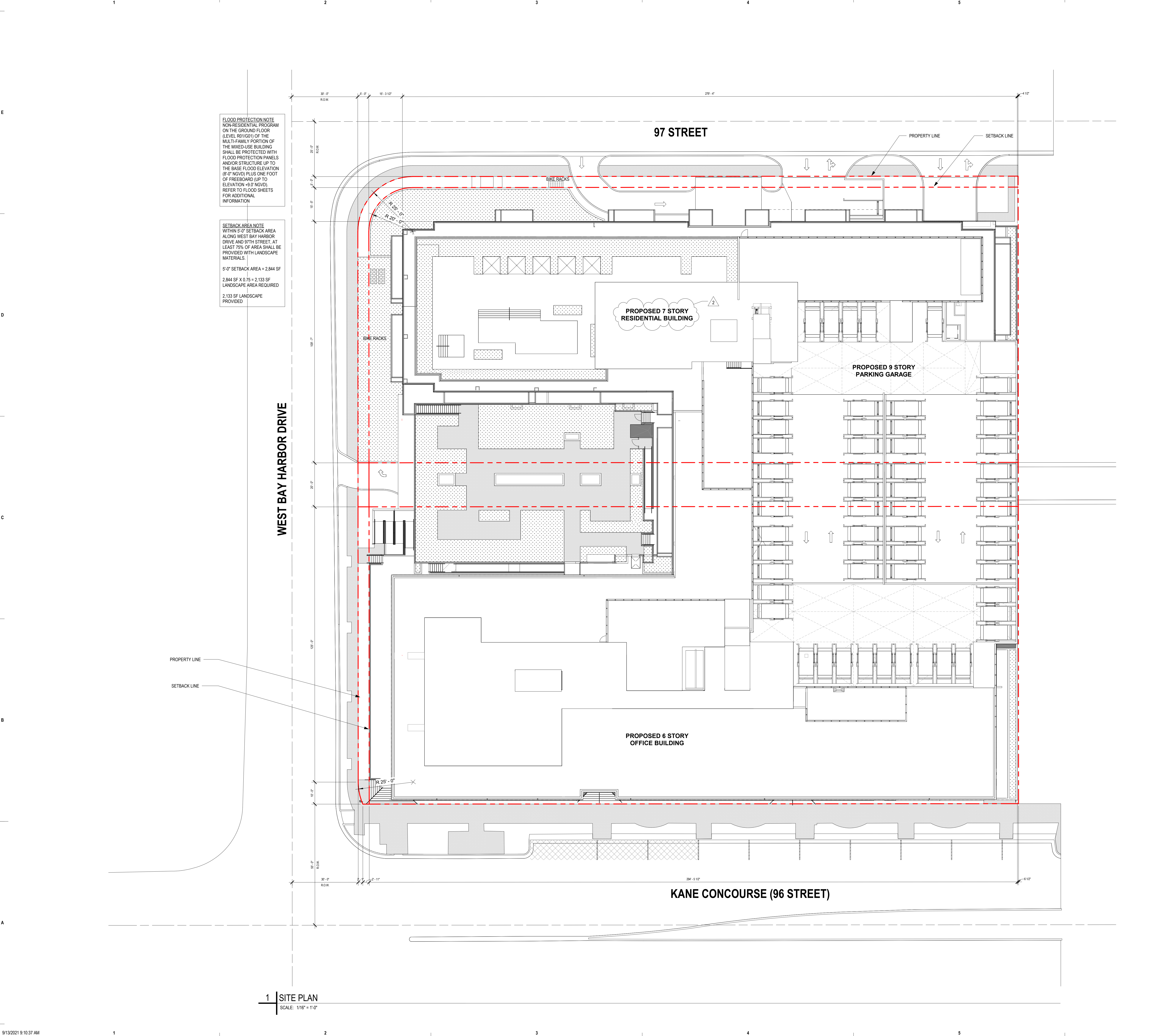
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DRAWING NAME:

SITE PLAN

A100

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



AM Peak Hour Trip Generation and Internalization
1177 Kane Concourse

Residential Land Use 221 54 DU		Office Land Use 710 98,445 Sq Ft		Restaurant Land Use 931 6,527 Sq Ft		Retail Land Use 820 9,305 Sq Ft		150	ITE Trips
In	Out	In	Out	In	Out	In	Out		
5	14	102	17	2	2	5	3		
UNBALANCED INTERNALIZATION									
0%	2%	3%	1%						
0	0	0	3						
0	0	0	0						
5%	20%			20%	4%				
0	3	0	0	0	0				
0	0	0	0						
2%	1%					17%	14%		
0	0		0			1	0		
0	0		0						
		63%	23%						
		11	0	0					
		14%	31%						
		14	1	1					
		28%				32%	29%		
		5	2			2	1		
		4%		1					
		4							
				14%	8%				
				0	0				
				50%	13%				
				1	0				
Residential		Office		Restaurant		Retail		150	Vehicle Trips
In	Out	In	Out	In	Out	In	Out		
5	14	102	17	2	2	5	3		
BALANCED INTERNALIZATION									
0	0	0	0						
0	0			0	0				
0	0					0	0		
0	0								
		0	0						
		-1	-1						
		-2	-2			-2	-1		
		-1							
				0	0	0	0		
0	0	-2	-2	0	-1	-2	-1	Total Sum	
5	14	100	15	2	1	3	2	-8	Internal
	0.0%		3.4%		25.0%		37.5%	142	External Trips
0	-1	-8	-1	0	0	0	0	-10	5.3% % Internal
				0.0	0.0	0	0	0	-8% Transit/Pedestrian
5	13	92	14	2	1	3	2	0	0%
				0	0			132	
						0	0	0	0% % Passby (Quality)
								0	0% % Passby (Retail)
5	13	92	14	2	1	3	2	132	Net New External Trips

1177 Kane Concourse

[illegible]

Scenario - 5

Scenario Name: Proposed 10th edition - Feb 2023

User Group:

Dev. phase: 1

No. of Years to Project 0

Traffic :

Analyst Note:

Warning: The time periods among the land uses do not appear to match.

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
221 - Multifamily Housing (Mid-Rise)	General	Dwelling Units	54	Weekday	Best Fit (LIN)	146	146	292
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				$T = 5.45(X) - 1.75$	50%	50%	
221(1) - Multifamily Housing (Mid-Rise)	General	Dwelling Units	54	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LOG)	5	14	
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				$\ln(T) = 0.98\ln(X) - 0.98$	26%	74%	19
221(2) - Multifamily Housing (Mid-Rise)	General	Dwelling Units	54	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LOG)	15	10	25
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				$\ln(T) = 0.96\ln(X) - 0.63$	61%	39%	
710 - General Office Building	General	1000 Sq. Ft. GFA	98.445	Weekday	Best Fit (LOG)	523	523	
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				$\ln(T) = 0.97\ln(X) + 2.50$	50%	50%	1046
710(1) - General Office Building	General	1000 Sq. Ft. GFA	98.445	Weekday, Peak Hour of Adjacent Street	Best Fit (LIN)	102	17	119
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				$T = 0.94(X) + 26.49$	86%	14%	
710(2) - General Office Building	General	1000 Sq. Ft. GFA	98.445	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LOG)	18	94	
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				$\ln(T) = 0.95\ln(X) + 0.36$	16%	84%	112
931 - Quality Restaurant	General	1000 Sq. Ft. GFA	6.527	Weekday	Average	274	274	548
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				83.84	50%	50%	
931(1) - Quality Restaurant	General	1000 Sq. Ft. GFA	6.527	Weekday, Peak Hour of Adjacent Street Traffic,	Average	2	2	
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				0.73	50%	50%	4
931(2) - Quality Restaurant	General	1000 Sq. Ft. GFA	6.527	Weekday, Peak Hour of Adjacent Street Traffic,	Average	34	17	51
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				7.80	67%	33%	
820 - Shopping Center	General	1000 Sq. Ft. GLA	9.305	Weekday	Average	176	176	
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				37.75	50%	50%	352
820(1) - Shopping Center	General	1000 Sq. Ft. GLA	9.305	Weekday, Peak Hour of Adjacent Street Traffic,	Average	5	3	8
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				0.94	62%	38%	
820(2) - Shopping Center	General	1000 Sq. Ft. GLA	9.305	Weekday, Peak Hour of Adjacent Street Traffic,	Average	17	18	
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				3.81	48%	52%	35

COMMUTING CHARACTERISTICS BY SEX



Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

ZCTA5 33154						
Total		Male		Female		
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Workers 16 years and over	6,458	±522	3,192	±336	3,266	±457
MEANS OF TRANSPORTATION TO WORK						
Car, truck, or van	69.7%	±4.6	69.2%	±8.5	70.1%	±6.2
Drove alone	64.3%	±4.6	67.0%	±8.6	61.6%	±6.3
Carpooled	5.4%	±2.2	2.2%	±1.7	8.5%	±3.7
In 2-person carpool	4.6%	±2.0	2.2%	±1.7	7.0%	±3.2
In 3-person carpool	0.2%	±0.3	0.0%	±1.5	0.4%	±0.7
In 4-or-more person carpool	0.5%	±0.7	0.0%	±1.5	1.1%	±1.4
Workers per car, truck, or van	1.04	±0.02	1.02	±0.01	1.07	±0.03
Public transportation (excluding taxicab)	4.2%	±2.4	1.8%	±1.3	6.6%	±4.5
Walked	3.5%	±2.0	3.4%	±2.6	3.5%	±2.4
Bicycle	0.3%	±0.5	0.7%	±1.0	0.0%	±1.4
Taxicab, motorcycle, or other means	4.3%	±3.4	7.6%	±6.5	1.0%	±1.2
Worked from home	18.1%	±4.7	17.4%	±6.5	18.8%	±5.5
PLACE OF WORK						
Workers 16 years and over who did not work from home	5,289	±521	2,638	±355	2,651	±436
VEHICLES AVAILABLE						
PERCENT ALLOCATED						

Table Notes

2017-2021 American Community Survey

COMMUTING CHARACTERISTICS BY SEX

Year: 2021
Estimates: 5-Year
Table ID: S0801

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.

The 12 selected states are Connecticut, Maine, Massachusetts, Michigan, Minnesota, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island, Vermont, and Wisconsin.

Workers include members of the Armed Forces and civilians who were at work last week.

When information is missing or inconsistent, the Census Bureau logically assigns an acceptable value using the response to a related question or questions. If a logical assignment is not possible, data are filled using a statistical process called allocation, which uses a similar individual or household to provide a donor value. The "Allocated" section is the number of respondents who received an allocated value for a particular subject.

Several means of transportation to work categories were updated in 2019. For more information, see: Change to Means of Transportation.

The 2017-2021 American Community Survey (ACS) data generally reflect the March 2020 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

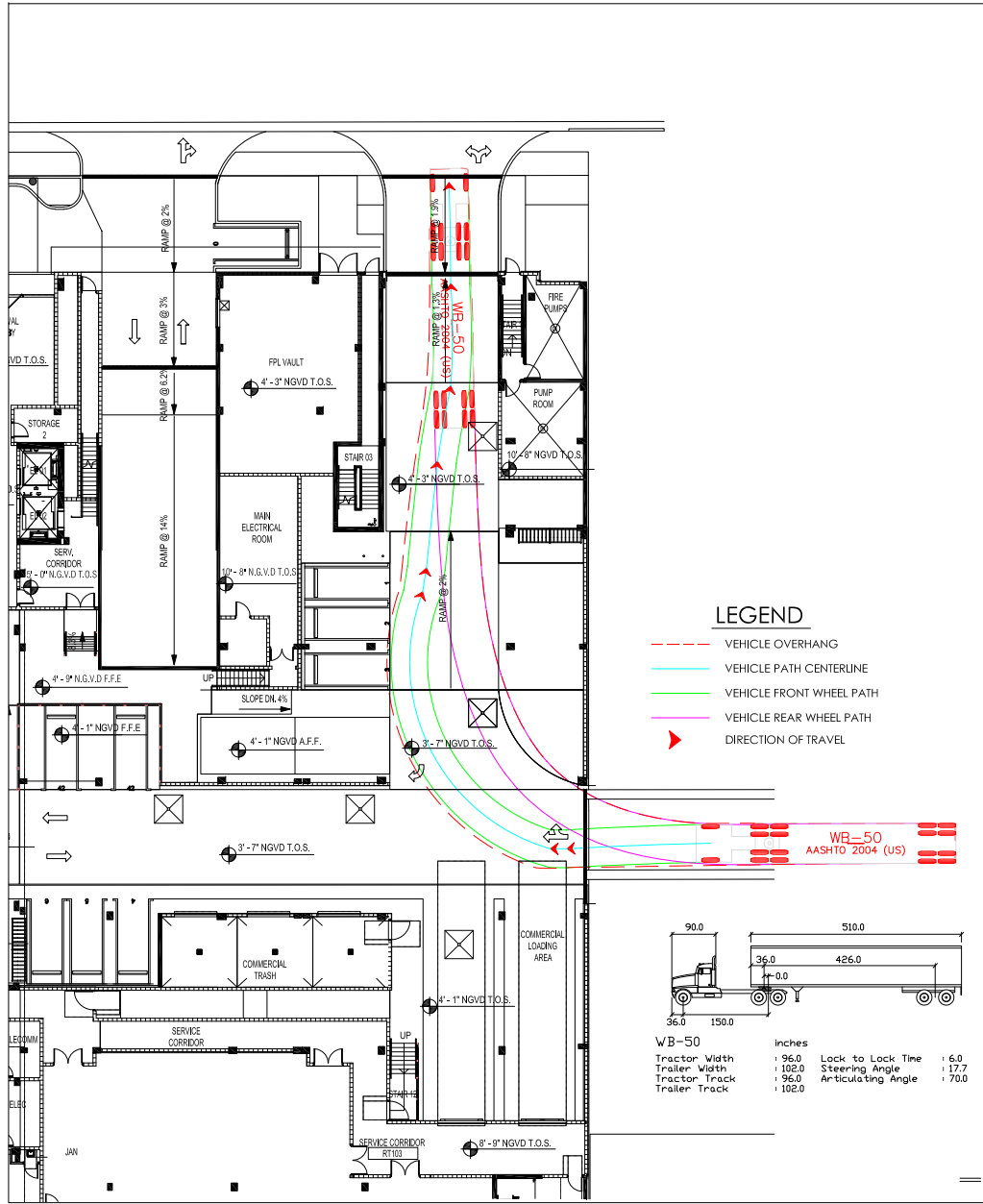
Explanation of Symbols:

- The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of the median estimates falls in the lowest interval or highest interval of an open-ended distribution. For a 5-year median estimate, the margin of error associated with a median was larger than the median itself.
- N
The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area.
- (X)
The estimate or margin of error is not applicable or not available.
- median-
The median falls in the lowest interval of an open-ended distribution (for example "2,500-")
- median+
The median falls in the highest interval of an open-ended distribution (for example "250,000+").
- **
The margin of error could not be computed because there were an insufficient number of sample observations.
- ***
The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.
- *****
A margin of error is not appropriate because the corresponding estimate is controlled to an independent population or housing estimate. Effectively, the corresponding estimate has no sampling error and the margin of error may be treated as zero.

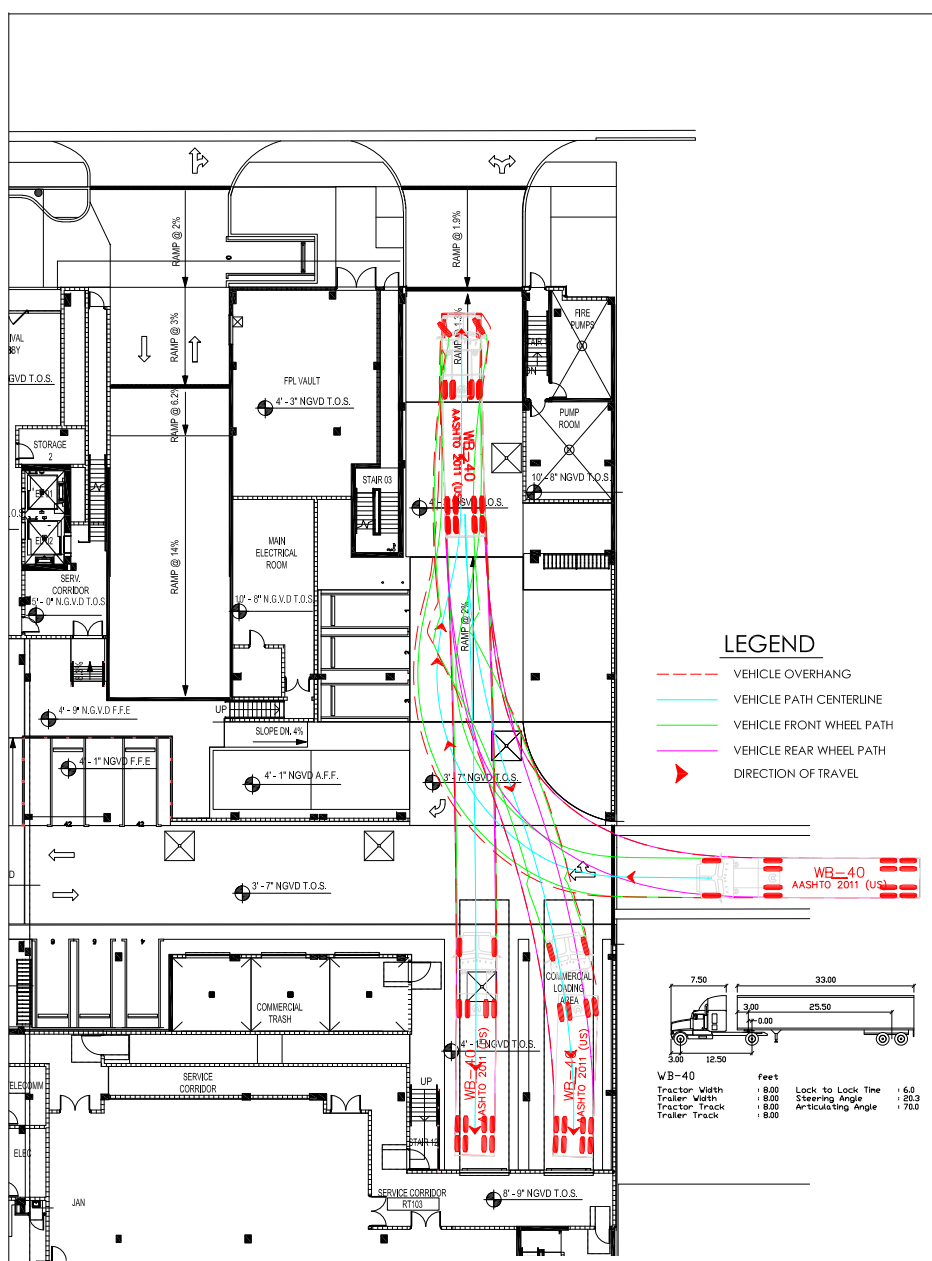
Attachment B

Maneuverability Evaluation

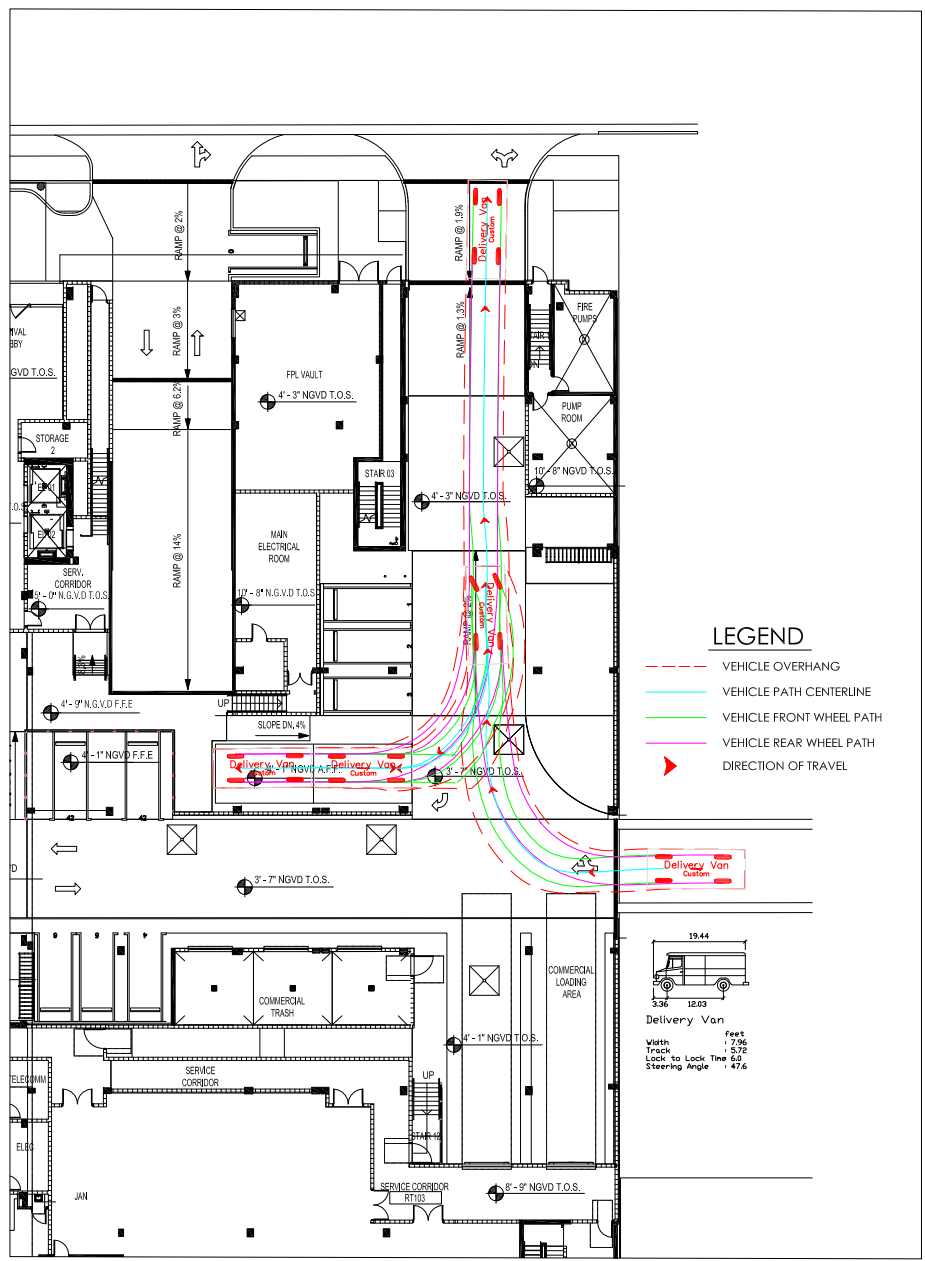
U:\proj\21\21225\01-17-2023\Plan_Manuev01.dwg Jan 21, 2023-9:24amdamanyl



WB-50 MANEUVERABILITY MODEL



WB-40 MANEUVERABILITY MODEL



DELIVERY VAN MANEUVERABILITY MODEL



DAVID PLUMMER & ASSOCIATES, INC.

TRANSPORTATION • CIVIL • STRUCTURAL • ENVIRONMENTAL
CORAL GABLES FORT MYERS
1750 PONCE DE LEON BLVD. CORAL GABLES, FL 33134 TELEPHONE (305) 447-0900 FAX (305) 444-4896
CERTIFICATE OF AUTHORIZATION EB 2690

REVISIONS:

CONTRACTOR SHALL VERIFY ALL DIMENSIONS & LOCATE ALL UTILITIES BEFORE COMMENCING WITH PROJECT.

PROJECT:

1177 KANE CONCOURSE

TITLE:

MANEUVERABILITY STUDIES

DATE

11/29/21

DRAWN

CHECKED

APPROVED

PROJECT NO.

21225

SHEET NO.

A0-12



DAVID PLUMMER & ASSOCIATES

TRAFFIC ENGINEERING • CIVIL ENGINEERING • TRANSPORTATION PLANNING

1750 PONCE DE LEON BOULEVARD | CORAL GABLES, FLORIDA 33134
305•447•0900 | DPA@DPLUMMER.COM

February 20, 2023

Mr. Steven Rosen
Terra
3310 Mary Street, #302
Coconut Grove, FL 33133
srosen@terrargroup.com

RE: 1177 Kane Concourse Shared Parking Analysis - #21225

Dear Steve,

We have completed a parking analysis for the proposed 1177 Kane Concourse project. The project will be located at 1177 Kane Concourse in Bay Harbor Islands, Florida. The purpose of this study is to conduct a shared parking analysis based on the procedures established by the Urban Land Institute (ULI) and the Town of Bay Harbor Islands Code of Ordinance. The analysis was based on the development program shown in Exhibit 1

**Exhibit 1
Proposed Development Program**

Land Use	Size		Units	
Retail	9,305	SF	9,305	SF
Fine / Casual Restaurant	5,489	SF	3,843	SF
Restaurant Outdoor seating	1,038	SF	1,038	SF
General Office	98,445	SF	98,445	SF
Multi-Family Residential	54	DUs	54	DUs

Parking Generation

A parking analysis was conducted for the project to determine the number of required parking spaces. The analysis was done using the parking rates published in the Town of Bay Harbor Islands Code of Ordinances (Section 23-24(b)). The parking requirements based on the Town parking rates is shown in Exhibit 2.

Exhibit 2
Parking Requirements Based on Town's Code

Land Use	Units	Parking Requirement	Total Parking
Retail	9,305 SF	1 space / 300 SF of GFA	32
Fine / Casual Restaurant	3,843 SF	1 space / 100 SF of patron area	39
Outdoor Seating Area	1,038 SF	<i>Assumes 70% of total area as patron area</i> 1 space / 100 SF of patron area	11
General Office	98,445 SF	1 space / 300 SF of GFA	329
Multi-Family Residential	54 Dus	2 per DU + 1 per lot for visitors <i>Assumes 10 platted lots</i>	118
Total Parking Spaces			529

Shared Parking Analysis

Shared parking is the use of parking spaces to serve two or more individual land uses without conflict or encroachment. The ability to share parking spaces is the result of variations in the accumulation of vehicles by hour, by day or by season at the individual land uses. The shared parking principle also accounts for the relationships among the land uses that result in visiting multiple uses on the same auto trip and the mode of transportation used to reach the site.

The main goal of shared parking is to determine a balance between providing enough parking to support a development and reducing the excessive area dedicated to parking. Shared parking analysis was conducted for the project based on the procedures outlined in the Urban Land Institute (ULI) **Shared Parking**, 3rd Edition. The required number of parking spaces based on the Town's code was used as the starting point.

ULI Shared Parking Procedure

An hourly distribution analysis was conducted for both a typical weekday and a weekend day based on the time-of-day percentages provided by ULI Shared Parking. The results of the analysis show that the highest accumulation of parking for the project occurs during a typical weekday at 2:00 PM. Attachment 1 shows the results of the analysis.

Parking requirements based on the individual land uses were adjusted to account for seasonal variations, hourly distribution, non-captive ratios and mode adjustments to estimate the actual number of parking spaces required for the site. The result of the shared parking analysis shows that the proposed project requires 425 parking spaces to satisfy the maximum parking requirement. Exhibit 3 shows the results of the ULI analysis.

Exhibit 3
Shared Parking Based on ULI Procedures

Land Use		Unadjusted Parking Requirement	Month Adjustment December	Peak Hour Adjustment Weekday at 2pm	Non-captive Adjustment	Mode Adjustment	Adjusted Parking Requirement December at 2pm
Retail	Customer	26	100%	100%	97%	98%	24
	Employees	6	100%	100%	100%	95%	6
Fine / Casual Restaurant with Outdoor Seating	Customer	43	100%	65%	97%	98%	26
	Employees	8	100%	90%	100%	95%	6
General Office	Visitors	26	100%	95%	97%	98%	24
	Employees	303	100%	95%	100%	98%	282
Multi-Family Residential	Resident (Shared)	113	100%	50%	100%	100%	56
	Guest (Shared)	5	100%	20%	100%	100%	1
TOTAL REQUIRED		529					425

Ride-sharing Impact on Parking

Digital ridesharing services, such as Uber and Lyft, are part of a broader suite of innovations that constitute what is sometimes referred to as the sharing economy. Research shows that in major cities, 21% of adults personally use ride-sharing services; an additional 9% use ride-sharing with friends, but have not installed the app themselves. Nearly a quarter (24%) of ride-sharing users in metropolitan areas use ride-sharing on a weekly or daily basis. Parking represents the top reason (37%) that ride-sharing users substitute a ride-sharing service in place of driving themselves.

Ace Parking — one of the largest parking companies in North America has reported that overnight parking at hotels has declined 5% to 10% due to ride-sharing services. At restaurant valet stands, business is down 25% and nightclub valets are seeing a 50% reduction in demand. Although there is not enough data to quantify the effect of ride-sharing services on parking, there is evidence that ride-sharing services have created an alternative for consumers who would otherwise drive and park.

Parking Management Strategies

In addition to shared parking, there are other parking management strategies that could off-set the off-street parking needs. The project should develop a Parking Management Plan to ensure an efficient parking system that is convenient to both commercial uses and residents as well as to protect residential neighborhoods from spillover parking.

Pedestrian / Bicyclist - The project is located in an area conducive to pedestrian and bicycle activities. The area surrounding the proposed 1177 Kane Concourse project has a comprehensive sidewalk network, signalized intersections with clearly marked crosswalks, and pedestrian signals. This environment promotes walking and bicycling as a means of transportation and further reduces the need for off-street parking.

Transit - The area surrounding the project is served by transit (Miami Dade Transit Route 107-G) which has a bus stop in front of the project. The use of transit is another effective way to reduce the need for off-street parking.

In addition, there are other parking management strategies that could have a significant impact on the reduction of off-street parking. The proposed project will consider using the following strategies to improve the efficiency of the parking areas:

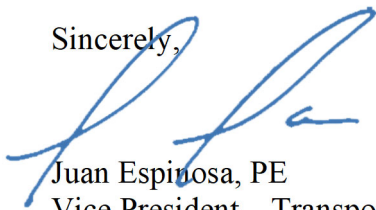
- Provide valet parking during peak demand times.
- Encourage businesses to implement commuter trip reduction programs for their employees.
- Provide information to residents, employees and visitors about transit, ridesharing and bicycle facility options.

The parking management strategies discussed above could have a significant impact on the reduction of off-street parking. The percent of reduction varies between 5% and 15% depending on the effort that the development puts into promoting these strategies.

Conclusion

Based on the shared parking principles 425 spaces are required. However, due to ride-sharing and the proposed parking management plan it is our recommendation that the parking spaces be reduced by an additional 7%; 30 parking spaces. It is our professional opinion that the proposed 1177 Kane Concourse project should provide 395 parking spaces to satisfy their parking demand. We stand ready to provide any support needed for this proposed project. Should you have any questions or comments, please call me at (305) 447-0900.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Juan Espinosa', is written over the word 'Sincerely,'.

Juan Espinosa, PE
Vice President – Transportation

w:\21\21225\shared parking jan 2023\feb 20 2023 _ shared parking analysis.docx

Attachment A

1177 Kane Concourse

Shared Parking Analysis Based on ULI

Land Use			Weekday Conditions																																					
			Required Parking	Time-of-Day																																				
				6:00 AM		7:00 AM		8:00 AM		9:00 AM		10:00 AM		11:00 AM		Noon		1:00 PM		2:00 PM		3:00 PM		4:00 PM		5:00 PM		6:00 PM		7:00 PM		8:00 PM		9:00 PM		10:00 PM		11:00 PM		Midnight
Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	
Retail (Peak December)	Customer Employees	26	1%	0	5%	1	15%	4	30%	8	55%	14	75%	19	90%	23	100%	26	100%	26	100%	26	95%	24	85%	22	80%	20	75%	19	65%	17	50%	13	30%	8	10%	3	0%	0
		6	10%	1	15%	1	25%	2	45%	3	75%	5	95%	6	100%	6	100%	6	100%	6	100%	6	100%	6	100%	6	100%	6	100%	6	90%	6	60%	4	40%	3	20%	1	0%	0
Fine / Casual Restaurant with Outdoor Seating	Customer Employees	43	0%	0	0%	0	0%	0	0%	0	15%	6	40%	17	75%	32	75%	32	65%	28	40%	17	50%	21	75%	32	95%	40	100%	43	100%	43	100%	43	95%	40	75%	32	25%	11
		8	0%	0	20%	2	50%	4	75%	6	90%	7	90%	7	90%	7	90%	7	90%	7	75%	6	75%	6	100%	8	100%	8	100%	8	100%	8	100%	8	100%	8	85%	6	35%	3
General Office	Visitors Employees	26	0%	0	1%	0	20%	5	60%	16	100%	26	45%	12	15%	4	45%	12	95%	25	45%	12	15%	4	10%	3	5%	1	2%	1	1%	0	0%	0	0%	0	0%	0	0%	0
		303	3%	9	15%	45	50%	151	90%	272	100%	303	100%	303	85%	257	85%	257	95%	288	95%	288	85%	257	60%	182	25%	76	15%	45	5%	15	3%	9	1%	3	0%	0	0%	0
Multi-Family Residential	Resident (Rsvd)	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0
	Resident (Shared)	113	95%	107	85%	96	75%	85	65%	73	60%	68	55%	62	50%	56	50%	56	50%	62	60%	68	65%	73	70%	79	75%	85	80%	90	85%	96	95%	107	97%	109	100%	113		
	Guest (Shared)	5	0%	0	10%	1	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	20%	1	40%	2	60%	3	100%	5	100%	5	100%	5	100%	5	80%	4	50%	3
Shared		529		117		146		252		379		430		427		386		397		437		418		387		328		233		212		184		178		174		155		130



1177 Kane Concourse

Bay Harbor Islands, FL 33154

February 23rd, 2023

TOWN COUNCIL FINAL APPROVED SET

Owner:

1177 BAY HARBOR ISLAND, LLC.
3310 MARY STREET, SUITE 302
MIAMI, FLORIDA 33133
P: 305.416.4556

Architect:

ARQUITECTONICA

2900 OAK AVENUE
MIAMI, FLORIDA 33133
P: 305.372.1812
F: 305.372.1175
www.arquitectonica.com

Civil:

Kimley»Horn

355 ALHAMBRA CIRCLE
SUITE 1400
CORAL GABLE, FL 33134
P: 305.673.2025
www.kimley-horn.com

Traffic/Parking:

**DAVID PLUMMER &
ASSOCIATES**

1750 PONCE DE LEON BLVD
CORAL GABLES, FL 33134
P: 305.447.0900

www.dplummer.com

MEFPF:

exp.

396 ALHAMBRA CIRCLE
SUITE 202
CORAL GABLES, FL 33134
P: 305.631.2208
www.exp.com

Landscape Architect:

ARQUITECTONICA**GEO**

2900 OAK AVENUE
MIAMI, FLORIDA 33133
P: 305.372.1812
F: 305.372.1175
www.arquitectonica.com

SCHEDULE - SHEET INDEX SDs			
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date
A0-00	COVER	12/16/2020	
A0-01	INDEX	03/28/2022	02/10/2023
A0-02	ZONING DATA	03/28/2022	02/10/2023
A0-02.1	ZONING MAP INFORMATION	03/28/2022	
A0-03	STATISTICS- OFFICE AREAS	03/28/2022	02/10/2023
A0-04	STATISTICS- OFFICE AREAS	03/28/2022	02/10/2023
A0-05	STATISTICS- RESI AREAS	03/28/2022	02/10/2023
A0-05.1	STATISTICS - RESI AREAS	03/28/2022	02/10/2023
A0-06	AERIAL VIEWS	03/28/2022	
A0-07	CONTEXT - STREET VIEWS	03/28/2022	
A0-10	SITE CONTEXT- ROOF	03/28/2022	
A0-11	SITE CONTEXT- GRND FLOOR	03/28/2022	
A0-12	MANEUVERABILITY STUDIES	03/28/2022	
A0-20	ZONING - UNIT SIZES	03/28/2022	02/10/2023
A0-21	ZONING - UNIT SIZES	03/28/2022	02/10/2023
A1-01	SITE PLAN- GROUND FLOOR	12/8/2022	02/10/2023
A1-02	SECOND LEVEL FLOOR PLAN	12/8/2022	02/10/2023
A1-03	OVERALL FLOOR PLAN- TYP.	12/8/2022	02/10/2023
A3-04	OVERALL ROOF PLAN	12/8/2022	02/10/2023
A1-05	FLOOD RESISTANT DESIGN	02/10/23	02/10/2023
A1-12	ENLARGED FLOOR PLAN	03/28/2022	02/10/2023
A1-13	ENLARGED FLOOR PLAN	03/28/2022	02/10/2023
A1-22	ENLARGED FLOOR PLAN	03/28/2022	02/10/2023
A4-01	BUILDING SECTION	03/28/2022	02/10/2023
A4-02	BUILDING SECTION	03/28/2022	02/10/2023
A4-03	BUILDING SECTION	03/28/2022	02/10/2023
A4-04	BUILDING SECTION	03/28/2022	02/10/2023
A5-01	SIGNAGE DETAILS	03/28/2022	
A7-01	SOUTH ELEVATION- COLORED	03/28/2022	02/10/2023
A7-02	NORTH ELEVATION- COLORED	03/28/2022	02/10/2023
A7-03	WEST ELEVATION- COLORED	03/28/2022	02/10/2023
A7-04	EAST ELEVATION- COLORED	03/28/2022	02/10/2023
A8-01	RENDERING	03/28/2022	
A8-02	RENDERING	03/28/2022	
A8-03	RENDERING	03/28/2022	
A8-04	RENDERING	03/28/2022	
A8-05	RENDERING	03/28/2022	
A8-06	RENDERING	03/28/2022	
A8-07	RENDERING	03/28/2022	
A8-08	RENDERING	03/28/2022	
A8-09	RENDERING	03/28/2022	
A8-10	RENDERING	03/28/2022	
A8-11	RENDERING	03/28/2022	
A8-12	RENDERING	03/28/2022	
A8-13	RENDERING	03/28/2022	
A8-14	RENDERING	03/28/2022	
A8-15	RENDERING	03/28/2022	
A8-16	RENDERING	03/28/2022	
A8-17	RENDERING	03/28/2022	
A8-18	RENDERING	03/28/2022	
A9-01	LIFE SAFETY SITE PLAN	03/28/2022	

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

ZONING DATA

PROJECT ADDRESS:

1177 KANE CONCOURSE, BAY HARBOR ISLANDS, FL 33154

PROPERTY FOLIO NUMBERS:

LOT 5, BLOCK 21: 13-2227-001-3640 (PARCEL B)
LOT 6, BLOCK 21: 13-2227-001-3650 (PARCEL B)
LOTS 7 THRU 11, BLOCK 21: 13-2227-001-3660 (PARCEL A)
LOT 12, BLOCK 21: 13-2227-001-3670 (PARCEL B)
LOT 13, BLOCK 21: 13-2227-001-3680 (PARCEL B)
LOT 14, BLOCK 21: 13-2227-001-3690 (PARCEL B)

LEGAL DESCRIPTION (PER SURVEY):

PARCEL A:
LOTS 7, 8, 9, 10 AND 11, LESS THE SOUTH FIFTEEN (15) FEET OF LOTS 9, 10 AND 11 OF BLOCK 21 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY RECORDS, FLORIDA.

PARCEL B:
LOTS 5, 6, 12, 13 AND 14, LESS THE SOUTH FIFTEEN (15) FEET OF LOTS 12, 13 AND 14 OF BLOCK 21 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY RECORDS, FLORIDA.

SURVEY INFORMATION:

PREPARED BY:
COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FL 33314
CERTIFICATE OF AUTHORIZATION: LB # 6448
PH: (954) 689-7766
FAX: (954) 689-7799

SURVEY PROJECT NUMBER: 8194-16

CERTIFIED TO: THE OWNER

ZONING DISTRICTS:

PARCEL A: B-1 BUSINESS DISTRICT
PARCEL B: B-1 BUSINESS DISTRICT

FLOOD ZONE INFORMATION (PER SURVEY):

COMMUNITY NUMBER: 120637
PANEL NUMBER: 0144 L
ZONE: AE
BASE FLOOD ELEVATION: 9.67'
EFFECTIVE DATE: 09/11/2009



PROJECT LOCATION MAP
N.T.S.

BUILDING SETBACKS:

B-1 BUSINESS DISTRICT:

KANE CONCOURSE (96TH STREET): 0'-0"
NO BUILDING OR STRUCTURE OR PART THEREOF, OTHER THAN PERMISSIBLE ACCESSORY AND/OR DECORATIVE STRUCTURES SPECIFIED IN SECTION 23-12, AND PERMISSIBLE SIDEWALK CAFES AND OTHER USES SPECIFIED HEREIN, SHALL ENCR OACH INTO THE PUBLIC RIGHT-OF-WAY FOR THE KANE CONCOURSE (55 FEET FROM CENTERLINE OF THE ROADWAY).

EAST BAY HARBOR DRIVE, WEST BAY HARBOR DRIVE, BAY HARBOR TERRACE, 95TH STREET AND 97TH STREET: 5'-0"
NO BUILDING OR STRUCTURE OR PART THEREOF, OTHER THAN PERMISSIBLE ACCESSORY AND/OR DECORATIVE STRUCTURES SPECIFIED IN SECTION 23-12, AND PERMISSIBLE SIDEWALK CAFES AND OTHER USES SPECIFIED HEREIN, SHALL BE ERECTED OR ALTERED TO BE LESS THAN AN AVERAGE OF FIVE FEET FROM THE AFOREMENTIONED PUBLIC RIGHTS-OF-WAY, WITHIN THE REQUIRED SETBACK AREAS. LANDSCAPING INCLUDING FOUNDATION PLANTINGS, PLAZAS, SCULPTURES AND THE LIKE SHALL BE INSTALLED. AT LEAST 75 PERCENT OF THE AREA SHALL BE PROVIDED WITH LANDSCAPE MATERIALS. THE REMAINING AREA MAY INCLUDE HARDSCAPE SUCH AS WALKWAYS, PAVERS AND THE LIKE. FOR EACH ADDITIONAL THREE FEET OF BUILDING HEIGHT ABOVE 30 FEET, THERE SHALL BE ONE ADDITIONAL FOOT OF BUILDING SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FEET IN HEIGHT. NOTWITHSTANDING THE ABOVE PROVISION, FOR DEVELOPMENTS LOCATED ON SINGLE LOTS, THE MAXIMUM SETBACK SHALL BE 15 FEET. THE TOWN COUNCIL RESERVES THE RIGHT TO MODIFY THE ADDITIONAL BUILDING SETBACK PROVISIONS LISTED ABOVE DUE TO INCREASED BUILDING HEIGHT FOR PARKING GARAGE STRUCTURES ON TOWN-OWNED LANDS.

ALLEYS: 0'-0"
ALLEYS DEPICTED ON THE RECORDED PLAT FOR BAY HARBOR ISLANDS BETWEEN BLOCKS 11, 12, 20 AND 21: NO BUILDING OR STRUCTURE OR PART THEREOF, OTHER THAN PERMISSIBLE ACCESSORY AND/OR DECORATIVE STRUCTURES SPECIFIED IN SECTION 23-12 SHALL ENCR OACH INTO THE PUBLIC RIGHT-OF-WAY. NOTWITHSTANDING AND ABOVE, SETBACKS SHALL BE PROVIDED TO PROVIDE FOR REQUIRED LOADING AREAS AND SERVICE DELIVERIES SO THAT THE ALLEY IS NOT BLOCKED FROM VEHICULAR TRAFFIC MOVEMENTS.

INTERIOR SIDE: 0'-0"
NO SETBACK IS REQUIRED ALONG INTERIOR SIDE PROPERTY LINES.

FLEX SETBACKS:
A PROJECT DESIGNER HAS THE OPTION TO OFFER CREATIVE DESIGN SOLUTIONS TO THE BUILDING CONFIGURATIONS AND THE TOWN COUNCIL MAY ALLOW PORTIONS OF THE BUILDING STRUCTURE TO ENCR OACH INTO THE SETBACK REQUIREMENTS ABOVE. THE TOTAL AMOUNT OF ENCR OACHMENT SHALL NOT EXCEED ONE-THIRD OF THE ALLOWABLE WIDTH OR LENGTH OF THE BUILDING. THIS PROVISION SHALL SERVE TO CREATE AN ARCHITECTURAL OPPORTUNITY FOR CREATIVE DESIGN APPROACHES WHILE PROMOTING THE BENEFICIAL PURPOSES OF BUILDING SETBACKS IN THE DISTRICT. IN NO CASE SHALL ANY PORTION OF A BUILDING ENCR OACH INTO THE BASE BUILDING SETBACKS SET FORTH ABOVE FOR PORTIONS OF THE BUILDING BELOW 25 FEET IN HEIGHT.

BUILDING SETBACK TABLE

STREET / FRONTAGE	REQUIRED SETBACK	PROVIDED SETBACK	PROPOSED BLDG. HGT.	REMARKS
PARCELS A AND B				
KANE CONCOURSE (96TH STREET)	0'-0"	2'-0 1/4"	75'-0"	
WEST BAY HARBOR DRIVE	VARIABLE BASED ON HEIGHT	20'-3 1/2" RESIDENTIAL 15'-1 1/2" OFFICE*	75'-0"	MAXIMUM SETBACK OF 20'-0" REQUIRED BASED ON BUILDING HEIGHT ABOVE 30'-0". SEE SECTION
97TH STREET	VARIABLE BASED ON HEIGHT	20'-4"	75'-0"	MAXIMUM SETBACK OF 20'-0" REQUIRED BASED ON BUILDING HEIGHT ABOVE 30'-0". SEE SECTION
SIDE- INTERIOR	0'-0"	0'-4"	75'-0"	

*PROPOSED ENCR OACHMENT OF 4'-10 1/2" ON UPPER FLOOR OF OFFICE ONLY. PROPOSING TO USE FLEX SETBACK PROVISION OF THE CODE, SECTION 23-11(C)(6)- SEE BUILDING SECTIONS AND ELEVATIONS.

PROJECT SITE AREAS:

PARCELS A AND B LESS 20'-0" ALLEY R.O.W. = 79,399 SF (1.82 ACRES)

20'-0" ALLEY R.O.W. = 6,000 SF (0.13 ACRES)

TOTAL LOT AREA (INCLUDING ALLEY) = 85,399 (1.95 ACRES)

PROJECT DENSITY:

MAXIMUM ALLOWABLE BASE DENSITY: 34 DU / ACRE

PROJECT BASE DENSITY: 1.95 ACRES X 34 DU/ACRE = 66 DU ALLOWABLE

MAXIMUM ALLOWABLE OVERALL DENSITY: 80 DU / ACRE

PROJECT OVERALL DENSITY: 1.95 ACRES X 80 DU/ACRE = 156 DU ALLOWABLE

PROPOSED PROJECT DENSITY:

54 UNITS

OFF-STREET PARKING REQUIREMENTS:

MULTI-FAMILY DWELLINGS-

A MINIMUM OF TWO PARKING SPACES SHALL BE REQUIRED ON THE BUILDING PLOT FOR EACH DWELLING UNIT WITHIN A MULTIPLE-FAMILY DEVELOPMENT. EXCEPT AS PROVIDED FOR OTHERWISE IN ARTICLE II OF THE BAY HARBOR ISLANDS, FL CODE OF ORDINANCES. IN ADDITION, GUEST PARKING SHALL BE PROVIDED FOR MULTIPLE-FAMILY DELOPMENTS. AT LEAST ONE GUEST PARKING SPACE SHALL BE REQUIRED FOR EACH WHOLE PLATTED LOT.

RESTAURANTS, PUBLIC DINING ROOMS, BARS, PRIVATE CLUBS, COCKTAIL LOUNGES-

ONE PARKING SPACE FOR EACH 100 SQUARE FEET OF CUSTOMER SERVICE AREA. THE ABOVE SHALL NOT BE INTENDED TO INCLUDE FOOD AND DRINK PREPERATION AREAS, BATHROOMS, WAITING AREAS OR STORAGE AREAS.

RETAIL, COMMERCIAL, PERSONAL SERVICE, MISCELLANEDUS USES AND BUSINESS USES-

ONE PARKING SPACE FOR EACH 300 SQUARE FEET OF NET FLOOR AREA.

OFFICE AND PROFESSIONAL USES-

ONE PARKING SPACE FOR EACH 300 SQUARE FEET OF NET FLOOR AREA.

PARKING TABLE					SHARED PARKING REQUIRED*		PROVIDED PARKING*	REMARKS
USE CLASSIFICATION	NUMBER OF DU / PLATTED LOT	SQUARE FOOTAGE (GROSS)	REQ'D PARKING FACTOR	REQUIRED PARKING	SHARED PARKING REQ'D*	W/ 7% PARKING ADJUSTMENT****		
RESIDENTIAL								
MULTIPLE-FAMILY RESIDENTIAL	54 DU	N/A	2 PER DU	108 SPACES	56 SPACES	52 SPACES	108 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
MULTIPLE-FAMILY VISITOR	10 PLATTED LOTS	N/A	1 PER PLATTED LOT	10 SPACES****	1 SPACE	1 SPACE	2 SPACES	(2) OF DELIVERY / GUEST SPACES PROVIDED AT FRONT YARD****
OFFICE	N/A	98,445 SF	1 PER 300 SF	329 SPACES	306 SPACES	285 SPACES	307 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
RESTAURANT	N/A	3,843 SF**	1 PER 100 SF	39 SPACES	22 SPACES	20 SPACES	34 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
FUTURE SIDEWALK CAFE PARKING	N/A	1,038 SF	1 PER 100 SF	11 SPACES	10 SPACES	9 SPACES	26 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
RETAIL	N/A	9,305 SF	1 PER 300 SF	32 SPACES	30 SPACES	28 SPACES	25 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
SUB-TOTAL				529 SPACES	425 SPACES*	395 SPACES*	522 SPACES***	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
EXISTING STREET PARKING							NOT USED	NO STREET PARKING SPACES USED TOWARD PROVIDED SPACE COUNT.
TOTALS						395 SPACES*	522 SPACES	*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.

*REFER TO PARKING ANALYSIS FOR SHARED PARKING REDUCTION.
** CONSIDERS 30% REDUCTION IN SPACE SQUARE FOOTAGE FOR COMMERCIAL KITCHEN LEAVING 70% OF SPACE AS DINING SPACE. SUBJECT TO CHANGE DEPENDING ON TENANT'S ACTUAL NEEDS.
*** TOTAL OF (56) PARKING SPACES ON LIFTS ON THE PARKING DECK ROOF = 112 TOTAL PROVIDED SPACES. PARKING LIFT SPACES SHALL BE OPERATED BY VALET OPERATOR ONLY.
**** (2) DELIVERY/GUEST SPACES PROVIDED IN FRONT YARD- THE REMAINING (8) GUEST SPACES ARE PROVIDED IN THE PARKING GARAGE STRUCTURE AND ARE PART OF TOTAL PARKING COUNT PROVIDED.
***** ADDITIONAL 7% REDUCTION DUE OT RIDE SHARING AND PARKING MANAGEMENT PLAN RECOMMENDED BY DAVID PLUMMER & ASSOCIATES. SEE SHARED PARKING ANALYSIS REPORT.

ACCESSIBLE PARKING REQUIREMENTS PER FBCA TABLE 208.2

TOTAL ACCESSIBLE SPACES REQUIRED

TOTAL PARKING SPACES 522 SPACES (2%) 11 SPACES 11 SPACES

TOTAL VAN PARKING SPACES REQUIRED FBCA 208.2.4 (1 PER EVERY SIX ADA SPACES)

TOTAL ADA PARKING SPACES 11 SPACES REQUIRED 2 SPACES PROVIDED 2 SPACES

VAN PARKING SPACES ARE PART OF THE TOTAL ACESIBLE PARKING COUNT.

DWELLING UNIT SIZES:

ZONING CODE MINIMUM UNIT SIZES (NET AREA)

STUDIO (S) = 650 SF
1 BEDROOM (1BR) = 800 SF
2 BEDROOM (2BR) = 950 SF
3 BEDROOM (3BR) = 1100 SF

AVERAGE UNIT SIZE (NET)

113,364 NSF / 54 UNITS = 2,099 NSF/UNIT

AVERAGE UNIT SIZE (GROSS)

115,364 GSF / 54 UNITS = 2,136 GSF/UNIT

NOTE: UNIT SIZES GRANDFATHER UNDER 2019 CODE AMENDMENT PROVISIONS

Unit Matrix- Gross Area

Level	thru Level	Name	Beds / Baths	Number of Units	Area Gross	Total Area Gross
LEVEL R02 (T.O.S.)						
LEVEL R02 (T.O.S.)	N/A	Unit 201A	2BR / 2.5BA	1	2,292 SF	2,292 SF
LEVEL R02 (T.O.S.)	N/A	Unit 203A	2BR / 2.5BA	1	1,992 SF	1,992 SF
LEVEL R02 (T.O.S.)	N/A	Unit 204A	4BR / 4.5BA	1	3,291 SF	3,291 SF
LEVEL R02 (T.O.S.)	N/A	Unit 205A	1BR / 1.5BA	1	1,221 SF	1,221 SF
LEVEL R02 (T.O.S.)	N/A	Unit 206B	1BR / 1.5BA	1	904 SF	904 SF
LEVEL R02 (T.O.S.)	N/A	Unit 205C	1BR / 1.5BA	1	904 SF	904 SF
				6		10,683 SF
LEVEL R03 (T.O.S.)						
LEVEL R03 (T.O.S.)	thru R08	Unit 01	2BR / 2.5BA	6	1,849 SF	11,094 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 02	1BR / 1.5BA	6	1,150 SF	6,899 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 03	2BR / 2.5BA	6	1,756 SF	10,537 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 04	4BR / 4.5BA	6	3,266 SF	19,595 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 05	3BR / 3.5BA	6	3,262 SF	19,573 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 06	3BR / 3.5BA	6	2,214 SF	13,285 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 07	2BR / 2.5BA	6	1,701 SF	10,209 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 08	3BR / 3.5BA	6	2,293 SF	13,757 SF
				48		104,949 SF
				54		115,632 SF

Unit Matrix- Net Area

Level	thru Level	Name	Beds / Baths	Number of Units	Area Net	Total Area Net
LEVEL R02 (T.O.S.)						
LEVEL R02 (T.O.S.)	N/A	Unit 201A	2BR / 2.5BA	1	2,268 SF	2,268 SF
LEVEL R02 (T.O.S.)	N/A	Unit 203A	2BR / 2.5BA	1	1,969 SF	1,969 SF
LEVEL R02 (T.O.S.)	N/A	Unit 204A	4BR / 4.5BA	1	3,219 SF	3,219 SF
LEVEL R02 (T.O.S.)	N/A	Unit 205A	1BR / 1.5BA	1	1,181 SF	1,181 SF
LEVEL R02 (T.O.S.)	N/A	Unit 205B	1BR / 1.5BA	1	905 SF	905 SF
LEVEL R02 (T.O.S.)	N/A	Unit 205C	1BR / 1.5BA	1	947 SF	947 SF
				6		10,490 SF
LEVEL R03 (T.O.S.)						
LEVEL R03 (T.O.S.)	thru R08	Unit 01	2BR / 2.5BA	6	1,822 SF	10,934 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 02	1BR / 1.5BA	6	1,135 SF	6,806 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 03	2BR / 2.5BA	6	1,730 SF	10,381 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 04	4BR / 4.5BA	6	3,193 SF	19,156 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 05	3BR / 3.5BA	6	3,188 SF	19,129 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 06	3BR / 3.5BA	6	2,176 SF	13,056 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 07	2BR / 2.5BA	6	1,666 SF	9,994 SF
LEVEL R03 (T.O.S.)	thru R08	Unit 08	3BR / 3.5BA	6	2,235 SF	13,413 SF
				48		102,874 SF
				54		113,364 SF

UNIT MIX BY UNIT TYPE

201A	1 UNIT	1.85%
203A	1 UNIT	1.85%
204A	1 UNIT	1.85%
205A	1 UNIT	1.85%
205B	1 UNIT	1.85%
205C	1 UNIT	1.85%
1	6 UNITS	11.11%
2	6 UNITS	11.11%
3	6 UNITS	11.11%
4	6 UNITS	11.11%
5	6 UNITS	11.11%
6	6 UNITS	11.11%
7	6 UNITS	11.11%
8	6 UNITS	11.11%

DEN NOTE:

PER FLORIDA STATUTE SECTION 381.0065 A BEDROOM IS DEFINED AS A ROOM THAT CAN BE USED FOR SLEEPING AND THAT:
a.) HAS A MINIMUM OF 70 SF OF CONDITIONED SPACE

c.) IS LOCATED ON AN EXTERIOR WALL.
d.) HAS A CLOSET AND A DOOR OR ENTRANCE WHERE A DOOR COULD BE REASONABLY INSTALLED
e.) HAS AN EMERGENCY MEANS OF ESCAPE AND RESCUE OPENING TO THE OUTSIDE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.

ADDITIONALLY, "BEDROOM" DOES NOT INCLUDE HALLWAY, BATHROOM, KITCHEN, LIVING ROOM, FAMILY ROOM, DINING ROOM, DEN, BREAKFAST NOOK, PANTRY, LAUNDRY ROOM, SUNROOM, RECREATION ROOM, MEDIA/VIDEO ROOM, OR EXERCISE ROOM.

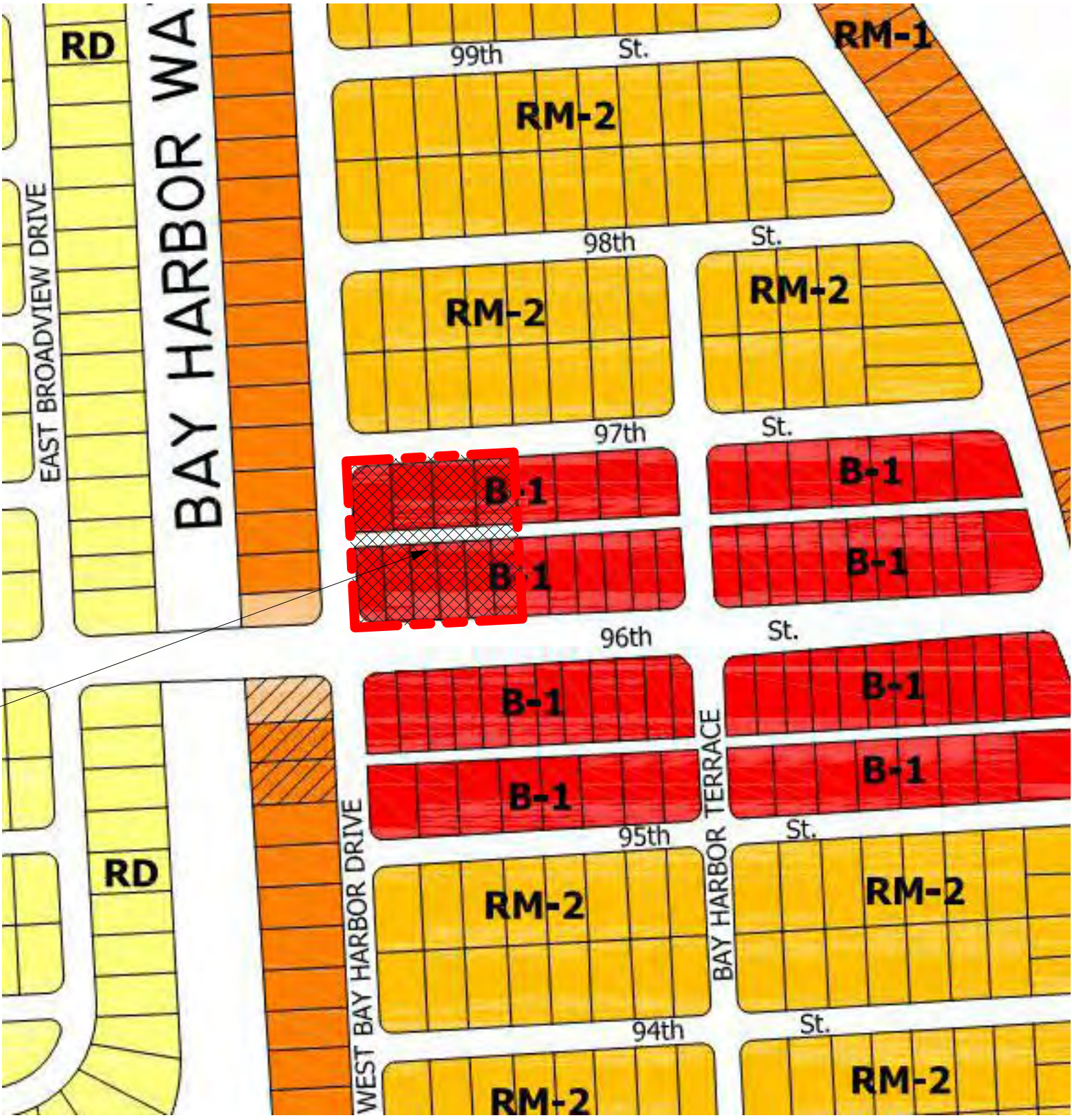
UNIT MIX BY # OF BEDROOMS

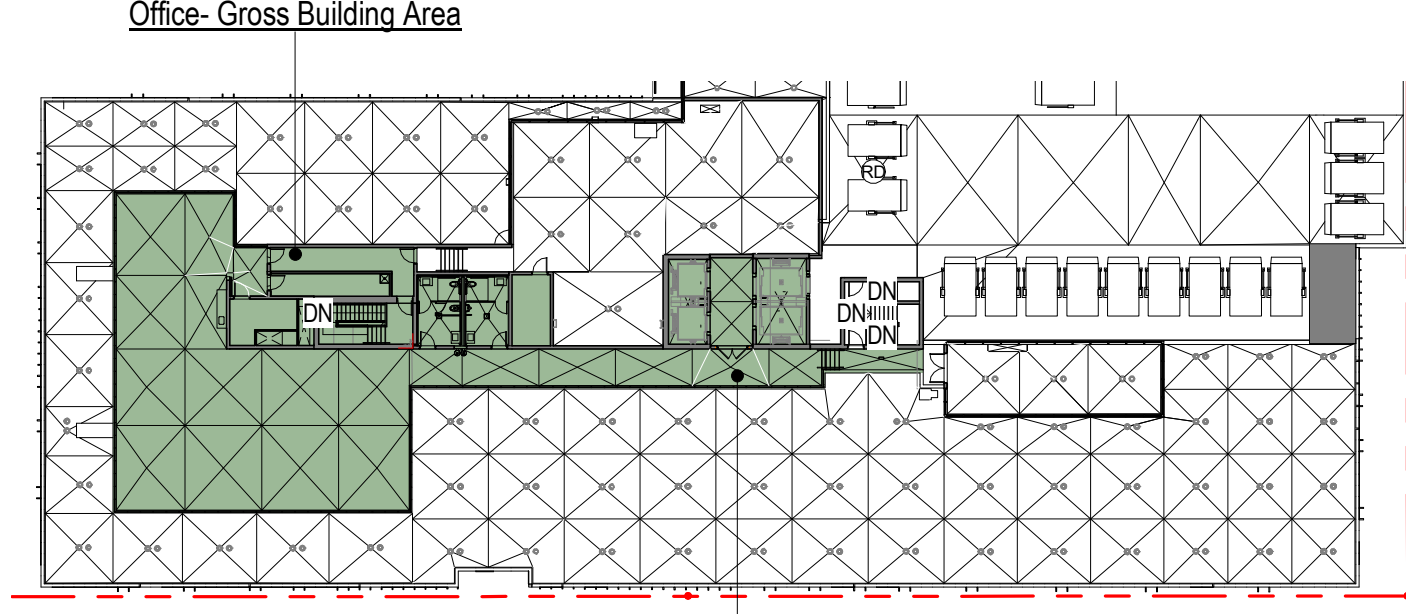
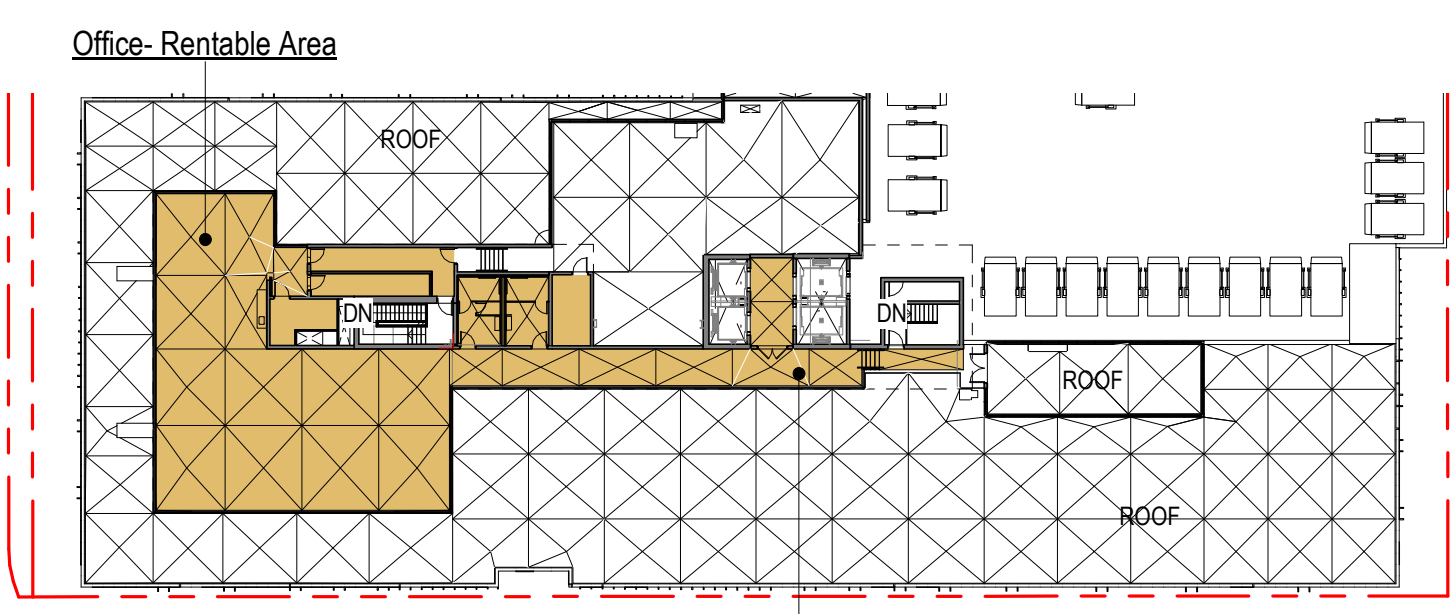
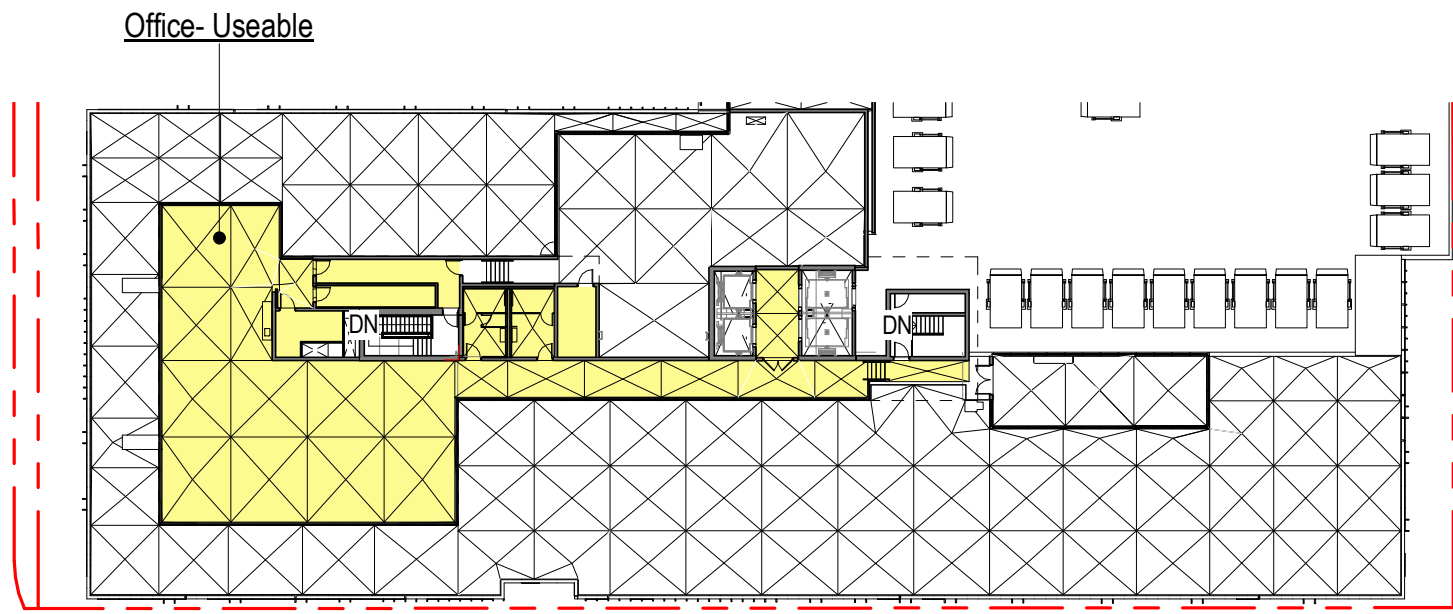
1BR=	9 UNITS	(17.0%)
2BR=	20 UNITS	(37.0%)
3BR=	18 UNITS	(33.0%)
4BR=	7 UNITS	(13.0%)

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

- RD SINGLE FAMILY RESIDENTIAL DISTRICT
- RM-1 MULTIPLE FAMILY RESIDENTIAL DISTRICT
- RM-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT
- RM-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT
- B-1 BUSINESS DISTRICT
- CAUSEWAY DISTRICT
- GATEWAY DISTRICT
- PUD OVERLAY DISTRICT

PROJECT SITE: 1177 KANE CONCOURSE





12 | OFFICE - USEABLE - ROOF LEVEL

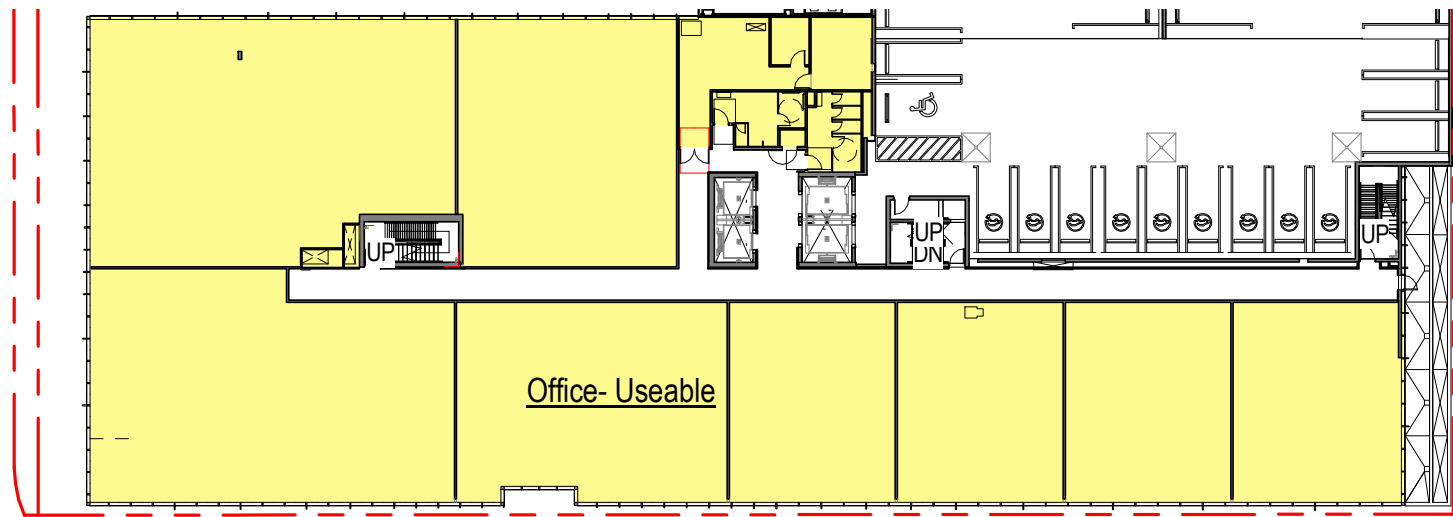
SCALE: 1" = 40'-0"

8 | OFFICE - RENTABLE - ROOF LEVEL

SCALE: 1" = 40'-0"

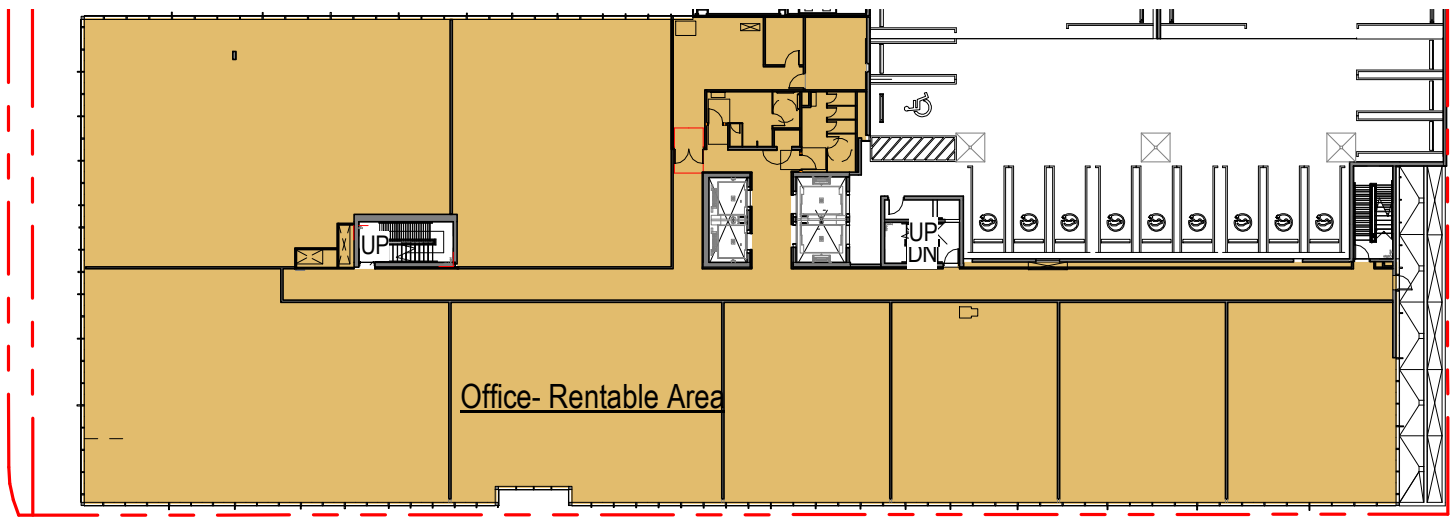
4 | OFFICE - FLOOR AREA GROSS - ROOF LEVEL

SCALE: 1" = 40'-0"



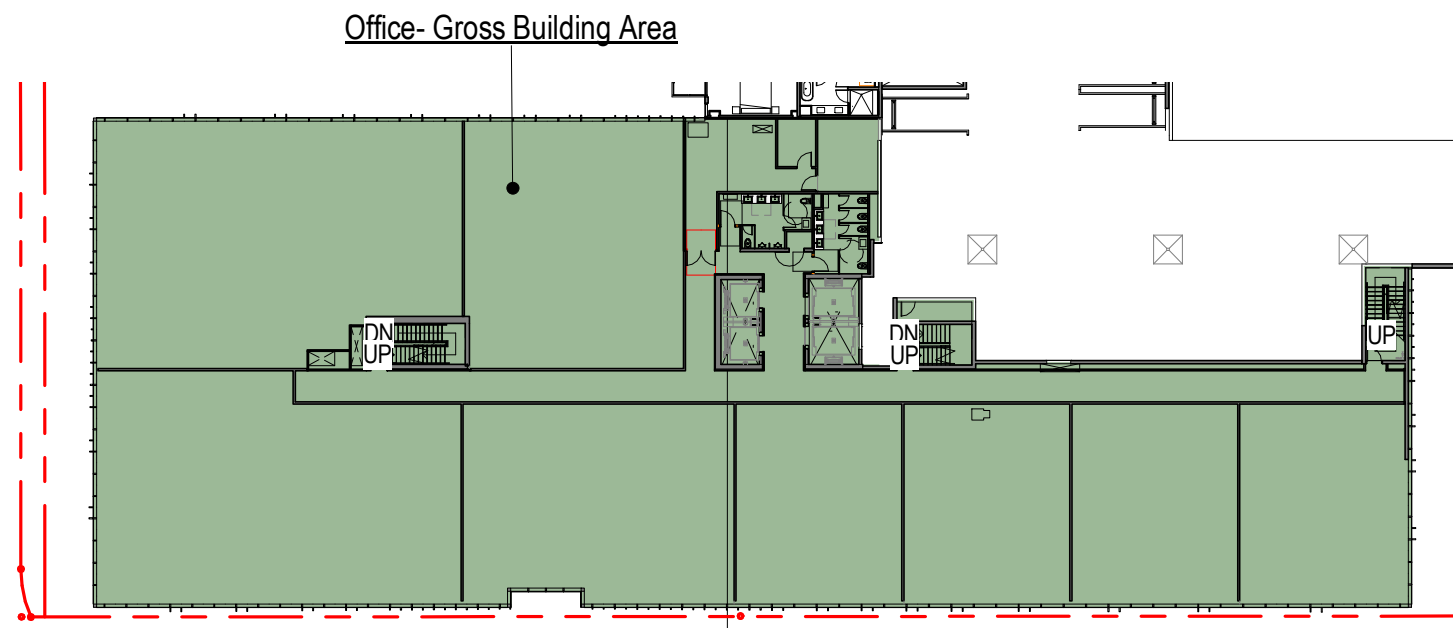
11 | OFFICE - USEABLE - LEVEL 02 THRU 05

SCALE: 1" = 40'-0"



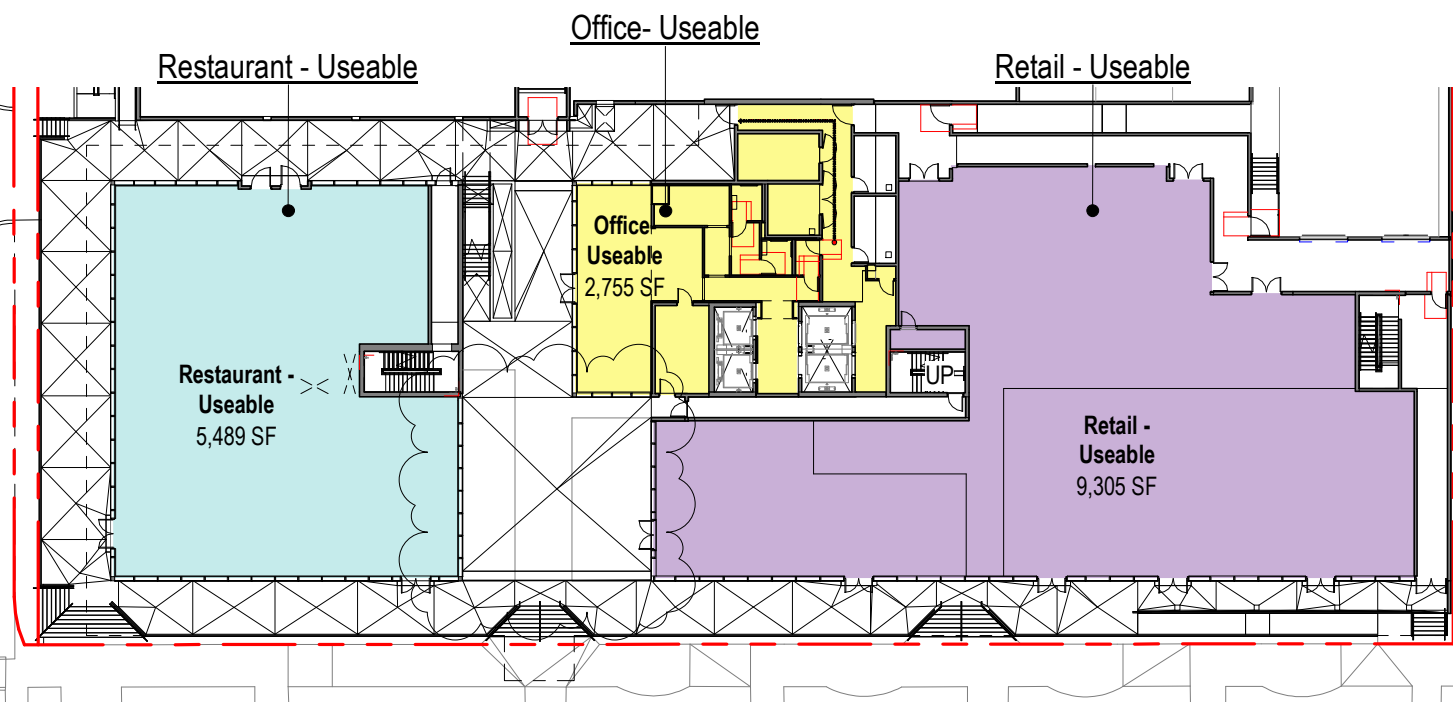
7 | OFFICE - RENTABLE - LEVEL 02

SCALE: 1" = 40'-0"



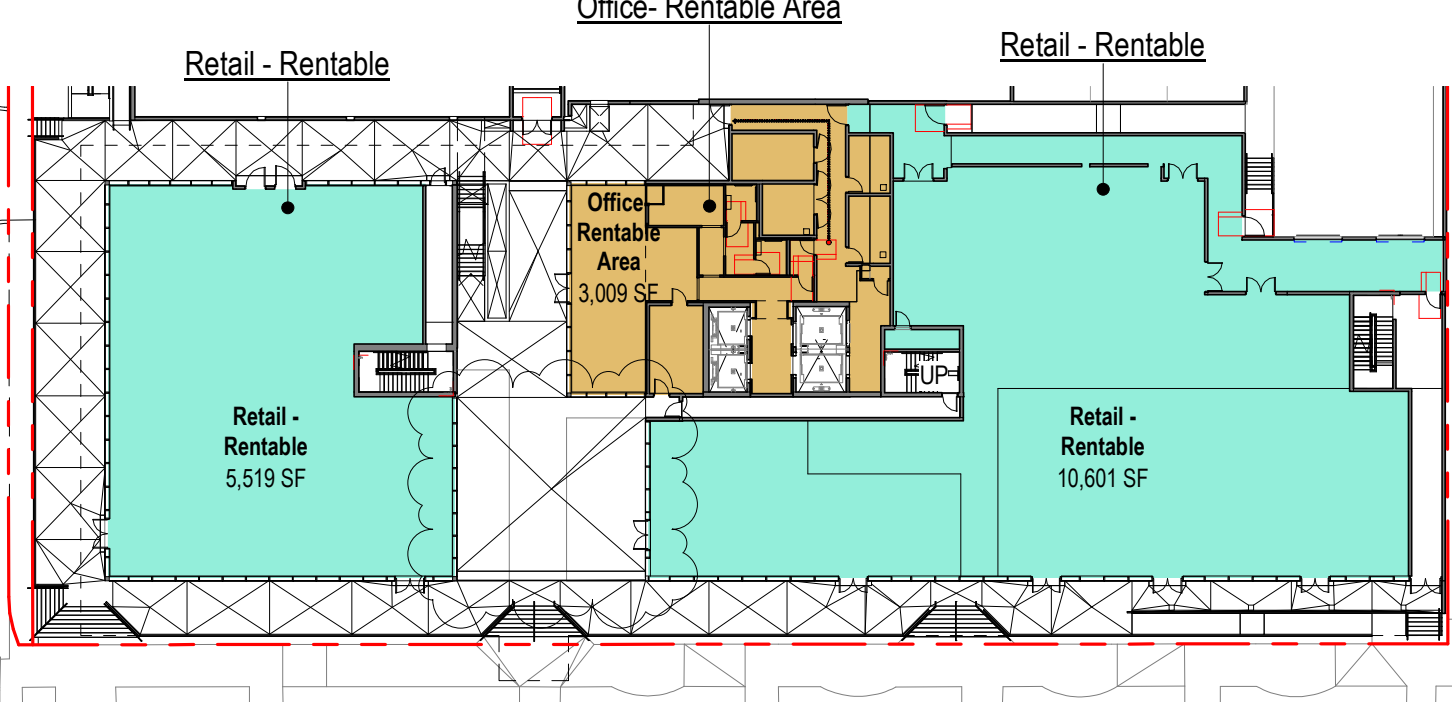
3 | OFFICE-FLOOR AREA GROSS - LEVEL 03 TO 05

SCALE: 1" = 40'-0"



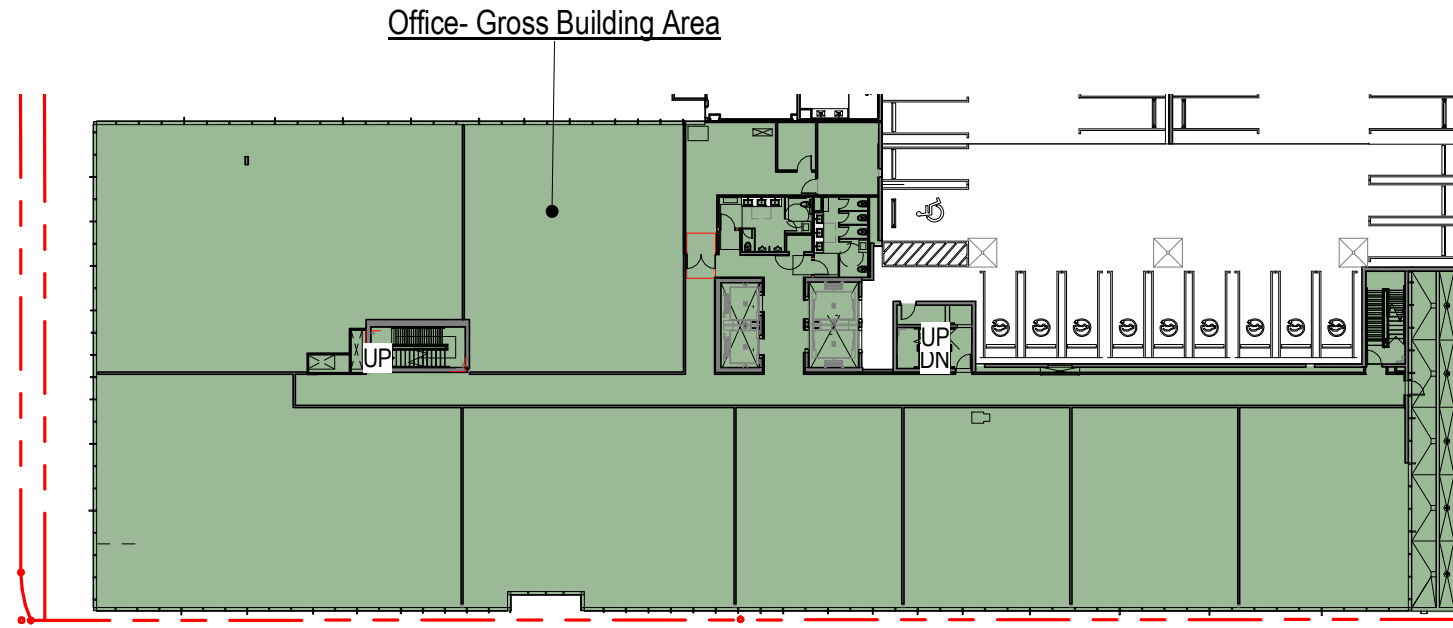
10 | OFFICE - USEABLE - LEVEL 01

SCALE: 1" = 40'-0"



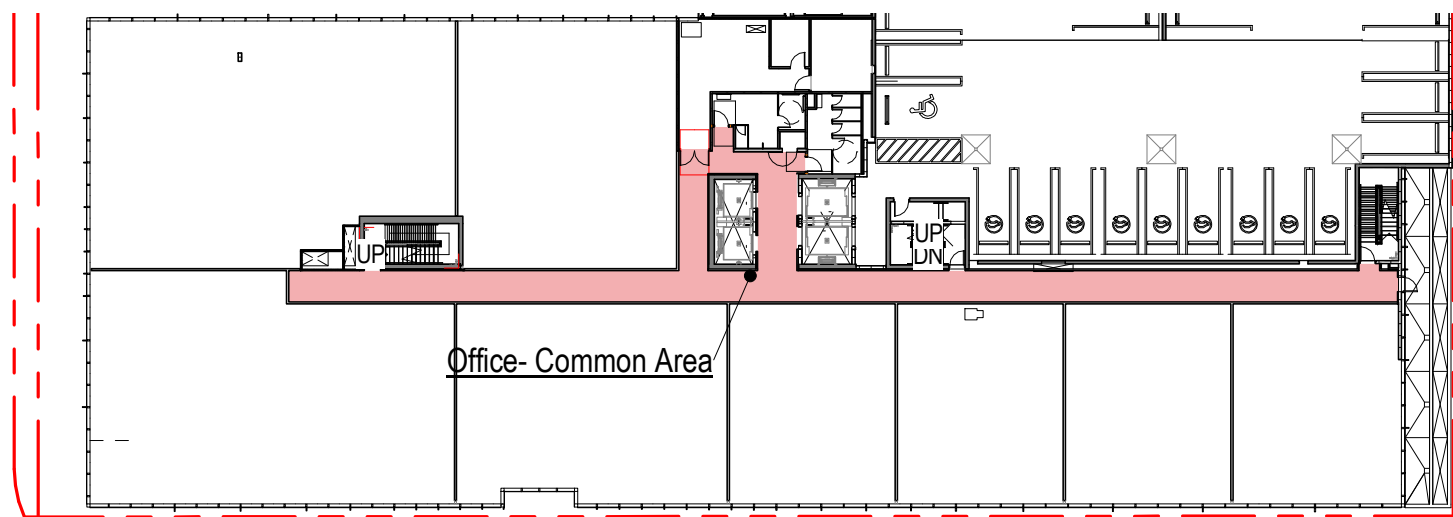
6 | OFFICE - RENTABLE - LEVEL 01

SCALE: 1" = 40'-0"



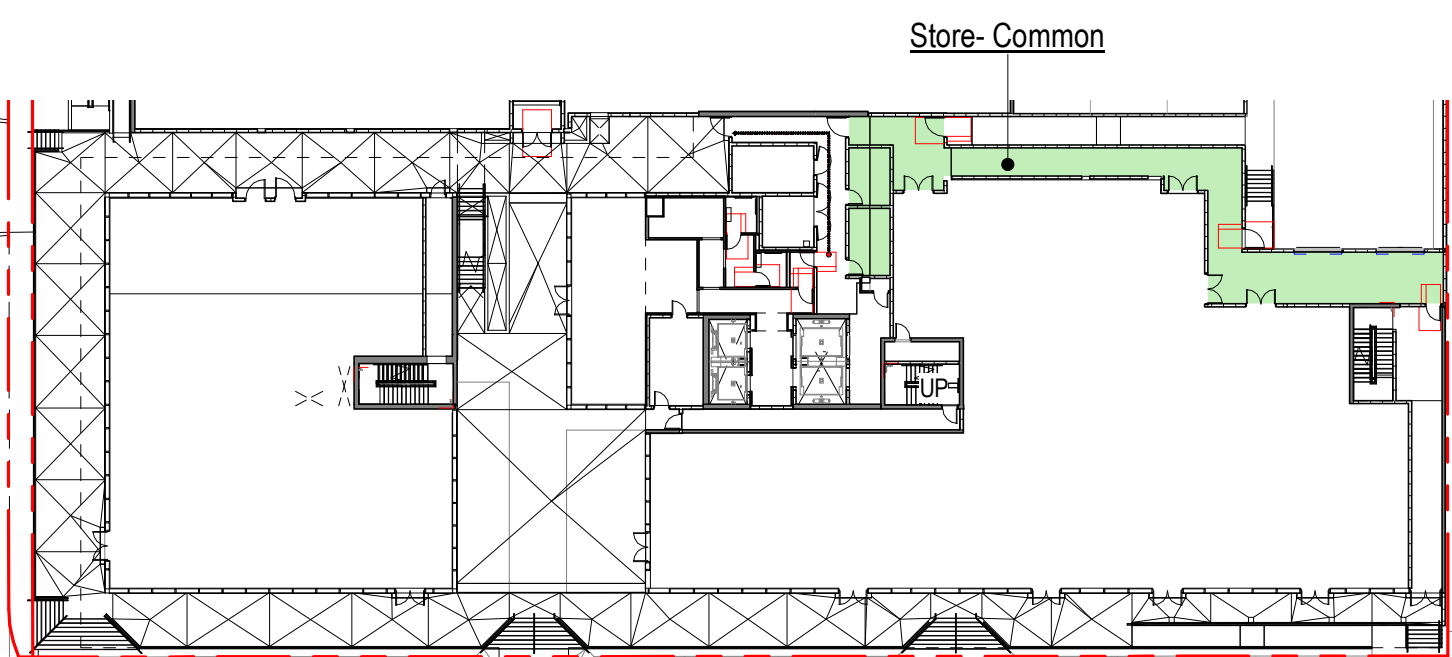
2 | OFFICE - FLOOR AREA GROSS - LEVEL 02

SCALE: 1" = 40'-0"



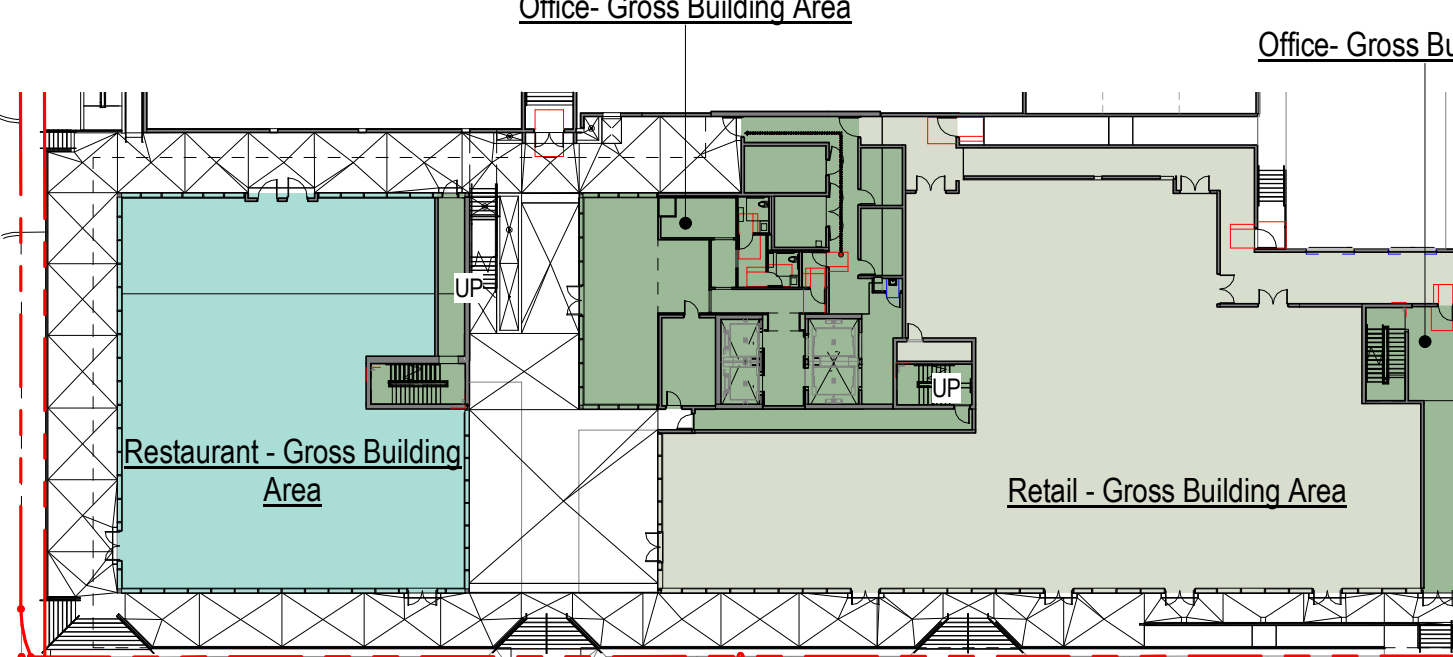
9 | OFFICE - COMMON- LEVEL 02 THRU 05

SCALE: 1" = 40'-0"



5 | OFFICE - COMMON- LEVEL 01

SCALE: 1" = 40'-0"



1 | OFFICE - FLOOR AREA GROSS - LEVEL 01

SCALE: 1" = 40'-0"

OFFICE (FLOOR AREA GROSS)

Level	Name	Area	Number of Stories	Gross SF
Not Placed				
Not Placed	Restaurant - Gross Building Area	Not Placed		0 SF
Not Placed				
LEVEL 01				
LEVEL 01	Office- Gross Building Area	3,986 SF	1	3,986 SF
LEVEL 01	Restaurant - Gross Building Area	5,686 SF		
LEVEL 01	Retail - Gross Building Area	10,812 SF		
LEVEL 01	Office- Gross Building Area	689 SF	1	689 SF
LEVEL 01	Office- Gross Building Area	446 SF	1	446 SF
LEVEL 01				5,121 SF
LEVEL 03 - 05 (T.O.S.)				
LEVEL 02 (T.O.S.)	Office- Gross Building Area	23,384 SF	1	23,384 SF
LEVEL 02 (T.O.S.)				23,384 SF
LEVEL 03 (T.O.S.)				
LEVEL 03 (T.O.S.)	Office- Gross Building Area	22,663 SF	3	67,988 SF
LEVEL 03 (T.O.S.)				67,988 SF
LEVEL ROOF				
LEVEL ROOF	Office- Gross Building Area	5,705 SF	1	5,705 SF
LEVEL ROOF	Office- Gross Building Area	Redundant Area	1	
LEVEL ROOF				5,705 SF
Grand total				102,198 SF

Area Schedule (Office - Rentable)

Level	Name	Area	Number of Stories	Rentable SF
LEVEL 01				
LEVEL 01	Office- Rentable Area	3,009 SF	1	3,009 SF
Office- Rentable Area				3,009 SF
LEVEL 01	Retail - Rentable	5,519 SF	1	5,519 SF
LEVEL 01	Retail - Rentable	10,601 SF	1	10,601 SF
Retail - Rentable				16,120 SF
LEVEL 01				19,130 SF
LEVEL 02 - 05 (T.O.S.)				
LEVEL 02 (T.O.S.)	Office- Rentable Area	21,318 SF	4	85,271 SF
Office- Rentable Area				85,271 SF
LEVEL 02 (T.O.S.)				85,271 SF
LEVEL OFFICE REC.				
LEVEL OFFICE REC.	Office- Rentable Area	4,663 SF	1	4,663 SF
LEVEL OFFICE REC.	Office- Rentable Area	Redundant Area	1	
LEVEL OFFICE REC.	Office- Rentable Area	Redundant Area	1	
Office- Rentable Area				4,663 SF
LEVEL OFFICE REC.				4,663 SF
Grand total				109,063 SF

Area Schedule (Office- Useable)

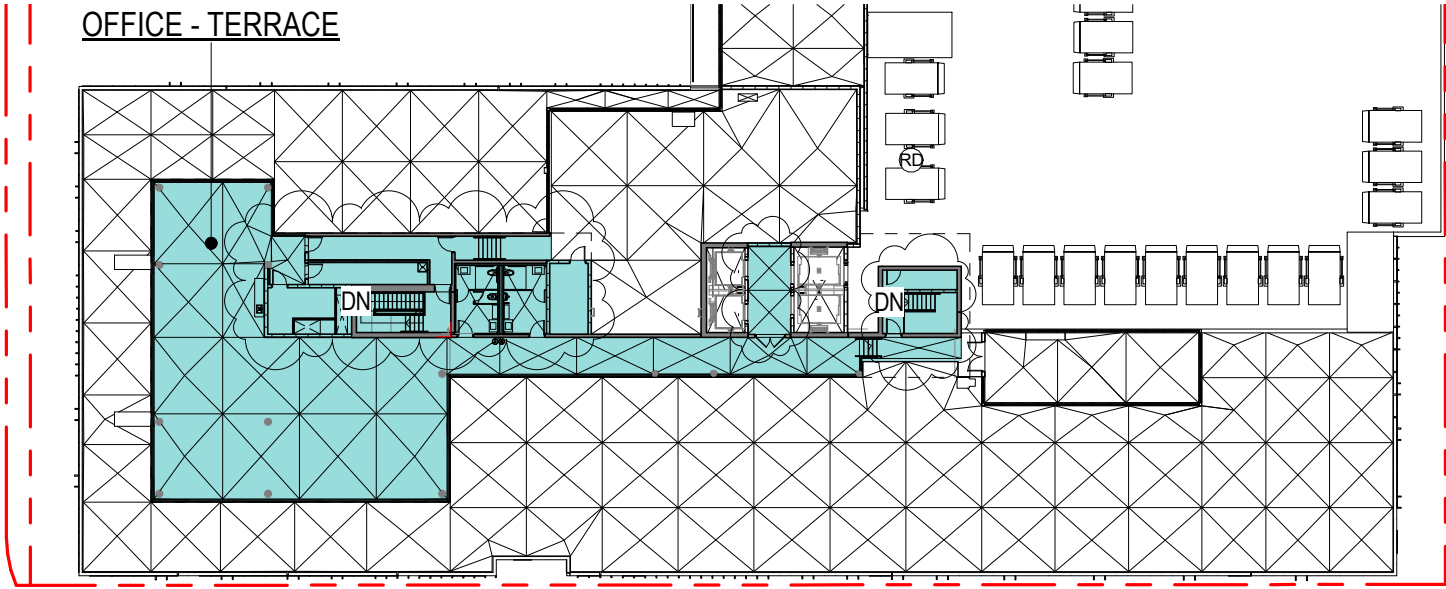
Level	Name	Area	Number of Stories	Useable SF
LEVEL 01				
LEVEL 01	Office- Useable	2,755 SF	1	2,755 SF
Office- Useable				2,755 SF
LEVEL 01	Restaurant - Useable	5,489 SF	1	5,489 SF
Restaurant - Useable				5,489 SF
LEVEL 01	Retail - Useable	9,305 SF	1	9,305 SF
Retail - Useable				9,305 SF
LEVEL 02 - 05 (T.O.S.)				17,549 SF
LEVEL 02 (T.O.S.)				
LEVEL 02 (T.O.S.)	Office- Useable	19,060 SF	4	76,239 SF
Office- Useable				76,239 SF
LEVEL 02 (T.O.S.)				76,239 SF
LEVEL OFFICE REC.				
LEVEL OFFICE REC.	Office- Useable	4,657 SF	1	4,657 SF
LEVEL OFFICE REC.	Office- Useable	Redundant Area	1	
Office- Useable				4,657 SF
LEVEL OFFICE REC.				4,657 SF
Grand total				98,445 SF

Area Schedule (Office- Common)

Level	Name	Area	Number of Stories	Common SF
LEVEL 01				
LEVEL 01	Store- Common	1,492 SF	1	1,492 SF
Store- Common				1,492 SF
LEVEL 01				1,492 SF
LEVEL 02 - 05 (T.O.S.)				
LEVEL 02 (T.O.S.)	Office- Common Area	1,946 SF	4	7,783 SF
Office- Common Area				7,783 SF
LEVEL 02 (T.O.S.)				7,783 SF
Grand total				9,275 SF

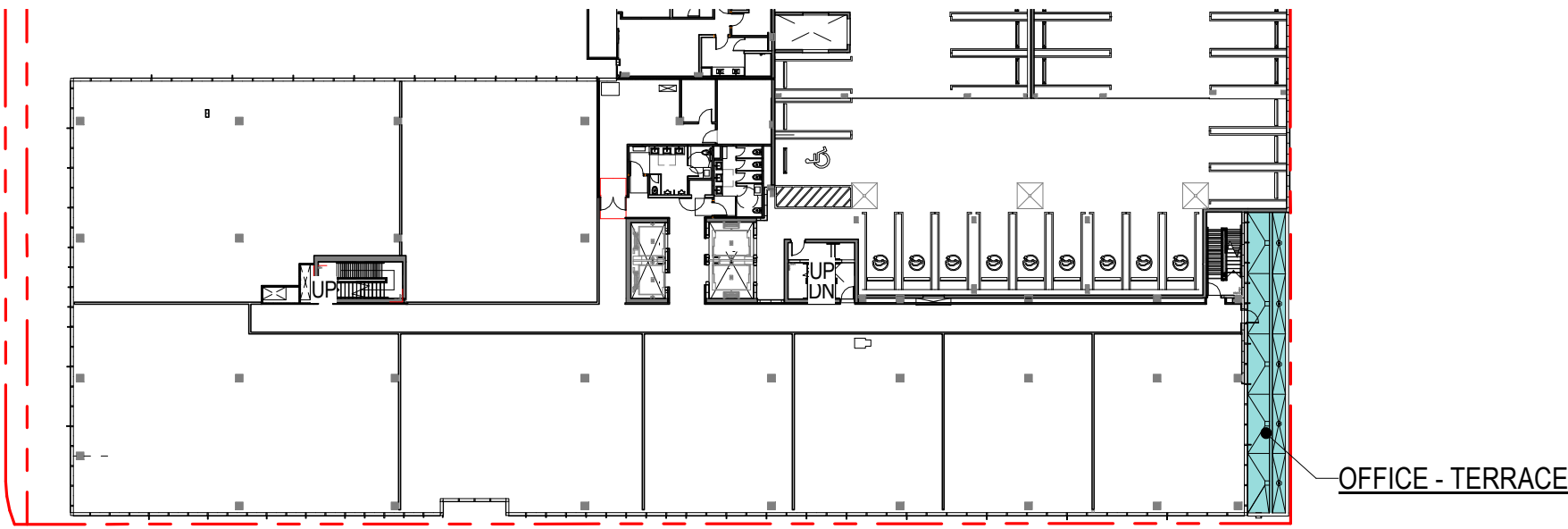
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OFFICE TERRACE / BALCONY				
Level	Name	Area	Number of Stories	Terrace/Balcony SF
LEVEL 01				
OFFICE ENTRY TERRACE				
LEVEL 01	OFFICE ENTRY TERRACE	1,424 SF	1	1,424 SF
OFFICE ENTRY TERRACE				1,424 SF
OUTDOOR CAFE				
LEVEL 01	OUTDOOR CAFE	478 SF		
LEVEL 01	OUTDOOR CAFE	560 SF		
OUTDOOR CAFE				0 SF
RETAIL TERRACE				
LEVEL 01	RETAIL TERRACE	5,527 SF	1	5,527 SF
RETAIL TERRACE				5,527 SF
SERVICE TERRACE				
LEVEL 01	SERVICE TERRACE	430 SF	1	430 SF
SERVICE TERRACE				430 SF
LEVEL 01				7,361 SF
LEVEL 02 (T.O.S.)				
OFFICE - TERRACE				
LEVEL 02 (T.O.S.)	OFFICE - TERRACE	620 SF	1	620 SF
OFFICE - TERRACE				620 SF
LEVEL 02 (T.O.S.)				620 SF
LEVEL OFFICE REC.				
OFFICE - TERRACE				
LEVEL OFFICE REC.	OFFICE - TERRACE	5,632 SF	1	5,632 SF
OFFICE - TERRACE				5,632 SF
LEVEL OFFICE REC.				5,632 SF
Grand total				13,633 SF



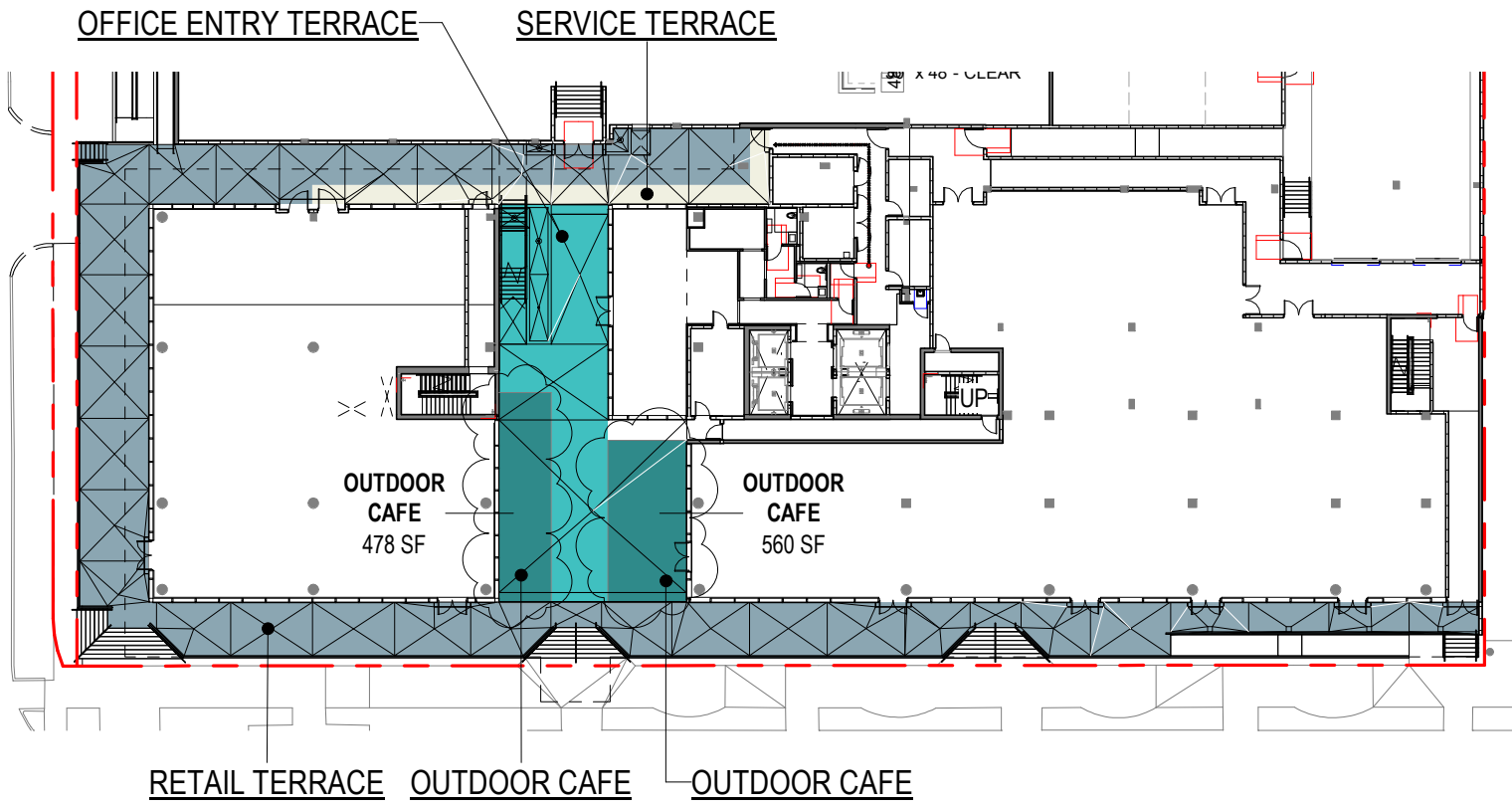
3 OFFICE- TERRACE - ROOF LEVEL

SCALE: 1" = 40'-0"



2 OFFICE- TERRACE/BALCONY- LEVEL 02

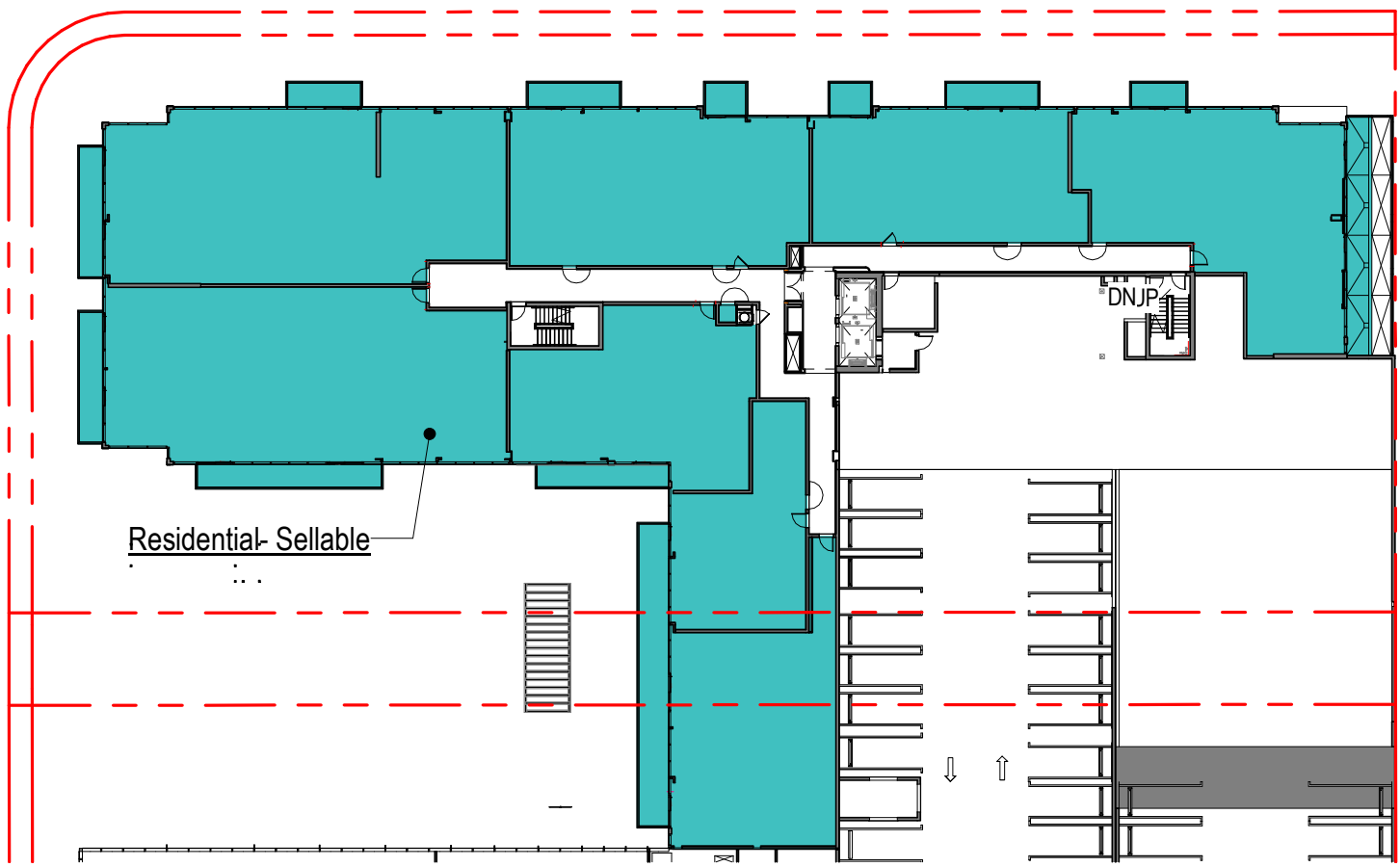
SCALE: 1" = 40'-0"



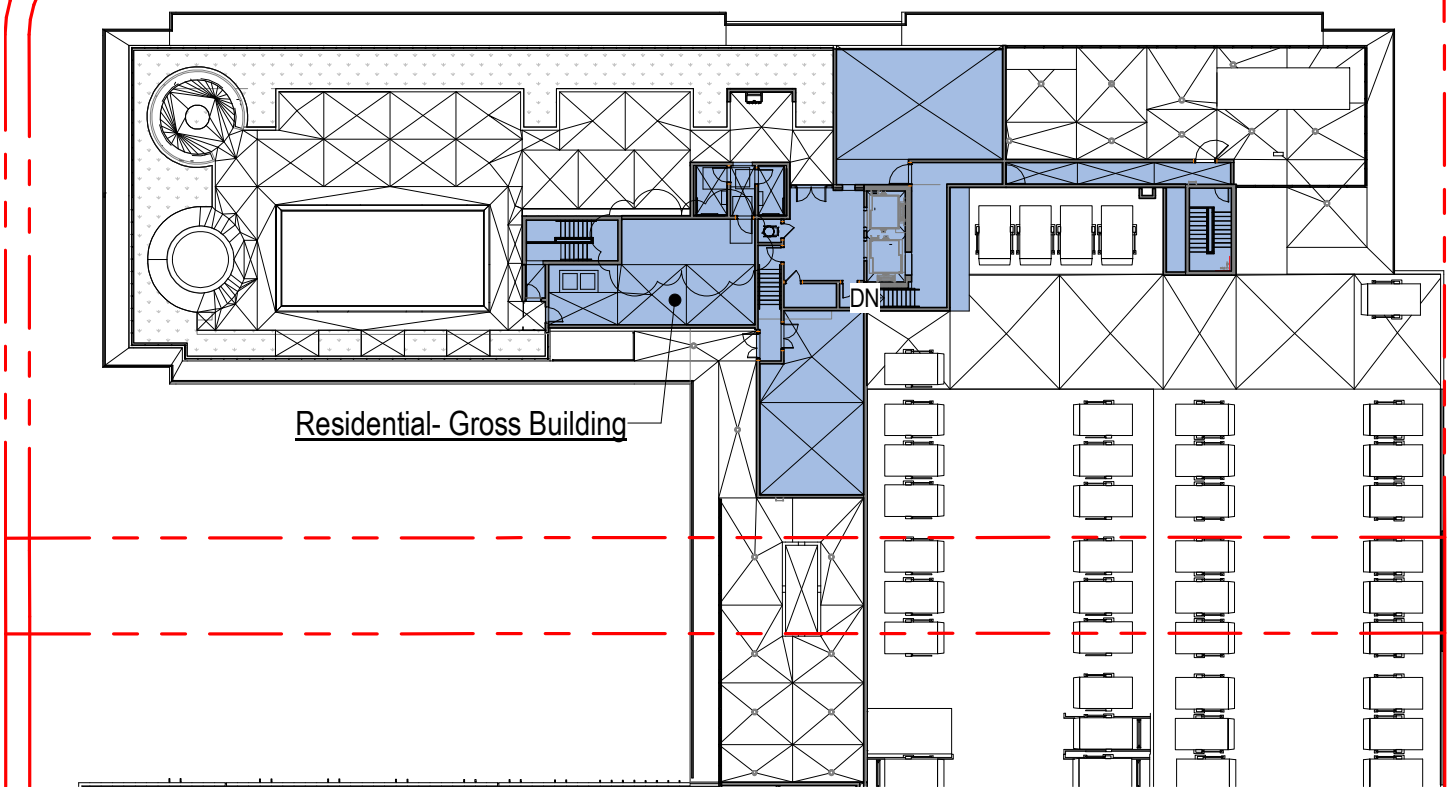
1 RETAIL TERRACE- LEVEL 01

SCALE: 1" = 40'-0"

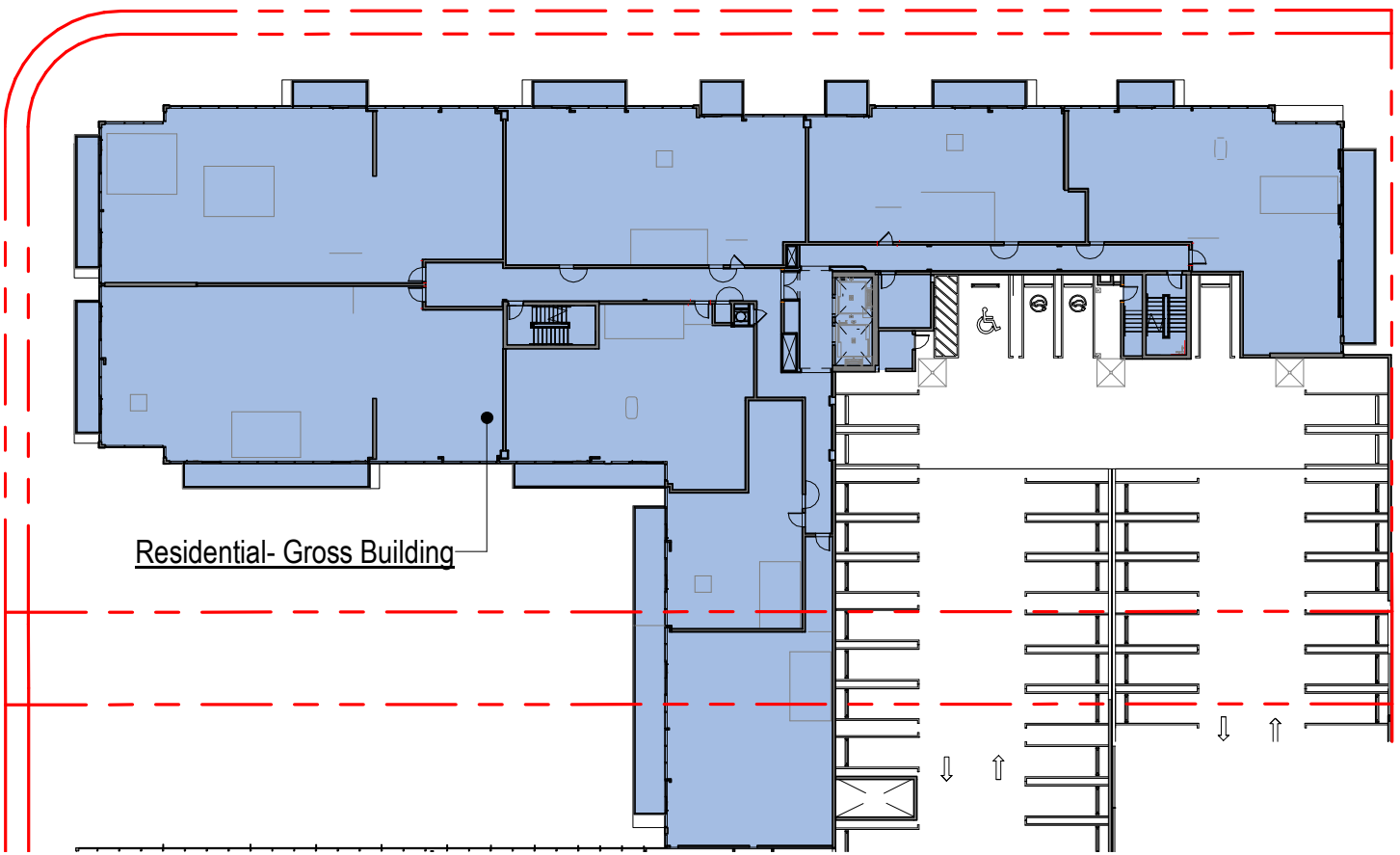
The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.



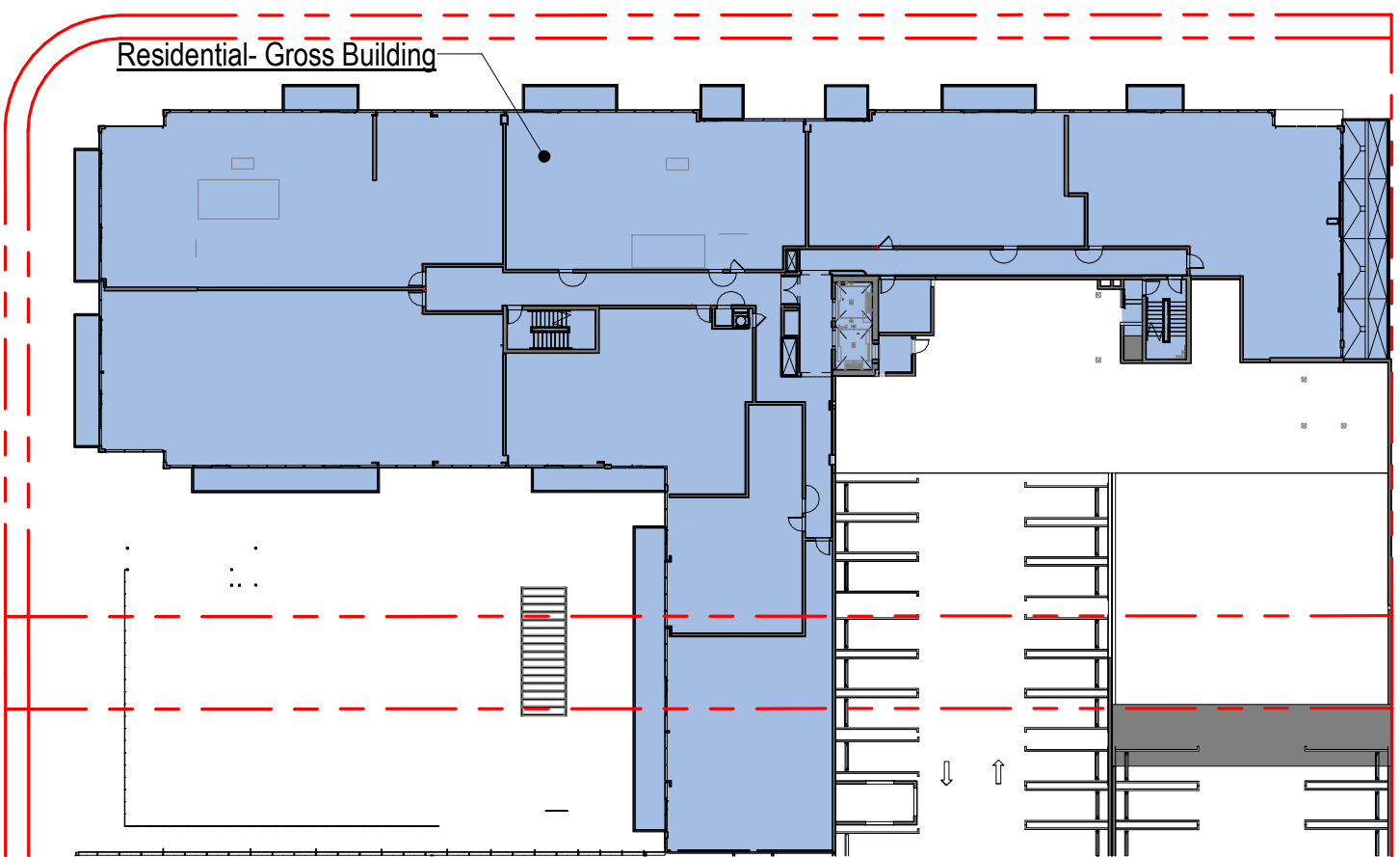
8 RESIDENTIAL - FLOOR AREA SELLABLE - LEVEL R03
SCALE: 1" = 40'-0"



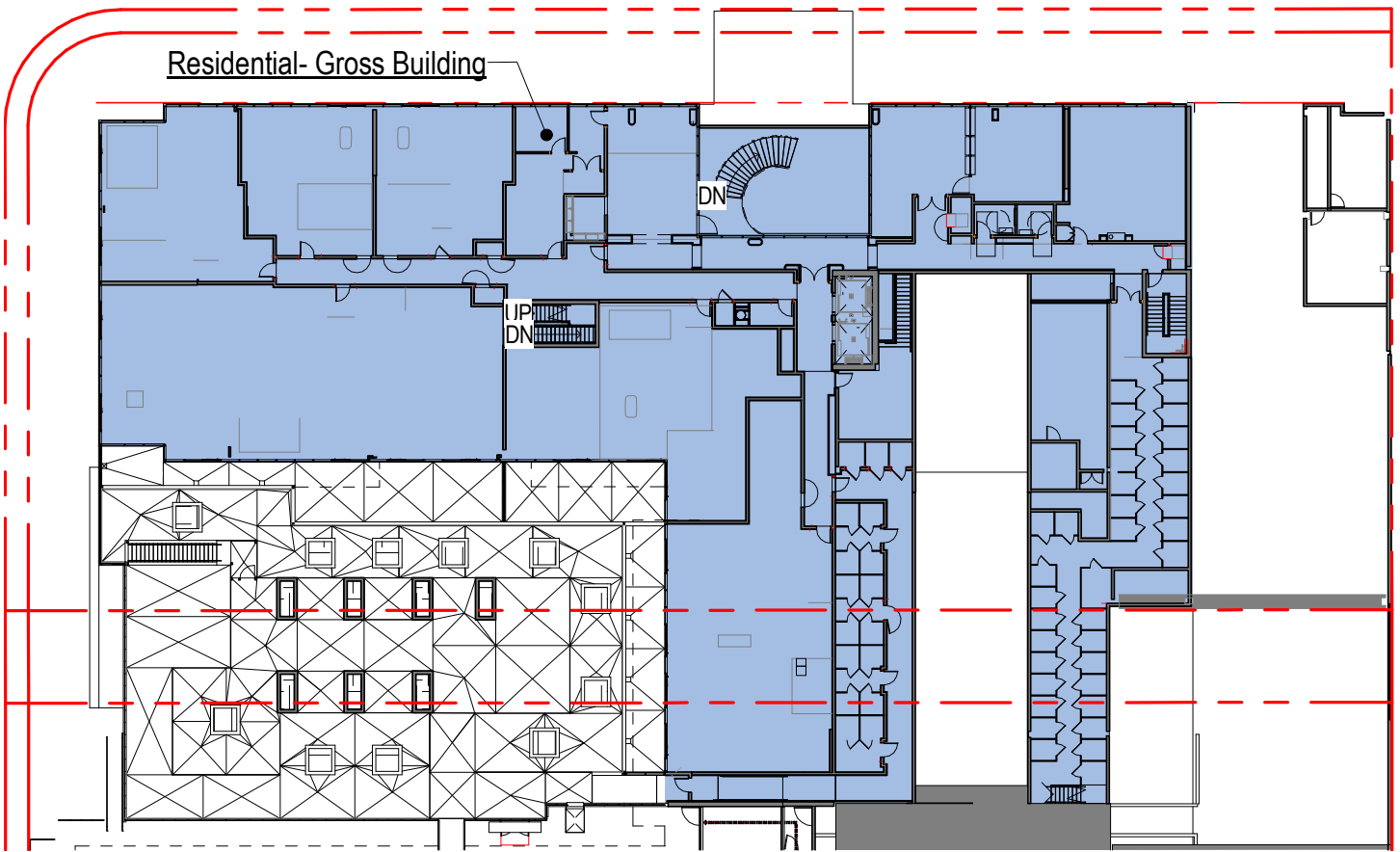
5 RESIDENTIAL - FLOOR GROSS - LEVEL ROOF
SCALE: 1" = 40'-0"



4 RESIDENTIAL - FLOOR AREA GROSS - LEVEL R04 THRU R08
SCALE: 1" = 40'-0"



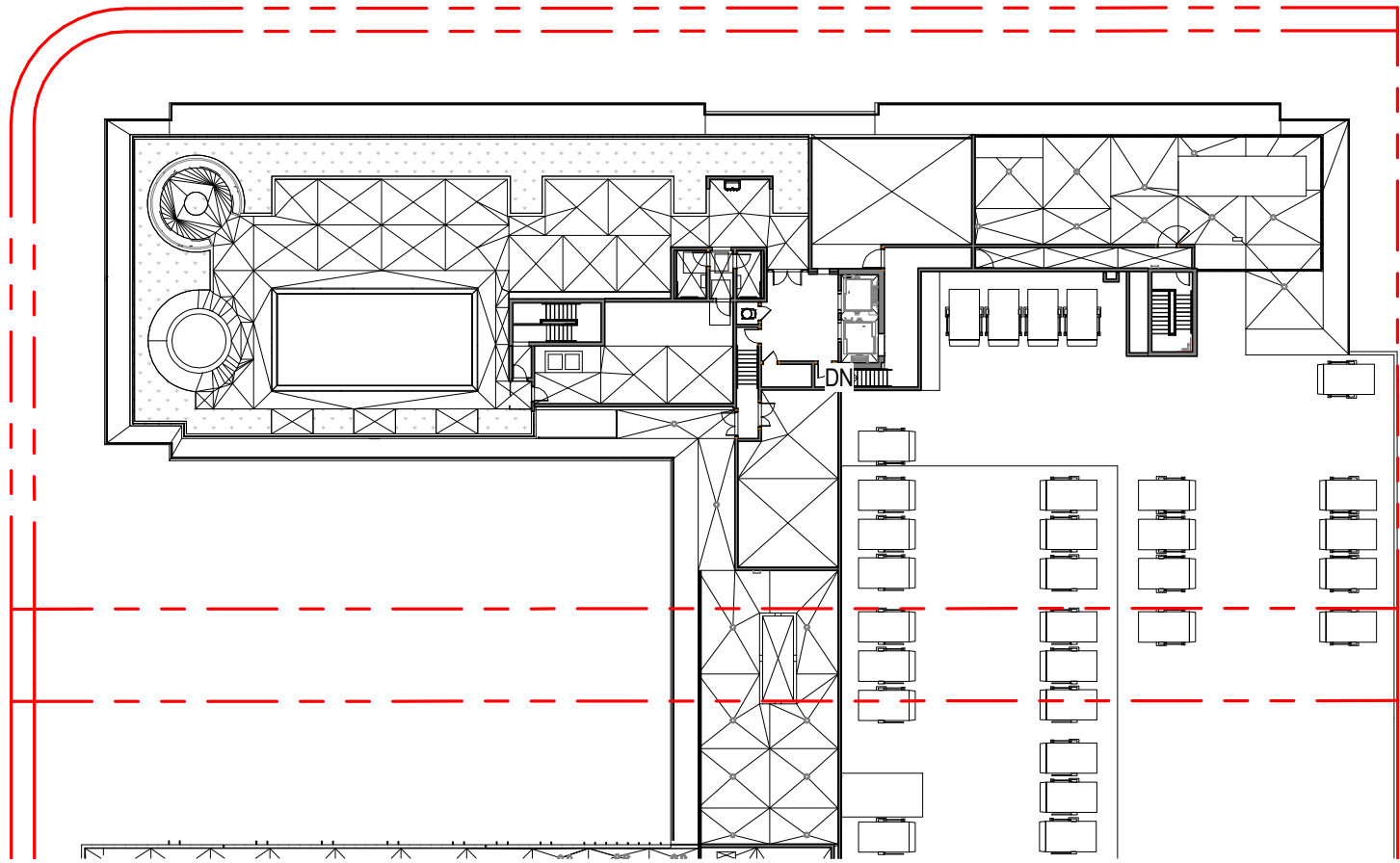
3 RESIDENTIAL - FLOOR AREA GROSS - LEVEL R03
SCALE: 1" = 40'-0"



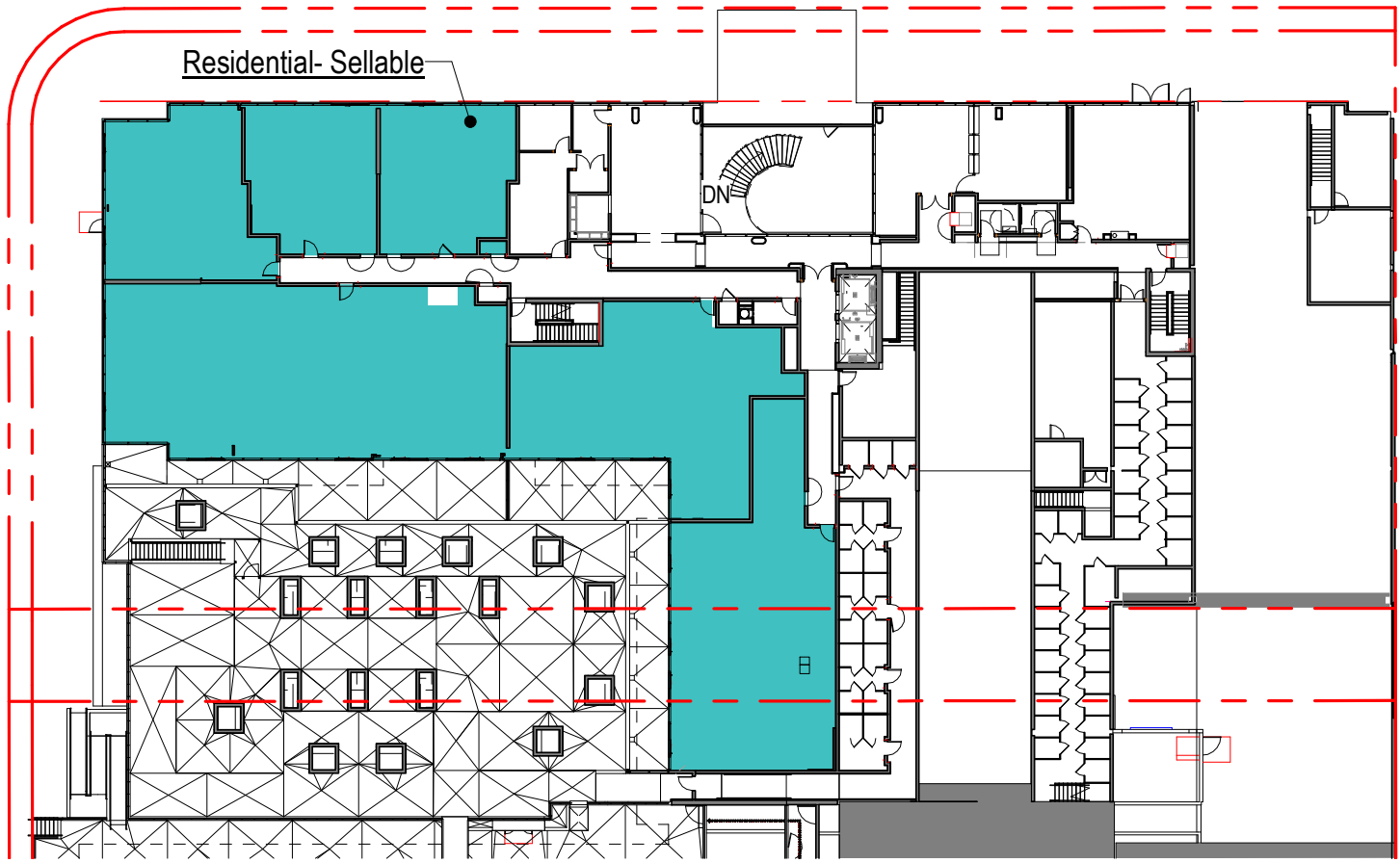
2 RESIDENTIAL - FLOOR AREA GROSS - LEVEL R02
SCALE: 1" = 40'-0"

Area Schedule (Residential - Gross Building)				
Level	Name	Area	Number of Stories	Gross SF
LEVEL R01				
LEVEL R01	Residential- Gross Building	3,466 SF	1	3,466 SF
LEVEL R01	Residential- Gross Building	772 SF	1	772 SF
LEVEL R01	Residential- Gross Building	2,452 SF	1	2,452 SF
LEVEL R01	Residential- Gross Building	Not Enclosed	1	
Residential- Gross Building				6,689 SF
LEVEL R01				
LEVEL R02 (T.O.S.)				
LEVEL R02 (T.O.S.)	Residential- Gross Building	22,972 SF	1	22,972 SF
Residential- Gross Building				22,972 SF
LEVEL R02 (T.O.S.)				
LEVEL R02 (T.O.S.)				
LEVEL R03 (T.O.S.)				
LEVEL R03 (T.O.S.)	Residential- Gross Building	22,418 SF	1	22,418 SF
LEVEL R04 -R08 (T.O.S.)				
LEVEL R03 (T.O.S.)				22,418 SF
LEVEL R04 (T.O.S.)				
LEVEL R04 (T.O.S.)	Residential- Gross Building	22,212 SF	5	111,058 SF
Residential- Gross Building				111,058 SF
LEVEL R04 (T.O.S.)				
LEVEL R04 (T.O.S.)				
LEVEL ROOF				
LEVEL ROOF	Residential- Gross Building	4,866 SF	1	4,866 SF
Residential- Gross Building				4,866 SF
LEVEL ROOF				
LEVEL RESI REC DECK				
LEVEL RESI REC DECK	Residential - Gross Building	4,286 SF	1	4,286 SF
Residential - Gross Building				4,286 SF
LEVEL RESI REC DECK				
LEVEL RESI REC DECK				
Grand total				172,288 SF

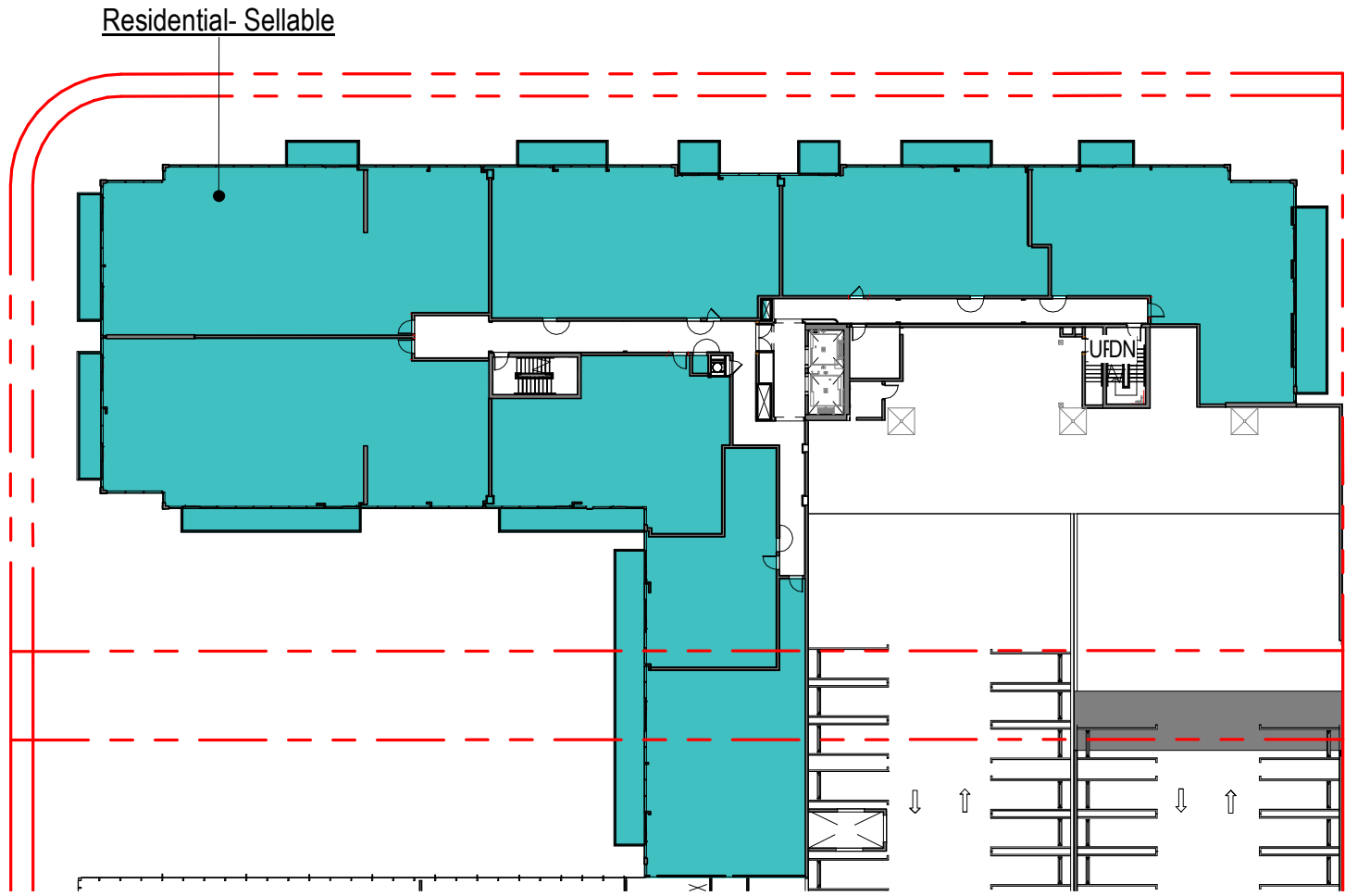
Area Schedule (Residential - Sellable)				
Level	Name	Area	Number of Stories	Rentable SF
LEVEL R02 (T.O.S.)				
LEVEL R02 (T.O.S.)	Residential- Sellable	10,644 SF	1	10,644 SF
Residential- Sellable				10,644 SF
LEVEL R02 (T.O.S.)				
LEVEL R02 (T.O.S.)				
LEVEL R03 (T.O.S.)				
LEVEL R03 (T.O.S.)	Residential- Sellable	19,461 SF	1	19,461 SF
LEVEL R04 -R08 (T.O.S.)				
LEVEL R03 (T.O.S.)				19,461 SF
LEVEL R04 (T.O.S.)				
LEVEL R04 (T.O.S.)				
LEVEL R04 (T.O.S.)	Residential- Sellable	19,509 SF	5	97,547 SF
Residential- Sellable				97,547 SF
LEVEL R04 (T.O.S.)				
LEVEL R04 (T.O.S.)				
Grand total				127,652 SF



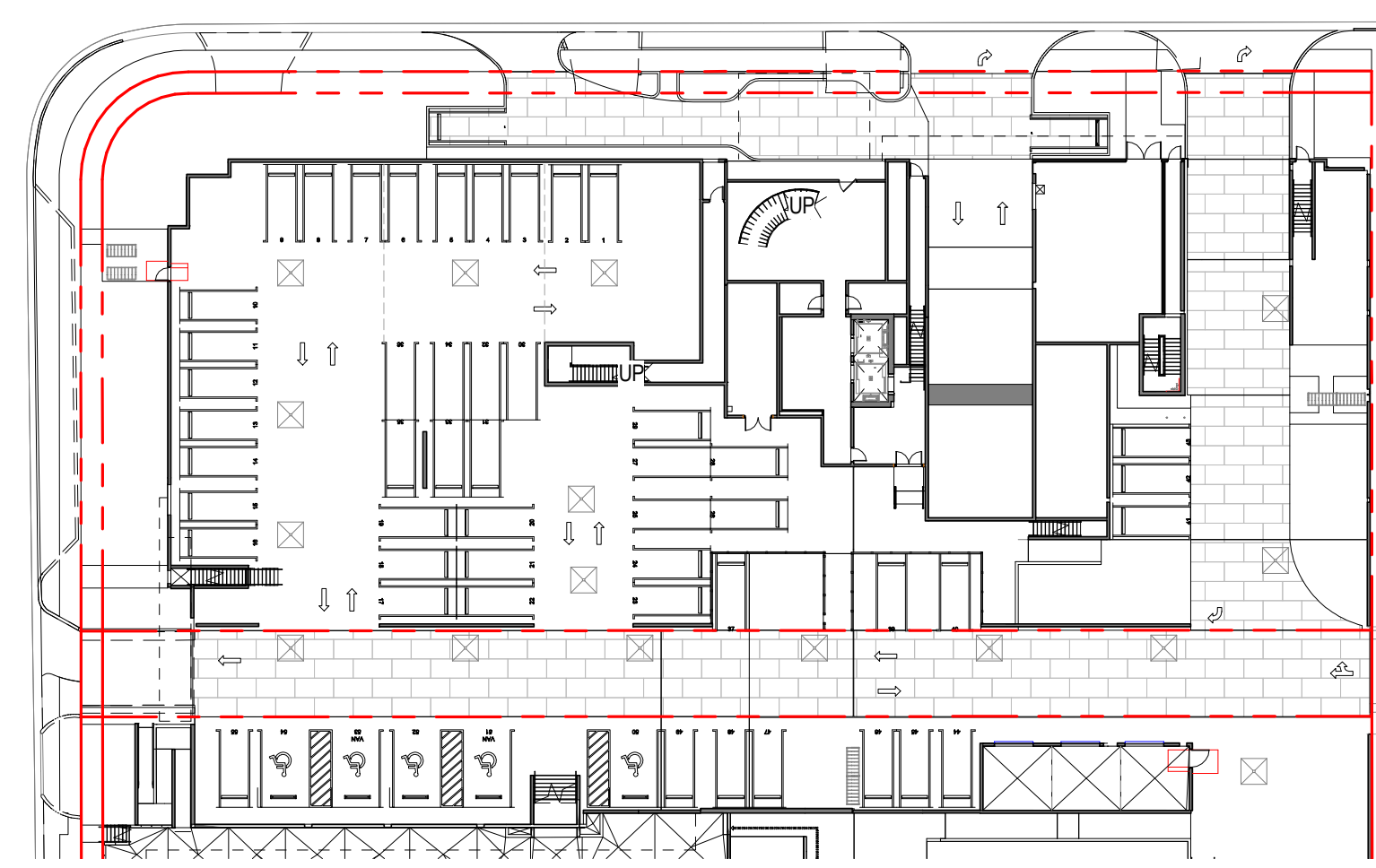
10 RESIDENTIAL - FLOOR SELLABLE - LEVEL ROOF
SCALE: 1" = 40'-0"



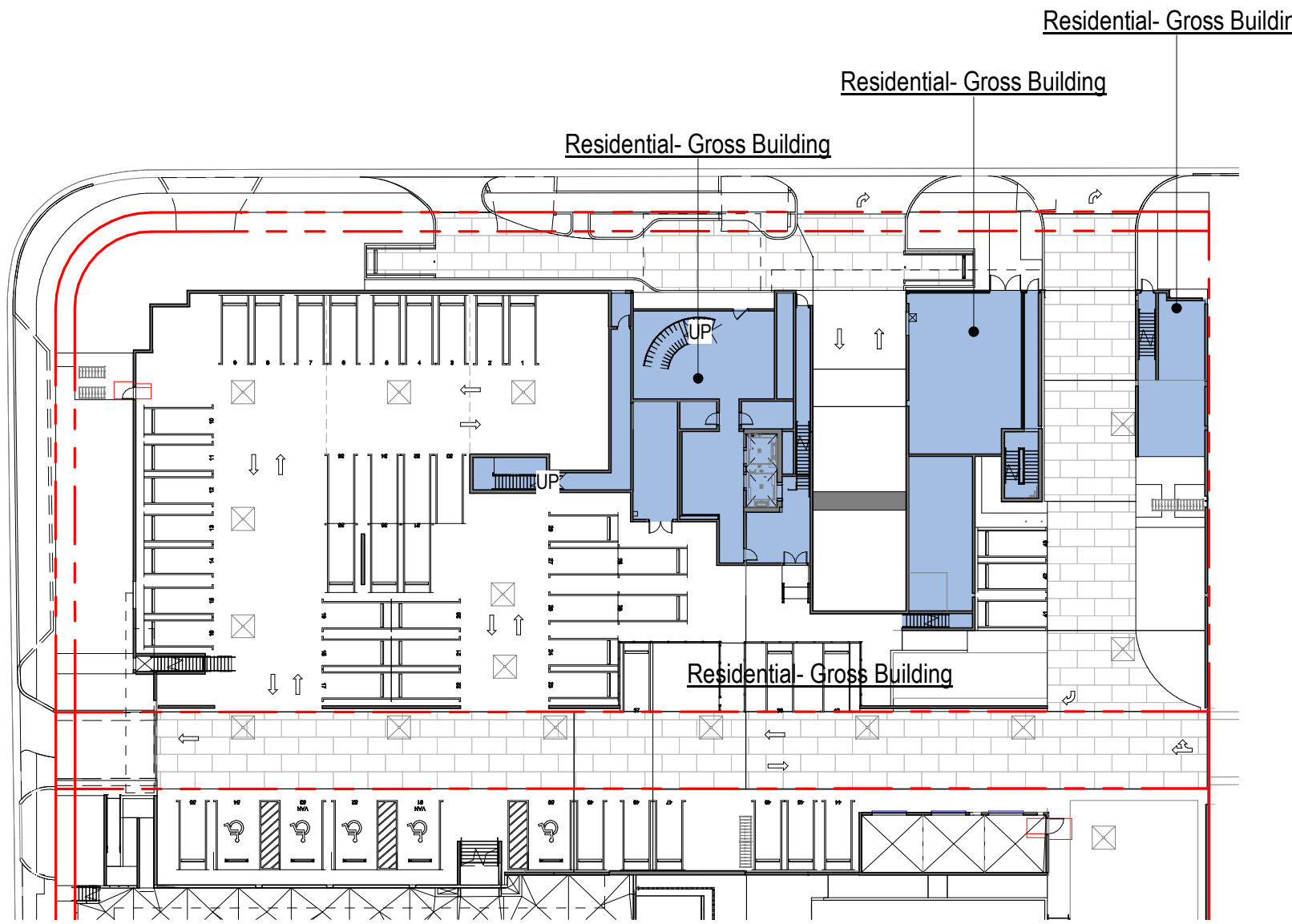
7 RESIDENTIAL - FLOOR AREA SELLABLE - LEVEL R02
SCALE: 1" = 40'-0"



9 RESIDENTIAL - FLOOR AREA SELLABLE - LEVEL R04 THRU R08
SCALE: 1" = 40'-0"



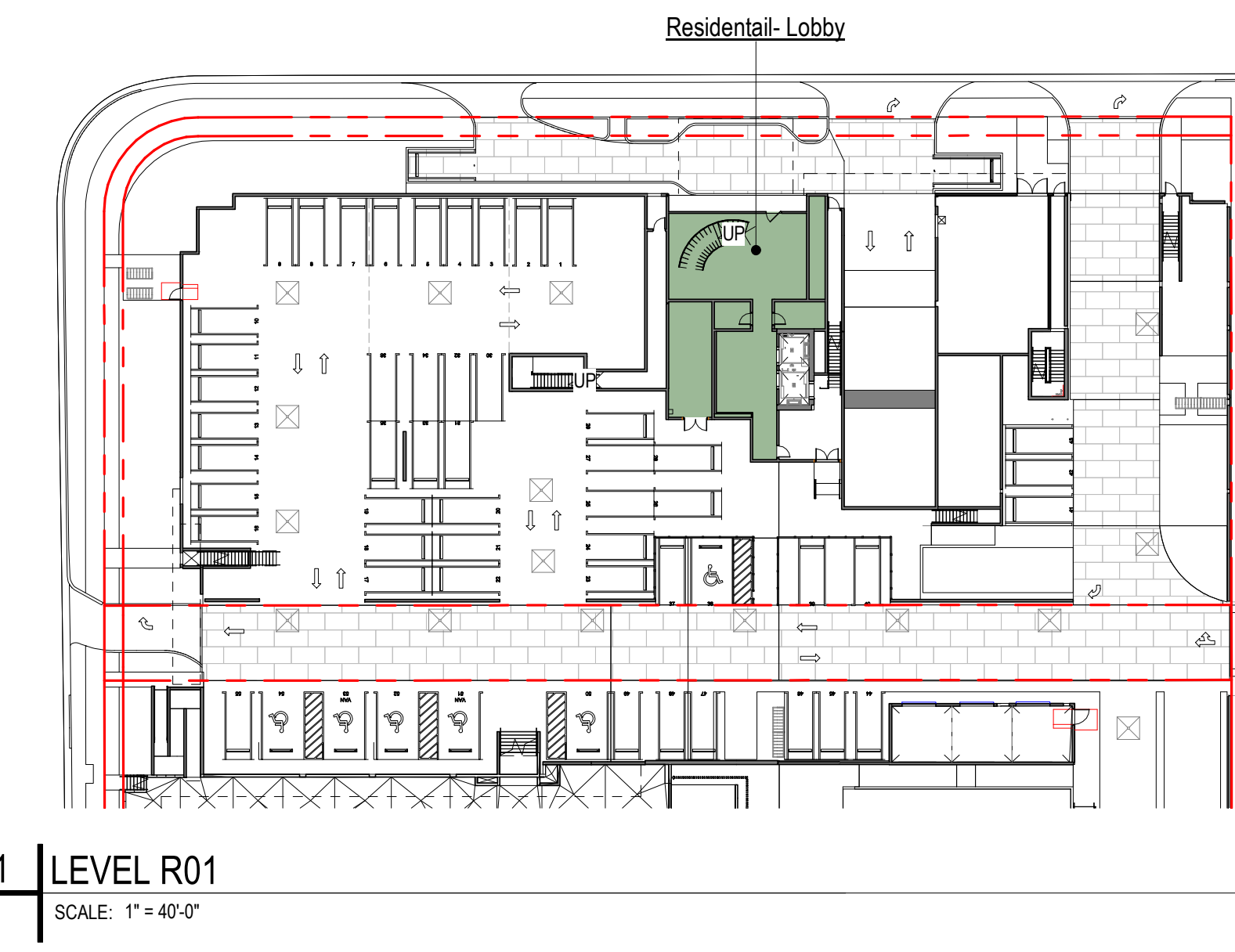
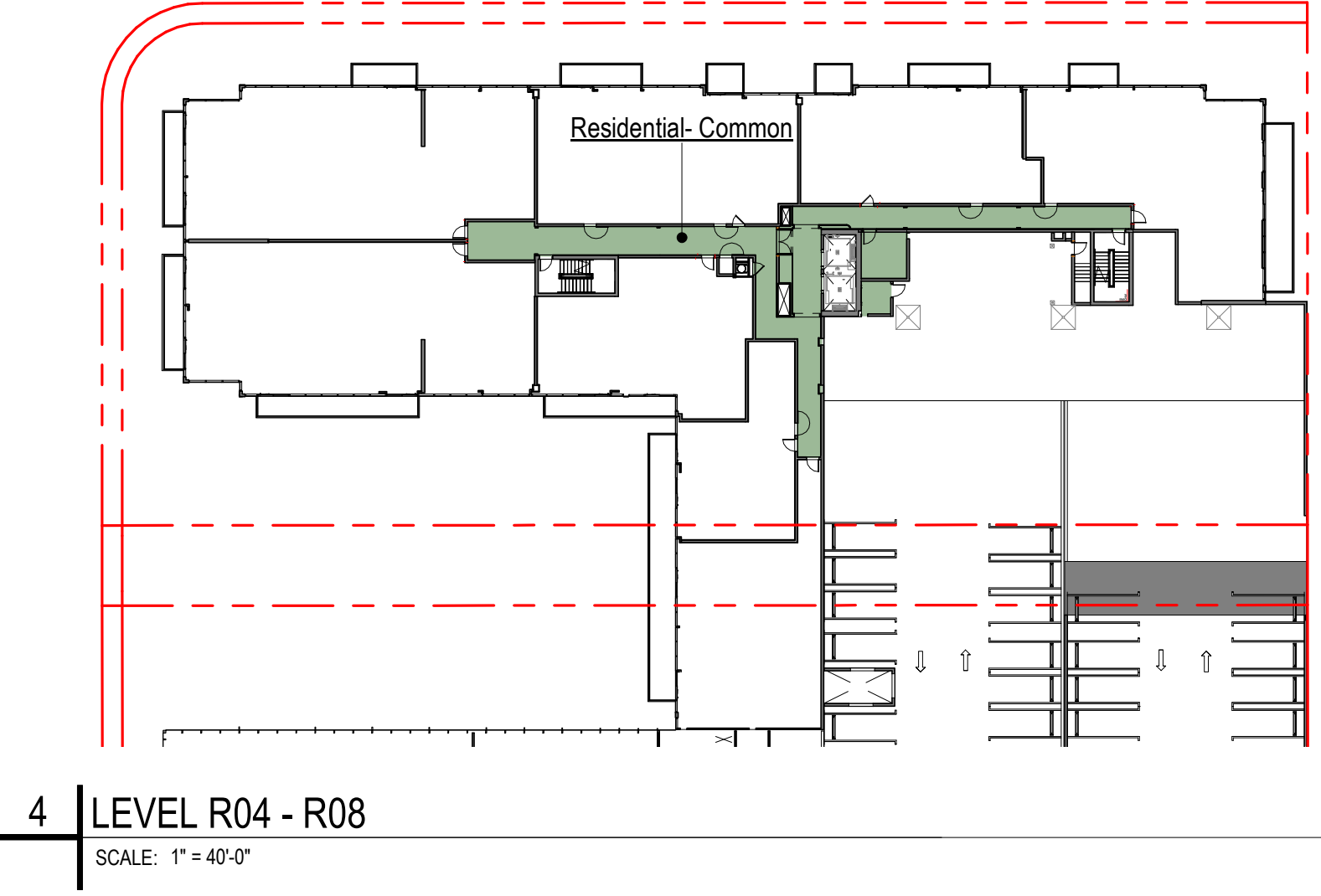
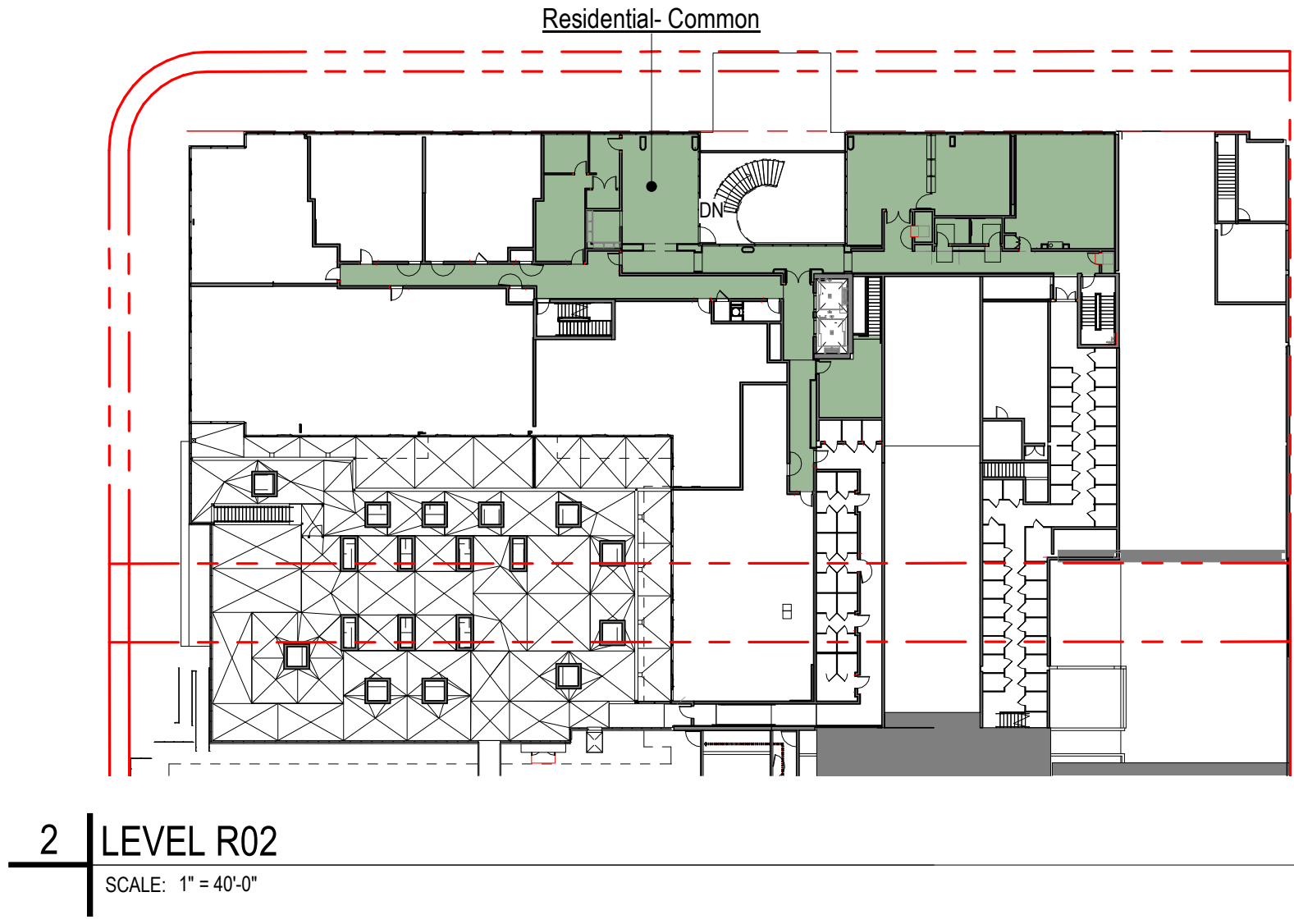
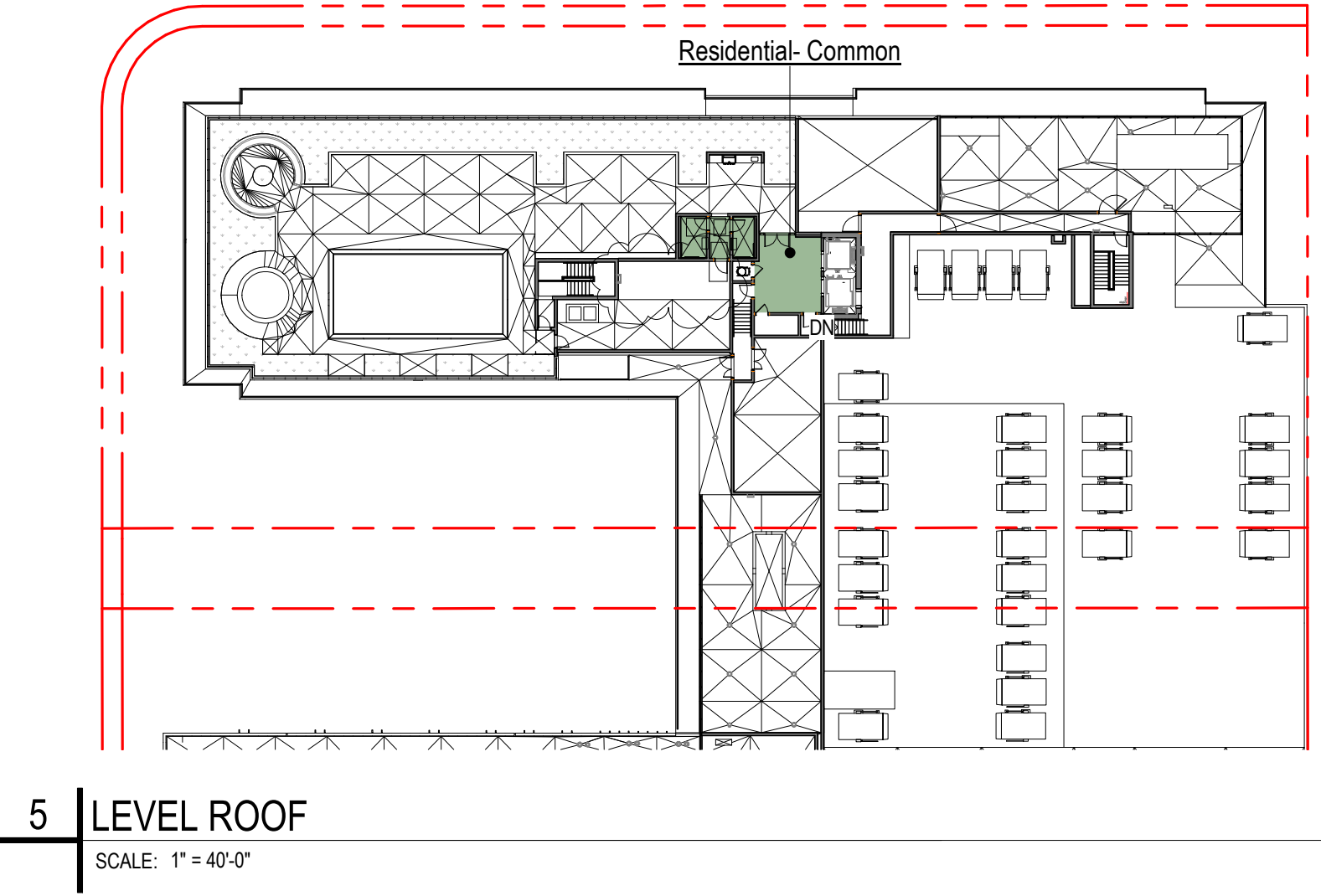
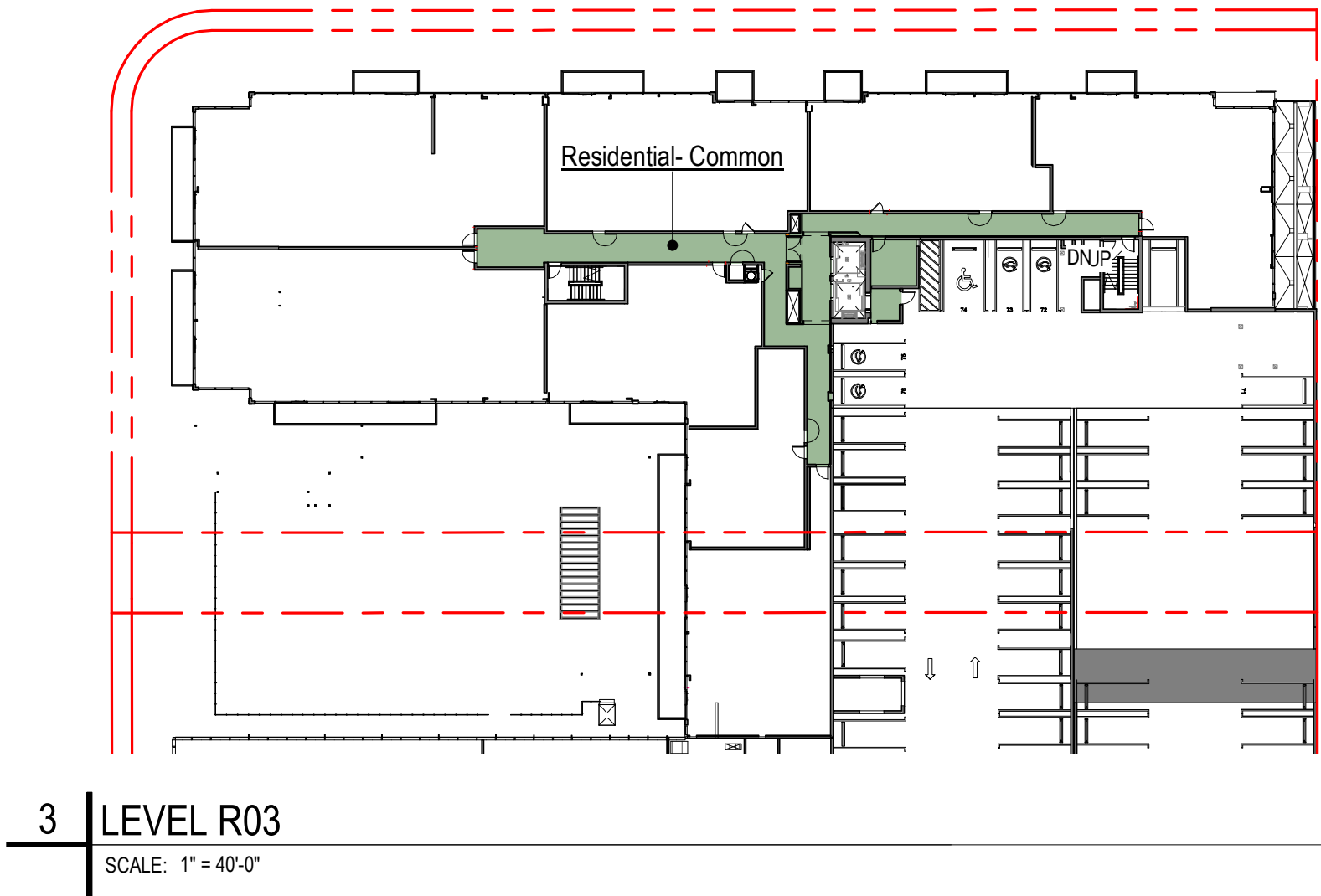
6 RESIDENTIAL - FLOOR AREA SELLABLE - LEVEL R01
SCALE: 1" = 40'-0"



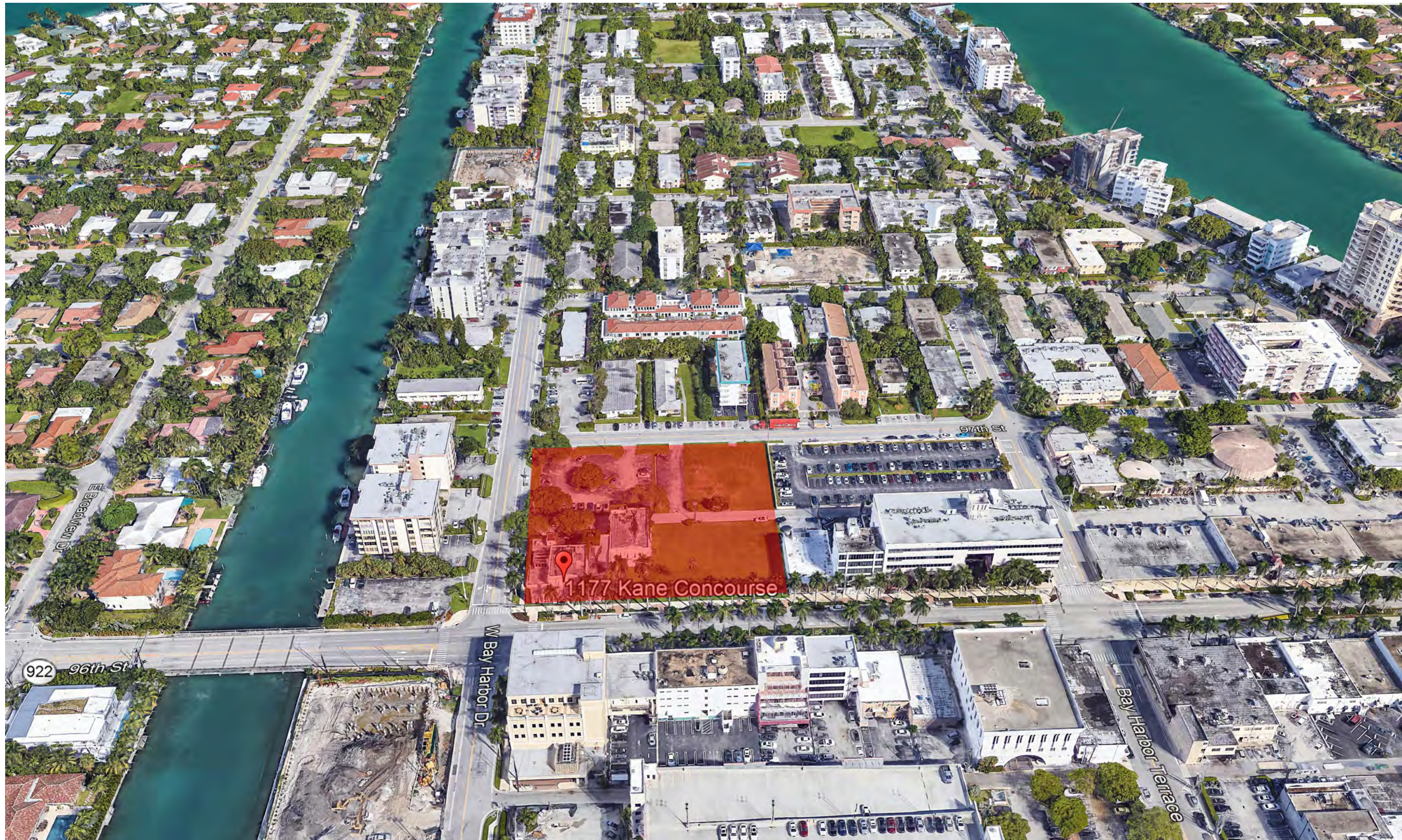
1 RESIDENTIAL - FLOOR AREA GROSS - LEVEL R01
SCALE: 1" = 40'-0"

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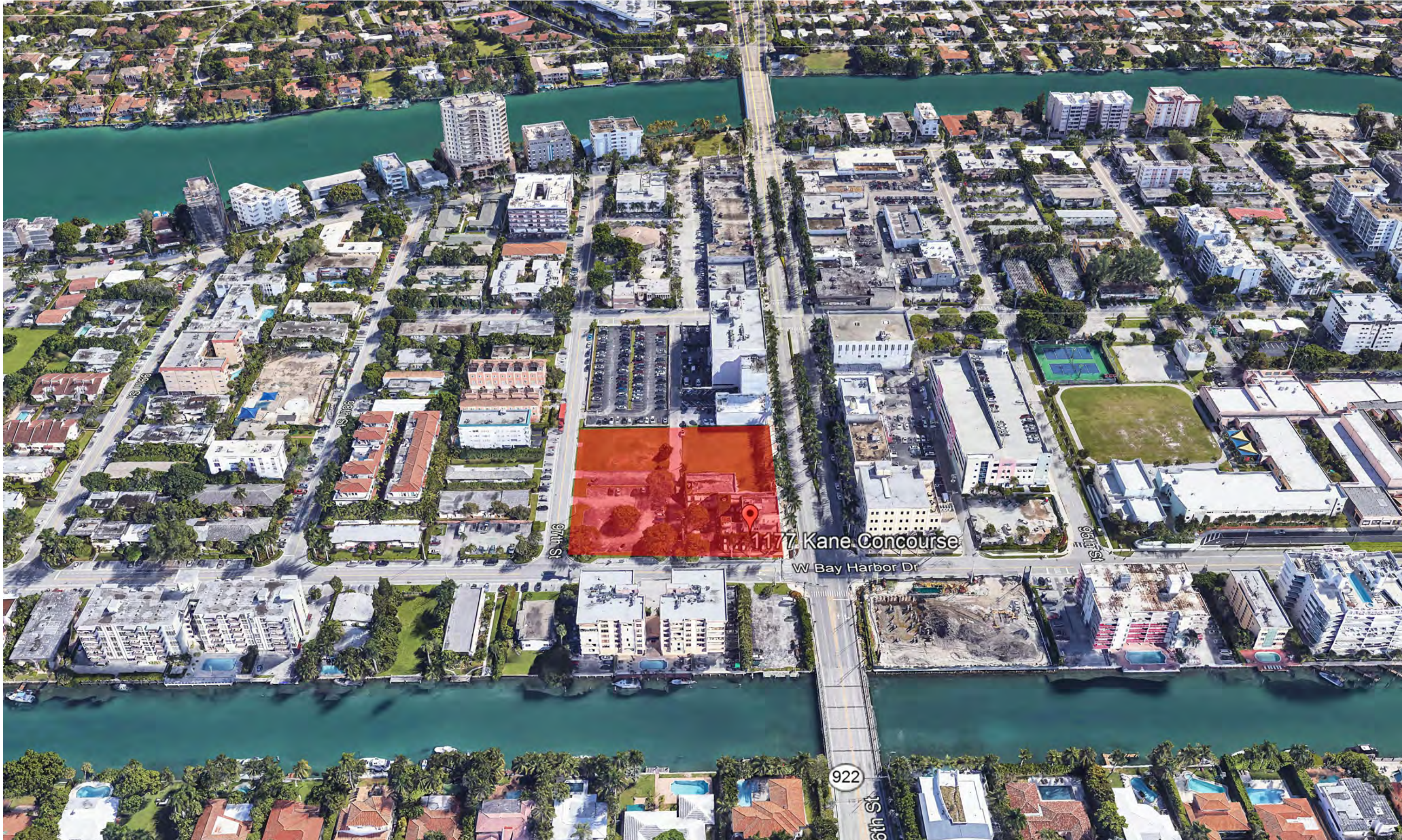
Area Schedule (Residential- Common)				
Level	Name	Area	Number of Stories	Common SF
LEVEL R01				
LEVEL R01	Residential- Lobby	2,136 SF	1	2,136 SF
Residential- Lobby				2,136 SF
LEVEL R01				2,136 SF
LEVEL R02 (T.O.S.)				
LEVEL R02 (T.O.S.)	Residential- Common	5,680 SF	1	5,680 SF
Residential- Common				5,680 SF
LEVEL R02 (T.O.S.)				5,680 SF
LEVEL R03 (T.O.S.)				
LEVEL R03 (T.O.S.)	Residential- Common	1,995 SF	6	11,969 SF
Residential- Common				11,969 SF
LEVEL R03 (T.O.S.)				11,969 SF
LEVEL R04 - R08 (T.O.S.)				
LEVEL R04 (T.O.S.)	Residential- Common	1,989 SF	5	9,947 SF
Residential- Common				9,947 SF
LEVEL R04 (T.O.S.)				9,947 SF
LEVEL ROOF				
LEVEL ROOF	Residential- Common	525 SF		0 SF
Residential- Common				0 SF
LEVEL ROOF				0 SF
Grand total				29,731 SF



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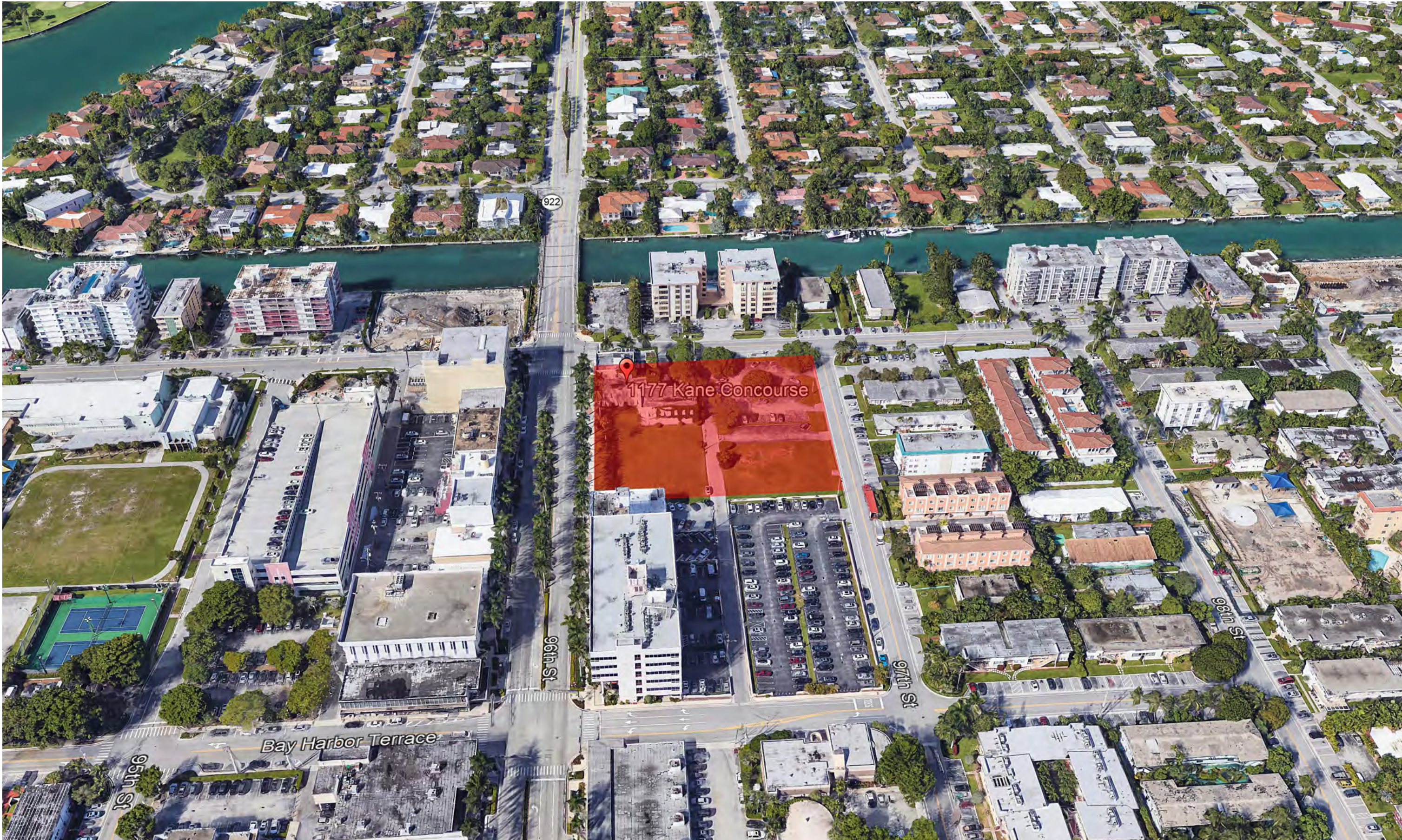
VIEW 01 - LOOKING NORTH



VIEW 02 - LOOKING EAST

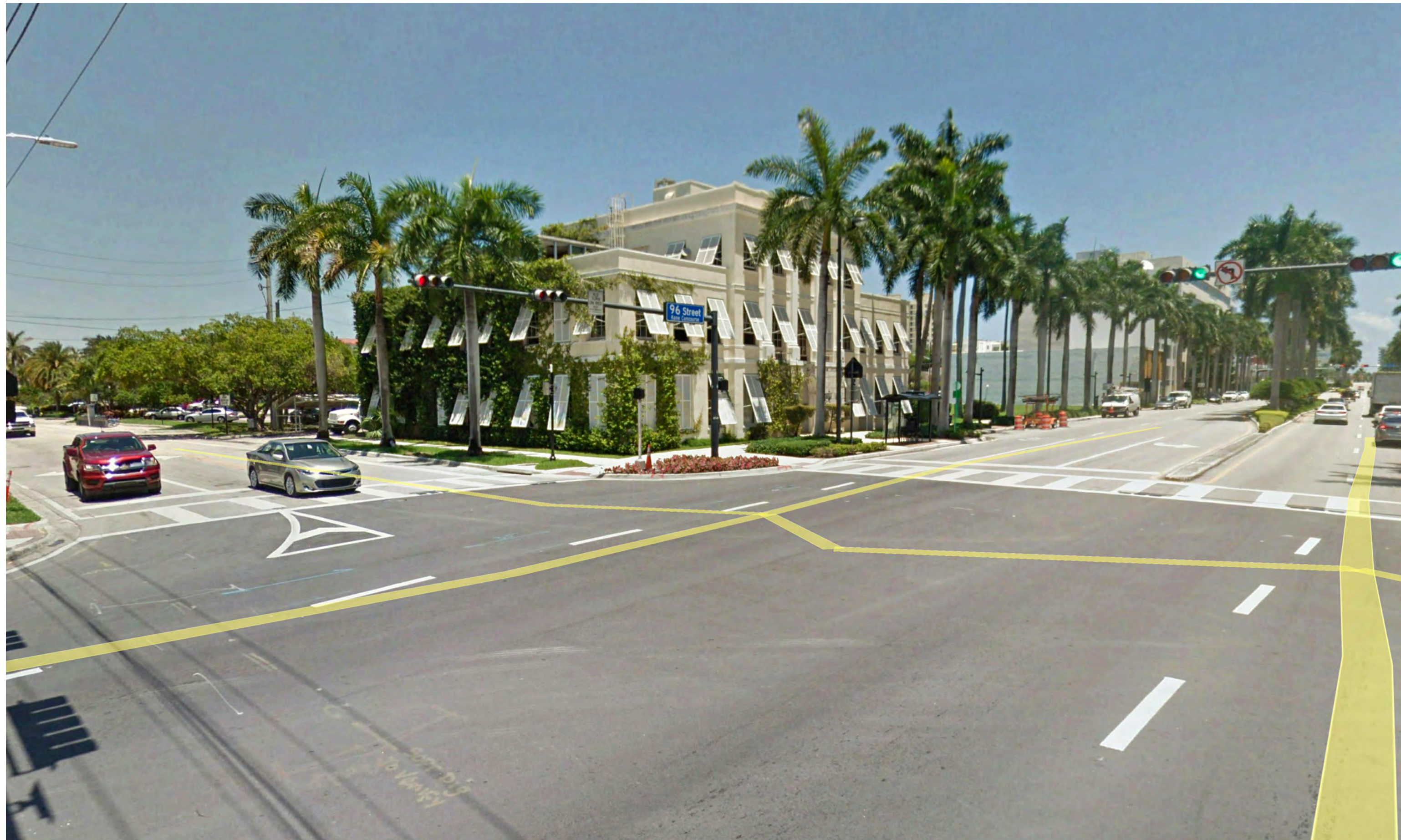


VIEW 03 - LOOKING SOUTH



VIEW 04 - LOOKING WEST

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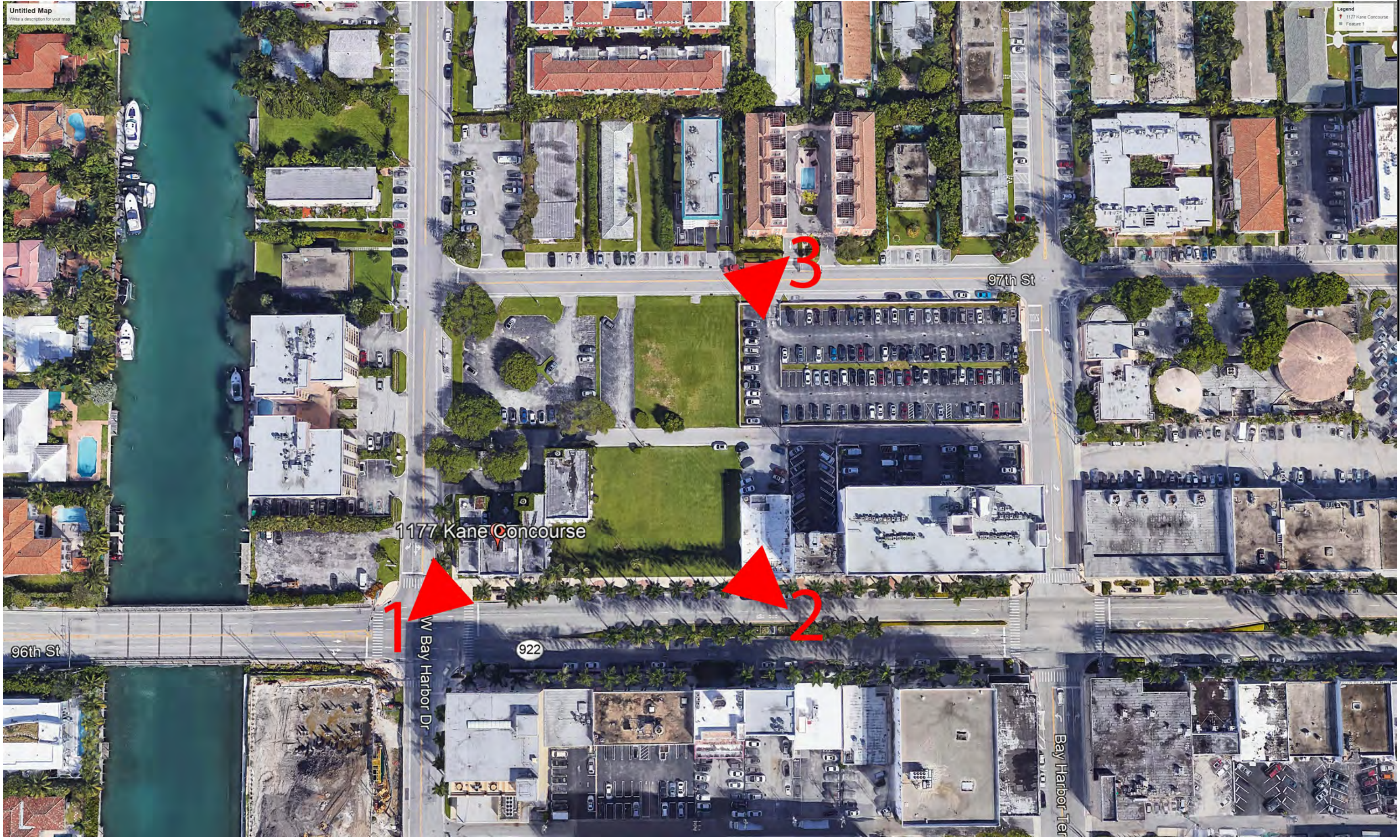
STREET VIEW 01



STREET VIEW 02



STREET VIEW 03



LOCATION KEY MAP

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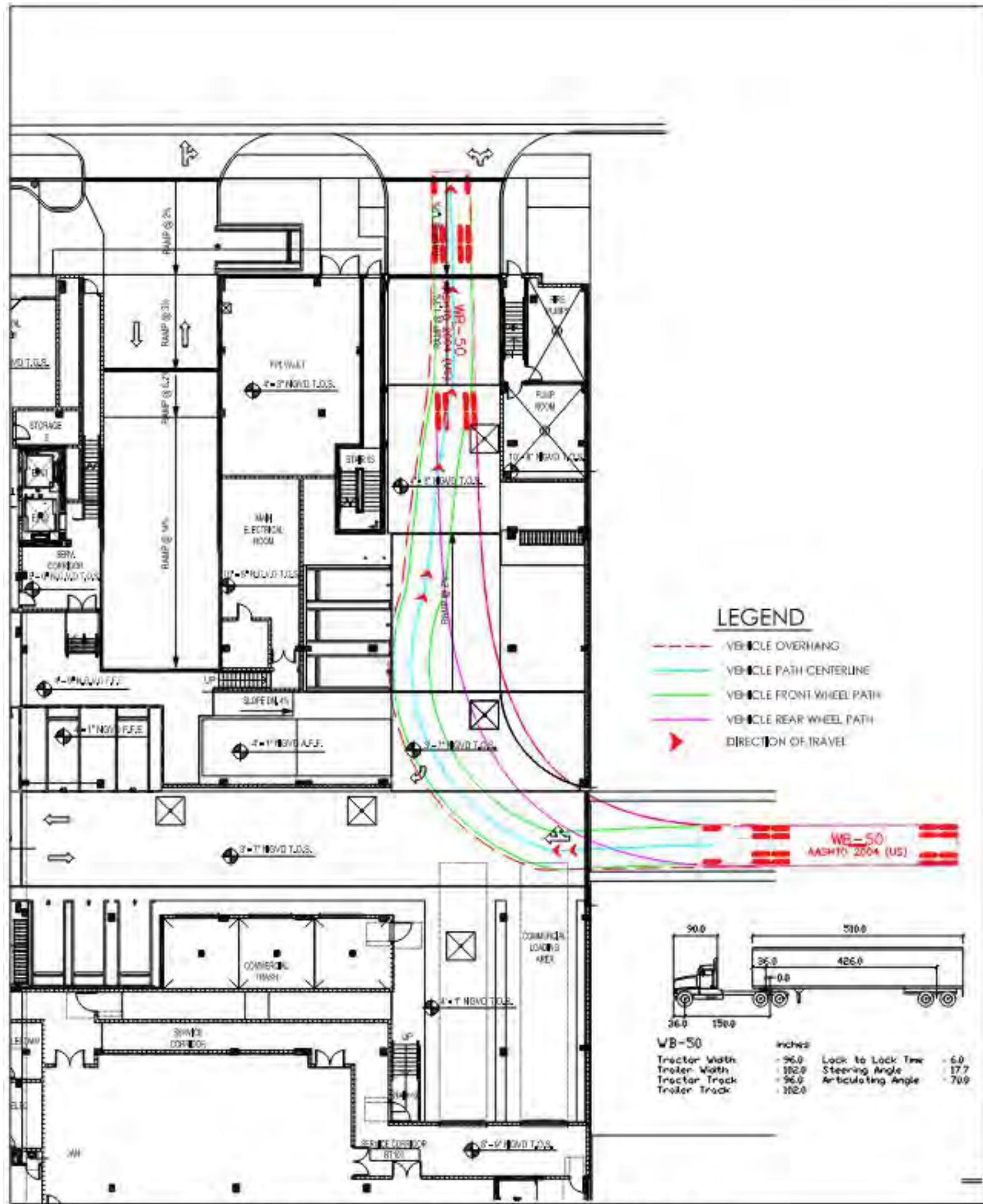
1 Context Site Plan- Roof
SCALE: 1" = 60'-0"

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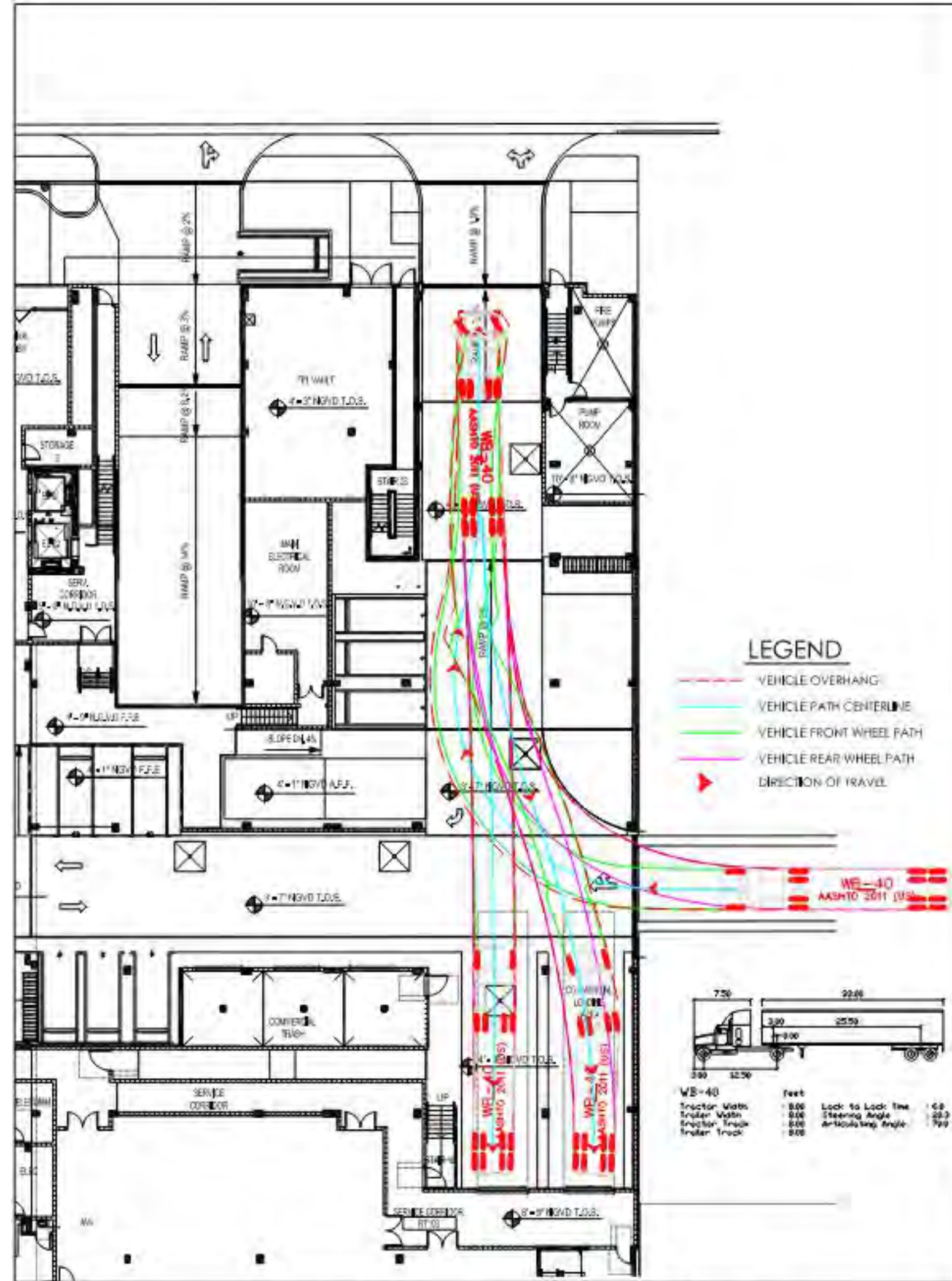


1 Context Site Plan- Ground Floor
SCALE: 1" = 60'-0"

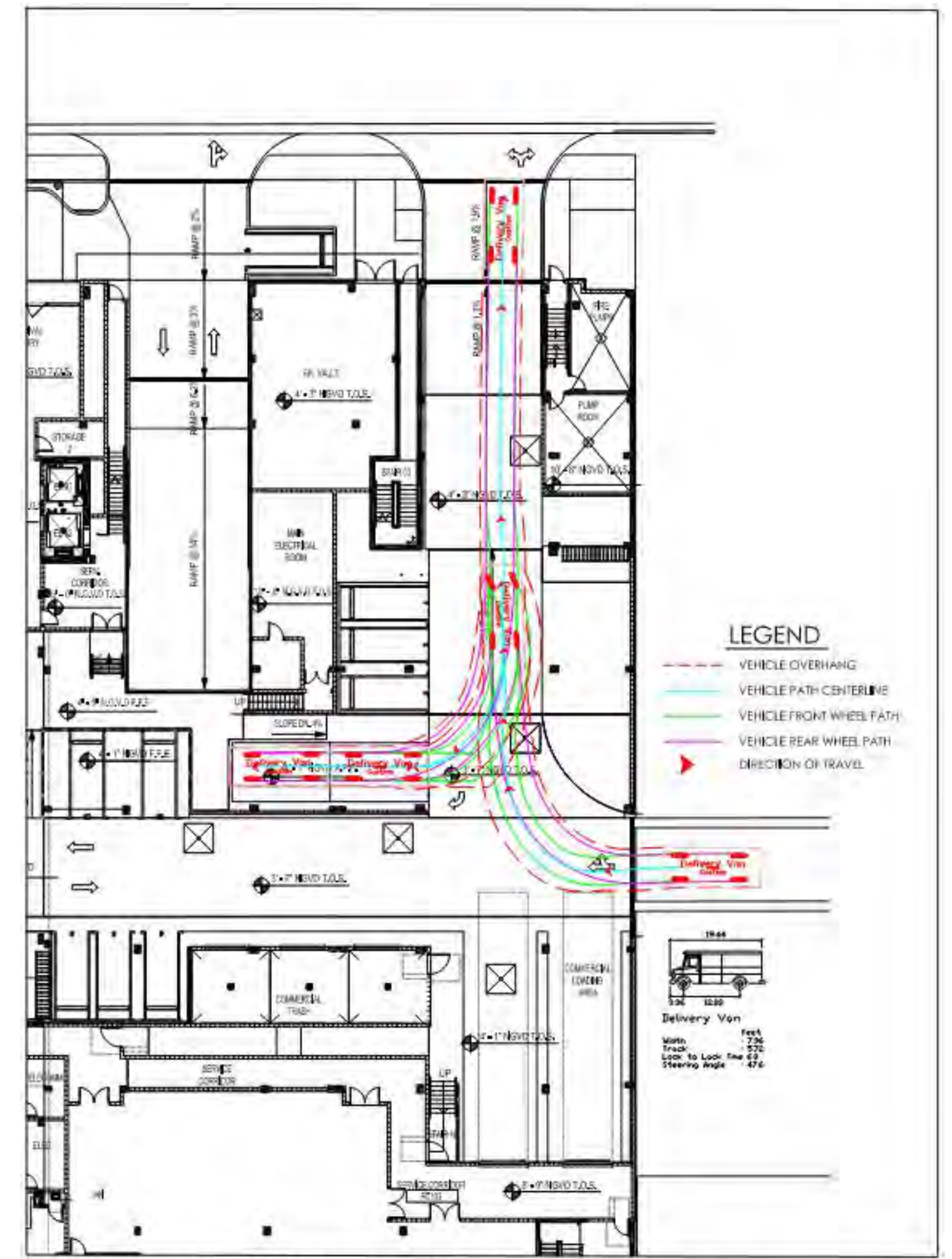
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WB-50 MANEUVERABILITY MODEL



WB-40 MANEUVERABILITY MODEL



DELIVERY VAN MANEUVERABILITY MODEL



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FLOOD PROTECTION NOTE
NON-RESIDENTIAL PROGRAM
ON THE GROUND FLOOR
(LEVEL R01) OF THE MULTI-
FAMILY PORTION OF THE
MIXED-USE BUILDING SHALL
BE PROTECTED WITH FLOOD
PROTECTION PANELS AND/OR
STRUCTURE UP TO THE BASE
FLOOD ELEVATION PLUS ONE
FOOT OF FREEBOARD (UP TO
ELEVATION +0.0' NGVD).

SETBACK AREA NOTE
WITHIN 5'-0" SETBACK AREA
ALONG WEST BAY HARBOR
DRIVE AND 97TH STREET, AT
LEAST 75% OF AREA SHALL BE
PROVIDED WITH LANDSCAPE
MATERIALS.

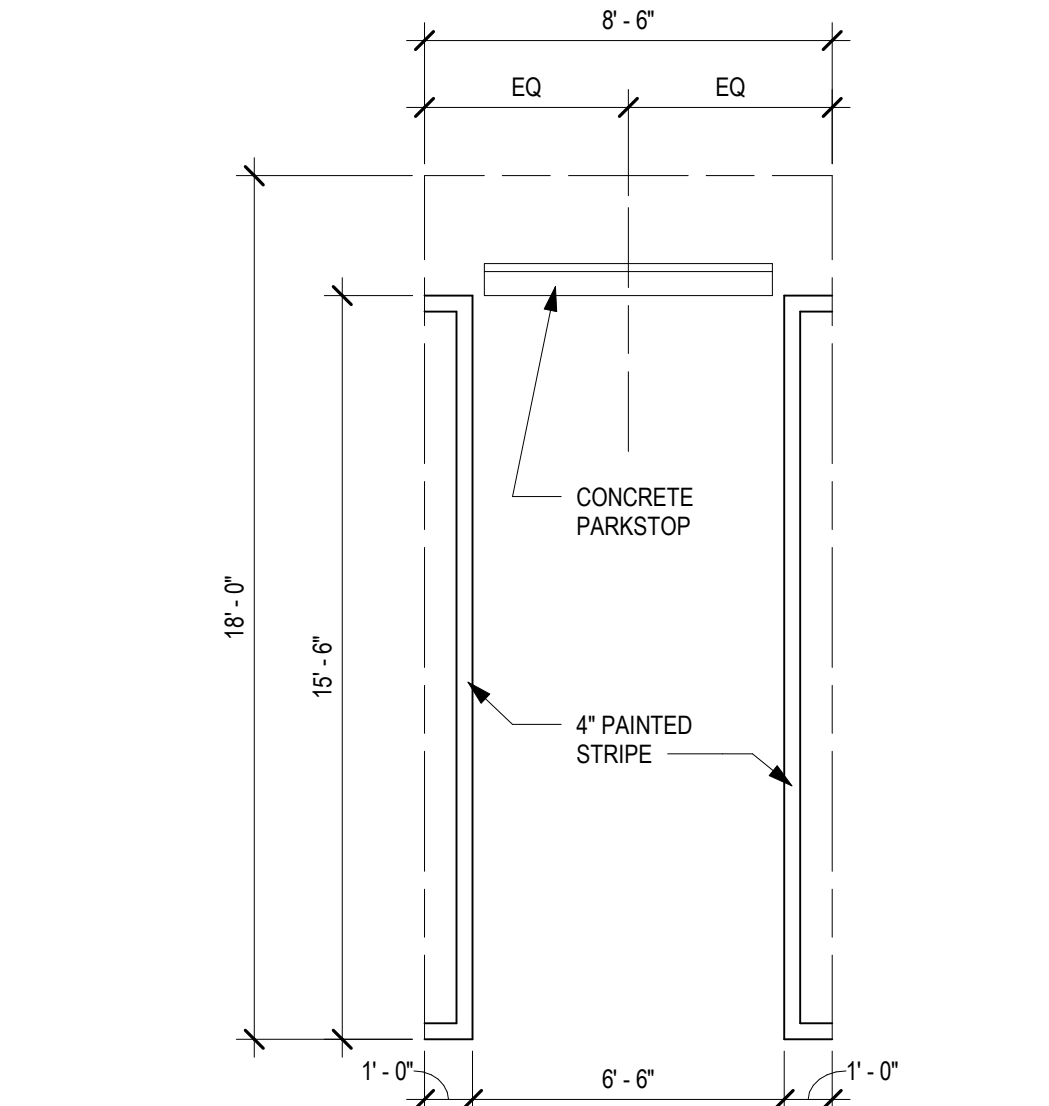
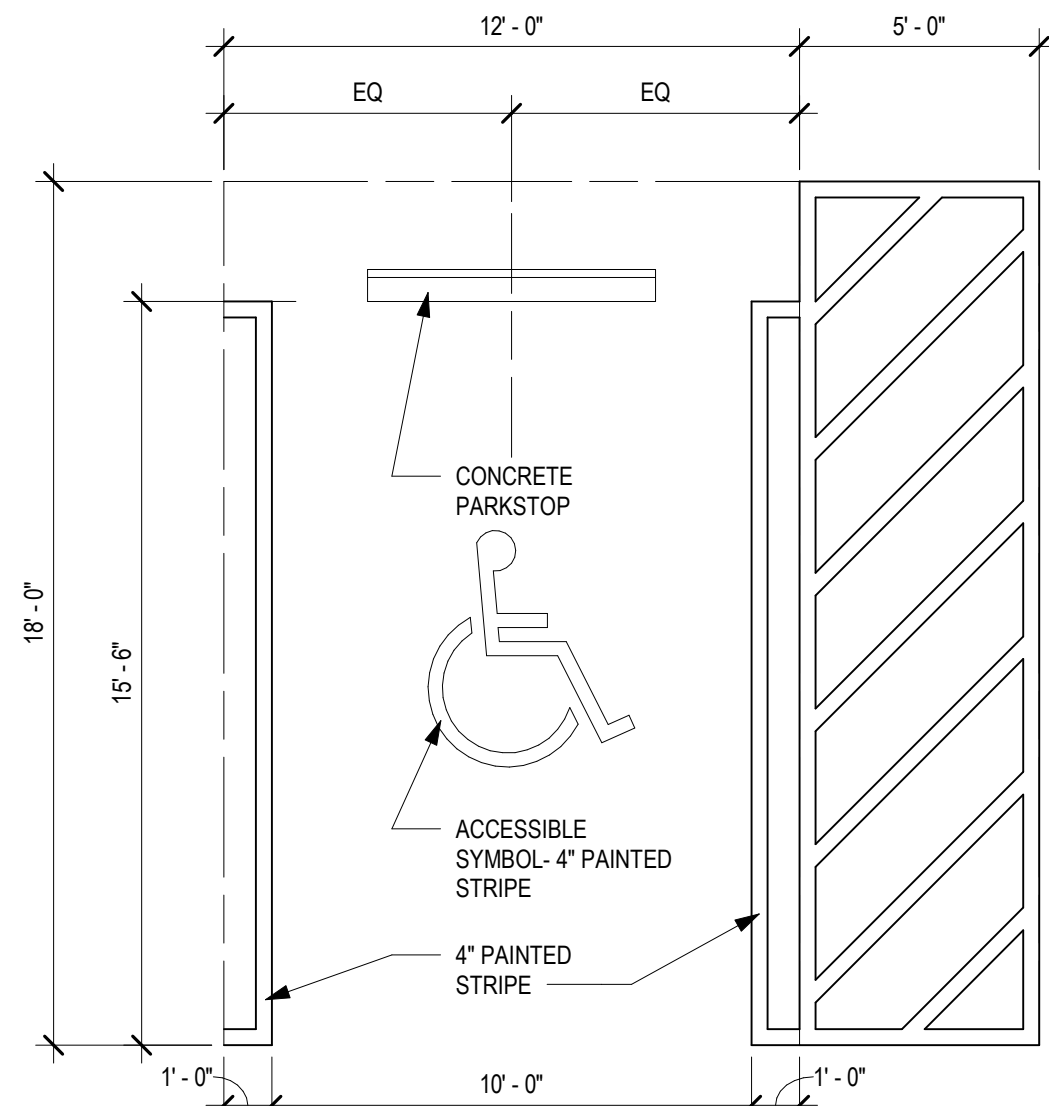
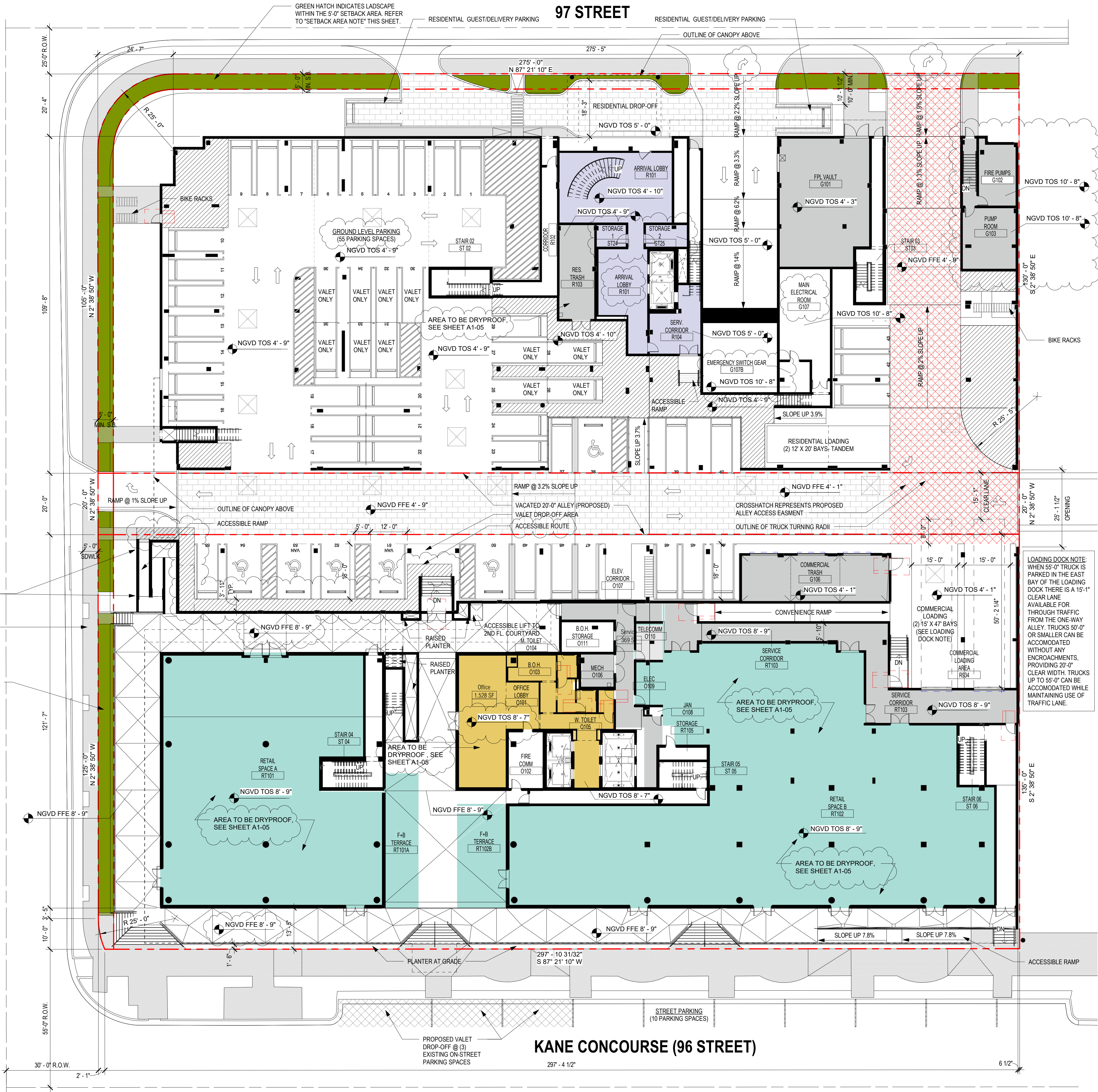
5'-0" SETBACK AREA = 2,844 SF
2,844 SF X 0.75 = 2,133 SF
LANDSCAPE AREA REQUIRED
2,133 SF LANDSCAPE
PROVIDED

WEST BAY HARBOR DRIVE

GAS METERS

PROPOSED 5'-0" SIDEWALK- SEE
LANDSCAPE AND CIVIL

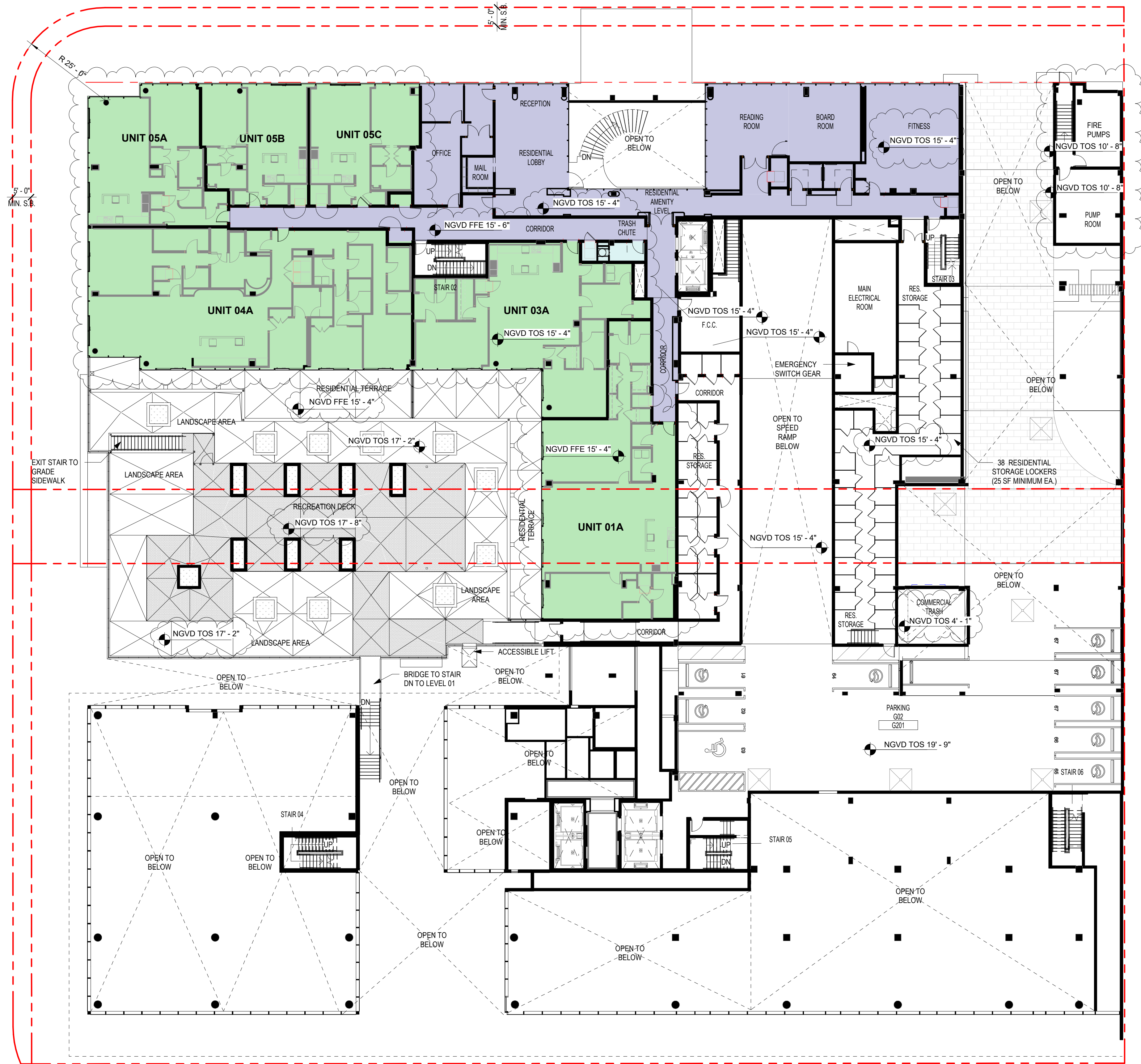
PLANTER AT GRADE



1 SITE PLAN- GROUND FLOOR

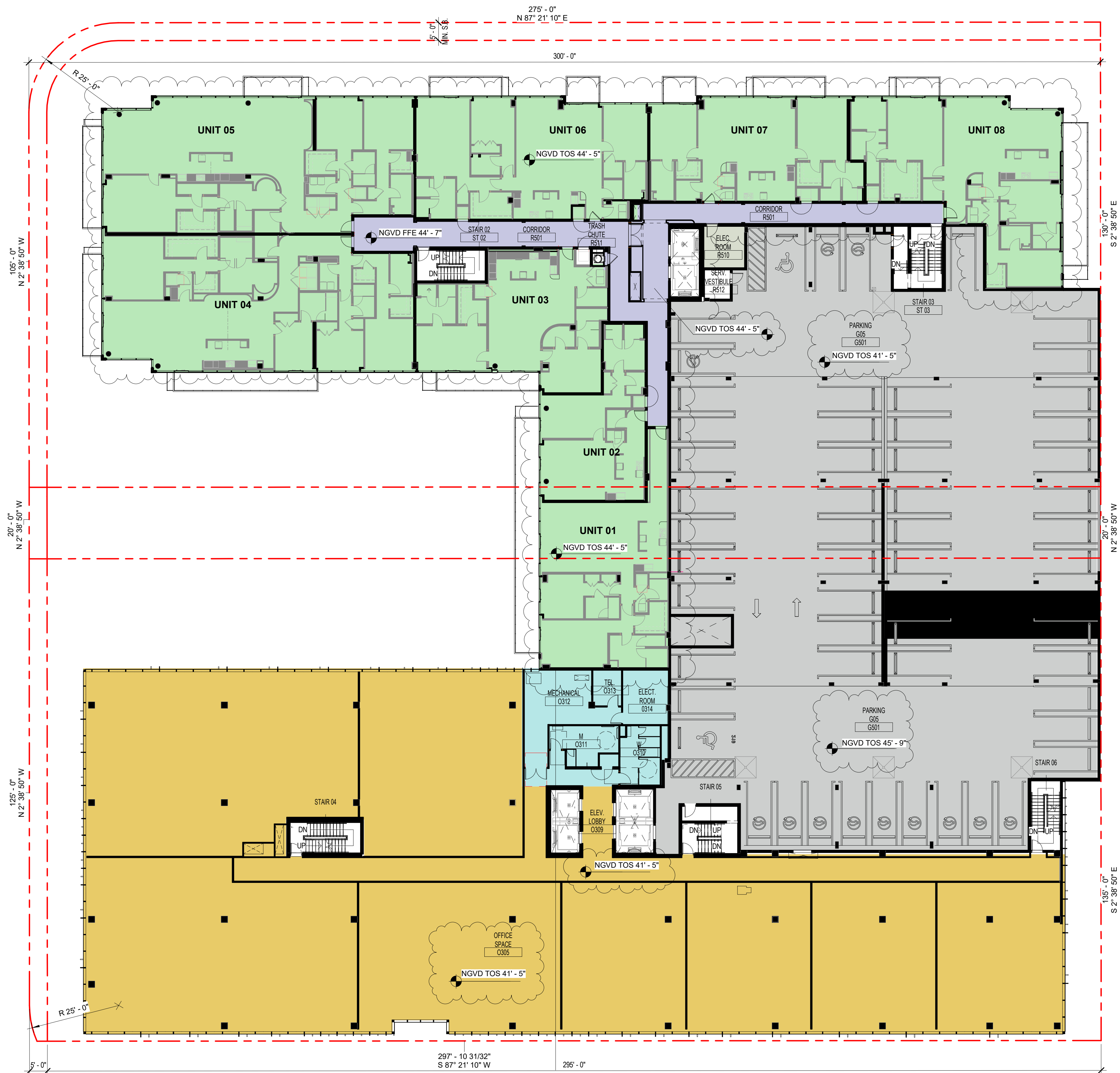
SCALE: 1/16" = 1'-0"

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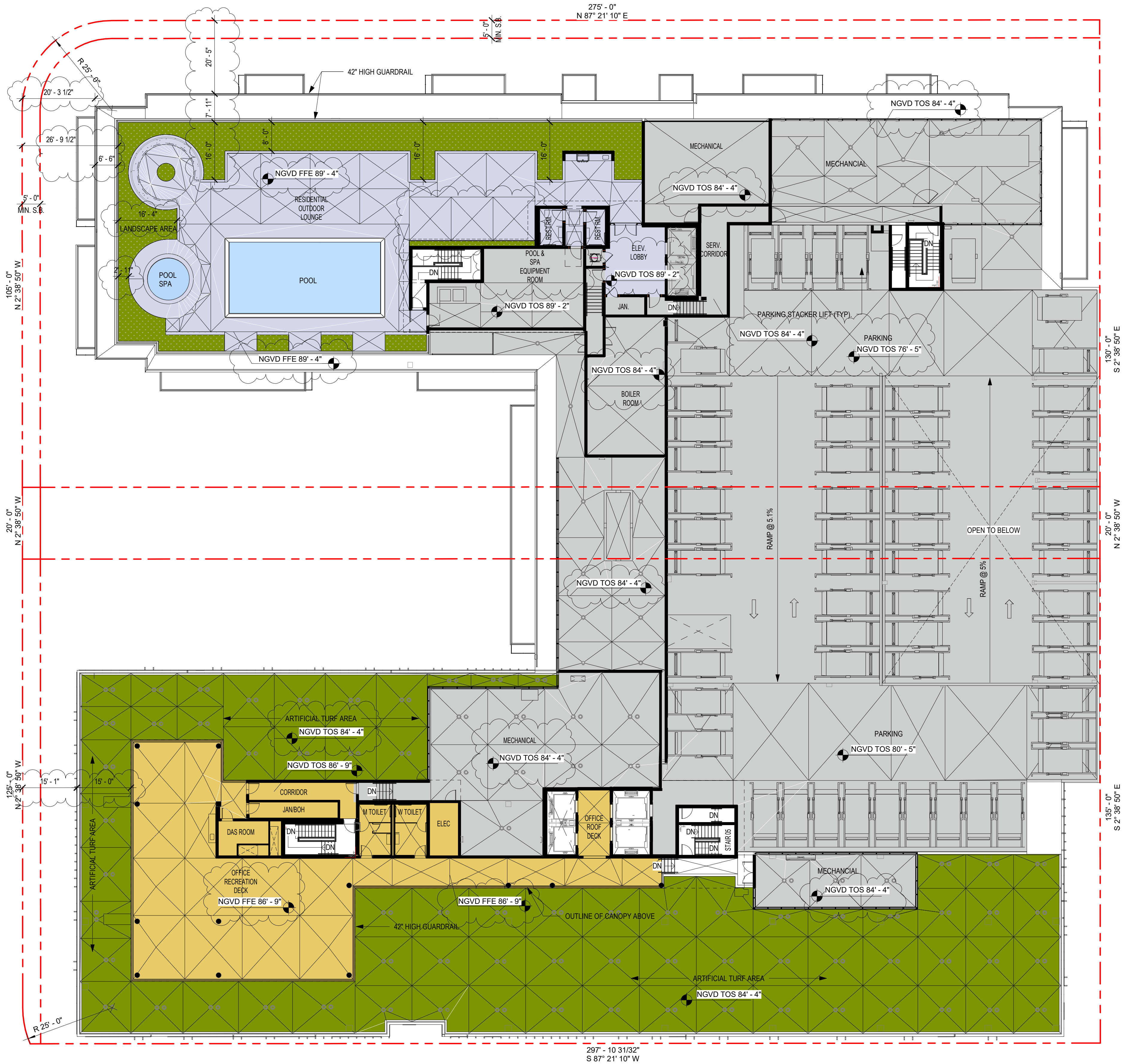
1 | LEVEL R02
SCALE: 1/16" = 1'-0"

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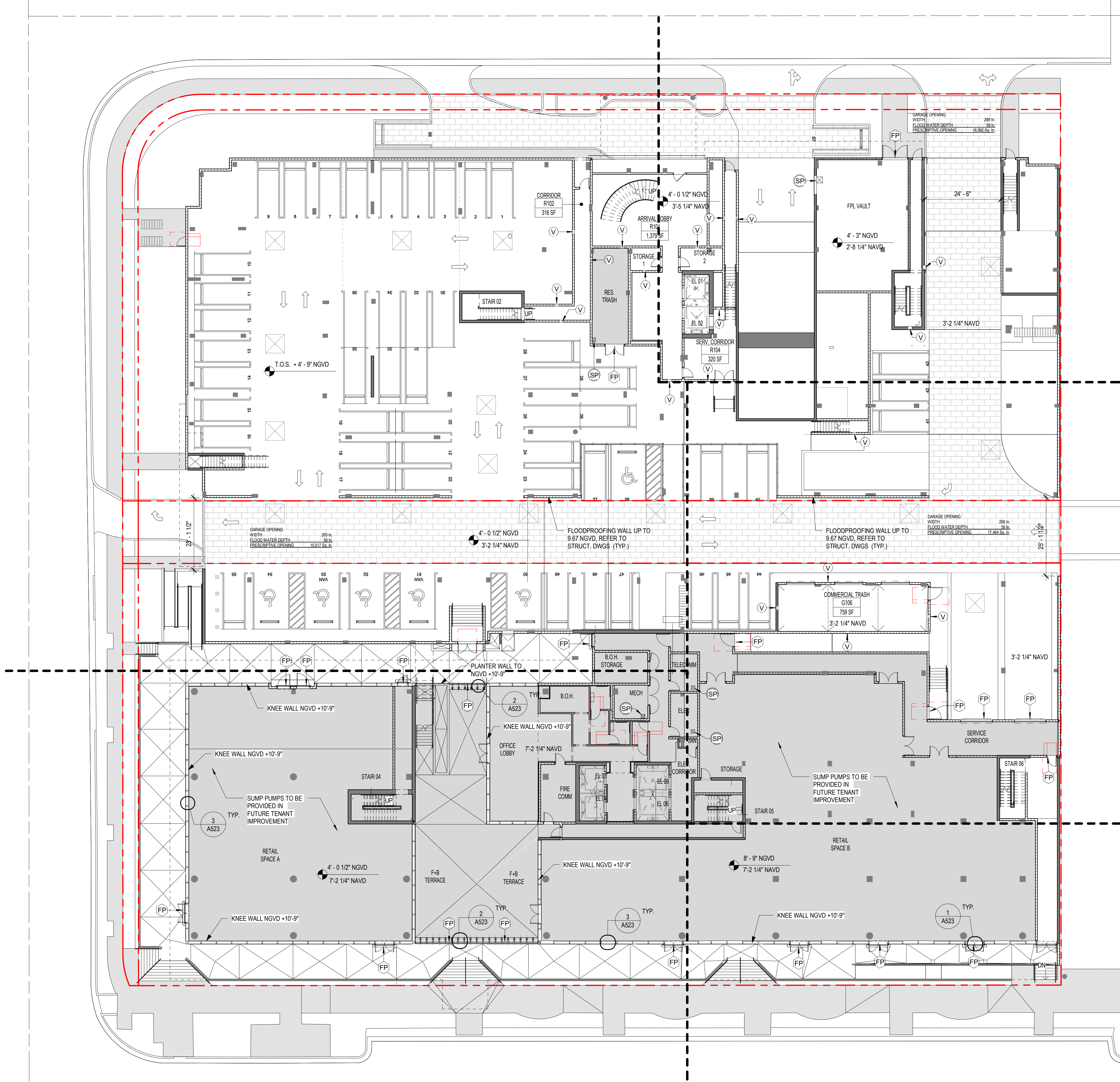
The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

ROOF LANDSCAPE AREA
ROOFTOPS SHALL HAVE NO
LESS THAN 15% OPEN
"GREEN" SPACE FOR THOSE
PORTIONS USED FOR
RECREATION.
ROOFTOPS OVER OFFICE AND
RESIDENTIAL = 41,743 SF
GREEN SPACE = 24,114 SF
GREEN SPACE EXCEEDS 15%
REQUIRED.



1 | OVERALL ROOF PLAN
SCALE: 1/16" = 1'-0"

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1 | LEVEL 01 FLOOD PANELS MAP.
SCALE: 1/16" = 1'-0"

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FLOOD RESISTANT DESIGN CRITERIA

- FLOOD ZONE INFORMATION
COMMUNITY NUMBER : 120637
PANEL NUMBER: 0144L
ZONE: AE
BASE FLOOD ELEVATION: 9.67' NGVD.
- FLOOD DESIGN CLASS OF BUILDING : FLOOD DESIGN CLASS 2.
- FLOOD STRATEGY FOR THE PROPERTY SUBJECT OF THIS PERMIT IS TO WET FLOODPROOF THE PARKING AREA AND FOYER AREA AND PROVIDE DRY FLOODPROOFING ONLY AT FOYER RESTROOMS.

GENERAL NOTES

- AS PER ASCE 24-14 SECT. 6.2.2 WALLS, FLOORS AND FLOOD SHIELDS TO BE DESIGNED AND CONSTRUCTED TO RESIST HYDROSTATIC, HYDRODYNAMIC AND OTHER FLOOD RELATED LOADS, INCLUDING THE EFFECTS OF BUOYANCY RESULTING FROM FLOODING TO THE ELEVATION OF 9.67' NGVD (BFE +1', AS PER TABLE 6-1 FLOOD DESIGN CLASS 2d)
- WET FLOODPROOFING FOR THE AREAS LOCATED BELOW BFE TO BE ACCOMPLISHED THROUGH THE USE OF FLOOD DAMAGE-RESISTANT MATERIALS AND TECHNIQUES IN ORDER TO MINIMIZE DAMAGE. ALL MATERIALS TO COMPLY WITH ASCE 24-14 CHAPTER 5.
- AS PER ASCE 24-14, 5.2.1 THRU 5.2.6 ALL MATERIALS EXPOSED TO DIRECT CONTACT WITH FLOOD WATERS, PRECIPITATION OR WIND DRIVEN WATER SHALL BE MADE OF CORROSION RESISTANT MATERIAL.
- ALL FLOOD PANELS TO BE DESIGNED TO REACH THE HEIGHT OF 10.67' NGVD (BFE +1'). FLOOD BARRIERS SHALL BE DESIGNED BY A SPECIALTY ENGINEER. SUBMITT SHOP DRAWINGS AND CALCULATIONS FOR EOR REVIEW AND APPROVAL BEFORE CONSTRUCTION.
- G.C. TO PROVIDE EVALUATION REPORT OF PROPOSED SYSTEM BY A NATIONALLY RECOGNIZED TESTING LAB. SEE SAMPLE AT DETAIL ON THIS PAGE.
- NO OCCUPANCY IS ALLOWED IN ANY AREA RECEIVING FLOOD PANELS.
- LIMITS ON HUMAN INTERVENTION**
DRY FLOODPROOFING MEASURES THAT REQUIRE HUMAN INTERVENTION TO ACTIVATE OR IMPLEMENT PRIOR TO OR DURING A FLOOD SHALL BE PERMITTED ONLY WHEN ALL OF THE FOLLOWING CONDITIONS ARE SATISFIED: 1. THE FLOOD WARNING TIME (ALERTING POTENTIAL FLOOD VICTIMS OF A PENDING FLOOD SITUATION) SHALL BE A MINIMUM OF 12 HOURS UNLESS THE COMMUNITY OPERATES A FLOOD WARNING SYSTEM AND IMPLEMENTS AN EMERGENCY PLAN TO ENSURE SAFE EVACUATION OF FLOOD HAZARD AREAS, IN WHICH CASE HUMAN INTERVENTION IS ALLOWED ONLY IF THE COMMUNITY CAN PROVIDE A MINIMUM FLOOD WARNING TIME EQUAL TO OR LONGER THAN THE CUMULATIVE TIME (A) TO NOTIFY PERSONS RESPONSIBLE FOR INSTALLATION OF FLOODPROOFING MEASURES, (B) FOR RESPONSIBLE PERSONS TO TRAVEL TO STRUCTURES TO BE FLOODPROOFED, (C) TO INSTALL, ACTIVATE, OR IMPLEMENT FLOODPROOFING MEASURES, AND (D) TO EVACUATE ALL OCCUPANTS FROM THE FLOOD HAZARD AREA. 2. ALL REMOVABLE SHIELDS OR COVERS FOR OPENINGS SUCH AS WINDOWS, DOORS, AND OTHER OPENINGS IN WALLS SHALL BE DESIGNED TO RESIST FLOOD LOADS SPECIFIED IN SECTION 1.6.3. WHERE REMOVABLE SHIELDS ARE TO BE USED, A FLOOD EMERGENCY PLAN SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION AND SHALL SPECIFY, AT A MINIMUM, THE FOLLOWING INFORMATION: STORAGE LOCATIONS OF THE SHIELDS, THE METHOD OF INSTALLATION, CONDITIONS ACTIVATING INSTALLATION, MAINTENANCE OF SHIELDS AND ATTACHMENT DEVICES, PERIODIC PRACTICE OF INSTALLING SHIELDS, TESTING SUMP PUMPS AND OTHER DRAINAGE MEASURES, AND INSPECTING NECESSARY MATERIAL AND EQUIPMENT TO ACTIVATE OR IMPLEMENT FLOODPROOFING. THE FLOOD EMERGENCY PLAN SHALL BE POSTED PERMANENTLY IN AT LEAST TWO CONSPICUOUS LOCATIONS WITHIN THE STRUCTURE.

ELECTRICAL SERVICE

- SERVICE CONDUITS & CABLES BELOW 9.67' NGVD (PROJECT DFE) SHALL BE WATERPROOFED OR CONFORM TO NFPA 70/NFPA 2011 FOR WET LOCATIONS. WHEN UNDERGROUND MUST BE BURIED TO A DEPTH SUFFICIENT TO PREVENT MOVEMENT, SEPARATION, LOSS DUE TO EROSION.
- EXPOSED CONDUIT AND CABLES TO BE DESIGNED TO WITHSTAND FLOOD-RELATED LOADS, BUOYANCY, HYDRODYNAMIC FORCES & DEBRIS IMPACT. ELECTRICAL CONDUITS AND CABLES AND PROTECTIVE ENCLOSURES INSTALLED BELOW 9.67' NGVD SHALL BE SEALED TO PREVENT THE ENTRANCE OF FOODWATERS INTO ELECTRICAL CONDUITS AND ELECTRICAL SERVICE COMPONENTS.
- ALL ELECTRICAL ELEMENTS AND LIGHTING ON LEVEL 01 THAT ARE OUTSIDE THE RESTROOMS TO BE PLACED ABOVE B.F.E.
- LIFE SAFETY ELECTRICAL COMPONENTS PLACED BELOW DFE TO BE ENERGIZED FROM A PANEL ABOVE DFE AND SUPPLIED BY BRANCH CIRCUITS ORIGINATING FROM GFI BREAKERS.
- FOR FURTHER DETAILS SEE ASCE 24-14, CH. 7.2.1 THRU 7.2.5

PLUMBING SYSTEMS

- PLUMBING SYSTEMS IN THESE NOTES SHALL INCLUDE SANITARY COLLECTION SYSTEMS, RAIN RUNOFF COLLECTION SYSTEMS, SANITARY FACILITIES AND PLUMBING FIXTURES, WATER SUPPLY SYSTEMS (INCLUDING HOT WATER HEATERS AND WATER CONDITIONING EQUIPMENT), AND SEWAGE DISPOSAL SYSTEMS.
- UNDERGROUND SYSTEMS SHALL BE BURIED TO A DEPTH SUFFICIENT TO PREVENT MOVEMENT, SEPARATION, OR LOSS DUE TO FLOODING AND EROSION UNDER DESIGN FLOOD CONDITIONS.
- PLUMBING SYSTEMS AND COMPONENTS EMERGING FROM UNDERGROUND SHALL BE DESIGNED, CONSTRUCTED, ANCHORED, AND PROTECTED TO WITHSTAND FLOOD-RELATED LOADS, INCLUDING THE EFFECTS OF BUOYANCY, HYDRODYNAMIC FORCES, AND DEBRIS IMPACTS.
- WHERE PLUMBING SYSTEMS AND COMPONENTS HAVE OPENINGS BELOW 5.00' NGVD, THE OPENINGS SHALL BE PROTECTED WITH AUTOMATIC BACKWATER VALVES OR OTHER AUTOMATIC BACKFLOW DEVICES. DEVICES SHALL BE INSTALLED IN EACH LINE THAT EXTENDS BELOW THE DFE TO PREVENT RELEASE OF SEWAGE INTO FLOOD WATERS AND TO PREVENT INFILTRATION BY FLOOD WATERS INTO THE PLUMBING. REDUNDANT DEVICES REQUIRING HUMAN INTERVENTION SHALL BE PERMITTED.
- SANITARY SYSTEMS SHALL BE DESIGNED TO MINIMIZE INFILTRATION OF FLOOD WATERS INTO THE SYSTEMS AND DISCHARGES FROM THE SYSTEMS INTO FLOOD WATERS. VENTS AND OPENINGS SHALL BE ABOVE 5.00' NGVD. SANITARY SYSTEM STORAGE TANKS SHALL BE DESIGNED, CONSTRUCTED, INSTALLED, AND ANCHORED TO RESIST AT LEAST 1.5 TIMES THE POTENTIAL BUOYANT AND OTHER FOOD FORCES ACTING ON AN EMPTY TANK DURING DESIGN FLOOD CONDITIONS. TANKS AND PIPING SHALL BE INSTALLED TO RESIST LOCAL SCOUR AND EROSION.
- SANITARY SYSTEMS THAT MUST REMAIN OPERATIONAL DURING OR IMMEDIATELY AFTER THE DESIGN FLOOD OR LESSER FLOODS SHALL BE EQUIPPED WITH A SEALED STORAGE TANK THAT IS SIZED TO STORE AT LEAST 50% OF THE ANTICIPATED SEWAGE FLOW ASSOCIATED WITH OCCUPANCY DURING FLOOD CONDITIONS AND DURING SUBSEQUENT PERIODS OF SATURATED SOIL WHEN SEWAGE WILL NOT PERCOLATE.
- FOR FURTHER DETAILS SEE ASCE 24-14, CH. 7.3.1 THRU 7.3.4

MEP SYSTEMS

- FUEL SUPPLY LINES EXTENDING BELOW 9.67' NGVD SHALL BE EQUIPPED WITH A FLOAT OPERATED AUTOMATIC CONTROL VALVE TO SHUT OFF FUEL SUPPLY WHEN FLOOD WATERS RISE ABOVE 9.67' NGVD.
- FOR FURTHER DETAILS SEE ASCE 24-14, CH. 7.4

ELEVATORS NOTES

- ELEVATOR SHAFT ENCLOSURES TO BE REINFORCED CMU OR CONCRETE TO RESIST HYDROSTATIC, HYDRODYNAMICS AND DEBRIS IMPACT FORCES IN ACCORDANCE WITH ASCE 7 (ASCE/SEI 2010)
- ALL ELEVATORS TO BE EQUIPPED WITH FLOAT SWITCHES, PER ASME A17.1
- ELEVATOR EQUIPMENT: USE FLOOD DAMAGE-RESISTANT ELECTRICAL COMPONENTS OR PLACE GEAR IN WATER RESISTANT ENCLOSURE FOR ALL ITEMS LOCATED BELOW BFE +1
- ELECTRICAL EQUIPMENT: ALL EQUIPMENT LOCATED BELOW BFE TO BE INSIDE A NEMA 4-RATED ENCLOSURE FOR WATER RESISTANCE
- FOR FURTHER DETAILS SEE NFPA TECHNICAL BULLETIN 4 / JUNE 2019 AND ASCE 24-14, CH. 7.5

STAIRS

- STAIRWAYS AND RAMPS THAT ARE LOCATED BELOW BFE SHALL BE DESIGNED AND CONSTRUCTED TO RESIT FLOOD RELATED LOADS AS SPECIFIED IN SECTION 1.6 ASCE 24-14 AND MINIMIZE TRANSFER OF FLOOD RELATED LOADS TO THE STRUCTURE FOUNDATION, OR
- BREAKAWAY DURING DESIGN FLOOD WITHOUT CAUSING DAMAGE TO THE STRUCTURE, INCLUDING THE FOUNDATION.
- USE MATERIALS TO CONFORM TO CHAPTER 5 ASCE 24-14. FOR THOSE PORTIONS OF THE STAIR AND RAMPS THAT ARE LOCATED BELOW THE ELEVATIONS SPECIFIED IN TABLE 2.1 AND 4.1 INCLUDING ITEMS SUCH AS GATES AND DOORS.

GENERATOR

THE GENERATOR IS LOCATED AT THE ROOF. REFER TO SHEET E210B AND SHEET A110B.

NON-ENGINEERED OPENING CALCULATION TABLE					
ROOM NAME	ROOM AREA Sq.ft	NUMBER OF FLOOD VENTS PROVIDED	AREA COVERED PER VENT in Sq.ft.(220 p/vent)	REQUIRED PRESCRIPTIVE OPENING (Sq.In.)	PROVIDED OPENING (Sq In)
G 1003 RESI STORAGE	411	2	440		
R 106 COMMERCIAL TRASH	759	4	880		
R 101 RESIDENTIAL LOBBY	1321	6	1320		
R 1002 CORRIDOR	292	3	660		
R 1004 SERVICE CORRIDOR	320	2	440		
R 1005 RESI STORAGE	95	2	440		
R 1007 STORAGE	341	2	440		
PARKING	32,824			32,824	49,973

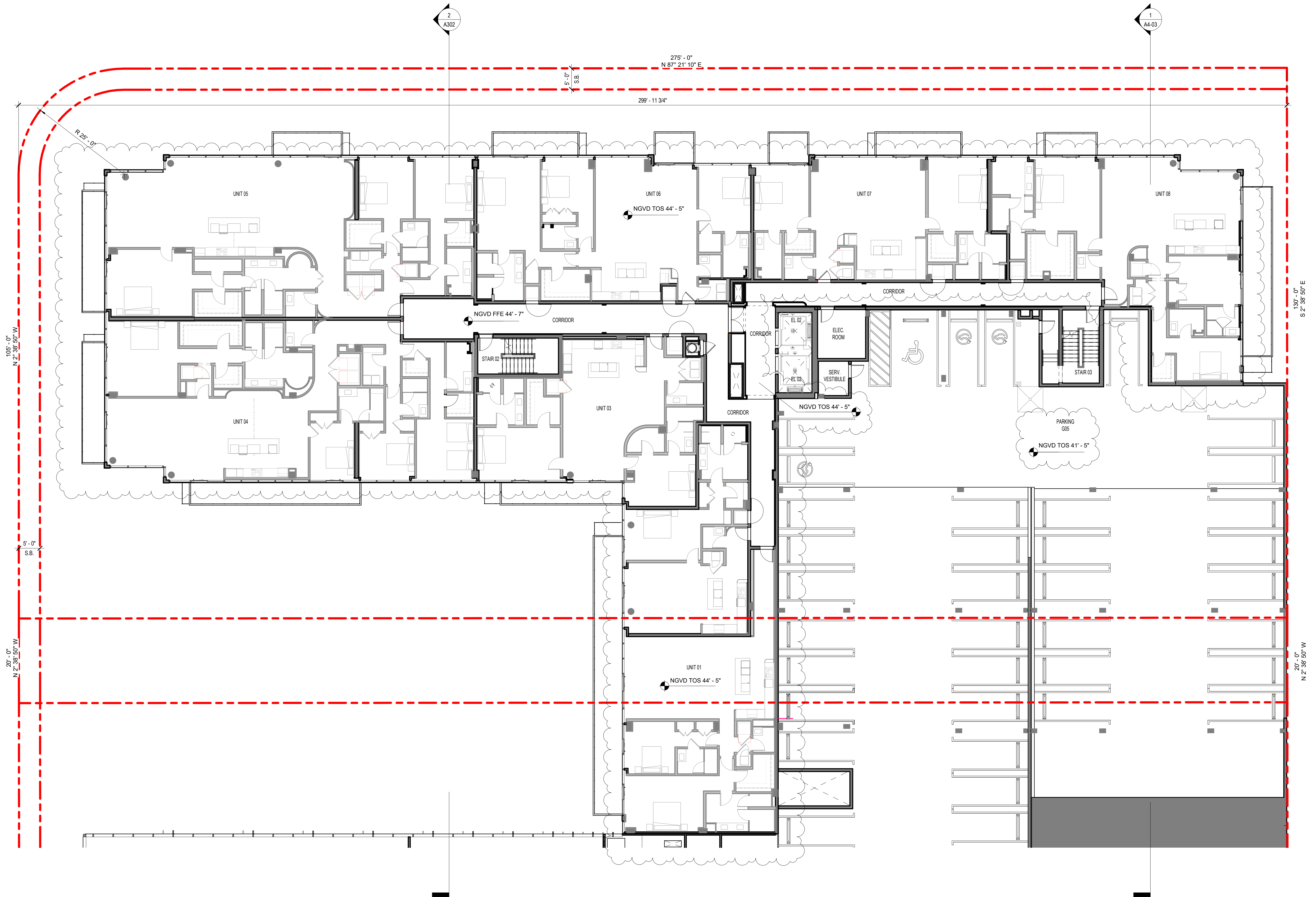
LEGEND	
	16" x 8" x 8" DEEP FLOOD FLAP AUTOMATIC FLOOD VENT MODEL No. FFWF12 OR SIMILAR, WITH 2 HR. FIRE DAMPER KIT, INSTALLED AT 12" A.F.F.
	FLOOD BARRIER INC. FLOOD PANEL OR SIMILAR GC TO PROVIDE SIGN AND SEAL CALCULATIONS BY FLORIDA REGISTERED ENGINEER.
	SUMP PUMP. REFER TO PLUMBING DRAWINGS.
	WET FLOODPROOFING
	DRY FLOODPROOFING

NGVD = NGVD29
NAVD = NAVD99

ALL FLOOD PANELS TO +9'10" NGVD

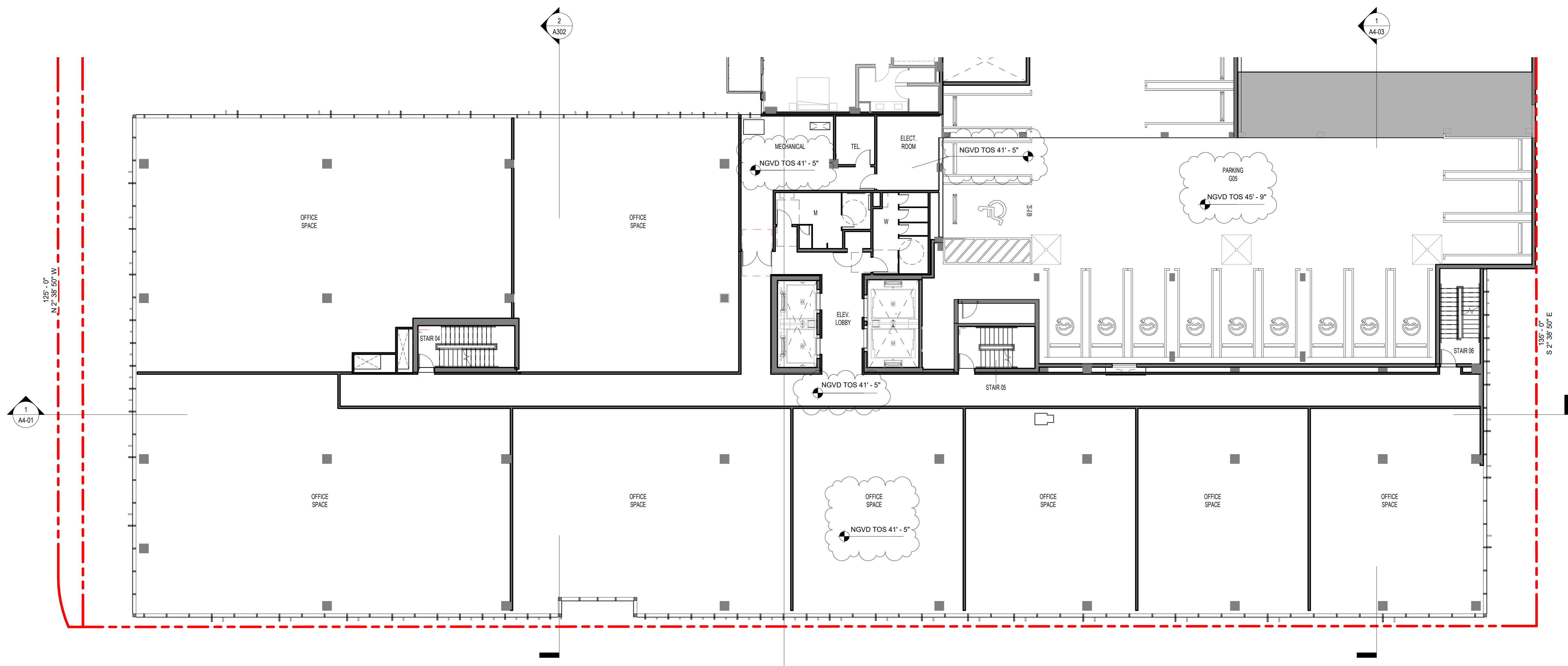
1/16" = 1'-0"





1 RESIDENTIAL FLOOR PLAN - LEVELS R3 TO R8.
SCALE: 3/32" = 1'-0"

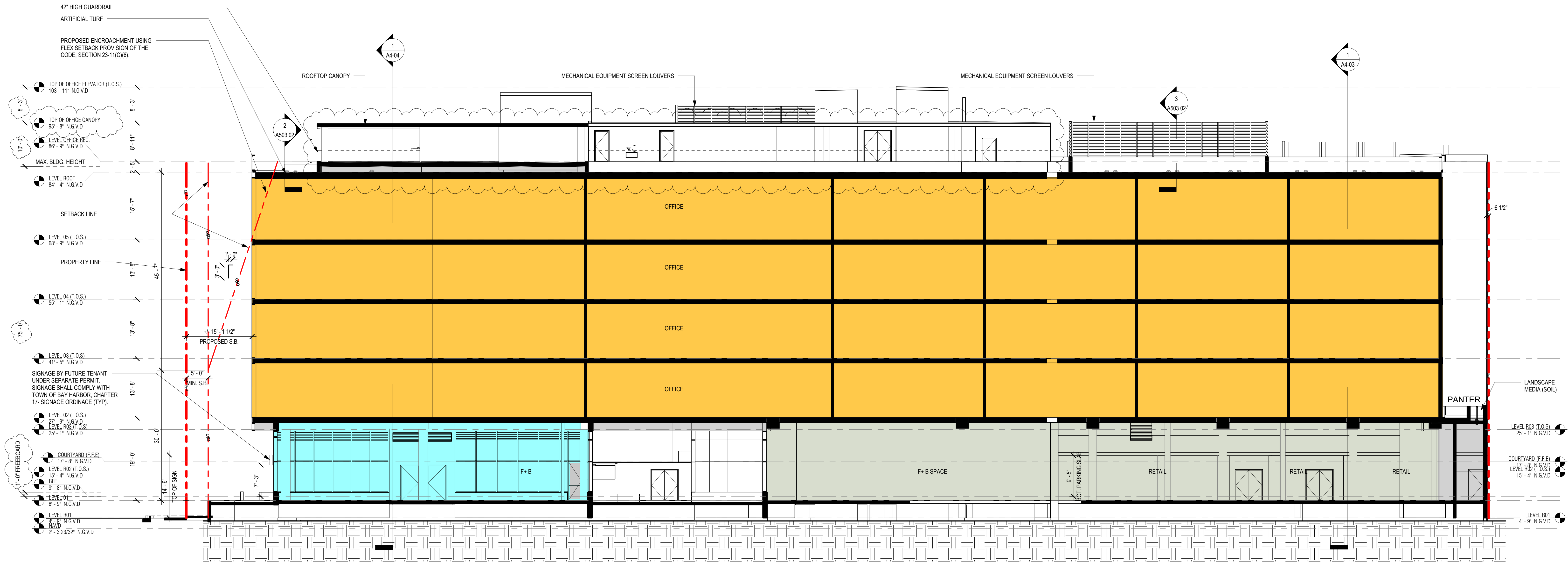
The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.



2 | OFFICE FLOOR PLAN- LEVELS 02 TO 05.
SCALE: 3/32" = 1'-0"

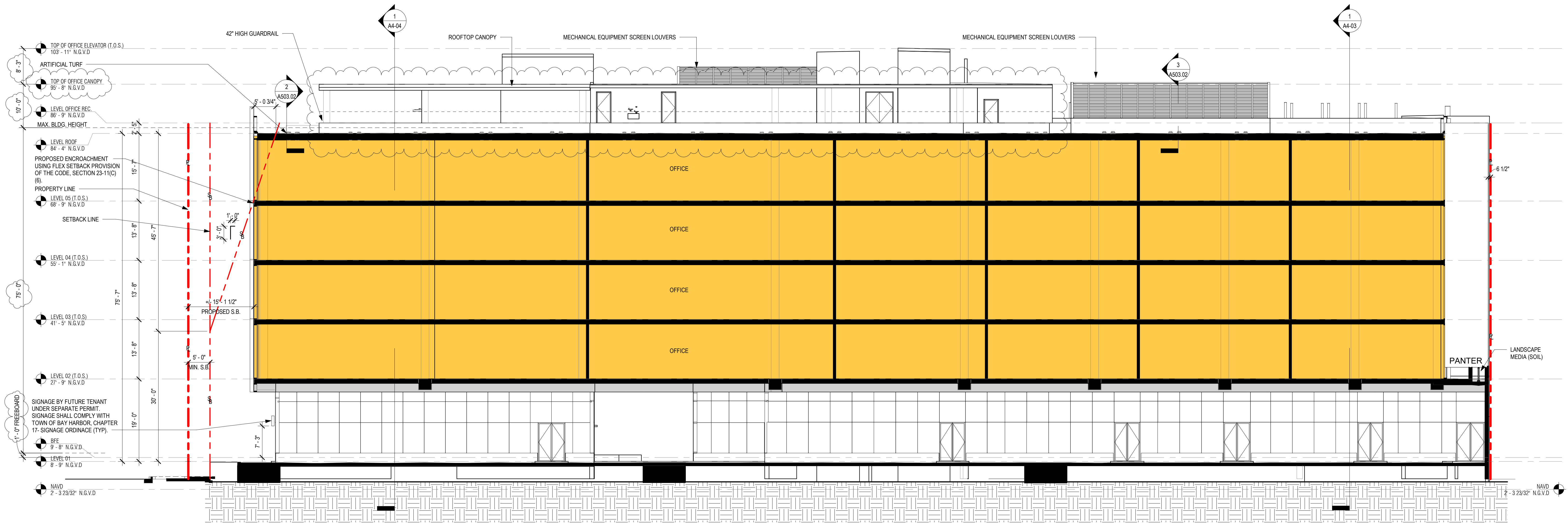
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3/32" = 1'-0"



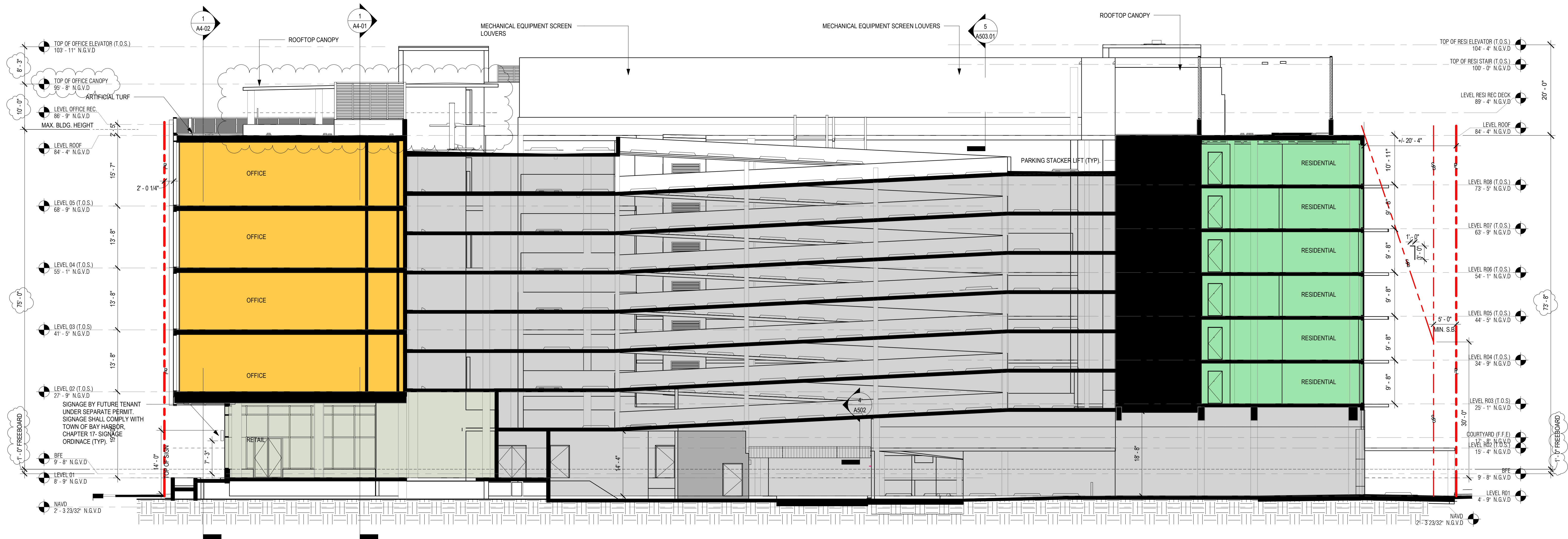
1 OFFICE- LONGITUDINAL BUILDING SECTION
SCALE: 3/32" = 1'-0"

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



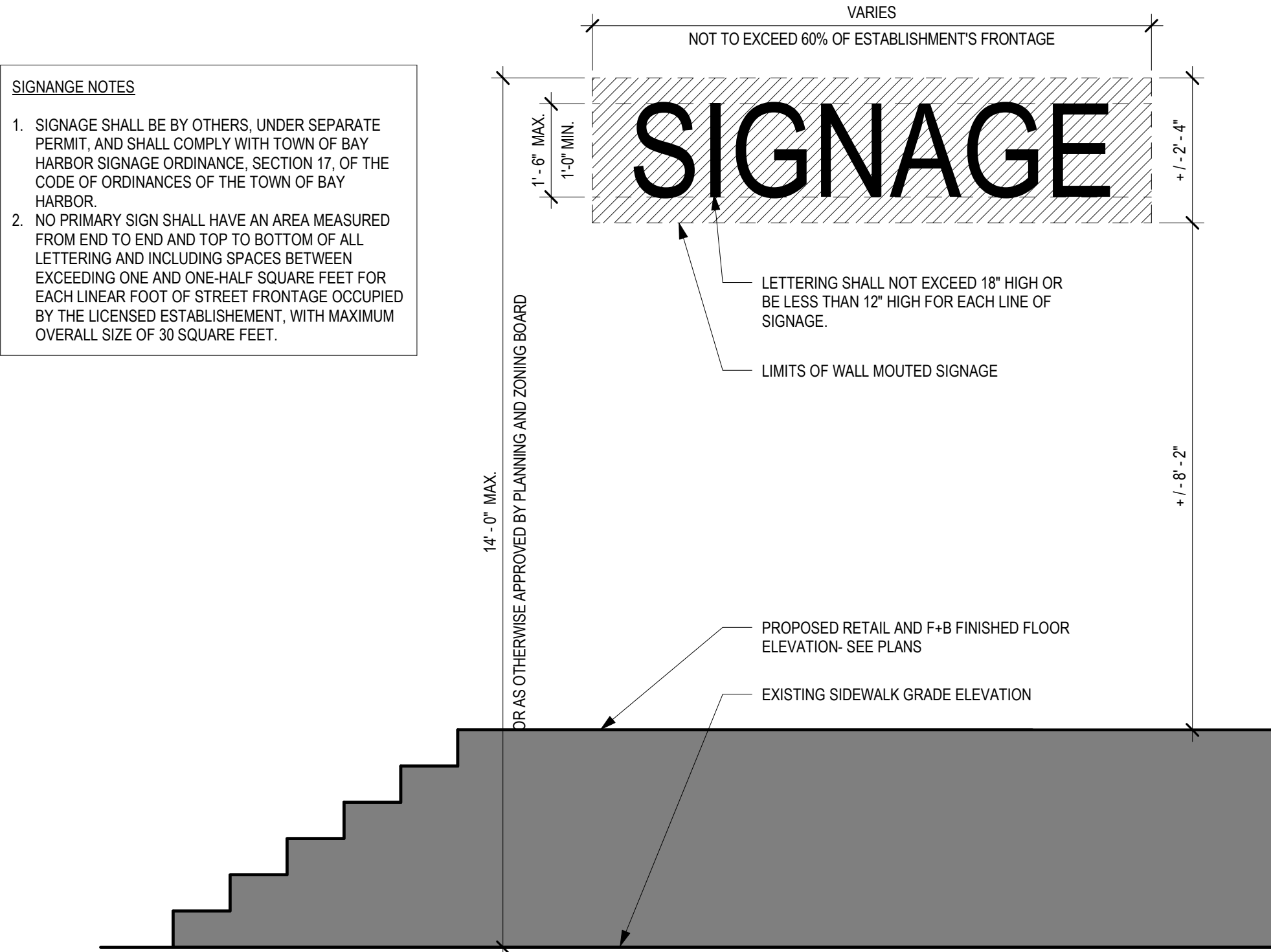
1 | OFFICE- LOGITUDINAL BUILDING SECTION @ RETAIL OVERHANG
SCALE: 3/32" = 1'-0"

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



1 BUILDING SECTION @ ALLEY EASMENT
SCALE: 3/32" = 1'-0"

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- SIGNAGE NOTES**
1. SIGNAGE SHALL BE BY OTHERS, UNDER SEPARATE PERMIT, AND SHALL COMPLY WITH TOWN OF BAY HARBOR SIGNAGE ORDINANCE, SECTION 17, OF THE CODE OF ORDINANCES OF THE TOWN OF BAY HARBOR.
 2. NO PRIMARY SIGN SHALL HAVE AN AREA MEASURED FROM END TO END AND TOP TO BOTTOM OF ALL LETTERING AND INCLUDING SPACES BETWEEN EXCEEDING ONE AND ONE-HALF SQUARE FEET FOR EACH LINEAR FOOT OF STREET FRONTAGE OCCUPIED BY THE LICENSED ESTABLISHMENT, WITH MAXIMUM OVERALL SIZE OF 30 SQUARE FEET.

1 | SIGNAGE DETAIL
SCALE: 1/2" = 1'-0"



1 SOUTH ELEVATION A - COLORED

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

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



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

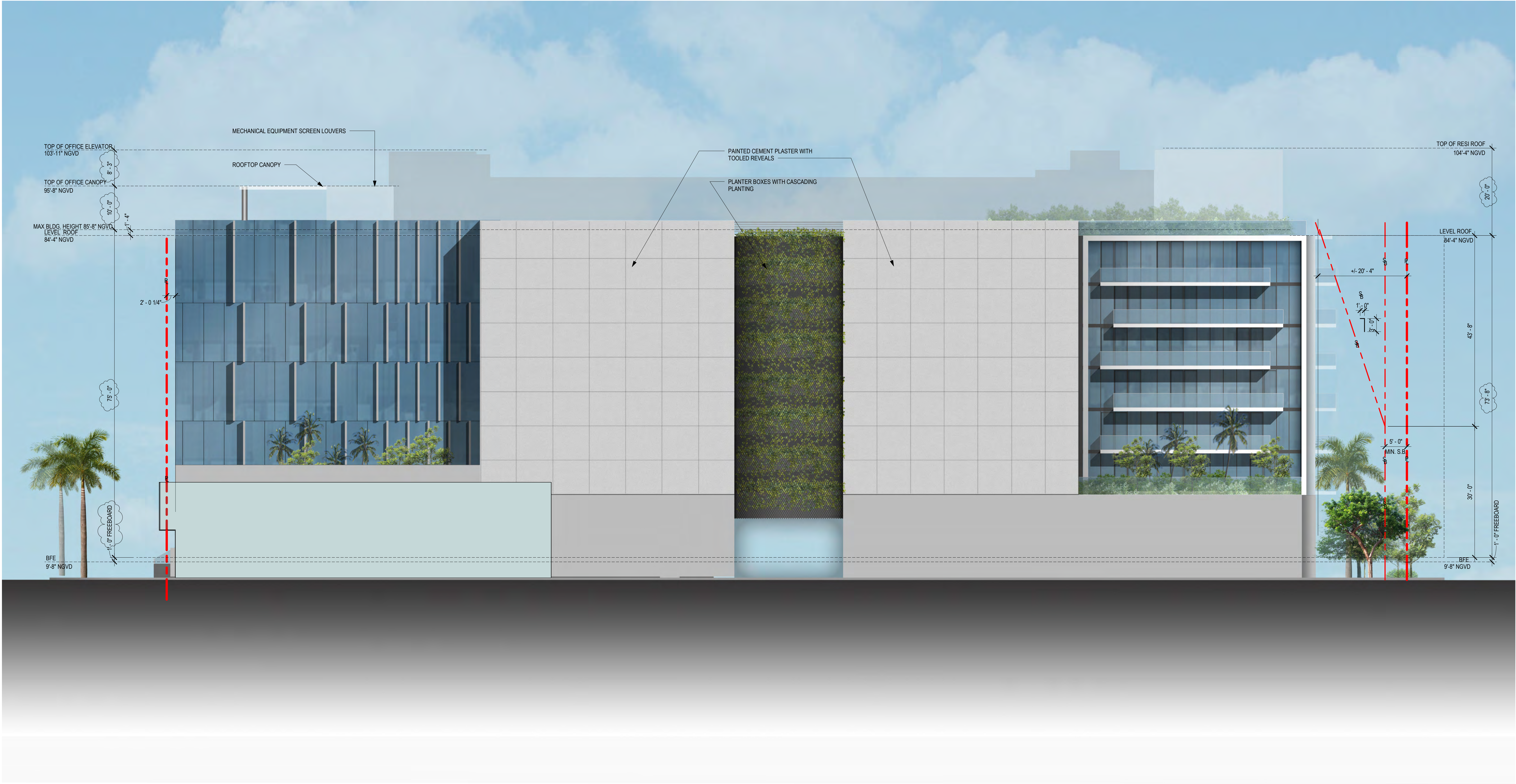
The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.



1 WEST ELEVATION- COLORED

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

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



1 EAST ELEVATION D - COLORED

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

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



SOUTH PERSPECTIVE

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



NORTH PERSPECTIVE

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



SOUTHWEST PERSPECTIVE

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



ENLARGED PERSPECTIVE FROM KANE CONCOURSE

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



CONTEXT PERSPECTIVE BIRDS-EYE VIEW

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



ENLARGED PERSPECTIVE ALONG WEST BAY HARBOR DRIVE

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



CONTEXT PERSPECTIVE BIRDS-EYE VIEW

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



CONTEXT PERSPECTIVE BIRDS-EYE VIEW

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



APPROACH - GROUND FLOOR PARKING

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



ARRIVAL TO GROUND PARKING - ENTRANCE

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



ARRIVAL TO GROUND PARKING

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



PASEO VIEW

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



RESIDENTIAL DROP-OFF

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



VIEW THROUGH OLD ALLEY

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



EAST FACADE FROM 97TH STREET

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



EAST FACADE FROM KANE CONCOURSE

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

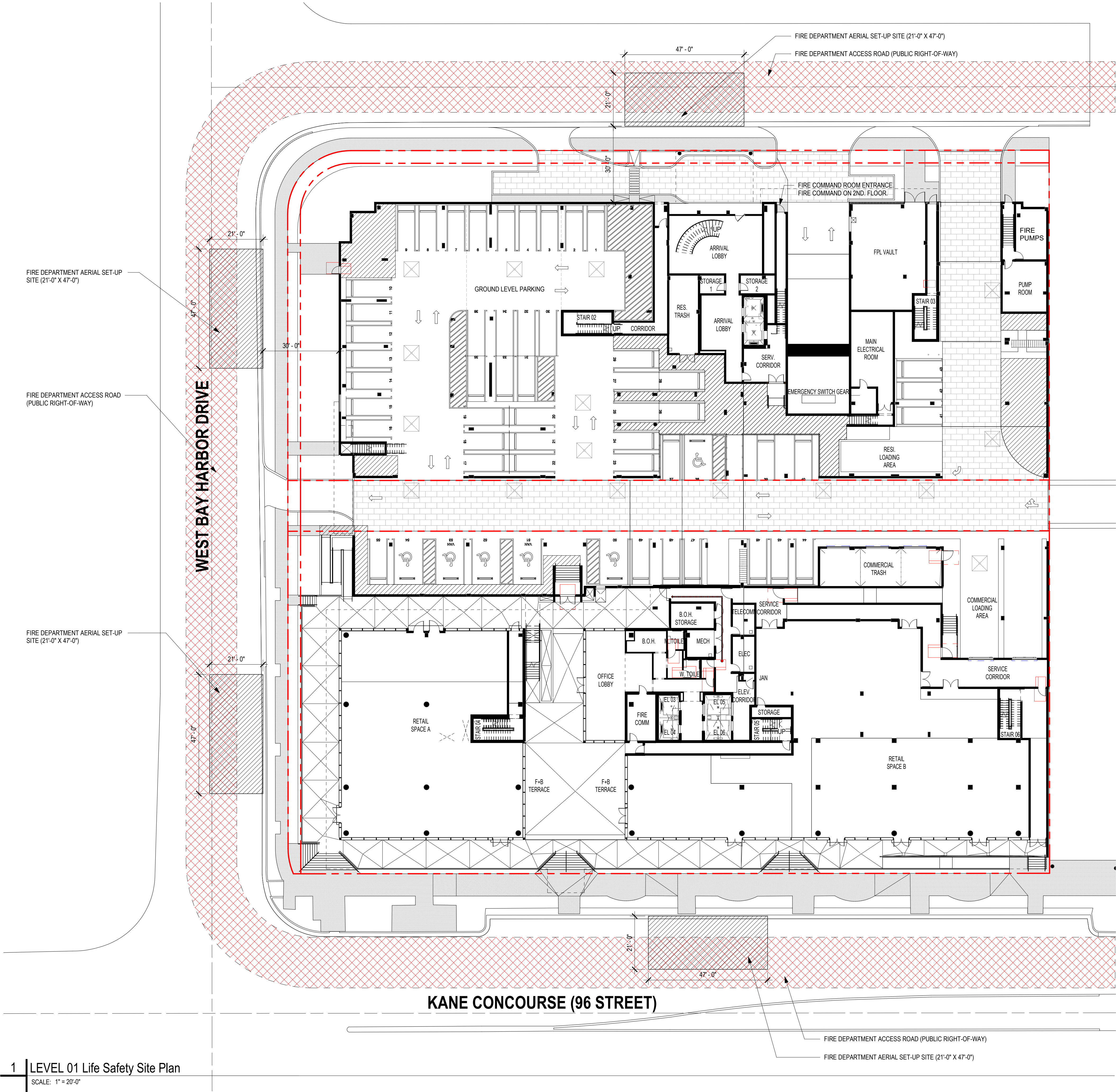


The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.



EAST FACADE FROM PARKING LOT

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



1 LEVEL 01 Life Safety Site Plan
SCALE: 1" = 20'-0"

DEMOLITION NOTES AND SPECIFICATIONS:

SHOULD ANY SECTION OF THESE DEMOLITION NOTES BE IN DIRECT CONFLICT WITH THE PROVISIONS OR TECHNICAL SPECIFICATIONS CONTAINED IN THE CONTRACT DOCUMENT FOR THIS PROJECT, THE INTENT OF THE CONTRACT DOCUMENT SHALL GOVERN.

I. GENERAL

- FOR THIS PROJECT, "OWNER" SHALL MEAN WHARTON EQUITY PARTNERS, LLC, "SURVEY" SHALL MEAN THE BOUNDARY SURVEY PREPARED BY COUSINS SURVEYORS & ASSOCIATES, INC. AND "ENGINEER" SHALL MEAN THE ENGINEER OF RECORD.
- EXISTING CONDITIONS, UTILITIES, STRUCTURES AND OTHER IMPROVEMENTS, AS SHOWN ON THE DEMOLITION DRAWINGS, WERE TAKEN FROM THE SURVEY, AND FROM INFORMATION PROVIDED BY UTILITY COMPANIES. AN ATTEMPT HAS BEEN MADE TO SHOW ALL EXISTING STRUCTURES, UTILITIES, DRIVES, WALKS, ETC., IN THEIR APPROXIMATE LOCATION. OTHERS MAY EXIST AND MAY BE FOUND UPON VISITING THE SITE. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ACCURATELY LOCATE ALL FACILITIES AND TO DETERMINE THEIR EXTENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL PHYSICALLY FIELD VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. IF SUCH FACILITIES OBSTRUCT THE PROGRESS OF THE WORK AND ARE NOT INDICATED TO BE REMOVED OR RELOCATED, THEY SHALL BE REMOVED OR RELOCATED ONLY AS DIRECTED BY THE OWNER, ARCHITECT, OR ENGINEER OF RECORD, AT NO ADDITIONAL COST TO THE OWNER.
- ORGANIZE AND PERFORM DEMOLITION WORK TO AVOID DAMAGE TO CONSTRUCTION INTENDED TO REMAIN. ANY COMPONENTS INTENDED TO REMAIN BUT DAMAGED DURING DEMOLITION WILL BE REPLACED, NEW, BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- DEMOLITION AND REMOVAL OPERATIONS SHALL BE CONDUCTED IN AN EXPEDIENT MANNER, WITH PRECAUTIONS TAKEN TO PREVENT THE DEMOLITION SITE FROM BEING A NUISANCE.
- PERFORM REMOVAL AND DEMOLITION IN ACCORDANCE WITH DEMOLITION SCHEDULE (REFER TO SECTION IV.) AND TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING ADJACENT BUILDINGS, FURNISHINGS, AND EQUIPMENT. NOTIFY THE ENGINEER OF ANY CONDITIONS THAT MAY AFFECT THE SAFETY OF OCCUPANTS OF ADJACENT BUILDINGS, THE NORMAL USE OF THESE FACILITIES, OR THE PHYSICAL CONDITION OF THE STRUCTURES.
- ALL EXISTING UTILITIES OUTSIDE THE PROPERTY BOUNDARIES ARE TO REMAIN, UNLESS OTHERWISE NOTED.
- PRIOR TO DEMOLITION ACTIVITIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL AFFECTED UTILITY COMPANIES IN ORDER TO COORDINATE THE DEACTIVATION OF ALL EXISTING UTILITY LINES WITHIN THE PROPERTY. ONCE ALL ONSITE UTILITIES HAVE BEEN DEACTIVATED, ALL LINES SHALL BE CUT AND CAPPED INSIDE THE PROPERTY LINE, AND REMOVED (UNLESS OTHERWISE INDICATED).
- THE CONTRACTOR SHALL USE EXTREME CAUTION IN REMOVING ANY STRUCTURES AND UTILITIES ABOVE AND BELOW GRADE TO PREVENT DAMAGE TO EXISTING UTILITIES WHICH ARE TO REMAIN IN SERVICE. ANY DAMAGE TO EXISTING PIPELINES, UTILITIES, ETC., CAUSED BY THE CONTRACTOR SHALL BE REPAIRED, AT THE CONTRACTOR'S EXPENSE, IN A MANNER ACCEPTABLE TO THE PARTY IN OWNERSHIP OF THE DAMAGED PROPERTY. THE CONTRACTOR SHALL REPORT ANY EXISTING DAMAGE PRIOR TO BEGINNING WORK. IN THE EVENT OF ACCIDENTAL DISRUPTION OF UTILITIES OR THE DISCOVERY OF PREVIOUSLY UNKNOWN UTILITIES, CONTRACTOR MUST NOTIFY THE AFFECTED UTILITY COMPANY AND THE ENGINEER. THE UTILITY COMPANY, ENGINEER, AND CONTRACTOR MUST FIRST AGREE ON A PLAN TO CORRECT THE SITUATION OR IDENTIFY THE UTILITY SERVICE LINE. ALL ASSOCIATED COSTS SHALL BE INCURRED AT THE CONTRACTOR'S EXPENSE.
- NO LIGHTING MAY BE REMOVED FROM PUBLIC STREETS UNTIL PROPOSED LIGHTING IS FULLY IN PLACE, OTHERWISE CONTRACTOR SHALL INSTALL A TEMPORARY LIGHTING SYSTEM, SO THAT NO AREA USED BY THE PUBLIC WILL HAVE LESS LIGHTING THAN CURRENTLY EXISTS.
- EXISTING WORK NOT SPECIFIED FOR REMOVAL WHICH IS TEMPORARILY REMOVED, DAMAGED, EXPOSED, OR IN ANY WAY DISTURBED OR ALTERED BY REMOVAL WORK SHALL BE REPAIRED, PATCHED OR REPLACED, AT THE CONTRACTOR'S EXPENSE, TO THE ENGINEER'S SATISFACTION.
- TITLE AND RESPONSIBILITY TO MATERIALS AND EQUIPMENT TO BE REMOVED, EXCEPT SALVAGEABLE EQUIPMENT TO BE RETAINED BY THE OWNER, IS VESTED TO THE CONTRACTOR UPON RECEIPT OF NOTICE TO PROCEED. THE OWNER WILL NOT BE RESPONSIBLE FOR THE CONDITION, LOSS OR DAMAGE TO SUCH MATERIALS AND EQUIPMENT AFTER NOTICE TO PROCEED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO:
 - PROTECT ALL EXISTING STRUCTURAL ELEMENTS TO REMAIN DURING DEMOLITION
 - IF APPLICABLE, PROVIDE A TEMPORARY PATCH AND REPAIR TO ALL SURFACES AFFECTED BY DEMOLITION WHICH ARE TO BE RECONSTRUCTED AS PART OF THIS PROJECT.
 - EXIST. CONC. OR ASPHALT PAVEMENT TO BE REMOVED SHALL BE SAW-CUT IN NEAT, STRAIGHT LINES.
 - EXIST. IRRIGATION LINES WITHIN THE LIMITS OF DEMOLITION TO BE REMOVED.
 - ALL EXISTING WIRE, IRON, CHAIN LINK, WOOD FENCES ARE TO REMAIN UNLESS OTHERWISE SPECIFIED.
 - NO ELECTRIC POLE, STREET LIGHT, WATER METER/VALVE, FIRE HYDRANT ETC. WILL BE REMOVED WITHIN THE ROADWAY RIGHT OF WAY LINES.
 - REFER TO LANDSCAPE PLANS FOR ALL EXIST. TREES.
 - EXIST. MONITORING WELLS TO REMAIN AND BE PROTECTED AT ALL TIMES.
 - ALL EXISTING SURVEY REFERENCES AND MARKERS SHALL REMAIN IN PLACE OR BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

II. DESCRIPTION

- PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, ETC., NECESSARY AND INCIDENTAL TO THE COMPLETION OF ALL SITE DEMOLITION AND CLEARING WORK AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN, INCLUDING THE LEGAL TRANSPORT AND OFF-SITE DISPOSAL OF DEMOLITION DEBRIS.
- ALL ONSITE WORK INCLUDED CONSISTS OF, BUT IS NOT LIMITED TO, THE FOLLOWING:
 - FULL-DEPTH REMOVAL OF EXISTING SIDEWALKS, DRIVES, CURBS, PAVEMENT, ETC.
 - CLEARING SITE OF DEMOLITION DEBRIS.
 - REMOVAL FROM SITE AND DISPOSAL OF ALL EXCESS AND UNUSABLE MATERIAL.
 - COORDINATION WITH ALL UTILITY COMPANIES/OWNERS PRIOR TO DEACTIVATION.

III. APPLICABLE CODES

- DEMOLITION AND TRANSPORTATION OF DEBRIS SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS GOVERNING THESE OPERATIONS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS, BONDS, LICENSES, ETC., REQUIRED FOR DEMOLITION AND CLEARING WORK.
- ANY WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, AND OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND SHALL NOT BEGIN UNTIL THE CONTRACTOR HAS NOTIFIED, AND PERMITS HAVE BEEN OBTAINED FROM, THESE GOVERNING AUTHORITIES.

IV. SEQUENCING AND SCHEDULING

- AREAS ADJACENT TO DEMOLITION AND REMOVAL WORK MAY BE OCCUPIED AND THEIR ACTIVITIES CANNOT BE INTERRUPTED OR DISTURBED DURING NORMAL WORKING HOURS. DEMOLITION SCHEDULE SHALL BE COORDINATED WITH ALL ADJACENT PROPERTY OWNERS AND ANY OTHER PARTIES WHOSE DAILY ACTIVITIES WOULD BE AFFECTED BY THE DEMOLITION WORK.
- COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR UTILITY LINE REMOVAL, CAPPING AND UTILITY SHUTDOWNS NECESSITATED BY REMOVAL WORK.

V. ENVIRONMENTAL PROTECTION

- CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS. USE OF WATER TO CONTROL DUST WILL NOT BE PERMITTED WHEN IT WILL RESULT IN, OR CREATE, HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
- NOISE PRODUCING ACTIVITIES SHALL BE HELD TO A MINIMUM. INTERNAL COMBUSTION ENGINES AND COMPRESSORS, ETC., SHALL BE EQUIPPED WITH MUFFLERS TO REDUCE NOISE TO A MINIMUM. COMPLY WITH ALL NOISE ABATEMENT ORDINANCES.
- THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.
- DISPOSITION OF DEMOLISHED MATERIALS BY BURNING IS NOT PERMITTED.
- ALL CLEARING SHALL BE PERFORMED IN A MANNER SUCH AS TO PREVENT ANY WASH-OFF OF SOILS AND DEBRIS FROM THE SITE INTO PUBLIC RIGHT-OF-WAY, STREAMS, AND/OR STORM DRAINAGE SYSTEMS. APPROPRIATE SEDIMENTATION PONDS, DIKES, COLLARS, AND FILTER MEDIA SHALL BE EMPLOYED TO INSURE COMPLIANCE WITH THESE REQUIREMENTS. WHERE A SPECIFIC STATUTE GOVERNS THESE PROCEDURES, SUCH STATUTE SHALL BE COMPLIED WITH IN ITS ENTIRETY.
- DURING THE ENTIRE COURSE OF OPERATIONS, ALL EXISTING DRAINAGE WAYS, BOTH INTO AND FROM THE PROJECT AREA SHALL BE MAINTAINED IN A FUNCTIONAL CONDITION.
- AT ALL TIMES DURING THE CLEARING OPERATION, THE EXPOSED AREAS OF SUBGRADE SHALL BE MAINTAINED IN A CONDITION COMPATIBLE WITH POSITIVE DRAINAGE OF THE WORK AREA. NO WATER WILL BE PERMITTED TO STAND IN OPEN EXCAVATIONS. ALL STORM WATER RUNOFF SHALL BE CONTAINED WITHIN THE SITE. FAILURE TO MAINTAIN SUCH DRAINAGE SHALL BE CONSIDERED ADEQUATE CAUSE FOR THE CONTRACTOR TO ORDER TEMPORARY SUSPENSION OF THE WORK.
- IF IT SHOULD BECOME NECESSARY TO STOP WORK FOR INDEFINITE PERIODS, THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PREVENT DAMAGE OR DETERIORATION OF THE WORK ALREADY PERFORMED, PROVIDE SUITABLE AND FUNCTIONAL DRAINAGE BY OPENING DITCHES, FILTER DRAINS, TEMPORARY CUT-OFF LINES, ETC., AND ERECT TEMPORARY PROTECTIVE STRUCTURES WHERE NECESSARY. ALL EMBANKMENTS SHALL BE BACK-BLADED AND SUITABLY SEALED TO PROTECT AGAINST ADVERSE WEATHER CONDITIONS.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS WHEN REMOVING ABANDONED AND DE-ENERGIZED MATERIALS. IF ASBESTOS PIPES ARE ENCOUNTERED, THE CONTRACTOR WILL TAKE ALL NECESSARY ABATEMENT STEPS AS REQUIRED BY GOVERNING REGULATIONS TO SAFELY REMOVE AND DISPOSE OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF SAID MATERIALS.

VI. TRAFFIC MAINTENANCE

- CONTRACTOR SHALL FOLLOW THE MORE STRINGENT AND APPLICABLE PROCEDURE OUT OF THE FLORIDA DEPARTMENT OF TRANSPORTATION AND/OR THE TOWN OF BAY HARBOR ISLANDS PUBLIC WORKS MAINTENANCE OF TRAFFIC PROCEDURES DURING DEMOLITION IN PUBLIC RIGHT-OF-WAYS AND PRIVATE DRIVEWAYS, PEDESTRIANS PATHS, AND ROADWAYS (FDOT INDEX 600 SERIES).
- THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING, SHORING, TEMPORARY CROSSOVER FOR PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING PLATING, GUARDRAILS, LAMPS, WARNING SIGNS, FLAGS, ETC. AS REQUIRED BY AGENCIES HAVING JURISDICTION, AND SHALL NOT REMOVE THESE UNTIL THE NEED FOR PROTECTION CEASES.
- THE CONTRACTOR MAY NOT CLOSE ANY SIDEWALKS WITHOUT PROVIDING ALTERNATE ROUTES IN ACCORDANCE WITH FDOT INDEX 660.
- CONDUCT REMOVAL OPERATIONS SO THAT TRAFFIC IS MAINTAINED ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.

VII. CLEAN UP

- REMOVE DEMOLISHED CONSTRUCTION MATERIALS AND RELATED DEBRIS FROM THE SITE ON A REGULAR BASIS. ACCUMULATION OF DEBRIS ON THE SITE WILL NOT BE PERMITTED. SELLING OF SALVAGEABLE MATERIALS IS NOT PERMITTED AT THE SITE.
- REMOVE MATERIALS, INCLUDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. NO DEBRIS SHALL BE BURNED OR BURIED ON THE SITE AS A MEANS OF DISPOSAL. USE METHODS APPROVED BY THE REGULATORY AGENCIES PRIOR TO BEGINNING CLEANUP OPERATIONS. USE OF BLOWERS TO DISTRIBUTE DUST WILL NOT BE PERMITTED.
- MATERIAL DESIGNATED FOR REMOVAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR.



Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

1177 KANE CONCOURSE

PREPARED FOR

1177 BAY HARBOR ISLANDS, LLC

TOWN OF BAY HARBOR ISLANDS

FLORIDA

DEMOLITION NOTES

KHA PROJECT

043976000

DATE

8/15/2019

SCALE

AS SHOWN

DESIGNED BY

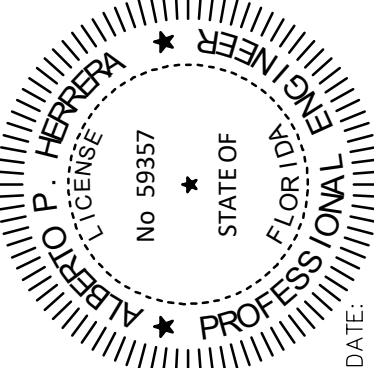
PK

DRAWN BY

MDM

CHECKED BY

AH



DATE: 6/20/2022

Kimley»Horn

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355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134

PHONE: 305-673-2025

WWW.KIMLEY-HORN.COM CA 00000696

REVISIONS

No.

DATE

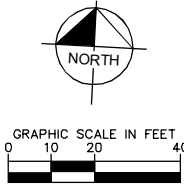
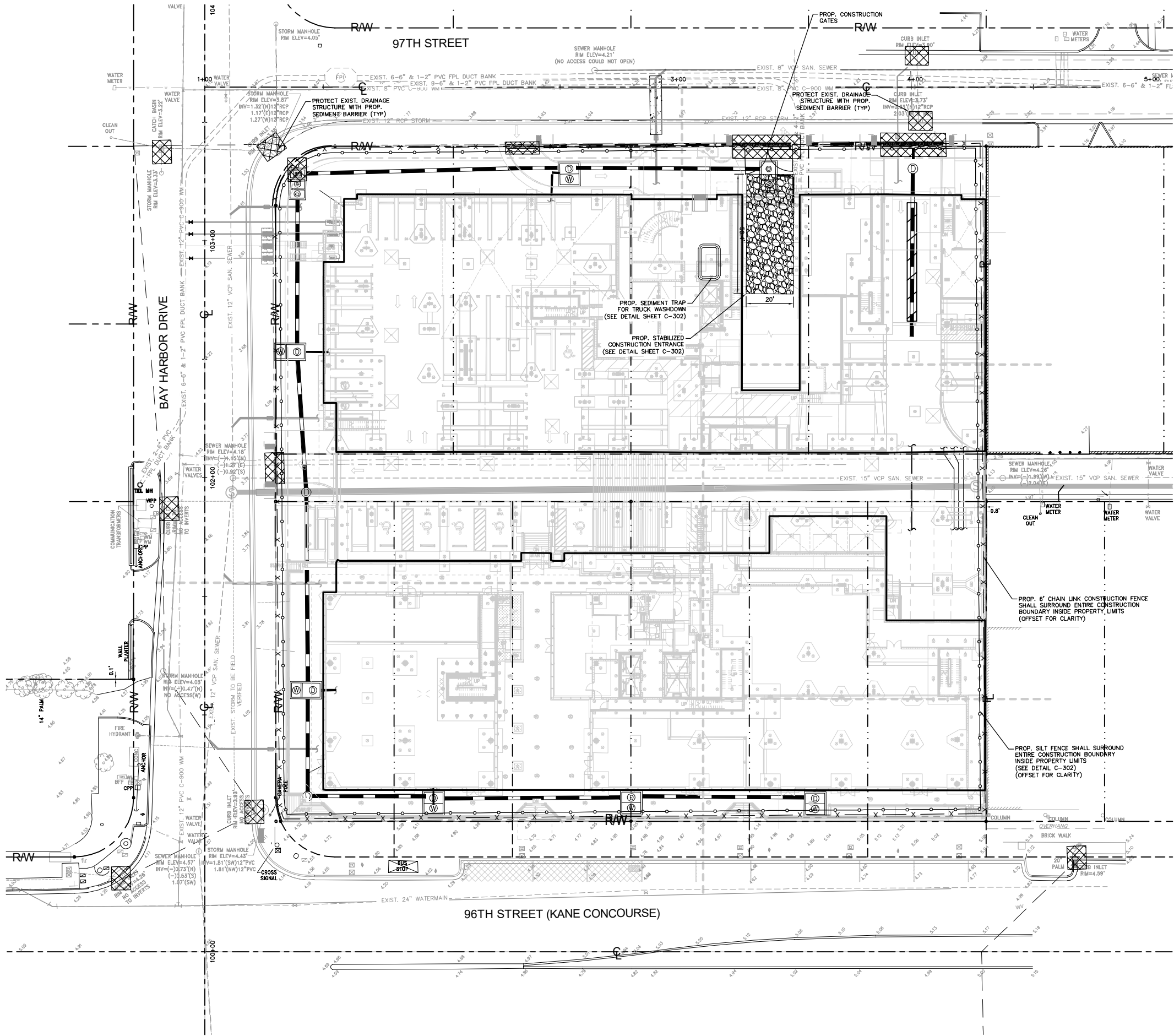
BY



NOTES:

14. CONTRACTOR TO COORDINATE WITH TOWN OF BAY HARBOR ISLANDS REGARDING THE ABANDONMENT OF THE EXISTING SEWER MAIN AND EXISTING SEWER MANHOLES. EXISTING SEWER MAIN TO BE ABANDONED IN PLACE AFTER PROPOSED MAIN IS CERTIFIED AND ALL EXISTING LATERALS TRANSFERRED. EXISTING SEWER MAIN TO BE CAPPED AND GROUTED. TO ABANDON SEWER MANHOLES, THE CONTRACTOR SHALL REMOVE THE TOP TWO FEET AND FILL WITH EXCAVatable FLOWABLE FILL.

[illegible]



LEGEND:

- RAW - - - P RIGHT-OF-WAY LINE / PROPERTY LINE
- C - - - CENTER LINE OF ROADWAY
- M - - - MONUMENT LINE
- PROP. BUILDING OUTLINE
- EXIST. LOT LINE
- SEDIMENT BARRIER CONTROL FOR STORM STRUCTURE (REFER TO SHEET C-302 FOR DETAILS)
- PROP. STABILIZED CONSTRUCTION ENTRANCE
- PROP. SILT FENCE
- PROP. 6' CHAIN LINK CONSTRUCTION FENCE WITH DUST SCREEN

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALBERTO P. HERRERA, P.E., ON THE DATE: 8/15/2019. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



KHA PROJECT	DATE
043976000	8/15/2019
SCALE AS SHOWN	DESIGNED BY PK
DRAWN BY MDM	CHECKED BY AH

EROSION AND SEDIMENT CONTROL PLAN

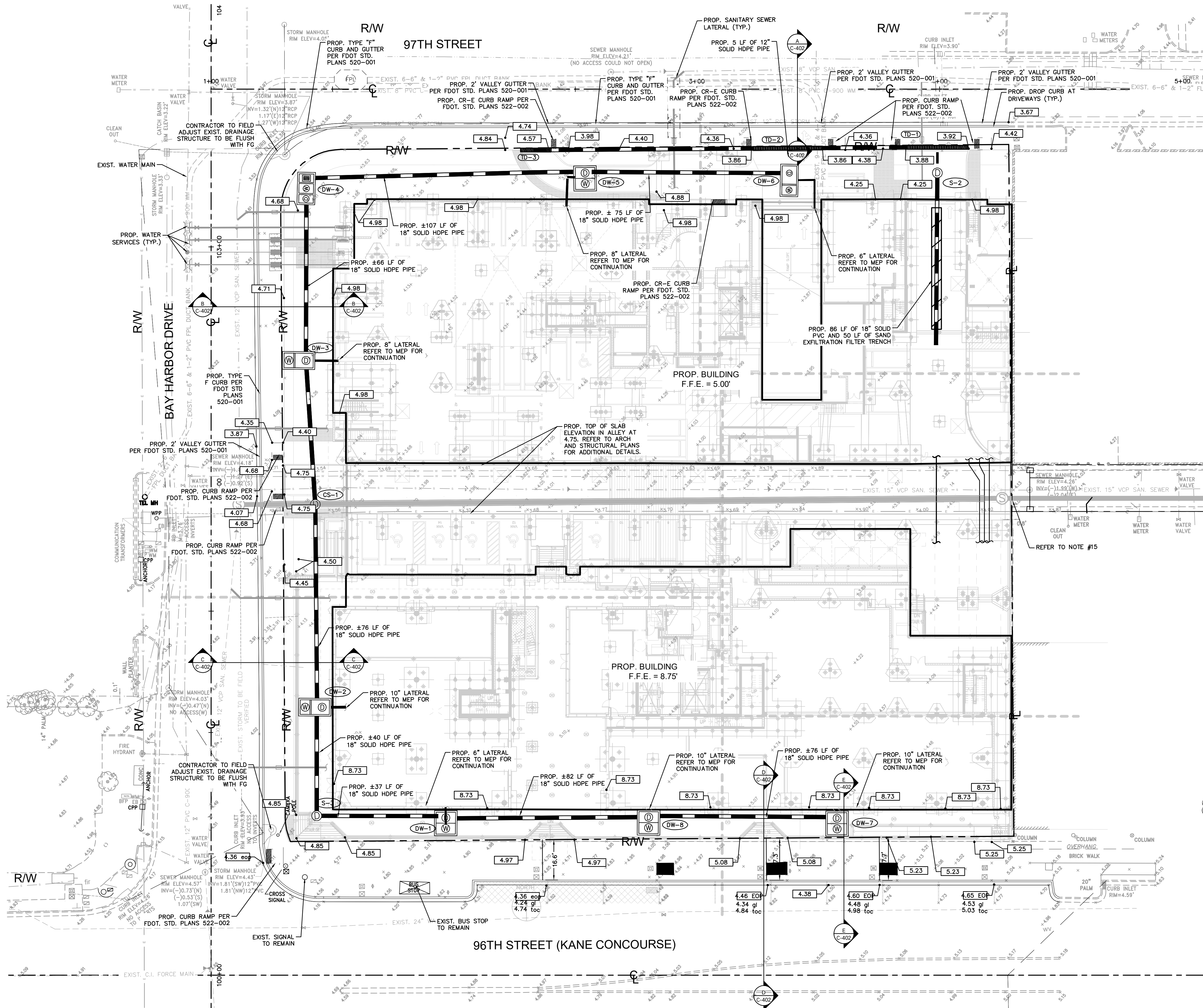
1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC
TOWN OF BAY HARBOR ISLANDS
FLORIDA

SHEET NUMBER
C-301

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NO.	REVISIONS	DATE	BY

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LEGEND:

- RIGHT-OF-WAY LINE / PROPERTY LINE
- CENTER LINE OF ROADWAY
- PROP. BUILDING OUTLINE
- PROPOSED SIDEWALK
- PROPOSED ELEVATIONS
- EXISTING ELEVATIONS
- PROP. STORM PIPE
- PROP. SAND FILTER EXFILTRATION TRENCH

NOTES:

- ALL WALKWAYS SHALL HAVE A MAXIMUM SLOPE LESS THAN 2% PERPENDICULAR TO THE DIRECTION OF TRAVEL AND LESS THAN 5% IN THE DIRECTION OF TRAVEL. ALL PEDESTRIAN CURB RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (V:H). ALL LANDINGS AT STAIRS AND RAMPS SHALL HAVE A MAXIMUM SLOPE OF 2% (BOTH DIRECTIONS).
- THE ASPHALT PAVEMENT SURFACE WITHIN HANDICAP PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.
- REFER TO LANDSCAPE/ HARDSCAPE/ ARCHITECTURAL PLANS FOR FINISHES AND MATERIALS.
- REFER TO STRUCTURAL PLANS FOR WALL AND PODIUM SLAB DETAILS.
- ALL MAXIMUM SLOPES ARE ABSOLUTE AND SUPERSEDE CONSTRUCTION TOLERANCES STATED IN THE PROJECT SPECIFICATION. THE CONTRACTOR HAS THE OPTION OF ADJUSTING GRADES TO ALLOW FOR CONSTRUCTION TOLERANCE BUT SHALL NOT EXCEED THE MAXIMUMS SPECIFIED ABOVE BY ANY AMOUNT. PAVEMENT SLOPES WILL BE REVIEWED AFTER CONSTRUCTION AND ANY PAVEMENT FOUND TO EXCEED THE MAXIMUMS SPECIFIED ABOVE WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD REGARDING ANY GRADE REVISIONS PRIOR TO CONSTRUCTION OF THE PAVEMENT AREAS.
- CONTRACTOR TO FIELD LOCATE AND PROVIDE FITTINGS FOR RAIN WATER LEADERS AS NECESSARY.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- ALL CUT AND FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
- OFFSITE STORM PIPE MATERIAL SHALL BE PER THE RESPECTIVE MUNICIPALITY'S PUBLIC WORKS STANDARDS. STORM PIPE IN EXFILTRATION TRENCH AREAS SHALL BE PERFORATED PIPE.
- IF ANY EXISTING DRAINAGE STRUCTURES TO REMAIN IN SERVICE ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR THOSE STRUCTURES TO PRIOR CONDITION, OR BETTER, TO REPLACE THEM, AS NECESSARY.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- ELEVATIONS ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- REFER TO C-505 FOR TRENCH RESTORATION DETAIL IN THE PUBLIC R/W.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS RELATED TO GRADING AND DRAINAGE WITHIN THE PROPOSED ALLEY AND BETWEEN THE EXISTING AND PROPOSED BUILDING.

EXIST. ELEVATIONS SUMMARY

(BASED ON SURVEY)

- 97TH STREET
 - LOWEST CL ELEVATION: $\pm$ 3.97
 - HIGHEST CL ELEVATION: $\pm$ 4.42
- BAY HARBOR DRIVE
 - LOWEST CL ELEVATION: $\pm$ 4.12
 - HIGHEST CL ELEVATION: $\pm$ 4.62
- 96TH STREET (KANE CONCOURSE)
 - LOWEST CL ELEVATION: $\pm$ 4.66
 - HIGHEST CL ELEVATION: $\pm$ 5.17

FEMA ZONE AE (B)-FEMA FIRMETTE 12086C0144L

***REFER TO ARCHITECTURE PLANS FOR FLOODPROOFING LIMITS AND DETAILS



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PAVING, GRADING, AND DRAINAGE PLAN

KHA PROJECT 043976000
DATE 8/15/2019
SCALE AS SHOWN
DESIGNED BY PK
DRAWN BY MDW
CHECKED BY AH

STATE OF FLORIDA
Professional Engineer
No. 59357
DATE: 6/20/2022

1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC
TOWN OF BAY HARBOR ISLANDS
FLORIDA

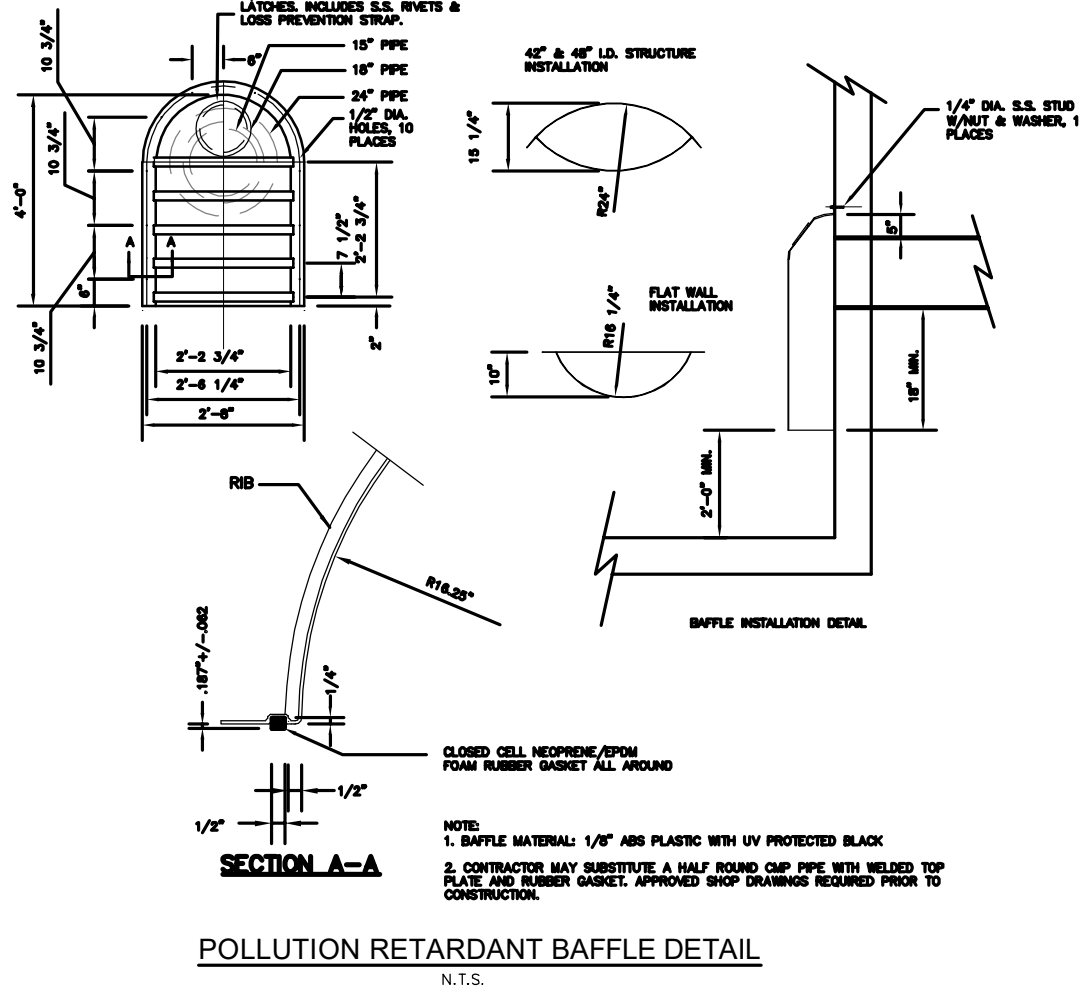
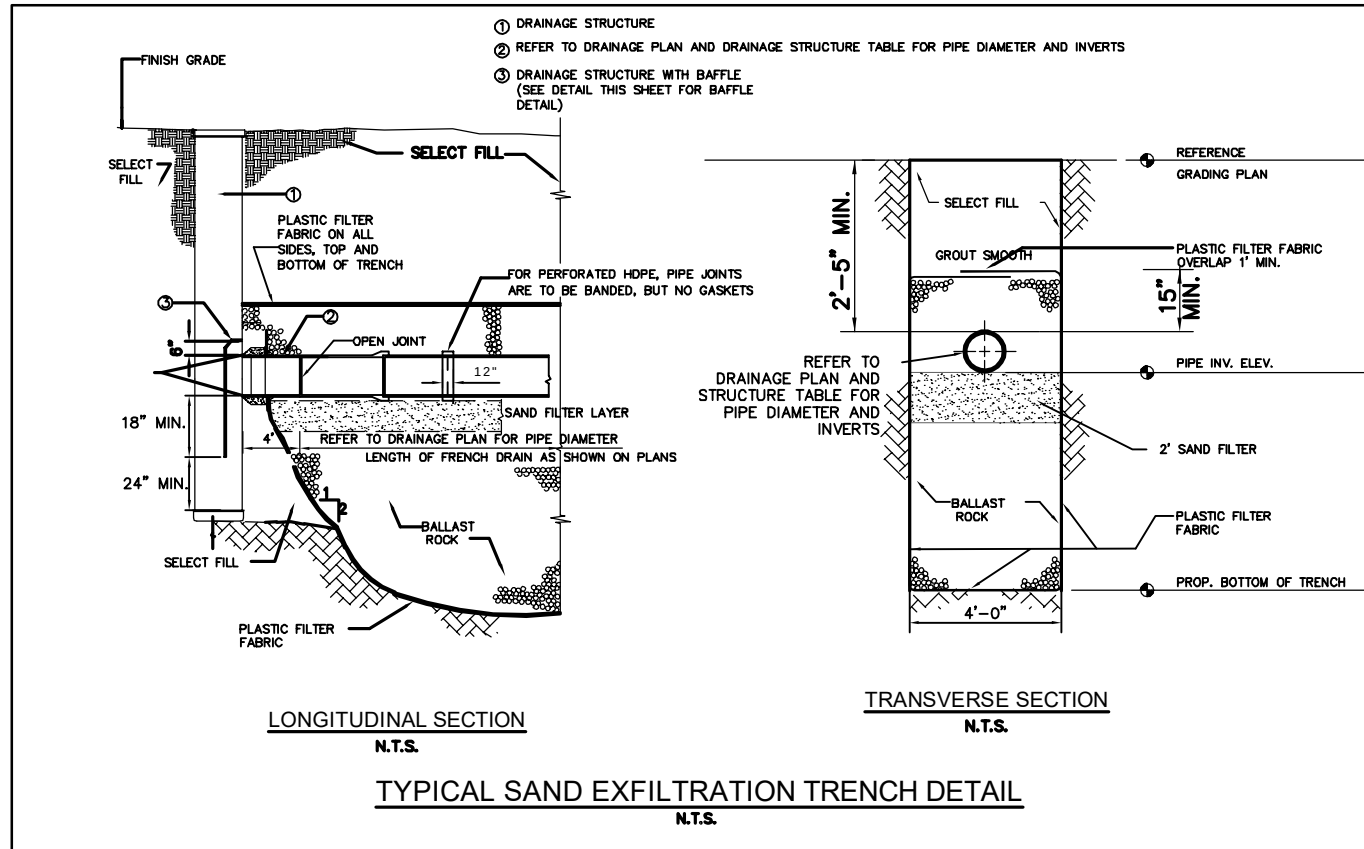
SHEET NUMBER
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DRAINAGE WELL STRUCTURES STRUCTURAL NOTES:

DESIGN CRITERIA: DESIGN, FABRICATION AND ERECTION OF PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-99 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND PCI DESIGN HANDBOOK. DESIGN OF CAST-IN-PLACE CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-99.

DESIGN LIVE LOADS: THE TOP SLAB OF DRAINAGE STRUCTURE SHALL BE DESIGNED TO CARRY TRAFFIC LOADS (HS 20 LOADING).

GEOTECHNICAL CRITERIA: SOIL BEARING PRESSURE UNDER STRUCTURE ASSUMED TO BE AT MINIMUM 2000 PSF. PRIOR TO INSTALLATION OF DRAINAGE STRUCTURE THE SOIL BEARING CAPACITY OF THE FOUNDATION MUST BE CONFIRMED BY THE CONTRACTOR, THROUGH A CERTIFIED GEOTECHNICAL LABORATORY.

CONCRETE: CONCRETE SHALL BE NORMAL WEIGHT, AND SHALL ATTAIN A 28, DAY COMPRESSIVE STRENGTH OF 4000 PSI AND SHALL MEET THE REQUIREMENT OF ASTM C478. CONCRETE COVER FOR REINFORCEMENT SHALL BE 2 INCHES EXCEPT FOOTING BOTTOM BARS SHALL HAVE 3" COVER.

REINFORCING: REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, AND SHALL BE OF U.S.

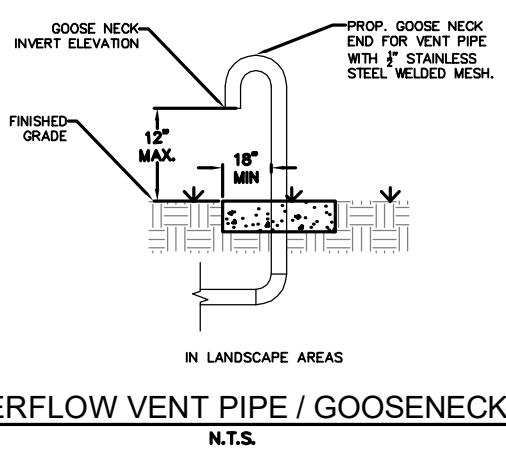
MORTAR: MORTAR JOINT TO SEAL THE PIPE TOP SLABS AND LEVELING COURSE SHALL BE OF SUCH

SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF THE UNIT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR MORTAR FOR ENGINEER REVIEW AND APPROVAL.

SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SIGNED AND SEALED BY A FLORIDA LICENSED ENGINEER, FOR PRECAST STRUCTURES TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE CONSTRUCTION

MANHOLE RING & COVER: ALL MANHOLE RINGS AND COVERS, WITHIN PRIVATE PROPERTY, SHALL HAVE THE WORD

*STORM SEWER" CAST ON COVER.

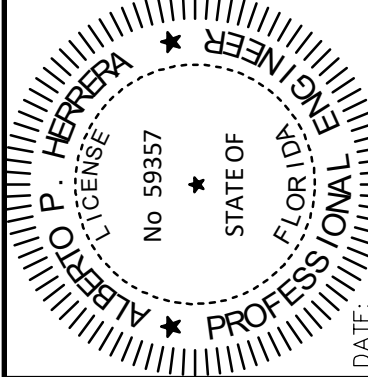


STRUCTURE NO.		FRAME & COVER		DRAINAGE WELL STRUCTURE							TOP OF CABLE LOCATION		LOCATION	
		WELL CHAMBER	SELECTION CHAMBER	PIPE DIRECTION/ INVERT ELEVATION				N/E RISE OR DEPRESSION	SLOPE	LATITUDE	LONGITUDE			
DM-1	10-30 TRAFFIC RATED LULY 118 RING AND BENT COVER	10-30 TRAFFIC RATED BENT	6"	-	-	-	-	7.92%	3.40	N 89° 57' W 10.53°	N 89° 57' W 10.53°	24° DA CAZED DEEP WELL W/ B/AIRL		
DM-2	10-30 TRAFFIC RATED LULY 118 RING AND BENT COVER	10-30 TRAFFIC RATED BENT	18"	18°	18°	-	-	7.92%	3.40	N 89° 57' W 10.53°	N 89° 57' W 10.53°	24° DA CAZED DEEP WELL W/ B/AIRL		
DM-3	10-30 TRAFFIC RATED LULY 118 RING AND BENT COVER	10-30 TRAFFIC RATED BENT	18"	18°	18°	-	-	5.00%	-	N 89° 57' W 10.53°	N 89° 57' W 10.53°	24° DA CAZED DEEP WELL W/ B/AIRL		
DM-4	10-30 TRAFFIC RATED LULY 118 RING AND BENT COVER	10-30 TRAFFIC RATED BENT	18"	18°	18°	-	-	4.68%	-	N 89° 57' W 10.53°	N 89° 57' W 10.53°	24° DA CAZED DEEP WELL W/ B/AIRL		
DM-5	10-30 TRAFFIC RATED LULY 118 RING AND BENT COVER	10-30 TRAFFIC RATED BENT	18"	18°	18°	-	-	4.68%	-	N 89° 57' W 10.53°	N 89° 57' W 10.53°	24° DA CAZED DEEP WELL W/ B/AIRL		
DM-6	10-30 TRAFFIC RATED LULY 118 RING AND BENT COVER	10-30 TRAFFIC RATED BENT	18"	18°	18°	-	-	4.70%	-	N 89° 57' W 10.53°	N 89° 57' W 10.53°	24° DA CAZED DEEP WELL W/ B/AIRL		
DM-7	10-30 TRAFFIC RATED LULY 118 RING AND BENT COVER	10-30 TRAFFIC RATED BENT	10"	-	-	-	-	7.92%	3.40	N 89° 57' W 10.53°	N 89° 57' W 10.53°	24° DA CAZED DEEP WELL W/ B/AIRL		
DM-8	10-30 TRAFFIC RATED LULY 118 RING AND BENT COVER	10-30 TRAFFIC RATED BENT	10"	-	-	-	-	7.92%	3.40	N 89° 57' W 10.53°	N 89° 57' W 10.53°	24° DA CAZED DEEP WELL W/ B/AIRL		

DRAINAGE WELL STRUCTURE TABLE			
STRUCTURE NUMBER	STRUCTURE TYPE	RIM ELEVATION	INVERT ELEVATION
MM-1	PUMP, 9" DIAMETER MM H20 TRAFFIC RATED USF 6210 (OR APPROVED EQUIV.)	RIM = 3.97 INV. = -0.1000	INV. = -0.1000 INV. = -0.1000
MM-2	PUMP, 9" DIAMETER MM H20 TRAFFIC RATED USF 6210 (OR APPROVED EQUIV.)	RIM = 5.00 INV. = 0.0000	INV. = 0.0000
MM-3	PUMP, 9" DIAMETER MM H20 TRAFFIC RATED USF 6210 (OR APPROVED EQUIV.)	RIM = 7.92 INV. = 3.8500	INV. = 3.8500 INV. = 3.8500
TD-1	PUMP, H20 TRAFFIC RATED 12" JURIS 2882 TRENCH DRAIN W/ ADA SLOTTED GRADE PER APPROVED EQUIV.	RIM = 3.96 3.88	INV. = -0.1000
TD-2	PUMP, H20 TRAFFIC RATED 12" JURIS 2882 TRENCH DRAIN W/ ADA SLOTTED GRADE PER APPROVED EQUIV.	RIM = 3.88 3.92	INV. = -0.1000
CS-1	PUMP, CLOTTED STRUCTURE PER PERMITS INDEX 425-080	RIM = 4.44	INV. = 0.3600 0.2683

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DATE	DRAWN BY	MD
8/15/2019	CHECKED BY	A

DRAINAGE DETAILS

1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS,

SHEET NUMBER
C-403

HARBOR ISLANDS

REVISIONS

BY

DATE: 6/20/2022

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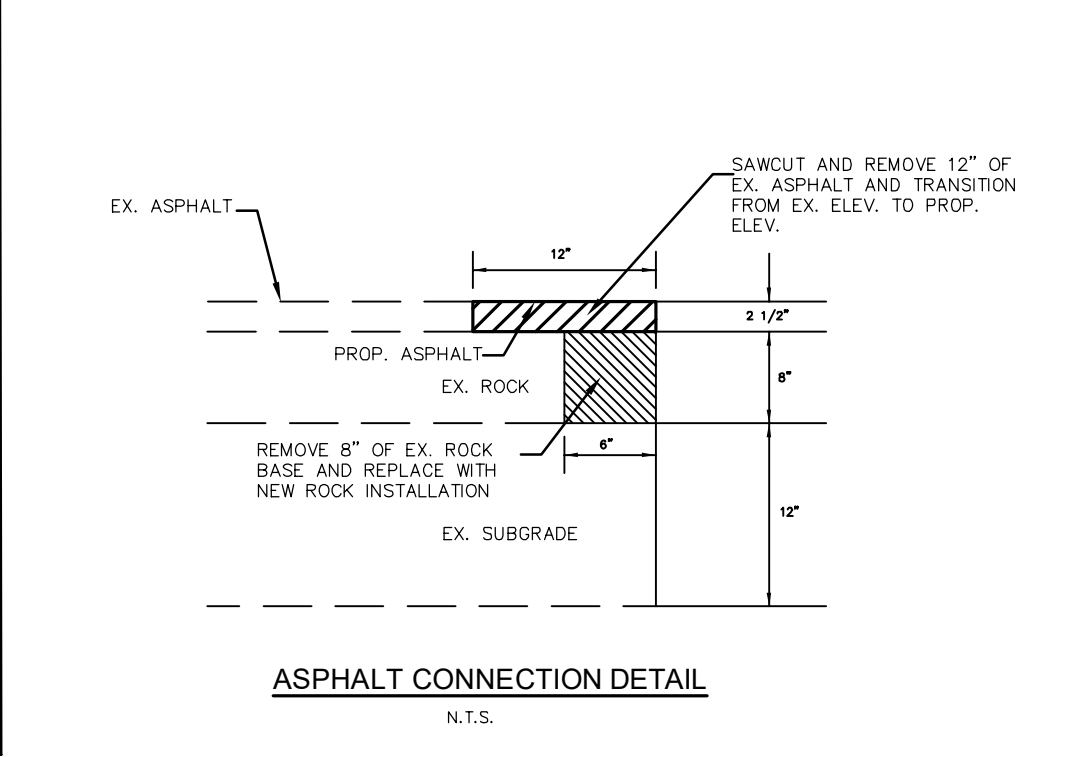
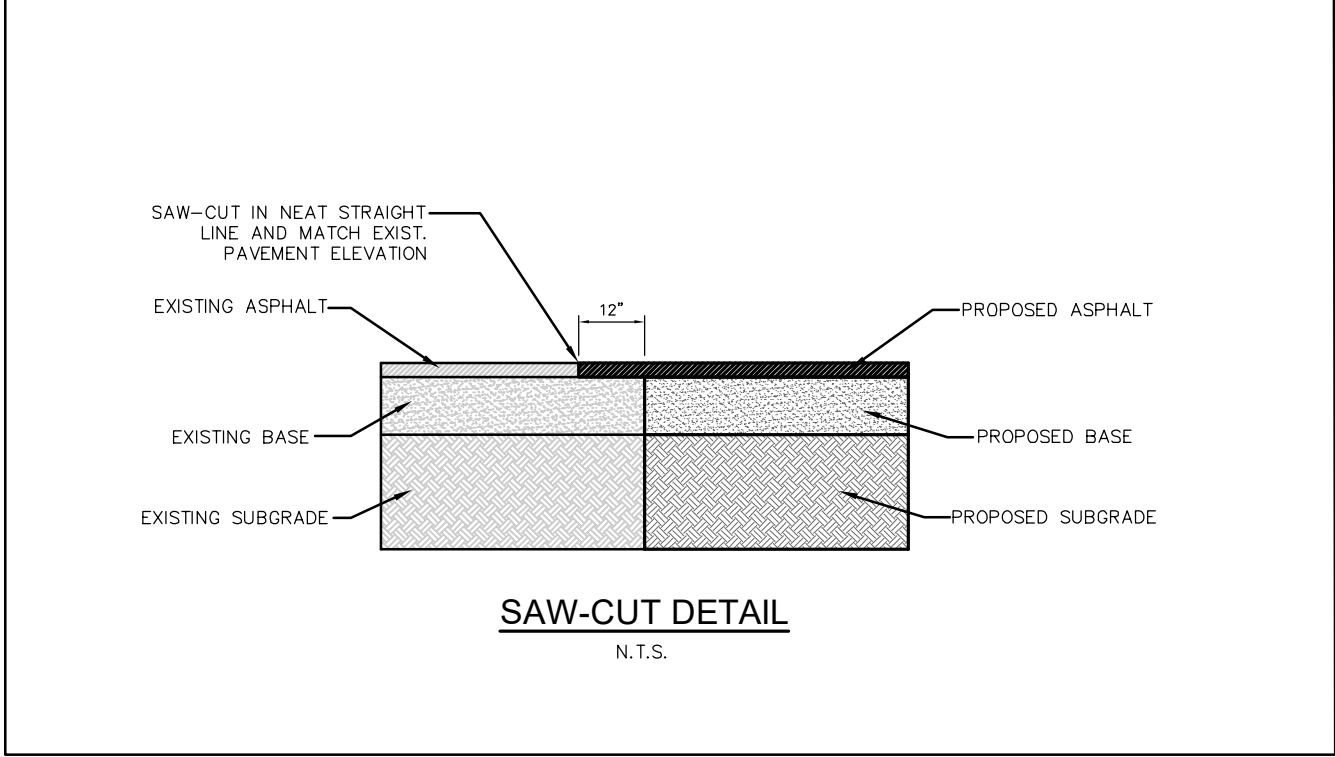
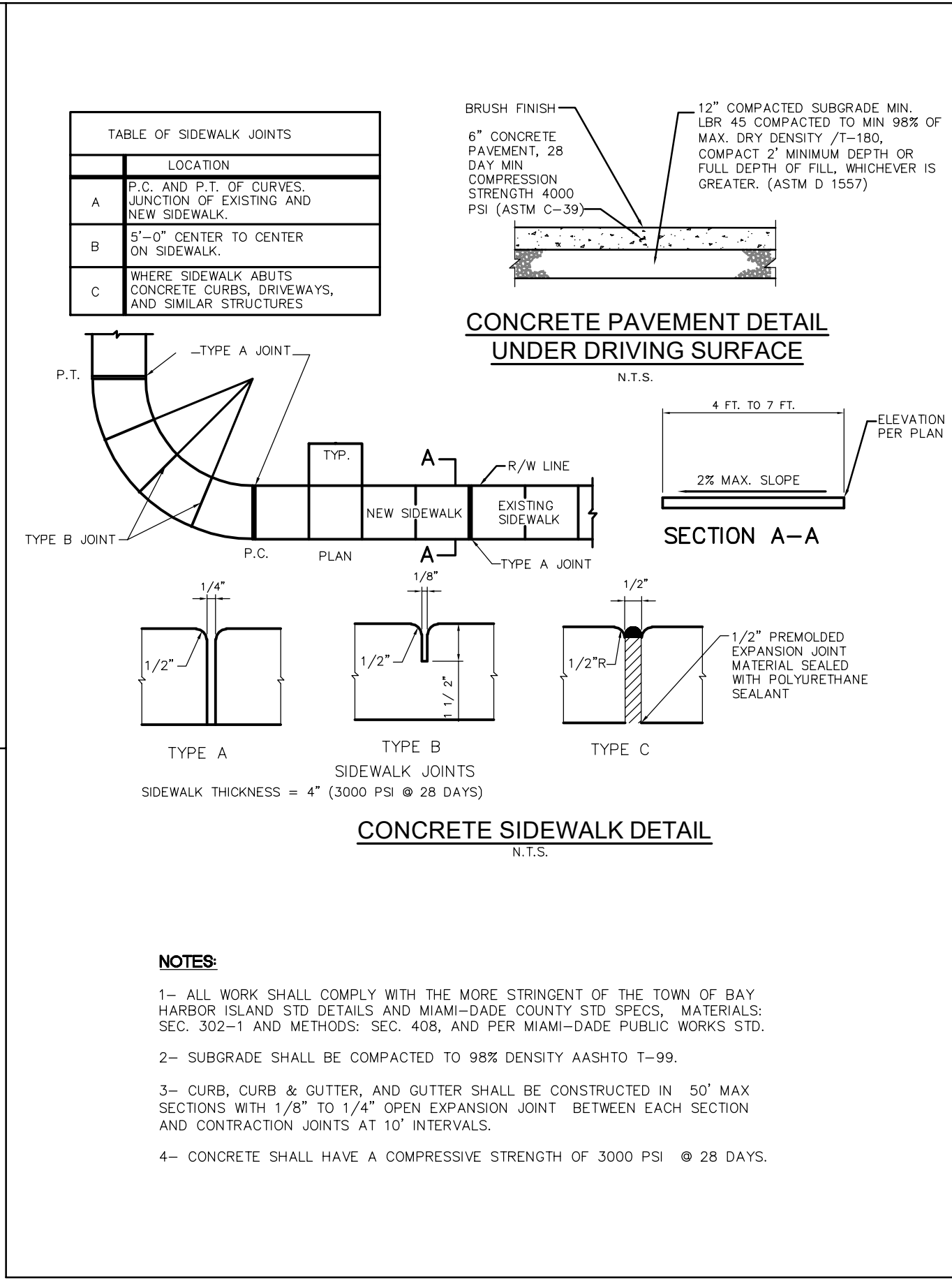
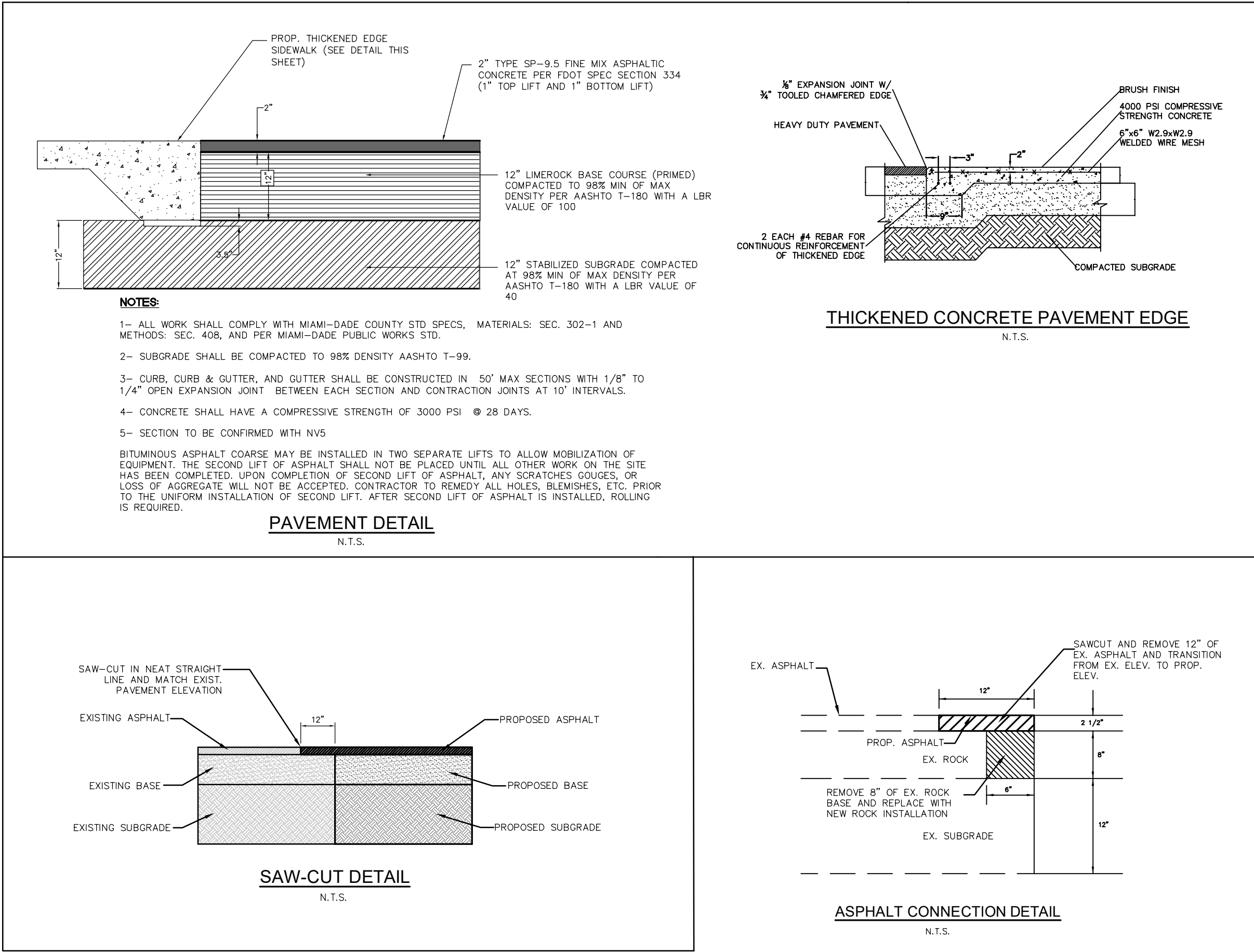
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1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC
TOWN OF BAY HARBOR ISLANDS
FLORIDA

PAVING AND GRADING DETAILS

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KHA PROJECT 043976000

DATE 8/15/2019

SCALE AS SHOWN

DESIGNED BY PK

DRAWN BY MDW

CHECKED BY AH

ALBERT J. KIMLEY, P.E.
Professional Engineer
No. 59357
State of Florida

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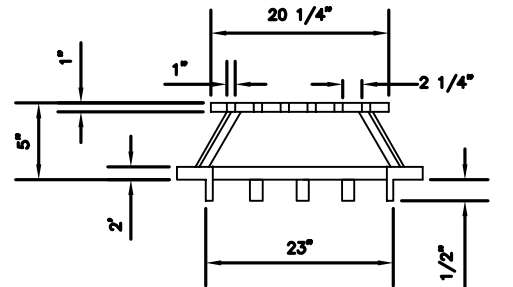
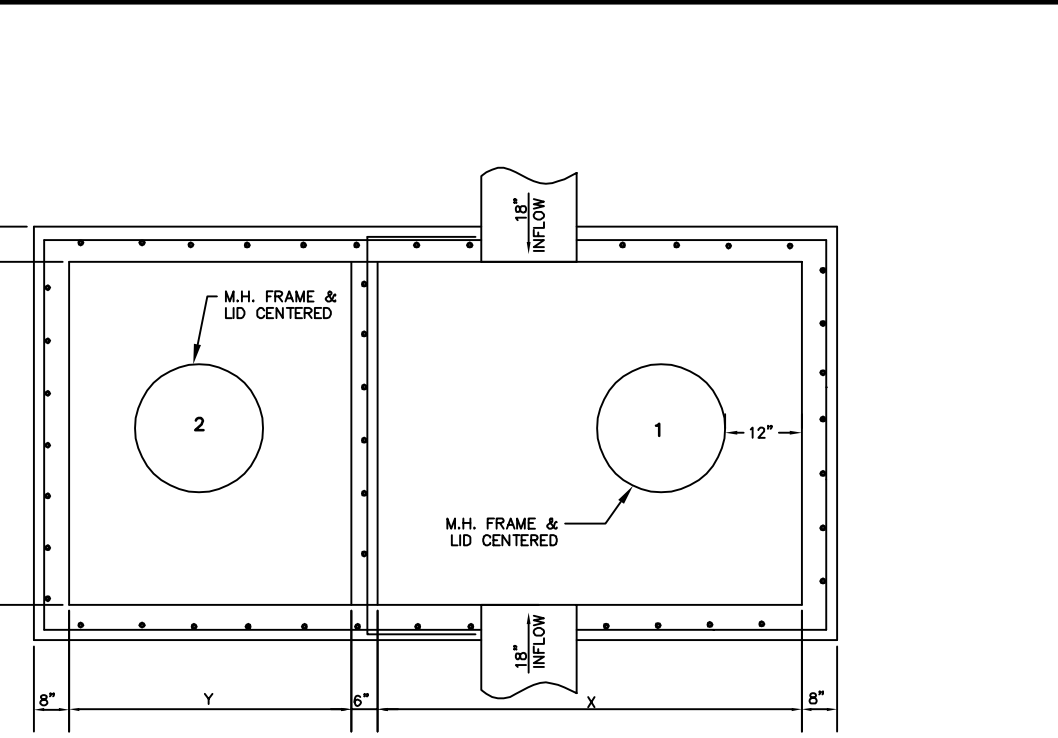
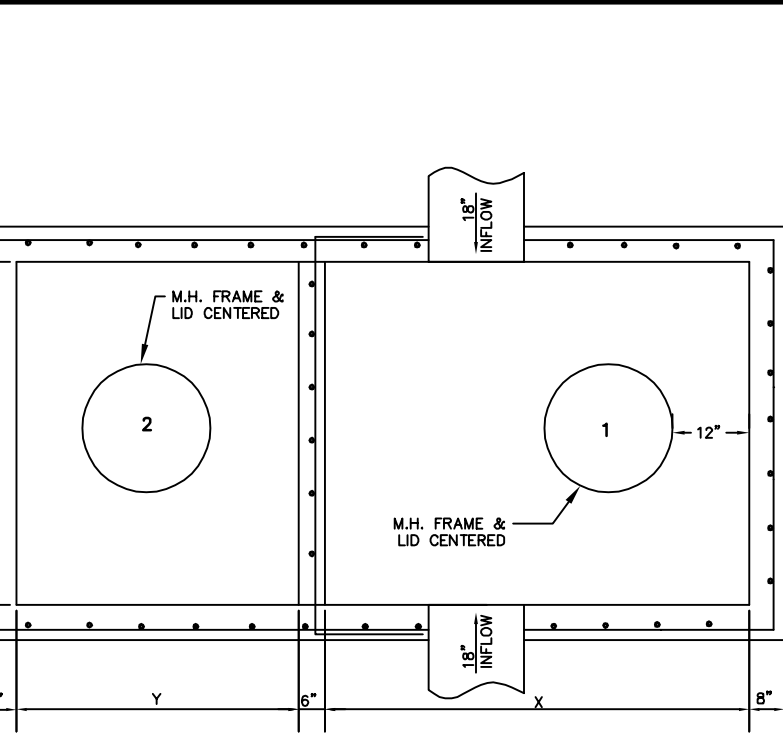
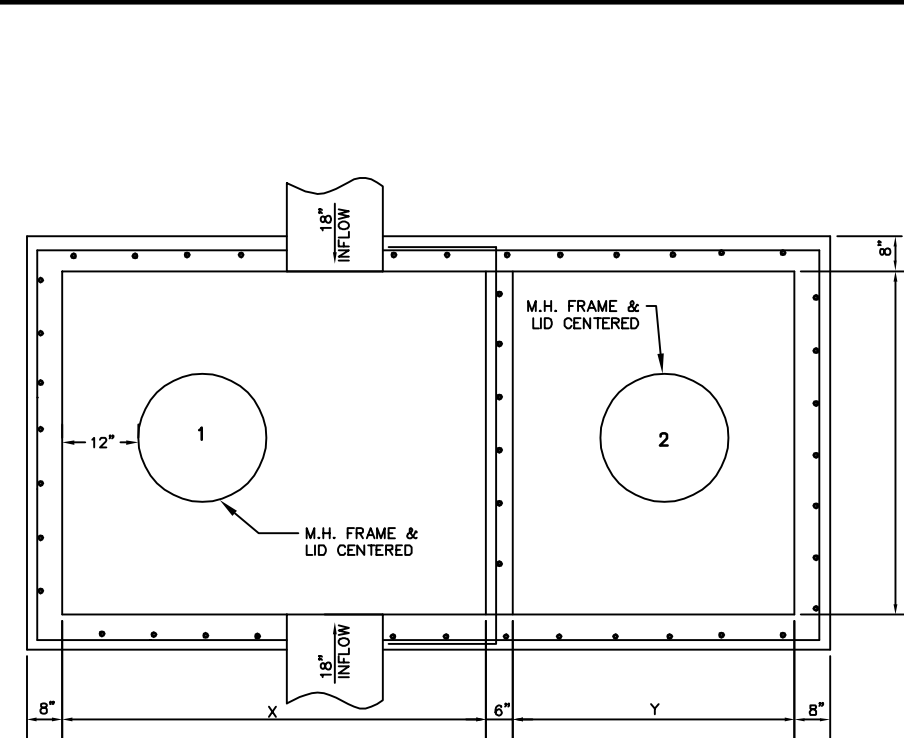
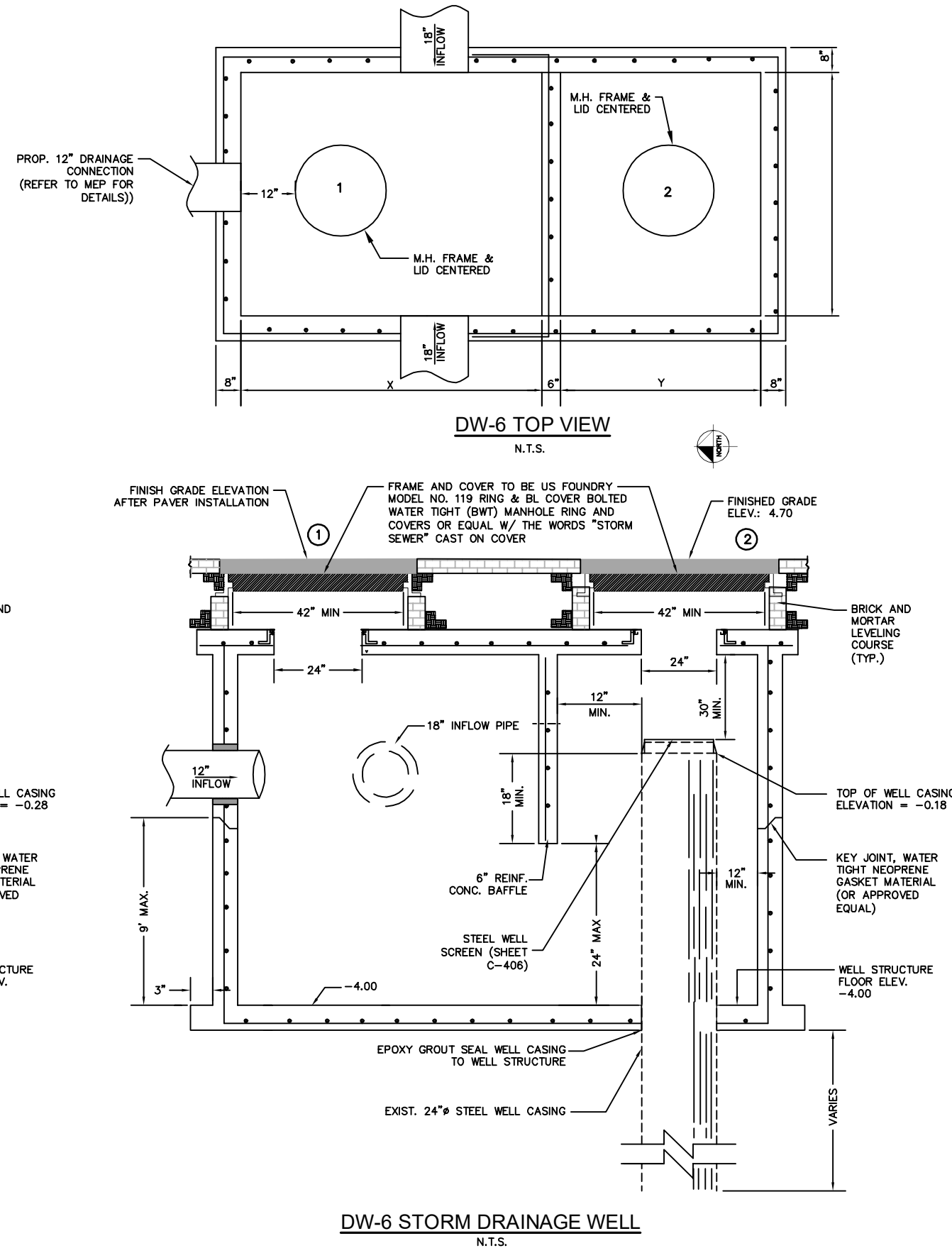
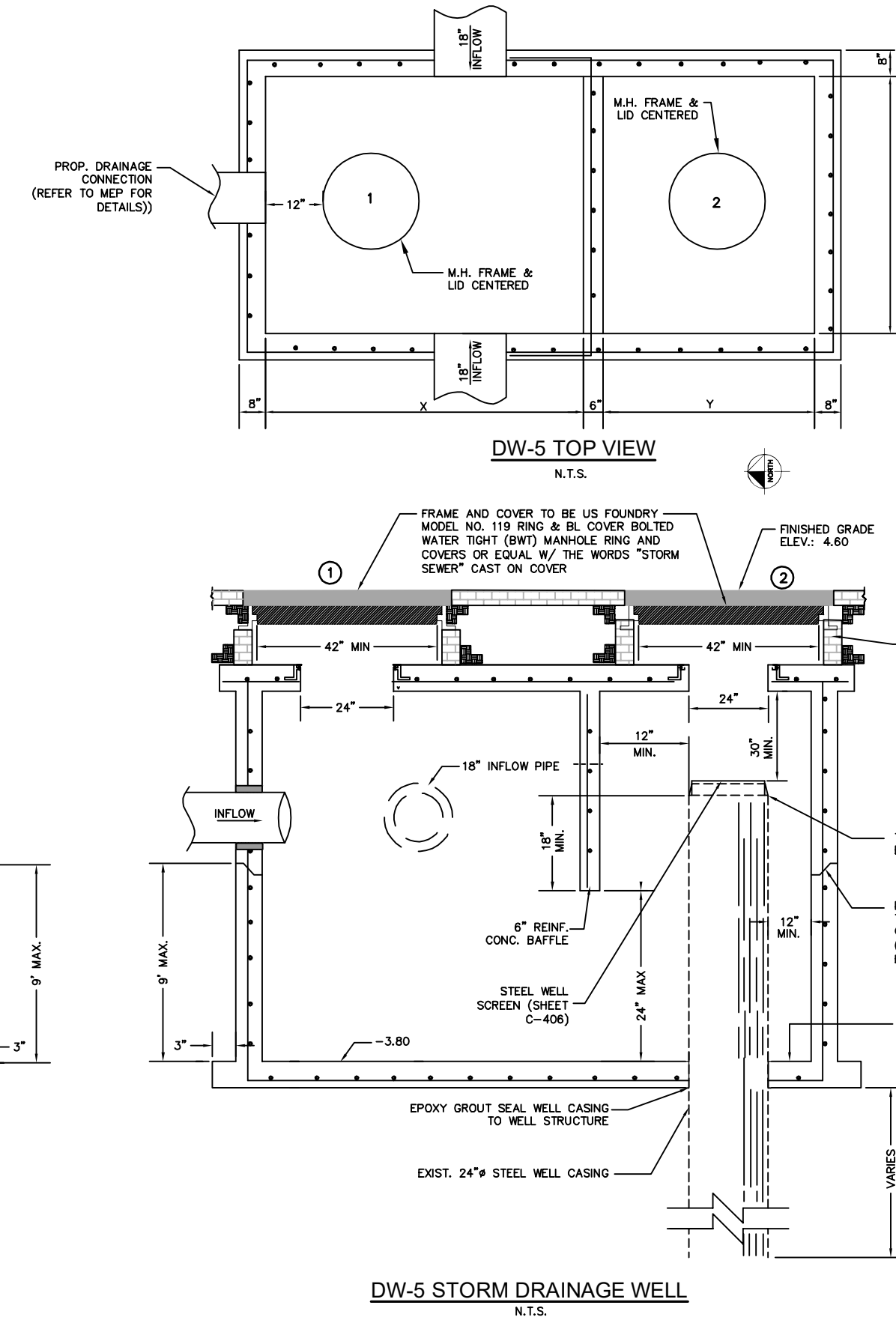
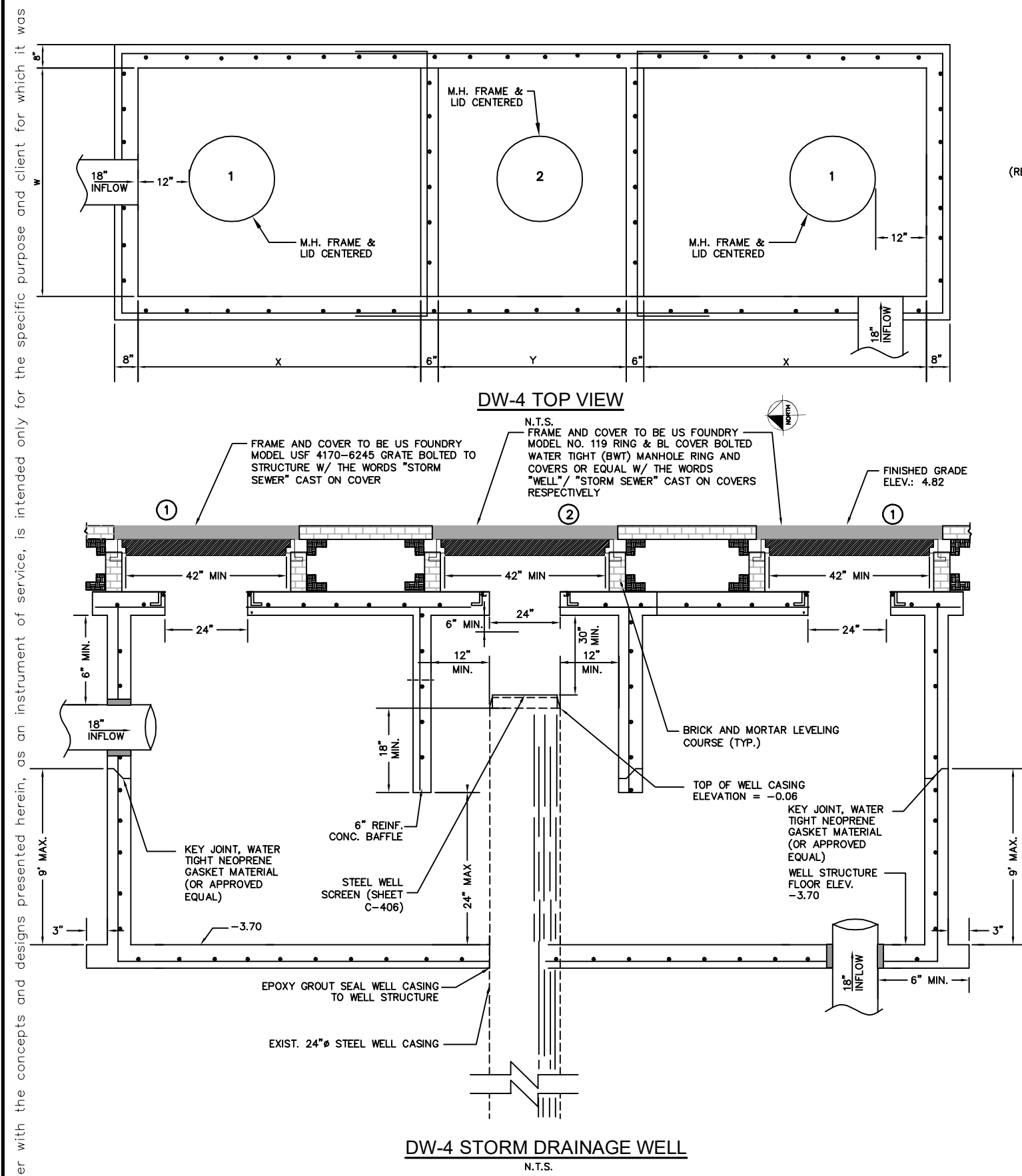
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BY DATE

DATE: 6/20/2022

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KHA PROJECT
043976000

DATE
8/15/2019

SCALE AS SHOWN

DESIGNED BY PK

DRAWN BY MDW

CHECKED BY AH

ALBERTO J. GONZALEZ
Professional Engineer
No. 59357
STATE OF FLORIDA

1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC

TOWN OF BAY HARBOR ISLANDS

FLORIDA

DRAINAGE WELL DETAILS

SHEET NUMBER
C-405

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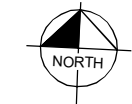
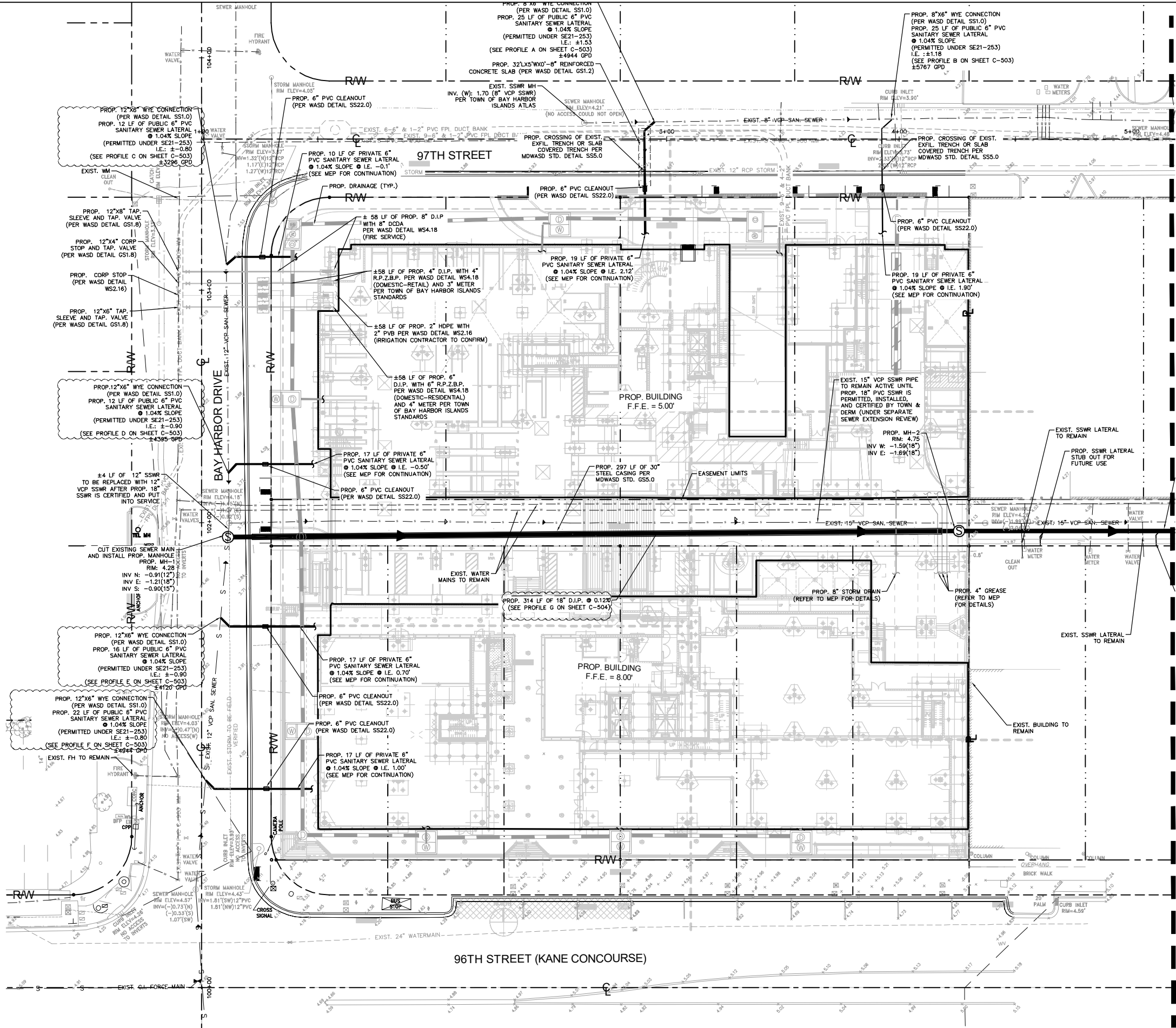
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DATE: 6/20/2022



GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND:

- RAW --- R RIGHT-OF-WAY OR PROPERTY LINE
- C --- CENTERLINE OF ROADWAY
- PROP. BUILDING OUTLINE
- PROP. REDUCED PRESSURE BACKFLOW PREVENTER (R.P.Z.B.F.P.)
- PROP. DOUBLE DETECTOR CHECK VALVE ASSEMBLY (D.D.C.V.)
- PROP. PRESSURE VACUUM BREAKER
- PROP. SANITARY SEWER LATERAL CONNECTION

FOR CONTINUATION
SEE SHEET C-502

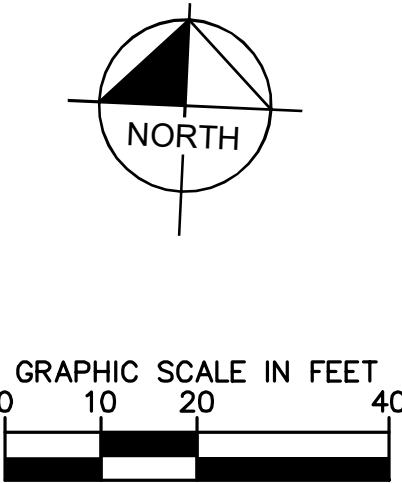
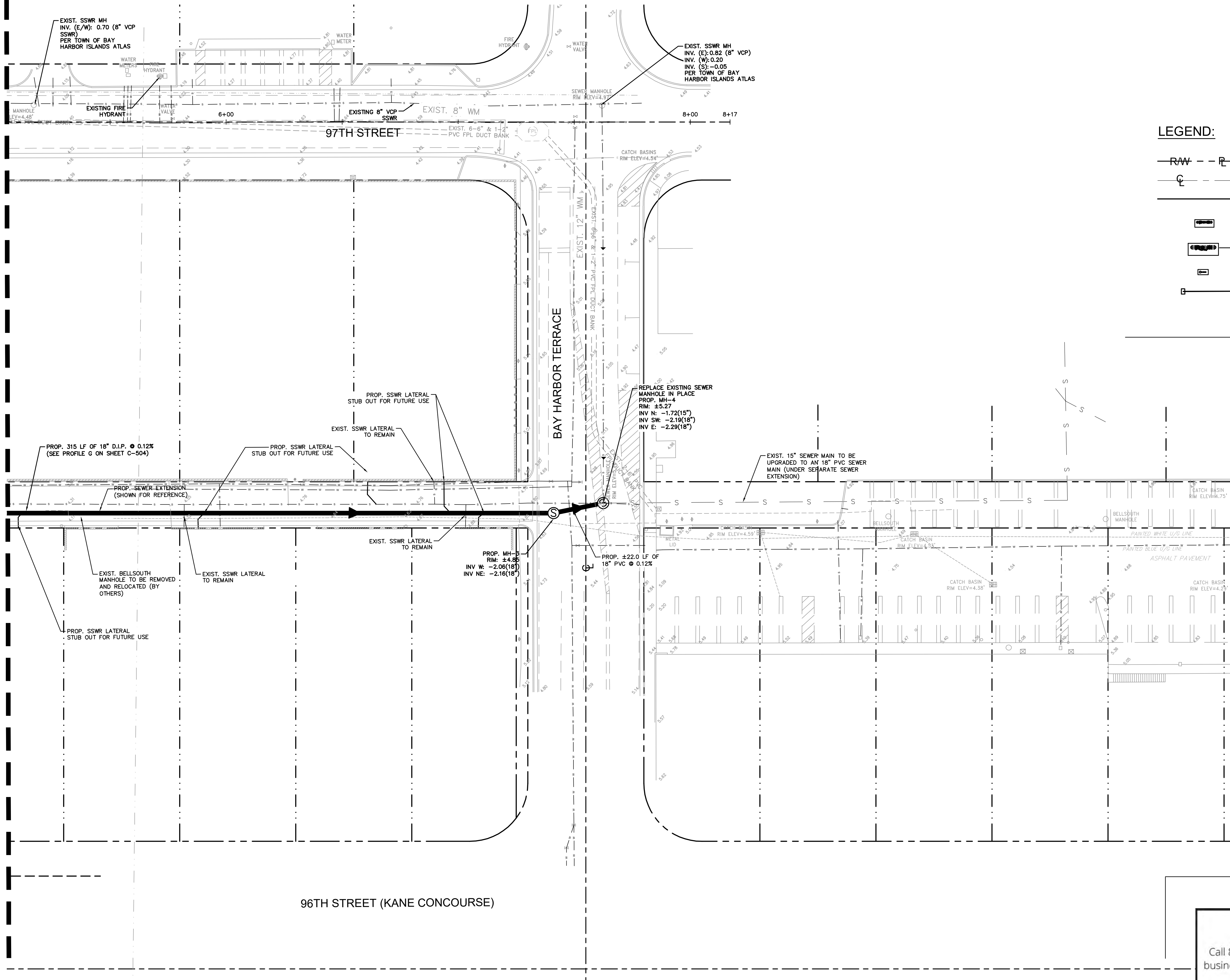
NOTES:

EXISTING SEWER SERVICES CONNECTED TO THE EXISTING SEWER MAIN (BETWEEN PROPOSED MH-2 AND MH-3) TO BE RECONNECTED TO THE PROPOSED 18" SEWER MAIN AFTER THE 18" SEWER MAIN HAS BEEN INSTALLED, CERTIFIED, AND PLACED INTO SERVICE.

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KHA PROJECT 043976000	
DATE 8/15/2019	SCALE AS SHOWN
DESIGNED BY PK	DRAWN BY MDM
CHECKED BY AH	DATE: 6/20/2022
1177 KANE CONCOURSE PREPARED FOR 1177 BAY HARBOR ISLANDS, LLC TOWN OF BAY HARBOR ISLANDS FLORIDA	
WATER AND SEWER PLAN	
SHEET NUMBER C-501	

FOR CONTINUATION
SEE SHEET C-501



LEGEND:

- RW — — P — RIGHT-OF-WAY OR PROPERTY LINE
- C — — CENTERLINE OF ROADWAY
- — — PROP. BUILDING OUTLINE
- — — PROP. REDUCED PRESSURE BACKFLOW PREVENTER (R.P.Z.B.F.P.)
- — — PROP. DOUBLE DETECTOR CHECK VALVE ASSEMBLY (D.D.C.V.)
- — — PROP. PRESSURE VACUUM BREAKER
- — — PROP. SANITARY SEWER LATERAL CONNECTION

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NOTES:

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EXISTING SEWER MAIN (BETWEEN PROPOSED MH-2
AND MH-3) TO BE RECONNECTED TO THE PROPOSED
18" SEWER MAIN AFTER THE 18" SEWER MAIN HAS
BEEN INSTALLED, CERTIFIED, AND PLACED INTO
SERVICE.

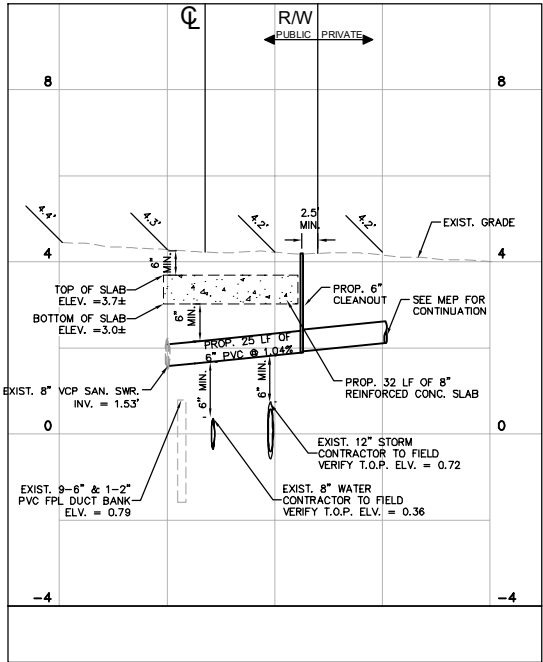


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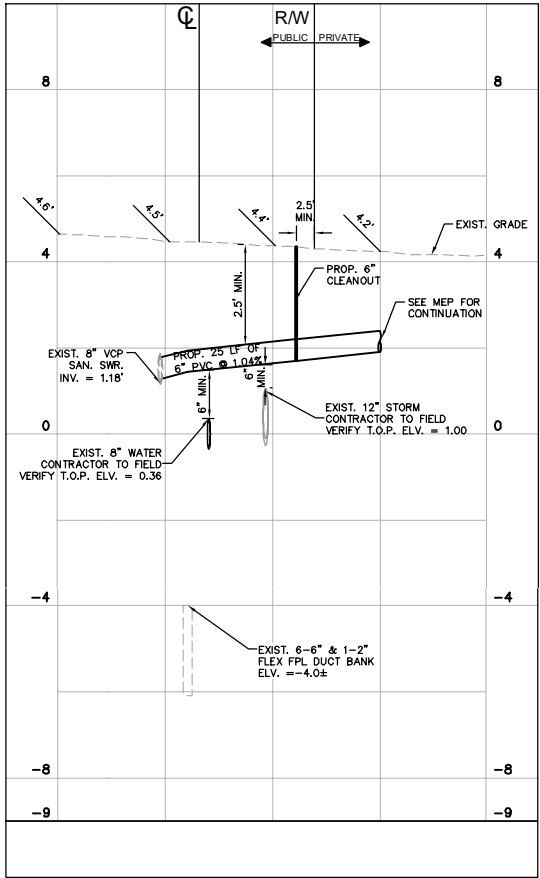
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1177 KANE CONCOURSE PREPARED FOR 1177 BAY HARBOR ISLANDS, LLC	TOWN OF BAY HARBOR ISLANDS	FLORIDA	SHEET NUMBER C-502	DATE 6/20/2022	BY
WATER AND SEWER PLAN	KHA PROJECT 043976000 DATE 8/15/2019 SCALE AS SHOWN DESIGNED BY PK DRAWN BY MDW CHECKED BY AH	KIMLEY-HORN ENGINEERS No. 59357 STATE OF FLORIDA PROFESSIONAL ENGINEER	Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134 PHONE: 305-673-2025 WWW.KIMLEY-HORN.COM CA 00000696	REVISIONS	No.

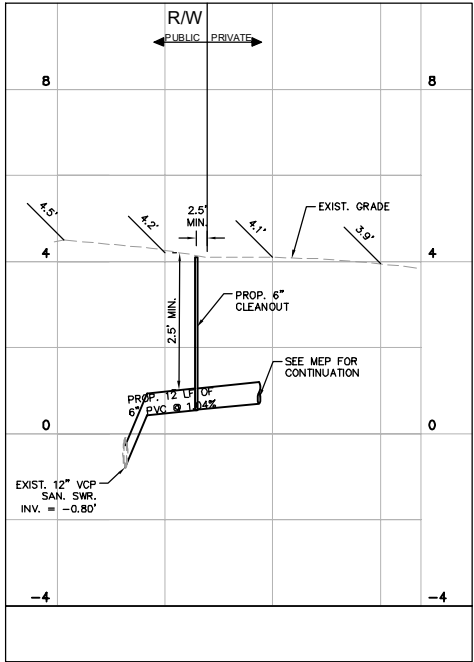
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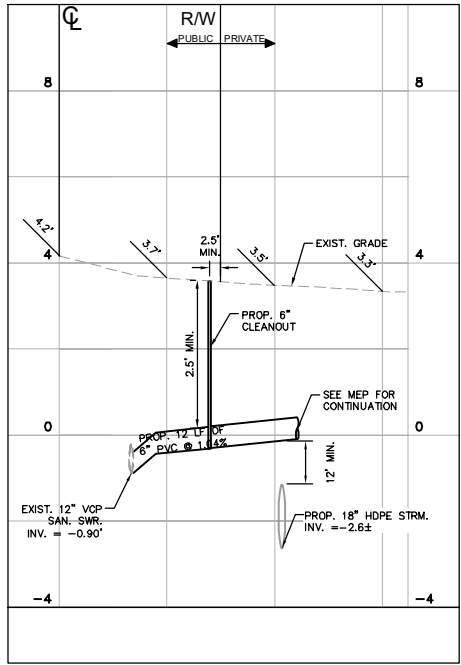
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(SW 97TH STREET)



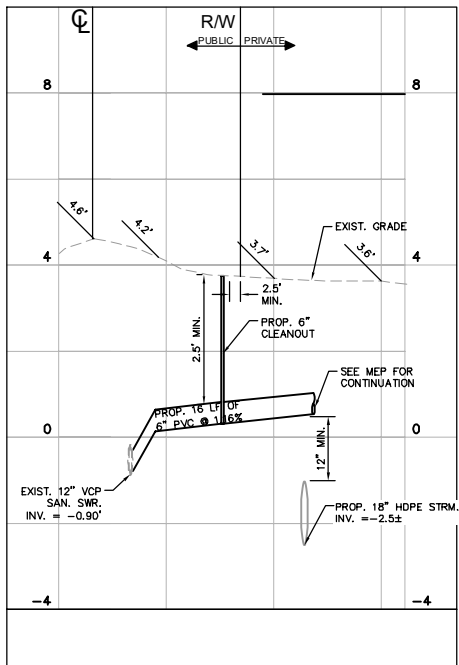
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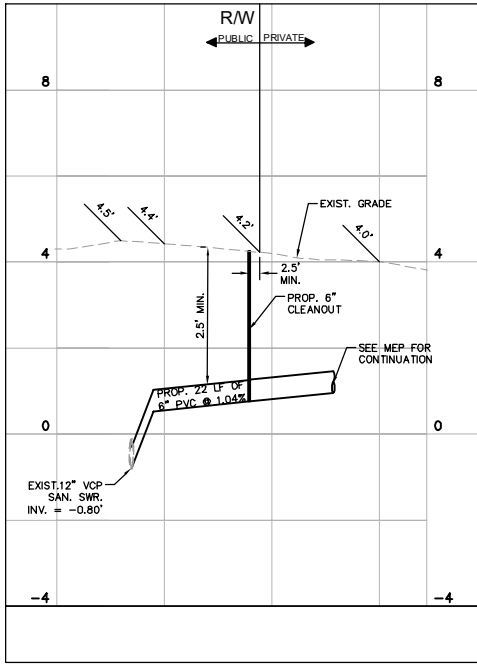
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PROP. 6" LATERAL
(BAY HARBOR DRIVE)



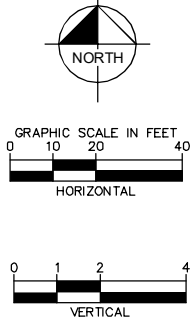
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(BAY HARBOR DRIVE)



PROFILE E
PROP. 6" LATERAL
(BAY HARBOR DRIVE)



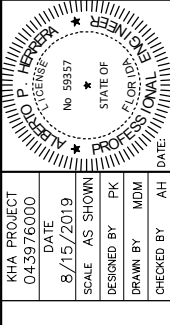
PROFILE F
PROP. 6" LATERAL
(BAY HARBOR DRIVE)



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KHA PROJECT	043976000
DATE	6/15/2019
SCALE	AS SHOWN
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DRAWN BY	MDM
CHECKED BY	AH

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1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC
TOWN OF BAY HARBOR ISLANDS
FLORIDA

SEWER PROFILES

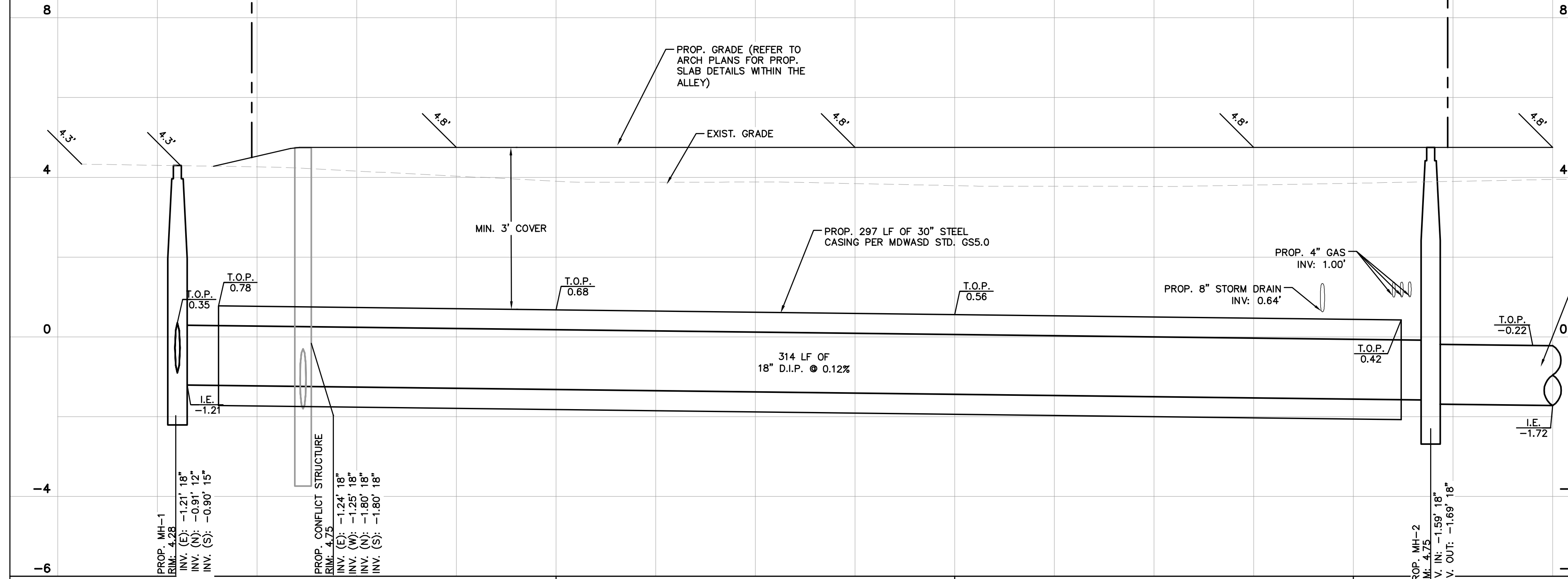
SHEET NUMBER
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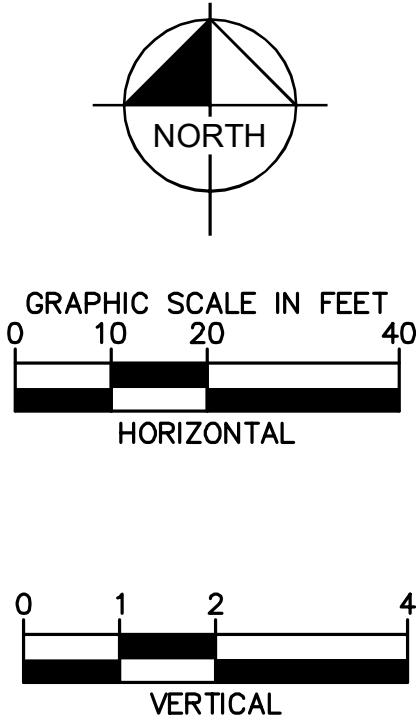
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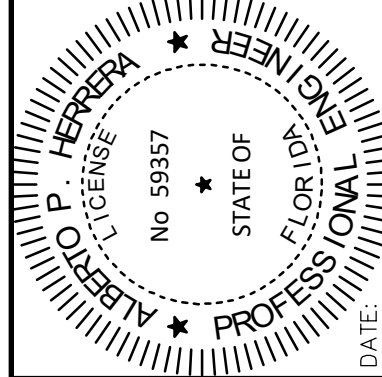
PROFILE G

SEE CONTINUATION
THIS SHEET

— REMOVE PLUG FROM MH-2
AND CONNECT PROP. 18" D.I.P. SEWER MAIN



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HARBOR ISLANDS

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[illegible]

REVISIONS

No.	REVISIONS	DATE	BY
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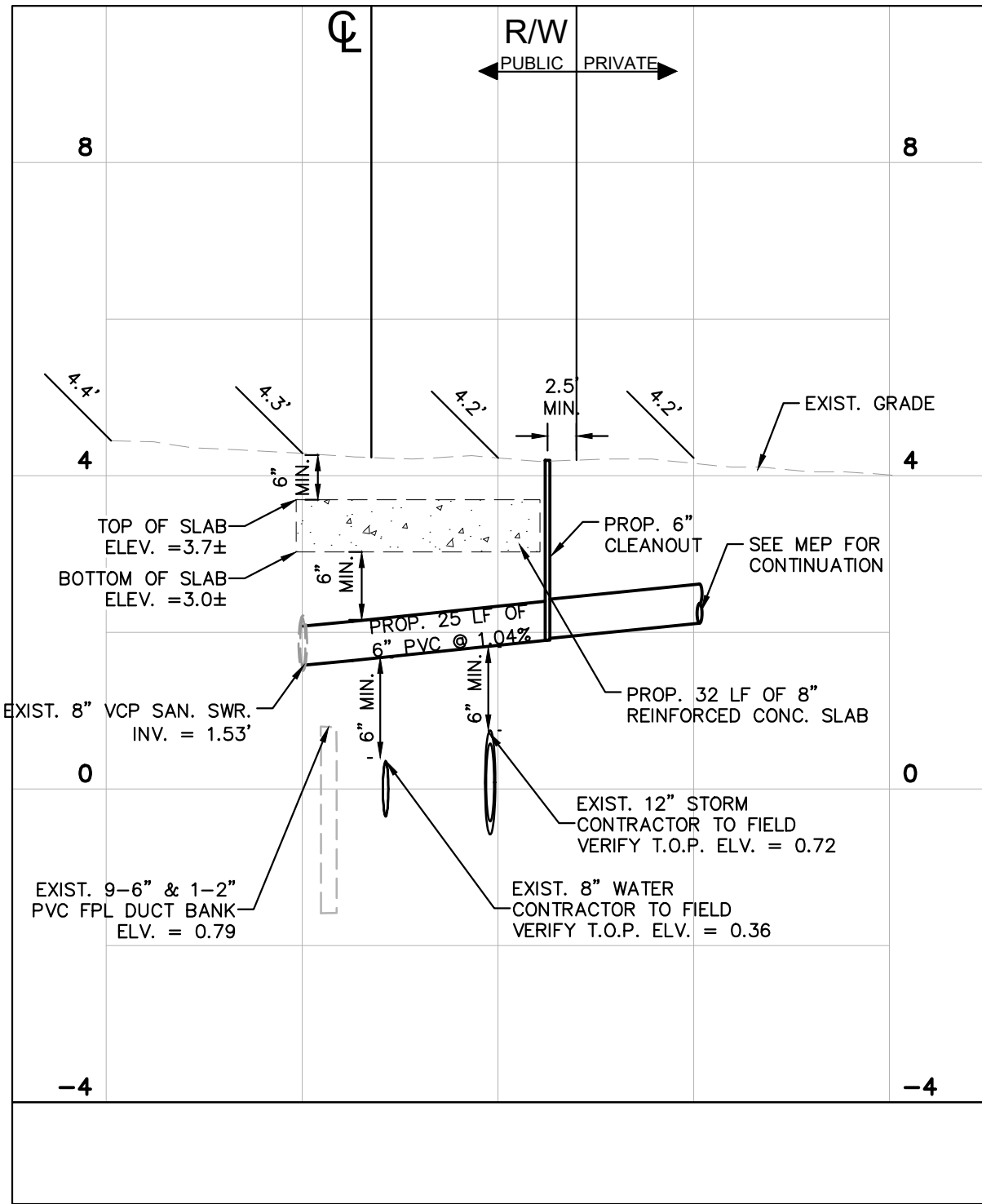
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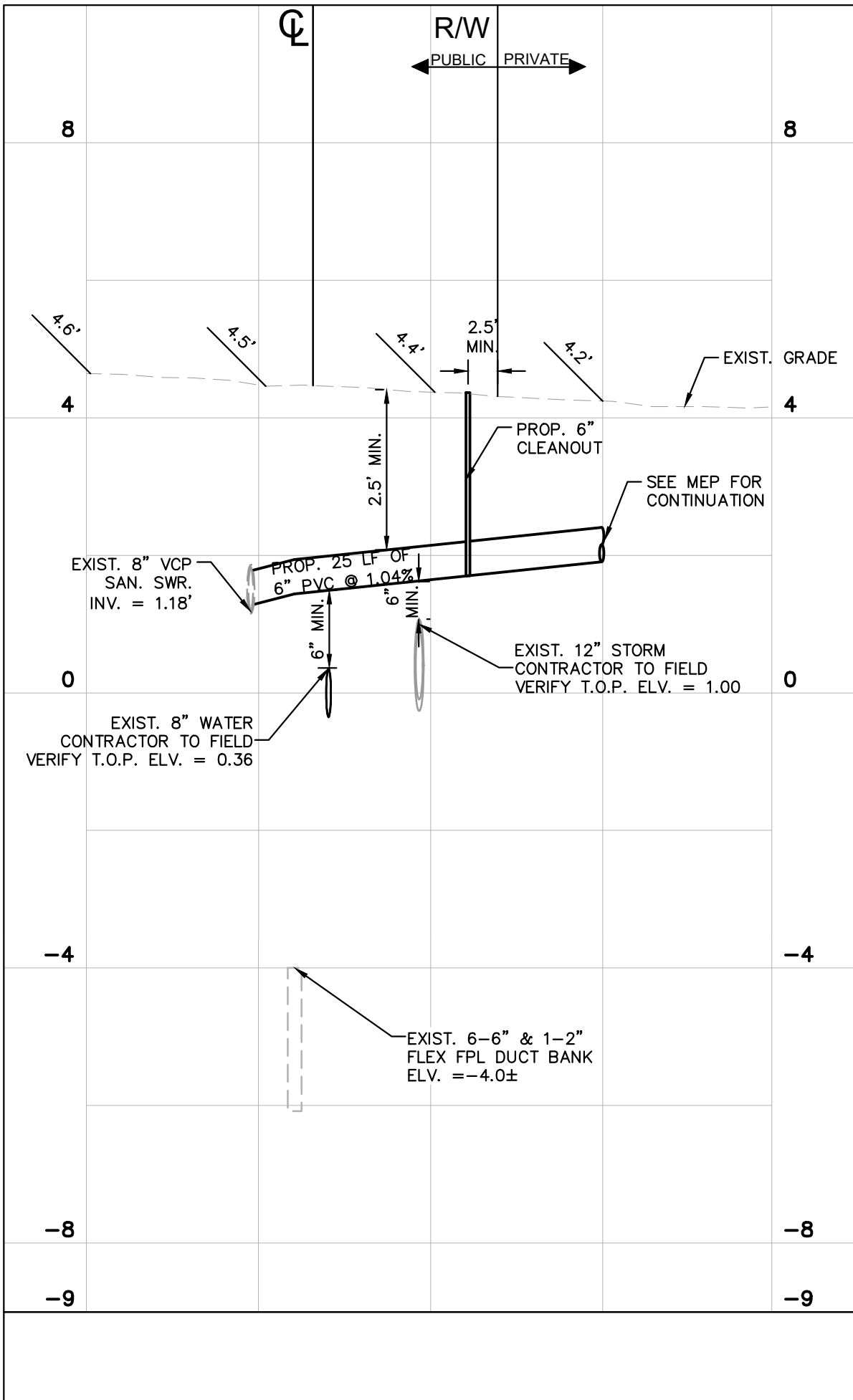
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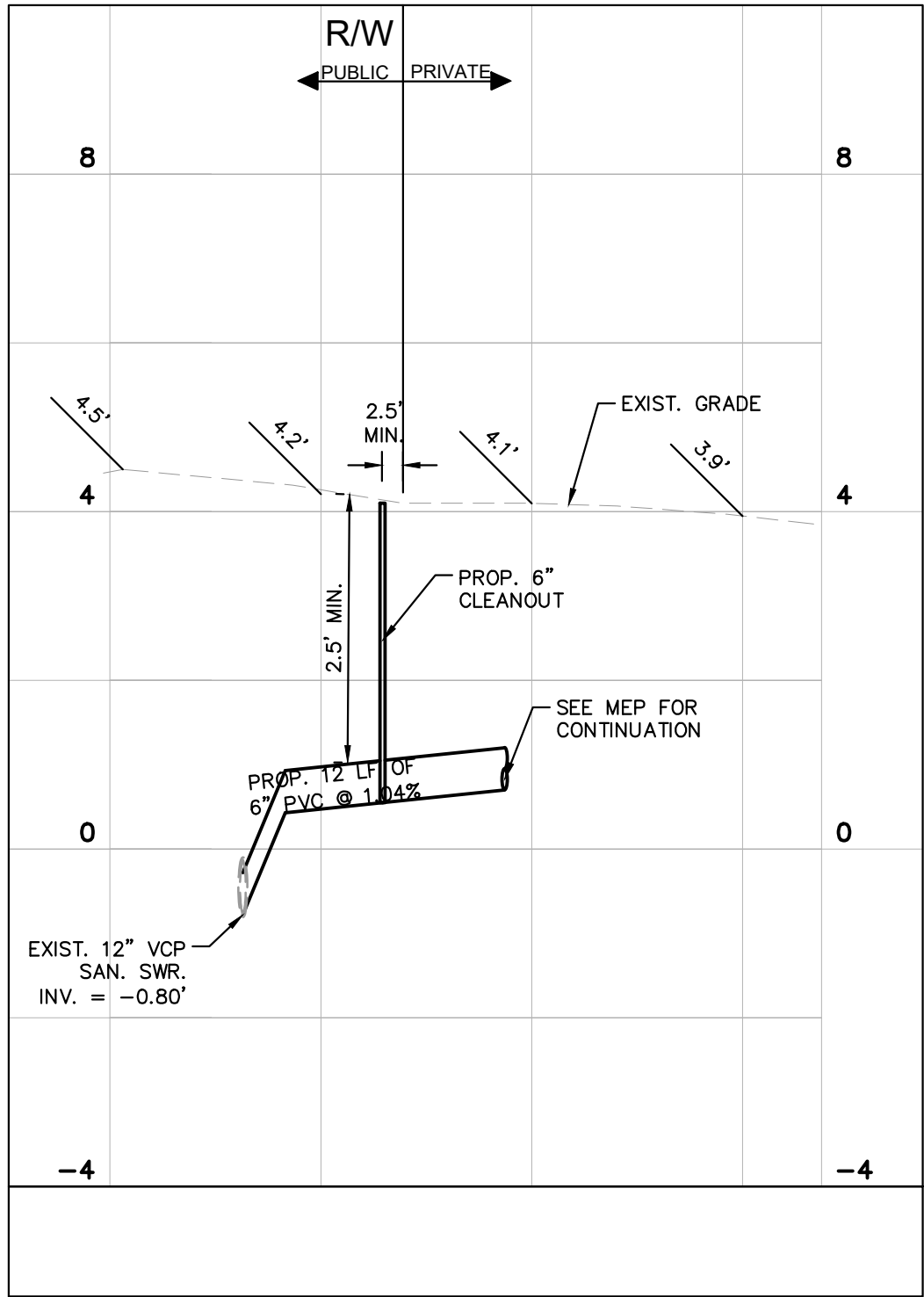
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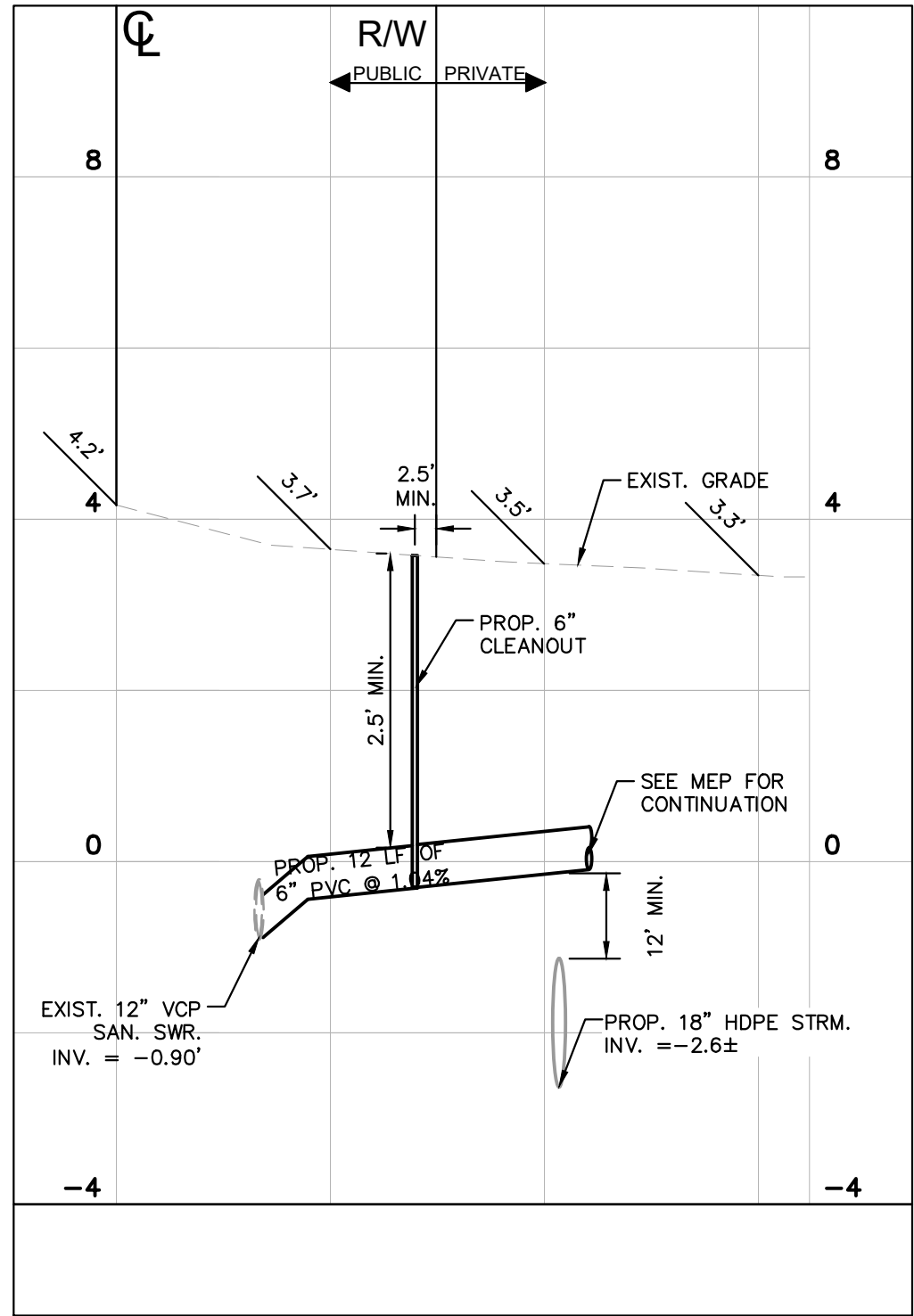
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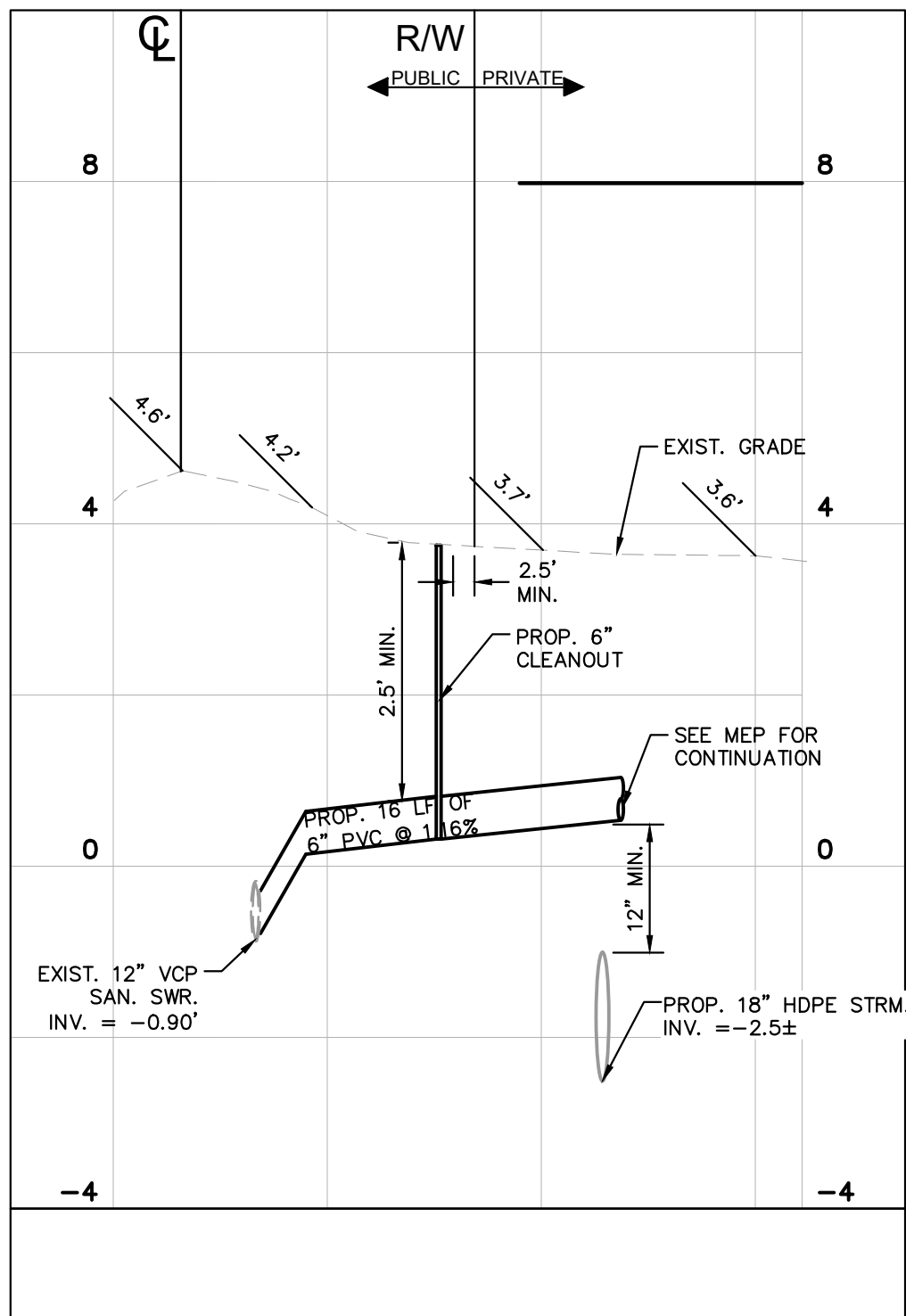
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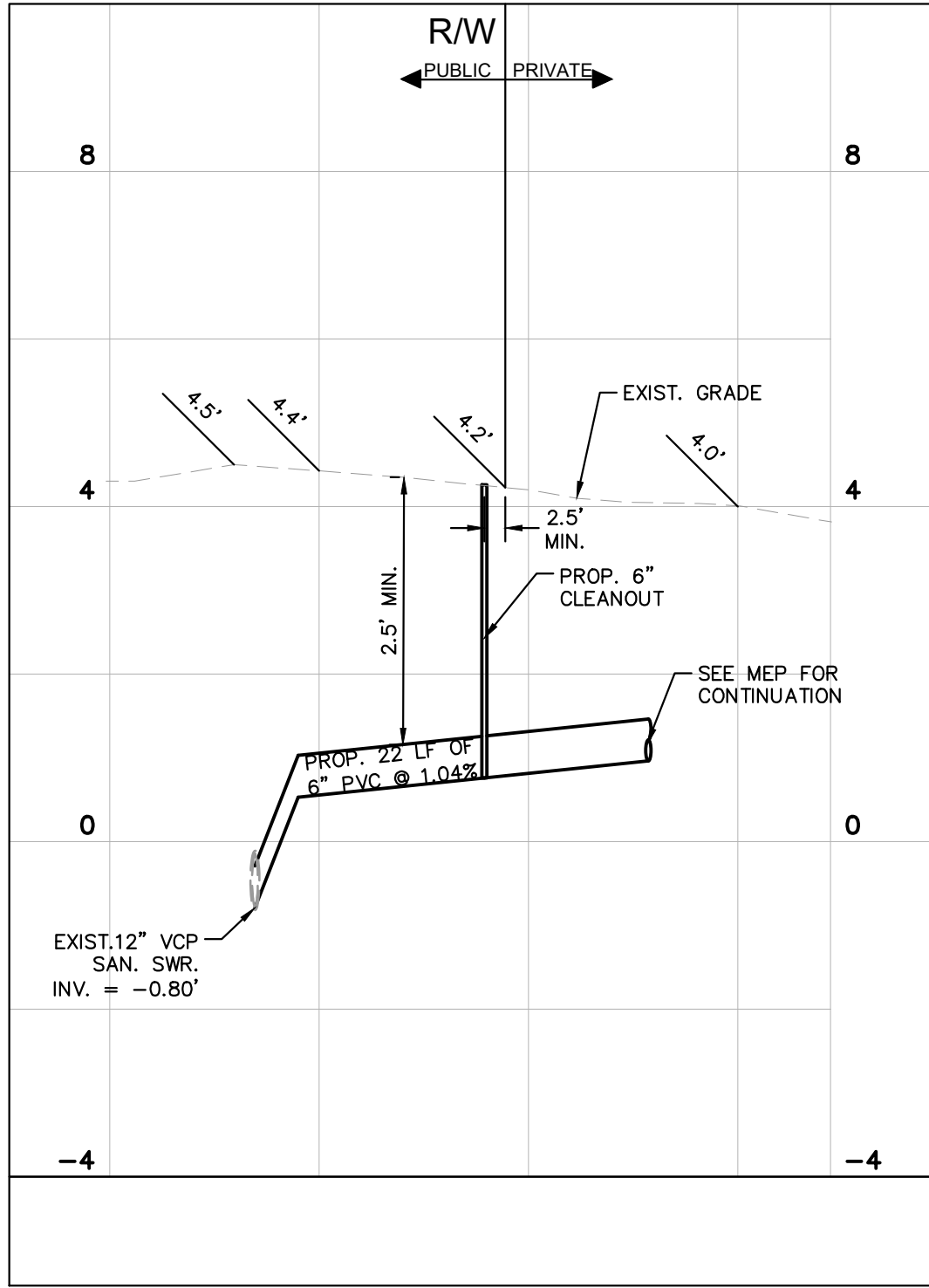
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(BAY HARBOR DRIVE)



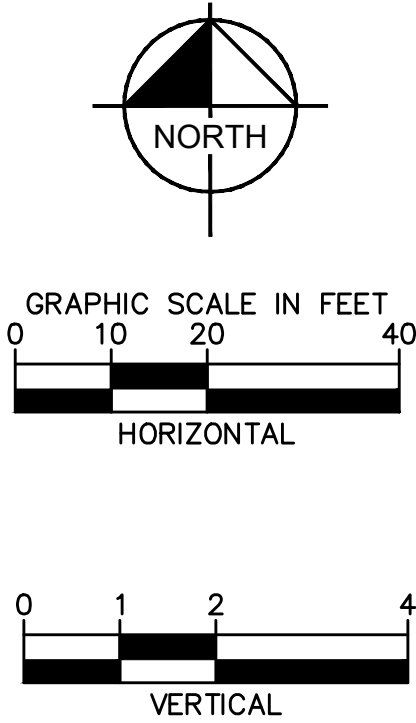
PROFILE D
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(BAY HARBOR DRIVE)



PROFILE E
PROP. 6" LATERAL
(BAY HARBOR DRIVE)



PROFILE F
PROP. 6" LATERAL
(BAY HARBOR DRIVE)



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DATE	8/15/2019
SCALE	AS SHOWN
DESIGNED BY	PK
DRAWN BY	MDM
CHECKED BY	AH

NO.	REVISIONS	DATE	BY

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ALBERT P. HERRERA	PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 59357	STATE OF FLORIDA

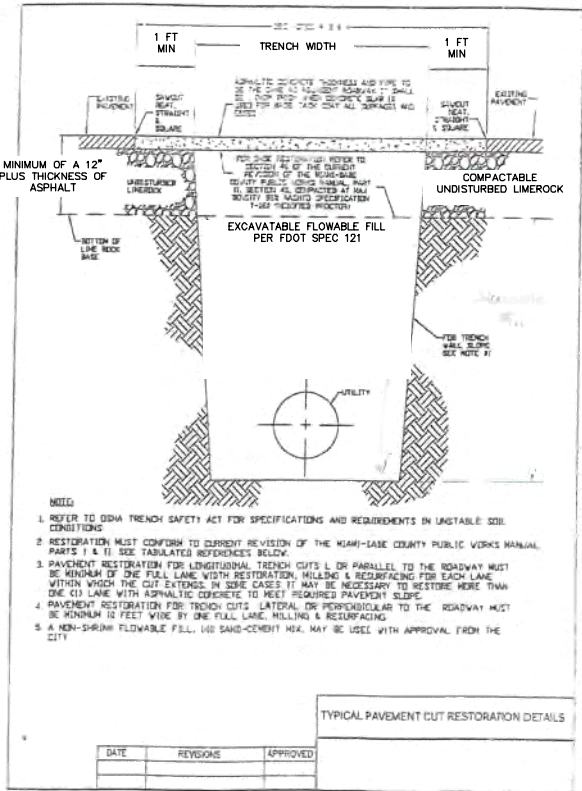
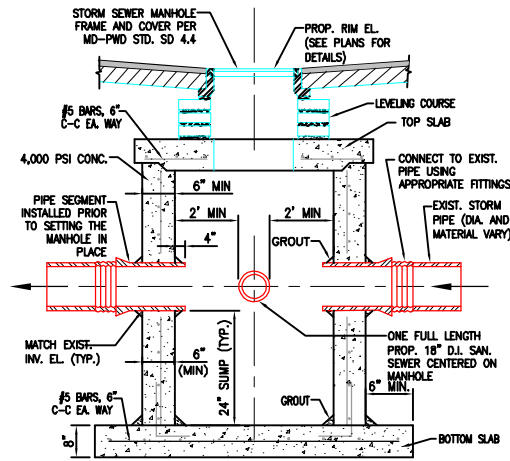
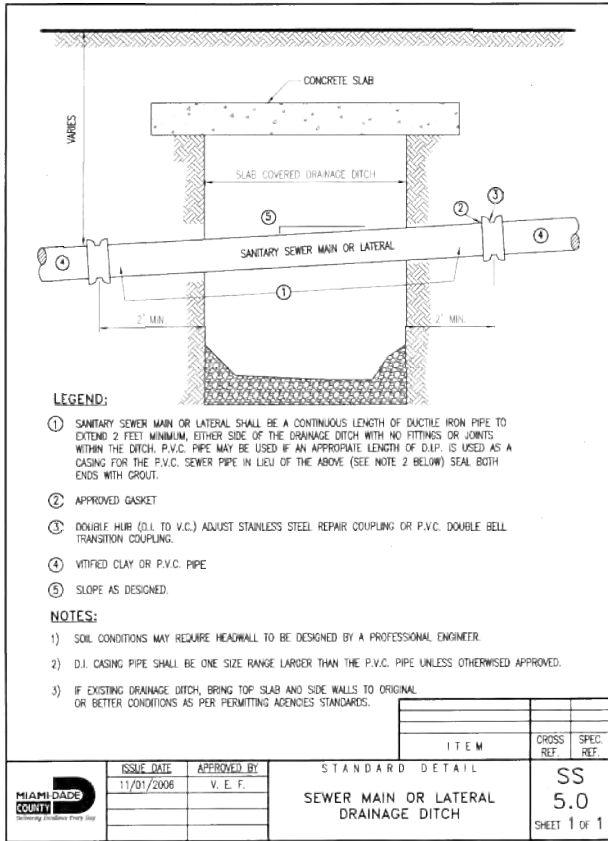
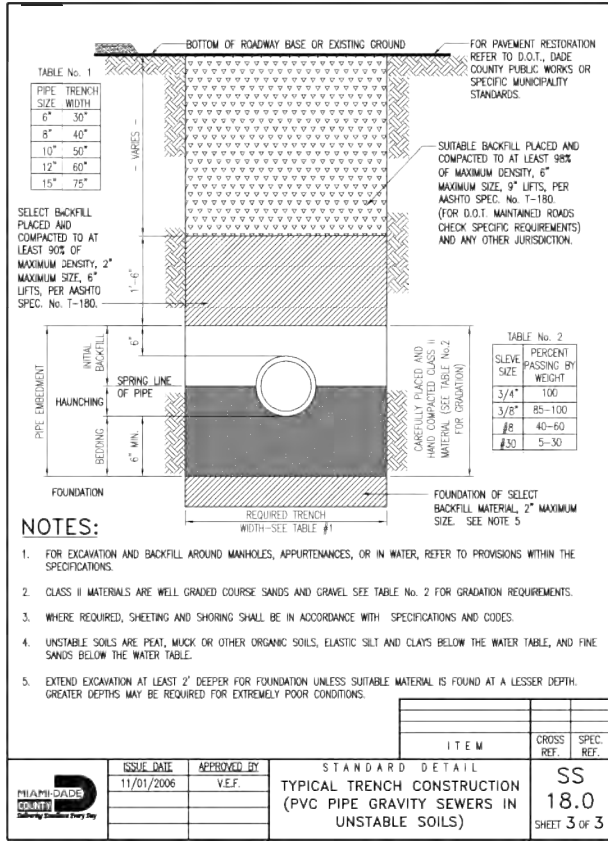
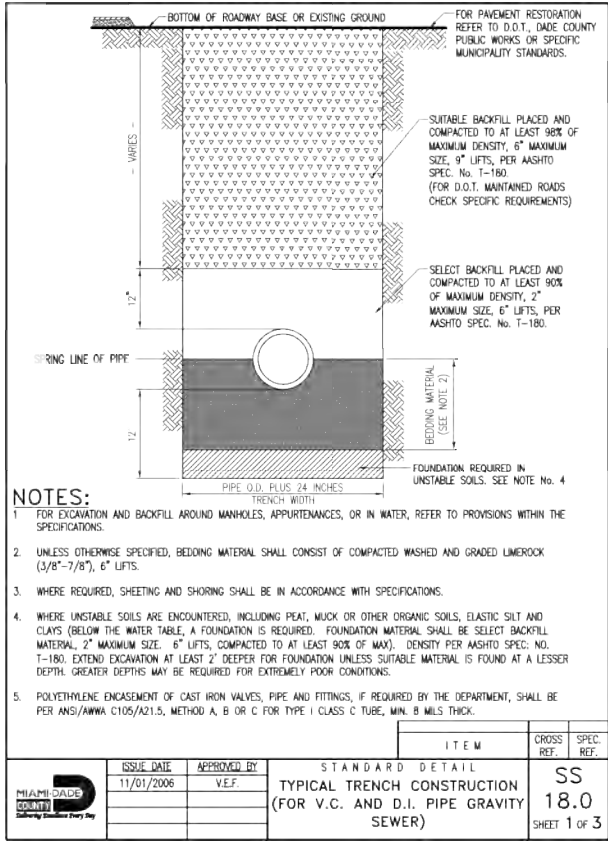
1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC
TOWN OF BAY HARBOR ISLANDS
FLORIDA

SEWER PROFILES

SHEET NUMBER
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NOTE:
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CONTRACTOR TO REFER TO LATEST VERSION OF MDWASD
STANDARD DETAILS PRIOR TO INSTALLATION.

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WATER AND SEWER DETAILS

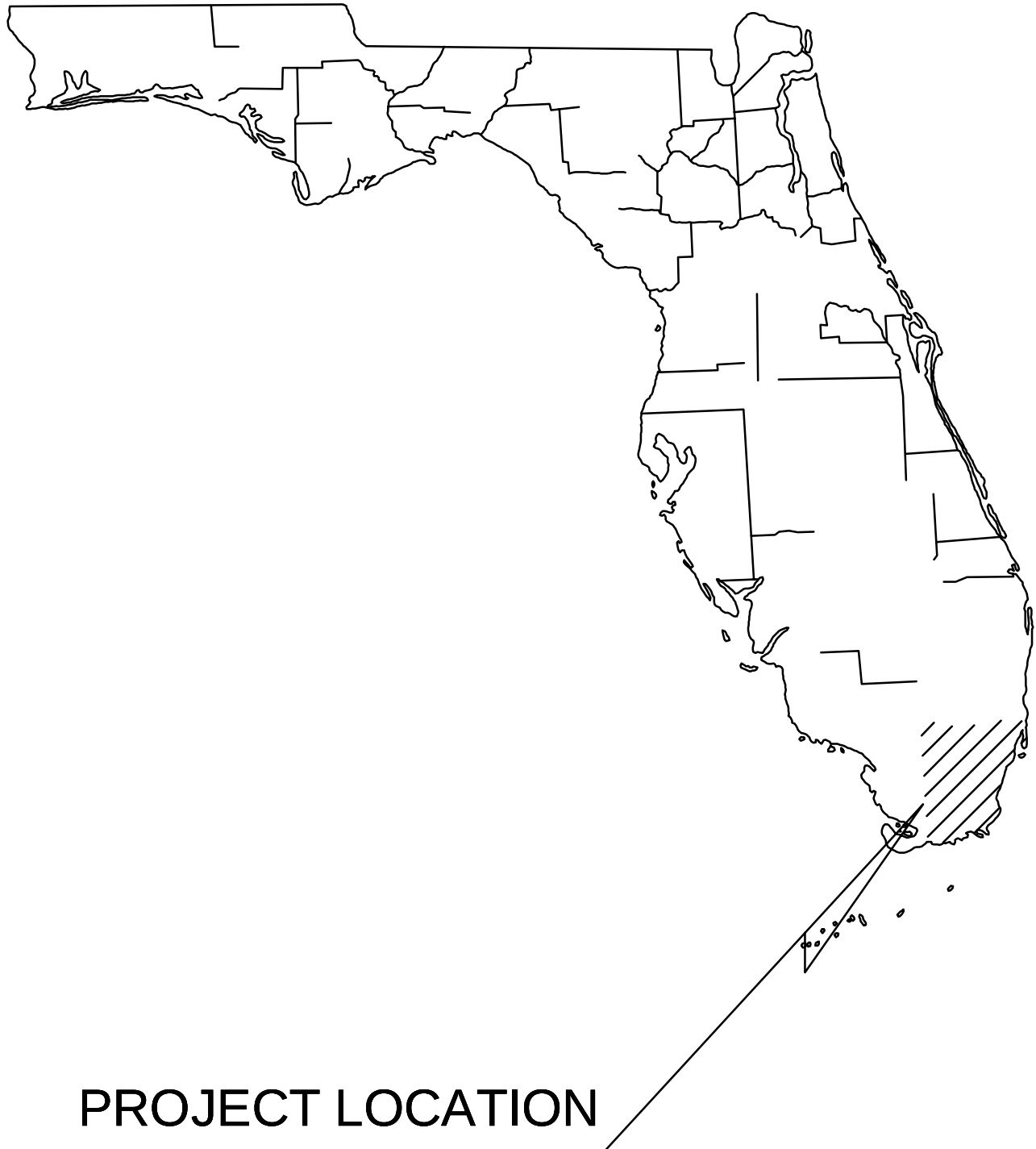
**1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC**

**TOWN OF BAY
HARBOR ISLANDS
FLORIDA**

**1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC**

**SHEET NUMBER
C-505**

DATE: 6/20/2022



PERMIT SET

FOR

1177 KANE CONCOURSE

TOWN OF BAY HARBOR ISLANDS, FL

JUNE 2021

SECTION 27, TOWNSHIP 52, RANGE 42

PROJECT TEAM:

OWNER/DEVELOPER:
1177 BAY HARBOR ISLANDS, LLC
3310 MARY ST. SUITE 302
COCONUT GROVE, FL 33133
CONTACT: DANIEL ZUVIA

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
355 ALHAMBRA CIRCLE, SUITE 1400
CORAL GABLES, FL 33134
(305) 673-2025
CONTACT: ALBERTO HERRERA, P.E.

ARCHITECT:
ARQUITECTONICA
2900 OAK AVENUE
MIAMI, FL 33133
(305) 372-1812
CONTACT: ANNA CARUSO

SURVEYOR:
COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
(954) 689-7766
CONTACT: AMANDA COLLENBERGER

LIST OF CONTACTS:

STORMWATER
DEPT. OF REGULATORY AND ECONOMIC
RESOURCES
701 NW 1ST COURT
MIAMI, FL 33136
(305) 372-6681
CONTACT: CAMILO IGNACIO

PLANNING AND ZONING
TOWN OF BAY HARBOR ISLANDS BUILDING DEPARTMENT
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
(305) 993-1786
CONTACT: DALE E. LEE

STORMWATER
FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION
NPDES STORMWATER NOTICES CENTER
2600 BLAIR STONE ROAD
TALLAHASSEE, FL 32399
(850) 245-2118
CONTACT:

BUILDING DIVISION
TOWN OF BAY HARBOR ISLANDS BUILDING
DEPARTMENT
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
(305) 993-1786

WATER AND SEWER
TOWN OF BAY HARBOR ISLANDS PUBLIC WORKS
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FLORIDA 33154
(786) 256-8965
CONTACT: JOSE CUSTODIO

TELEPHONE PROVIDER
AT&T DISTRIBUTION
9101 SW 24TH STREET, 1ST FLOOR
MIAMI, FL 33165
(305) 222-8745
DINO FARRUGGIO

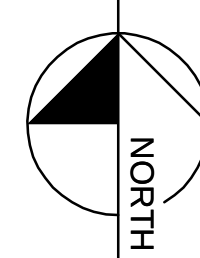
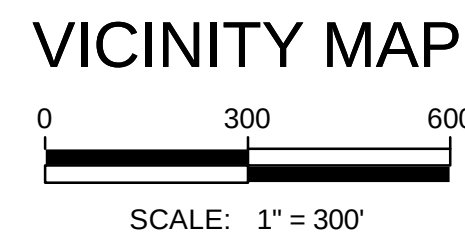
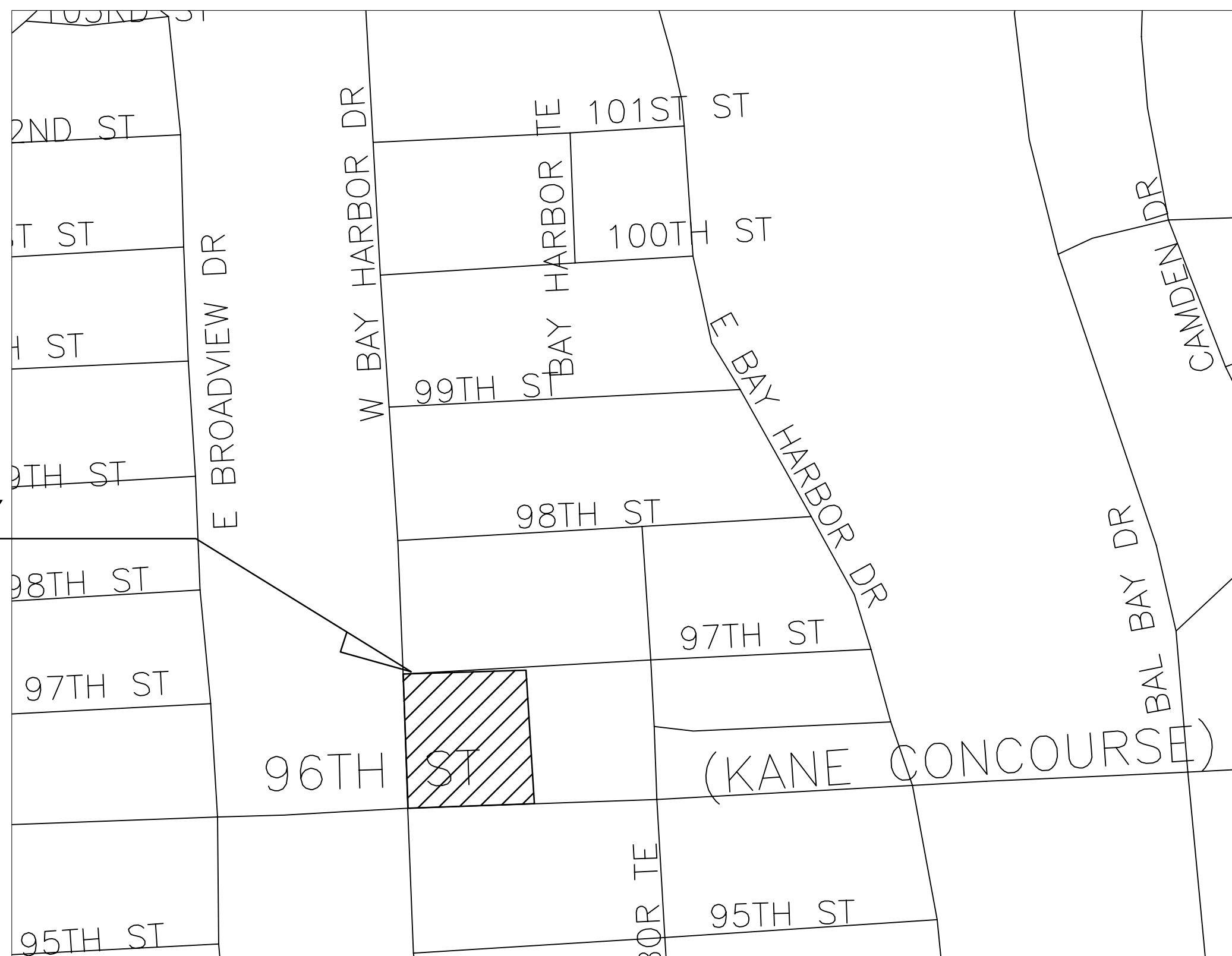
FIRE PREVENTION
MIAMI DADE COUNTY FIRE RESCUE DEPT.
9300 NW 41 STREET
MIAMI, FL 33178
(786) 331-5000

ELECTRIC PROVIDER
FLORIDA POWER AND LIGHT
425 N WILLIAMSON BLVD.
DAYTONA BEACH, FL 32114
(305) 442-5966
CONTACT: FRANCISCO GALUE

ENGINEERING
TOWN OF BAY HARBOR ISLANDS BUILDING
DEPARTMENT
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS, FL 33154
(305) 993-1786

CABLE PROVIDER
COMCAST CABLE
2501 SW 145TH AVENUE
MIRAMAR, FL 33322
CONTACT: LEONARD MAXWELL-NEWBOLD

NATURAL GAS PROVIDER
TECO PEOPLES GAS- SOUTH FLORIDA
5101 NW 21st AVE.
SUITE 460
FT. LAUDERDALE, FL 33309
(954) 453-0824
CONTACT: JOAN DOMNING

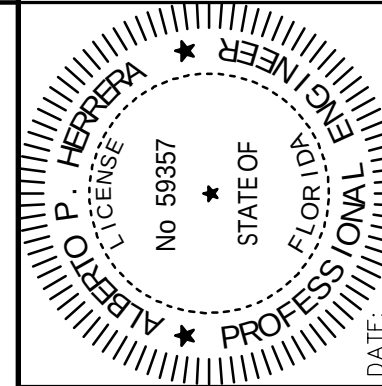


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Sheet List Table	
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C-201	DEMOLITION PLAN
C-300	EROSION CONTROL NOTES
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C-402	TYPICAL SECTIONS
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C-404	PAVING AND GRADING DETAILS
C-405	DRAINAGE WELL DETAILS
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C-502	WATER AND SEWER PLAN
C-503	SEWER PROFILES
C-504	SEWER PROFILES
C-505	WATER AND SEWER DETAILS

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043976000	8/15/2019								

COVER SHEET

1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS,
LLC

SHEET NUMBER
C-100



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DEMOLITION NOTES AND SPECIFICATIONS:

SHOULD ANY SECTION OF THESE DEMOLITION NOTES BE IN DIRECT CONFLICT WITH THE PROVISIONS OR TECHNICAL SPECIFICATIONS CONTAINED IN THE CONTRACT DOCUMENT FOR THIS PROJECT, THE INTENT OF THE CONTRACT DOCUMENT SHALL GOVERN.

I. GENERAL

- FOR THIS PROJECT, "OWNER" SHALL MEAN WHARTON EQUITY PARTNERS, LLC, "SURVEY" SHALL MEAN THE BOUNDARY SURVEY PREPARED BY COUSINS SURVEYORS & ASSOCIATES, INC. AND "ENGINEER" SHALL MEAN THE ENGINEER OF RECORD.
- EXISTING CONDITIONS, UTILITIES, STRUCTURES AND OTHER IMPROVEMENTS, AS SHOWN ON THE DEMOLITION DRAWINGS, WERE TAKEN FROM THE SURVEY, AND FROM INFORMATION PROVIDED BY UTILITY COMPANIES. AN ATTEMPT HAS BEEN MADE TO SHOW ALL EXISTING STRUCTURES, UTILITIES, DRIVES, WALKS, ETC., IN THEIR APPROXIMATE LOCATION. OTHERS MAY EXIST AND MAY BE FOUND UPON VISITING THE SITE. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ACCURATELY LOCATE ALL FACILITIES AND TO DETERMINE THEIR EXTENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL PHYSICALLY FIELD VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. IF SUCH FACILITIES OBSTRUCT THE PROGRESS OF THE WORK AND ARE NOT INDICATED TO BE REMOVED OR RELOCATED, THEY SHALL BE REMOVED OR RELOCATED ONLY AS DIRECTED BY THE OWNER, ARCHITECT, OR ENGINEER OF RECORD, AT NO ADDITIONAL COST TO THE OWNER.
- ORGANIZE AND PERFORM DEMOLITION WORK TO AVOID DAMAGE TO CONSTRUCTION INTENDED TO REMAIN. ANY COMPONENTS INTENDED TO REMAIN BUT DAMAGED DURING DEMOLITION WILL BE REPLACED, NEW, BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- DEMOLITION AND REMOVAL OPERATIONS SHALL BE CONDUCTED IN AN EXPEDIENT MANNER, WITH PRECAUTIONS TAKEN TO PREVENT THE DEMOLITION SITE FROM BEING A NUISANCE.
- PERFORM REMOVAL AND DEMOLITION IN ACCORDANCE WITH DEMOLITION SCHEDULE (REFER TO SECTION IV.) AND TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING ADJACENT BUILDINGS, FURNISHINGS, AND EQUIPMENT. NOTIFY THE ENGINEER OF ANY CONDITIONS THAT MAY AFFECT THE SAFETY OF OCCUPANTS OF ADJACENT BUILDINGS, THE NORMAL USE OF THESE FACILITIES, OR THE PHYSICAL CONDITION OF THE STRUCTURES.
- ALL EXISTING UTILITIES OUTSIDE THE PROPERTY BOUNDARIES ARE TO REMAIN, UNLESS OTHERWISE NOTED.
- PRIOR TO DEMOLITION ACTIVITIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL AFFECTED UTILITY COMPANIES IN ORDER TO COORDINATE THE DEACTIVATION OF ALL EXISTING UTILITY LINES WITHIN THE PROPERTY. ONCE ALL ONSITE UTILITIES HAVE BEEN DEACTIVATED, ALL LINES SHALL BE CUT AND CAPPED INSIDE THE PROPERTY LINE, AND REMOVED (UNLESS OTHERWISE INDICATED).
- THE CONTRACTOR SHALL USE EXTREME CAUTION IN REMOVING ANY STRUCTURES AND UTILITIES ABOVE AND BELOW GRADE TO PREVENT DAMAGE TO EXISTING UTILITIES WHICH ARE TO REMAIN IN SERVICE. ANY DAMAGE TO EXISTING PIPELINES, UTILITIES, ETC., CAUSED BY THE CONTRACTOR SHALL BE REPAIRED, AT THE CONTRACTOR'S EXPENSE, IN A MANNER ACCEPTABLE TO THE PARTY IN OWNERSHIP OF THE DAMAGED PROPERTY. THE CONTRACTOR SHALL REPORT ANY EXISTING DAMAGE PRIOR TO BEGINNING WORK. IN THE EVENT OF ACCIDENTAL DISRUPTION OF UTILITIES OR THE DISCOVERY OF PREVIOUSLY UNKNOWN UTILITIES, CONTRACTOR MUST NOTIFY THE AFFECTED UTILITY COMPANY AND THE ENGINEER. THE UTILITY COMPANY, ENGINEER, AND CONTRACTOR MUST FIRST AGREE ON A PLAN TO CORRECT THE SITUATION OR IDENTIFY THE UTILITY SERVICE LINE. ALL ASSOCIATED COSTS SHALL BE INCURRED AT THE CONTRACTOR'S EXPENSE.
- NO LIGHTING MAY BE REMOVED FROM PUBLIC STREETS UNTIL PROPOSED LIGHTING IS FULLY IN PLACE, OTHERWISE CONTRACTOR SHALL INSTALL A TEMPORARY LIGHTING SYSTEM, SO THAT NO AREA USED BY THE PUBLIC WILL HAVE LESS LIGHTING THAN CURRENTLY EXISTS.
- EXISTING WORK NOT SPECIFIED FOR REMOVAL WHICH IS TEMPORARILY REMOVED, DAMAGED, EXPOSED, OR IN ANY WAY DISTURBED OR ALTERED BY REMOVAL WORK SHALL BE REPAIRED, PATCHED OR REPLACED, AT THE CONTRACTOR'S EXPENSE, TO THE ENGINEER'S SATISFACTION.
- TITLE AND RESPONSIBILITY TO MATERIALS AND EQUIPMENT TO BE REMOVED, EXCEPT SALVAGEABLE EQUIPMENT TO BE RETAINED BY THE OWNER, IS VESTED TO THE CONTRACTOR UPON RECEIPT OF NOTICE TO PROCEED. THE OWNER WILL NOT BE RESPONSIBLE FOR THE CONDITION, LOSS OR DAMAGE TO SUCH MATERIALS AND EQUIPMENT AFTER NOTICE TO PROCEED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO:
 - PROTECT ALL EXISTING STRUCTURAL ELEMENTS TO REMAIN DURING DEMOLITION
 - IF APPLICABLE, PROVIDE A TEMPORARY PATCH AND REPAIR TO ALL SURFACES AFFECTED BY DEMOLITION WHICH ARE TO BE RECONSTRUCTED AS PART OF THIS PROJECT.
 - EXIST. CONC. OR ASPHALT PAVEMENT TO BE REMOVED SHALL BE SAW-CUT IN NEAT, STRAIGHT LINES.
 - EXIST. IRRIGATION LINES WITHIN THE LIMITS OF DEMOLITION TO BE REMOVED.
 - ALL EXISTING WIRE, IRON, CHAIN LINK, WOOD FENCES ARE TO REMAIN UNLESS OTHERWISE SPECIFIED.
 - NO ELECTRIC POLE, STREET LIGHT, WATER METER/VALVE, FIRE HYDRANT ETC. WILL BE REMOVED WITHIN THE ROADWAY RIGHT OF WAY LINES.
 - REFER TO LANDSCAPE PLANS FOR ALL EXIST. TREES.
 - EXIST. MONITORING WELLS TO REMAIN AND BE PROTECTED AT ALL TIMES.
 - ALL EXISTING SURVEY REFERENCES AND MARKERS SHALL REMAIN IN PLACE OR BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

II. DESCRIPTION

- PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, ETC., NECESSARY AND INCIDENTAL TO THE COMPLETION OF ALL SITE DEMOLITION AND CLEARING WORK AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN, INCLUDING THE LEGAL TRANSPORT AND OFF-SITE DISPOSAL OF DEMOLITION DEBRIS.
- ALL ONSITE WORK INCLUDED CONSISTS OF, BUT IS NOT LIMITED TO, THE FOLLOWING:
 - FULL-DEPTH REMOVAL OF EXISTING SIDEWALKS, DRIVES, CURBS, PAVEMENT, ETC.
 - CLEARING SITE OF DEMOLITION DEBRIS.
 - REMOVAL FROM SITE AND DISPOSAL OF ALL EXCESS AND UNUSABLE MATERIAL.
 - COORDINATION WITH ALL UTILITY COMPANIES/OWNERS PRIOR TO DEACTIVATION.

III. APPLICABLE CODES

- DEMOLITION AND TRANSPORTATION OF DEBRIS SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS GOVERNING THESE OPERATIONS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS, BONDS, LICENSES, ETC., REQUIRED FOR DEMOLITION AND CLEARING WORK.
- ANY WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, AND OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND SHALL NOT BEGIN UNTIL THE CONTRACTOR HAS NOTIFIED, AND PERMITS HAVE BEEN OBTAINED FROM, THESE GOVERNING AUTHORITIES.

IV. SEQUENCING AND SCHEDULING

- AREAS ADJACENT TO DEMOLITION AND REMOVAL WORK MAY BE OCCUPIED AND THEIR ACTIVITIES CANNOT BE INTERRUPTED OR DISTURBED DURING NORMAL WORKING HOURS. DEMOLITION SCHEDULE SHALL BE COORDINATED WITH ALL ADJACENT PROPERTY OWNERS AND ANY OTHER PARTIES WHOSE DAILY ACTIVITIES WOULD BE AFFECTED BY THE DEMOLITION WORK.
- COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR UTILITY LINE REMOVAL, CAPPING AND UTILITY SHUTDOWNS NECESSITATED BY REMOVAL WORK.

V. ENVIRONMENTAL PROTECTION

- CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS. USE OF WATER TO CONTROL DUST WILL NOT BE PERMITTED WHEN IT WILL RESULT IN, OR CREATE, HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
- NOISE PRODUCING ACTIVITIES SHALL BE HELD TO A MINIMUM. INTERNAL COMBUSTION ENGINES AND COMPRESSORS, ETC., SHALL BE EQUIPPED WITH MUFFLERS TO REDUCE NOISE TO A MINIMUM. COMPLY WITH ALL NOISE ABATEMENT ORDINANCES.
- THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.
- DISPOSITION OF DEMOLISHED MATERIALS BY BURNING IS NOT PERMITTED.
- ALL CLEARING SHALL BE PERFORMED IN A MANNER SUCH AS TO PREVENT ANY WASH-OFF OF SOILS AND DEBRIS FROM THE SITE INTO PUBLIC RIGHT-OF-WAY, STREAMS, AND/OR STORM DRAINAGE SYSTEMS. APPROPRIATE SEDIMENTATION PONDS, DIKES, COLLARS, AND FILTER MEDIA SHALL BE EMPLOYED TO INSURE COMPLIANCE WITH THESE REQUIREMENTS. WHERE A SPECIFIC STATUTE GOVERNS THESE PROCEDURES, SUCH STATUTE SHALL BE COMPLIED WITH IN ITS ENTIRETY.
- DURING THE ENTIRE COURSE OF OPERATIONS, ALL EXISTING DRAINAGE WAYS, BOTH INTO AND FROM THE PROJECT AREA SHALL BE MAINTAINED IN A FUNCTIONAL CONDITION.
- AT ALL TIMES DURING THE CLEARING OPERATION, THE EXPOSED AREAS OF SUBGRADE SHALL BE MAINTAINED IN A CONDITION COMPATIBLE WITH POSITIVE DRAINAGE OF THE WORK AREA. NO WATER WILL BE PERMITTED TO STAND IN OPEN EXCAVATIONS. ALL STORM WATER RUNOFF SHALL BE CONTAINED WITHIN THE SITE. FAILURE TO MAINTAIN SUCH DRAINAGE SHALL BE CONSIDERED ADEQUATE CAUSE FOR THE CONTRACTOR TO ORDER TEMPORARY SUSPENSION OF THE WORK.
- IF IT SHOULD BECOME NECESSARY TO STOP WORK FOR INDEFINITE PERIODS, THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PREVENT DAMAGE OR DETERIORATION OF THE WORK ALREADY PERFORMED, PROVIDE SUITABLE AND FUNCTIONAL DRAINAGE BY OPENING DITCHES, FILTER DRAINS, TEMPORARY CUT-OFF LINES, ETC., AND ERECT TEMPORARY PROTECTIVE STRUCTURES WHERE NECESSARY. ALL EMBANKMENTS SHALL BE BACK-BLADED AND SUITABLY SEALED TO PROTECT AGAINST ADVERSE WEATHER CONDITIONS.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS WHEN REMOVING ABANDONED AND DE-ENERGIZED MATERIALS. IF ASBESTOS PIPES ARE ENCOUNTERED, THE CONTRACTOR WILL TAKE ALL NECESSARY ABATEMENT STEPS AS REQUIRED BY GOVERNING REGULATIONS TO SAFELY REMOVE AND DISPOSE OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF SAID MATERIALS.

VI. TRAFFIC MAINTENANCE

- CONTRACTOR SHALL FOLLOW THE MORE STRINGENT AND APPLICABLE PROCEDURE OUT OF THE FLORIDA DEPARTMENT OF TRANSPORTATION AND/OR THE TOWN OF BAY HARBOR ISLANDS PUBLIC WORKS MAINTENANCE OF TRAFFIC PROCEDURES DURING DEMOLITION IN PUBLIC RIGHT-OF-WAYS AND PRIVATE DRIVEWAYS, PEDESTRIANS PATHS, AND ROADWAYS (FDOT INDEX 600 SERIES).
- THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING, SHORING, TEMPORARY CROSSOVER FOR PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING PLATING, GUARDRAILS, LAMPS, WARNING SIGNS, FLAGS, ETC. AS REQUIRED BY AGENCIES HAVING JURISDICTION, AND SHALL NOT REMOVE THESE UNTIL THE NEED FOR PROTECTION CEASES.
- THE CONTRACTOR MAY NOT CLOSE ANY SIDEWALKS WITHOUT PROVIDING ALTERNATE ROUTES IN ACCORDANCE WITH FDOT INDEX 660.
- CONDUCT REMOVAL OPERATIONS SO THAT TRAFFIC IS MAINTAINED ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.

VII. CLEAN UP

- REMOVE DEMOLISHED CONSTRUCTION MATERIALS AND RELATED DEBRIS FROM THE SITE ON A REGULAR BASIS. ACCUMULATION OF DEBRIS ON THE SITE WILL NOT BE PERMITTED. SELLING OF SALVAGEABLE MATERIALS IS NOT PERMITTED AT THE SITE.
- REMOVE MATERIALS, INCLUDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. NO DEBRIS SHALL BE BURNED OR BURIED ON THE SITE AS A MEANS OF DISPOSAL. USE METHODS APPROVED BY THE REGULATORY AGENCIES PRIOR TO BEGINNING CLEANUP OPERATIONS. USE OF BLOWERS TO DISTRIBUTE DUST WILL NOT BE PERMITTED.
- MATERIAL DESIGNATED FOR REMOVAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR.



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1177 KANE CONCOURSE

PREPARED FOR

1177 BAY HARBOR ISLANDS, LLC

TOWN OF BAY HARBOR ISLANDS

FLORIDA

DEMOLITION NOTES

KHA PROJECT

043976000

DATE

8/15/2019

SCALE

AS SHOWN

DESIGNED BY

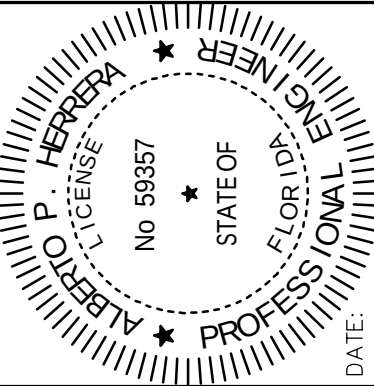
PK

DRAWN BY

MDM

CHECKED BY

AH



DATE: 6/20/2022

Kimley»Horn

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355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134

PHONE: 305-673-2025

WWW.KIMLEY-HORN.COM CA 00000696

REVISIONS

No.

DATE

BY

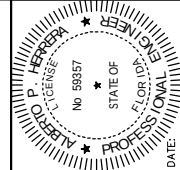


- NOTES:

1. ONSITE LIGHT POLES TO BE REMOVED MUST HAVE THEIR SOURCE OF POWER TERMINATED AT THE SITE. CONTRACTOR TO CONFIRM NO POWER/LIGHTING INTERRUPTIONS TO THE SURROUNDING PROPERTIES/PARCELS PRIOR TO PERFORMING WORK.
2. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCOMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. ANY INCIDENTAL FEATURES THAT MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN, THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PROING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
3. DEWATERING SHOULD BE ANTICIPATED AND INCLUDED IN THE CONTRACTOR'S BID.
4. SEE SHEET C-301 FOR INLET PROTECTION AND EROSION AND SEDIMENT CONTROL.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO EXISTING CONCRETE OR ASPHALT TO REMAIN IF DAMAGED DURING CONSTRUCTION.
6. ALL UTILITIES AND ABOVE GROUND FEATURES WITHIN THE RIGHT-OF-WAY ARE TO REMAIN OR BE RELOCATED UNLESS SPECIFICALLY SPECIFIED OTHERWISE. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED TO THESE ITEMS.
7. CONTRACTOR TO COORDINATE WITH TOWN OF BAY HARBOR ISLANDS, MIAMI-DADE COUNTY AND FLORIDA DEPARTMENT OF TRANSPORTATION AS NEEDED/REQUIRED.
8. CONTRACTOR TO REFER TO LANDSCAPE PLANS FOR TREE REMOVAL/RELOCATION. CONTRACTOR TO SECURE TREE REMOVAL PERMIT PRIOR TO WORK COMMENCING.
9. CONTRACTOR TO SAWCUT IN NEAT, STRAIGHT LINES WHEN REMOVING EXISTING PAVEMENT/CONCRETE. THAT IS ADJACENT TO EXISTING PAVEMENT/CONCRETE THAT IS TO REMAIN, CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO EXISTING CONCRETE OR ASPHALT IF DAMAGED DURING CONSTRUCTION.
10. CONTRACTOR TO COORDINATE EXISTING UTILITY/POLE LOCATION, REMOVAL, OR ABANDONMENT WITH RESPECTIVE UTILITY OWNER.
11. CONTRACTOR TO SECURE ALL NECESSARY PERMITS/APPROVALS FOR ONSITE DEMOLITION AND/OR DEMOLITION WITHIN PUBLIC RIGHT OF WAY.
12. EXIST. MONITORING WELLS TO BE PROTECTED AND MAINTAINED DURING CONSTRUCTION.
13. CONTRACTOR TO COORDINATE WITH TOWN OF BAY HARBOR ISLANDS REGARDING THE ABANDONMENT OF THE EXISTING SEWER MAIN AND EXISTING SEWER MANHOLES. EXISTING SEWER MAIN TO BE ABANDONED IN PLACE AFTER PROPOSED MAIN IS CERTIFIED AND ALL EXISTING SEWER MANHOLES TO BE ABANDONED. EXISTING MAIN TO BE CAPPED AND GROUTED. TO ABANDON SEWER MANHOLES, THE CONTRACTOR SHALL REMOVE THE TOP TWO FEET AND FILL WITH EXCAVATABLE FLOWABLE FILL.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED
BY ALBERTO P. HERRERA, P.E., ON THE DATE
ADJACENT TO THE SEAL.

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DATE: 6/20/2022

KHA PROJECT	DATE
043976000	8/15/2019
SCALE AS SHOWN	
DESIGNED BY PK	
DRAWN BY MDM	
CHECKED BY AH	

DEMOLITION PLAN

1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS,
LLC
TOWN OF BAY
HARBOR ISLANDS
FLORIDA

SHEET NUMBER
C-201

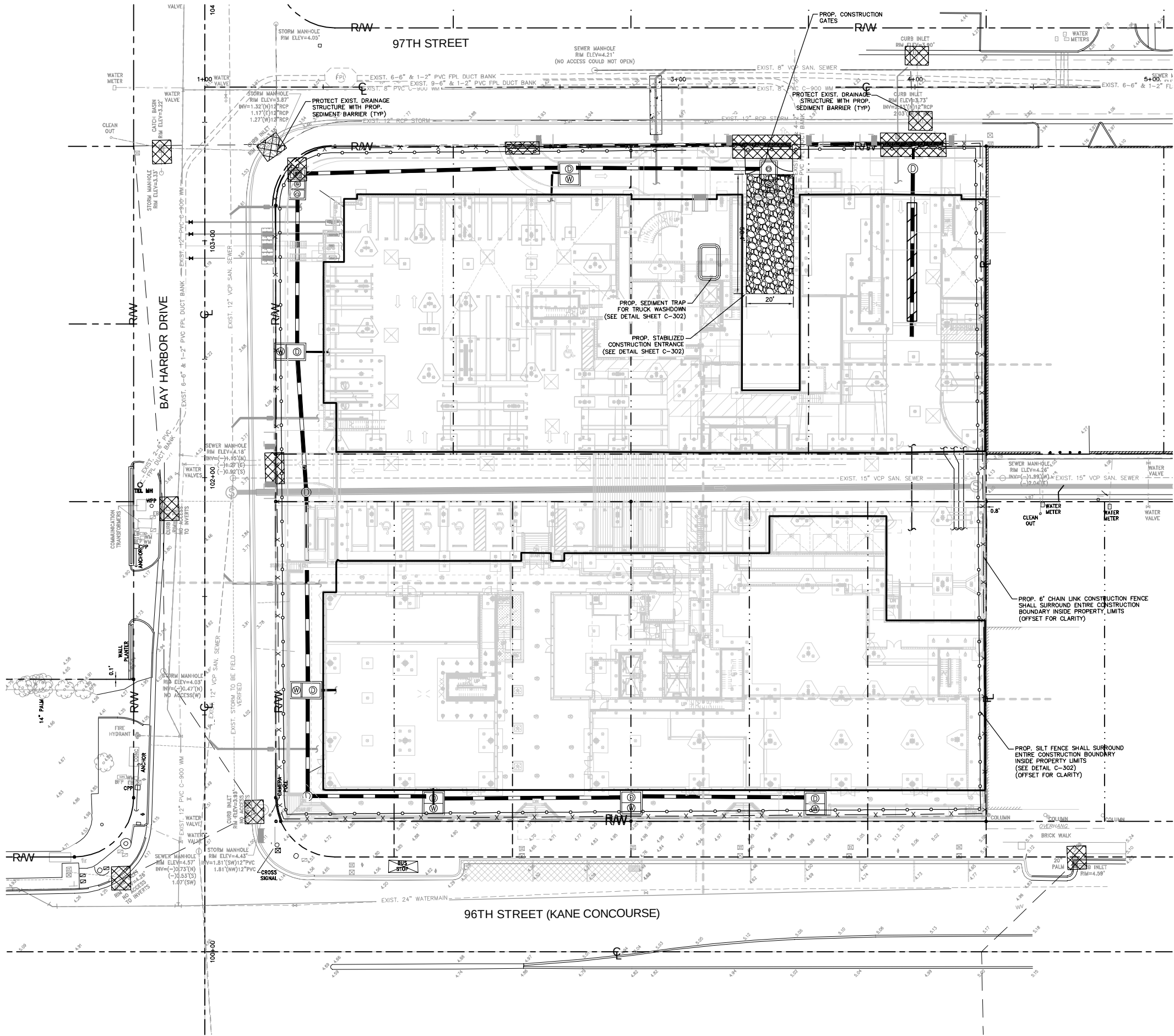
FLORIDA

REVISIONS

BY	
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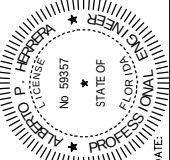
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LEGEND:

- RAW - - - RIGHT-OF-WAY LINE / PROPERTY LINE
- C - - - CENTER LINE OF ROADWAY
- M - - - MONUMENT LINE
- PROP. BUILDING OUTLINE
- - - - - EXIST. LOT LINE
- [Symbol] SEDIMENT BARRIER CONTROL FOR STORM STRUCTURE (REFER TO SHEET C-302 FOR DETAILS)
- [Symbol] PROP. STABILIZED CONSTRUCTION ENTRANCE
- [Symbol] PROP. SILT FENCE
- [Symbol] PROP. 6' CHAIN LINK CONSTRUCTION FENCE WITH DUST SCREEN

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALBERTO P. HERRERA, P.E., ON THE DATE: 8/15/2019
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043976000	8/15/2019
SCALE AS SHOWN	DESIGNED BY PK
DRAWN BY MDM	CHECKED BY AH

EROSION AND SEDIMENT CONTROL PLAN

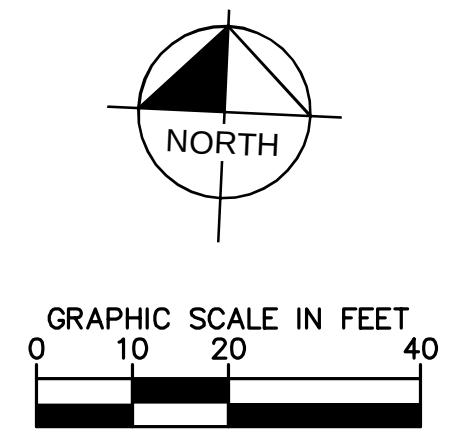
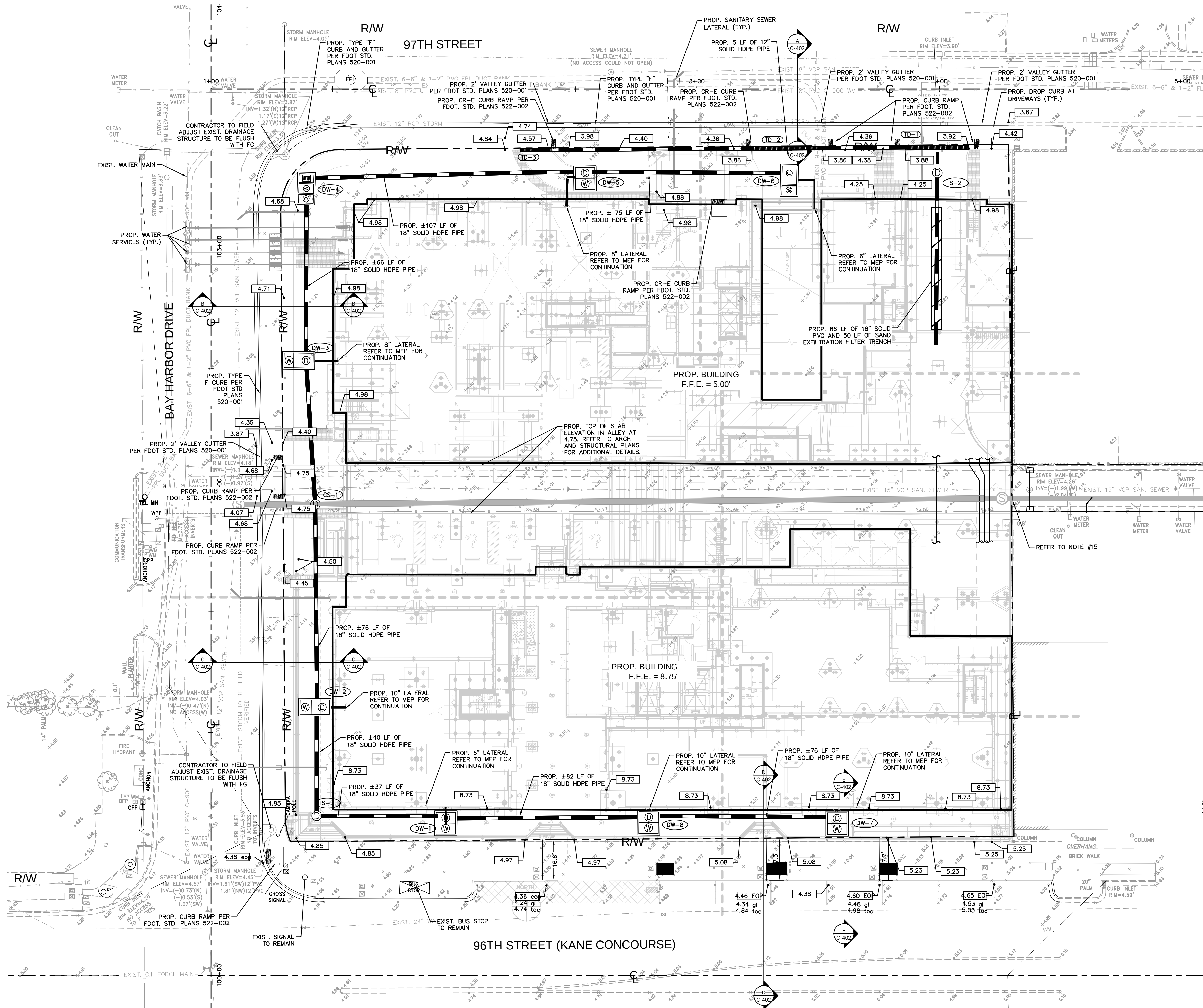
1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC
TOWN OF BAY HARBOR ISLANDS
FLORIDA

SHEET NUMBER
C-301

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LEGEND:

- RIGHT-OF-WAY LINE / PROPERTY LINE
- CENTER LINE OF ROADWAY
- PROP. BUILDING OUTLINE
- PROPOSED SIDEWALK
- PROPOSED ELEVATIONS
- EXISTING ELEVATIONS
- PROP. STORM PIPE
- PROP. SAND FILTER EXFILTRATION TRENCH

NOTES:

- ALL WALKWAYS SHALL HAVE A MAXIMUM SLOPE LESS THAN 2% PERPENDICULAR TO THE DIRECTION OF TRAVEL AND LESS THAN 5% IN THE DIRECTION OF TRAVEL. ALL PEDESTRIAN CURB RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (V:H). ALL LANDINGS AT STAIRS AND RAMPS SHALL HAVE A MAXIMUM SLOPE OF 2% (BOTH DIRECTIONS).
- THE ASPHALT PAVEMENT SURFACE WITHIN HANDICAP PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.
- REFER TO LANDSCAPE/ HARDSCAPE/ ARCHITECTURAL PLANS FOR FINISHES AND MATERIALS.
- REFER TO STRUCTURAL PLANS FOR WALL AND PODIUM SLAB DETAILS.
- ALL MAXIMUM SLOPES ARE ABSOLUTE AND SUPERSEDE CONSTRUCTION TOLERANCES STATED IN THE PROJECT SPECIFICATION. THE CONTRACTOR HAS THE OPTION OF ADJUSTING GRADES TO ALLOW FOR CONSTRUCTION TOLERANCE BUT SHALL NOT EXCEED THE MAXIMUMS SPECIFIED ABOVE BY ANY AMOUNT. PAVEMENT SLOPES WILL BE REVIEWED AFTER CONSTRUCTION AND ANY PAVEMENT FOUND TO EXCEED THE MAXIMUMS SPECIFIED ABOVE WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD REGARDING ANY GRADE REVISIONS PRIOR TO CONSTRUCTION OF THE PAVEMENT AREAS.
- CONTRACTOR TO FIELD LOCATE AND PROVIDE FITTINGS FOR RAIN WATER LEADERS AS NECESSARY.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- ALL CUT AND FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
- OFFSITE STORM PIPE MATERIAL SHALL BE PER THE RESPECTIVE MUNICIPALITY'S PUBLIC WORKS STANDARDS. STORM PIPE IN EXFILTRATION TRENCH AREAS SHALL BE PERFORATED PIPE.
- IF ANY EXISTING DRAINAGE STRUCTURES TO REMAIN IN SERVICE ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR THOSE STRUCTURES TO PRIOR CONDITION, OR BETTER, TO REPLACE THEM, AS NECESSARY.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- ELEVATIONS ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- REFER TO C-505 FOR TRENCH RESTORATION DETAIL IN THE PUBLIC R/W.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS RELATED TO GRADING AND DRAINAGE WITHIN THE PROPOSED ALLEY AND BETWEEN THE EXISTING AND PROPOSED BUILDING.

EXIST. ELEVATIONS SUMMARY
(BASED ON SURVEY)

- 97TH STREET
 - LOWEST CL ELEVATION: ± 3.97
 - HIGHEST CL ELEVATION: ± 4.42
- BAY HARBOR DRIVE
 - LOWEST CL ELEVATION: ± 4.12
 - HIGHEST CL ELEVATION: ± 4.62
- 96TH STREET (KANE CONCOURSE)
 - LOWEST CL ELEVATION: ± 4.66
 - HIGHEST CL ELEVATION: ± 5.17

FEMA
ZONE AE (8)-FEMA FIRMETTE 12086C0144L
***REFER TO ARCHITECTURE PLANS FOR FLOODPROOFING LIMITS AND DETAILS



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PHONE: 305-673-2025
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FLORIDA
REGISTERED PROFESSIONAL ENGINEER
No 59357
STATE OF FLORIDA

DATE: 6/20/2022

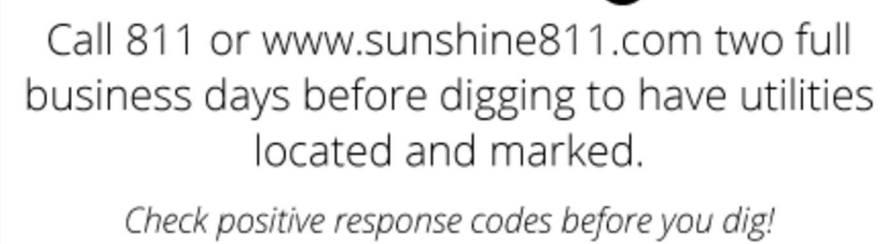
KHA PROJECT 043976000	DATE 8/15/2019
SCALE AS SHOWN	DESIGNED BY PK
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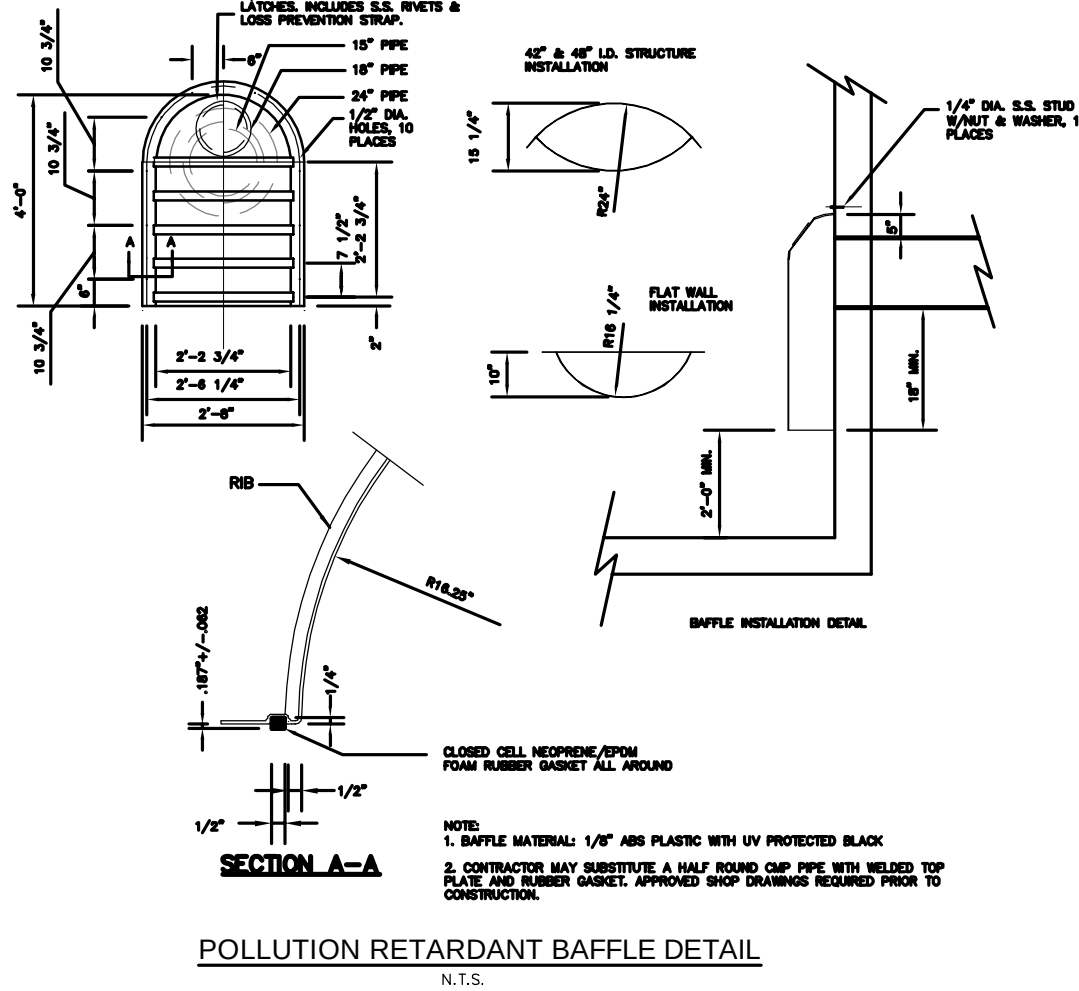
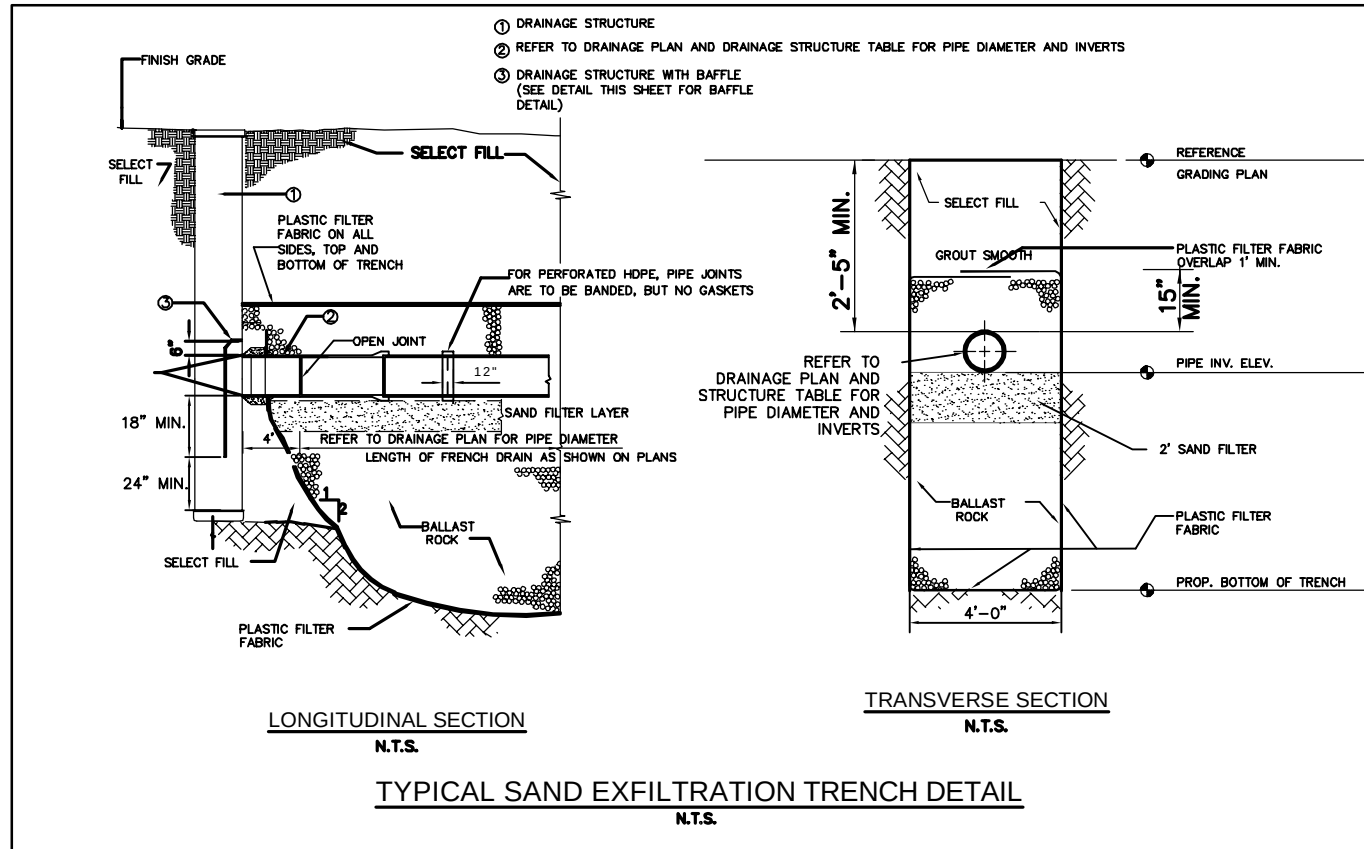
PAVING, GRADING,
AND DRAINAGE
PLAN

1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS,
LLC

FLORIDA
TOWN OF BAY
HARBOR ISLANDS

SHEET NUMBER
C-400

[illegible]



DRAINAGE WELL STRUCTURES STRUCTURAL NOTES:

DESIGN CRITERIA: DESIGN, FABRICATION AND ERECTION OF PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-99 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND PCI DESIGN HANDBOOK. DESIGN OF CAST-IN-PLACE CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-99.

DESIGN LIVE LOADS: THE TOP SLAB OF DRAINAGE STRUCTURE SHALL BE DESIGNED TO CARRY TRAFFIC LOADS (HS 20 LOADING).

GEOTECHNICAL CRITERIA: SOIL BEARING PRESSURE UNDER STRUCTURE ASSUMED TO BE AT MINIMUM 2000 PSF. PRIOR TO INSTALLATION OF DRAINAGE STRUCTURE THE SOIL BEARING CAPACITY OF THE FOUNDATION MUST BE CONFIRMED BY THE CONTRACTOR, THROUGH A CERTIFIED GEOTECHNICAL LABORATORY.

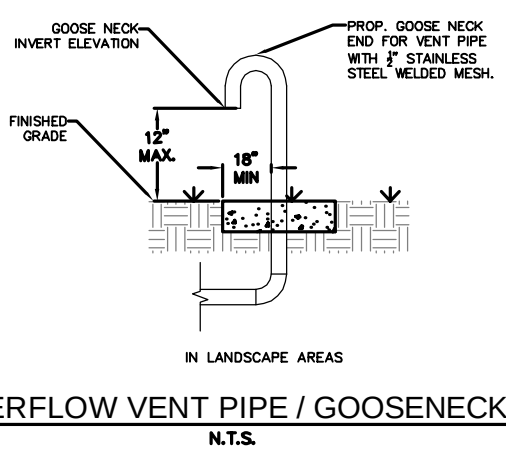
CONCRETE: CONCRETE SHALL BE NORMAL WEIGHT, AND SHALL ATTAIN A 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI AND SHALL MEET THE REQUIREMENT OF ASTM C478. CONCRETE COVER FOR REINFORCEMENT SHALL BE 2 INCHES EXCEPT FOOTING BOTTOM BARS SHALL HAVE 3" COVER.

REINFORCING: REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, AND SHALL BE OF U.S.

MORTAR: MORTAR GROUT TO SEAL THE PIPE, TOP SLABS, AND LEVELING COURSE SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF THE UNIT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR MORTAR FOR ENGINEER REVIEW AND APPROVAL.

SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SIGNED AND SEALED BY A FLORIDA LICENSED ENGINEER, FOR PRECAST STRUCTURES TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE CONSTRUCTION OF STRUCTURE.

MANHOLE RING & COVER: ALL MANHOLE RINGS AND COVERS, WITHIN PRIVATE PROPERTY, SHALL HAVE THE WORD "STORM SEWER" CAST ON COVER.

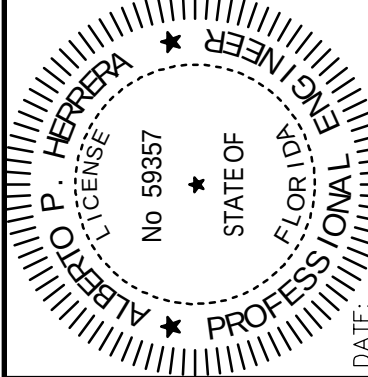


STRUCTURE NO.	FRAME & COVER		DRAINAGE WELL LOCATION										TYPE OF CABLE		LOCATION	
	WELL CHAMBER		PIPE DIRECTION/ INVERT ELEVATION		N/S/E/W		N/S/E/W		N/S/E/W		N/S/E/W		LATITUDE		LONGITUDE	
	118 RING AND BENT COVER	118 RING AND BENT COVER	6"	8"	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"
DN-1	118 RING AND BENT COVER	118 RING AND BENT COVER	6"	8"	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"
DN-2	118 RING AND BENT COVER	118 RING AND BENT COVER	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"	34"	36"
DN-3	118 RING AND BENT COVER	118 RING AND BENT COVER	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"	34"	36"
DN-4	118 RING AND BENT COVER	118 RING AND BENT COVER	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"	34"	36"
DN-5	118 RING AND BENT COVER	118 RING AND BENT COVER	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"	34"	36"
DN-6	118 RING AND BENT COVER	118 RING AND BENT COVER	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"	34"	36"
DN-7	118 RING AND BENT COVER	118 RING AND BENT COVER	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"	34"	36"
DN-8	118 RING AND BENT COVER	118 RING AND BENT COVER	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"	34"	36"
DN-9	118 RING AND BENT COVER	118 RING AND BENT COVER	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"	34"	36"
DN-10	118 RING AND BENT COVER	118 RING AND BENT COVER	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"	34"	36"
DN-11	118 RING AND BENT COVER	118 RING AND BENT COVER	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"	34"	36"
DN-12	118 RING AND BENT COVER	118 RING AND BENT COVER	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"	34"	36"
DN-13	118 RING AND BENT COVER	118 RING AND BENT COVER	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"	34"	36"
DN-14	118 RING AND BENT COVER	118 RING AND BENT COVER	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"	34"	36"
DN-15	118 RING AND BENT COVER	118 RING AND BENT COVER	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"	34"	36"
DN-16	118 RING AND BENT COVER	118 RING AND BENT COVER	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"	34"	36"
DN-17	118 RING AND BENT COVER	118 RING AND BENT COVER	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"	34"	36"
DN-18	118 RING AND BENT COVER	118 RING AND BENT COVER	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"	34"	36"
DN-19	118 RING AND BENT COVER	118 RING AND BENT COVER	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"	34"	36"
DN-20	118 RING AND BENT COVER	118 RING AND BENT COVER	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"	34"	36"
DN-21	118 RING AND BENT COVER	118 RING AND BENT COVER	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"	34"	36"
DN-22	118 RING AND BENT COVER	118 RING AND BENT COVER	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"	34"	36"
DN-23	118 RING AND BENT COVER	118 RING AND BENT COVER	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"	34"	36"
DN-24	118 RING AND BENT COVER	118 RING AND BENT COVER	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"	34"	36"
DN-25	118 RING AND BENT COVER	118 RING AND BENT COVER	10"	12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"	34"	36"

DRAINAGE WELL STRUCTURE TABLE			
STRUCTURE NUMBER	STRUCTURE TYPE	RIM ELEVATION	INVERT ELEVATION
MH-1	PROP. 6" DIAMETER MH H20 TRAFFIC RAISED USF 6210 (OR APPROX. EQUAL)	RIM = 5.97	INV. = -0.1000 (-0.1000)
MH-2	PROP. 6" DIAMETER MH H20 TRAFFIC RAISED USF 6210 (OR APPROX. EQUAL)	RIM = 5.90	INV. = -0.1000 (-0.1000)
MH-3	PROP. 6" DIAMETER MH H20 TRAFFIC RAISED USF 6210 (OR APPROX. EQUAL)	RIM = 7.92	INV. = -3.8500 (-3.8500)
TD-1	PROP. 6" DIAMETER RAISED 12" DURN 2882 TRENDON GRAM W/ A SLOTTED GRADE OR APPROX. EQUAL	RIM = 3.88 3.92	INV. = -0.1000 (-0.1000)
TD-2	PROP. 6" DIAMETER RAISED 12" DURN 2882 TRENDON GRAM W/ A SLOTTED GRADE OR APPROX. EQUAL	RIM = 3.88 3.92	INV. = -0.1000 (-0.1000)
CS-1	PROP. CONFLICT STRUCTURE PER FOOT INDEX 425-080	RIM = 4.44	INV. = 0.3600 (0.3600)

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BY ALBERTO P. HERRERA, P.E., ON THE DATE
ADJACENT TO THE SEAL.

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KHA PROJECT	SCALE	AS SHOWN
043976000	DESIGNED BY	P
DATE	DRAWN BY	MD
8/15/2019	CHECKED BY	A

DRAINAGE DETAILS

1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS,

SHEET NUMBER
C-403

HARBOR ISLANDS

U
C
D
C
A

DATE: 6/20/2022

Kimley»»Horn

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APC, SUITE 1400, CORAL GABLES, FL 33134

PHONE: 303-673-2029
WWW.KIMLEY-HORN.COM CA 00000696

No

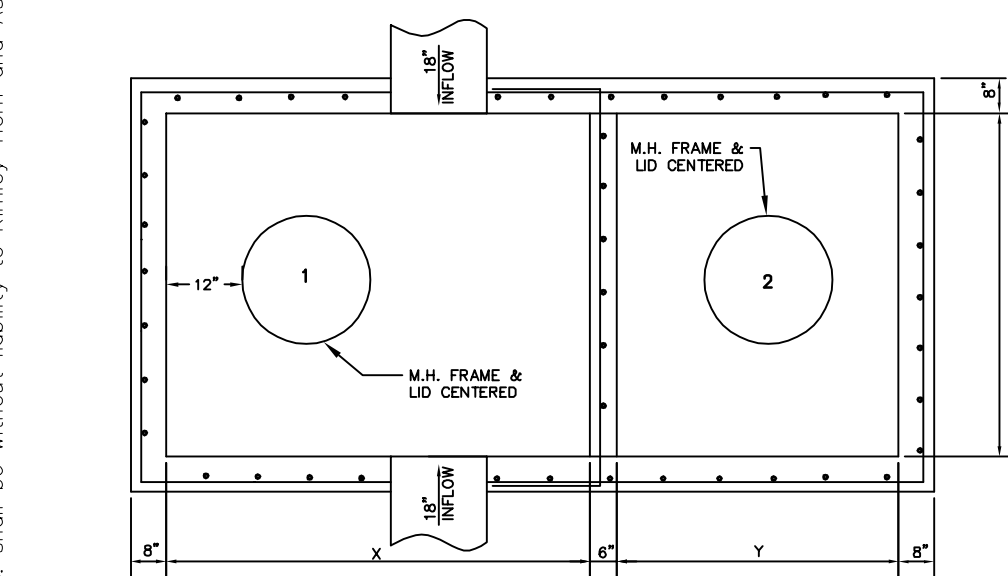
REVISIONS

BY

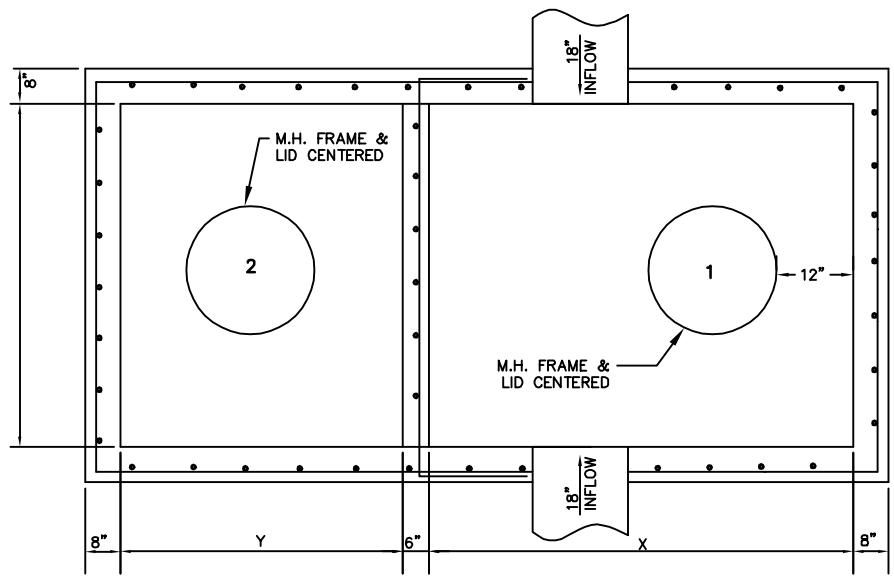
Sunshine811
 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

Plotted By: Filts, Elisabetta Sheet Set: 1177 KANE CONCOURSE Layout: C-405 DRAINAGE WELL DETAILS June 20, 2022 11:03:37am K:\MIB_CIVIL\043976000 Kane Concourse\CIVIL\CADD\PlanSheets\C-405 DRAINAGE WELL DETAILS.dwg

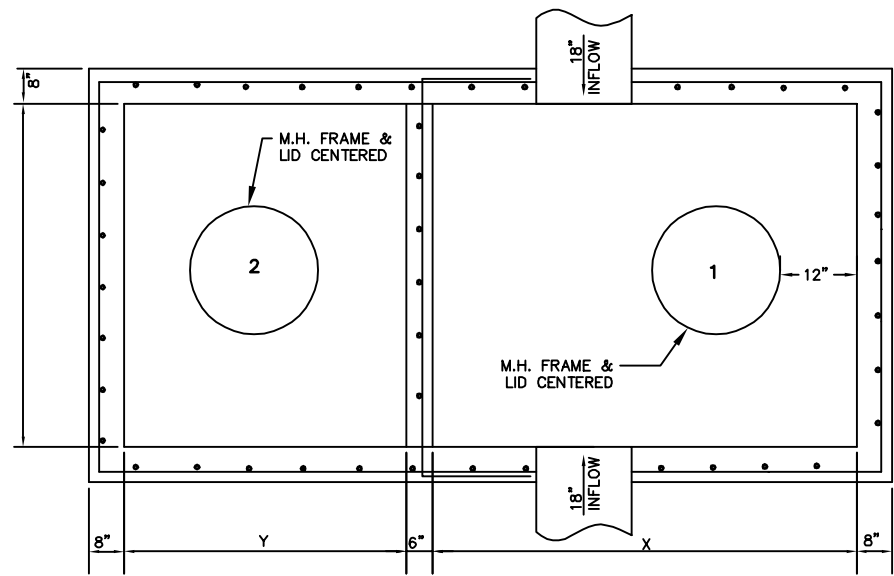
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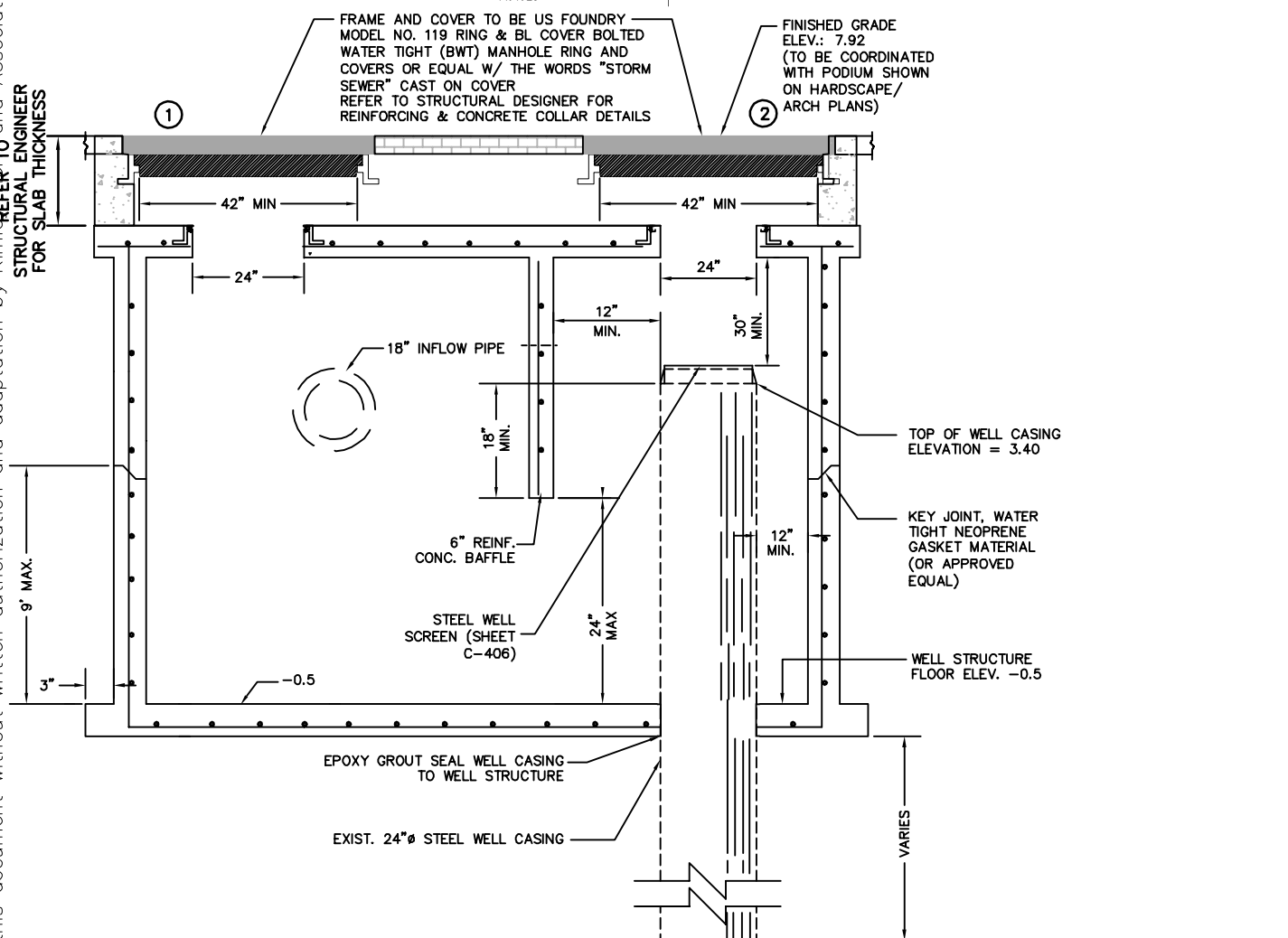
DW-1 TOP VIEW



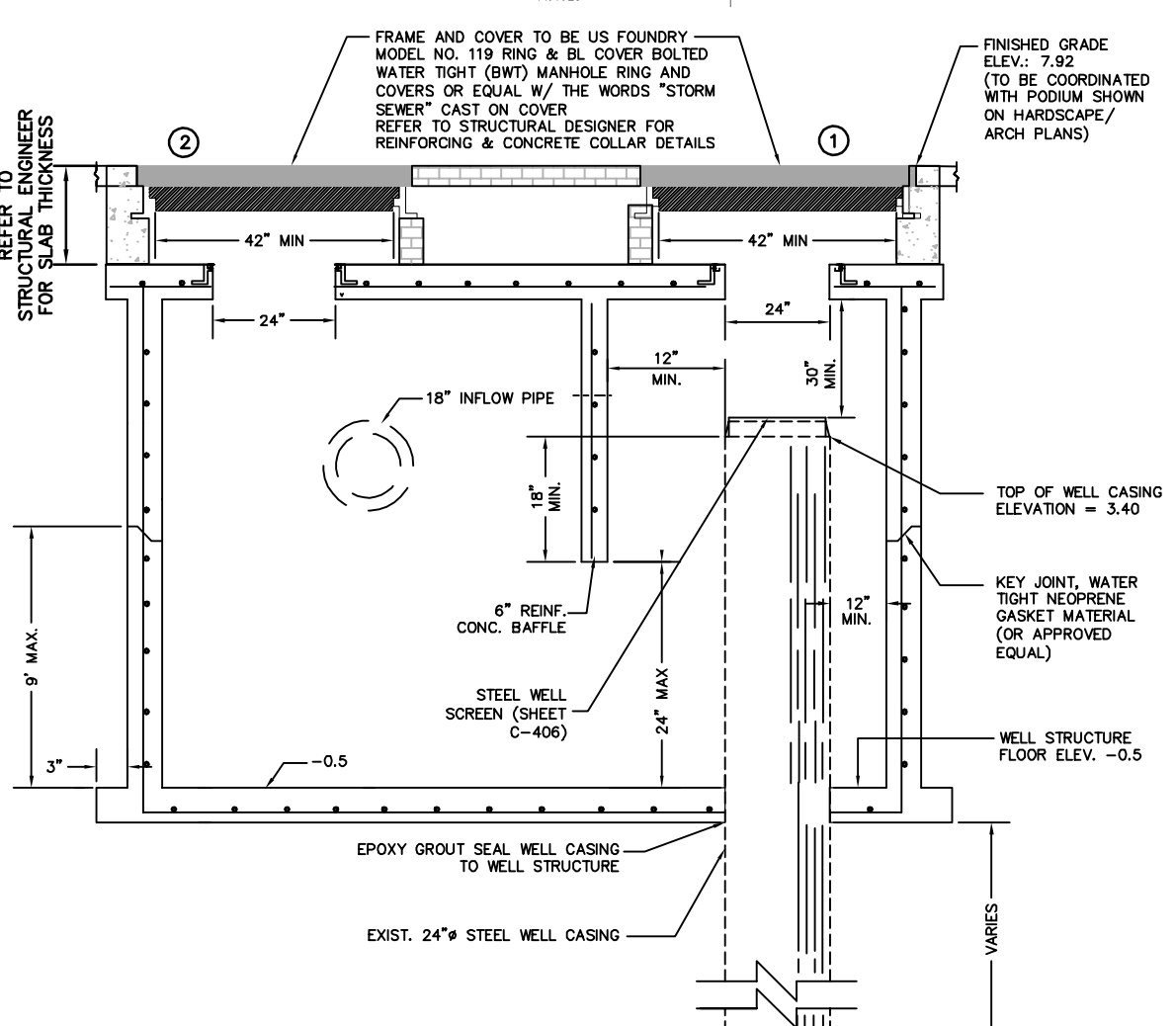
DW-2 TOP VIEW



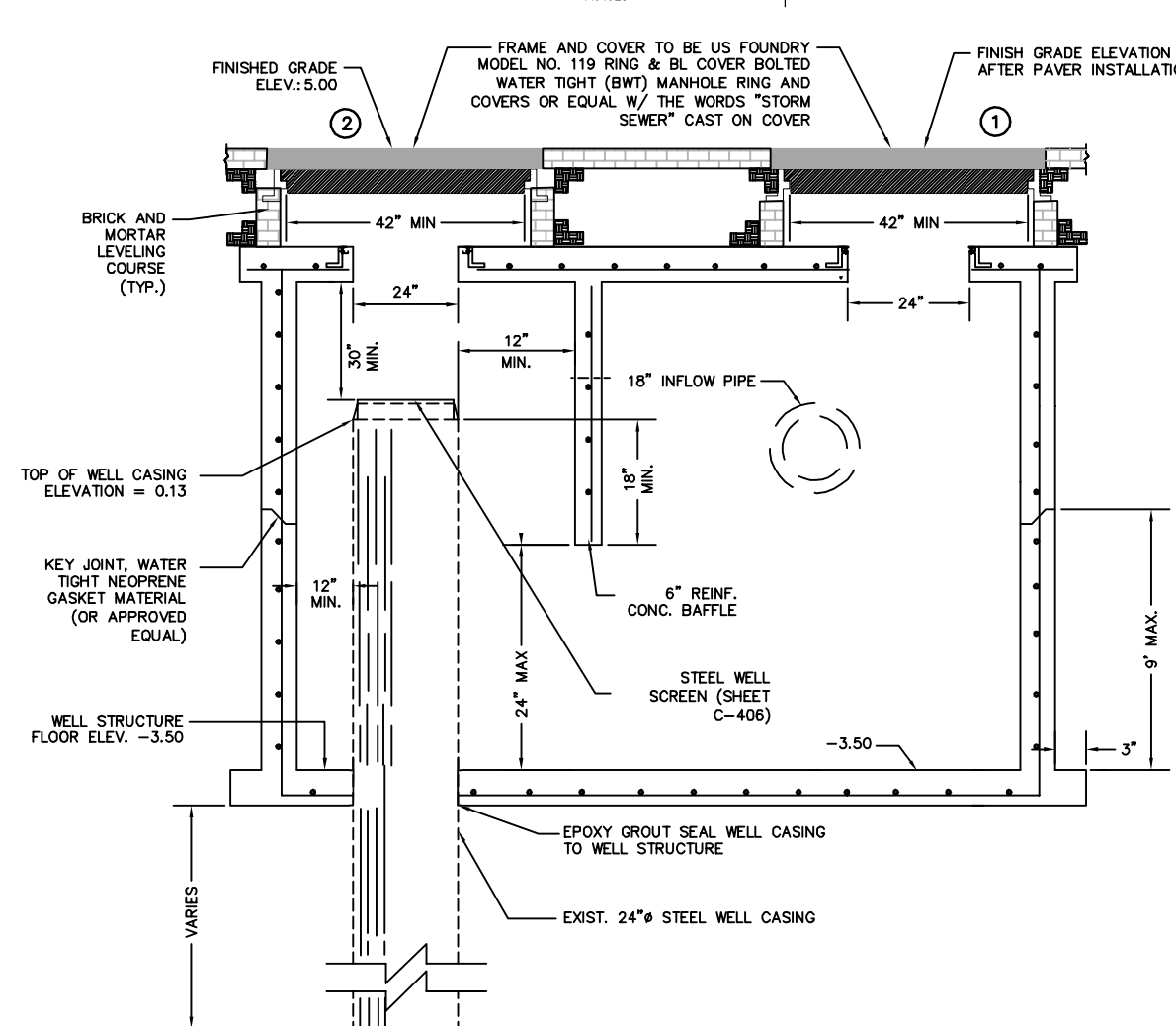
DW-3 TOP VIEW



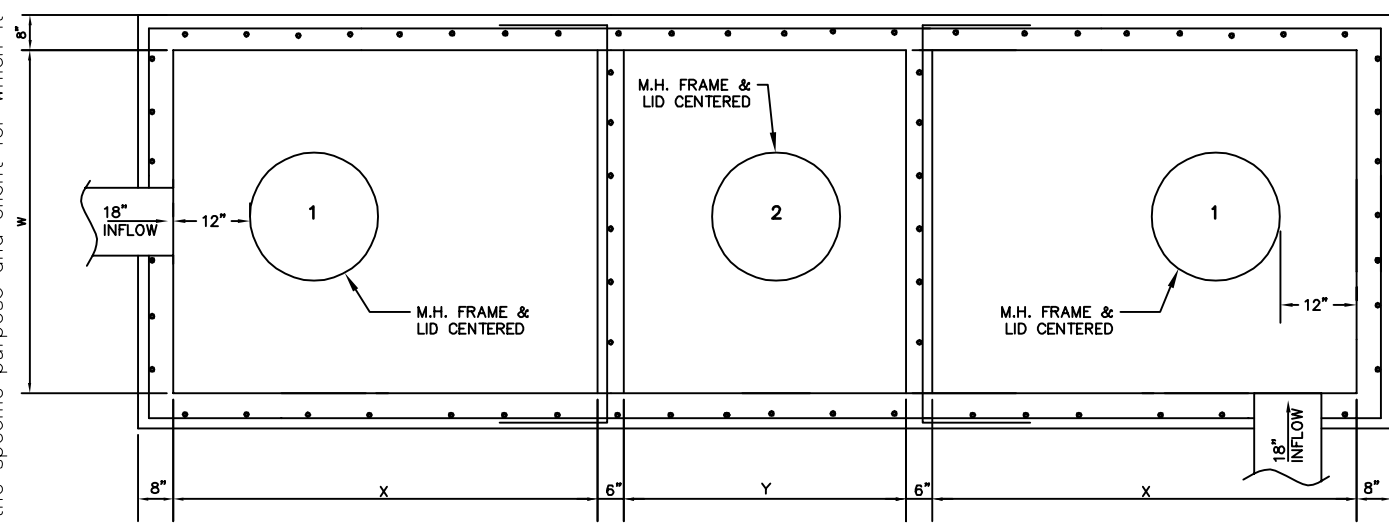
DW-1 STORM DRAINAGE WELL



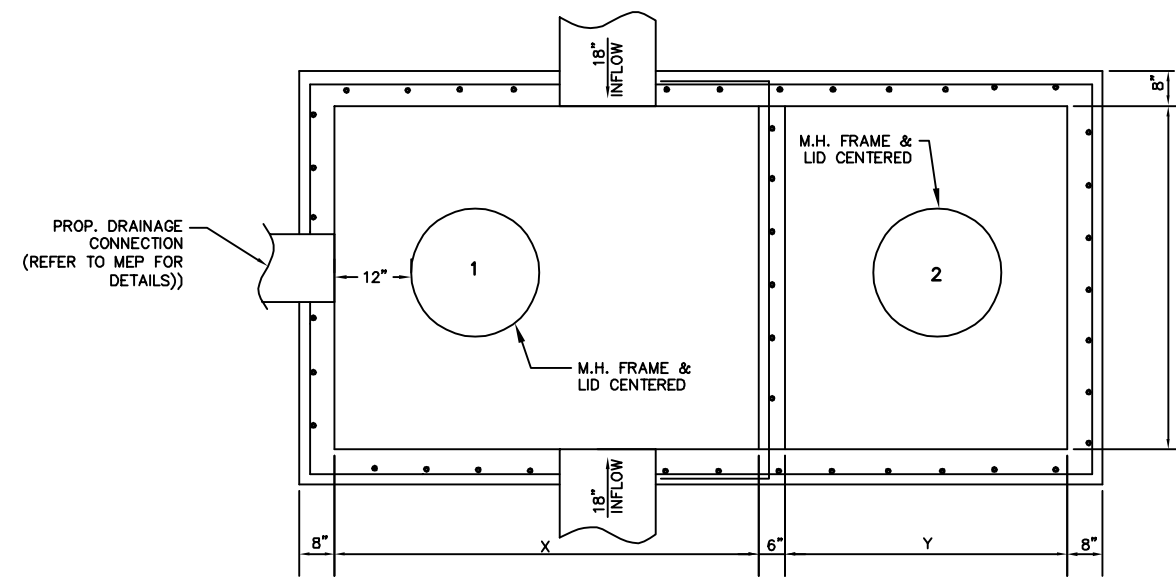
DW-2 STORM DRAINAGE WELL



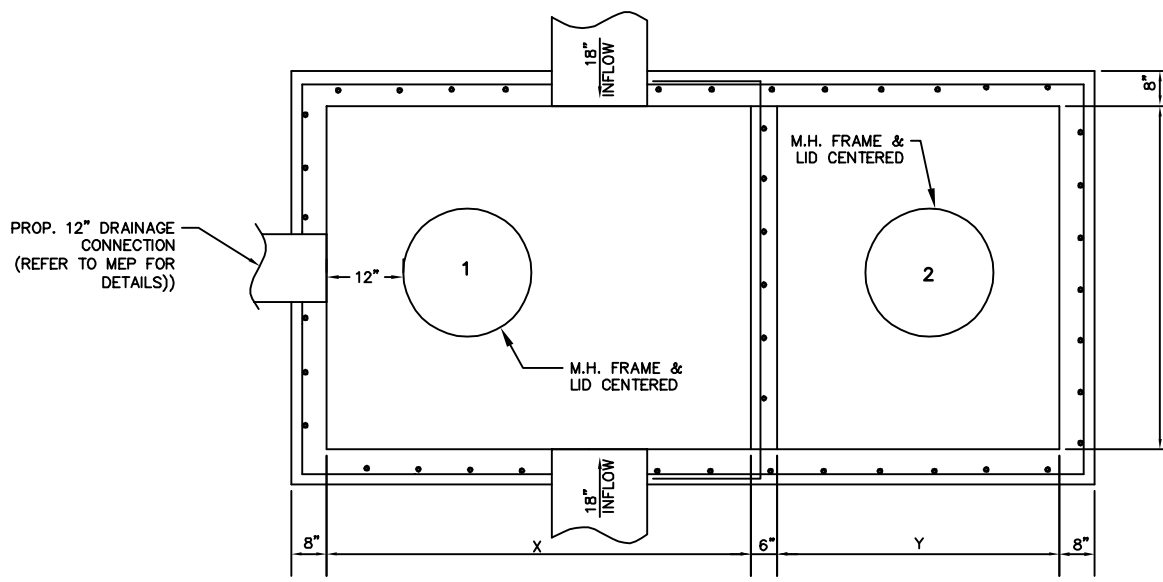
DW-3 STORM DRAINAGE WELL



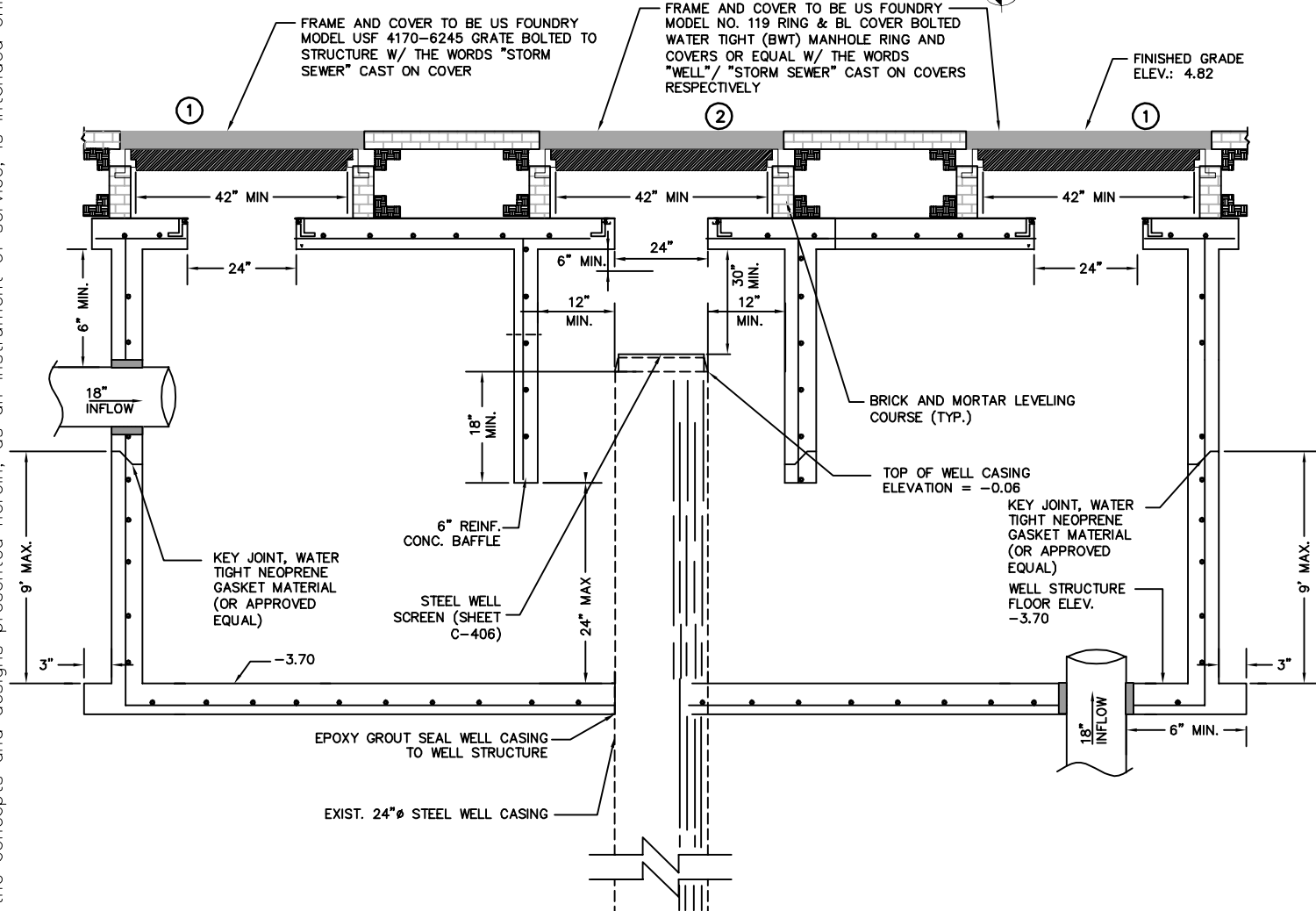
DW-4 TOP VIEW



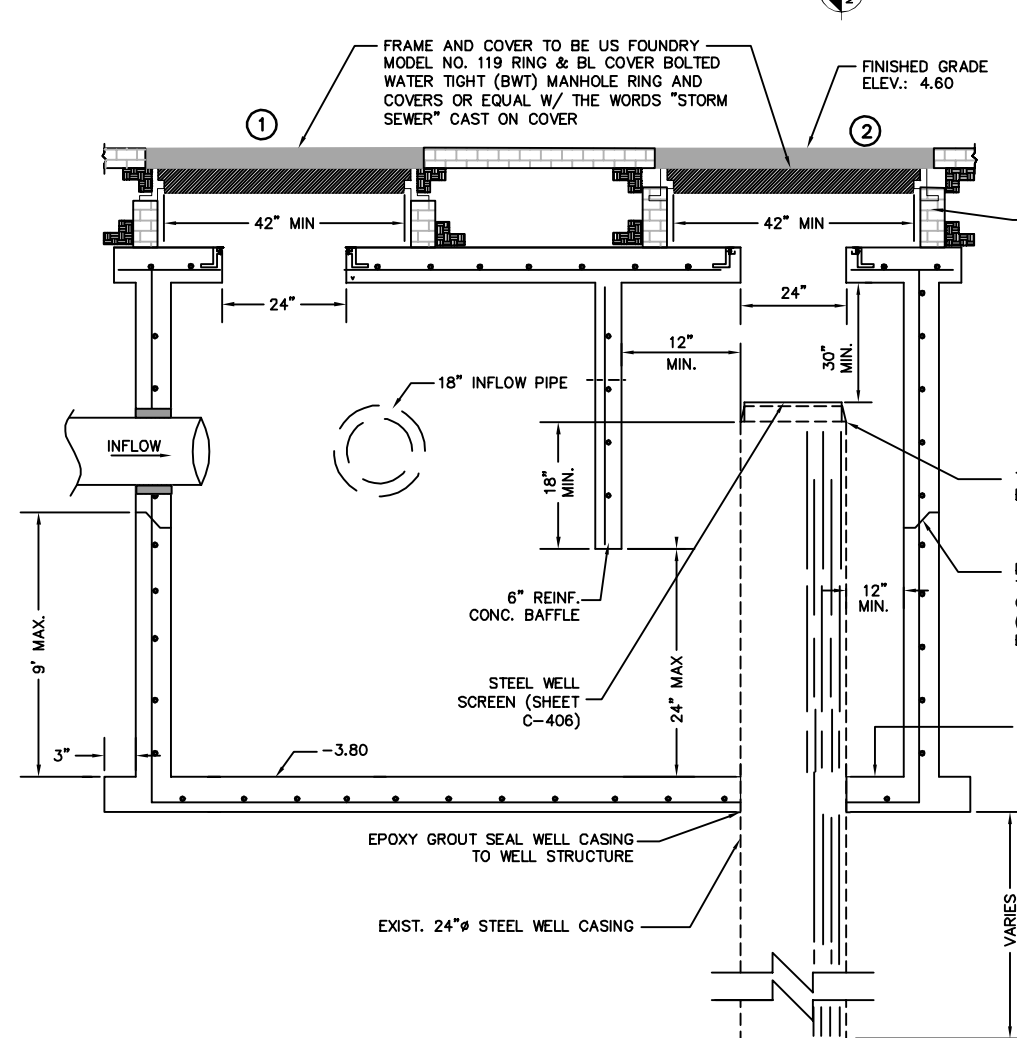
DW-5 TOP VIEW



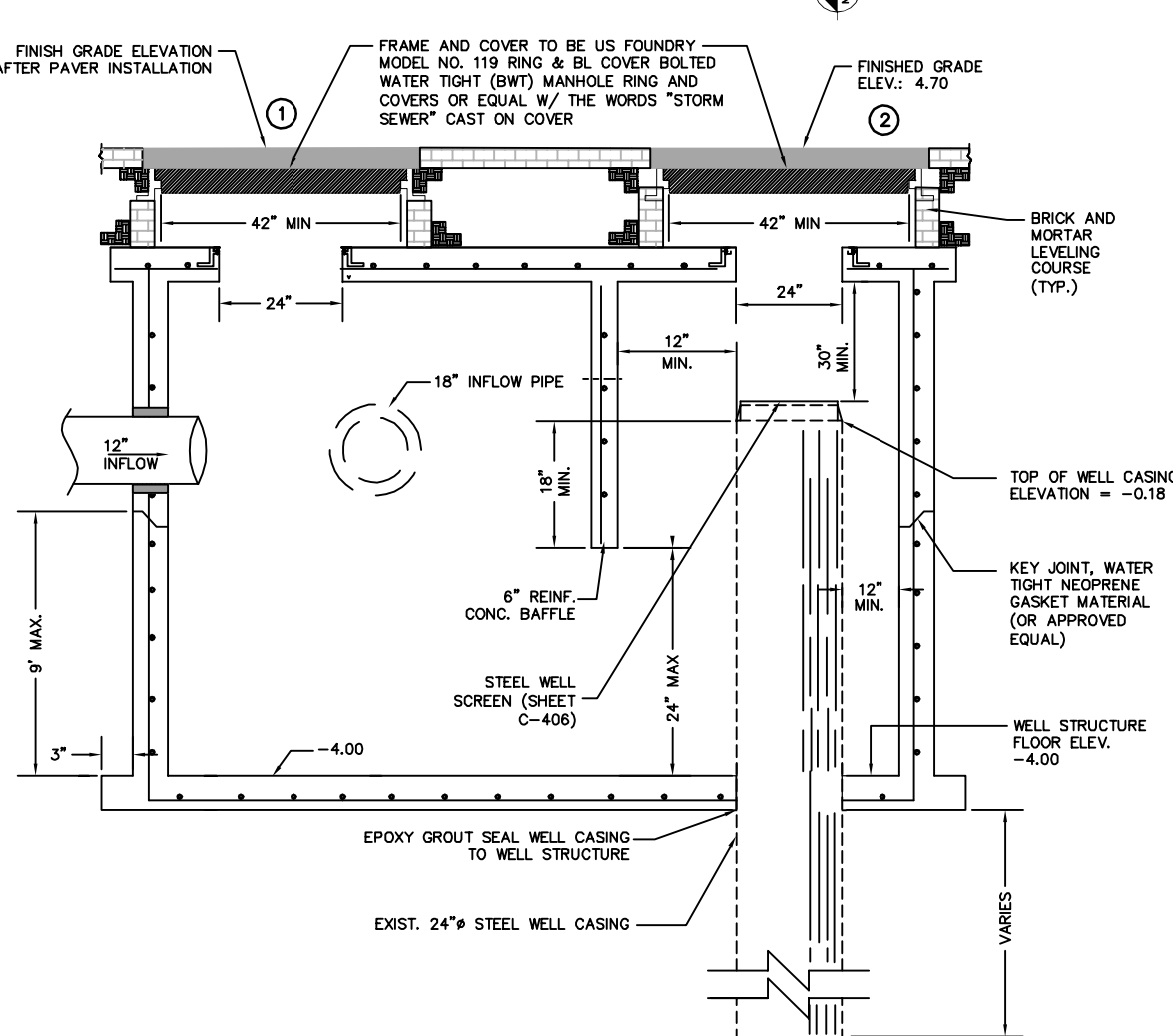
DW-6 TOP VIEW



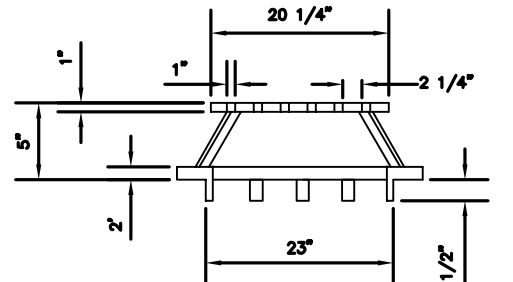
DW-4 STORM DRAINAGE WELL



DW-5 STORM DRAINAGE WELL

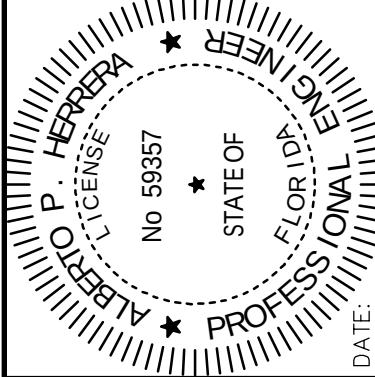


DW-6 STORM DRAINAGE WELL



NEENAH GRATE CATALOG No. R-4341-A OR APPROVED EQUIVALENT
STEEL WELL GRATE DETAIL
N.T.S.

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KHA PROJECT
043976000
DATE
8/15/2019
SCALE AS SHOWN
DESIGNED BY PK
DRAWN BY MDW
CHECKED BY AH

DRAINAGE WELL DETAILS

1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS,
LLC
TOWN OF BAY
HARBOR ISLANDS
FLORIDA

SHEET NUMBER
C-405

NO.	REVISIONS	DATE	BY

Kimley»Horn
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355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM CA 00000696



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Check positive response codes before you dig!

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GENERAL NOTES & SPECIFICATION FOR SEWER MAIN INSTALLATIONS
(NOT A PART OF M-DWASD NOTES NOR APPROVAL)

1. THE CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO PERFORM THE WORK AND MAINTAIN SAFETY TO THE PUBLIC AND WORKERS, AND THE PROTECTION OF PROPERTY THROUGHOUT CONSTRUCTION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA STANDARDS, AS APPLICABLE. CONTRACTOR MUST COMPLY WITH TRENCH SAFETY ACT.
2. ALL UTILITY CROSSING LINES IDENTIFIED ON PLANS AND PROFILES ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY UTILITY INFORMATION WITH APPROPRIATE UTILITIES AND SUNSHINE STATE ONE CALL CENTER OF FLORIDA 811. CONTRACTOR TO INCLUDE ON AS-BUILTS ACCURATE ELEVATION AND LOCATION OF ALL UTILITY CONFLICTS.
3. ALL UTILITIES DAMAGED BY CONSTRUCTION MUST BE PROMPTLY REPAIRED TO THE CONDITION EXISTING PRIOR TO THE DAMAGING OF THE UTILITY. REPAIRS ARE INCIDENTAL TO THE INSTALLATION OF THE MAIN AND EXTENSIONS AND SHALL BE REPAIRED AT NO COST TO THE OWNER.
4. ALL EXISTING MANHOLES, ELECTRIC BOXES, METER BOXES, AND VALVE BOXES SHALL BE ADJUSTED TO THE PROPOSED GRADE.
5. PROPERTY DAMAGE RESULTING FROM WORK REQUIRED BY THIS CONTRACT SHALL BE CLEANED UP, REPAIRED OR REPLACED AT NO COST TO OWNER.
6. CONTRACTOR SHALL PROVIDE ALL MAINS, ALL FITTINGS, ATTACHMENTS, AND EQUIPMENT REQUIRED TO PERFORM TESTING PER M-DWASD STANDARDS. PIPE AND FITTINGS SHALL BE RESTRAINED IN ACCORDANCE WITH M-DWASD STANDARD DETAIL GS 2.0 (1 THRU 5 OF 5)
7. THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF ALL INSPECTIONS.
8. ALL TRENCHES TO BE OVER-EXCAVATED A MINIMUM OF 6" TO PROVIDE FOR INSTALLATION OF ROCK BEDDING IN ACCORDANCE WITH M-DWASD STANDARDS.
9. SURFACE RESTORATION, PAVEMENT REPLACEMENT, SIDEWALK REPLACEMENT, TRENCH BACKFILLING AND COMPACTION SHALL COMPLY WITH M-DWASD STANDARD DETAILS GST-9, SST8.0, A1.0, A1.1 AND A4.0, M-DCPWD STANDARD DETAIL R21.1 AND THE APPLICABLE CURRENT CITY OF MIAMI PUBLIC WORKS, M-DCPWD AND FDOT STANDARDS.
10. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SEWER LATERALS PRIOR TO THE CONSTRUCTION OF THE SANITARY SEWER CONNECTIONS. CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE SEWER CONNECTION AND PROVIDE THE REQUIRED FITTINGS AND CLEANOUTS AS NEEDED. ALL MODIFICATIONS TO ALIGNMENT SHALL BE CLEARLY RECORDED IN THE AS-BUILT DOCUMENTS.
11. THE APPROXIMATE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS WERE PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. THE EXACT HORIZONTAL AND VERTICAL LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING IF "OTHER" UTILITIES (NOT SHOWN IN THE PLANS) EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD THERE BE UTILITY CONFLICTS THAT WERE NOT ANTICIPATED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
12. THE PERMITTEE WILL ENSURE THAT NO UNSAFE AREA(S) FOR PEDESTRIAN WILL REMAIN DURING ANY TIME OF CONSTRUCTION. PEDESTRIAN CONTROL FOR CLOSURE OF ROADS AND SIDEWALKS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX SERIES 600.
13. ACCESS TO REMAIN OPEN AT ALL TIMES. THE PERMITTEE SHALL PROVIDE AND MAINTAIN SAFE TEMPORARY ACCESS TO ALL ADJACENT PROPERTY AT ALL TIMES AND SHALL MAINTAIN ACCOMMODATIONS FOR INTERSECTING AND CROSSING TRAFFIC WITHIN THE CONSTRUCTION ZONE. NO ROAD OR STREET CROSSING SHALL BE BLOCKED OR UNDULY RESTRICTED AS DETERMINED BY THE ENGINEER.

REQUIREMENTS PER DEPARTMENT OF HEALTH
(NOT A PART OF M-DWASD NOTES NOR APPROVAL)

WATER MAIN HORIZONTAL SEPARATIONS

1. SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE.
2. BETWEEN WATER MAINS AND, STORM SEWERS, STORMWATER FORCE MAINS, OR RECLAIMED WATER LINES, SHALL BE 3 FT. MINIMUM.
3. BETWEEN WATER MAINS AND VACUUM TYPE SEWER PREFERABLY 10 FT. AND AT LEAST 3 FT. MINIMUM.
4. GRAVITY OR PRESSURE SANITARY SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER PREFERABLY 10 FT. AND AT LEAST 6 FT. MAY BE REDUCED TO 3 FT. WHERE BOTTOM OF WATER MAIN IS AT LEAST 6 INCHES ABOVE TOP OF SEWER.
5. 10 FT. OF ANY PART OF ON-SITE SEWER TREATMENT OR DISPOSAL SYSTEM.

WATER MAIN VERTICAL SEPARATIONS

6. SEPARATIONS BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWERS, TO BE PREFERABLY 12 INCHES, OR AT LEAST 6 INCHES ABOVE, OR AT LEAST 12 INCHES IF BELOW.
7. PRESSURE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR RECLAIMED WATER, AT LEAST 12 INCHES ABOVE OR BELOW.
- NOTE: CENTER 1 - FULL LENGTH OF WATER MAIN PIPE AT CROSSINGS, ALTERNATIVELY ARRANGE PIPES SO JOINTS ARE AT LEAST 3 FEET FROM JOINTS IN VACUUM, STORM OR STORM FORCE MAINS. AT LEAST 6 FEET FROM JOINTS IN GRAVITY OF PRESSURE SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER.
- NOTE: ALL WATER MAIN TEES, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT SHALL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT AS PER FAC 62-555.320(21)(B) AND RSWW 8.5.4

TRENCH PROTECTION

TRENCH EXCAVATION PROTECTION SHALL BE ACCOMPLISHED AS REQUIRED BY THE PROVISIONS OF, PART 192B, SUBPART P, EXCAVATIONS, TRENCHING AND SHORING OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIONS STANDARDS AND INTERPRETATIONS.



RER-DERM WATER-SEWER GENERAL NOTES

1. A horizontal distance of at least 6 feet, and preferably 10 feet (outside to outside), shall be maintained between any gravity or pressure sewer pipes and water pipes. The minimum horizontal separation can be reduced to 3 feet for vacuum-type sewers or for gravity sewers where the top of the sewer pipe is at least 6 inches below the bottom of the water pipe. When the above specified horizontal distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
 - a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
 - b) The sewer is encased in a watertight carrier pipe or concrete.
 - c) The top of the sewer is at least 18 inches below the bottom of the water pipe.
2. A vertical distance of at least 12 inches (outside to outside) shall be maintained between any water and sewer mains with sewer pipes preferably crossing under water mains. The minimum vertical separation can be reduced to 6 inches for vacuum-type sewers or for gravity sewers where the sewer pipe is below the water main. The crossing shall be arranged so that all water main joints are at least 6 feet from all joints in gravity and pressure sewer pipes. This distance can be reduced to 3 feet for vacuum-type sewers. When the above specified vertical distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
 - a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
 - b) The sewer is encased in a watertight carrier pipe or concrete.
3. Air release valves shall be provided at high points of new force main sanitary sewers.
4. Gravity sanitary sewers constructed within a public wellfield protection area shall be C-900 PVC or Ductile Iron Pipe. The maximum allowable exfiltration rate of gravity sanitary sewers constructed in a public wellfield protection area shall be:
 - a) Residential Land Uses. Fifty (50) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
 - b) Non-Residential Land Uses. Twenty (20) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
 - c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
5. The maximum allowable exfiltration rate of gravity sanitary sewers constructed outside a public wellfield protection area shall be one hundred (100) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe. Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
6. Forcemain sanitary sewers constructed within a public wellfield protection area shall be ductile iron, C-900 PVC, HDPE or reinforced concrete pressure sewer pipes.
7. The maximum allowable exfiltration/leakage rate of forcemain sanitary sewers shall be:
 - a) Ductile Iron, C-900 PVC, HDPE and PVC Pipe. The allowable leakage rate specified in American Water Works Association Standard (AWWAS) C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
 - b) Reinforced Concrete Pressure Pipe. Half (1/2) the allowable leakage rate specified in AWWA C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
 - c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
8. The contractor shall verify nature, depth, and character of existing underground utilities prior to start of construction.
9. In no case shall a contractor install utility pipes, conduits, cables, etc. in the same trench above an existing water or sewer pipe except where they cross.
10. If any area of the work site is found to contain buried solid waste and/or ground or ground water contamination, the following shall apply:
 - a) All work in the area shall follow all applicable safety requirements (e.g., OSHA, etc.) and notification must be provided to the appropriate agencies.
 - b) Immediately notify the Environmental Monitoring and Restoration Division (EMRD). The EMRD can be contacted at (305) 372-6700.
 - c) If contaminated soils and/or buried solid waste material is excavated during construction, then they require proper handling and disposal in accordance with the local, state and federal regulations. Be advised that the landfill owner/operator is the final authority on disposal and may have requirements beyond those provided by herein. If disposal within a Miami-Dade County owned landfill (Class I landfill) is appropriate and selected, please contact the Miami-Dade County Department of Solid Waste Management at (305) 594-6666 for information.
 - d) The reuse of contaminated soils that are not returned to the original excavation requires prior approval of a Soil Management Plan from the Environmental Monitoring and Restoration Division. The EMRD can be contacted at (305) 372-6700.
11. Pumps must comply with the National Electrical Code (NEC) requirements for Class I, Group D, Division 1 locations (Explosion Proof).
12. The contractor is advised that a Tree Removal/Relocation Permit may be required prior to the removal and/or relocation of tree resources. Prior to removing or relocating any trees, the Contractor shall notify the Tree and Forest Resources Section of DERM at (305) 372-6574 or via e-mail at: tftr@miamidade.gov, or contact the municipality with tree ordinance jurisdiction to obtain any required permits. Those trees not interfering with the construction shall be protected in place in accordance with the provisions of Section 24-49.5 of the Miami-Dade Code.
13. Please note that the demolition, removal, and/or disturbance of existing underground utilities that contain asbestos-cement pipes (ACP) are subject to the provisions of 40 CFR-61 Subpart M. Therefore, pursuant to the provisions of 40 CFR-61.145, a NOTICE OF DEMOLITION OR ASBESTOS RENOVATION form must filed with the Air Quality Management Division (AQMD) of DERM, at least ten (10) working days prior to starting of any work. Note that the backfilling and burial of crushed ACP would cause these locations to be considered active disposal sites and subject to 40 CFR-61.154, and 40 CFR-61.151 a year after project completion. Existing standard operating procedures, as well as applicable federal, state and local regulatory criteria, must be followed and implemented to minimize any potential release of fugitive emissions, especially during project construction activities. The AQMD can be contacted via email at asbestos@miamidade.gov or 305-372-6925.

Rev. 4/30/2018
p:\pollution regulation\deligated on 09-09-2009\civcon\sewer extension\forms and package\application package\permit package\package march\2017 rer-derm notes official last revision\2018.04.02\do.doc

1. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT. SUBMIT SHOP DRAWINGS FOR ALL MATERIALS.			
2. COVER OVER WATER OR SEWER FORCE MAINS SHALL BE 4'-0" MIN.			
3. ALL MAIN LINE VALVES SHALL BE INSTALLED COMPLETE WITH 10" RISER PIPES AND NO. 3 OR 53 VALVE BOXES FIRE HYDRANTS AND SERVICE VALVES SHALL BE INSTALLED COMPLETE WITH 6" RISER PIPES AND NO. 2 VALVE BOXES.			
4. ALL FORCE MAIN SERVICE CONNECTIONS INTO PRESSURE TRANSMISSION MAINS SHALL HAVE A SHUT OFF VALVE AND CHECK VALVE AT THE POINT OF ENTRY.			
5. ALL GRAVITY SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DEPARTMENT STANDARDS.			
6. ALL WATER METERS WILL BE INSTALLED BY THE MIAMI-DADE WATER AND SEWER DEPARTMENT, PROVIDING THE APPROPRIATE CHARGES HAVE BEEN PREPAID.			
7. FIRE HYDRANT REQUIREMENTS (NUMBER AND LOCATION) SHALL BE AS REQUIRED BY MIAMI-DADE COUNTY FIRE DEPARTMENT OR THE APPROPRIATE FIRE AGENCY WITH INSTALLATION IN ACCORDANCE WITH DEPARTMENT STANDARDS.			
8. CONTRACTOR MUST CALL MWDASD INSPECTION DIVISION TO ARRANGE FOR A PRECONSTRUCTION MEETING 2 FULL BUSINESS DAYS PRIOR TO PROPOSED START OF CONSTRUCTION. CONTACT ONE CALL CENTER 48 HRS PRIOR TO EXCAVATION.			
9. CONTRACT INSPECTOR WILL INSPECT ANY FACILITIES APPROVED BY THE DEPARTMENT. ALL OTHER REQUIREMENTS OF THE PERMITTING AGENCY SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND REQUIREMENTS.			
10. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL FINAL ACCEPTANCE OF THE SYSTEM BY THE DEPARTMENT AND UNTIL THE FOLLOWING DOCUMENTS ARE RECEIVED AND APPROVED BY THE DEPARTMENT: a. EASEMENTS, IF REQUIRED. b. CONTRACTOR'S WAIVER AND RELEASE OF LIEN c. ABSOLUTE BILL OF SALE d. CONTRACTOR'S LETTER OF WARRANTY (I.E. LETTER AGREEMENT) e. DEVELOPER'S CONTRACT BOND (I.E. CONTRACT AGREEMENT). f. "RECORD DRAWING" PRINTS (24"x 36") SHOWING SPECIFIC LOCATIONS, DEPTH, ETC. OF ALL WATER AND SEWER FACILITIES AS LOCATED BY A LICENSED SURVEYOR & MAPPER, ALONG WITH PRINTS OF "RECORD DRAWINGS" WHICH HAVE BEEN SIGNED AND SEALED BY A REGISTERED SURVEYOR & MAPPER. (No. OF PRINTS: 3-FOR WATER, 4-FOR GRAVITY SEWER AND 5-FOR FORCE MAIN OR PUMP-STATION PROJECTS). Submit all of final CAD files required. g. H.R.S. LETTER OF RELEASE REQUIRED FOR ALL WATER PROJECTS h. BILL OF SALE SKETCH (86"x 117") FOR WATER AND SEWER, SEPARATELY			
11. ALL NEW CONNECTIONS FROM EXISTING DEPARTMENT MAINS TO BE MADE BY DEPARTMENT FORCES ONLY. THE CONTRACTOR TO EXCAVATE AT REQUIRED LOCATIONS, PROVIDE AND INSTALL MATERIAL WITH FITTINGS, PRIOR TO TAP.			
12. AN APPROVED PAVING AND DRAINAGE PLAN MUST BE SUBMITTED TO MWDASD FOR ALL NEW SUBDIVISIONS PRIOR TO APPROVAL OF WATER AND SEWER PERMIT PLANS, UPON REQUEST.			
13. UNLESS OTHERWISE SPECIFIED, ALL TAPS 20 INCHES AND SMALLER FOR CONNECTIONS TO EXISTING MAINS WILL BE DONE BY DEPARTMENT FORCES. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE PERMITTED TO TAP EXISTING MAINS IN THE SIZE RANGE SPECIFIED ABOVE. THE TAPPING SLEEVE AND TAPPING VALVE ARE FURNISHED AND INSTALLED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE INSPECTOR.			
	ITEM	CROSS REF.	SPEC. REF.
			GS
			0.5
			SHEET 1 OF 2

MIAMI-DADE COUNTY Engineering Division WATER & SEWER DEPARTMENT	ISSUE DATE 03/01/2010 07/20/2016	APPROVED BY V.F.C. D.V.	STANDARD DETAIL WATER AND SEWER CONSTRUCTION	GS 0.5 SHEET 1 OF 2
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NOTE:

1. ALL EXISTING FIRE HYDRANTS SHALL BE RECONNECTED TO THE PROPOSED WM. FIELD OPERATIONS SECTION WILL COORDINATE IN THE FIELD WITH WATER DISTRIBUTION DIVISION TO DETERMINE IF AN EXISTING FIRE HYDRANT SHALL BE REPLACED AS NEEDED OR REQUIRED.
2. FOR CONNECTIONS TO VCP, THE CONTRACTOR SHALL TELEPHONE THE VCP PIPE BEFORE AND AFTER INSTALLATION. IF LINER IS PRESENT, CONNECTION TO MAIN SHALL BE PER SS 3.2.
3. ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROPOSED WATER AND SEWER FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0.
4. ANY EXISTING PUBLIC WATER SERVICE WITHIN THE PROPERTY IN CONFLICT WITH THE PROPOSED DEVELOPMENT MUST BE REMOVED AFTER ANY ASSOCIATED EASEMENT IS CLOSED AND RELEASED AS APPLICABLE.

FOR ALL PROJECTS WHERE REMOVAL OF UTILITY LINE IS PROPOSED:

1. ALL EXISTING UTILITIES BEING REMOVED AND/OR RELOCATED MUST REMAIN ACTIVE AND IN SERVICE, UNTIL SUCH TIME WHEN NEW REPLACING UTILITIES HAVE BEEN INSTALLED, IN SERVICE, ACCEPTED BY THE DEPARTMENT AND ALL RELATED SERVICES FROM THE EXISTING MAINS HAVE BEEN TRANSFERRED TO THE NEW ONES, BY M-DWASD FORCES AT OWNER'S EXPENSE AS APPLICABLE.
2. ALL WATER AND/OR SEWER FACILITIES LOCATED IN PRIVATE PROPERTY SHALL BE REMOVED AFT ALL INSTALLED SERVICES FROM THEM HAVE BEEN TRANSFERRED TO THE ALREADY INSTALLED AND IN SERVICE NEW MAINS. ANY ASSOCIATED EXCLUSIVE EASEMENTS SHALL BE CLOSED AND RELEASED AFTER THE REMOVAL OF THE EXISTING WATER AND/OR SEWER FACILITIES.

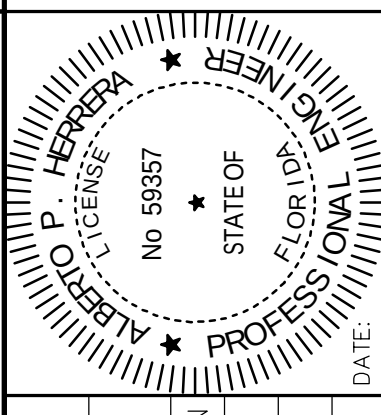
1. AT THE COMPLETION OF ANY WATER AND SEWER JOB EITHER DONATION OR CONTRACT, THE CONTRACTOR SHALL SUBMIT:
 - a. RECORD DRAWING PRINTS WHICH HAVE BEEN SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER (QTY. OF PRINTS AS REQUIRED BY THE DEPARTMENT).
2. "RECORD DRAWING" FORMAT:
 - a. 24"x 36" PRINTS
 - b. PDF FILE
 - c. CAD FILE (DWG OR DXF) ROTATED AND TRANSLATED TO STATE PLANE COORDINATES NAD 83 FLORIDA EAST ZONE
 - d. THE WORDS "RECORD DRAWING" IN LARGE LETTERS
 - e. TITLE BLOCK WITH DEPARTMENT DS, DW OR ER NUMBER AND PERTINENT INFORMATION
 - f. PREFERRED SCALE TO BE 1"= 40' HORIZONTALLY AND 1"= 4' VERTICALLY*
 - g. STREET NOMENCLATURE
 - h. SEPARATE RECORD DRAWINGS FOR WATER AND SEWER
 - i. SEPARATE WATER AND SEWER PROFILE
 - j. STATIONING STARTING WITH 0+00 AT PERMANENT REFERENCE POINT (I.E. E, S, ETC.) OR AS SHOWN ON DESIGN PERMIT PLANS, AND TO RUN CONTINUOUSLY TO END OF MAIN
 - k. EASEMENTS, IF ANY, TIED TO PERMANENT REFERENCE POINT
 - l. IDENTIFY ALL CONTROL LINES (I.E. BLDG. LINE, PROPERTY LINE, R/W, ETC.)
 - m. ALL "PROPOSED" INFORMATION TO BE REMOVED FROM PRINTS, LEAVING ONLY RECORD DRAWING INFORMATION REFLECTED IN DRAWINGS
3. WATER "RECORD DRAWINGS" MUST INCLUDE:
 - a. PLANS SHOWING PIPE SIZE, MATERIAL AND OFFSET OF MAIN, DEFLECTIONS (IF ANY), STATION OF SERVICES, HYDRANTS, VALVES, FITTINGS, IF ANY, ALL IN STATE PLANE COORDINATES. UTILITY CROSSINGS SHALL BE CLEARLY IDENTIFIED AND LOCATED.
 - b. PROFILE SHOWING TOP OF GROUND AND TOP OF PIPE ELEVATIONS AT EVERY 100' STATION AND AT ANY CHANGE IN GRADE (WITH CORRESPONDING STATION), PIPE SIZE AND PIPE MATERIALS REFERENCED TO PLAN.
4. SEWER "RECORD DRAWINGS" MUST INCLUDE:
 - a. PLAN SHOWING MANHOLE NUMBER, PIPE SIZE AND PIPE MATERIAL OF PIPE, DEFLECTION, SLOPE OF GRAVITY SEWER, LOCATION OF LATERALS WITH REFERENCE TO MANHOLE AND CLEANOUTS.
 - b. THE NORTHERLY AND EASTERLY COORDINATES ON ALL FIELD OBTAINED MEASUREMENTS AND PROVIDED ON ALL RECORD DRAWING SUBMITTALS
 - c. PROFILE SHOWING MANHOLE NUMBER (AS PER PLAN), RIM AND INVERT ELEVATIONS (IF MORE THAN ONE INVERT, LABEL NORTH, SOUTH, ETC.), AND STATION STARTING AT 0+00 AT DOWNSTREAM MANHOLE.
5. FORCE MAIN "RECORD DRAWING" SAME AS WATER MAIN.
6. EACH RECORD DRAWING SHALL SHOW THE FLORIDA STATE PLANE COORDINATES (CURRENT READJUSTMENT) OF ALL THE MANHOLES AND VALVES AND OF AT LEAST TWO HORIZONTAL CONTROL POINTS PROPERLY IDENTIFIED AND LOCATED WITHIN THE PROJECT.

* OTHER SCALE MAY BE PERMITTED, BUT MUST BE APPROVED BY THE DEPARTMENT PRIOR TO PREPARATION OF DRAWINGS.

MIAMI-DADE COUNTY Engineering Division WATER & SEWER DEPARTMENT	ISSUE DATE 03/11/2009 07/20/2016	APPROVED BY V.F.C. D.V.	STANDARD DETAIL "RECORD DRAWING" REQUIREMENTS	GS 0.5 SHEET 2 OF 2
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KHA PROJECT	DATE
SCALE AS SHOWN	DESIGNED BY PK
DRAWN BY MDW	CHECKED BY AH

WATER AND SEWER
NOTES

1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC
TOWN OF BAY HARBOR ISLANDS
FLORIDA
SHEET NUMBER
C-500



Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

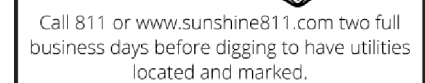
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FOR CONTINUATION
SEE SHEET C-502

NOTES:

EXISTING SEWER SERVICES CONNECTED TO THE EXISTING SEWER MAIN (BETWEEN PROPOSED MH-2 AND MH-3) TO BE RECONNECTED TO THE PROPOSED 18" SEWER MAIN AFTER THE 18" SEWER MAIN HAS BEEN INSTALLED, CERTIFIED, AND PLACED INTO SERVICE.



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WATER AND SEWER
PLAN

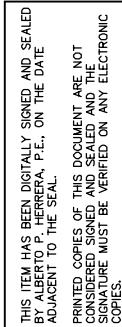
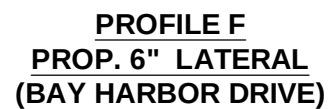
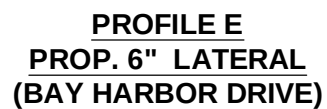
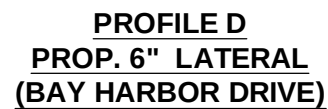
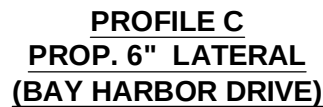
KHA PROJECT	DATE	DESIGNED BY	PK	MDM
043976000	8/15/2019	SCALE AS SHOWN		
		DRAWN BY		
		REVIEWED BY		



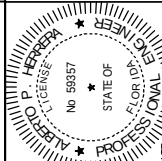
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043976000	8/15/2019		DRAWN BY	MDM

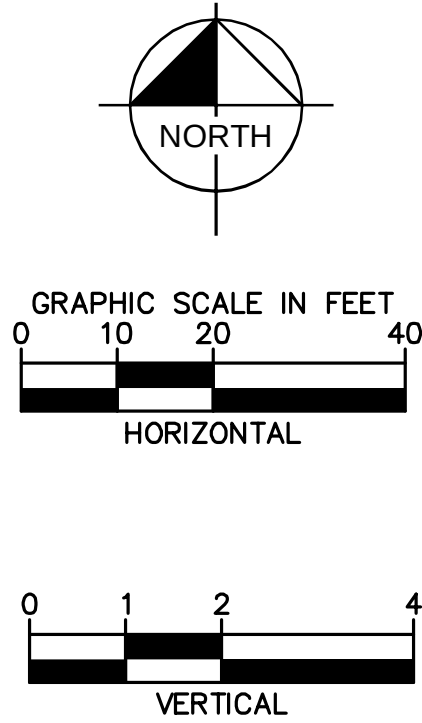
SEWER PROFILES

TOWN OF BAY
HARBOR ISLANDS
FLORIDA

SHEET NUMBER
C-503

DATE: 6/20/2022

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PROFILE G

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PREPARED FOR
1177 BAY HARBOR ISLANDS,

PREPARED FOR

PARRED
RBC
LLC

TOWN OF BAY
HARBOR ISLANDS

4
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U

SEWER PROFILES

KHA PROJECT

043976000

DATE 8/15/2019

SCALE AS SHOW

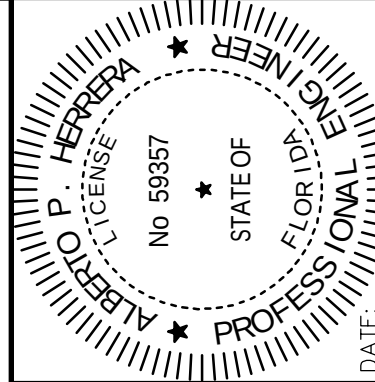
DRAWING BY

DRAWN BY	MDM
CHECKED BY	AH

DATE: 6/20/2022

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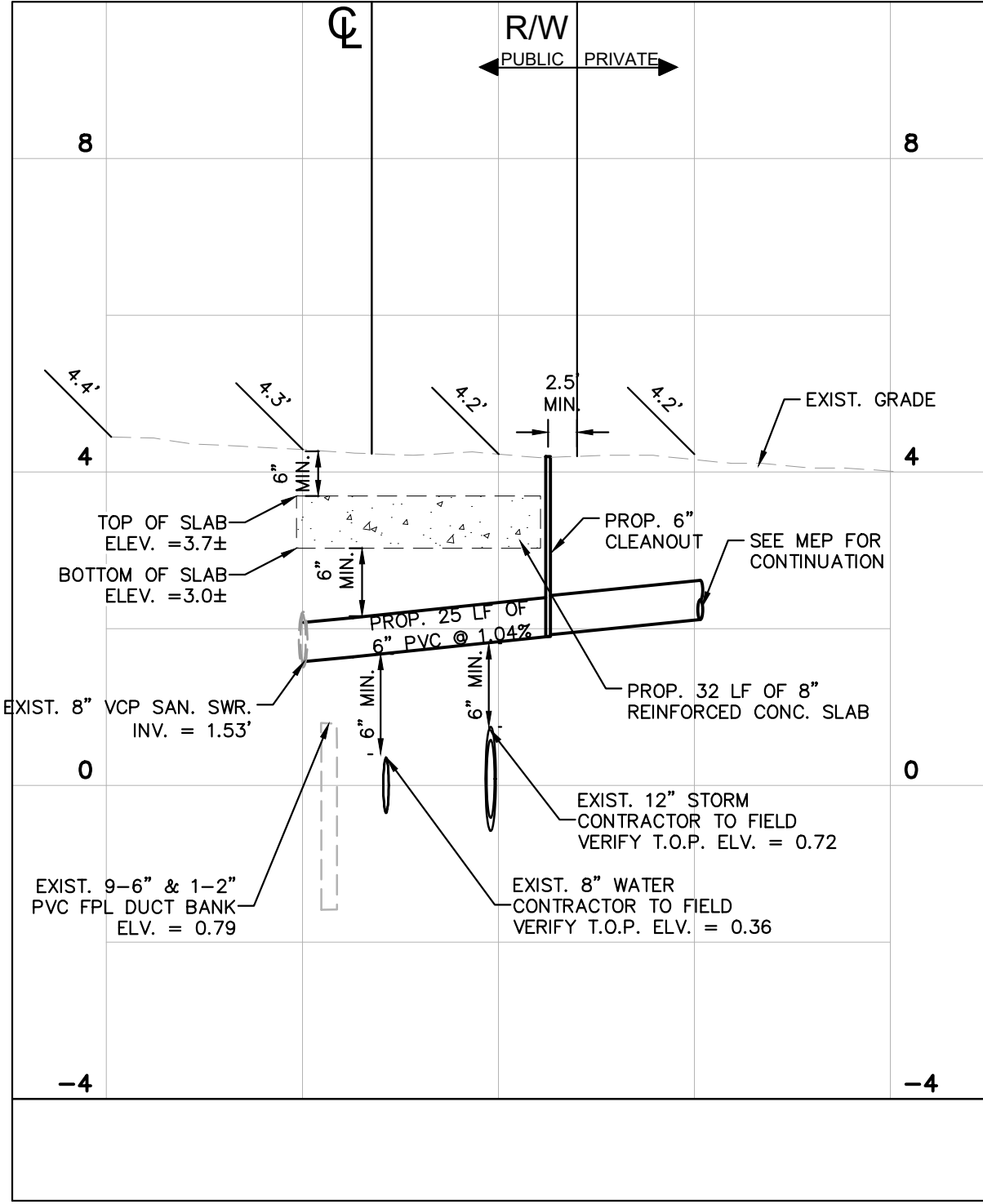
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REVISIONS

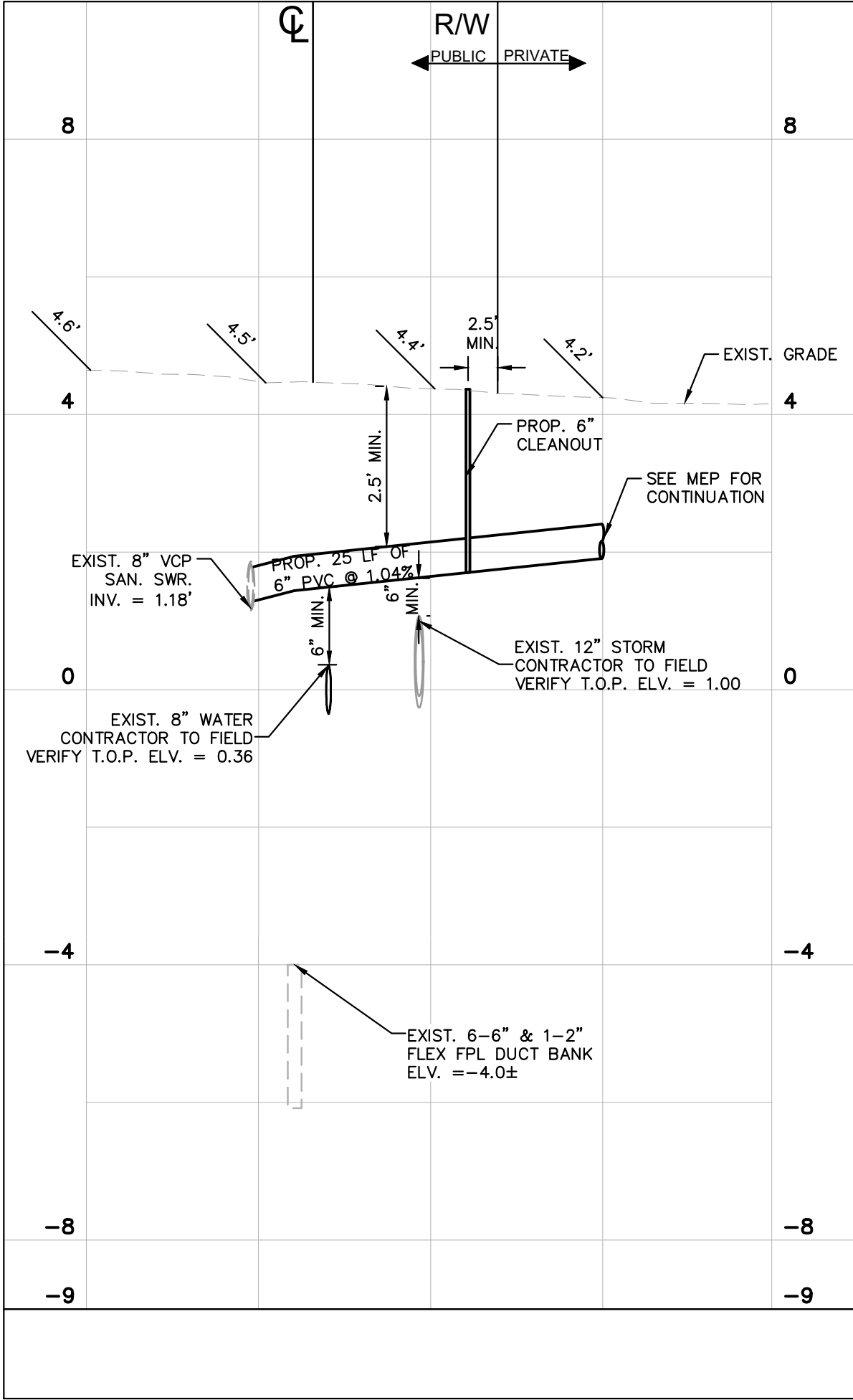
No.	REVISIONS	DATE	BY
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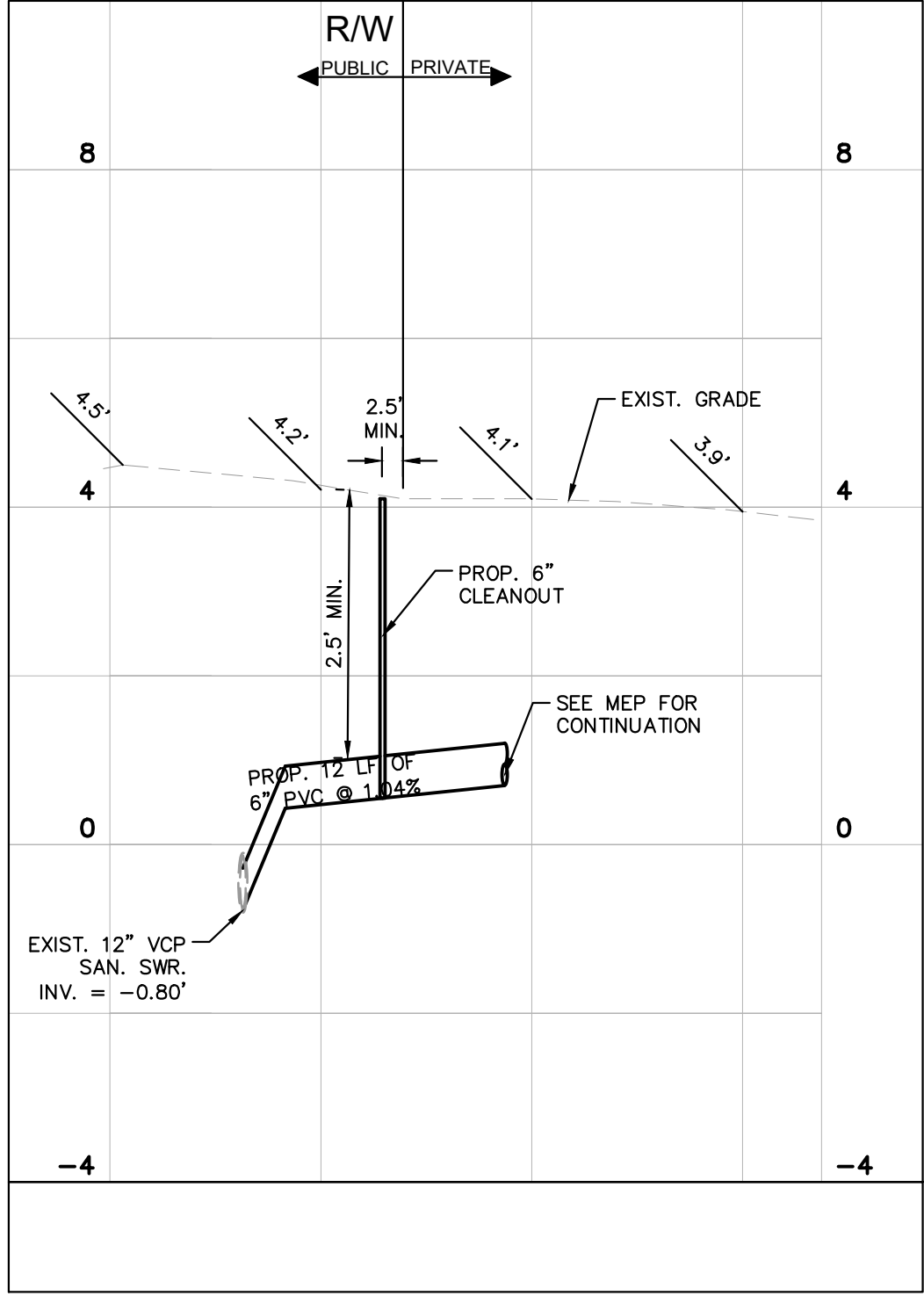
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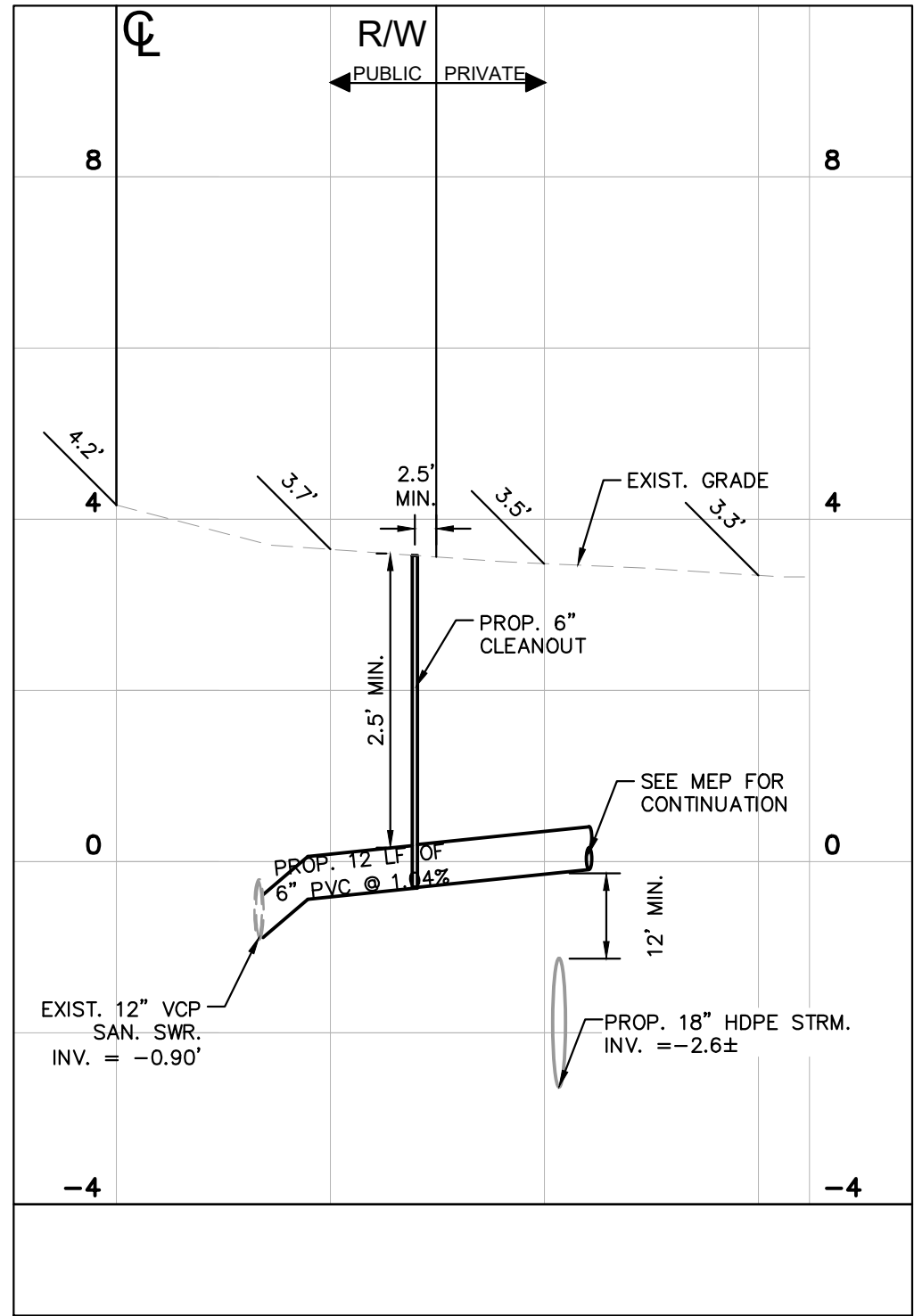
PROFILE A
PROP. 6" LATERAL
(SW 97TH STREET)



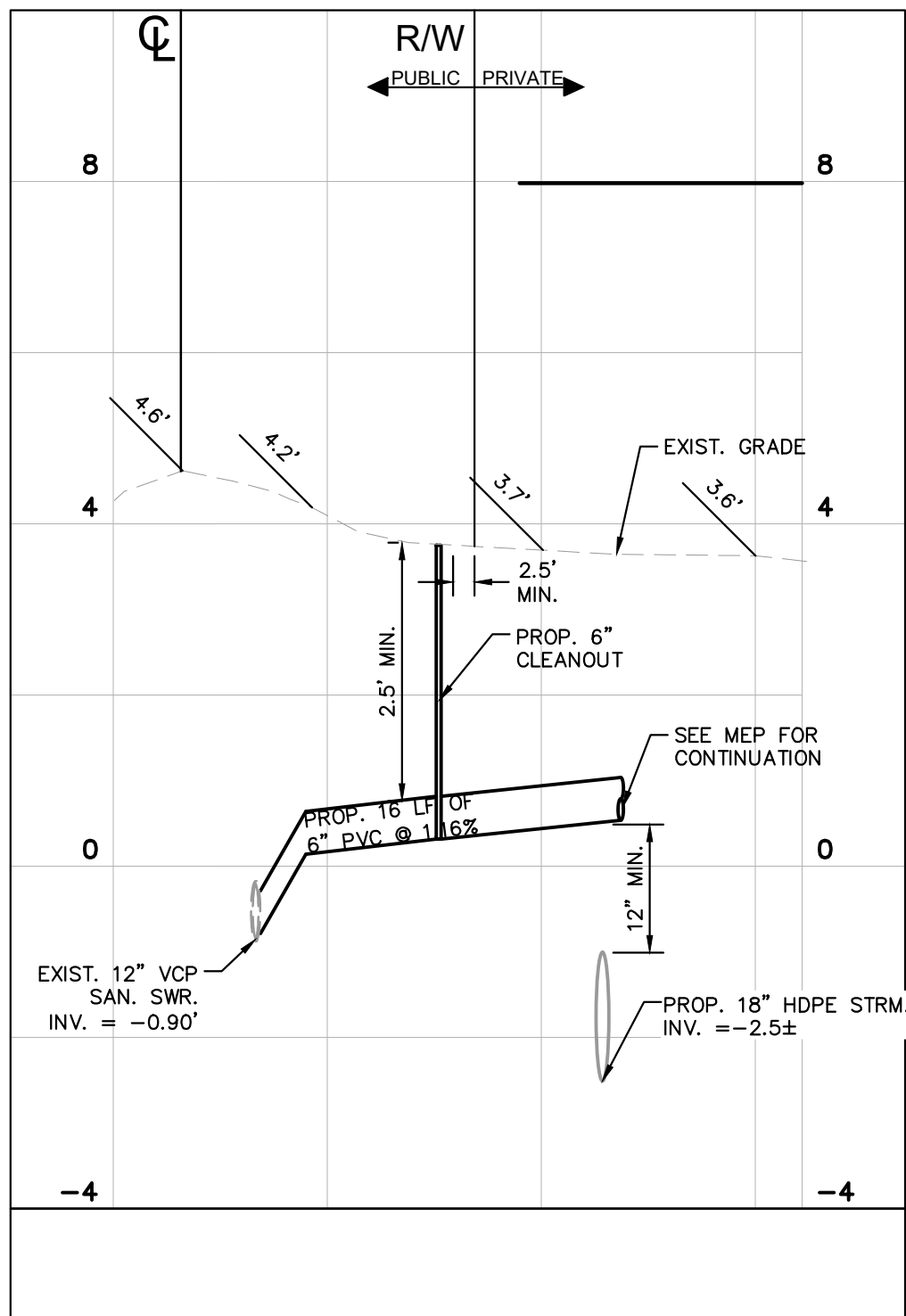
PROFILE B
PROP. 6" LATERAL
(SW 97TH STREET)



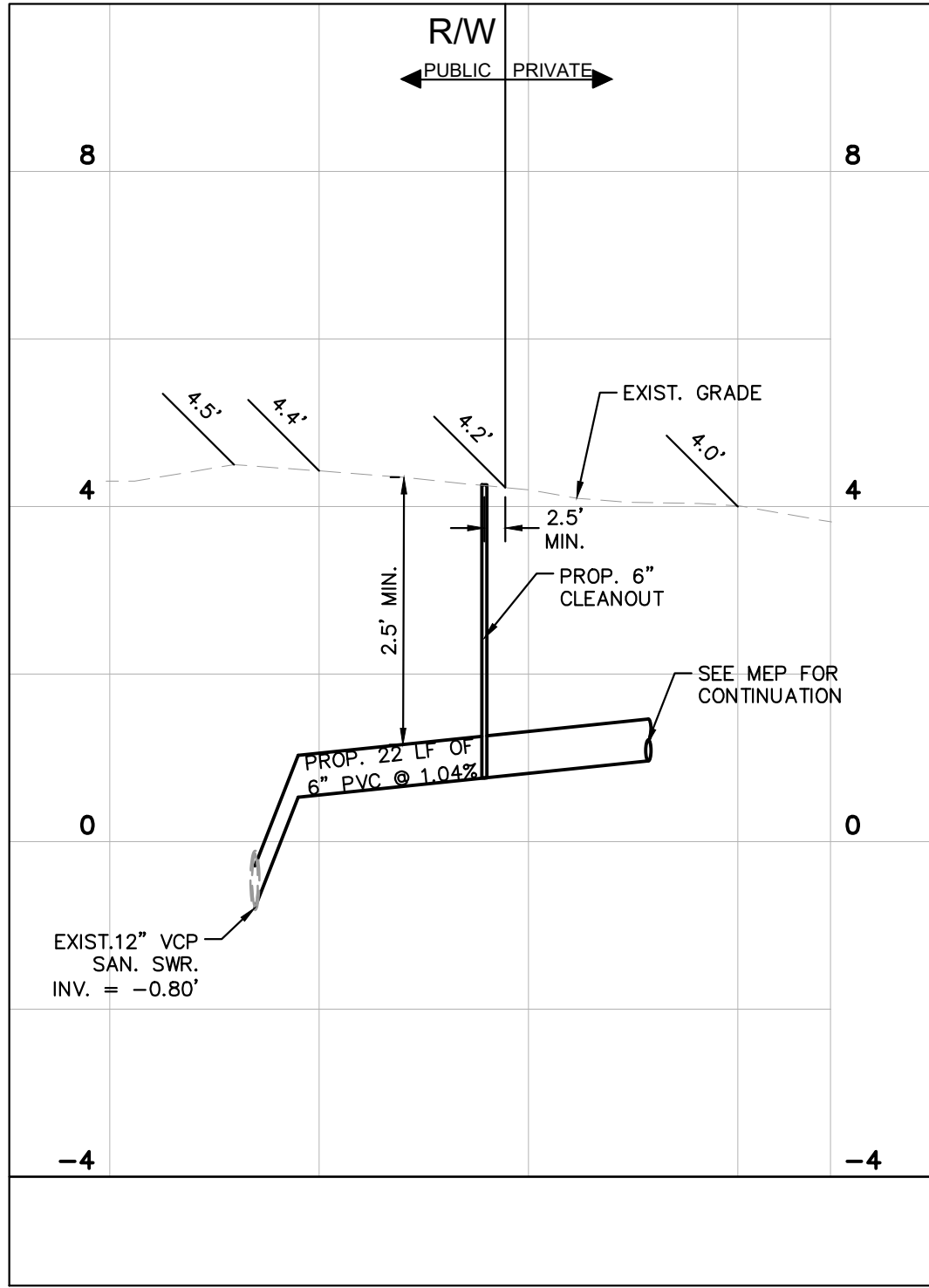
PROFILE C
PROP. 6" LATERAL
(BAY HARBOR DRIVE)



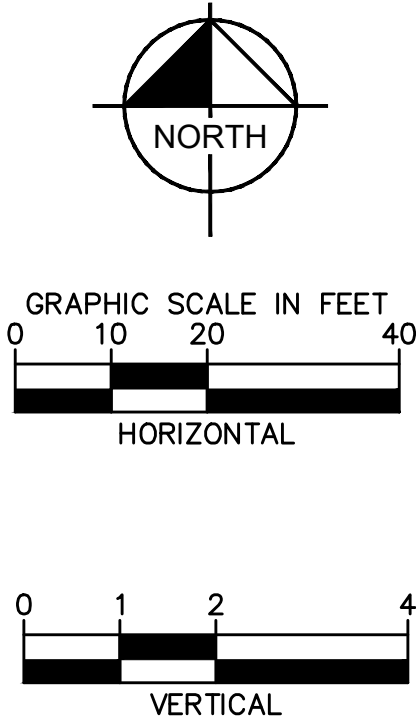
PROFILE D
PROP. 6" LATERAL
(BAY HARBOR DRIVE)



PROFILE E
PROP. 6" LATERAL
(BAY HARBOR DRIVE)



PROFILE F
PROP. 6" LATERAL
(BAY HARBOR DRIVE)



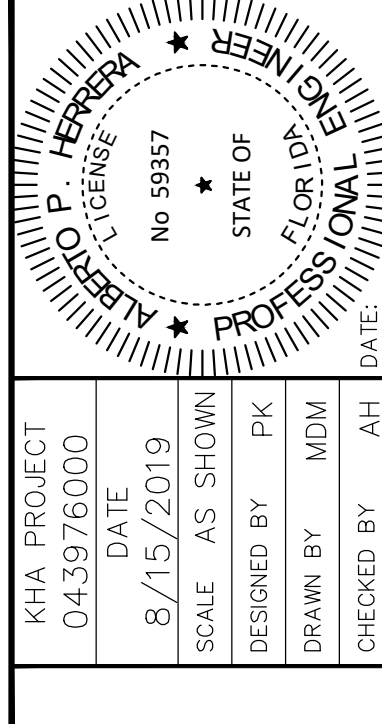
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KHA PROJECT	043976000
DATE	8/15/2019
SCALE	AS SHOWN
DESIGNED BY	PK
DRAWN BY	MDM
CHECKED BY	AH

NO.	REVISIONS	DATE	BY

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SEWER PROFILES

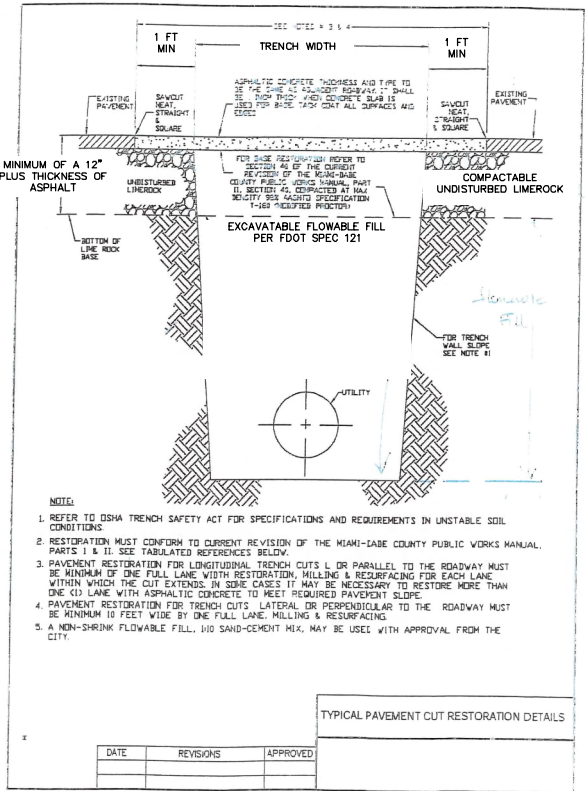
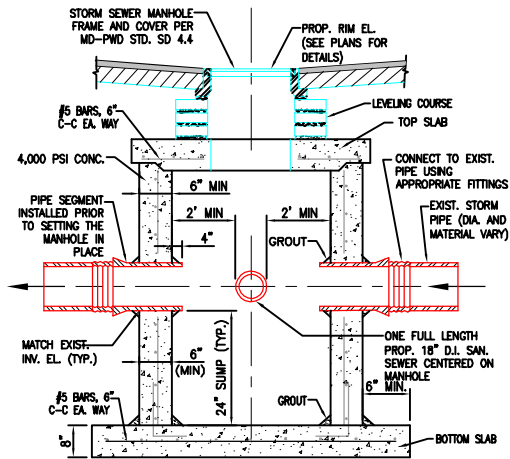
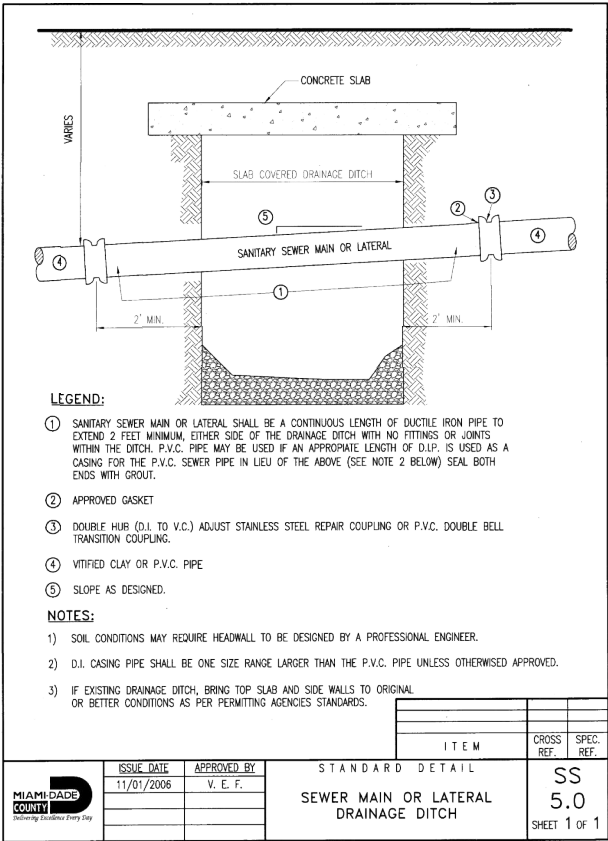
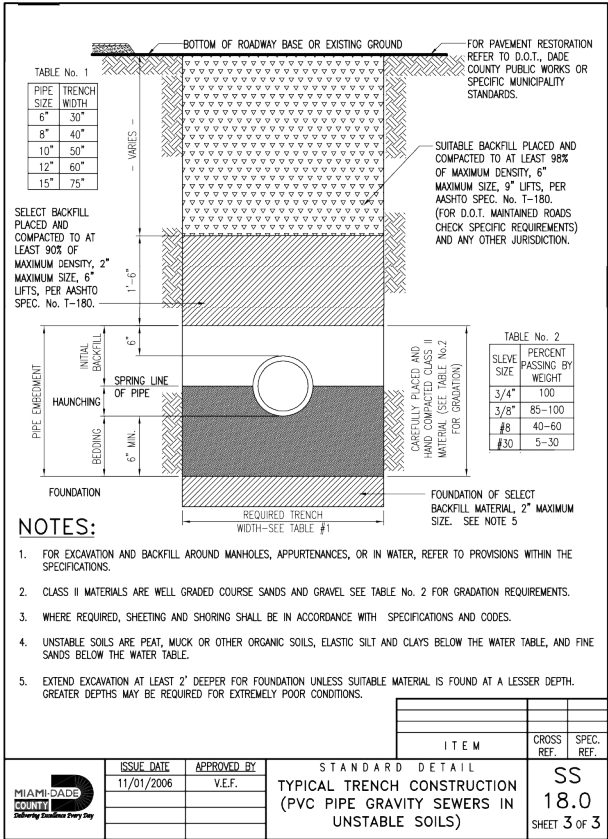
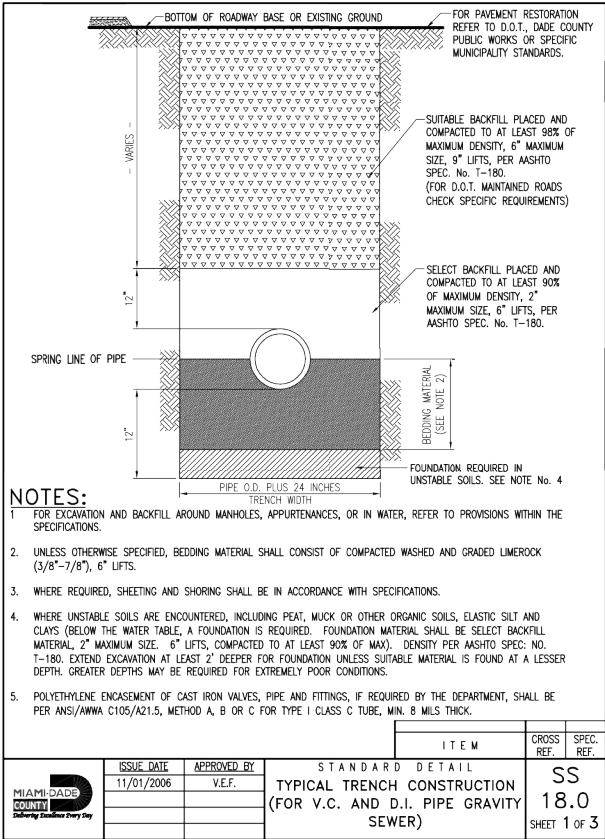
1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC

TOWN OF BAY HARBOR ISLANDS
FLORIDA

SHEET NUMBER
C-503

Sunshine811

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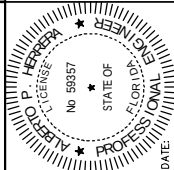
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WATER AND
SEWER DETAILS

1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC
TOWN OF BAY
HARBOR ISLANDS
FLORIDA

SHEET NUMBER
C-505

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KHA PROJECT
043976000
DATE
8/15/2019
SCALE AS SHOWN
DESIGNED BY PK
DRAWN BY MDW
CHECKED BY AH

DATE: 6/20/2022

1177 KANE CONCOURSE
PROPOSED PROGRAM AND BUILDING MODIFICATIONS COMPARISON



1177 Kane Concourse

Bay Harbor Islands, FL 33154

February 23rd, 2023

TOWN COUNCIL FINAL APPROVED SET

Architect:

ARQUITECTONICA

2900 OAK AVENUE
MIAMI, FLORIDA 33133
P: 305.372.1812
F: 305.372.1175
www.arquitectonica.com

Civil:

Kimley»Horn

355 ALHAMBRA CIRCLE
SUITE 1400
CORAL GABLE, FL 33134
P: 305.673.2025
www.kimley-horn.com

Traffic/Parking:

**DAVID PLUMMER &
ASSOCIATES**

1750 PONCE DE LEON BLVD
CORAL GABLES, FL 33134
P: 305.447.0900
www.dplummer.com

MEPFP:

exp.

396 ALHAMBRA CIRCLE
SUITE 202
CORAL GABLES, FL 33134
P: 305.631.2208
www.exp.com

Landscape Architect:

ARQUITECTONICA**GEO**

2900 OAK AVENUE
MIAMI, FLORIDA 33133
P: 305.372.1812
F: 305.372.1175
www.arquitectonica.com

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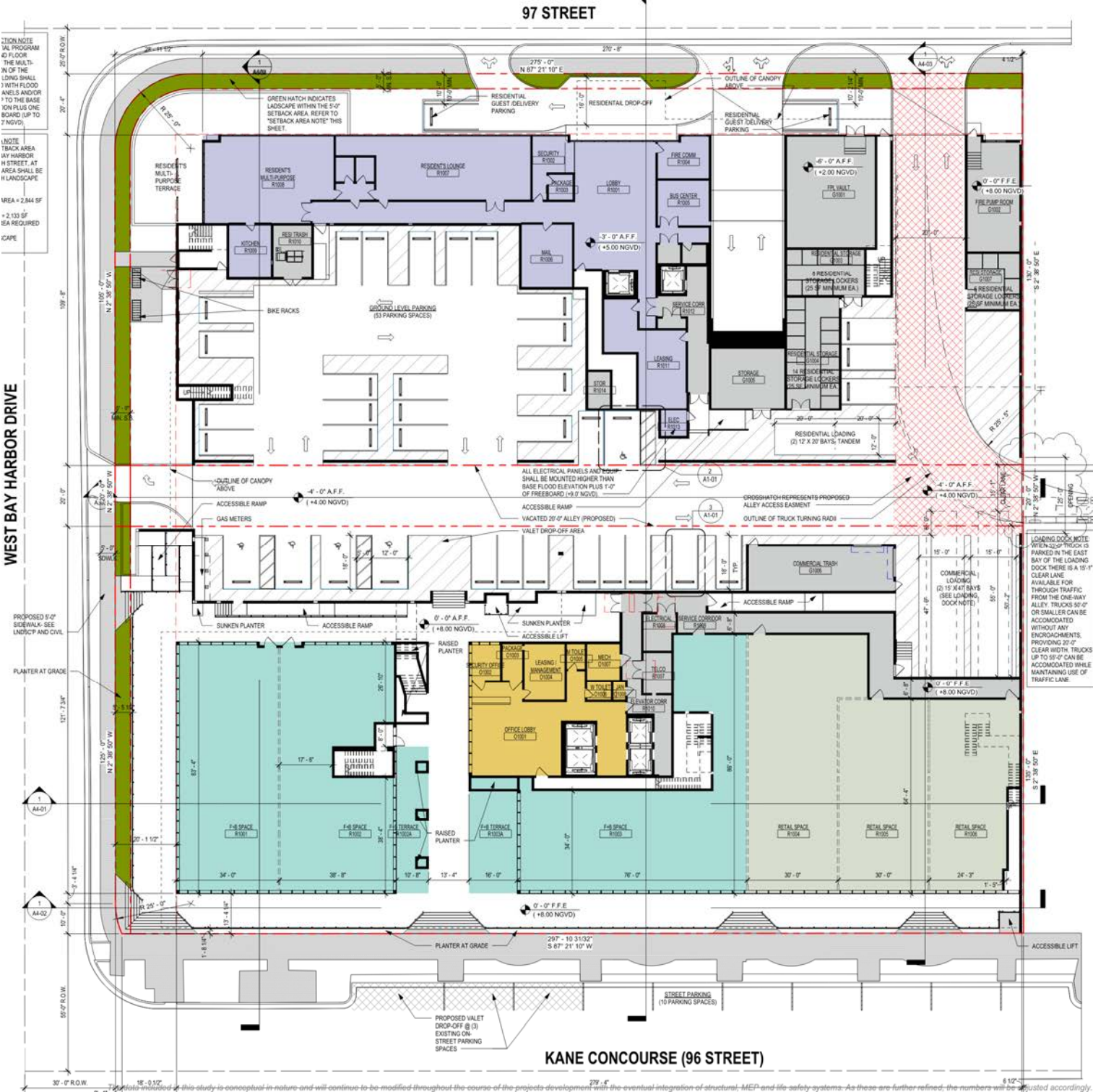
1177 KANE CONCOURSE SUMMARY OF CHANGES

1. REDUCED RESIDENTIAL DENSITY (FROM 89 UNITS TO 54 UNITS).
2. REDUCED OFFICE SQUARE FOOTAGE.
3. UNLEASABLE OFFICE SF REDISTRIBUTED TO RESIDENTIAL SF.
4. REDUCED GROUND FLOOR RESIDENTIAL LOBBY AREA DUE TO FLOOD CODE REQUIREMENTS.
5. REFINED OFFICE CORE TO OPTIMIZE OFFICE FLOORPLATE.
6. CONVERTED RESIDENITAL RENTAL PRODUCT TO RESIDENTIAL CONDOMINIUM FOR REDUCED TENANT TURNOVER.

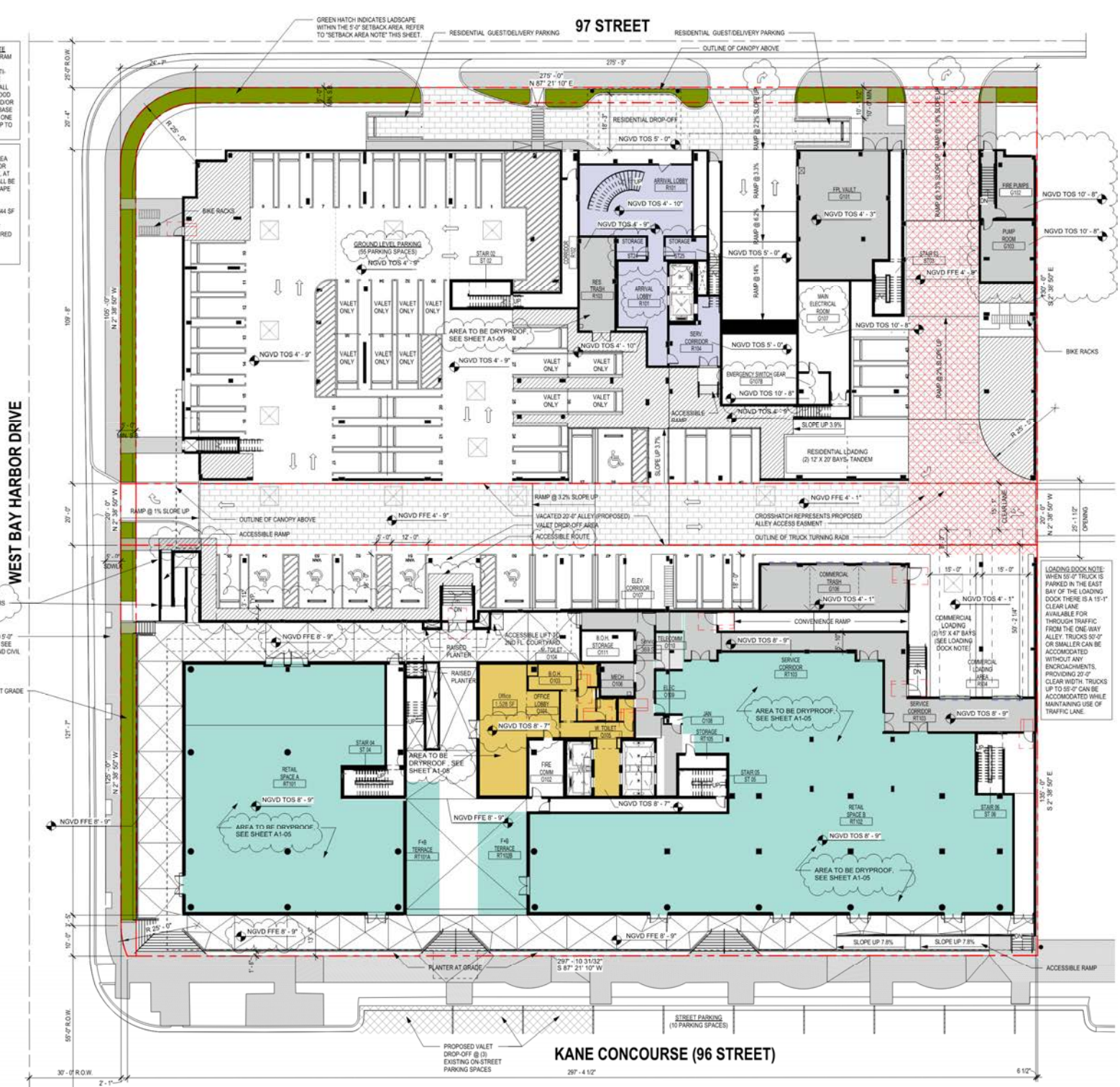
1177 KANE CONCOURSE ENTITLEMENTS PROGRAM COMPARISON

	DEVELOPMENT AGREEMENT	TOWN COUNCIL APPROVED	PERMIT SET	PROPOSED PROGRAM
RESIDENTIAL UNITS	90	90	89	54
OFFICE	98,800	81,014	82,322	98,445
FOOD & BEV. + RETAIL NSF	14,900	15,496	14,581	15,832
PARKING SPACES	520	520	520	522

SITE PLAN TOWN COUNCIL – APPROVED

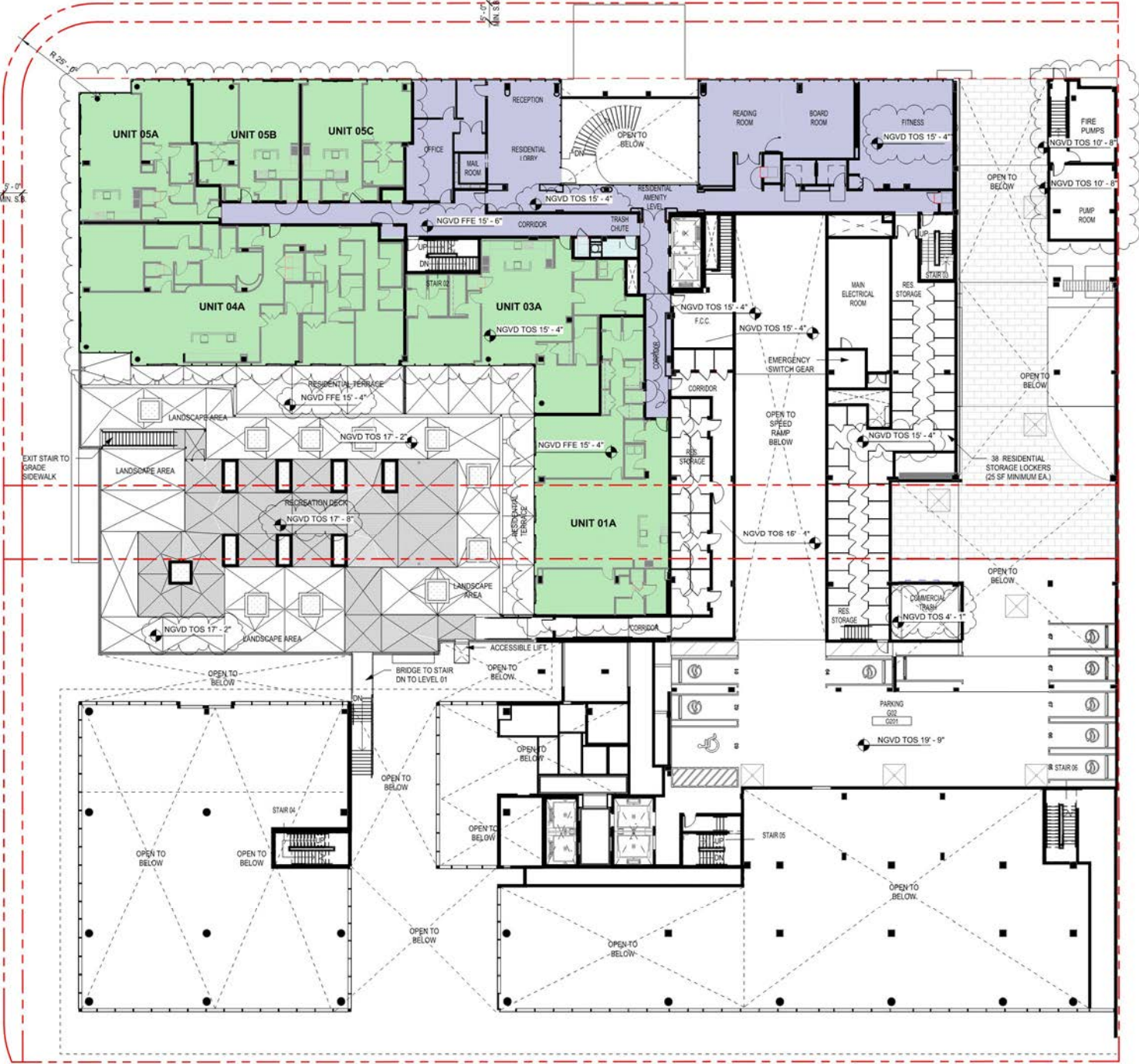


SITE PLAN PROPOSED CHANGES



2ND FLOOR PLAN TOWN COUNCIL – APPROVED

2ND FLOOR PLAN PROPOSED CHANGES



CHANGE NARRATIVE

- **RESIDENTIAL LOBBY** – RELOCATED LOBBY TO 2ND FLOOR DUE TO FLOOD CODE RESTRICTIONS ON GROUND FLOOR. RESIDENTIAL CORE MODIFIED TO ACCOMMODATE LOBBY CHANGES.
- **RESIDENTIAL UNITS** – REDUCED DENSITY ON THE RESIDENTIAL 2ND FLOOR (FROM 12 UNITS TO 5 UNITS).
- **RESIDENTIAL FITNESS** – FPL REQUIREMENTS FOR NO WATER OR SEWER ABOVE VAULT RESULTED IN THE LOSS OF HABITABLE SPACE.
- **OFFICE** – NO CHANGE – “DOUBLE HEIGHT” LEVEL.
- **GARAGE** – ADJUSTED NUMBER OF STORAGE LOCKERS PROVIDED ACCORDING TO NEW UNIT COUNT AND MEP UPDATES AS REQUIRED BY BUILDING CODE.

TYPICAL FLOOR PLAN TOWN COUNCIL – APPROVED



TYPICAL FLOOR PLAN PROPOSED CHANGES



CHANGE NARRATIVE

- **RESIDENTIAL UNITS** – REDUCED DENISITY ON THE RESIDENTIAL 2ND FLOOR (FROM 13 UNITS TO 8 UNITS). AREA DETERMINED AS UNLEASABLE FOR OFFICE AREA WAS REDISTRIBUTED AS RESIDENTIAL.
- **OFFICE** – REDUCED FLOORPLATE AND RELOCATED CORE.
- **GARAGE** – MEP MODIFICATIONS AS REQUIRED BY BUILDING CODE.

ROOF LEVEL TOWN COUNCIL – APPROVED



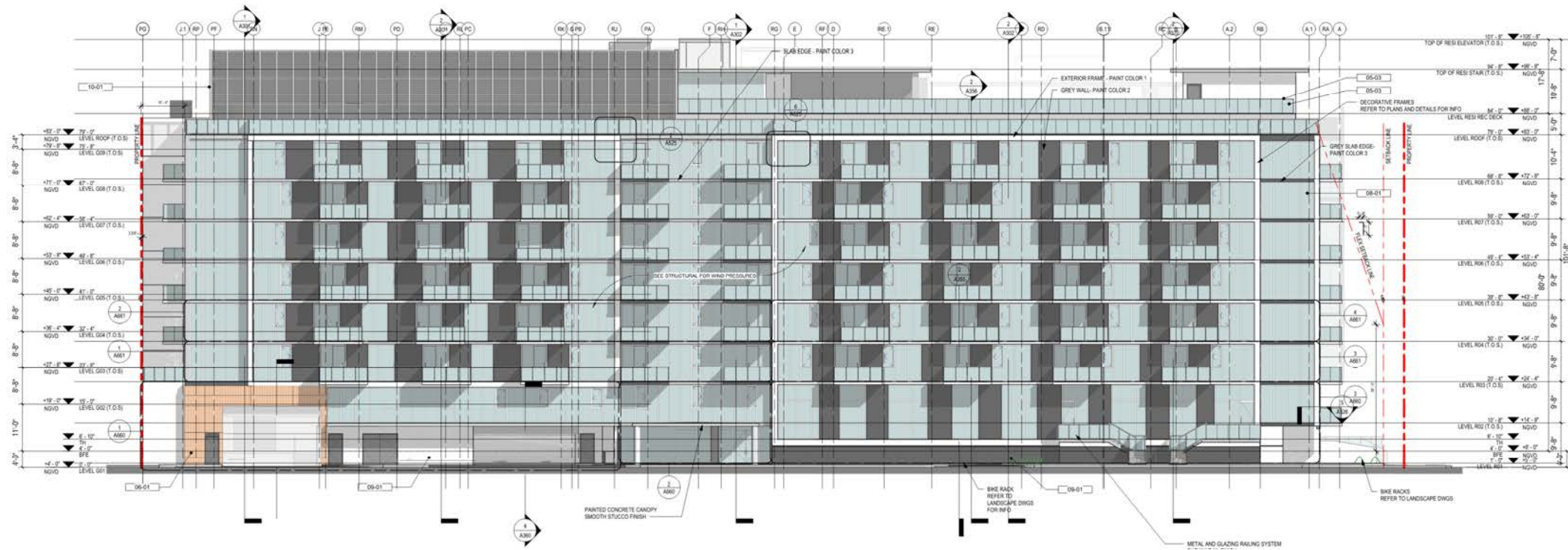
ROOF LEVEL PROPOSED CHANGES



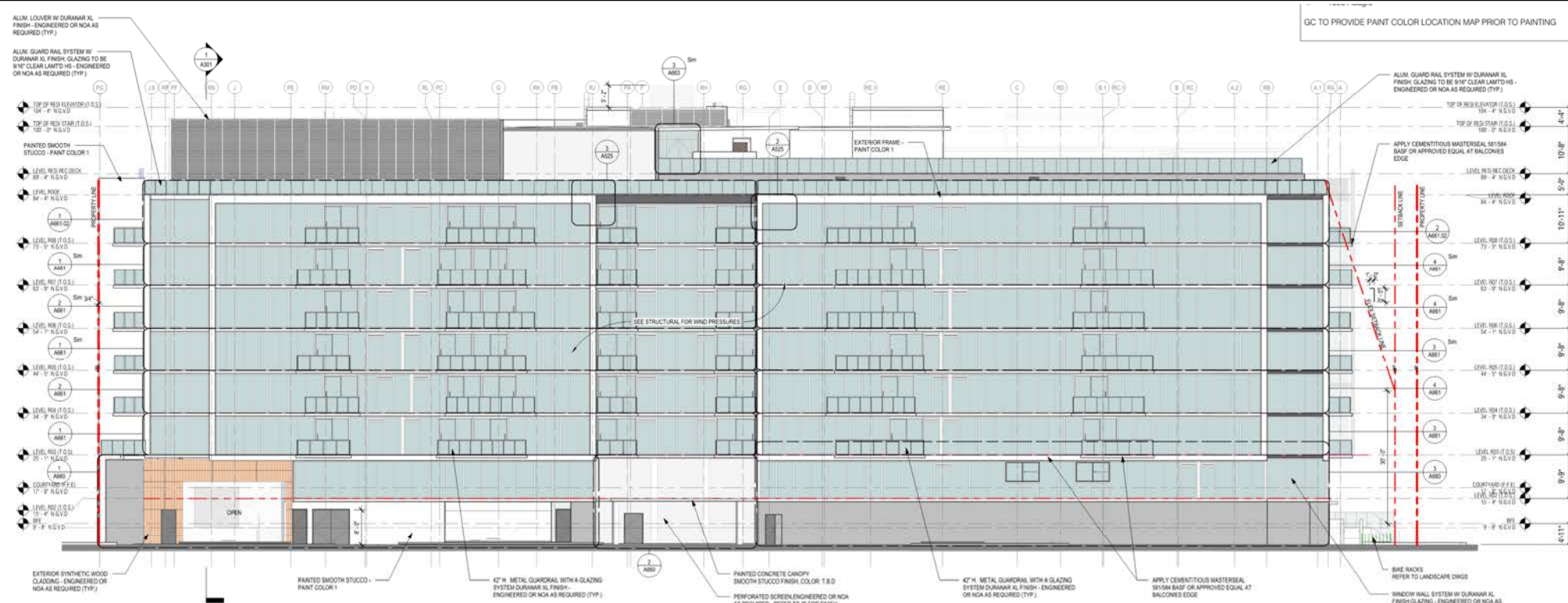
CHANGE NARRATIVE

- **RESIDENTAL ROOFDECK** – RELOCATED EGRESS STAIR AND MODIFIED BOH AREAS TO ACCOMMODATE POOL EQUIPMENT AND PROPER ROOF LOBBY.
- **OFFICE ROOFDECK** – BOH SUPPORT ROOMS ADDED FOR ROOFTOP OPERATIONS.
- **ROOFTOP MECHANICAL** – MECHANICAL AREAS RE-SIZED TO ACCOMMODATE EQUIPMENT.
- **GARAGE** – MEP MODIFICATIONS AS REQUIRED BY BUILDING CODE.

NORTH ELEVATION
TOWN COUNCIL – APPROVED



NORTH ELEVATION PROPOSED CHANGES

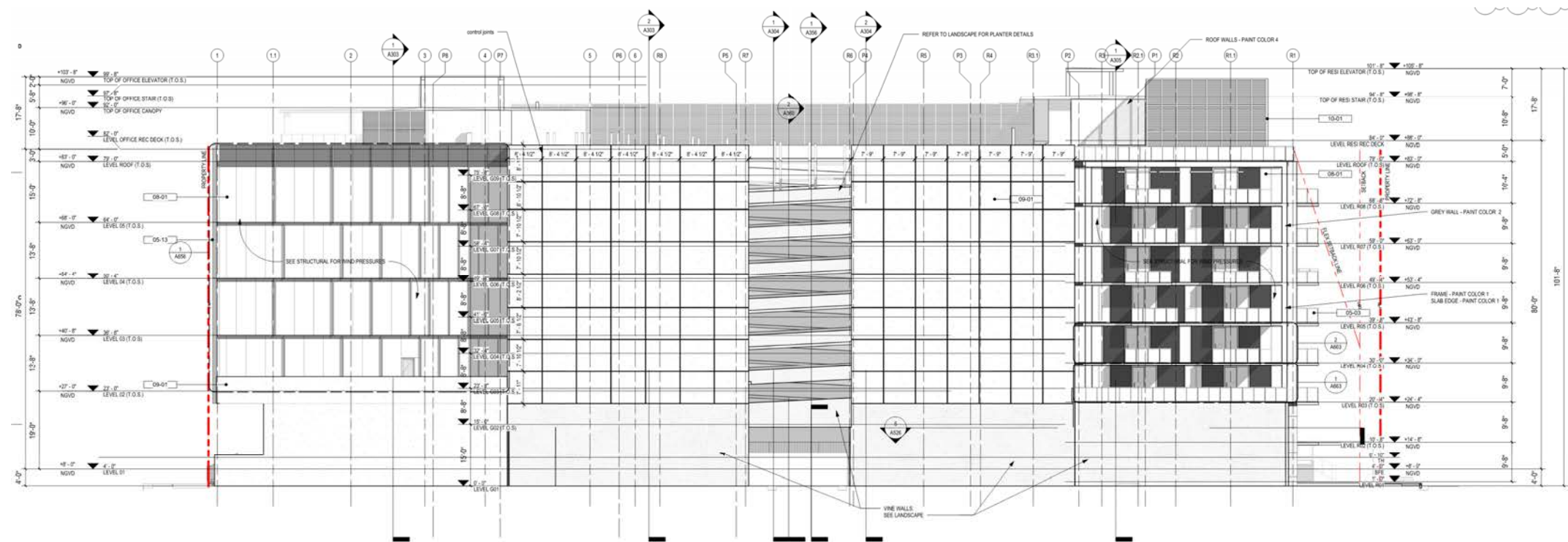


CHANGE NARRATIVE

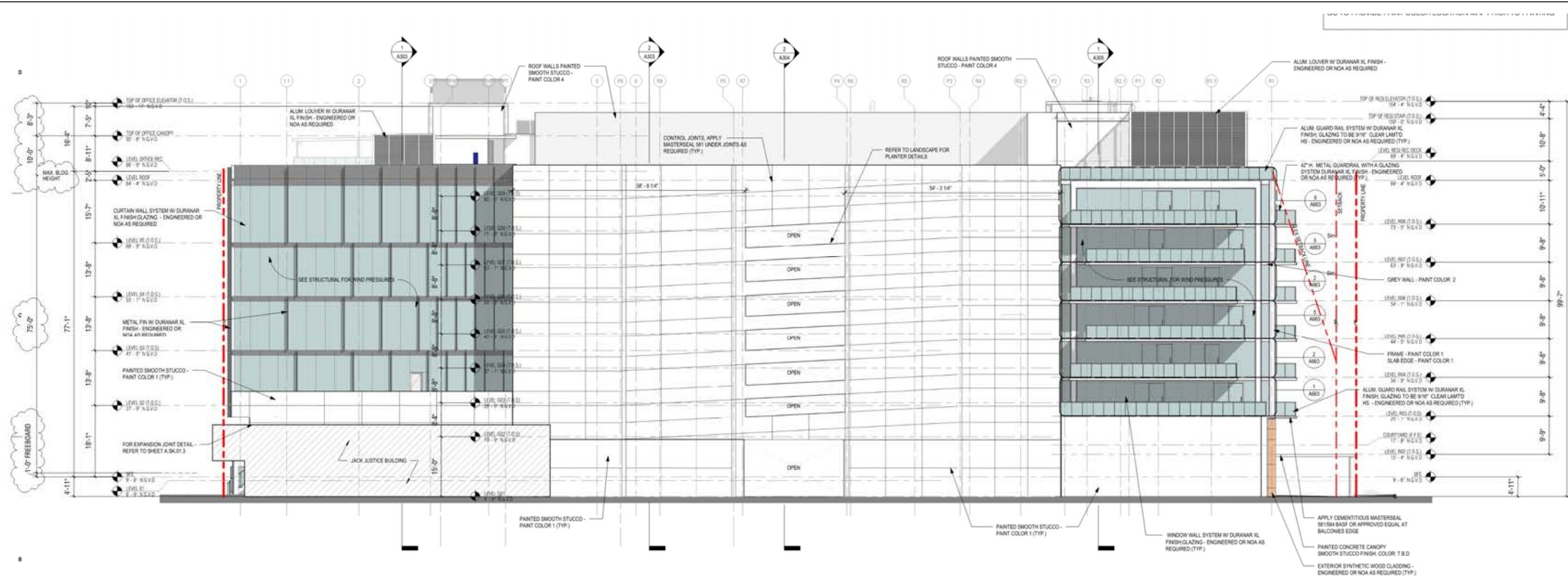
CHANGES REFLECT THE REDUCTION OF RESIDENTIAL UNIT'S QUANTITIES, FROM 89 TO 54 AND THE PARTIALLY REPLACED BUSINESS AREA (OFFICES) WITH RESIDENTIAL AREA.

- BALCONIES: QTY, SIZE AND LOCATION
- OPEN RESIDENTIAL ENTRANCE - ARRIVAL LOBBY
- UPPER ROOF MECHANICAL EQUIPMENT SCREEN
- FLOOR ELEVATIONS

EAST ELEVATION
TOWN COUNCIL – APPROVED



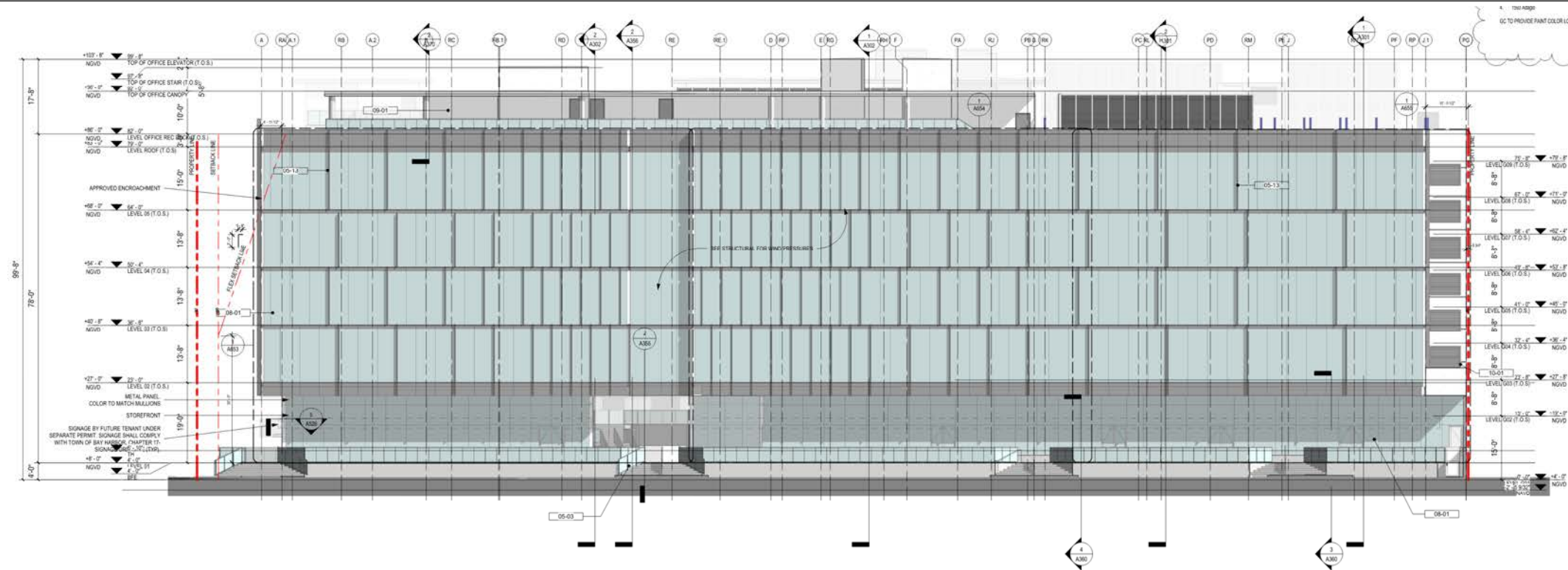
EAST ELEVATION
PROPOSED CHANGES



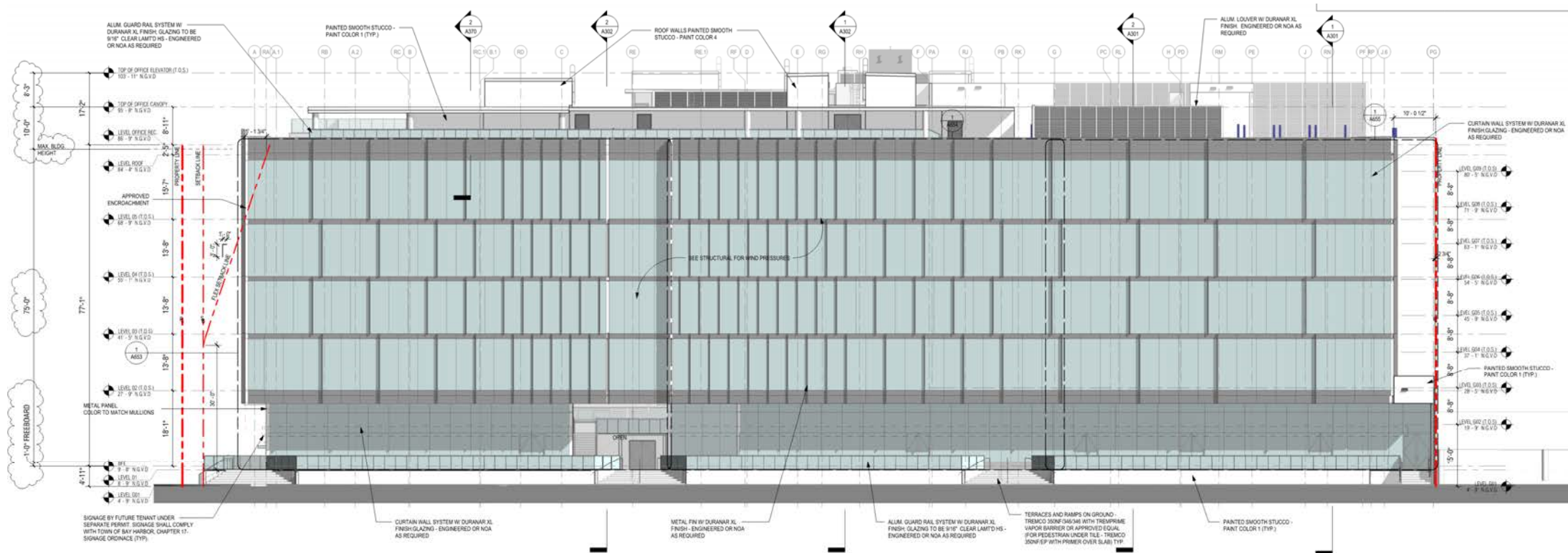
CHANGE NARRATIVE
CHANGES REFLECT THE REDUCTION OF RESIDENTIAL UNIT'S QUANTITIES, FROM 89 TO 54 AND THE PARTIALLY REPLACED BUSINESS AREA (OFFICES) WITH RESIDENTIAL AREA.

- BALCONIES: QTY, SIZE AND LOCATION
- OPEN RESIDENTIAL ENTRANCE - ARRIVAL LOBBY
- UPPER ROOF MECHANICAL EQUIPMENT SCREEN
- FLOOR ELEVATIONS

SOUTH ELEVATION
TOWN COUNCIL – APPROVED



SOUTH ELEVATION
PROPOSED CHANGES

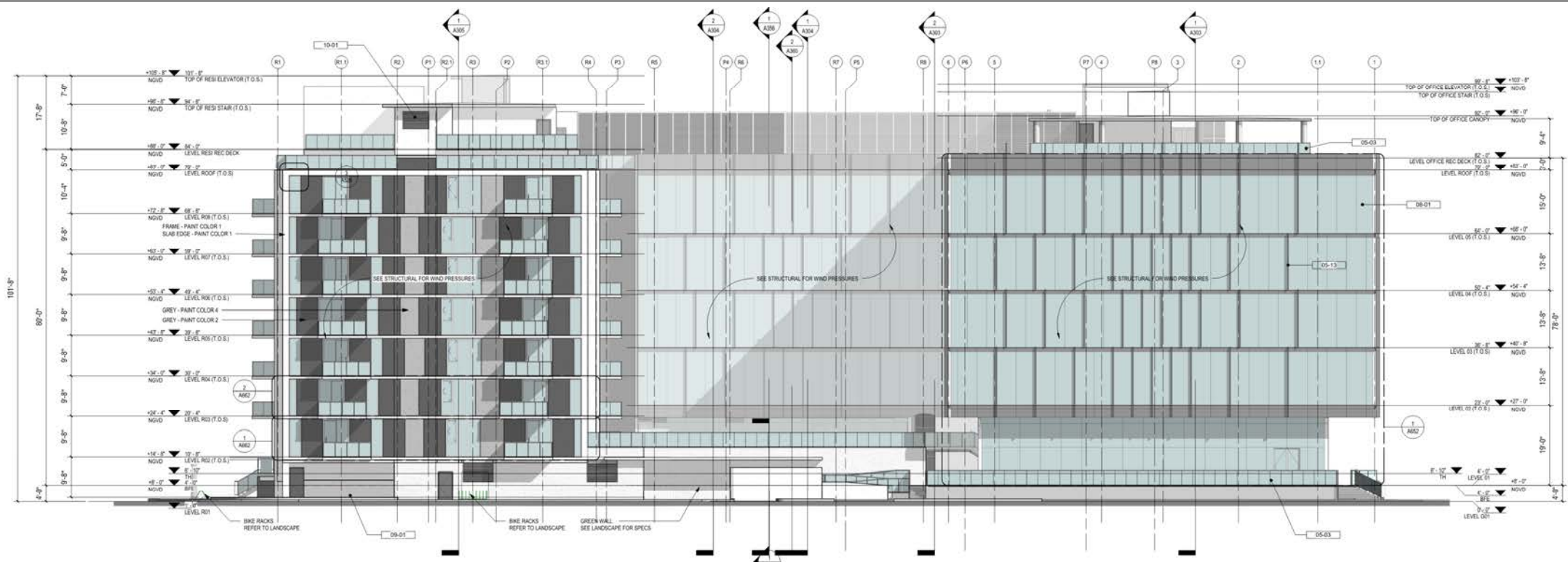


CHANGE NARRATIVE

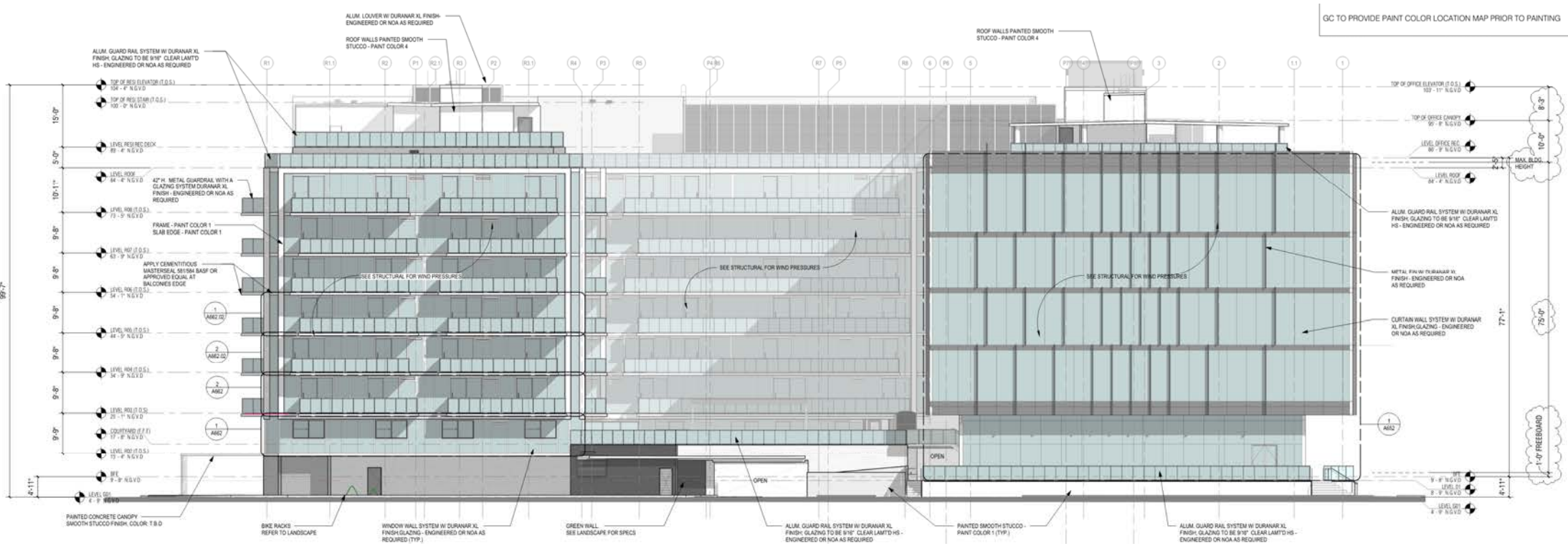
CHANGES REFLECT THE REDUCTION OF RESIDENTIAL UNIT'S QUANTITIES, FROM 89 TO 54 AND THE PARTIALLY REPLACED BUSINESS AREA (OFFICES) WITH RESIDENTIAL AREA.

- BALCONIES: QTY, SIZE AND LOCATION
- OPEN RESIDENTIAL ENTRANCE - ARRIVAL LOBBY
- UPPER ROOF MECHANICAL EQUIPMENT SCREEN
- FLOOR ELEVATIONS

WEST ELEVATION
TOWN COUNCIL – APPROVED



WEST ELEVATION
PROPOSED CHANGES



CHANGE NARRATIVE

CHANGES REFLECT THE REDUCTION OF RESIDENTIAL UNIT'S QUANTITIES, FROM 89 TO 54 AND THE PARTIALLY REPLACED BUSINESS AREA (OFFICES) WITH RESIDENTIAL AREA.

- BALCONIES: QTY, SIZE AND LOCATION
- OPEN RESIDENTIAL ENTRANCE - ARRIVAL LOBBY
- UPPER ROOF MECHANICAL EQUIPMENT SCREEN
- FLOOR ELEVATIONS

KANE CONC. & WBH DR. FACADES (SOUTH/WEST) TOWN COUNCIL - APPROVED



V02 – Town Council Approved.

KANE CONC. & WBH DR. FACADES (SOUTH/WEST) PROPOSED CHANGES



V02

CHANGE NARRATIVE

- **OFFICE EXTERIOR** – NO CHANGE.
- **RETAIL EXTERIOR** – NO CHANGE.
- **RESIDENTIAL EXTERIOR** – VISIBLE FROM THIS PERSPECTIVE: 1) MODIFIED BALCONIES, 2) RELOCATED EGRESS STAIR BULKHEAD, 3) CHANGE TO ALL GLAZING WINDOW WALL SYSTEM.

WATERWAY PERSPECTIVE TOWN COUNCIL - APPROVED



V05 – Town Council Approved.

WATERWAY PERSPECTIVE PROPOSED CHANGES



V05

CHANGE NARRATIVE

- **OFFICE EXTERIOR** – NO CHANGE.
- **RETAIL EXTERIOR** – NO CHANGE.
- **RESIDENTIAL EXTERIOR** – VISIBLE FROM THIS PERSPECTIVE: 1) MODIFIED BALCONIES, 2) RELOCATED EGRESS STAIR BULKHEAD, 3) CHANGE TO ALL GLAZING WINDOW WALL SYSTEM.

AERIAL PERSPECTIVE OF WEST FACADE
TOWN COUNCIL - APPROVED



V07 – Town Council Approved.

AERIAL PERSPECTIVE OF WEST FACADE
PROPOSED CHANGES



V07

CHANGE NARRATIVE

- **OFFICE EXTERIOR** – NO CHANGE.
- **RETAIL EXTERIOR** – NO CHANGE.
- **RESIDENTIAL EXTERIOR** – VISIBLE FROM THIS PERSPECTIVE: 1) MODIFIED BALCONIES, 2) RELOCATED EGRESS STAIR BULKHEAD, 3) CHANGE TO ALL GLAZING WINDOW WALL SYSTEM.

RESIDENTIAL FAÇADE (NORTH)
TOWN COUNCIL - APPROVED



V03 – Town Council Approved.

RESIDENTIAL FAÇADE (NORTH)
PROPOSED CHANGES



V03

CHANGE NARRATIVE

- **OFFICE EXTERIOR** – NO CHANGE.
- **RETAIL EXTERIOR** – NO CHANGE.
- **RESIDENTIAL EXTERIOR** – VISIBLE FROM THIS PERSPECTIVE: 1) MODIFIED BALCONIES, 2) RELOCATED EGRESS STAIR BULKHEAD, 3) CHANGE TO ALL GLAZING WINDOW WALL SYSTEM, 4) REQUIRE MEP SCREEN FOR COLLING TOWER, 5) REMOVED 2ND FLOOR BALCONIES WHICH WERE NOT PERMITTED BY CODE.

GARAGE FAÇADE (EAST) TOWN COUNCIL - APPROVED



V04 – Town Council Approved.

GARAGE FAÇADE (EAST) PROPOSED CHANGES



V04

CHANGE NARRATIVE

- **OFFICE EXTERIOR** – NO CHANGE.
- **RETAIL EXTERIOR** – NO CHANGE.
- **RESIDENTIAL EXTERIOR** – VISIBLE FROM THIS PERSPECTIVE: 1) MODIFIED BALCONIES, 2) RELOCATED EGRESS STAIR BULKHEAD, 3) CHANGE TO ALL GLAZING WINDOW WALL SYSTEM, 4) REQUIRE MEP SCREEN FOR COLLING TOWER, 5) REMOVED 2ND FLOOR BALCONIES WHICH WERE NOT PERMITTED BY CODE.
- **GARAGE EXTERIOR** – LOWER GREEN WALL REMOVED DURING FINAL ORIGINAL TOWN COUNCIL REVIEW.

GARAGE FAÇADE (EAST) TOWN COUNCIL - APPROVED



V01 – Town Council Approved.

GARAGE FAÇADE (EAST) PROPOSED CHANGES



V01

CHANGE NARRATIVE

- **OFFICE EXTERIOR** – NO CHANGE.
- **RETAIL EXTERIOR** – NO CHANGE.
- **RESIDENTIAL EXTERIOR** – VISIBLE FROM THIS PERSPECTIVE: 1) MODIFIED BALCONIES, 2) RELOCATED EGRESS STAIR BULKHEAD, 3) CHANGE TO ALL GLAZING WINDOW WALL SYSTEM, 4) REQUIRE MEP SCREEN FOR COLLING TOWER, 5) REMOVED 2ND FLOOR BALCONIES WHICH WERE NOT PERMITTED BY CODE.
- **GARAGE EXTERIOR** – LOWER GREEN WALL REMOVED DURING FINAL ORIGINAL TOWN COUNCIL REVIEW.

RESIDENTIAL ARRIVAL TOWN COUNCIL - APPROVED



Residential Arrival – Town Council Approved.

RESIDENTIAL ARRIVAL PROPOSED CHANGES



Residential Arrival

CHANGE NARRATIVE

- **OFFICE EXTERIOR** – NO CHANGE.
- **RETAIL EXTERIOR** – NO CHANGE.
- **RESIDENTIAL EXTERIOR** – VISIBLE FROM THIS PERSPECTIVE: 1) MODIFIED BALCONIES, 2) CHANGE TO ALL GLAZING WINDOW WALL SYSTEM, 3) REMOVED 2ND FLOOR BALCONIES WHICH WERE NOT PERMITTED BY CODE, & 4) MODIFIED RESIDENTIAL ARRIVAL PER FLOOD CODE RESTRICTIONS.

97th STREET INGRESS/EGRESS
TOWN COUNCIL - APPROVED



Residential Arrival – Town Council Approved.

97th STREET INGRESS/EGRESS
PROPOSED CHANGES

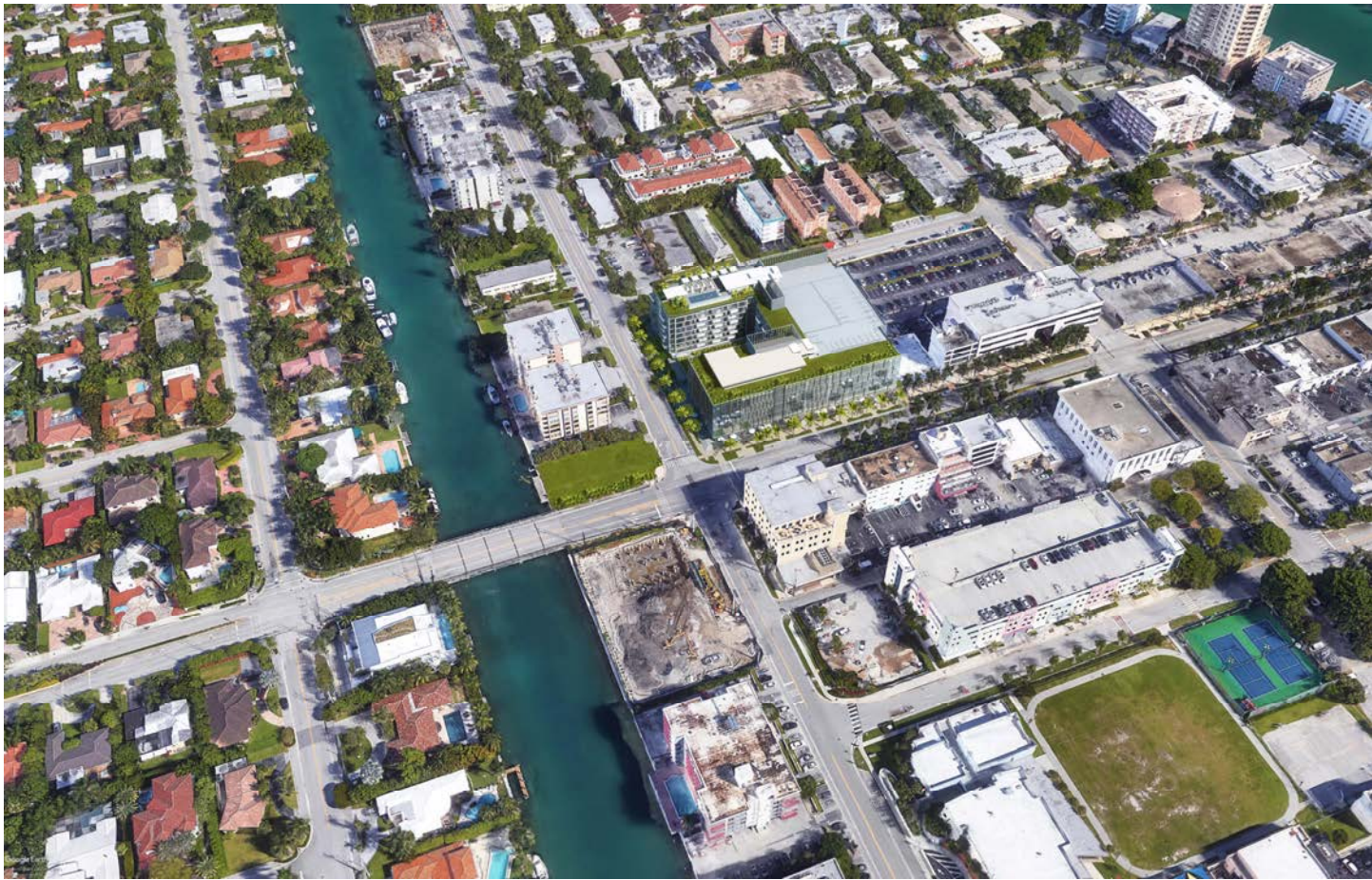


Residential Arrival

CHANGE NARRATIVE

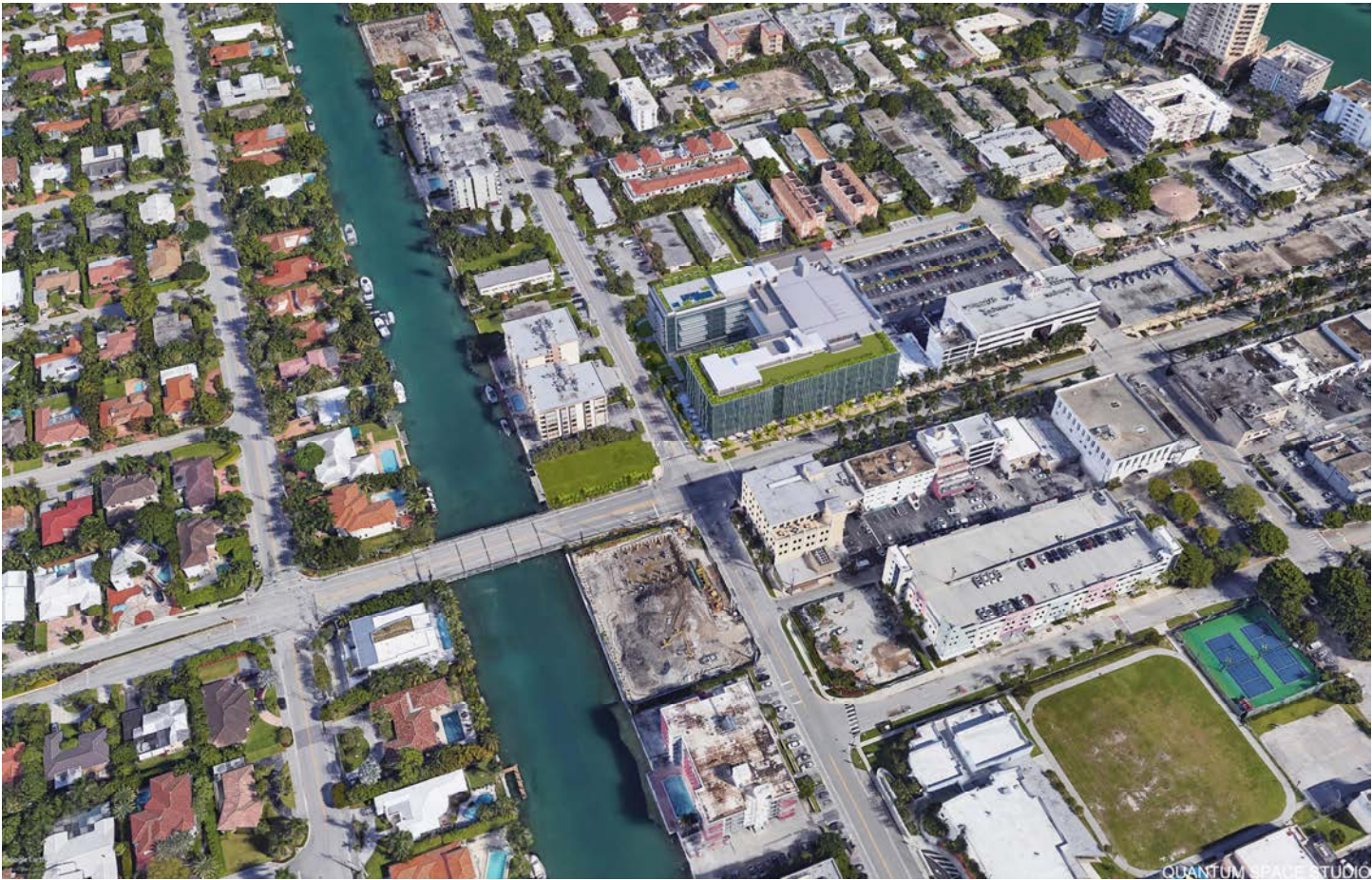
- **OFFICE EXTERIOR** – NO CHANGE.
- **RETAIL EXTERIOR** – NO CHANGE.
- **RESIDENTIAL EXTERIOR** – VISIBLE FROM THIS PERSPECTIVE: 1) MODIFIED BALCONIES, 2) CHANGE TO ALL GLAZING WINDOW WALL SYSTEM, & 3) REMOVED 2ND FLOOR BALCONIES WHICH WERE NOT PERMITTED BY CODE.

AERIAL 1
TOWN COUNCIL - APPROVED



Aerial 1 – Town Council Approved.

AERIAL 1
PROPOSED CHANGES



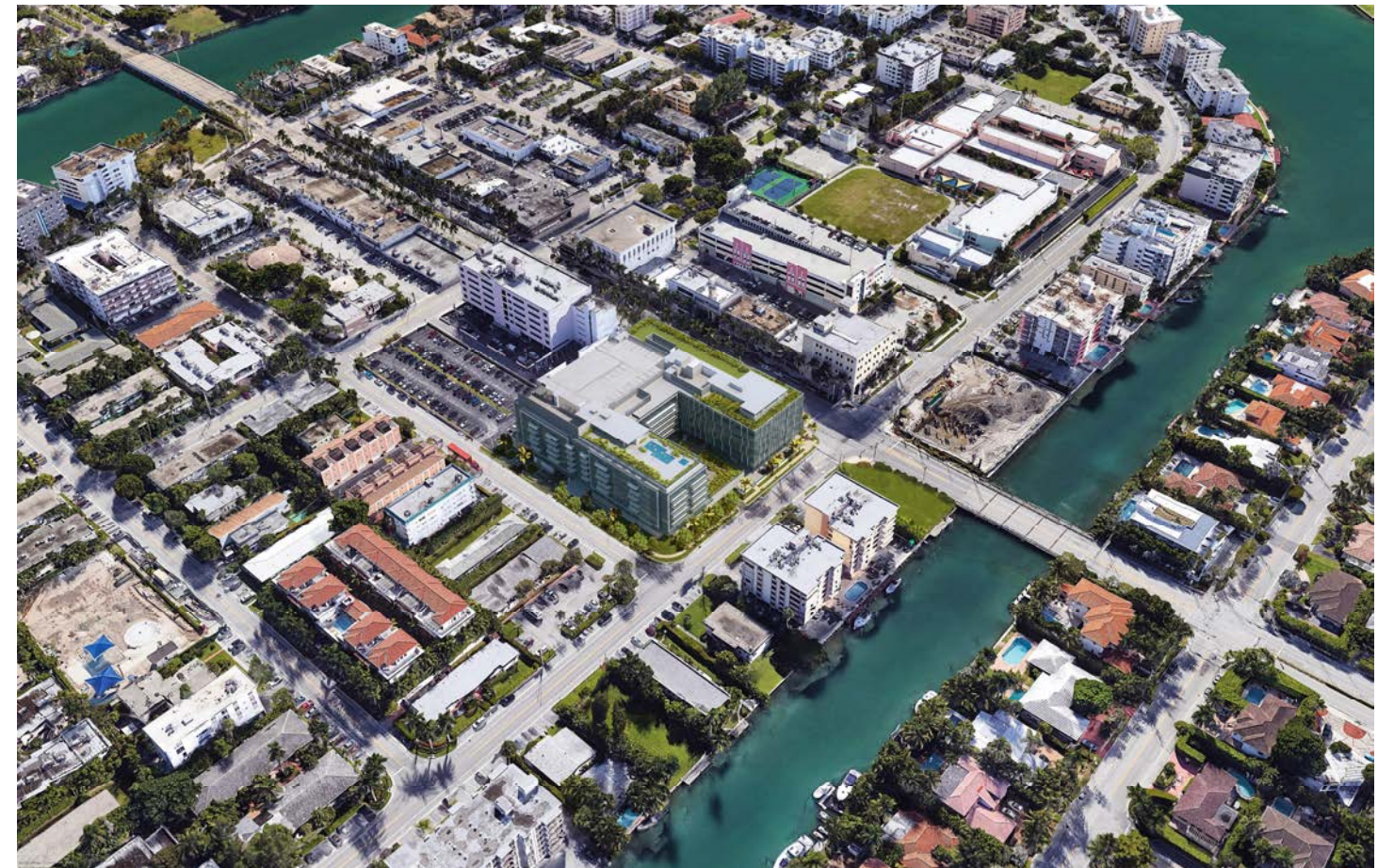
Aerial 1

AERIAL 2 TOWN COUNCIL - APPROVED



Aerial 2 – Town Council Approved.

AERIAL 2 PROPOSED CHANGES



Aerial 2

AGENDA ITEM REPORT

March 9, 2023

ITEM NUMBER: 3.

ITEM: Review and discussion of Site Plan Application by 10301 Bay Harbor Development, LLC, to construct an 8-unit Multi-Family Development to be located at 10301 East Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:

Owner's Name: 10301 Bay Harbor Development, LLC

Folio: 13-2227-001-0800

Property Address: 10301 East Bay Harbor Drive

Zoning District: RM-1 Medium High Density

Legal Description: Lot 1 Block 4

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

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	BHI 10301 EBHD MFR MMPA DRC Staff Report March 9 2023
2.	10301 DRC Application
3.	10301 Letter of Intent
4.	10301 Civil Drainage Calculations
5.	10301 Impact Analysis Report
6.	10301 Traffic Generation Statement
7.	10301 East Bay Harbor Drive DRC Set 3.9.2023
8.	10301 Survey

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

To: Town of Bay Harbor Islands
Development Review Committee

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: March 6th, 2023

Subject: Site Development Plan Application
New Multi-family Residential Complex (7 DU)
10301 E. Bay Harbor Drive
Bay Harbor Islands Acct. No. SPR23-00009
MMPA Acct. No. 01-0702-1157

RECOMMENDED ACTION

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

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-1 Multiple Family District
General Location: 10301 E. Bay Harbor Drive
Legal Description: Lot 1 of Block 4, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION

The project architect, Kobi Karp Architecture and Interior Design, Inc. as agent for the property owner, 10301 Bay Harbor Development LLC, has submitted a Site Development Plan application to allow for the construction of a seven (7) dwelling unit mid-rise residential development located at 10301 E. Bay Harbor Drive. The proposed dwelling units range from 2,407 to 6,312 square feet of A/C space plus balconies, etc.

**Site Development Plan Application
10301 East Bay Harbor Drive
Development Review Committee Report #1
March 6th, 2023
Page 2**

The Town's former Planning and Zoning Board (now DRB) approved a 10 DU Site Development Plan for the above redevelopment project on 11/01/16. Subsequently a revised Site Development Plan application was filed with the Town in January 2018 which was presented to the Planning and Zoning Board on 4/17/18. The proposed modifications included changes to the number of DU (10 to 7), balconies, windows, and a redesign of the south elevation. The request was not well received by the board and the request was denied. Our records show no further action occurred on this project, so all former Town approvals expired to our knowledge.

In recent times the site has been temporarily developed with a sales / model center (modular bldg. / parking lot) for the ONDA multifamily development located on the adjoining site (Tract F) at 1135 103rd Street. It is presumed when the ONDA site construction is completed the current improvements will be removed and a new redevelopment project can be built on this site.

Our records also reveal that on 9/17/18 the Town Council approved a private TDR sale (3 DU via Res. No. 2162) from this site to one of the previously known "Driftwood" sites located at 9955 East Bay Harbor Drive. This has been reported on the Town's TDR Annual Reports since that time; however, MMPA has researched the M-D public records as part of this new project review and cannot find any evidence this TDR sale ever closed (only one TDR sale is shown as recorded for the 9955 EBHD site from another site). This needs to be confirmed by the applicant's attorney. If this is true, the subject site still is entitled to ten (10) base DU. If this developer chooses to build only seven (7) DU they would have three (3) TDR units.

The proposed site design incorporates one (1) rectangular-shaped building (7 floors of residential DU) on top of a one-story grade level parking garage building lobby / common areas @ 75-feet above BFE. The building floors above the parking garage form a single enclosed structure. On the building rooftop is a proposed recreational facility with a swimming pool, sundeck area, one unisex restroom, in addition to an elevator landing and vestibule, 2 stairwells, and mechanical areas.

Two (2) ingress / egress one-way driveways connect to E. Bay Harbor Drive. The southern ingress driveway is 14' in width (12' min. reqd.). This driveway connects to the grade level parking garage. The entrance to the parking garage has a one-way inbound drive and an outbound one-way drive which is 9'-6" in width. The garage access will be gated. The parking garage provides a twenty-three (23) drive isle which meets the Code requirement. The ingress inbound driveway connects to a one-way 12' wide drop-off driveway in the front of the building. This drop-off driveway connects to an outbound one-way driveway near the north portion of the property. No guest parking spaces are proposed in the front yard of the project (not required for single lots / no TDRs requested). This may be a problem because a guest would have to enter the garage to park unless they park in the driveways. There is a proposed Fire Department staging area shown on the site plan in front of the building.

The survey indicates the total lot area is 12,991 square feet / .30 acres in size. This would allow a maximum of ten (10) dwelling units on the property at the at the maximum allowable base density of (34 DUA). The proposal is to build seven (7) dwelling units which would not require the developer to acquire any TDR units. As stated above there would be three (3) TDR units available if it is confirmed that no TDR units were previously sold (to be confirmed).

The adjoining / nearby sites currently include the new 7-story ONDA complex @ 41 DU / 34 DUA to the immediate northwest. To the immediate northeast is Biscayne Bay. To the immediate southeast is the 2-story & 3-story Harbor Bay Condominium complex @ 18 DU / 34.6 DUA. To the southwest across E. Bay Harbor Drive / 103rd Street is the 2-story Town & Country apartment complex @ 12 DU / 20 DUA (proposed to be redeveloped). 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 of Bay Harbor Islands completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 20+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions. The submittal package has a few design / Code compliance issues.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Council. The developer is seeking to build only seven (7) DU via the base density. Therefore, no additional TDR units are required. As stated above there would be three (3) TDR units available if it is confirmed that no TDR units were previously sold (to be confirmed).

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-1 Multiple Family Zoning District. The maximum building height allowed in this area is 75 feet (measured from BFE + 1' FBC freeboard to top of main roof deck). The proposed use of the property is consistent with this zoning classification; however, some features of the proposed site design is not consistent with some provisions of the Code at present.

PLATTING

The site will not require re-platting, as the site is currently platted as described above (1 lot).

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

East Bay Harbor Drive (EBHD) is a platted 60-foot wide right-of-way – no additional right-of-way is required. Per the survey the lot is "whole" (never deeded 11' to Town for on-street parking spaces). The Site Development Plan depicts access to the site from two (2) one-way driveway connections to EBHD (one inbound driveway is 14' in width / one outbound driveway is 12' in width) and provides access to the parking garage and front yard lobby drop-off driveway. Based on the 7 DU at least fourteen (14) parking spaces are required - which the plan exceeds. Sixteen (16) parking spaces are provided (1 standard, 14 tandem (7 x 2) and 1 ADA). The proposed 14

tandem parking spaces require approval from the Design Review Board as an alternative design. No guest parking spaces are proposed in the front yard of the project (not required for single lots / no TDRs requested). This may be a problem because a guest would have to enter the garage to park unless they park in the driveways.

A Fire Department staging area is shown on the plans in front of the driveway on the street. 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 with an abundant use of glass and curved / "wavy" glass railings / balconies on the sides and rear.

The building does not exceed one hundred twenty (120) feet in length; therefore, no "breezeway" is required.

SITE PLAN COMMENTS

Following are comments based on the plans dated by the architect on February 22nd, 2023, submitted to the Town for consideration:

- 1) The survey does not provide any spot elevations for the lot or seawall. Owners are encouraged to inspect their seawalls and raise them to the maximum height allowed (5.5' NGVD). In addition, the Town commissioned a seawall survey / report card to judge the appearance / integrity of the seawalls – the applicant is encouraged to review / upgrade.
- 2) Sheet A2.00 has the following issues:
 - a) Sec. 23-9(4) requires one storage area per unit (7 required). Each storage area must be at least 25 square feet in size with at least 7-feet of clear headroom. The storage areas are shown within the parking garage. Please note on the plans that at least 7-feet clear headroom will be provided for the storage units.
 - b) Provide information on the type of fence proposed around the perimeter of the site. Plan states only 5' fence. What type of fence is proposed? Provide the color and material of the fence. A detail is required. The plans (site / civil) do not show a retaining wall. If a retaining wall is proposed clearly state so and provide a detail – DRB must approve the design. If such a wall is desired later the DRB will need to review / approve it.
 - c) Please dimension the proposed sidewalk connecting to E. Bay Harbor Drive from the building and the sidewalk from the pool deck to the seawall / dock. The plans scale to 4' in width – a maximum of 5' is allowed per Sec. 23-12(15).
 - d) Please label the type of material for the driveway and sidewalk.

- 3) Please provide a preliminary pavement marking and signage plan in the civil engineering set of plans.
- 4) On Landscape Plan Sheet L-1 under plant schedule please remove "gallons" from the description from the shrub section. Both the Miami-Dade Landscape Code (Ch. 18A) and Town Supplemental Landscape Code specify trees / shrubs by size / spacing – not gallons. One could have a 15-gallon container with a 2-foot tall plant. Also, some of the shrubs are specified at 18" at time of planting – the Town Code minimum is 24" hgt. x 24" on center. Revise the plans.
- 5) On Sheet A3.01 Unit 2a is listed as 3,368 square feet – it is also listed as 3,380 square feet on the same sheet. Please confirm – possibly a typo.
- 6) Per Sec. 5-20 perspective illustrations must be provided showing the proposed new development with the existing and/or proposed adjoining nearby developments (street level photographs / low oblique photographs / aerial photographs) showing the new development superimposed onto the site.
- 7) The plans appear to show some type of enclosed A/C space on the rooftop at the front of the building. What is the purpose of this space? It appears to add another floor to the streetscape appearance. Sec. 23-12(25) sets forth the Town's allowable rooftop uses and structures. The current design does not appear to meet the Code allowances. There is a large glass-enclosed / presumably A/C area shown – a small elevator vestibule is allowed – and not facing a street – only the elevator / stairwell structure itself can be less than 15' from the edge of the main roofline. It also appears to encroach into the setback. All rooftop structures are measured from the top of the main roof deck (at max. allowed bldg. hgt.) – not from any raised decking for pools / sun deck / etc. See the below Code provisions:

(25) Exceptions and guidelines from height limits.

Business, causeway and multiple-family districts. The height of all accessory roof structures in the B-1, CA, RM-1, RM-2 and RM-3 zoning districts that are designed and utilized for the housing of mechanical equipment such as elevators, water storage, air conditioning and similar facilities, stairwells, chimneys, decorative architectural roof features, accessory recreational facilities, open-air trellis, canopies, fences, walls and similar facilities shall be limited to the following:

(a) The structure is fully enclosed or screened and does not exceed 20 feet in height.

(b) The outside walls of the roof structure are set back a minimum of 15 feet from the exterior walls of the principal structure. This provision shall not apply to parapet walls located at the edge of the building facade, open-air trellis located on roof surfaces at least ten feet below the maximum allowable building height, elevator shafts, elevator machine rooms or stairwells, if approved by the town during the site plan approval process.

(c) No guest rooms, dwelling units, business establishments or other accommodations or public spaces, are contained within the structure. This restriction shall include enclosed exercise rooms, gyms, spas or other recreational facilities other than an open swimming pool, spa and deck areas. Notwithstanding the above, a maximum of two separate bathrooms (men / women / unisex) not exceeding the greater of 150 square feet in area each, or as otherwise required by the Florida Building Code to accommodate the minimum number of required fixtures based on occupancy and use, or to meet accessibility requirements for disabled persons (Chapter 11, Florida Accessibility Code) may be permitted, provided the exterior wall(s) of any bathroom structure are set back a minimum of 15 feet from the exterior walls of the principal structure. Bathroom facilities shall be integrated architecturally and structurally with other roof-mounted structures such as elevator shafts, stairwells or screened mechanical equipment areas, if possible, away from the edges of a building facade.

(d) Rooftop accessory recreational facilities shall be visually screened horizontally from neighboring properties by fences, walls or other screening materials or features that are no shorter in height than the object to be screened, all as approved by the town.

(e) Swimming pools, spas, accessory decks and any railings associated therewith shall not exceed five feet above the roof deck. Notwithstanding the above a safety railing, fence or wall surrounding a raised swimming pool, spa or deck as required by [section 5-8](#) of the Town Code shall be permitted; provided however, such safety barrier is placed no closer than five feet to the edge of the roof and it is not visible above the parapet wall.

(f) Trellis, pergolas and similar structures shall not exceed ten feet in height above the roof deck.

(g) Skylights shall not exceed five feet in height above the roof deck.

(h) Parapet walls shall not exceed five feet in height as measured from the highest point of the roof deck to the highest point of the parapet wall. Notwithstanding the above provision, a parapet wall may exceed five feet in height to create architectural detailing on a building, if approved as part of a site plan by the town.

- 8) On Sheet A3.08 and A3.09 the roof deck may not extend into any required setback area – it appears to do so – creating a “hat” for the building. See Sec. 23-12(15) for allowable setback encroachment features. Specified architectural features can encroach up to 4’ F&R and 2’ Sides. The Town’s urban design goal is to limit the height appearance of buildings by limiting rooftop structures and requiring most features to not encroach past the edge of the main building façade and set back onto the roof. Again, a portion of the enclosed elevator vestibule facing EBHD appears to encroach into the minimum front yard setback (30’). Remove these areas.

- 9) The TDR information needs to be researched and confirmed (10 / 7 DU allowed).
- 10) A conceptual Fire Department staging areas is shown on the plans and agreed to by the Miami-Dade Fire Department ASAP, as this could affect the design.
- 11) The DRB must determine if the above grade parking garage is adequately screened from adjoining sites in accordance with Section 23-24(d)(4). This section of the Code requires parking garages to be completely closed-in and/or all openings adequately screened as required by the Board to protect adjoining sites from noise / light. The plans propose metal louvered insert panels that have been proposed for a few other new projects. If the DRB does not approve the request the plans must be modified to provide an acceptable design.
- 12) The DRB must approve the proposed tandem parking arrangement of most of the parking spaces in the garage pursuant to §23-30(f). If the DRB does not approve the request the plans must be modified to provide an acceptable design layout.
- 13) There is some confusion as to the size of the proposed dwelling units based on the Area Breakdown table on Sheet A1.00 vs. the individual floor plans, and the letter from Wernick & Co. In all instances the DU sizes appear to far exceed the Code minimums. In many case the square footage noted on the floor plans does not match the page-by-page tables or the master table on Sheet A1.00. What must be reported is the size of the A/C area within each DU inside the exterior walls. The Town is not interested in sellable areas or outdoor spaces. Revise the plans accordingly.

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.

Folio # 13-2227-001-0800

Town Council

Joshua D. Fuller
Mayor

Elizabeth Tricoche
Vice Mayor

Stephanie Bruder
Council Member

Molly Winters Diallo
Council Member

Isaac Salver
Council Member

Teri D'Amico
Council Member

Robert Yaffe
Council Member

Size of described property 12,991 SF (0.30 acres)

Project Description Refer to Letter of Intent Units 8 Units

Owner(s) Name 10301 Bay Harbor Development LLC

Mailing Address 18101 Collins Avenue, #3908

City Sunny Isles Beach State FL Zip 33160

Phone Number _____ Email alextroyanovsky@yahoo.com

Signature of Owner 
Alex Troyanovsky (Jan 30, 2023 15:50 EST)

Name of Applicant (if different from owner) Joseph A. Ruiz, Esq. on behalf of 10301 Bay Harbor Development, LLC

Mailing Address Wernick & Co PLLC, 320 Miracle Mile, Suite 203

City Coral Gables State FL Zip 33134

Phone Number 786-567-4956 Email jar@wernickco.com

Signature of Applicant 

Name of Representative Joseph A. Ruiz, Esq. on behalf of 10301 Bay Harbor Development, LLC

Mailing Address Wernick & Co PLLC, 320 Miracle Mile, Suite 203

City Coral Gables State FL Zip 33134

Phone Number 786-567-4956 Email jar@wernickco.com

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received _____ By _____

Process Number _____ Fee Paid _____

February 22, 2023

VIA ELECTRONIC DELIVERY AND HAND DELIVERY

Maria Lasday, Town Manager
Town of Bay Harbor Islands
9665 Bay Harbor Terrace, 2nd Floor
Bay Harbor Islands, FL 33154

**RE: Letter of Intent – 10301 East Bay Harbor Drive, Bay Harbor Islands, FL
Site Plan Review Application – Design and Review Committee**

Dear Ms. Lasday,

Wernick & Co, PLLC (the "Firm") serves as land use counsel to 10301 BAY HARBOR DEVELOPMENT LLC (the "Applicant") in connection with the proposed redevelopment of the property located at 10301 East Bay Harbor Drive, Bay Harbor Islands, FL (the "Property").¹

The Firm submits this Letter of Intent to accompany an application to the Town of Bay Harbor Islands (the "Town") Design and Review Committee ("DRC") for consideration of a new seven (7) unit boutique multifamily residential infill building on the East Island. Also included in the application are architectural plans prepared by Kobi Karp Architecture and Interior Design, dated February 22, 2023, along with the survey, landscape, civil, and photometric plans, and other required supplemental application materials.

PROPERTY OVERVIEW AND SURROUNDING CONTEXT. The Property is a single platted lot comprised of 12,991 square feet (0.30 acres) as identified on the survey prepared by Lannes and Garcia, Inc. dated February 10, 2023. The Property is located at the northeast corner of the Town's East Island, along East Bay Harbor Drive just north of 103rd Street. The Property is located within the RM-1 zoning district, with frontages facing East Bay Harbor Drive and the Indian Creek waterway/ Biscayne Bay. This area of the East Island includes a mixture of low-to-mid-rise residential complexes. The Property currently houses the Onda Residences Sales Gallery. The Onda Residences are being constructed immediately next door to the Property.

PROJECT OVERVIEW AND DESIGN NARRATIVE. The Applicant is proposing to redevelop the Property with a new 8-story, seven (7) unit boutique multifamily residential infill building with sixteen (16) parking spaces located on Level 1, and a mix of roof-top amenity spaces to support the future residents of the building (the "Project"). The Project rises to 75' from Base Flood Elevation to the roof

¹ The folio number associated with the Property is 13-2227-001-0800.

deck. The shared roof deck rises an additional 5', which is in compliance with allowable rooftop projections under the Town's Code of Ordinances (the "Code"), complete with a roof lounge area and pool for residents to gather and relax.

The spacious residential units, located on Levels 2 – 8, range in size from 3,368 SF to 4,825 sellable SF, with each unit providing views of the waterway.

The Project proposes a contemporary, curved design along the perimeter of the building. There is abundant glazing along the facades of the building, which allows for ample natural light through each unit along multiple vantage points. Lush, native landscaping is proposed on the ground floor, roof deck, and along the balconies that front East Bay Harbor Drive, which soften the building and provide a beautiful contrast to the glass frame. The back-of-house equipment on the ground floor is screened by lush landscaping, and the mechanical equipment on the roof is fully screened by exterior stone veneer. The warm color pallet and mix of natural materials commonly found in South Florida architecture provide a nice parallel to the Project's lush landscaping.

ZONING COMPLIANCE. Pursuant to the Town's Future Land Use Map, the property has a future land use designation of *M-H Medium-High Density*, which allows a maximum base density of 34 DUA. The Project is providing 7 dwelling units where 10 dwelling units are permitted by right. No TDRs are being requested for the Project. The Project as proposed is consistent with the Town's 2002 Community Vision Master Plan, which identifies this area of the East Island for mid-rise residential developments; and thus, the Project is consistent with the Town's Comprehensive Plan.

The Project is compliant with the Town's graduated setback standards through each level of the building, and is exceeding the open space requirement, with 27.7% landscaped/open space where 20% minimum is required; and 19.9% roof landscaping where 15% is required.

Fourteen (14) of the sixteen (16) parking spaces are tandem, with one set of tandem spaces per unit. No mechanical lifts are being proposed. Because the Project is located on a single platted lot, there is no requirement for visitor parking, yet the Project is providing two (2) additional parking spaces to accommodate guest parking on-site. The Project includes an internal on-site drop-off drive in front of the entrance to the building to accommodate vehicles on the Property and avoid queueing along East Bay Harbor Drive.

In addition to seeking approval of the proposed site development plans, the Applicant is requesting approval from the Design Review Board (the "DRB") to allow for the tandem parking pursuant to Section 23-30(f) of the Code, and to not fully enclose all sides of the parking on Level 1 pursuant to Section 23-24(d)(4), instead providing an aluminum screen to screen internal elements of the garage.

CONCLUSION. We look forward to the opportunity to introduce and discuss the Project with the Town's DRC for its consideration of a referral to the DRB.

Sincerely,



Joseph A. Ruiz

Enclosures

cc: Erin L. Grafton, Wernick & Co, PLLC
Michael J. Miller, AICP, Town Planner
Ayanidys J. Martinez, CEP, Building & Zoning Supervisor

10301 E. Bay Harbor Dr.

BASIN INFORMATION FOR PROP. DRAINAGE SYSTEM

Storm frequency, T= **10** Years
Minimum time of Concentration, t_c = **10** Min.
The IDF relation used by DERM, $I = 308.5 / (48.6T^{-0.11} + t(0.5895 + T^{-0.67}))$
Intensity, I = 6.74 (Inch/Hour)

RATIONAL METHOD PEAK RUNOFF CALCULATIONS

DRAINAGE BASIN ID	TOTAL DRAINAGE BASIN AREA (AC)	IMPERVIOUS AREA (AC)	PERVIOUS AREA (AC)	WEIGHTED "C" VALUE	CONTRIBUTING DRAINAGE AREA (CXA)	INTENSITY "I" (INCH/HR)	PEAK RUNOFF (Q=CIA) (CFS)
BLDG	0.22	0.16	0.00	0.69	0.15	6.74	1.02

Walter
M Lugo

Digitally signed by Walter
M Lugo
DN: c=US, o=Ocean
Engineering Inc
dnQualifier=A01410C000
0018124CFC7D40002651
E, cn=Walter M Lugo
Date: 2023.02.20 15:46:08
+05'00'

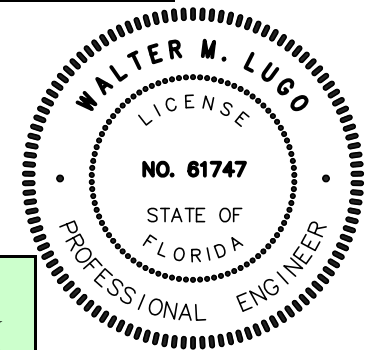
DRAINAGE WELL DESIGN

Well Discharge Capacity: **350** gpm/ft of head.
Well Discharge Capacity: **0.78** cfs/ft
Well Diameter: **24** inches
Drainage Well Casing Depth: **80** feet
Well Mounding: **1.76** ft.
Ground Water Table: **2.07** ft. N.G.V.D.
Provided Well Structures Min. Top Elevation: **8.00** ft. N.G.V.D.

DRAINAGE BASIN ID	AVAILABLE EFFECTIVE HEAD (FT. NGVD)	WELL CAPACITY (CFS/WELL)	DRAINAGE BASIN AREA (AC.)	PEAK RUNOFF (CFS)	NUMBER OF WELLS PROPOSED	TOTAL WELLS CAPACITY (CFS)	SAFETY FACTOR
Site	4.17	3.25	0.220	1.02	1.00	3.25	3.17

CALCULATIONS FOR 90 SEC. RETENTION TIME

DRAINAGE STRUCTURE ID	WELL STRUCTURE DIMENSIONS		DRAINAGE STRUCTURE RIM ELEVATION (FT. N.G.V.D.)	WELL CASING ELEVATION (NGVD)	PEAK RUNOFF (CFS)	90 SEC. RETENTION VOLUME (CF)	REQUIRED Hmin. (FT.)	PROVIDED Hmin. (ft.)
	WIDTH (FT.)	LENGTH (FT.)						
DW-1	5.00	10.50	6.50	3.85	1.02	92	1.76	3.50



TOWN OF BAY HARBOR ISLANDS, FLORIDA

DEVELOPMENT IMPACT ANALYSIS REPORT

Project Name: 10301 East Bay Harbor Drive

Location: 10301 East Bay Harbor Drive, Bay Harbor Islands, FL

Address: 10301 East Bay Harbor Drive, Bay Harbor Islands, FL

General Project Description: New 8-story, 7-unit residential condominium building with 16 parking spaces.

Site Square Feet / Acreage: Approximately 12,991 SF / 0.30 Acres

The following information and analysis is intended to satisfy the requirements set forth in Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances, which provides guidelines and requirements to ensure that the Level of Service (LOS) standards as set forth in the adopted Comprehensive Plan will be maintained, unless mitigation is provided. The following LOS standards shall be used to analyze the infrastructure impacts of each residential development. For non-residential development consult Town.

Potable Water 200 gallons per capita, per day

Existing: 0 units x 200 gallons = 0 gallons

Proposed: 7 units x 200 gallons = 1,400 gallons

Net increase: + 1,400 gallons per capita, per day

Sanitary Sewer 156 gallons per capita, per day

Existing: 0 units x 156 gallons = 0 gallons

Proposed: 7 units x 156 gallons = 1,092 gallons

Net increase: + 1,092 gallons per capita, per day

Solid Waste 0.632 tons per capita, per year

Existing: 0 units x 0.632 tons = 0 tons

Proposed: 7 units x 0.632 tons = 4.4 tons

Net increase: + 4.4 tons per capita, per year

Drainage

Design LOS standards to meet a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 – Water Control; and no ponding water for more than 48 hours

Drainage design will meet LOS standards of a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 - Water Control. No ponding water for more than 48 hours.
See enclosed drainage plans from engineer.

Local Streets* LOS "B" at peak hour

Please refer to the submitted Traffic Generation Statement.

Arterial Roadways** LOS "E" at PM peak hour* (96th Street / Kane Concourse / SR 922)

Please refer to the submitted Traffic Generation Statement.

Recreation Facilities 1 tennis court for every 4,000 persons, 12-60 years old
1 lighted baseball field for every 6,000 persons, 10-40 years old
1 tot lot for every 500 persons, 3-12 years old

The Project does not propose Recreation Facilities at this time

Public School Facilities 100% of FISH (Florida Inventory of School Houses) capacity including re-locatable classrooms in each public school concurrency service area (CSA)

The project will undergo school concurrency review by Miami-Dade County Public Schools once the application is submitted by the Town.

Notes: * The Town's original Comprehensive Plan (June 1988) lists the adopted Level of Service (LOS) for all local roadways as LOS "B" Peak Hour. According to the 2012 FDOT Quality / Level of Service Handbook LOS "B" is not achievable in some instances. However, the Town's plan includes a local roadway capacity of 10,000 vehicles per day, which corresponds to LOS "D". Therefore, the Town will use LOS "D", which is also the adopted Miami-Dade LOS.

**The Town's original Comprehensive Plan (June 1988) lists the preferred Level of Service (LOS) for SR 922 / Kane Concourse as "C" Peak Hour but defers to state / county jurisdictions for applicable LOS. State law specifically prohibits local governments from adopting different LOS on state roadways. FDOT has adopted LOS "E" at PM Peak Hour for SR 922 / Kane Concourse and that LOS is used by both FDOT / Miami-Dade County for concurrency / planning purposes.

For traffic impact analysis utilize the latest ITE Manual for applicable land use trip generation purposes (both ADT / PM Peak Hour). Both roadway link & signalized intersection analysis is required, as required by Town.

21 February 2023

Michael Miller
Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands,
Florida 33154

**Re: Traffic Generation Statement
10301 E. Bay Harbor Drive
Bay Harbor Islands, Florida
Langan Project No.: 330122001**

Dear Mr. Miller:

Langan Engineering & Environmental Services, Inc. prepared this traffic-generation statement for the 10301 E. Bay Harbor Drive residential development located on the northeast corner of E. Bay Harbor Drive and 103rd Street in Miami-Dade County, Florida. We determined that the proposed development is a low-traffic generator that would generate no more than three (3) peak-hour trips. This letter report includes daily and peak-hour trip-generation calculations for the development. Attachment A includes an aerial photograph of the site location.

Project Description

The proposed development comprises the construction of a residential building with seven (7) multifamily dwelling units expected to be built by 2026 or sooner. The 0.3-acre site (Folio No.: 13-2227-001-0800) is currently occupied by a one-story sales office building. The proposed development will demolish the existing building to construct an eight-story residential building with seven (7) residential units. The project site is on the northeast corner of E. Bay harbor Drive and 103rd Street in Bay Harbor Islands, Florida. The development will have access through two driveway connections: one driveway connection to E. Bay Harbor Drive which will operate as an ingress-only driveway with direct access to the proposed garage, while the connection to 103rd Street will operate as an egress-only driveway. The proposed parking garage will be gate-controlled, where the gates will be located approximately 30-feet from the public right-of-way. In addition, the development will have a drop-off area with direct access to the proposed elevators and stairs to the proposed lobby area. Attachment B contains the site plan showing the proposed development program and driveway connections.

Trip Generation Analysis

The proposed development is expected to generate 32 daily, three morning peak-hour and three afternoon peak-hour trips. We did not take into account the existing one-story sales office building to provide a conservative analysis. The results of the trip comparison are summarized in **Table 1**, using equations from the 11th Edition of the *ITE Trip Generation Manual*. Attachment C contains excerpts from the ITE manual.

Table 1.- Trip Generation Analysis

Daily

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Multifamily Housing (Mid-Rise)	221	7 DU	T = 4.54 (X)	50%	50%	16	16	32

Morning Peak Hour

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Multifamily Housing (Mid-Rise)	221	7 DU	T = 0.37 (X)	23%	77%	1	2	3

Afternoon Peak Hour

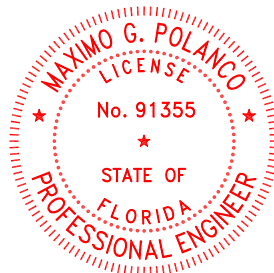
Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
Multifamily Housing (Mid-Rise)	221	7 DU	T = 0.39 (X) + 0.34	61%	39%	2	1	3

Conclusion

We determined that the E. Bay Harbor Drive residential development is not expected to generate more than three (3) peak-hour trips. The development comprises an eight-story apartment building with seven (7) residential units that will have two one-way driveway connections to public roadways. Please contact me at (954) 320-2155 with any questions or comments.

Sincerely,

Langan Engineering and Environmental Services, Inc.



This item has been digitally signed and sealed by Maximo Polanco, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Maximo G Polanco



Digitally signed by Maximo G Polanco
DN: CN=Maximo G. Polanco,
dnQualifier=AD1410D0000017F7519187300013A4C,
C=US, O=LANGAN ENGINEERING AND ENVIRONMENTAL
SERVICES INC, C=US
Date: 2023.02.21 14:59:19-0500

Maximo G. Polanco, P.E.
P.E. License No. 91355
Project Manager

Eric Schwarz, P.E., LEED AP
Principal/Vice President

MGP:mgp

Attachments:

- Attachment A – Aerial Photograph Location
- Attachment B – Site Plan
- Attachment C – ITE Excerpts

ATTACHMENT A
AERIAL PHOTOGRAPH LOCATION



LANGAN

ENGINEERING & ENVIRONMENTAL SERVICES

1221 Brickell Avenue, Suite 1800, Miami, FL 33131
P: 786.264.7221 F: 786.264.7201 www.langan.com

FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project

E. BAY HARBOR

MIAMI

MIAMI DADE

FLORIDA

Figure Title

SITE LOCATION MAP

Project No.

330122001

Date

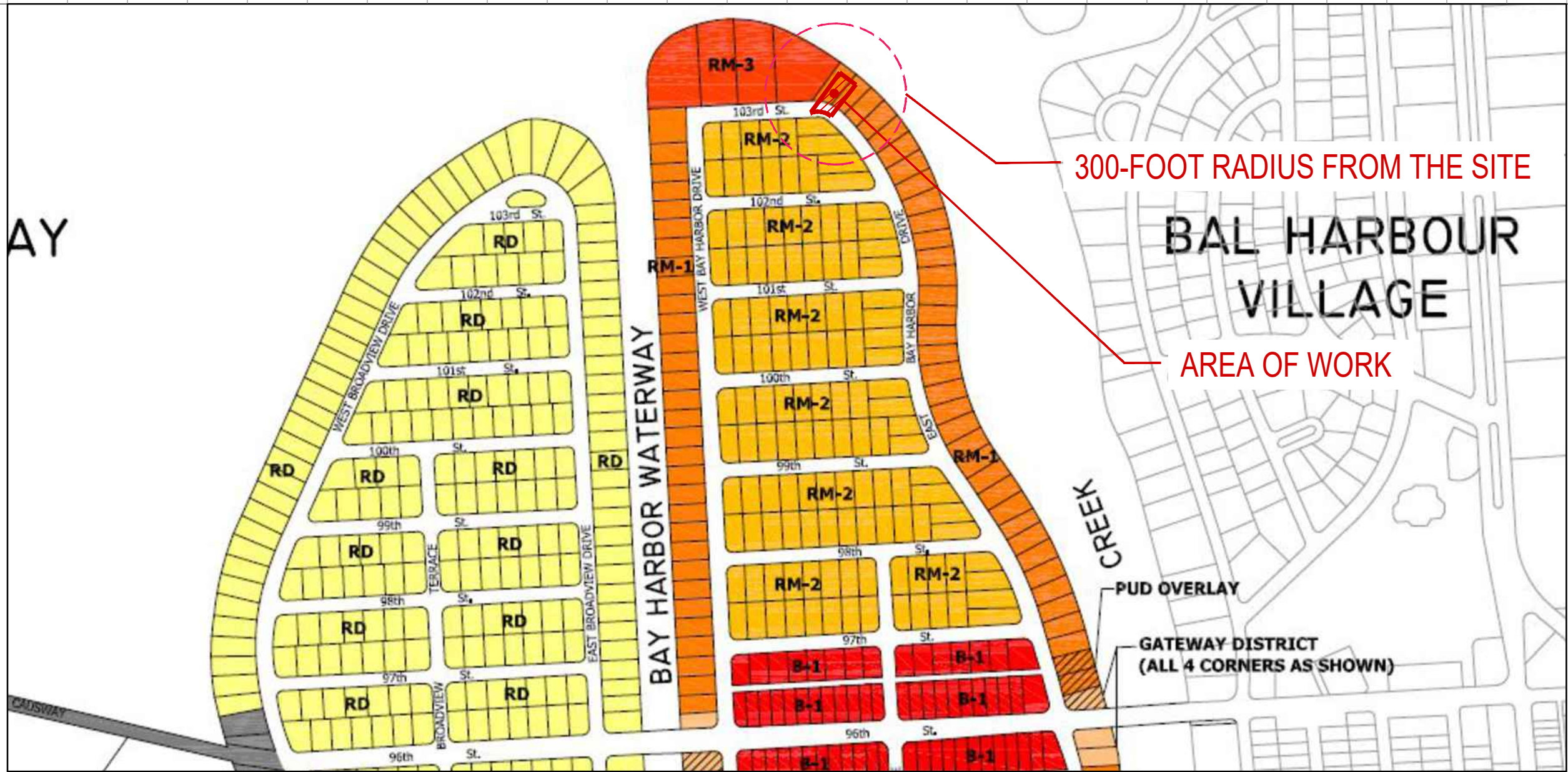
2/21/2023

Scale

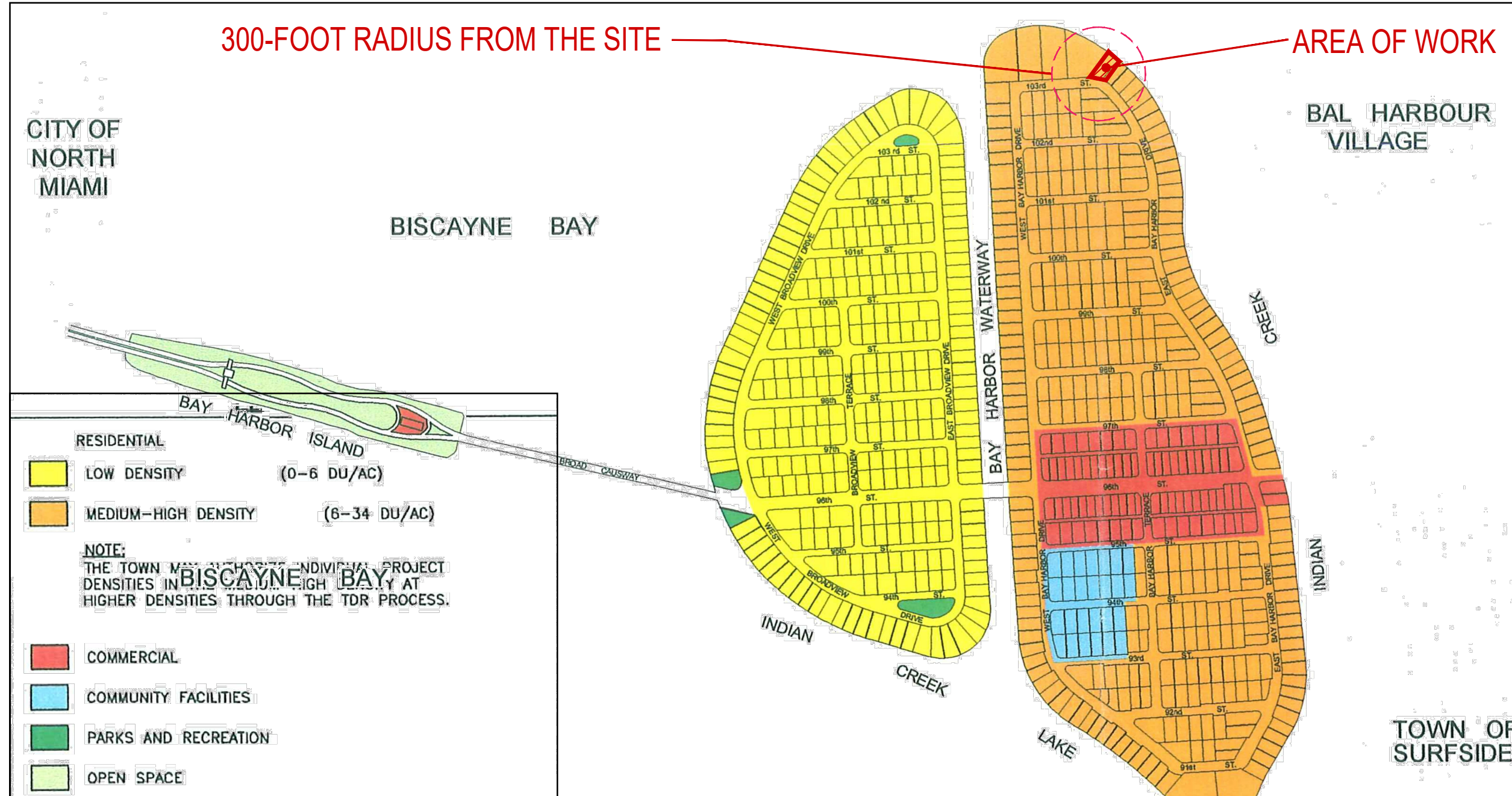
NTS

FIGURE 1

ATTACHMENT B
SITE PLAN



1 ZONING DESIGNATIONS MAP
N.T.S.



2 FUTURE LAND USE MAP
N.T.S.



3 FLOOD MAP
N.T.S.

ZONING INFORMATION

SECTION	PROJECT NAME: 10301 EAST BAY HARBOR DRIVE PROJECT ADDRESS: 10301 EAST BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154 FOLIO # 13-2227-001-0800 ZONING: RM-1, WATERFRONT MULTIFAMILY RESIDENTIAL DISTRICT COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA) GROSS LOT AREA: 12,990 SF (0.30 ACRES) BASE FLOOD ELEVATION: 10 NGVD DESIGN FLOOD ELEVATION: 10' + 1' = 11' NGVD					
	1	SITE REQUIREMENTS				
			ALLOWED / REQUIRED		PROPOSED	
		A) LOT AREA	12,990 SF		12,990 SF (0.298 ACRES)	
		B) DENSITY	34 DU/AC MAX 34 x 0.30 = 10.2 UNITS MAX = (10 UNITS)		7 UNITS	
		C) BUILDING HEIGHT	75'-0" ABOVE DFE		75'-0" + 5'-0" POOL DECK	
		D) BUILDING LENGTH	UP TO 30'-0", 148'-3" MAX		127'-2"	
30'-0" - 45'-0" , 141'-8" MAX			123'-0"			
ABOVE 45'-0", 135'-2" MAX			123'-0"			
E) LANDSCAPE REQUIREMENTS	20% LOT AREA MIN. 12,990 X 0.20 = 2,598 SF MIN.		3,598 SF = 27.7%			
F) ROOF DECK REQUIREMENTS	15% ROOF AREA MIN. 3,627 X 0.15 = 632 SF MIN.		721 SF = 19.9%			
2	SETBACK REQUIREMENTS					
		ALLOWED / REQUIRED		PROPOSED		
	A) FRONT YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT	20'-0"	30'-0" LEVELS 1,2,3		
		BLDG LESS THAN 45 FEET IN HEIGHT	25'-0"	30'-0" LEVELS 4,5		
		BLDG LESS THAN 75 FEET IN HEIGHT	30'-0"	30'-0" LEVELS 6,7,8,9		
	C) SIDE YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT	10'-0"	10'-0" LEVELS 1,2,3		
		FOR EACH ADDITIONAL 3 FEET ABOVE 30 FEET THERE SHALL BE 1 ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FEET IN HEIGHT		12'-0" LEVEL 4		
				15'-0" LEVEL 5		
				18'-0" LEVEL 6		
				20'-0" LEVELS 7,8,9		
	D) REAR YARD SETBACK	20'-0"		20'-0"		
	E) FLEX SETBACKS	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING	10'-0"	10'-0"		
		EAST SIDE	10'-0"	10'-0"		
WEST SIDE		10'-0"	10'-0"			
FRONT SIDE		20'-0"	25'-0"			
3	AREA BREAKDOWN					
	LEVEL	SELLABLE AREA	COMMON AREA	GROSS AREA	BALCONY AREA	PARKING
	1	-	1,003 SF	1,003 SF	-	19 SPACES
	2	3,567 SF	1,822 SF	6,323 SF	785 SF	-
	3	5,151 SF	1,822 SF	6,323 SF	785 SF	-
	4	4,992 SF	1,822 SF	6,323 SF	785 SF	-
	5	5,004 SF	1,822 SF	6,323 SF	785 SF	-
	6	4,370 SF	1,822 SF	6,323 SF	785 SF	-
	7	4,296 SF	1,822 SF	6,323 SF	785 SF	-
	8	4,296 SF	1,822 SF	6,323 SF	785 SF	-
ROOF (9)	-	1,085 SF	1,176 SF	-	-	
TOTALS	31,676 SF	7,391 SF	40,092	9,283 SF	16 SPACES	
4	PARKING REQUIREMENTS					
	AREA / UNIT			PARKING RATE	REQUIRED	PROPOSED
	-RESIDENTIAL	7 UNITS	2 P.S. x UNIT		14 P.S.	16 P.S.
		VISITOR	0 P.S. PER ZONING CODE SEC 23-24 (c)(3).			
	PARKING PER FLOORS				TOTAL OF PARKING	
LEVEL 1	15 STANDARD P.S. + 1 ACCESSIBLE P.S. = 16 P.S.				16 P.S.	
5	# OF UNIT BREAKDOWN					
	LEVELS	UNITS PER FLOOR	SUBTOTAL UNITS		TOTAL UNITS PROPOSED	
	2	1 RESIDENTIAL UNIT	1 UNIT		7 UNITS	
	3	2 RESIDENTIAL UNITS	2 UNITS			
	4	1 RESIDENTIAL UNIT	1 UNIT			
	5	1 RESIDENTIAL UNIT	1 UNIT			
	6-7	1 RESIDENTIAL UNIT	1 UNIT			
	7-8	1 RESIDENTIAL UNIT	1 UNIT			
TOTAL UNITS = 7 UNITS						

Rev.	DESCRIPTION	Date
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DRC SET

FIRST SUBMITTAL (DRAFT)

10301 EAST BAY HARBOR DRIVE
10301 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

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

LANDSCAPE DESIGN:
Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

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

PHOTOMETRIC:
Name: REYES-GAVILAN
Address: 16252 NW 79 AVE.
MIAMI, FL 33016
Tel: 305-828-0644
Email: office@reyesgavilaneng.com

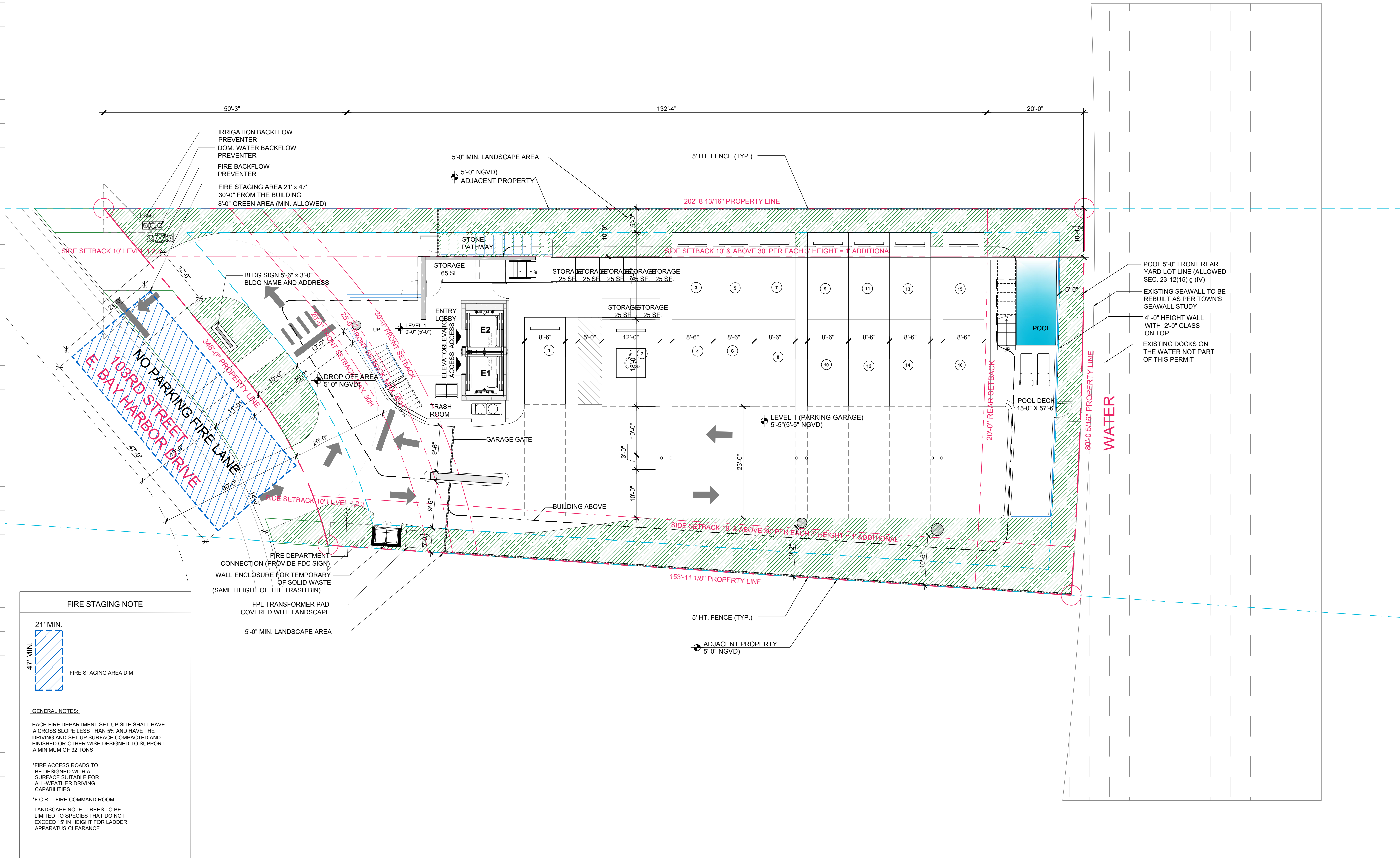
ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766



KOBİ KARP
Lic. # AR0012578

PROJECT DATA

Date	02 - 22 - 2023	Sheet No.
Scale		A1.00
Project	2228	



Rev.	DESCRIPTION	Date
1		
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DRC SET

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BAY HARBOR ISLANDS, FL 33154

OWNER:
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Fax: 305.573.3766



KOBİ KARP
Lic. # AR0012578

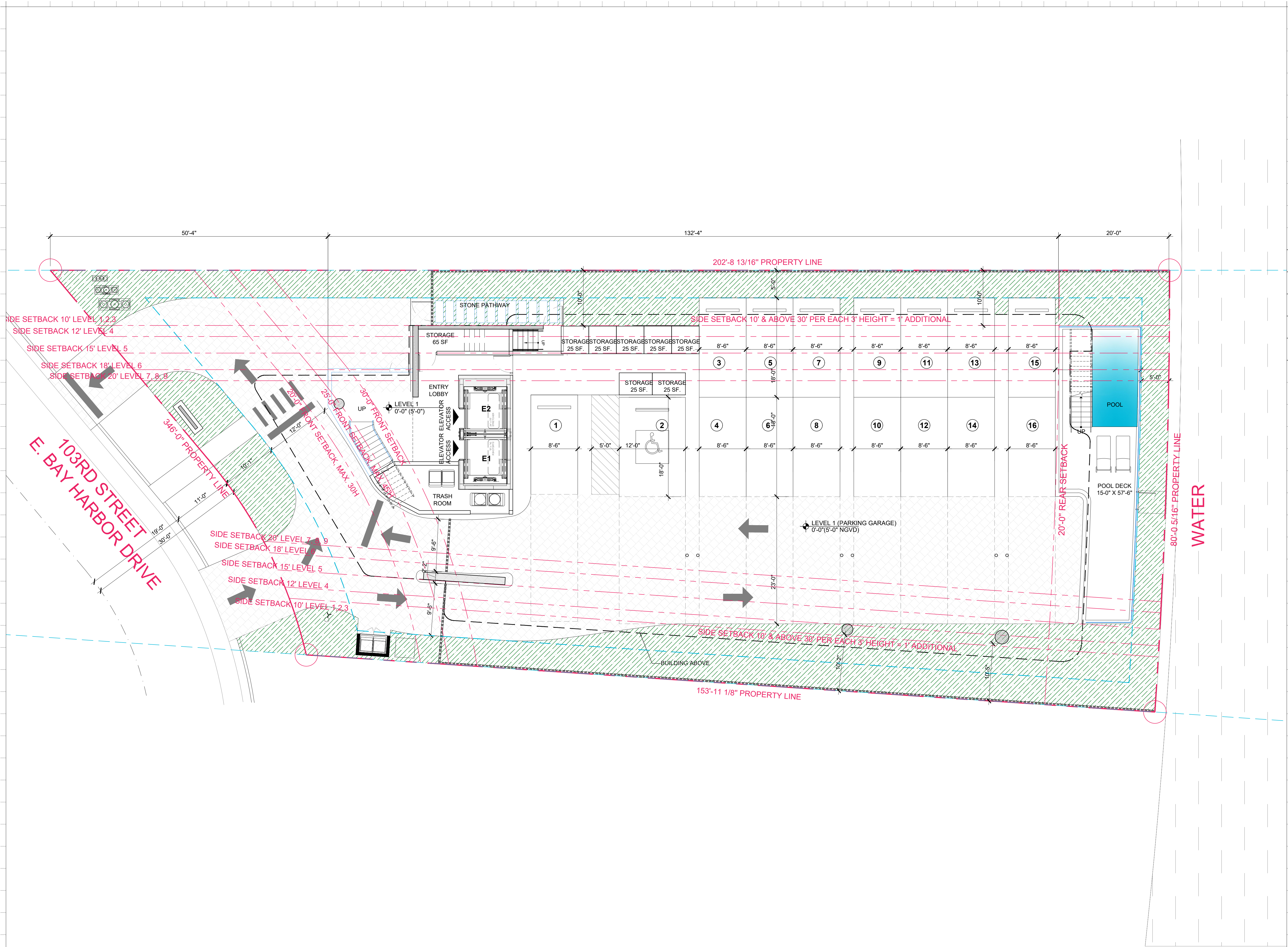
SITE PLAN

Date	02 - 22 - 2023	Sheet No.
Scale		A2.00
Project	2228	

B.F.E. = 10'-0" NGVD

SITE PLAN

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



Rev.	DESCRIPTION	Date
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DRC SET

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10301 EAST BAY HARBOR DRIVE
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BAY HARBOR ISLANDS, FL 33154

OWNER:
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Tel: _____
Email: _____

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DANIA BEACH, FL 33004
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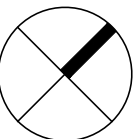
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Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766



KOBİ KARP
Lic. # AR0012578

FLOOR PLAN - LEVEL 1

Date	02 - 22 - 2023	Sheet No.
Scale		A3.00
Project	2228	



FLOOR PLAN - LEVEL 1

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



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/21/2023

Property Information	
Folio:	13-2227-001-0800
Property Address:	10301 E BAY HARBOR DR Bay Harbor Islands, FL 33154-1298
Owner	10301 BAY HARBOR DEVELOPMENT LLC
Mailing Address	18101 COLLINS AVE #3908 SUNNY ISLES BEACH, FL 33160 USA
PA Primary Zone	4500 MULTI-FAMILY - 4 STORY
Primary Land Use	1713 OFFICE BUILDING - ONE STORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	1,704 Sq.Ft
Living Area	1,704 Sq.Ft
Adjusted Area	1,704 Sq.Ft
Lot Size	14,460 Sq.Ft
Year Built	2021



Assessment Information			
Year	2022	2021	2020
Land Value	\$4,916,400	\$4,916,400	\$4,916,400
Building Value	\$204,480	\$0	\$0
XF Value	\$37,145	\$0	\$0
Market Value	\$5,158,025	\$4,916,400	\$4,916,400
Assessed Value	\$5,158,025	\$4,916,400	\$4,916,400

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

Short Legal Description
BAY HARBOR ISLAND PB 46-5 LOT 1 BLK 4 LOT SIZE 14460 SQ FT M/L FAU 13 2227 081 0001 FKA HARBORVIEW CONDO

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,158,025	\$4,916,400	\$4,916,400
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,158,025	\$4,916,400	\$4,916,400
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,158,025	\$4,916,400	\$4,916,400
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,158,025	\$4,916,400	\$4,916,400

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/06/2022	\$4,500,000	33165-2059	Qual by exam of deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

ATTACHMENT C
ITE EXCERPTS

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 11

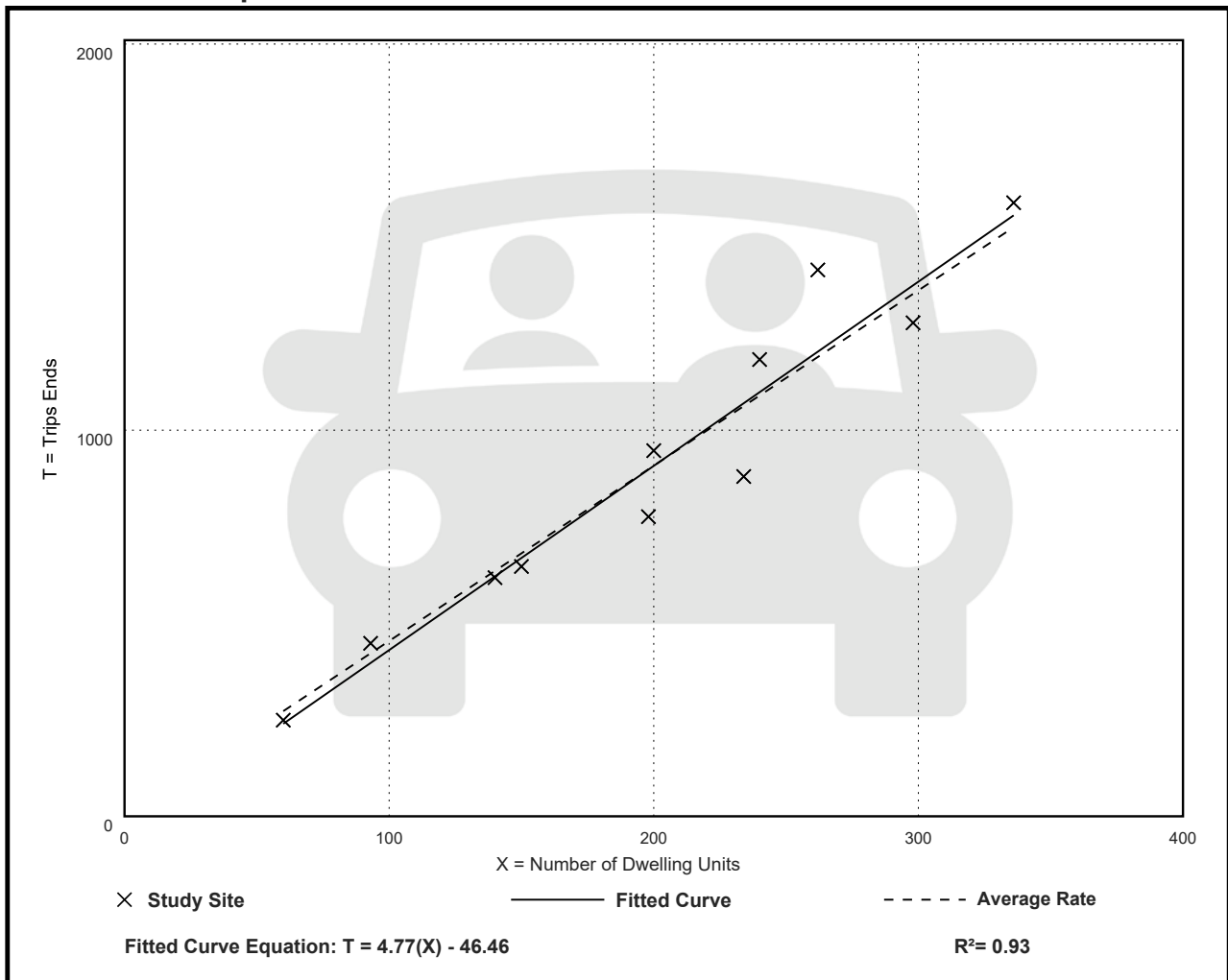
Avg. Num. of Dwelling Units: 201

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 30

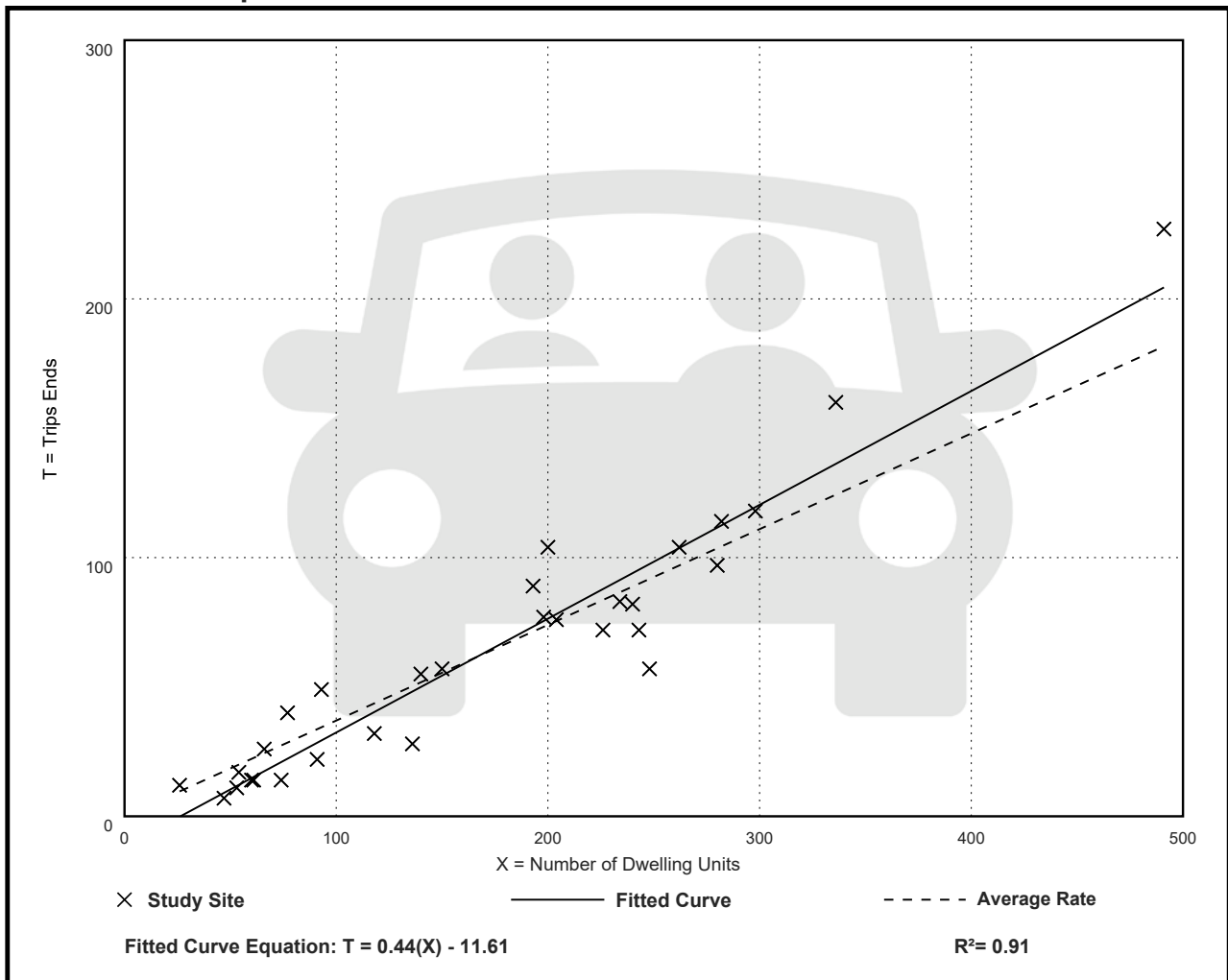
Avg. Num. of Dwelling Units: 173

Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 31

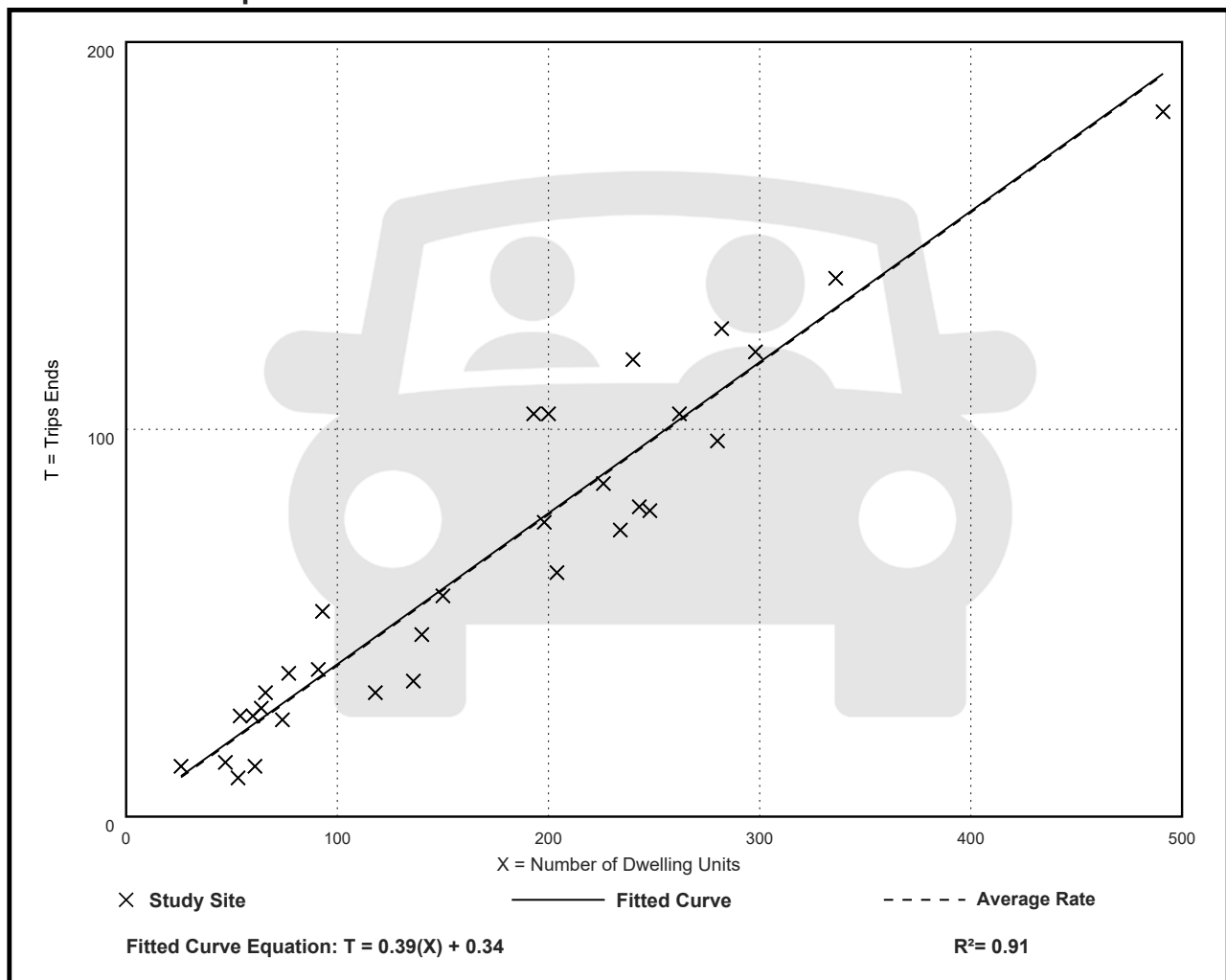
Avg. Num. of Dwelling Units: 169

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



10301 EAST BAY HARBOR DRIVE

10301 EAST BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

DRC SET

DATE: 02-22-2023



DRAWING INDEX			Permit 07-12-2022		
PROJECT:2228 10301 E Bay Harbor Dr					
Delta (Revision):					
Discipline	Sheet	Description			
Arch. K&AID	A0.00	COVER	X		
		SURVEY	X		
	A1.00	PROJECT DATA	X		
	A1.01	OPEN AREA CALCULATIONS	X		
	A1.02	CONTEXT SITE MAP	X		
	A1.03	CONTEXT PHOTOS	X		
	A1.04	SURROUNDING BUILDINGS	X		
	A1.05	RENDERING_VIEW FROM THE BAY	X		
	A1.06	RENDERING_VIEW FROM THE STREET	X		
	A2.00	SITE PLAN	X		
	A3.00	FLOOR PLAN - LEVEL 1	X		
	A3.01	FLOOR PLAN - LEVEL 2	X		
	A3.02	FLOOR PLAN - LEVEL 3	X		
	A3.03	FLOOR PLAN - LEVEL 4	X		
	A3.04	FLOOR PLAN - LEVEL 5	X		
	A3.05	FLOOR PLAN - LEVEL6	X		
	A3.06	FLOOR PLAN - LEVEL 7	X		
	A3.07	FLOOR PLAN - LEVEL 8	X		
	A3.08	FLOOR PLAN - LEVEL 9 (ROOF DECK)	X		
	A4.00	BUILDING COLOR ELEVATION - SOUTH	X		
	A4.01	BUILDING COLOR ELEVATION - EAST	X		
	A4.02	BUILDING COLOR ELEVATION - NORTH	X		
	A4.03	BUILDING COLOR ELEVATION - WEST	X		
	A5.00	A - BUILDING SECTION	X		
	A5.01	B - BUILDING SECTION DIAGRAM	X		
	A5.02	C - BUILDING SECTION DIAGRAM	X		
	PH-1	FIRST FLOOR - PHOTOMETRIC PLAN	X		
	PH-2	FIRST FLOOR - EMERGENCY PHOTOMETRIC	X		
	PH-3	ROOF DECK - PHOTOMETRIC PLAN	X		
	PH-4	ROOF DECK- EMERGENCY PHOTOMETRIC	X		
LANDSCAPE ECO- PACHECO	L-1	LANDSCAPE PLAN	X		
	L-2	ROOF DECK LANDSCAPE PLAN	X		
	TD-1	TREE DISPOSITION PLAN	X		
CIVIL OCEAN ENG	C100	GENERAL NOTES AND SPECIFICATIONS	X		
	C200	PAVING GRADING AND DRAINAGE PLAN	X		
	C300	WATER AND SEWER PLAN	X		
	C400	DRAINAGE DETAILS	X		
	C500	SEDIMENTATION & EROSION CONTROL PLAN	X		
	C600	SEDIMENTATION & EROSION NOTES	X		

CIVIL ENGINEER

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

MEP ENGINEER
REYES-GAVILAN
16252 NW 79th AVE
HIALEAH, FL 33016
TEL: 305-828-0644

LANDSCAPE DESIGN

ECOPACHECO
257 SW 6th STREET
DANIA BEACH, FLORIDA 33004
TEL: 305.915.6626

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

ARCHITECTS

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

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

Rev.	DESCRIPTION	Date
1		
2		
3		
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DRC SET

10301 EAST BAY HARBOR DRIVE

10301 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

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

LANDSCAPE DESIGN:

Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

CIVIL ENGINEER:

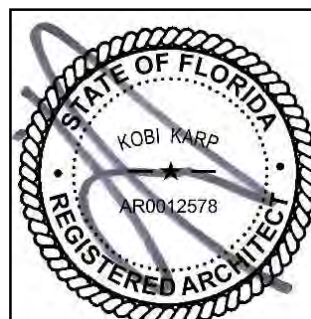
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KOBI KARP
Lic. # AR0012578



COVER

Date	02 - 22 - 2023	Sheet No.
Scale		A0.00
Project	2228	

#	TYPE	TRUNK	CANOPY	HEIGHT
1	CLUSIA ROSEA	0.45'	8.00'	15.00'
2	CLUSIA ROSEA	0.45'	10.00'	16.00'
3	CLUSIA ROSEA	0.35'	9.00'	13.00'
4	CLUSIA ROSEA	0.35'	9.00'	13.00'
5	CLUSIA ROSEA	0.30'	8.00'	10.00'
6	CLUSIA ROSEA	0.35'	6.00'	13.00'
7	CHRYSOPHYLLUM OLIVIFORME	0.30'	8.00'	15.00'
8	CHRYSOPHYLLUM OLIVIFORME	0.25'	8.00'	13.00'
9	CHRYSOPHYLLUM OLIVIFORME	0.25'	8.00'	13.00'
10	CLUSIA ROSEA	0.35'	9.00'	13.00'

NOT TO SCALE



LOT 1, BLOCK 4, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL
- 2) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD
- 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD
- 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED
- 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929
- 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED
- 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE
- 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL
- 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY
- 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
- 12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED MERIDIAN AT: SOUTHEASTERLY LINE OF SUBJECT LOT= (S41° 04' 37"W)

12,991 SQUARE FEET +/-
0.30 ACRES +/-

CONGRESS BHN LLC.

02-10-2023 TREES ADDED ONLY.
NO BOUNDARY UPDATE WAS COMPLETED.

(C1)
 $R = 1190.14'$
 $L = 80.04'$
 $D = 03^{\circ}51'12''$
 $T = 40.04'$
 $CH = 80.03'$
 $CHB = S50^{\circ}50'59''E$

(C2)
 $R = 85.00'$
 $L = 39.58'$
 $D = 26^{\circ}40'43''$
 $T = 20.15'$
 $CH = 41.90'$
 $CHB = N78^{\circ}18'29''W$

A/C	AIR CONDITIONER	I.P.	IRON PIPE
AVE.	AVENUE	FPL	FLORIDA POWER & LIGHT
BLVD	BOULEVARD	F.I.P.	FOUND IRON PIPE
BM	BENCH MARK	F.I.R	FOUND IRON ROD
CATV	CABLE TELEVISION BOX	FND	FOUND
C.B.	CATCH BASIN	L	ARC LENGTH
CBS	CONCRETE BLOCK STRUCTURE	(L)	LEGAL
CHB	CHORD BEARING	L.P.	LIGHT POLE
CH	CHORD DISTANCE	LB	LICENSED BUSINESS
COR	CORNER	LAND	LAND SURVEYOR
CT	COURT	(M)	MEASURED
¢	CENTERLINE	NAVD	NORTH AMERICAN VERTICAL DATUM
CL	CLEAR	NGVD	NATIONAL GEODETTIC VERTICAL DATA
CONC	CONCRETE	NO ID	NOT IDENTIFIABLE
C.O	CLEAN OUT	NO	NUMBER
E.B	ELECTRIC BOX	NTS	NOT TO SCALE
ELEV.	ELEVATION	O R B	OFFICIAL RECORD BOOK
ENCR.	ENCROACHMENT	ON/PL	ON PROPERTY LINE
E.R.P.	ELEVATION REFERENCE POINT	O.U.L	OVERHEAD UTILITY LINES
F.F.	FINISH FLOOR	P.C.	POINT OF CURVATURE
F.H.	FIRE HYDRANT	P.C.C.	POINT OF COMPOUND CURVATURE

P.C.P.	PERMANENT CONTROL POINT	W/M	WATER METER
PLS	PROFESSIONAL LAND SURVEYOR	W.V.	WATER VALVE
PSM	PROFESSIONAL SURVEYOR AND MAPPER	W.U.P.	WOOD UTILITY POLE

CONCRETE
OVERHEAD UTILITY LINES
WIRE FENCE
WOOD FENCE
PROPERTY CORNER
WATER FLOW
EXISTING GRADE ELEVATION
PROPOSED GRADE ELEVATION
WATER VALVE
SIGN
DRAINAGE MANHOLE
SANITARY MANHOLE
FIRE HYDRANT
LIGHTING FIXTURE
FIRE DEPARTMENT CONNECTION

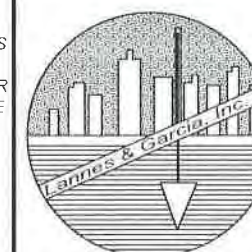
ERP = 344

10301 EAST BAY HARBOR DRIVE,
BAY HARBOR ISLANDS, FLORIDA 33154



RETRACTED AND THE SURVEY
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS
MADE UNDER MY SUPERVISION AND MEETS STANDARDS
OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF
PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER
5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE
CODE, PURSUANT TO SECTION 472.027, FLORIDA
STATUTES, AND, THAT THE SKETCH HEREON IS TRUE
AND CORRECT TO THE BEST OF MY KNOWLEDGE AND
BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN
HEREON.

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



LB # 2098

4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155

PH (305) 666-7909 FAX (305) 442-2530

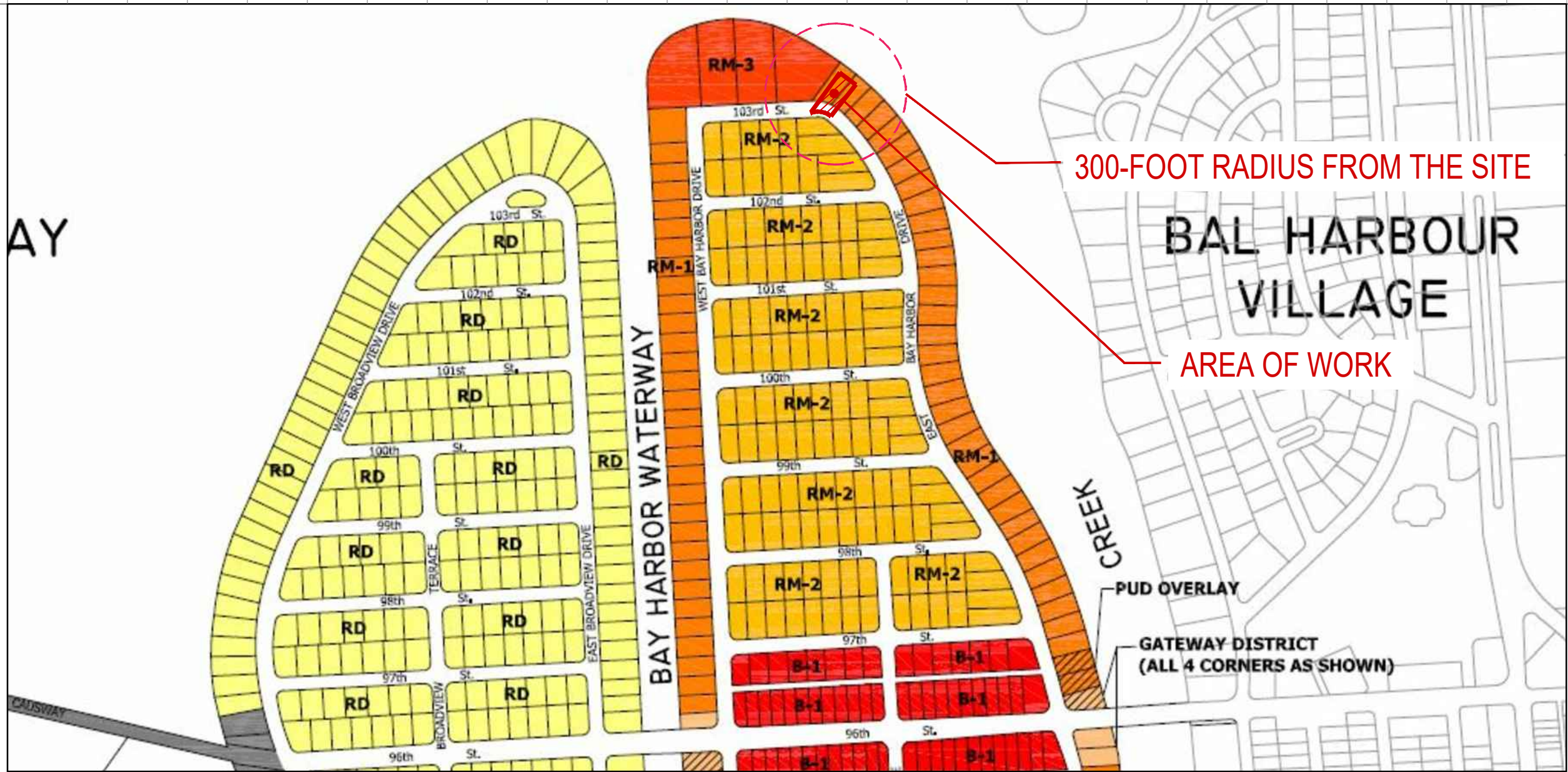
269141-A

FIELD DATE: 02/03/2022

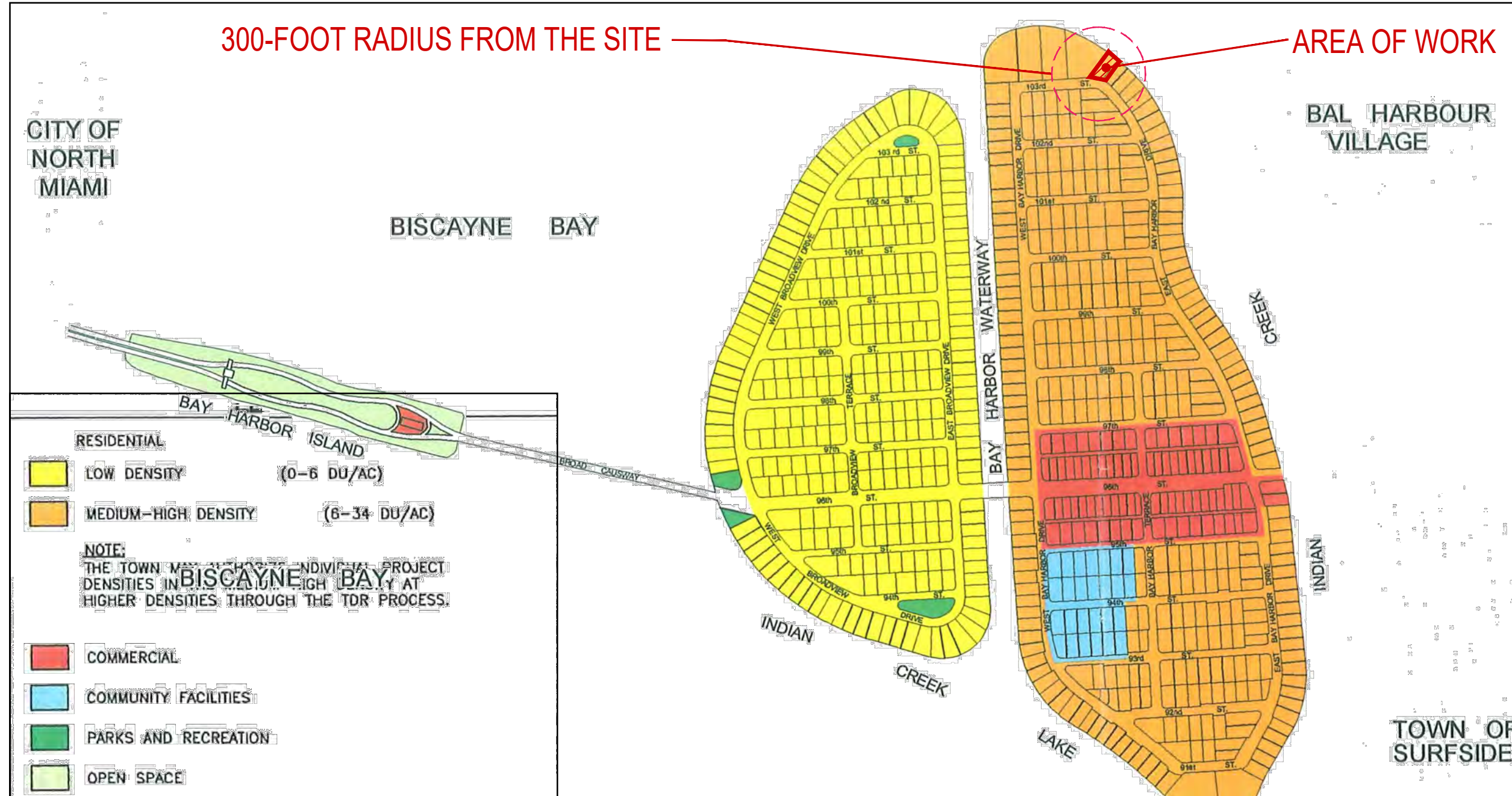
SCALE: 1" = 30'

DRAWN BY: TJY

DWG No : 269141



1 ZONING DESIGNATIONS MAP
N.T.S.



2 FUTURE LAND USE MAP
N.T.S.



3 FLOOD MAP
N.T.S.

ZONING INFORMATION

SECTION	PROJECT NAME: 10301 EAST BAY HARBOR DRIVE PROJECT ADDRESS: 10301 EAST BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154 FOLIO # 13-2227-001-0800 ZONING: RM-1, WATERFRONT MULTIFAMILY RESIDENTIAL DISTRICT COMPREHENSIVE PLAN FLUM DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA) GROSS LOT AREA: 12,991 SF (0.30 ACRES) BASE FLOOD ELEVATION: 10 NGVD DESIGN FLOOD ELEVATION: 10' + 1' = 11' NGVD					
	SITE REQUIREMENTS					
		ALLOWED / REQUIRED	PROPOSED			
	A) LOT AREA	12,991 SF	12,991 SF (0.30 ACRES)			
	B) DENSITY	34 DU/AC MAX 34 x 0.30 = 10.2 UNITS MAX = (10 UNITS)	7 UNITS			
	C) BUILDING HEIGHT	75'-0" ABOVE DFE	75'-0" + 5'-0" POOL DECK			
	D) BUILDING LENGTH	UP TO 30'-0", 148'-3" MAX 30'-0" - 45'-0" , 141'-8" MAX ABOVE 45'-0", 135'-2" MAX	127'-2" 123'-0" 123'-0"			
E) LANDSCAPE REQUIREMENTS	20% LOT AREA MIN. 12,991 X 0.20 = 2,598 SF MIN.	3,598 SF = 27.7%				
F) ROOF DECK REQUIREMENTS	15% ROOF AREA MIN. 3,627 X 0.15 = 632 SF MIN.	721 SF = 19.9%				
2	SETBACK REQUIREMENTS					
		ALLOWED / REQUIRED		PROPOSED		
	A) FRONT YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT	20'-0"	30'-0" LEVELS 1,2,3		
		BLDG LESS THAN 45 FEET IN HEIGHT	25'-0"	30'-0" LEVELS 4,5		
		BLDG LESS THAN 75 FEET IN HEIGHT	30'-0"	30'-0" LEVELS 6,7,8,9		
	C) SIDE YARD SETBACK	BLDG LESS THAN 30 FEET IN HEIGHT	10'-0"	10'-0" LEVELS 1,2,3		
		FOR EACH ADDITIONAL 3 FEET ABOVE 30 FEET THERE SHALL BE 1 ADDITIONAL FOOT OF BLDG SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30 FEET IN HEIGHT		12'-0" LEVEL 4		
				15'-0" LEVEL 5		
				18'-0" LEVEL 6		
	D) REAR YARD SETBACK		20'-0"		20'-0" LEVELS 7,8,9	
				20'-0"		
	E) FLEX SETBACKS	MAX. ALLOWED 1/3 OF LENGTH OF BUILDING	10'-0"	10'-0"		
		EAST SIDE	10'-0"	10'-0"		
		WEST SIDE	10'-0"	10'-0"		
		FRONT SIDE	20'-0"	25'-0"		
3	AREA BREAKDOWN					
	LEVEL	SELLABLE AREA	COMMON AREA	GROSS AREA	BALCONY AREA	PARKING
	1	-	936 SF	936 SF	-	16 SPACES
	2	3,380 SF	2,011 SF	6,404 SF	706 SF	-
	3	4,784 SF	1,514 SF	6,301 SF	948 SF	-
	4	4,825 SF	981 SF	5,806 SF	1,205 SF	-
	5	4,429 SF	951 SF	5,380 SF	882 SF	-
	6	4,208 SF	559 SF	4,746 SF	1,069 SF	-
	7	4,208 SF	557 SF	4,673 SF	845 SF	-
	8	4,208 SF	557 SF	4,673 SF	845 SF	-
ROOF (9)	-	1,077 SF	5,171 SF	2,909 SF (ROOF DECK)	-	
TOTALS	29,825 SF	9,143 SF	44,090 SF	9,409 SF	16 SPACES	
4	PARKING REQUIREMENTS					
	AREA / UNIT			PARKING RATE	REQUIRED	PROPOSED
	-RESIDENTIAL	7 UNITS	2 P.S. x UNIT		14 P.S.	16 P.S.
		VISITOR	0 P.S. PER ZONING CODE SEC 23-24 (c)(3).			
	PARKING PER FLOORS				TOTAL OF PARKING	
LEVEL 1	15 STANDARD P.S. + 1 ACCESSIBLE P.S. = 16 P.S.				16 P.S.	
5	# OF UNIT BREAKDOWN					
	LEVELS	UNITS PER FLOOR	SUBTOTAL UNITS		TOTAL UNITS PROPOSED	
	2	1 RESIDENTIAL UNIT	1 UNIT		7 UNITS	
	3	2 RESIDENTIAL UNITS	2 UNITS			
	4	1 RESIDENTIAL UNIT	1 UNIT			
	5	1 RESIDENTIAL UNIT	1 UNIT			
	6-7	1 RESIDENTIAL UNIT	1 UNIT			
	7-8	1 RESIDENTIAL UNIT	1 UNIT			
		TOTAL UNITS = 7 UNITS				

Rev.	DESCRIPTION	Date
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BAY HARBOR ISLANDS, FL 33154

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

LANDSCAPE DESIGN:
Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

CIVIL ENGINEER:
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Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FL 33138
Tel: 796-518-2008
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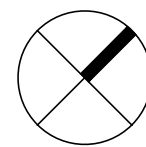


PROJECT DATA

Date	02 - 22 - 2023	Sheet No.
Scale		A1.00
Project	2228	

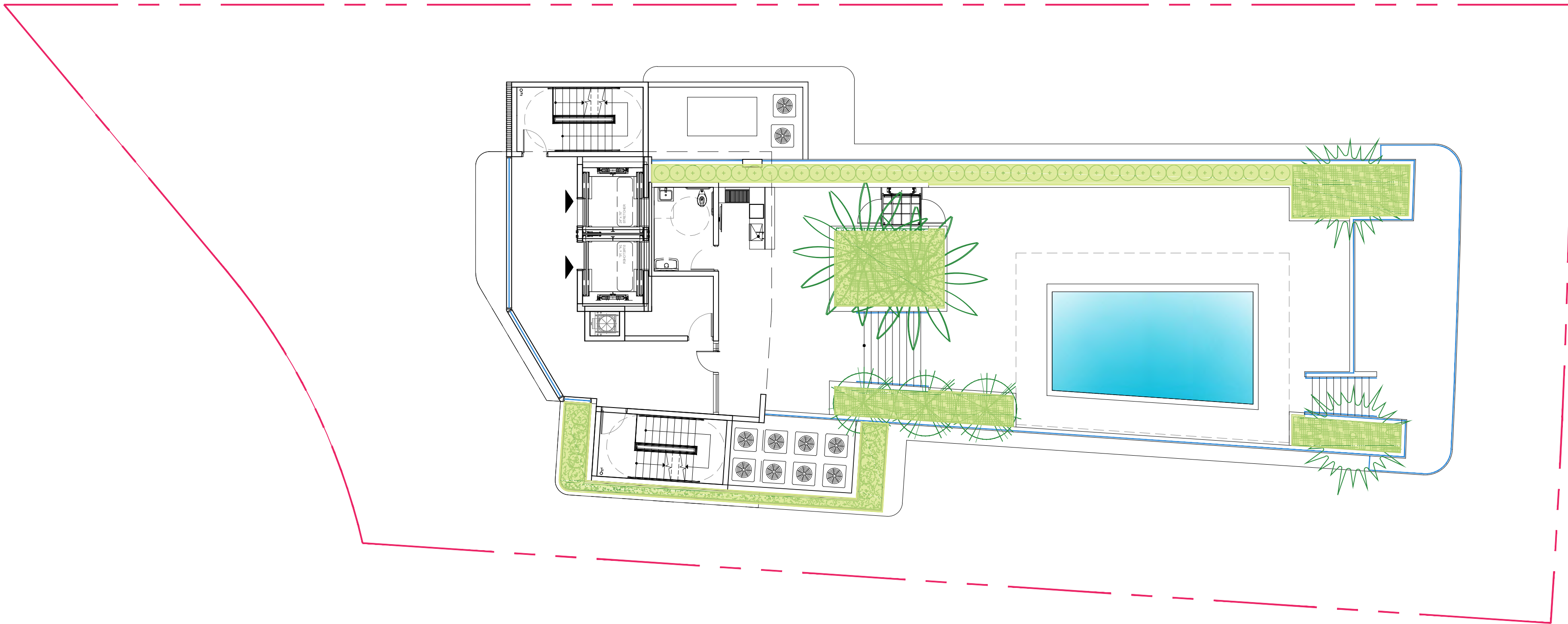


LOT AREA	OPEN SPACE 20% MIN. BY CODE			
	MINIMUM	PROPOSED	%	COLOR
12,991 SF	20% = 2,598 SF	3,598 SF.	27.7 %	

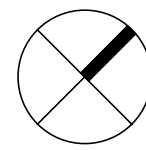


1 GROUND FLOOR - OPEN SPACE

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



ROOF AREA	ROOF LANSCAPED 15% MIN.			
	MINIMUM	PROPOSED	%	COLOR
3,627 SF	15% = 632 SF	721 SF	19.9 %	



2 ROOF DECK - OPEN SPACE

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

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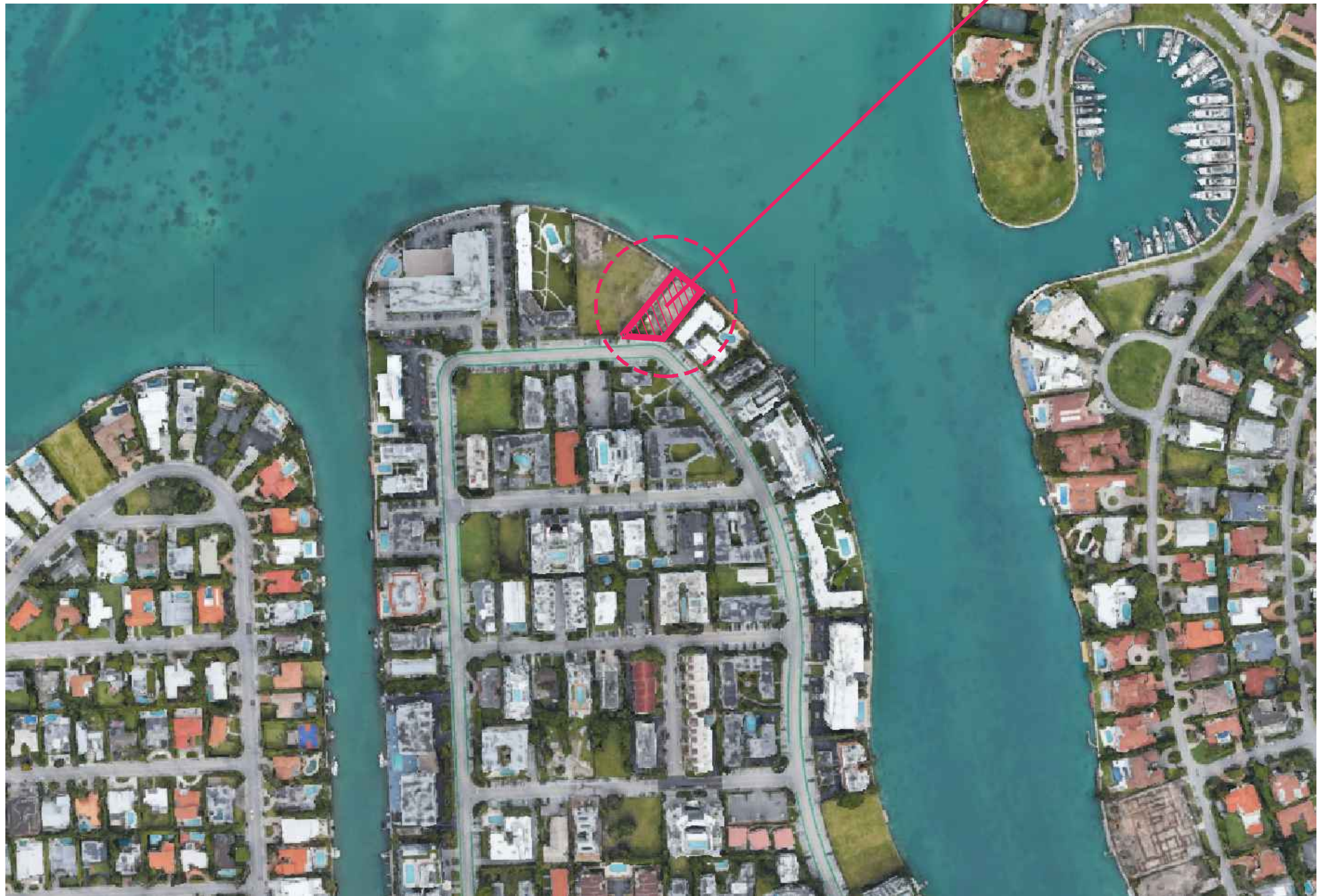


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Lic. # AR0012578



OPEN AREA CALCULATION

Date	02 - 22 - 2023	Sheet No.
Scale		A1.01
Project	2228	



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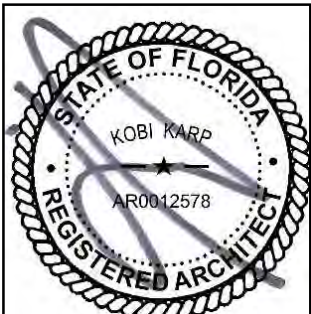
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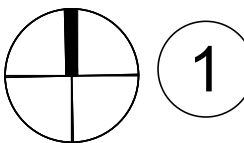


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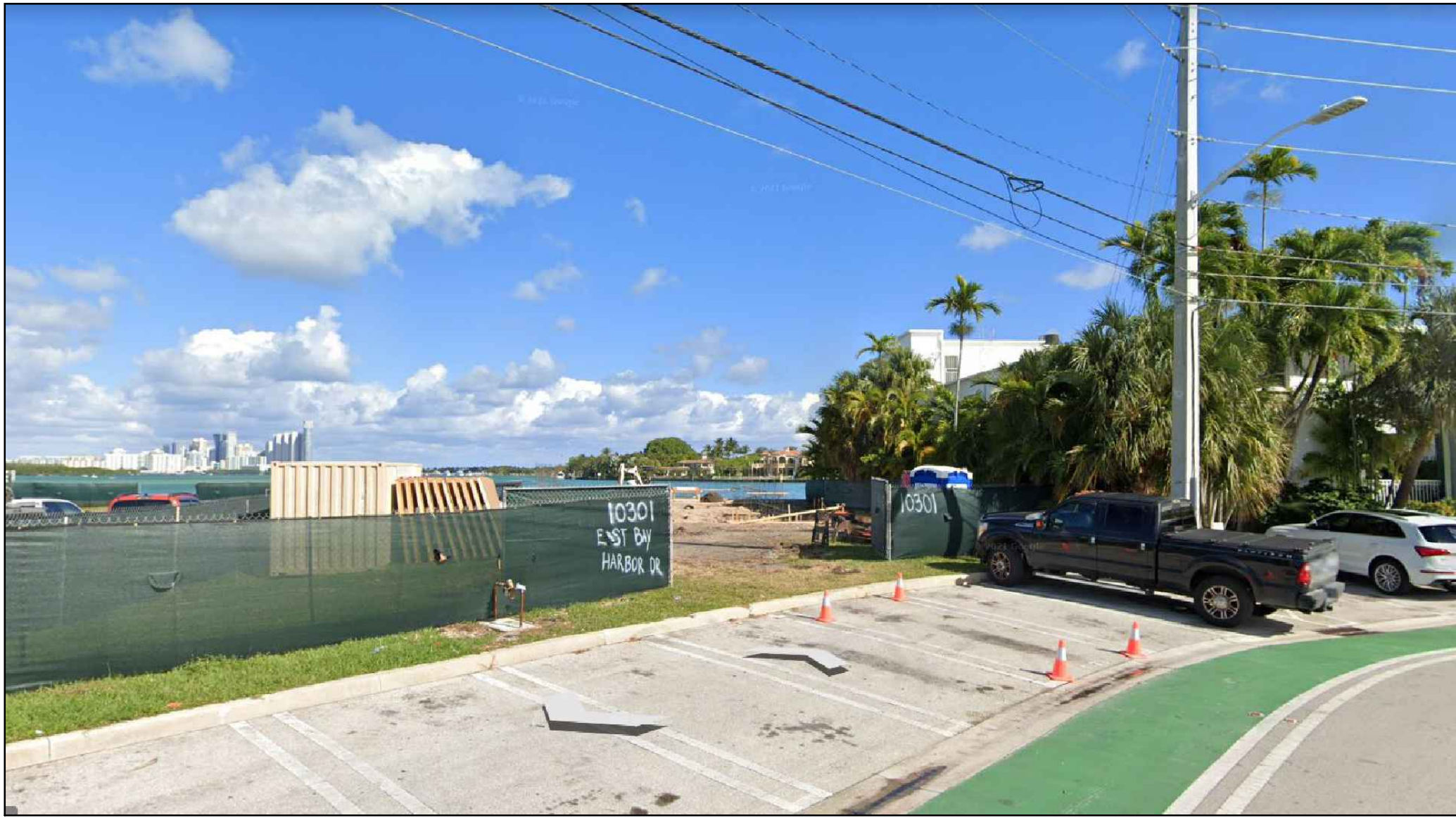


CONTEXT SITE MAP

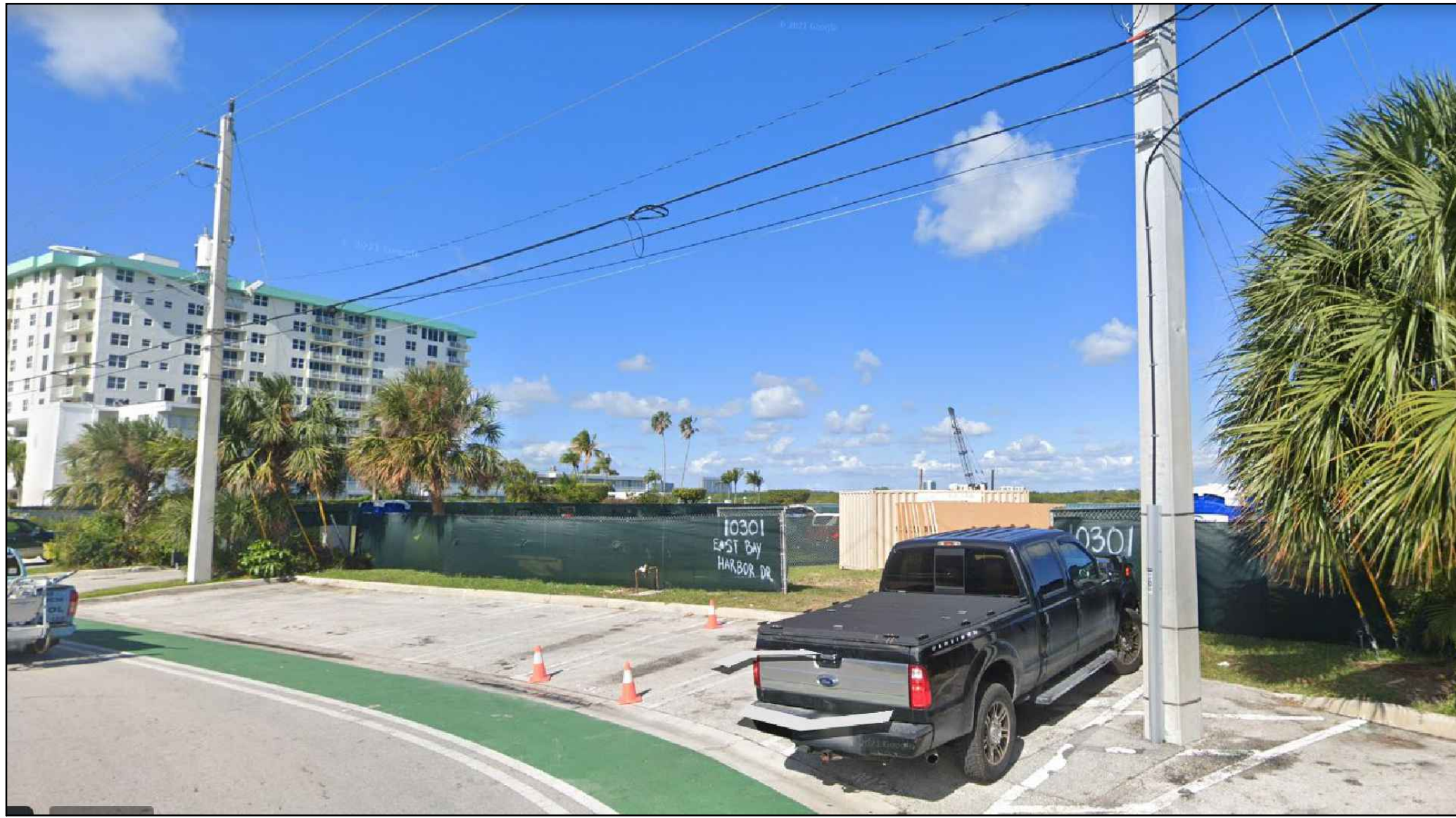
Date	02 - 22 - 2023	Sheet No.
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Project	2228	



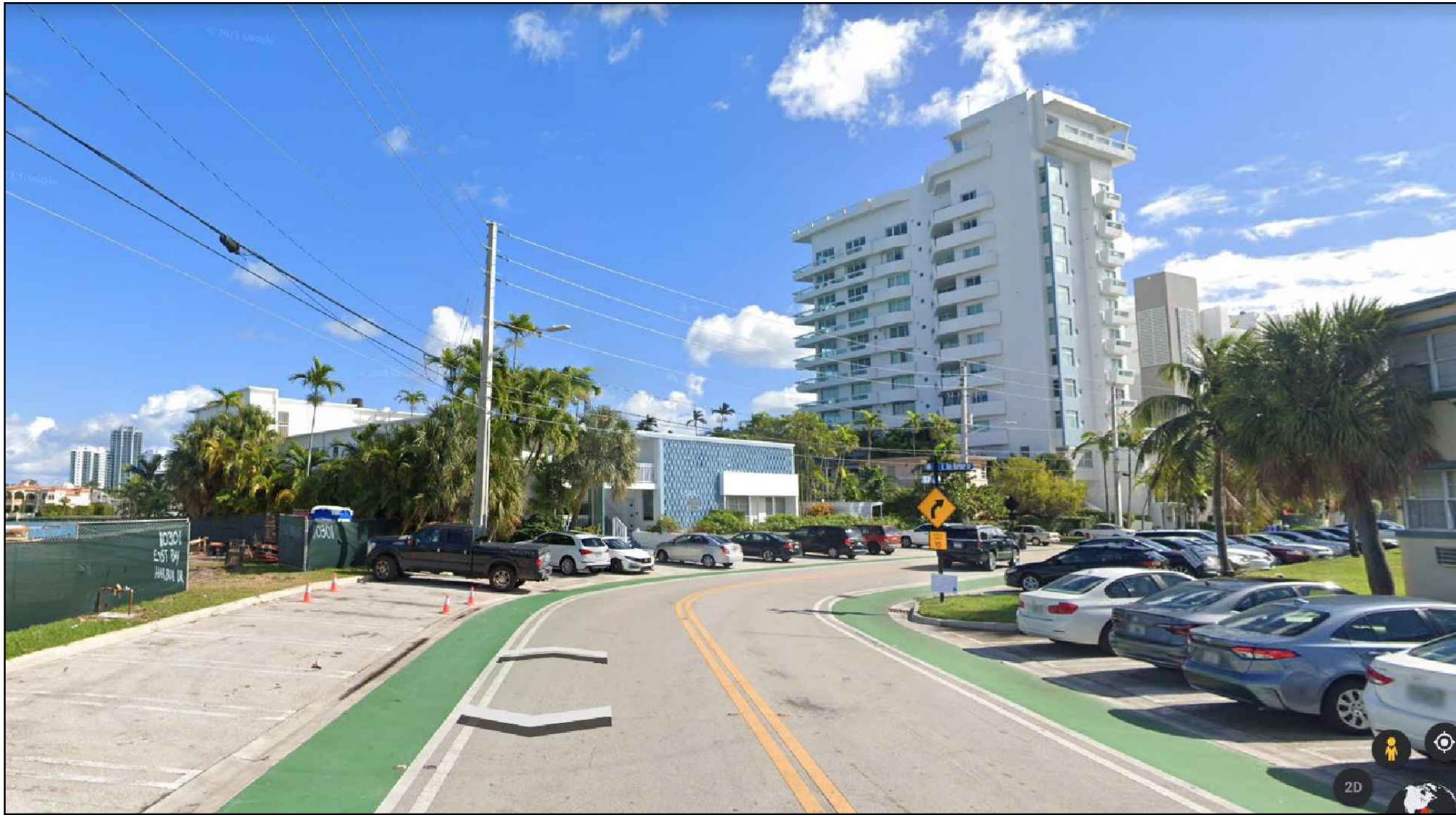
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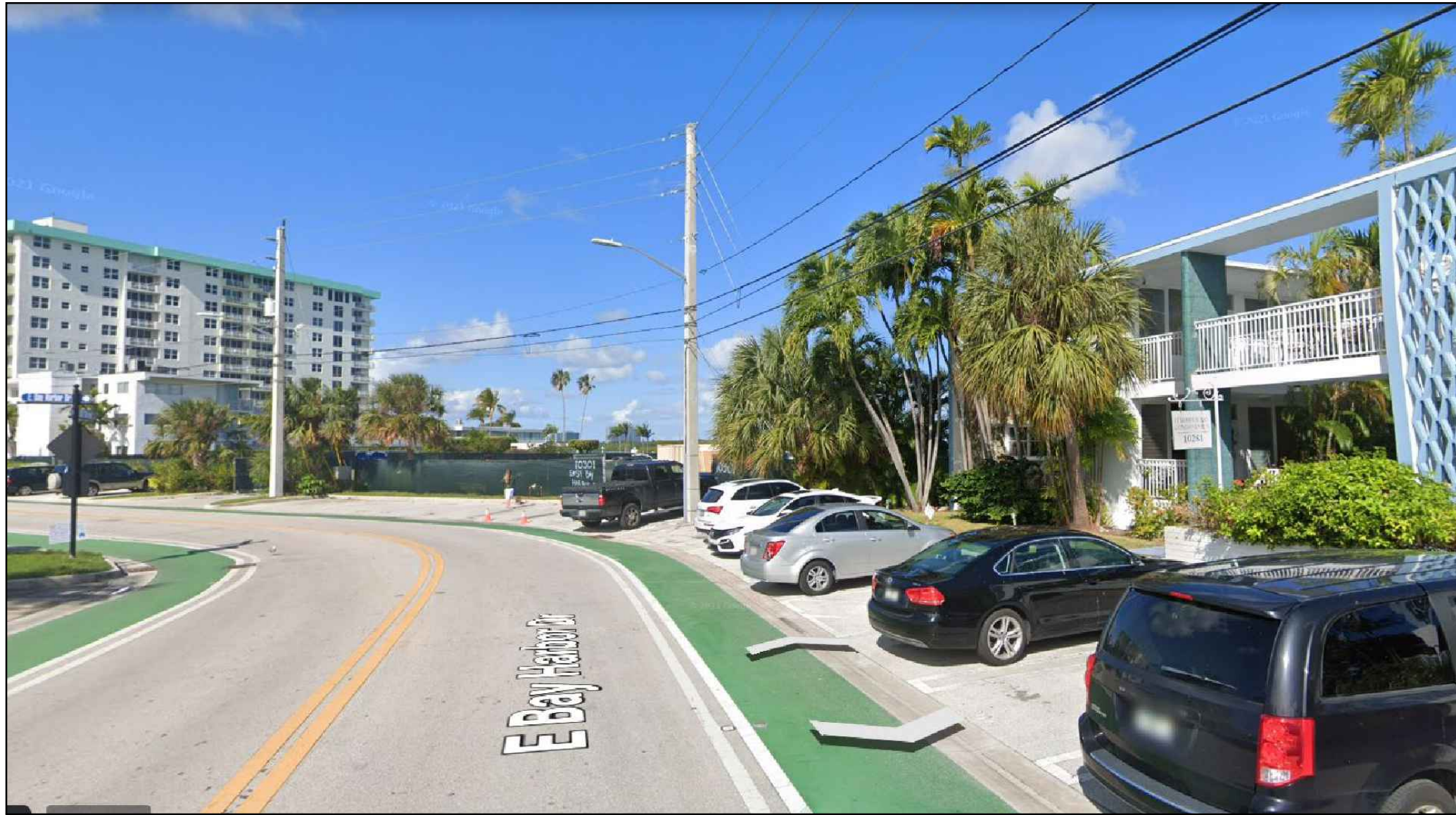
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N.T.S.



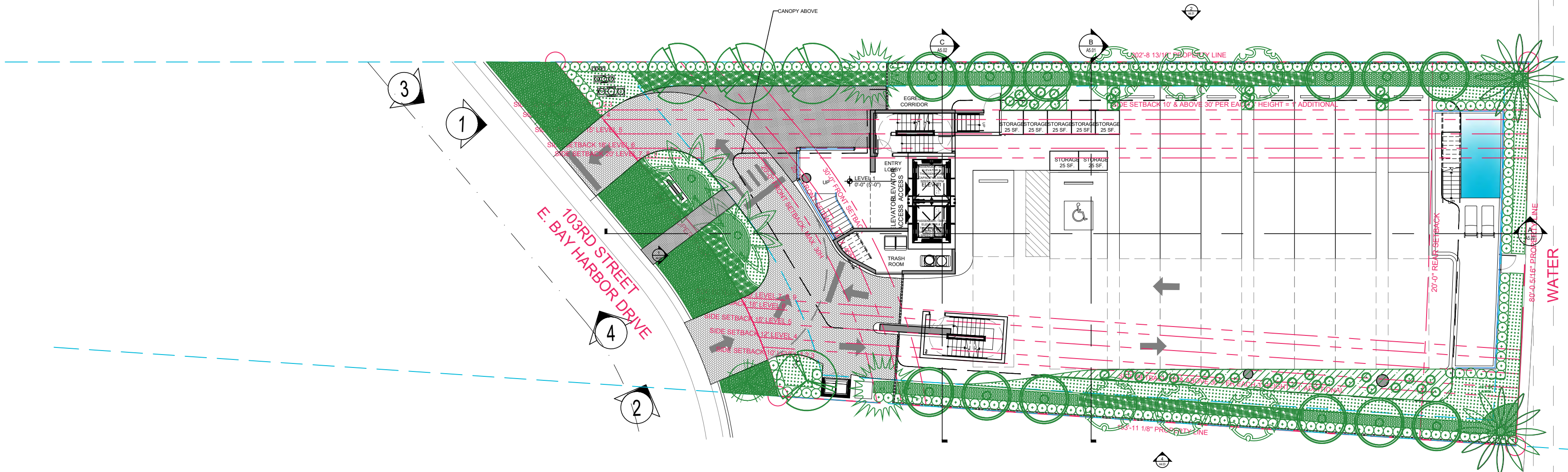
2 E. BAY HARBOR DRIVE - VIEW 2
N.T.S.



3 E. BAY HARBOR DRIVE - VIEW 3
N.T.S.



4 E. BAY HARBOR DRIVE - VIEW 4
N.T.S.



5 KEY PLAN

SCALE: N.T.S.

Rev.	DESCRIPTION	Date
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DRC SET

10301 EAST BAY HARBOR DRIVE
10301 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

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

LANDSCAPE DESIGN:

Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

CIVIL ENGINEER:

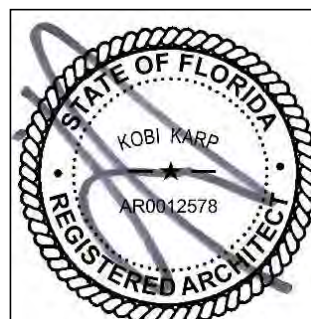
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FL 33138
Tel: 786-518-2008
Email: wlugo@oceanengineering.com

PHOTOMETRIC:

Name: REYES-GAVILAN
Address: 16252 NW 79 AVE.
MIAMI, FL 33016
Tel: 305-828-0644
Email: office@reyesgavilaneng.com

ARCHITECTS:

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

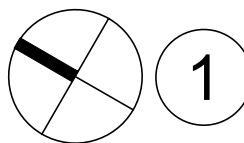


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CONTEXT PHOTOS

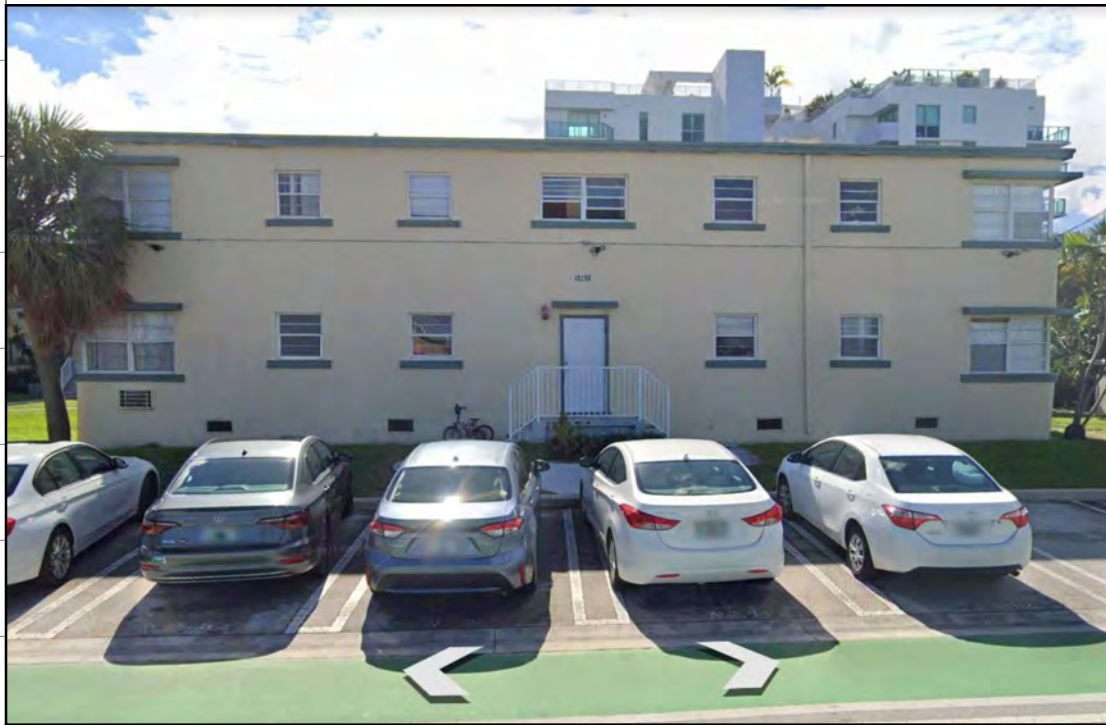
Date	02 - 22 - 2023	Sheet No.
Scale		A1.03
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1 SURROUNDING BUILDINGS

SCALE: N.T.S.

SITE



1 MULTI-FAM RES
10290 E. BAY HARBOR DR.



2 HARBOR BAY CONDO
10281 E. BAY HARBOR DR.



3 TOWNHOUSES
10271 E. BAY HARBOR DR.



4 LE NAUTIQUE
10261 E. BAY HARBOR DR.



5 SERENO RESIDENCES
10201 E. BAY HARBOR DR.



6 ISLAND POINTE
10350 W. BAY HARBOR DR.

Rev.	DESCRIPTION	Date
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10301 EAST BAY HARBOR DRIVE
10301 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

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

LANDSCAPE DESIGN:

Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

CIVIL ENGINEER:

Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FL 33138
Tel: 796-518-2008
Email: wlugo@oceanengineering.com

PHOTOMETRIC:

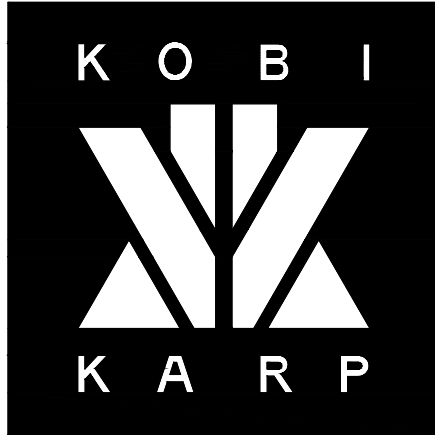
Name: REYES-GAVILAN
Address: 16252 NW 79 AVE.
MIAMI, FL 33016
Tel: 305-828-0644
Email: office@reyesgavilaneng.com

ARCHITECTS:

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



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SURROUNDING BUILDINGS

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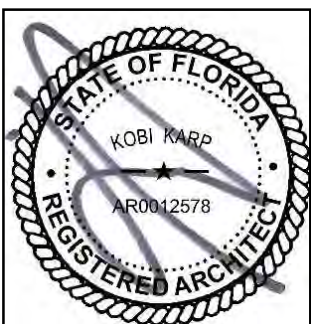
OWNER:
Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3308
Sunny Isles Beach, F 33160

LANDSCAPE DESIGN:
Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FL 33138
Tel: 796-518-2008
Email: wlugo@oceanengineering.com

PHOTOMETRIC:
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Address: 16252 NW 79 AVE.
MIAMI, FL 33016
Tel: 305-828-0644
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Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766



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RENDERING BAY VIEW

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10301 E BAY HARBOR DRIVE - BAY HARBOR ISLANDS, FLORIDA

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BAY HARBOR ISLANDS, FL 33154

OWNER:

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

LANDSCAPE DESIGN:

Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

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

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Name: REYES-GAVILAN
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MIAMI, FL 33016
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Fax: 305.573.3766

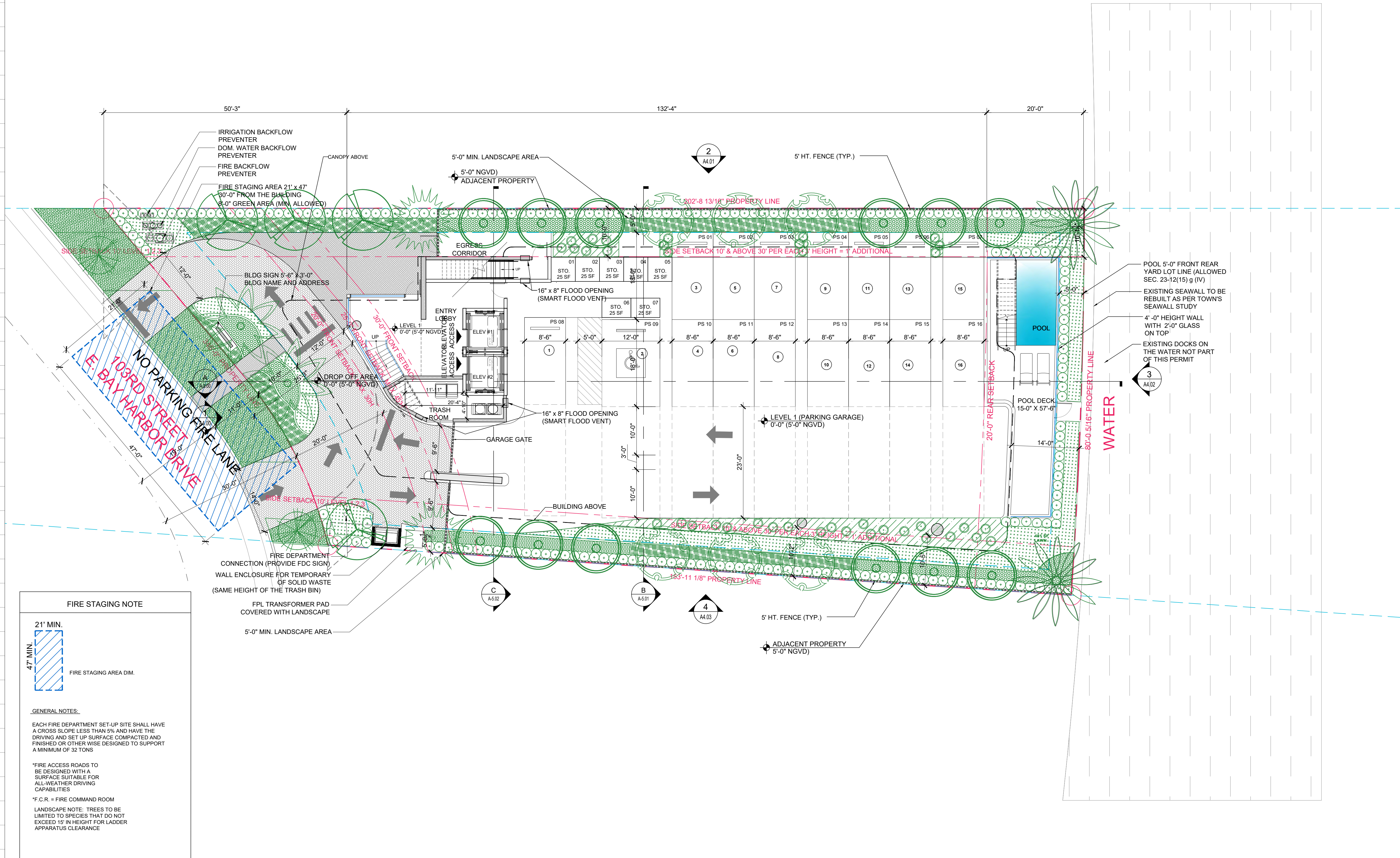


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RENDERED STREET VIEW

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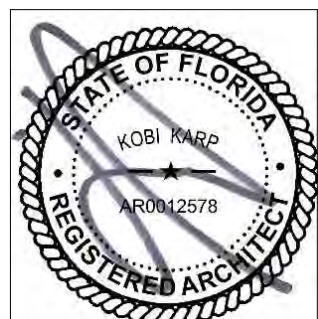
OWNER:
Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3308
Sunny Isles Beach, F 33160

LANDSCAPE DESIGN:
Name: ECOPACHECO
Address: 257 SW 6th STREET
DAVIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FL 33138
Tel: 796-518-2008
Email: wlugo@oceanengineering.com

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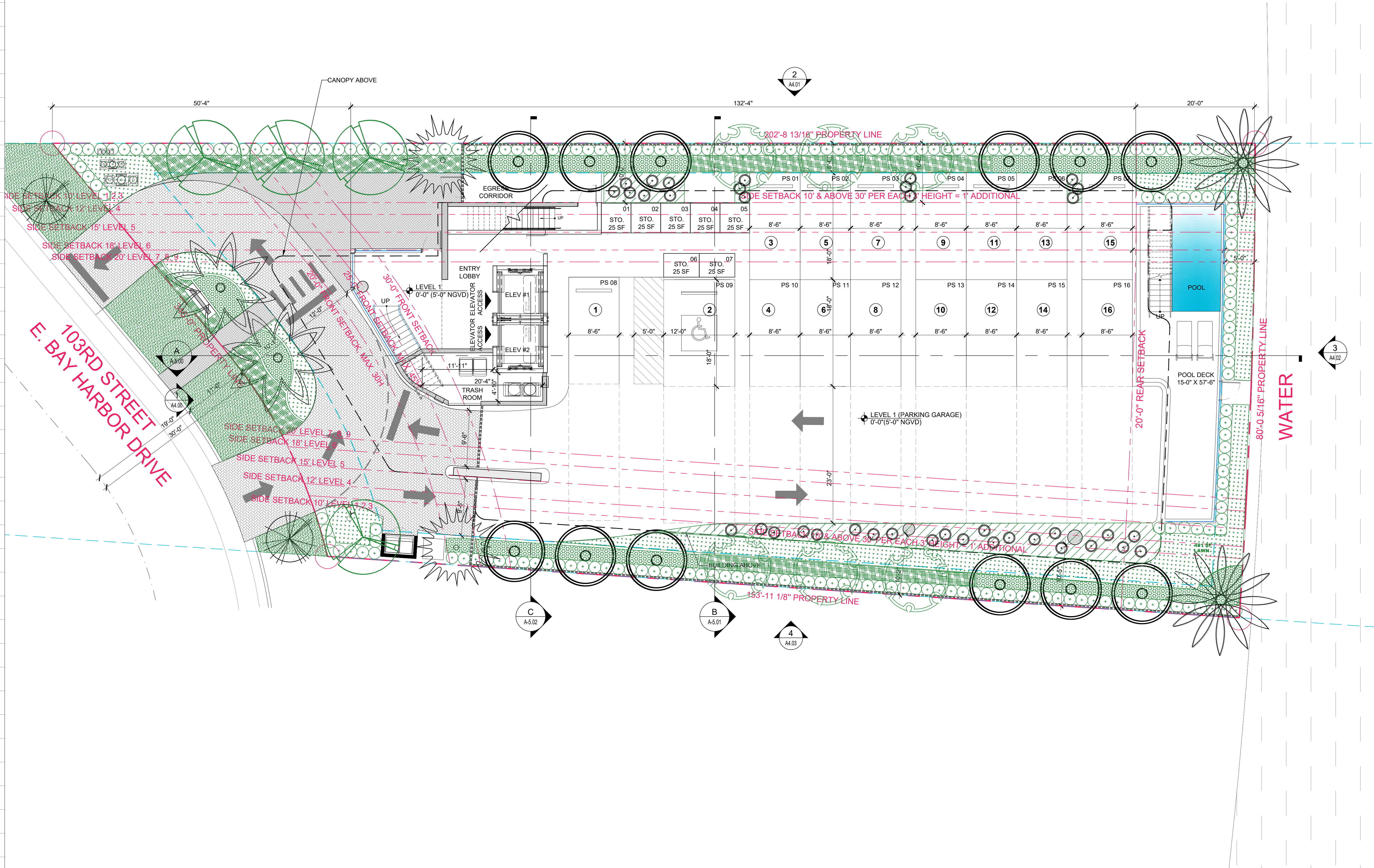


B.F.E. = 10'-0" NGVD

SITE PLAN

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

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BAY HARBOR ISLANDS, FL 33154

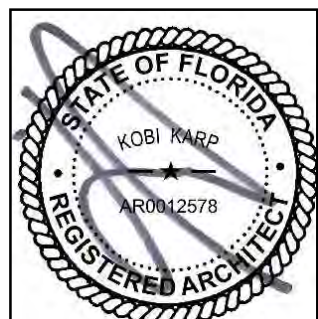
OWNER:
Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3308
Sunny Isles Beach, F 33160

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Name: ECOPACHECO
Address: 257 SW 6th STREET
DAVIA BEACH, FL 33004
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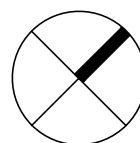


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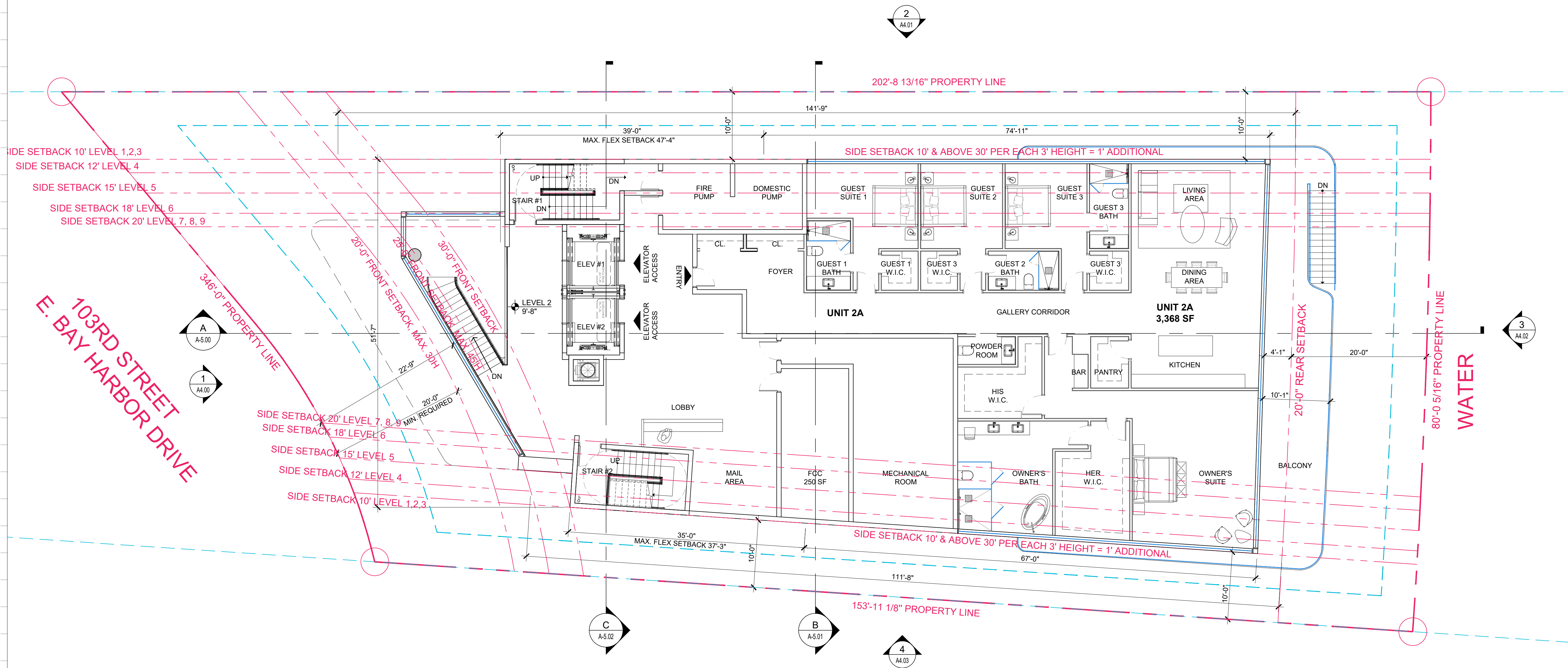
FLOOR PLAN - LEVEL 1

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FLOOR PLAN - LEVEL 1

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



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10301 EAST BAY HARBOR DRIVE
10301 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

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

LANDSCAPE DESIGN:

Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

CIVIL ENGINEER:

Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FL 33138
Tel: 796-518-2008
Email: wlugo@oceanengineering.com

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Tel: 305.573.1818
Fax: 305.573.3766

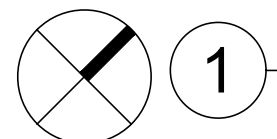


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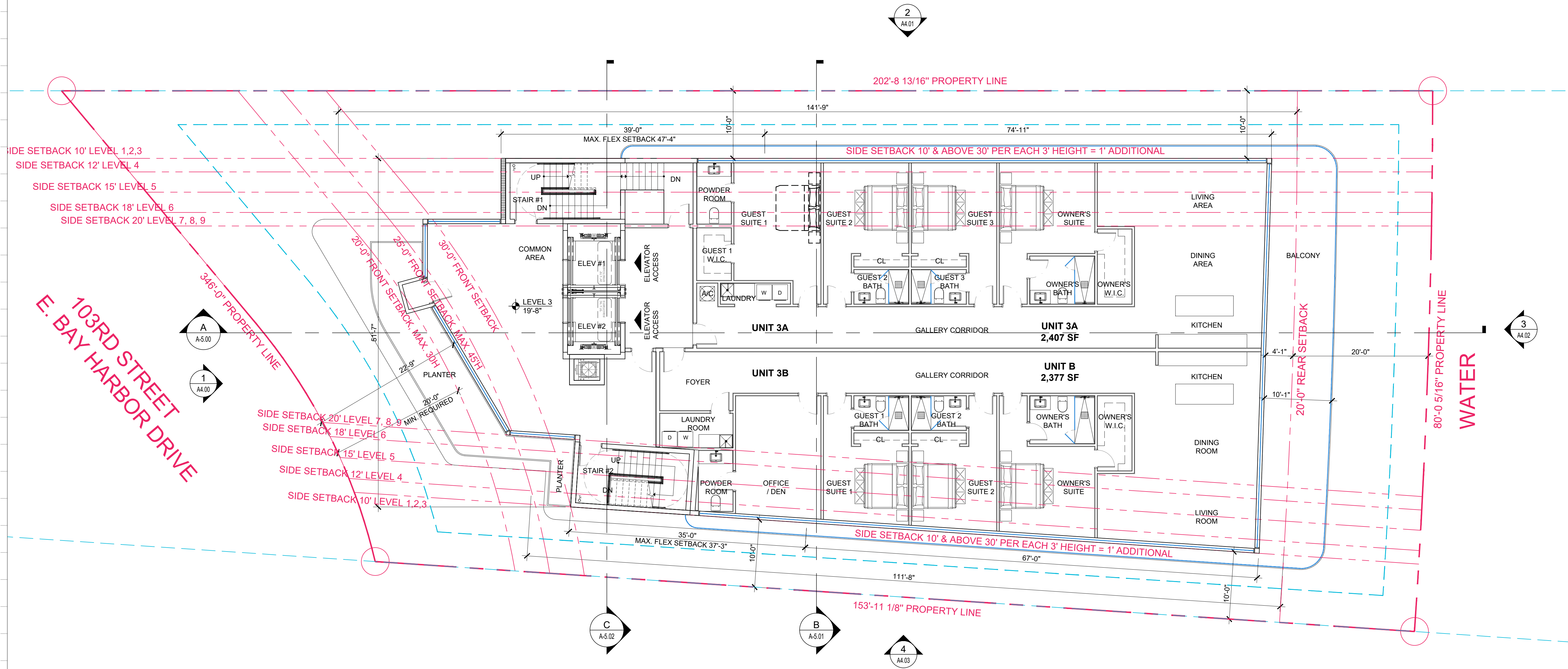
FLOOR PLAN - LEVEL 2

Date	02 - 22 - 2023	Sheet No.
Scale		A3.01
Project	2228	



FLOOR PLAN - LEVEL 2

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



LEVEL	BEDROOMS	REQUIRED AREA	PROPOSED AREA
3A	4	1,550 SF	2,407 SF
3B	3	1,350 SF	2,377 SF

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OWNER:
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DANIA BEACH, FL 33004
Tel: 305.915.6626
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MIAMI, FL 33138
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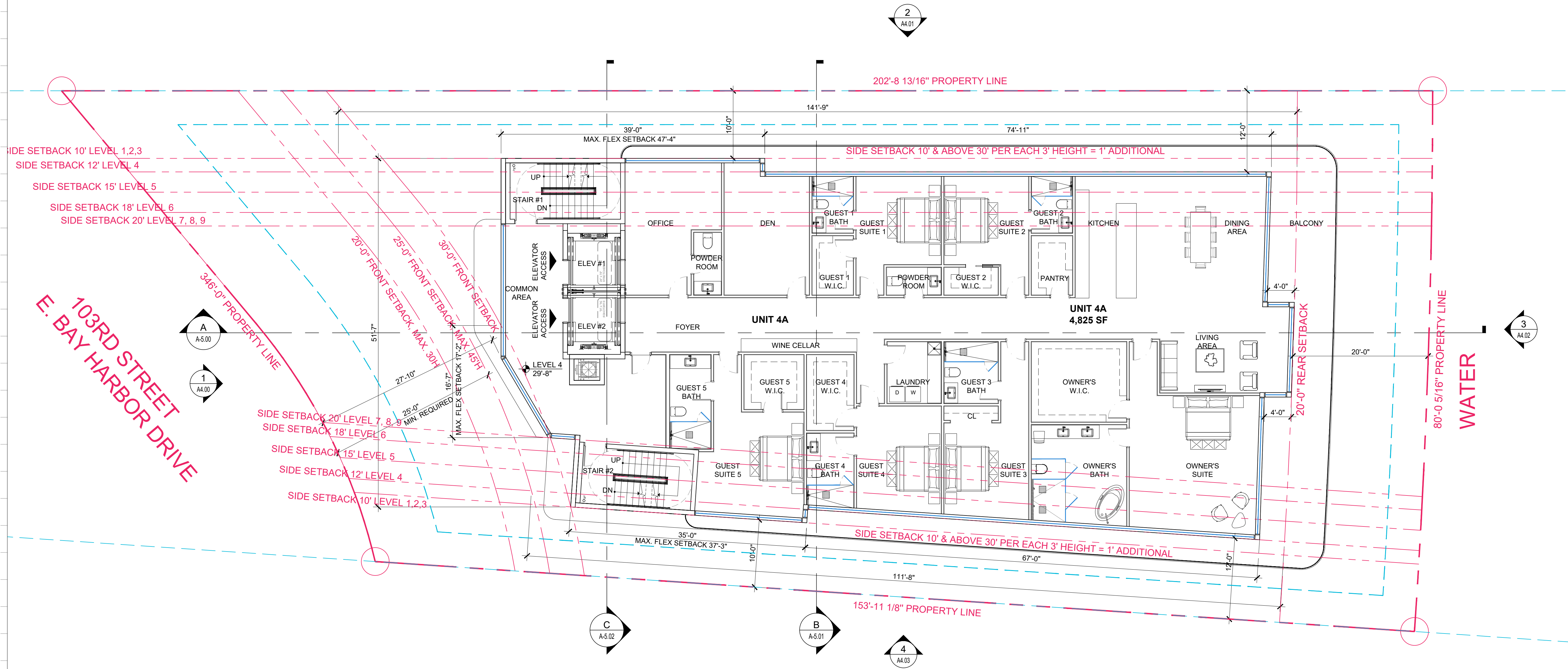
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Address: 16252 NW 79 AVE.
MIAMI, FL 33016
Tel: 305-828-0644
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ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766



FLOOR PLAN - LEVEL 3

Date	02 - 22 - 2023	Sheet No.
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LEVEL	BEDROOMS	REQUIRED AREA	PROPOSED AREA
4	6	1,950 SF	4,825 SF

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LANDSCAPE DESIGN:
Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
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CIVIL ENGINEER:
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Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FL 33138
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MIAMI, FL 33016
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ARCHITECTS:
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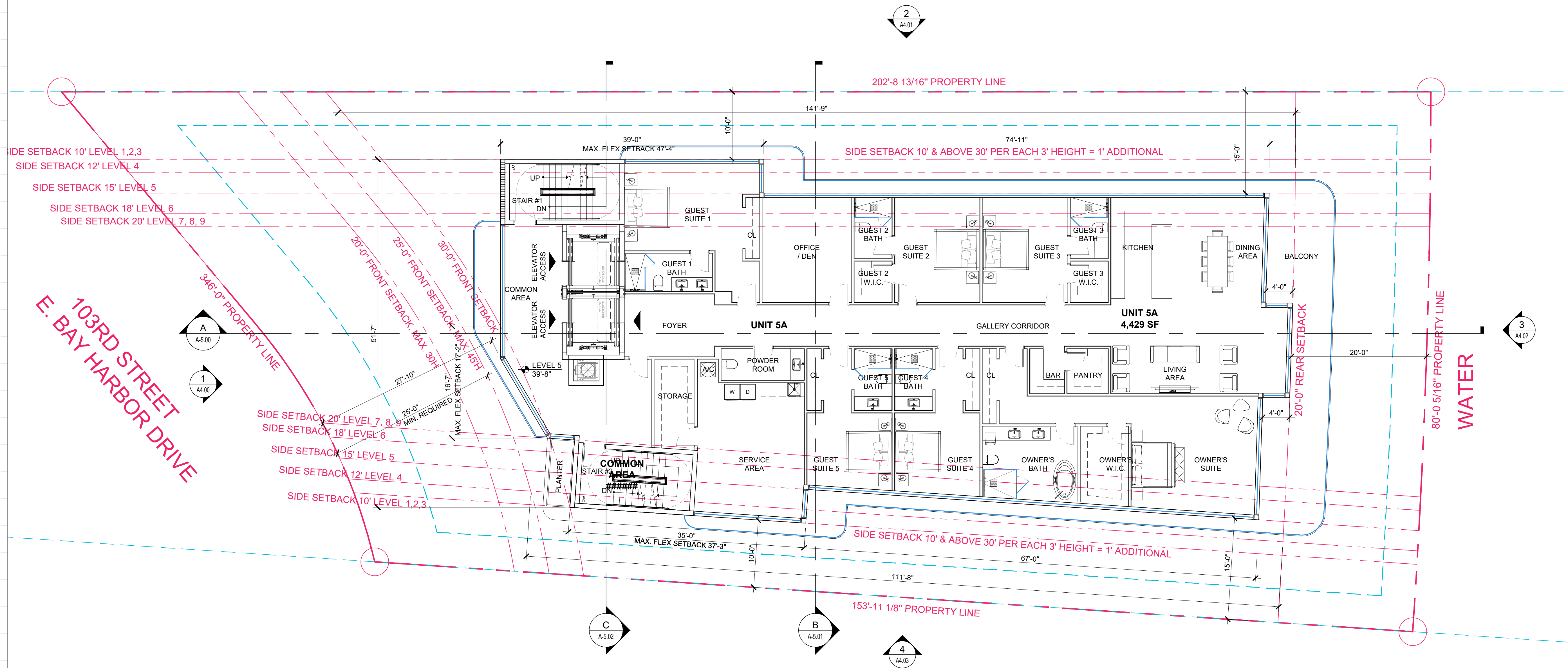


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FLOOR PLAN - LEVEL 4

Date	02 - 22 - 2023	Sheet No.
Scale		A3.03
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LANDSCAPE DESIGN:

Name: ECOPACHECO
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DANIA BEACH, FL 33004
Tel: 305.915.6626
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CIVIL ENGINEER:

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MIAMI, FL 33138
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ARCHITECTS:

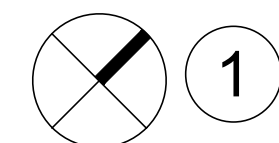
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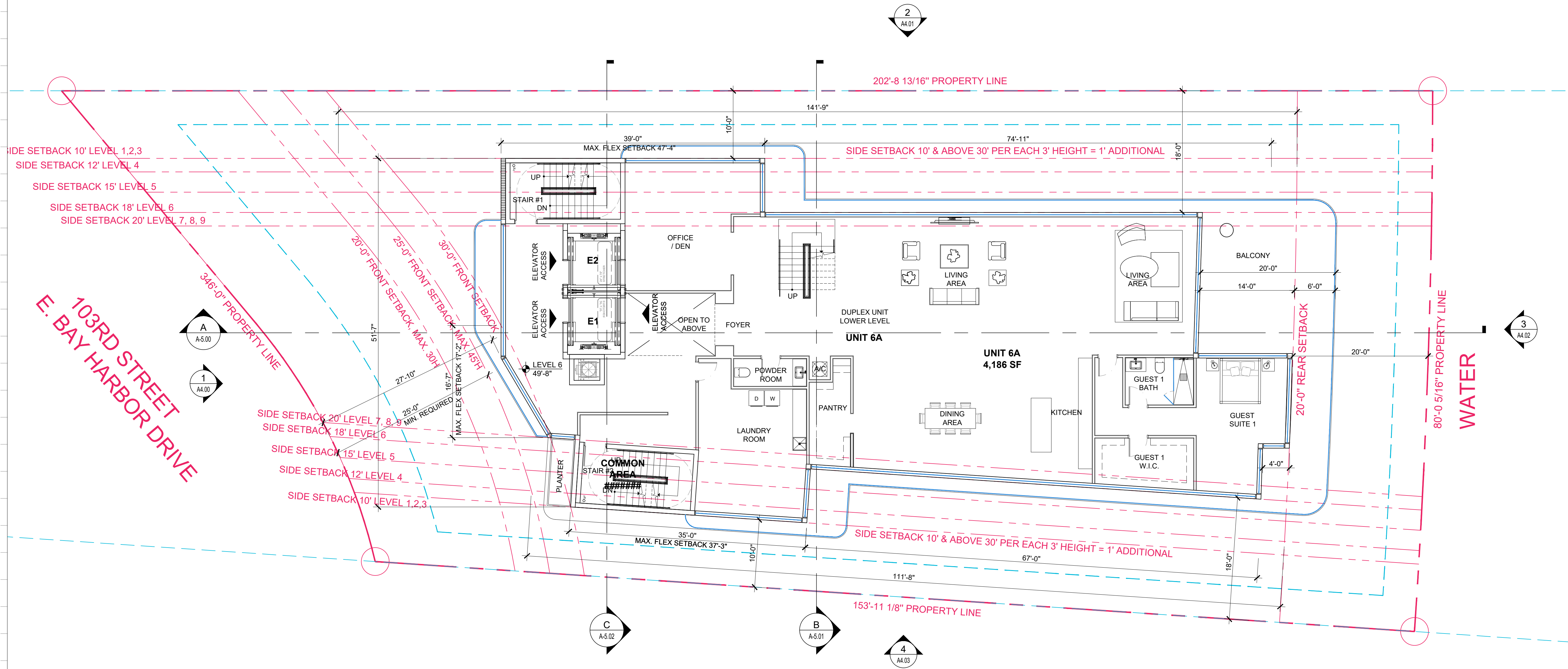
LEVEL	BEDROOMS	REQUIRED AREA	PROPOSED AREA
5	6	1,950 SF	4,429 SF



FLOOR PLAN - LEVEL 5

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

Date	02 - 22 - 2023	Sheet No.
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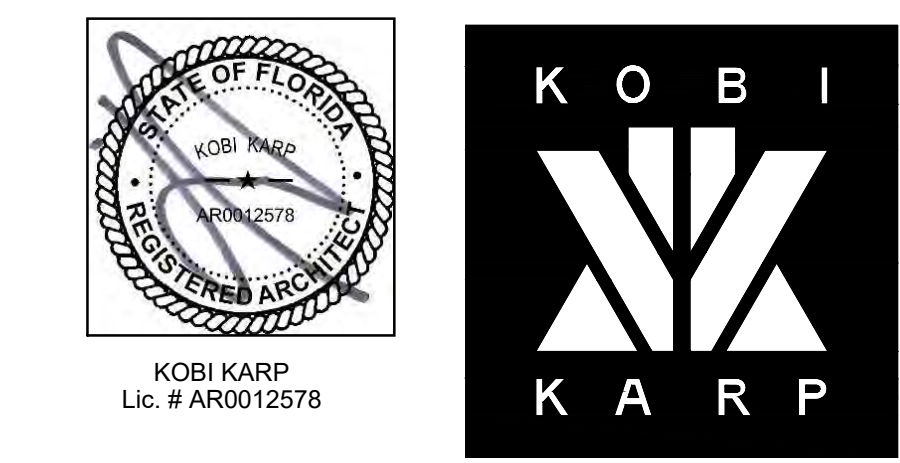
OWNER:
Name: 9955 Bay Harbor Development LLC
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MIAMI, FL 33138
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Email: wlugo@oceanengineering.com

PHOTOMETRIC:
Name: REYES-GAVILAN
Address: 16252 NW 79 AVE.
MIAMI, FL 33016
Tel: 305-828-0644
Email: office@reyesgavilaneng.com

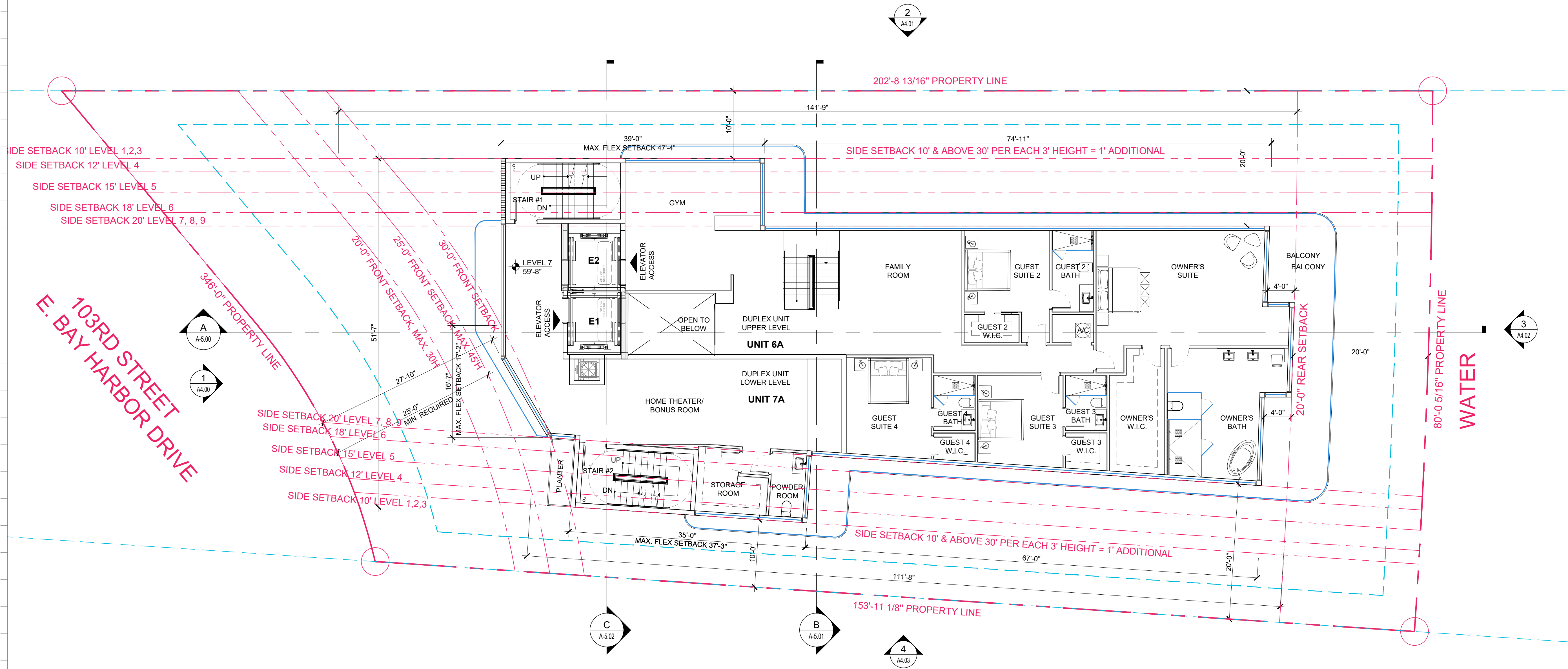
ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766



LEVEL	UNIT	BEDROOMS	REQUIRED AREA	PROPOSED AREA
6	6A	4		4,208 SF
7				2,104 SF
			1,550 SF	6,312 SF

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

Date	02 - 22 - 2023	Sheet No.	A3.05
Scale			
Project	2228		



FOR UNIT CALCULATION REFER TO LEVEL 6 AND LEVEL 8.
LEVEL 7 CONTAINS HALF OF UNIT 6A AND HALF OF UNIT 7A

Rev.	DESCRIPTION	Date
1		
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DRC SET

10301 EAST BAY HARBOR DRIVE
10301 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

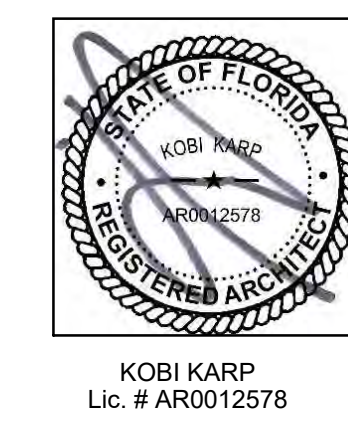
OWNER:
Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3308
Sunny Isles Beach, F 33160

LANDSCAPE DESIGN:
Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FL 33138
Tel: 796-518-2008
Email: wlugo@oceanengineering.com

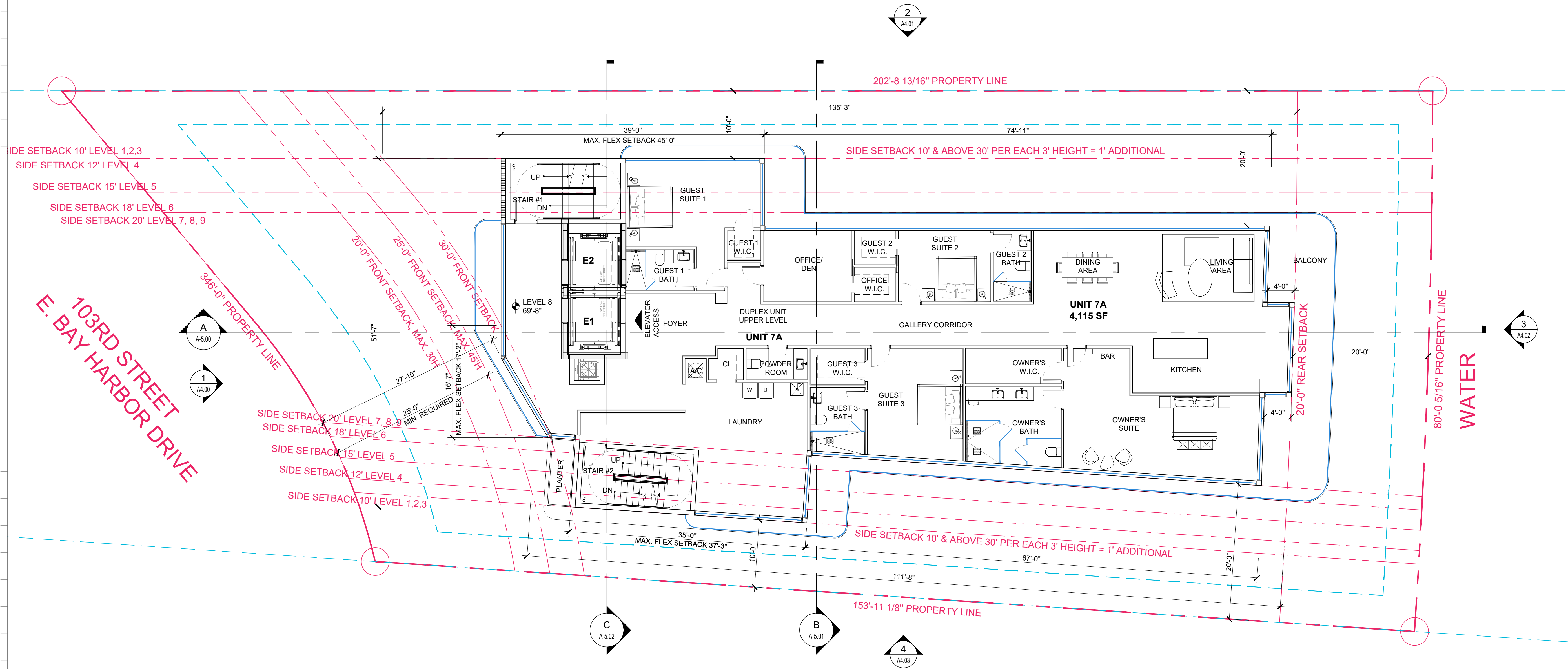
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MIAMI, FL 33016
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FLOOR PLAN - LEVEL 7

Date	02 - 22 - 2023	Sheet No.
Scale		A3.06
Project	2228	



LEVEL	UNIT	BEDROOMS	REQUIRED AREA	PROPOSED AREA
7	7A	4		2,104 SF
8				4,208 SF
			1,550 SF	6,312 SF

Rev.	DESCRIPTION	Date
1		
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DANIA BEACH, FL 33004
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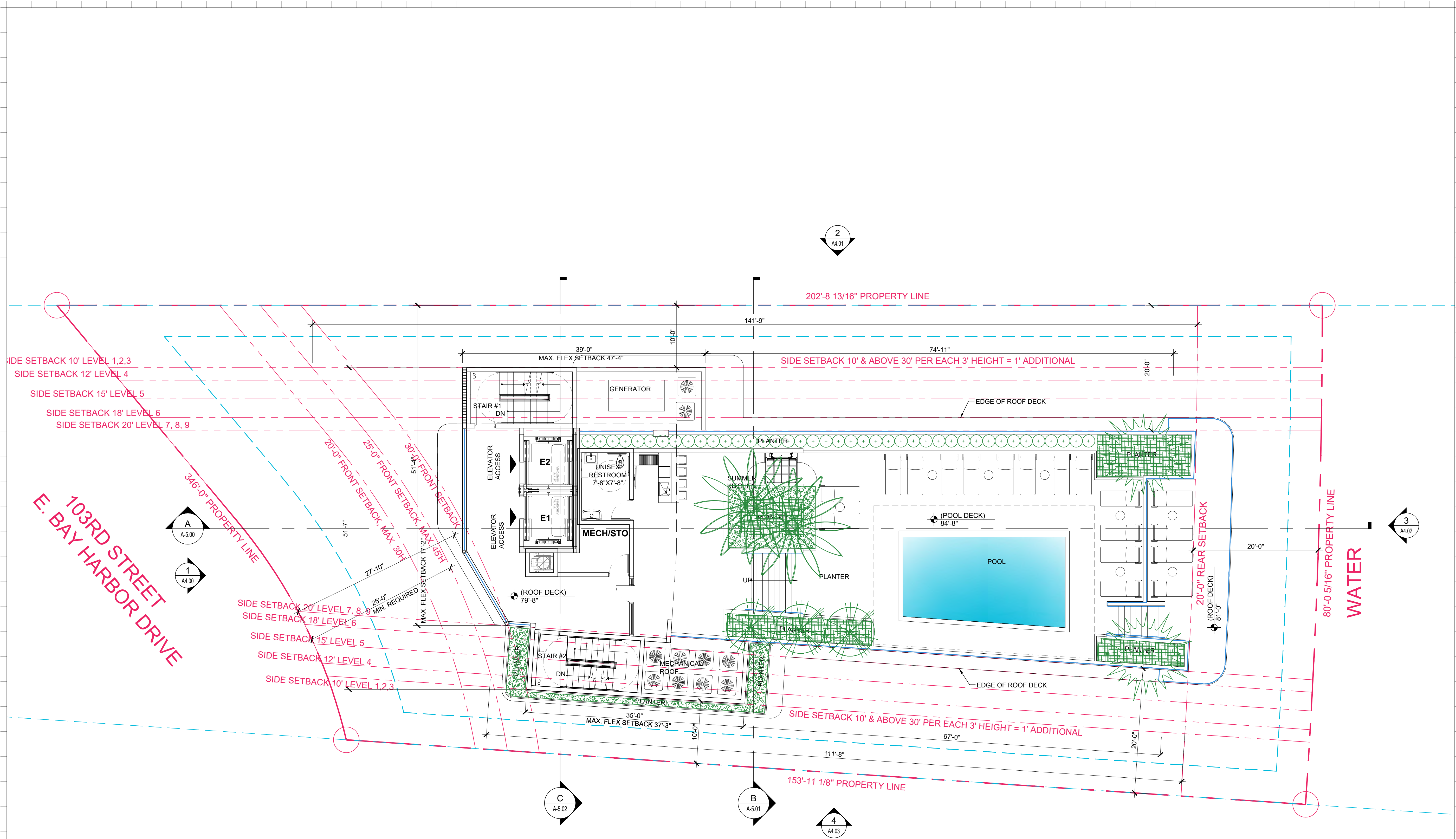


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FLOOR PLAN - LEVEL 8

Date	02 - 22 - 2023	Sheet No.
Scale		A3.07
Project	2228	



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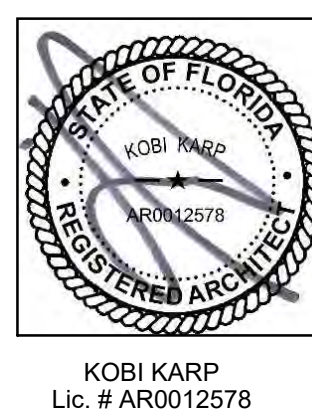
OWNER:
Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3308
Sunny Isles Beach, F 33160

LANDSCAPE DESIGN:
Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FL 33138
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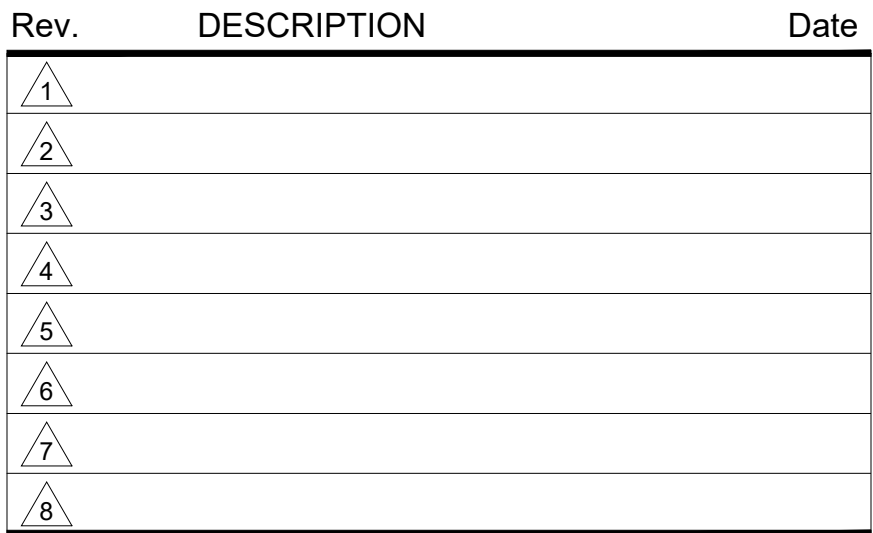
ARCHITECTS:
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Fax: 305.573.3766



ROOF DECK
FLOOR PLAN - ROOF DECK

Date	02 - 22 - 2023	Sheet No.
Scale		A3.08
Project	2228	

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



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10301 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

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

LANDSCAPE DESIGN:
Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

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

PHOTOMETRIC:
Name: REYES-GAVILAN
Address: 16252 NW 79 AVE.
MIAMI, FL. 33016
Tel: 305-828-0644
Email: office@reyesgavilaneng.com

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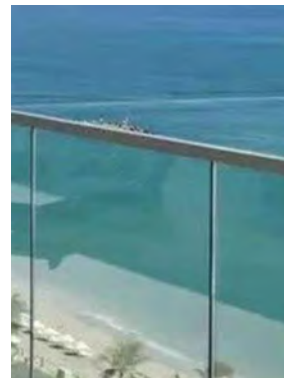


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Date	02 - 22 - 2023	Sheet No. A3.09
Scale		
Project	2228	



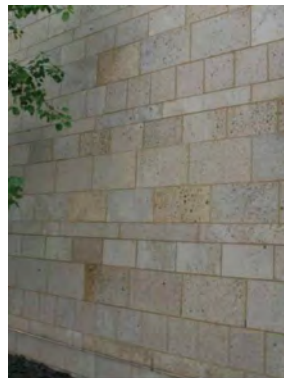
A GLAZING COLOR GREY



B RAILING COLOR CLEAR



C ALUM. FRAMING COLOR SUNSTORM SILVERSTORM



D EXTERIOR STONE VENEER COLOR BEIGE / BIANCO LUNA



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



F EXTERIOR ALUM. SCREEN COLOR : BEACHWOOD

2 BUILDING COLOR ELEVATION-EAST

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

Rev.	DESCRIPTION	Date
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DANIA BEACH, FL 33004
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MIAMI, FL 33016
Tel: 305-828-0644
Email: office@reyesgavilaneng.com

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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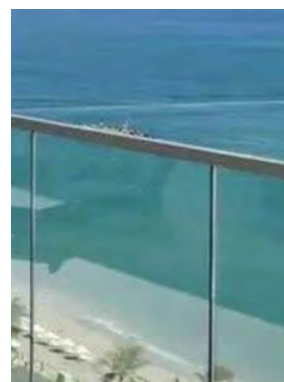


BUILDING COLOR ELEVATION - EAST

Date	02 - 22 - 2023	Sheet No.
Scale		A4.01
Project	2228	



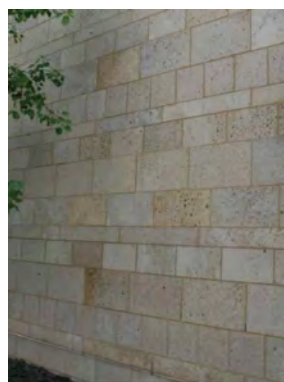
A GLAZING COLOR GREY



B RAILING COLOR CLEAR



C ALUM. FRAMING COLOR SUNSTORM SILVERSTORM



D EXTERIOR STONE VENEER COLOR BEIGE / BIANCO LUNA



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



F EXTERIOR ALUM. SCREEN COLOR : BEACHWOOD

Rev.	DESCRIPTION	Date
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10301 EAST BAY HARBOR DRIVE
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BAY HARBOR ISLANDS, FL 33154

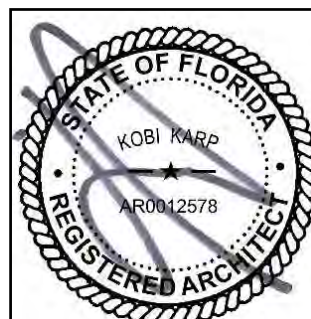
OWNER:
Name: 9955 Bay Harbor Development LLC
Address: 18101 Collins Ave, #3308
Sunny Isles Beach, F 33160

LANDSCAPE DESIGN:
Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FL 33138
Tel: 796-518-2008
Email: wluogo@oceanengineering.com

PHOTOMETRIC:
Name: REYES-GAVILAN
Address: 16252 NW 79 AVE.
MIAMI, FL 33016
Tel: 305-828-0644
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ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
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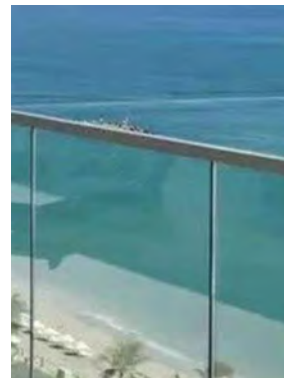


BUILDING COLOR ELEVATION - NORTH

Date	02 - 22 - 2023	Sheet No.
Scale		A4.02
Project	2228	



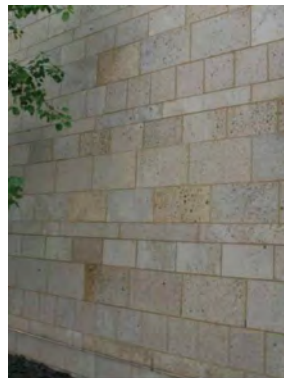
A GLAZING COLOR GREY



B RAILING COLOR CLEAR



C ALUM. FRAMING COLOR SUNSTORM SILVERSTORM



D EXTERIOR STONE VENEER COLOR BEIGE / BIANCO LUNA



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



F EXTERIOR ALUM. SCREEN COLOR : BEACHWOOD

BUILDING COLOR ELEVATION - WEST

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

Rev.	DESCRIPTION	Date
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10301 EAST BAY HARBOR DRIVE
10301 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

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

LANDSCAPE DESIGN:

Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

CIVIL ENGINEER:

Name: OCEAN ENGINEERING
Address: 8101 BISCAYNE BLVD, SUITE 508
MIAMI, FL 33138
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MIAMI, FL 33016
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Address: 571 NW 28th STREET
Miami, Florida 33137 USA
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Fax: 305.573.3786

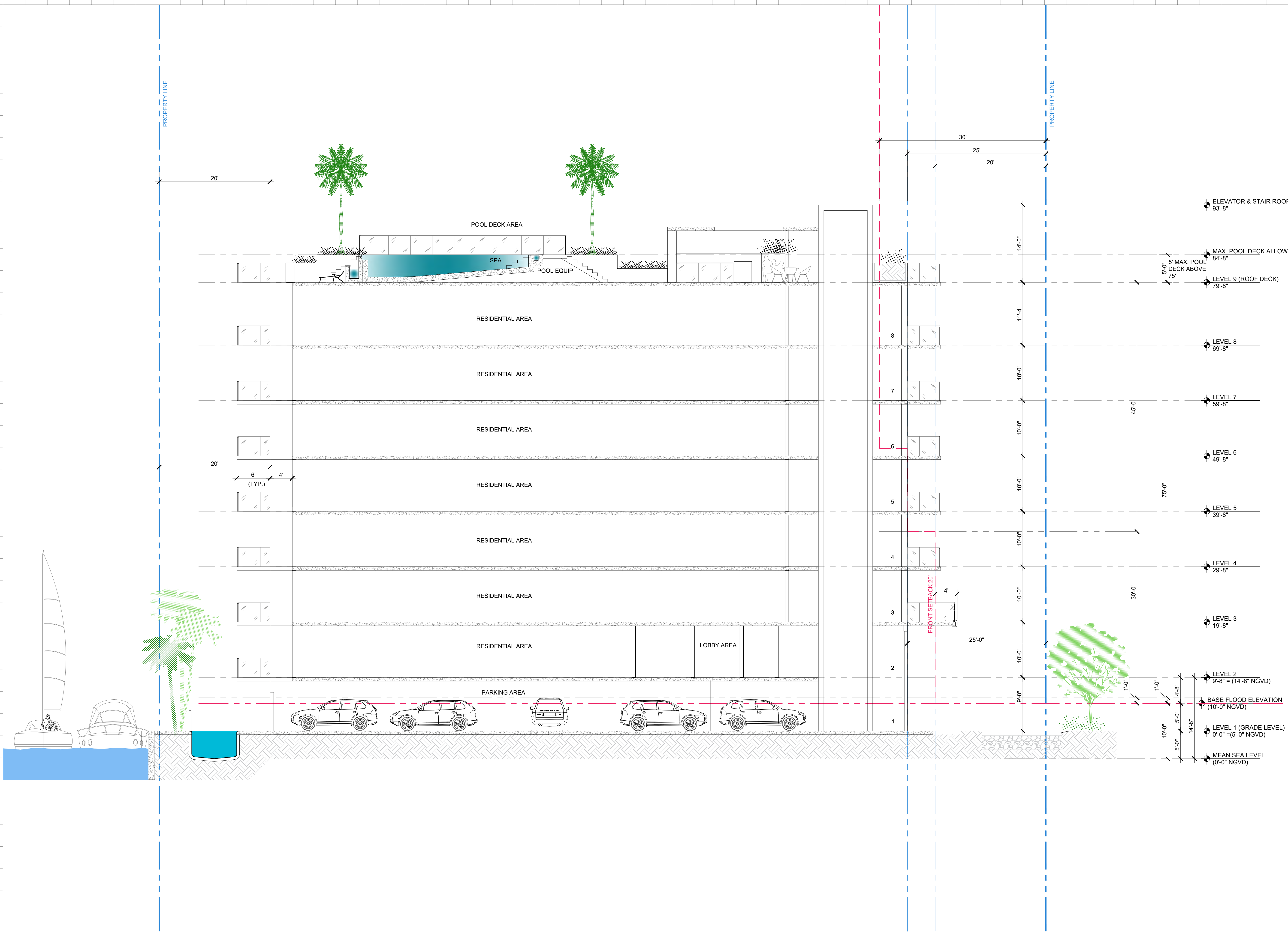


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BUILDING COLOR ELEVATION - WEST

Date	02 - 22 - 2023	Sheet No.
Scale		A4.03
Project	2228	



Rev.	DESCRIPTION	Date
1		
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Sunny Isles Beach, F 33160

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Name: ECOPACHECO
Address: 257 SW 6th STREET
DAVIA BEACH, FL 33004
Tel: 305.915.6626
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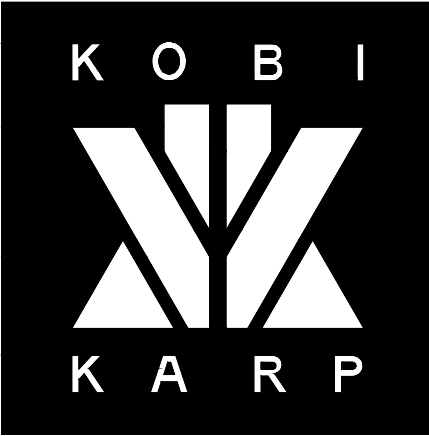
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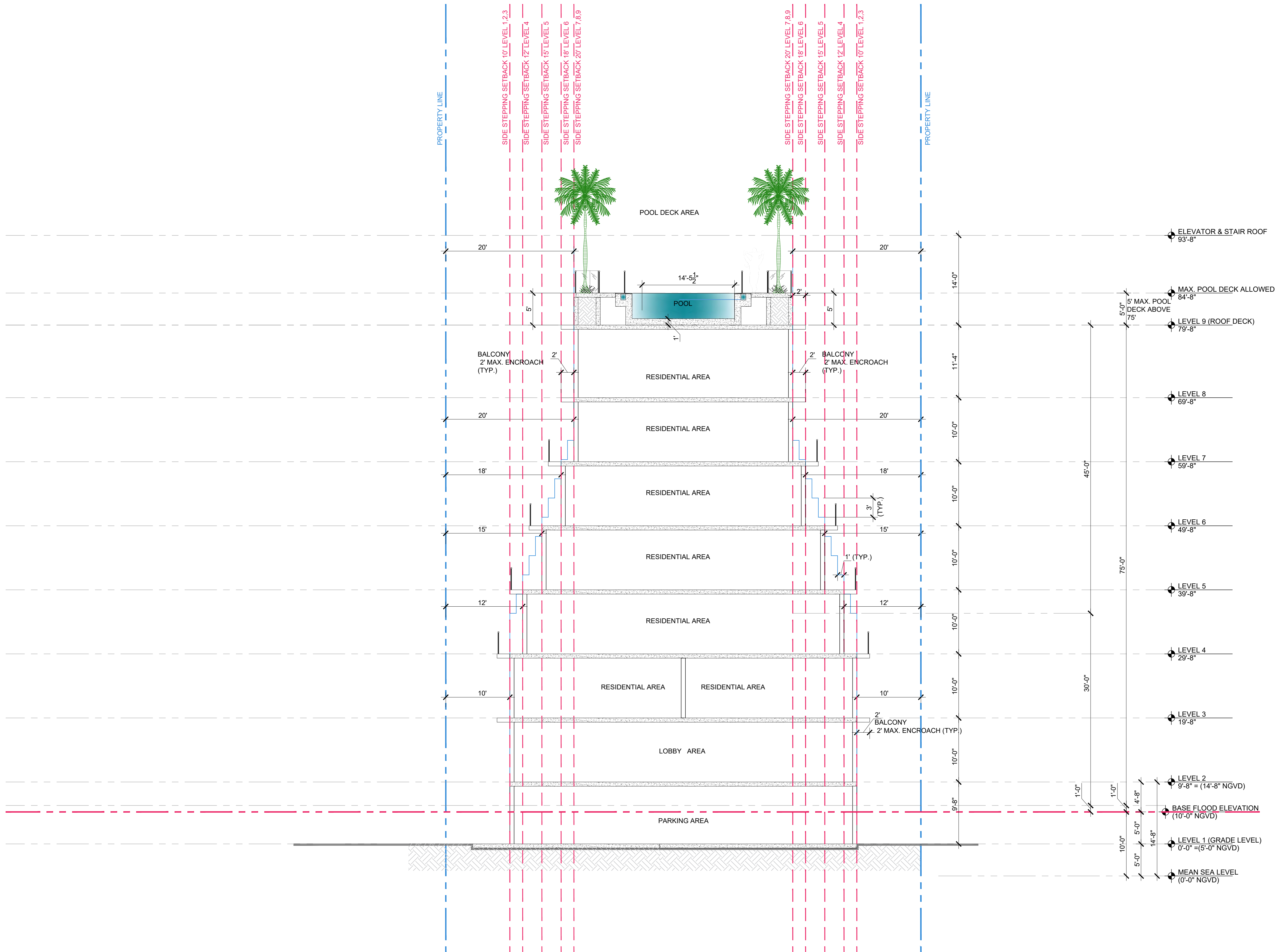


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A BUILDING SECTION - A
SCALE: 1/8" = 1'-0"

Date	02 - 22 - 2023	Sheet No.
Scale		A5.00
Project	2228	



Rev.	DESCRIPTION	Date
1		
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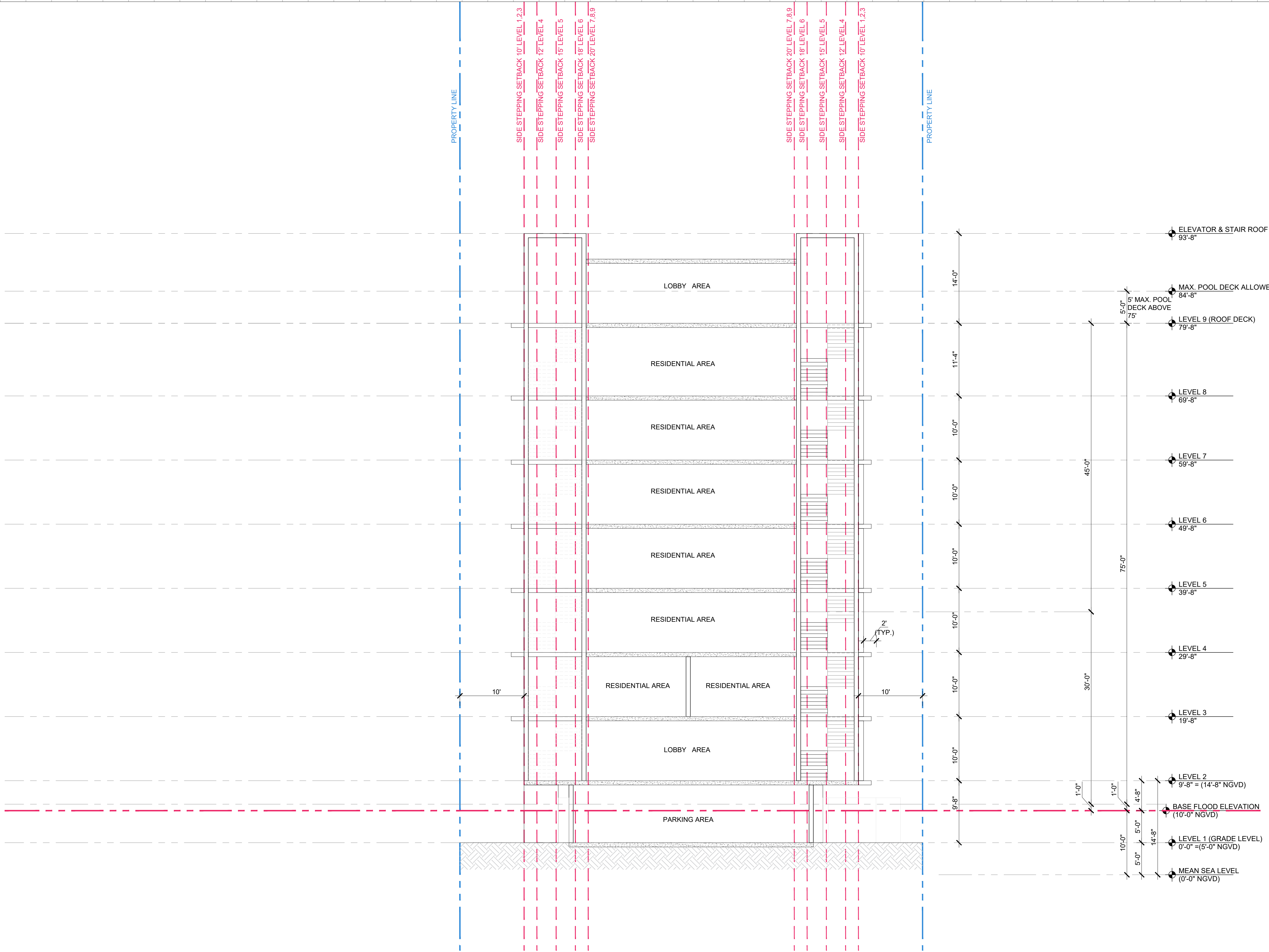


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A BUILDING SECTION - B
SCALE: 1/8" = 1'-0"

Date	02 - 22 - 2023	Sheet No.
Scale		A5.01
Project	2228	



Rev.	DESCRIPTION	Date
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Name: ECOPACHECO
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DANIA BEACH, FL 33004
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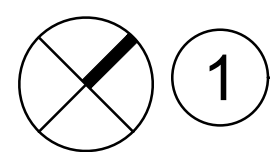
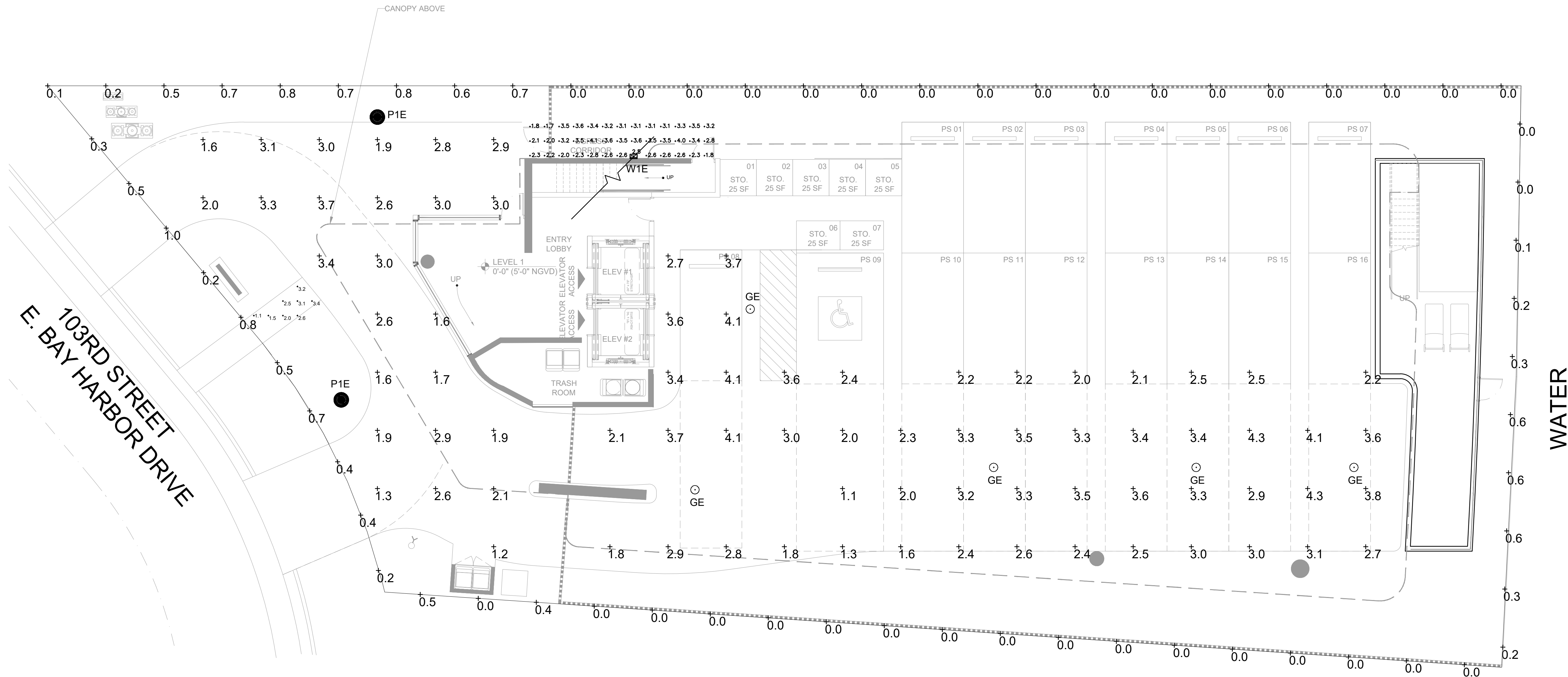
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BUILDING SECTION - C

Date	02 - 22 - 2023	Sheet No.
Scale		A5.02
Project	2228	

C BUILDING SECTION - C
SCALE: 1/8" = 1'-0"

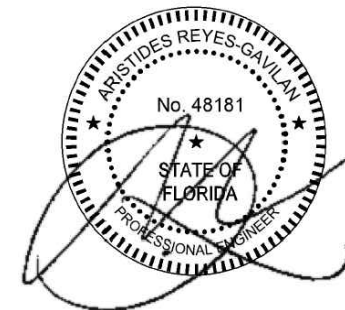


1 1ST FLOOR PLAN - EMERGENCY PHOTOMETRIC PLAN

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

LUMINAIRE SCHEDULE										
Scene: EMERGENCY										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	5	GE	Single	Lithonia Lighting	VCPG LED P1 30K T5W MVOLT	SURFACE	GENERATOR	0.900	3592	26.57
	2	P1E	Single	SUN VALLEY LIGHTING	VPR2-R-VLED-III-48LED-350mA-30K-HS	POLE MOUNTED: 10' A.F.F.	GENERATOR	0.900	3774	52
	1	W1E	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI T1S	WALL MOUNTED: 9' A.F.G.	GENERATOR	0.900	1157	11.17

CALCULATION SUMMARY							
Scene: EMERGENCY							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING & DRIVE_EM	Illuminance	Fc	2.76	4.3	1.1	2.51	3.91
SPILL	Illuminance	Fc	0.21	1.0	0.0	N.A.	N.A.
WALKING AREA_EM	Illuminance	Fc	2.70	4.1	1.1	2.45	3.73



Rev.	DESCRIPTION	Date
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DRC SET

10301 EAST BAY HARBOR DRIVE

10301 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:

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

LANDSCAPE DESIGN:

Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

CIVIL ENGINEER:

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

PHOTOMETRIC:

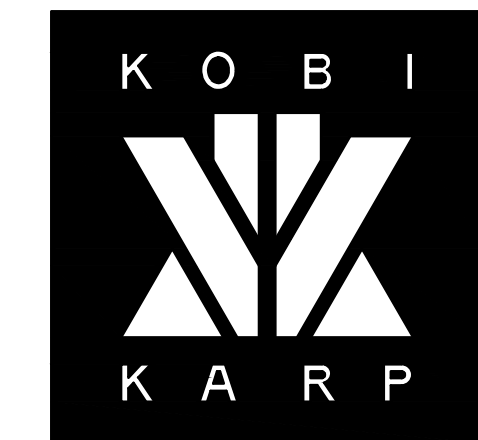
Name: REYES-GAVILAN
Address: 16252 NW 79 AVE.
MIAMI, FL 33016
Tel: 305-828-0644
Email: office@reyesgavilaneng.com

ARCHITECTS:

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

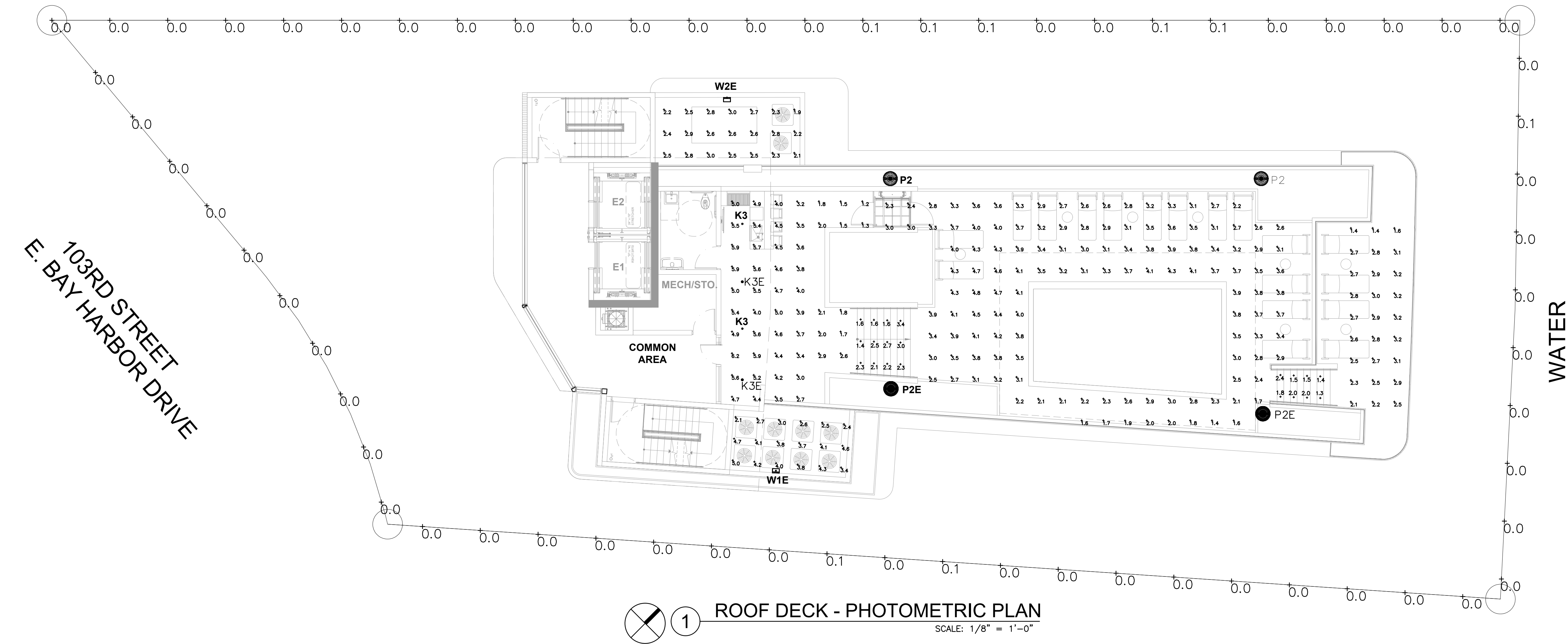
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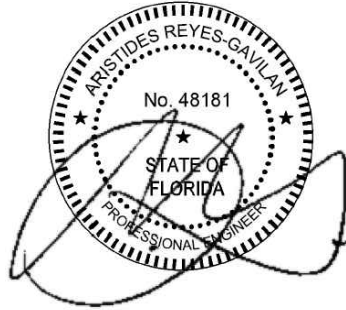
PHOTOMETRIC PLAN

Date	02 - 22 - 2023	Sheet No. PH-2
Scale		
Project	2228	



LUMINAIRE SCHEDULE										
Scene: NORMAL										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	2	K3	Single	BEGA-US	66 055 K3	SURFACE	N/A	0.860	301	4.5
	2	K3E	Single	BEGA-US	66 055 K3	SURFACE	GENERATOR	0.860	301	4.5
	2	P2	Single	SUN VALLEY LIGHTING	VPR2-R-VLED-IV-48LED-350mA-30K-HS	POLE MOUNTED: 10' A.F.F.	N/A	0.900	3675	52
	2	P2E	Single	SUN VALLEY LIGHTING	VPR2-R-VLED-IV-48LED-350mA-30K-HS	POLE MOUNTED: 10' A.F.F.	GENERATOR	0.900	3675	52
	1	W1E	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI T1S	WALL MOUNTED: 9' A.F.G.	GENERATOR	0.900	1157	11.17
	1	W2E	Single	Lithonia Lighting	WDGE2 LED P1 40K 80CRI T3M E10WH	WALL MOUNTED: 9' A.F.G.	BATTERY / GENERATOR	0.900	1265	11.17

CALCULATION SUMMARY							
Scene: NORMAL							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
GEN AREA	Illuminance	Fc	2.53	3.0	1.9	1.33	1.58
MECH AREA	Illuminance	Fc	3.61	5.0	2.1	1.72	2.38
SPILL	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
COVERED AREA	Illuminance	Fc	5.32	6.2	4.0	1.33	1.55
POOL DECK	Illuminance	Fc	2.95	5.0	1.2	2.46	4.17



Rev.	DESCRIPTION	Date
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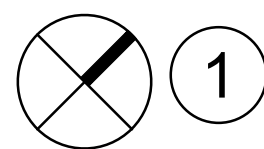
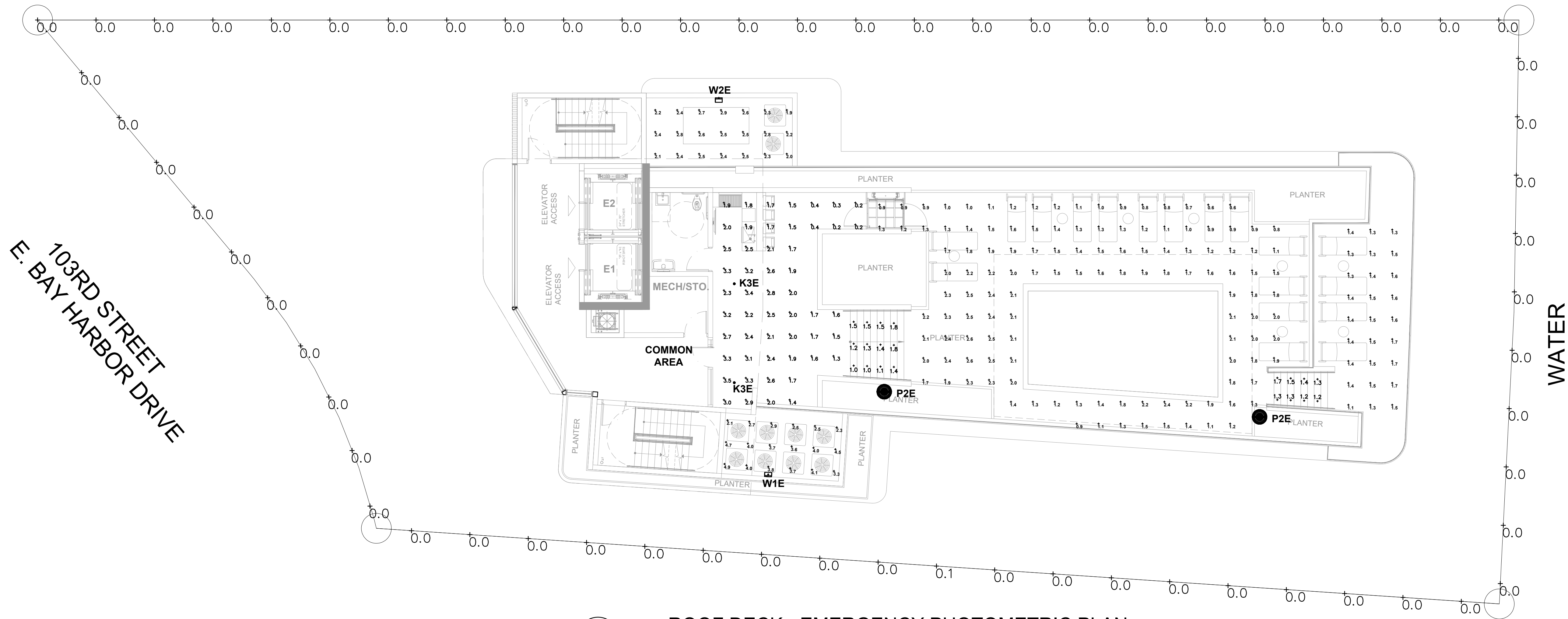
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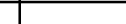
PHOTOMETRIC PLAN

Date	02 - 22 - 2023	Sheet No. PH-3
Scale		
Project	2228	

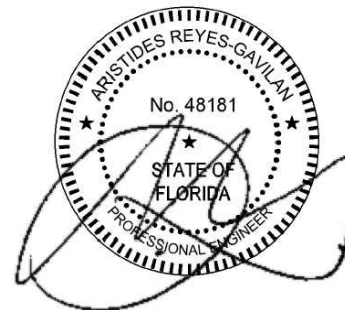


ROOF DECK - EMERGENCY PHOTOMETRIC PLAN

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

LUMINAIRE SCHEDULE										
Scene: EMERGENCY										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	2	K3E	Single	BEGA-US	66 055 K3	SURFACE	GENERATOR	0.860	301	4.5
	2	P2E	Single	SUN VALLEY LIGHTING	VPR2-R-VLED-IV-48LED-350mA-30K-HS	POLE MOUNTED: 10' A.F.F.	GENERATOR	0.900	3675	52
	1	W1E	Single	Lithonia Lighting	WDGE2 LED P1 30K 80CRI T1S	WALL MOUNTED: 9' A.F.G.	GENERATOR	0.900	1157	11.17
	1	W2E	Single	Lithonia Lighting	WDGE2 LED P1 40K 80CRI T3M E10WH	WALL MOUNTED: 9' A.F.G.	BATTERY / GENERATOR	0.900	1265	11.17

CALCULATION SUMMARY							
Scene: EMERGENCY							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
GEN AREA	Illuminance	Fc	2.43	2.9	1.9	1.28	1.53
MECH AREA	Illuminance	Fc	3.52	4.9	2.1	1.68	2.33
SPILL	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.
COVERED AREA	Illuminance	Fc	2.72	3.5	1.8	1.51	1.94
POOL DECK	Illuminance	Fc	1.55	2.8	0.2	7.75	14.00



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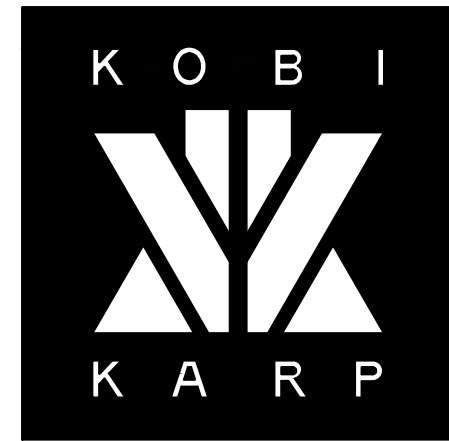
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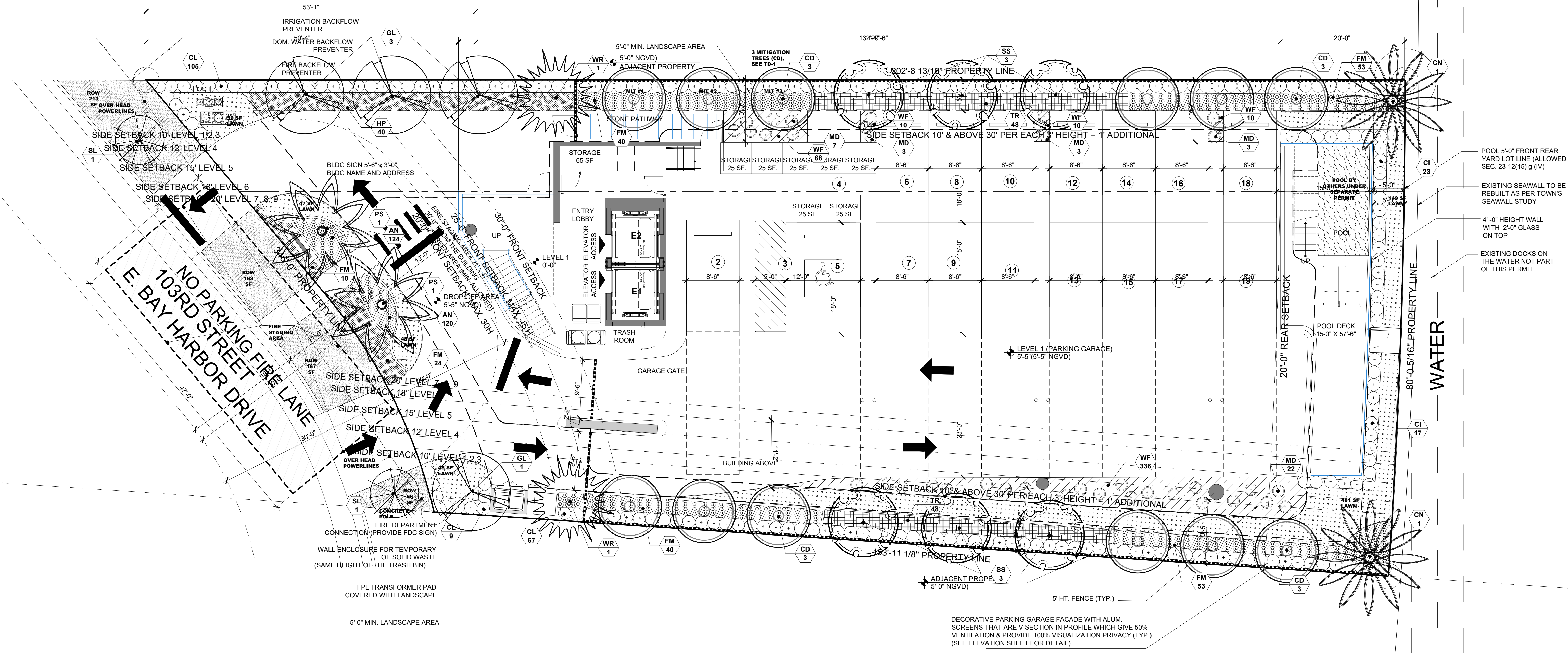
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PHOTOMETRIC PLAN

Date	02 - 22 - 2023	Sheet No. PH-4
Scale		
Project	2228	



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 10301, E. Bay Harbor Dr., Bay Harbor Islands
Legal Description: See Survey, COMPREHENSIVE PLAN PLUM DESIGNATION:
MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
Net Lot Area 0.30 Acres / 12,991 SF

	Required	Provided
I. Open Space Requirement		
Net Lot Area = 12,991 SF x 20% = 2,598 SF	20%	2,598 SF (20%)
Required	2,598 SF (20%)	3,598 SF = 27.7%
A. Required		
Maximum Lawn Area Allowed		
(MDC - Sec. 18A-6(A)(5))		
Req. open space 2,598 SF x 60% = 1,558.8 SF	60% Max 1,561 SF (60%)	829 SF (31.9%)
II. Shade Trees		
A. Required		
28 shade trees/acre: 28 x 0.30 acres = 8.4	8	19 trees
(Min. 12' in height / 4' clear wood / 2 1/4" caliper)		
(Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees)		+ 6 PALMS @ 3:1= 2 TREES
(MDC - SEC. 18A-6(C)(5)) AND BHI SEC. 24-16		Total 21 trees
2. Native Species Required - 50% Min.		
# of shade trees req x 50% = 4	4	19
(BHI - Sec. 24-16(a)(2))		
3. Drought Tolerant and Low Maintenance Species Require - 50% Min.		
# of shade trees req. 7 x 50% = 4	4	19
(MDC - Sec. 18A-6(C)(11)(b))		
B. Tree Species		
1. Number of shade trees required	8	19
(from Sec. (II)(A)(1) above)		
2. Number of shade tree species required		
(BHI - Sec. 24-16(a)(2))		
Number of Different Tree Species based on Quantity		
6-10 required shade trees/ 3 shade tree species Needed	3	6
C. Tree Heights		
1. Number of Stories of building (9)		
2. Number of shade trees required 7		
(from Sec. (II)(A)(1) above)		
3. Shade tree heights required:		
14-16 ft. - 25% or 2 shade trees	2	6
16-18 ft. - 50% or 2 shade trees	4	9
18-20 ft. - 25% or 2 shade trees	2	4
Size of Tree Species in Relationship to Building Height		
No. Stories	Min.	Shade Tree Height (ft.)
1	14-16	6
2	16-18	7
3	18-20	8
(BHI - Sec. 24-16(a)(2) Sec. 24-16(a)(2))		
III. Street Trees		
Street Trees @ 1:35'		
Width of lot 84.58' / 35' = 2.4		
(15' min height / 6' clear wood / 2 1/2" caliper)		
IV. Shrubs Required	Required	Provided

	Required	Provided
IV. Shrubs Required		
1. 10 shrubs required per shade tree	80	971
(Min. 24" in height / visual screen min. 36" in height / max 24" on center)		
(BHI - Sec. 24-16(a)(2)(d))		
2. Native Species Required - 30% Min.	24	655
(MDC - Sec. 18A-6(D)(1)(a))		
3. Drought Tolerant and Low Maintenance Species Required - 50% Min.	24	971
(MDC - Sec. 18A-6(D)(1)(b))		
V. Buffers (if applicable)	n/a	
(BHI - Sec. 24-16)	Required	Provided
VI. Parking Lot Landscaping (if applicable)	N/A	
VII. Right Tree Right Place		
(BHI - Sec. 24-16(a)(2)(f))		
Number of trees near power lines	2	2 (SL)
(See attached FPL guidelines)		
VIII. Florida Friendly Landscaping	APPLIED	
(MDC - Sec. 18A-2(A))		
All landscaping shall promote Florida Friendly landscaping principles through the use of drought-tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve the use of potable and non-potable water supplies and restrictions on the amount of lawn areas. Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.		

NOTES:
* Required Shade Trees at time of planting must be a minimum of 12 feet in overall height; have 4 feet of clear wood before branching; and have a 2 1/4 inch trunk caliper. Palm Trees (15' hgt. x 3" caliper) can be substituted at a 3:1 ratio (except approved larger palm species @ 1:1 @ 15' wood) at max 25% of the required trees.

** Miami-Dade County Right-of-Way Code Sec. 18B / BHI Landscape Code Sec. 24-16(a)(2)(a). Street Tree Size = 15' min. height/6' min. clear wood/2 1/2" min. trunk caliper. Street Trees do not count toward required on-site lot trees and are determined by Town Street Tree Master Plan.

*** Required Shrubs at time of planting must be a minimum of 24 inches in overall height. spaced max. 24 inches on center, if used as a visual screen must be a minimum of 36 inches in overall height.

**** Miami-Dade County Landscape Code Sec. 18A-5(A)(5); 80% of plant material must be listed in either M-D Landscape Manual / M-D Street Tree Master Plan / UF Florida Low-Maintenance Landscape Plants for South Florida.

LANDSCAPE NOTES

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

LOT AREA	OPEN SPACE 20% MIN. BY CODE		
	MINIMUM	PROPOSED	%
12,990 SF	20% = 2,598 SF	3,598 SF.	27.7 %

Landscape Plan

SCALE 1/8" = 1'-0"

PLANT SCHEDULE				
SHRUBS				
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER
DESCRIPTION				
AN	244	ANNUALS/ SINGLE COLOR	NO	HIGH
CL	181	CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA (FOR HEDGE)	YES	LOW
CI	40	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW
WF	434	MICROSORUM SCOLOPENDRIA/ WART FERN	YES	LOW
FM	220	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW
TR	96	SCHEFFERA TRINETTE/ TRINETTE	NO	LOW
MD	38	MONSTERA DELICIOSA/ MONSTERA	NO	LOW
LAWN	829 SF	SOYSA 'EMERALD' (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	MED
ROW	598 SF	STENOTAPHRUM SECUNDATUM/ ST. AUGUSTINE (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	LOW
TREES AND PALMS				
SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER
DESCRIPTION				
PS/ 2		PHOENIX SYLVESTER/ SYLVESTER PALM	NO	LOW
CD/ 9		CONOCARPUS ERECTUS GREEN BUTTWOOD	YES	LOW
CN/ 2		COCOS NUCIFERA 'GREEN MALAYAN' COCONUT GREEN MALAYAN (JAMAICAN CERTIFIED)	NO	LOW
WR/ 2		WASHINGTONIA ROBUSTA WASHINGTONIA PALM	NO	LOW
SS/ 6		SENNA SURATTENSIS GLAUOUS CASSIA	YES	LOW
GL/ 4		CONOCARPUS ERECTUS SERICEUS SILVER BUTTWOOD (UNDER/ NEAR POWERLINES)	YES	LOW
STREET TREES				
SL/ 2		CHRYSOHYLLUM OLIVIFORME SATIN LEAF (STREET TREES UNDER POWERLINES)	YES	LOW
MITIGATION TREES				
CD/ 3		CONOCARPUS ERECTUS GREEN BUTTWOOD	YES	LOW

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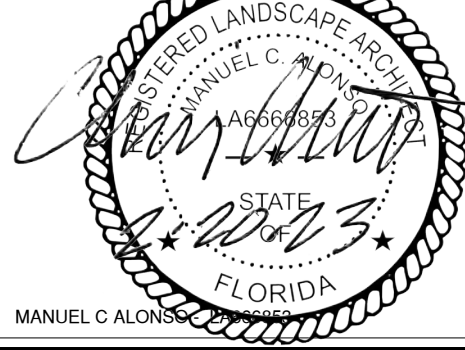
10301 E BAY HARBOR DRIVE Ground Level Landscape Plan

10301 E. BAY HARBOR DR.
BAY HARBOR, FL 33154

Project:

Revisions:

Seal:



Drawing: Landscape Plan

Date: 02.15.2023

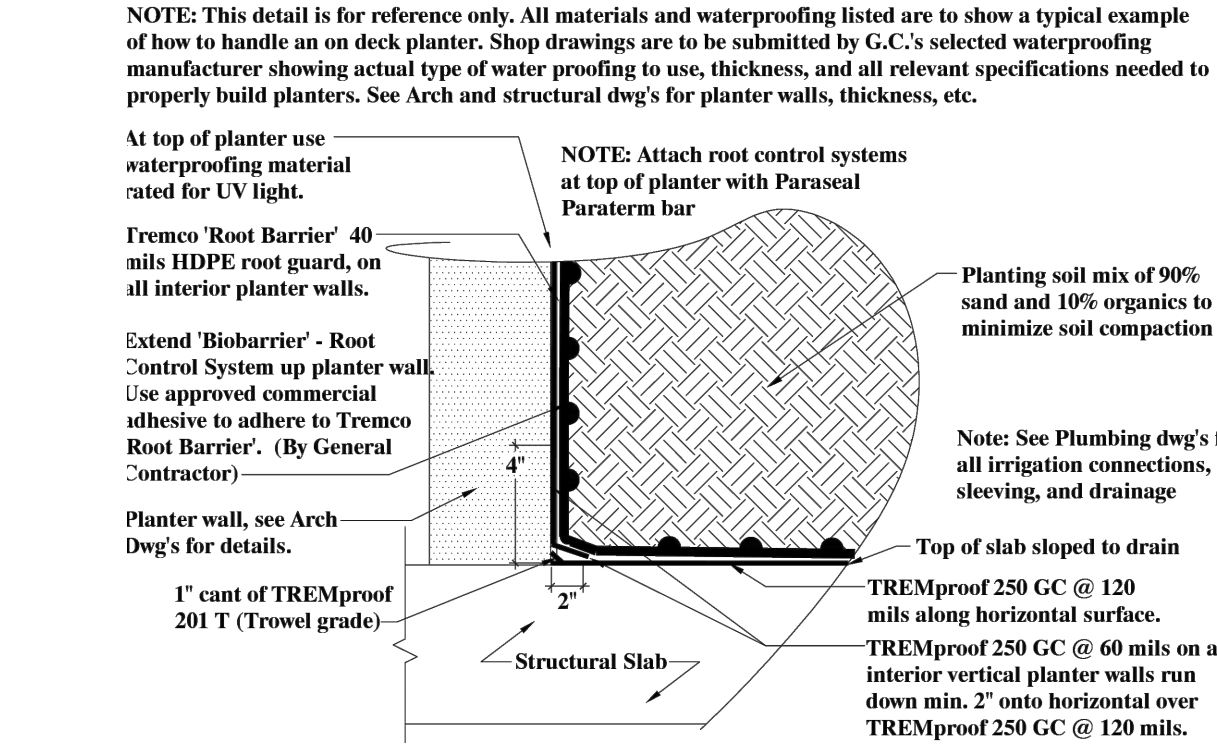
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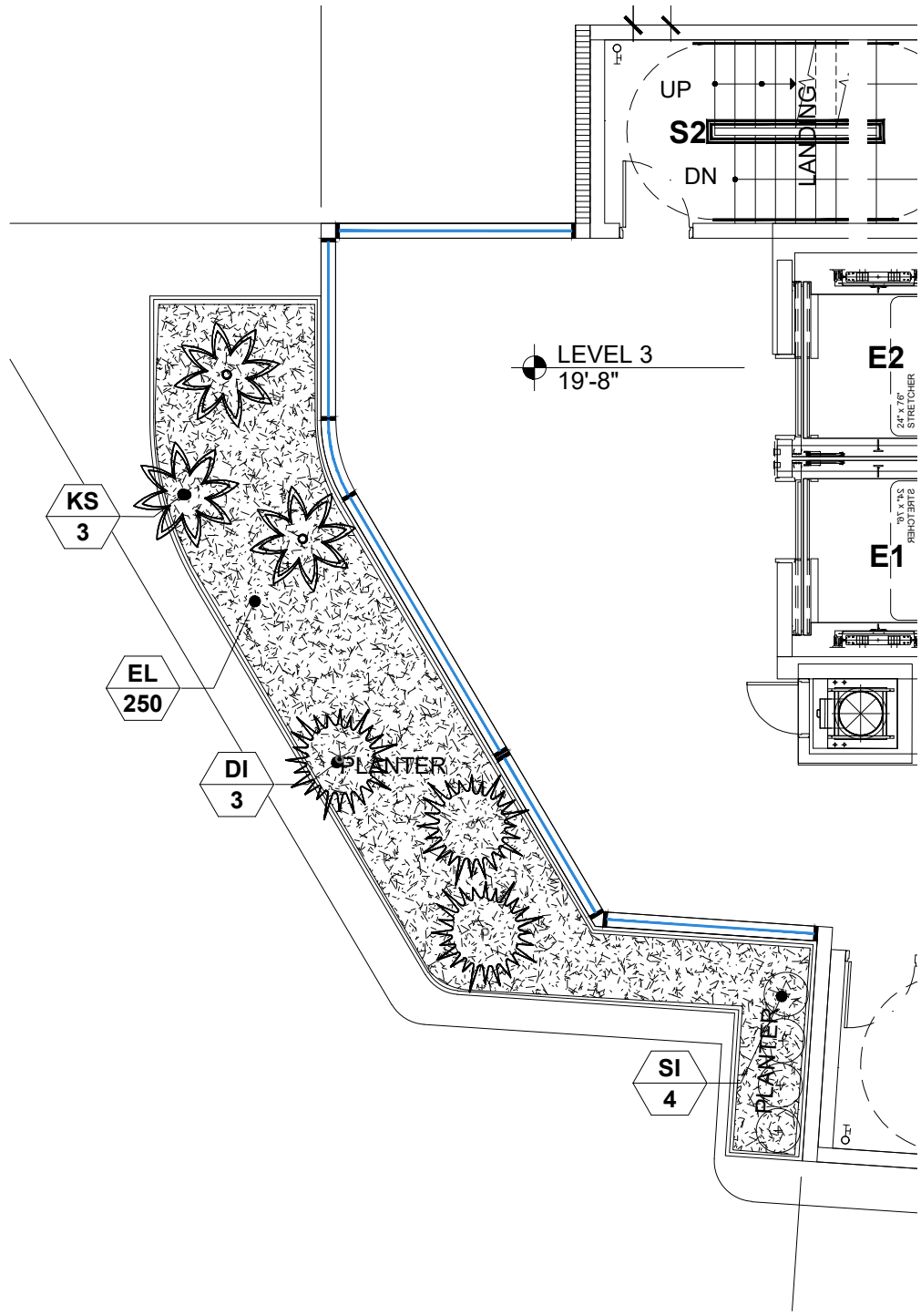
Sheet No.:

L-1

ROOF AREA	ROOF LANSCAPED 15% MIN.		
	MINIMUM	PROPOSED	%
3,627 SF	15% = 632 SF	721 SF	19.9 %

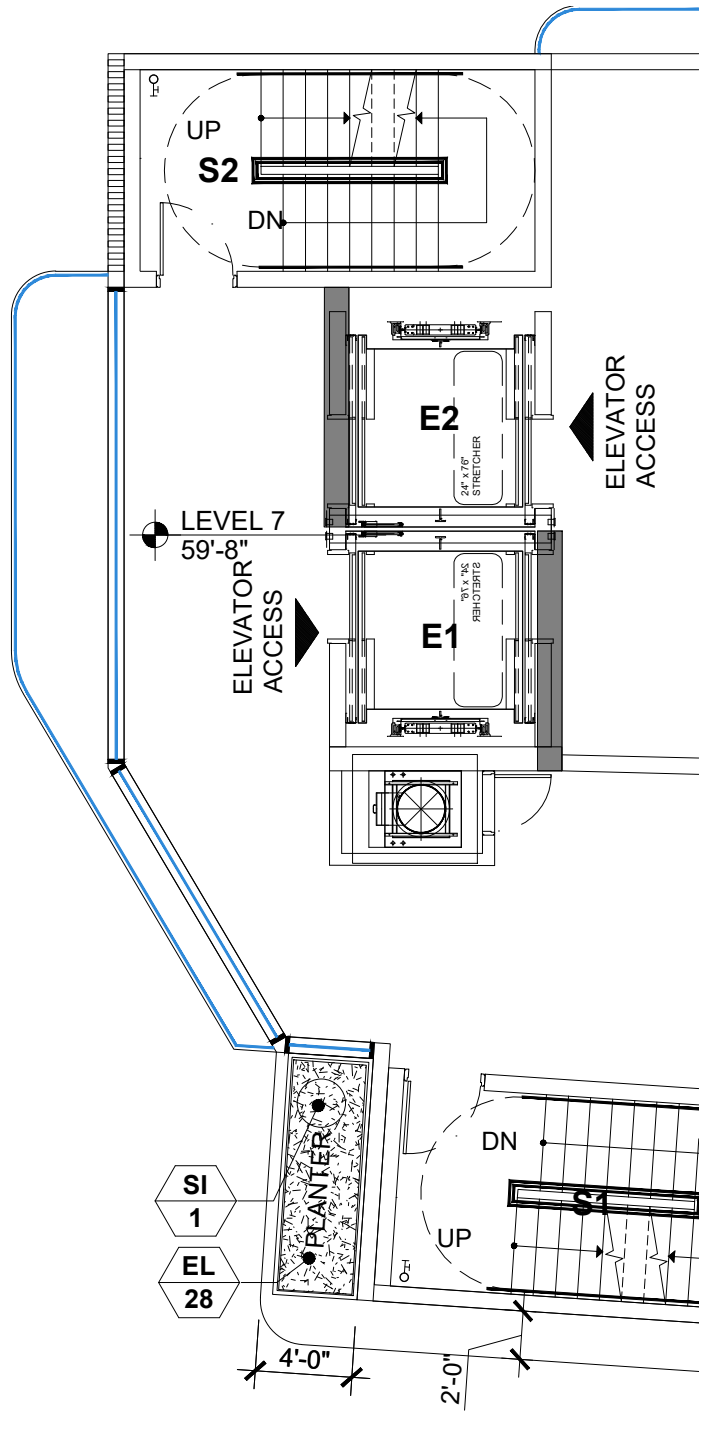


Typical Planter Sections



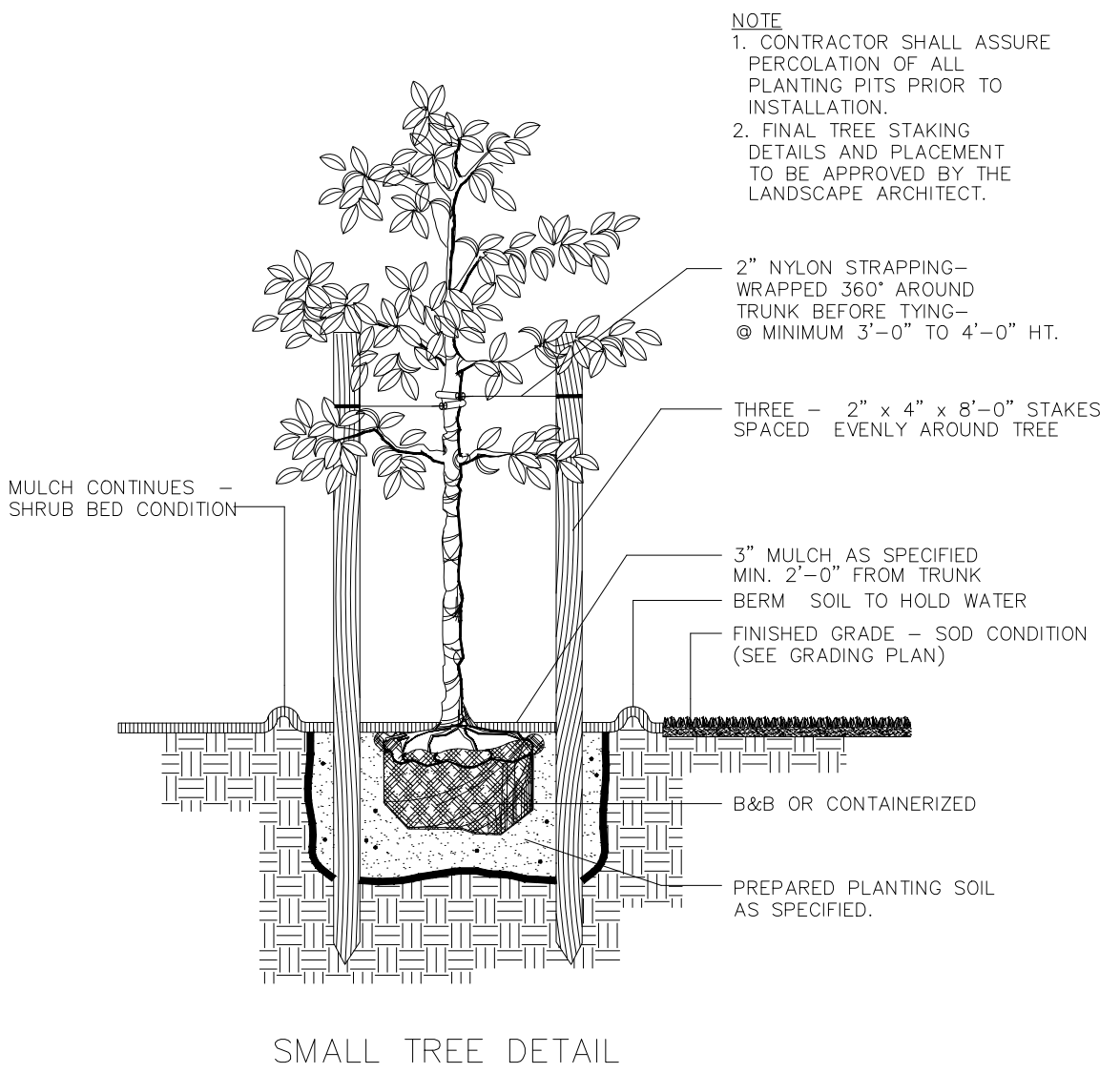
Level 3 Landscape Plan

SCALE 1/8" = 1'-0"

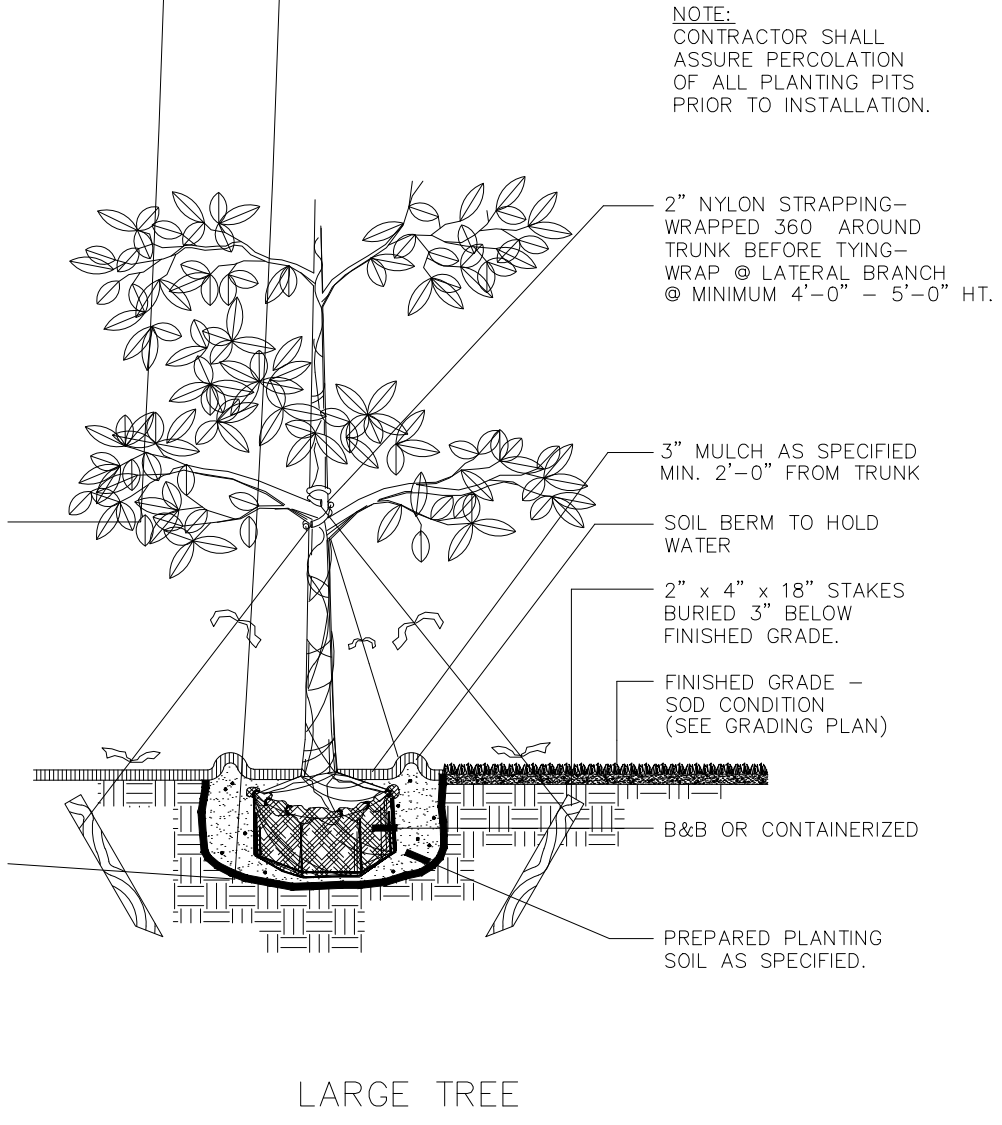


Levels 4 through 8 Landscape Plan

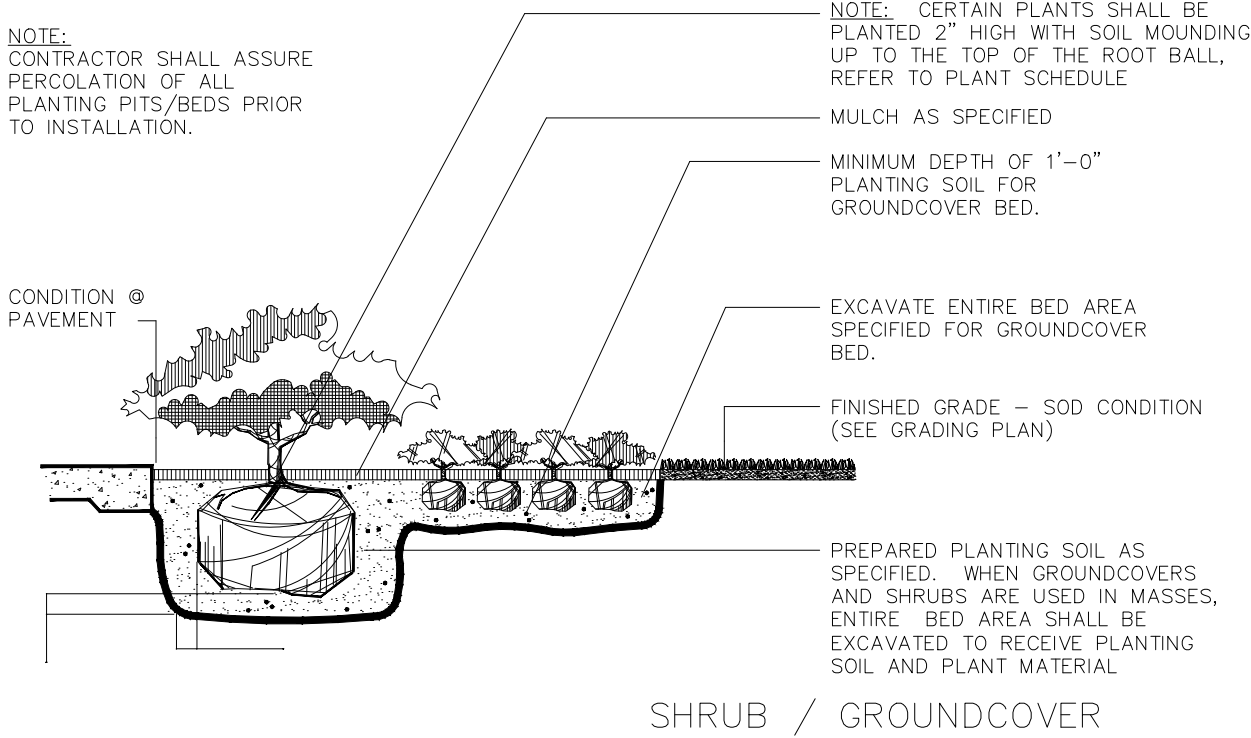
SCALE 1/8" = 1'-0"



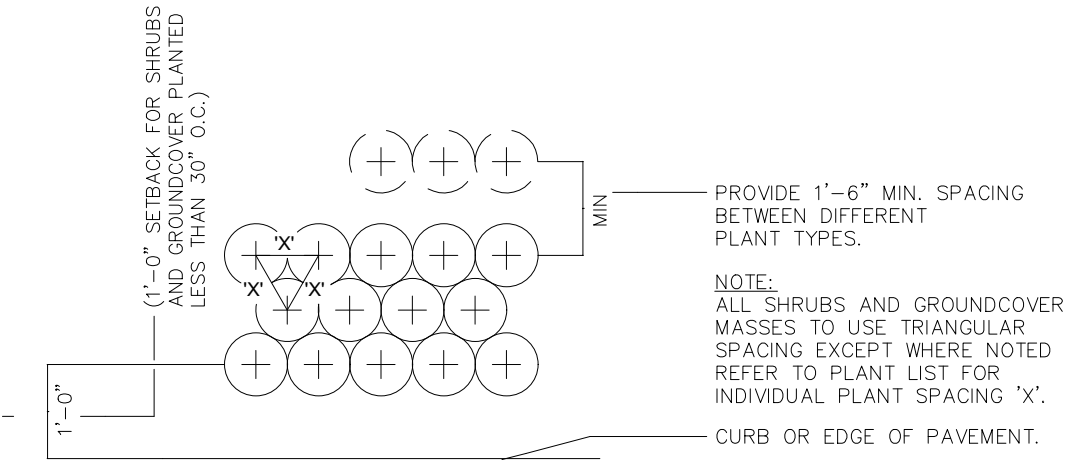
SMALL TREE DETAIL



LARGE TREE



SHRUB / GROUNDCOVER



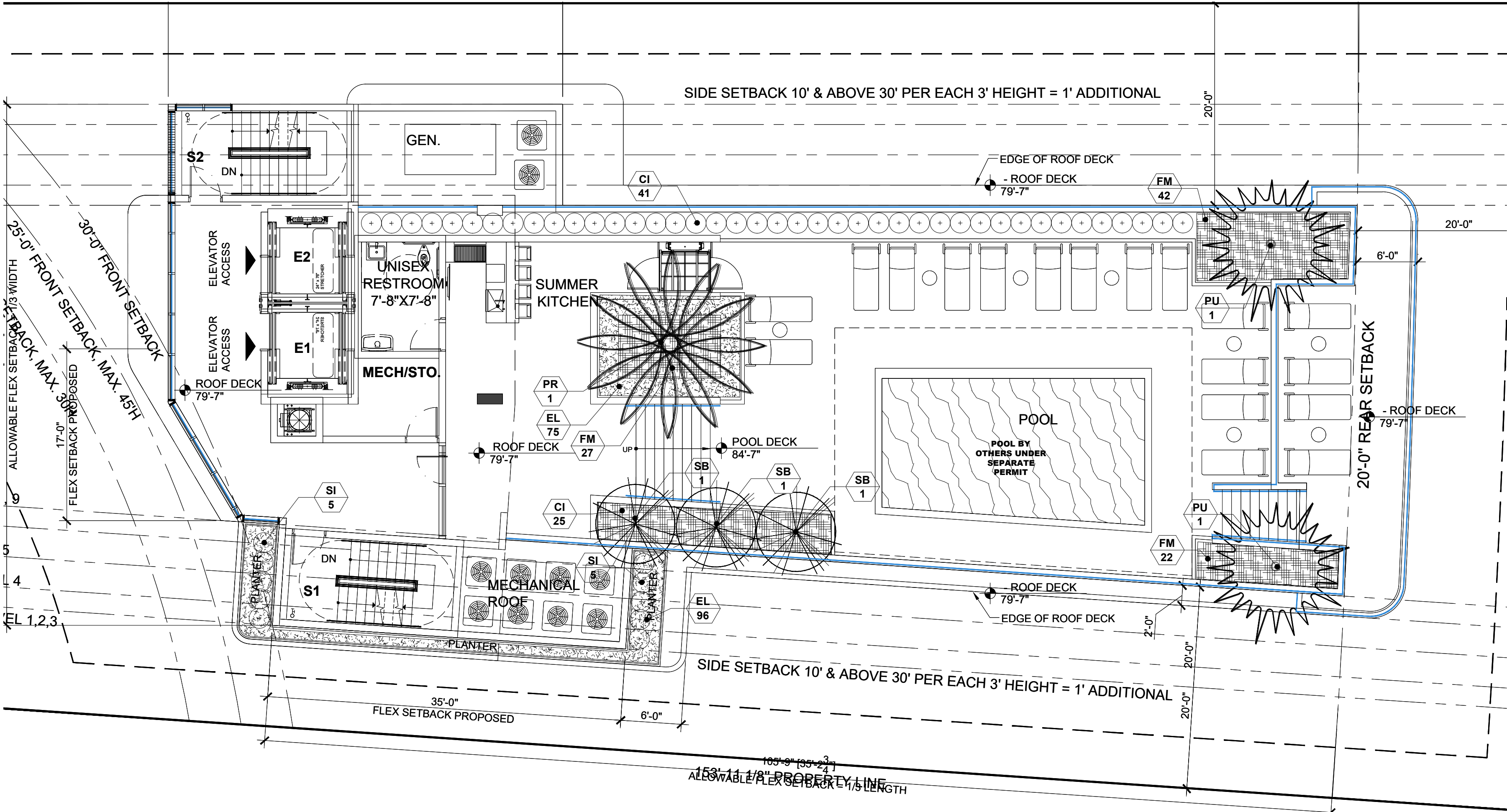
TYPICAL PLANT SPACING

PLANT SCHEDULE LEVEL 3					
SHRUBS					
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
EL	250	ERNODEA LITTORALIS/ GOLDEN BEACH CREEPER	YES	LOW	10" HT. X 10" SPR. / 3 GALLONS/ 12" O.C./ FULL
SI	4	CONOCARPUS ERECTUS SERICEUS/ SILVER BUTTWOOD	YES	LOW	36" HT. X 18" SPR. / 7 GALLONS/ FULL/ 2' OC.
KS	3	CYCAS REVOLUTA/ SAGO PALM	NO	LOW	36" HT. X 36" SPR. / 15 GALLONS/ FULL
DI	3	DIOON SPINULOSUM / GIANT DIOON	NO	LOW	36" HT. X 36" SPR. / 15 GALLONS/ FULL

PLANT SCHEDULE LEVELS 4, 5, 6, 7, 8					
SHRUBS					
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
EL	140	ERNODEA LITTORALIS/ GOLDEN BEACH CREEPER	YES	LOW	10" HT. X 10" SPR. / 3 GALLONS/ 12" O.C./ FULL
SI	5	CONOCARPUS ERECTUS SERICEUS/ SILVER BUTTWOOD	YES	LOW	36" HT. X 18" SPR. / 7 GALLONS/ FULL/ 2' OC.

PLANT SCHEDULE LEVEL 9					
SHRUBS					
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
FM	91	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
SI	10	CONOCARPUS ERECTUS SERICEUS/ SILVER BUTTWOOD	YES	LOW	36" HT. X 18" SPR. / 7 GALLONS/ FULL/ 2' OC.
EL	171	ERNODEA LITTORALIS/ GOLDEN BEACH CREEPER	YES	LOW	10" HT. X 10" SPR. / 1 GALLON/ 12" O.C./ FULL
CI	66	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	36" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.

TREES AND PALMS					
SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
	PR/ 1	PHOENIX RECLINATA SENEGAL DATE PALM	NO	LOW	14' HT. X 8' SPR., FG, BB, FF/ 5 TRUNKS MINIMUM
	SB/ 3	CONOCARPUS ERECTUS SERICEUS SILVER BUTTWOOD	YES	LOW	12' HT. X 5' SPR. 2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER
	PU/ 2	PANDANUS UTILIS SCREW PINE	NO	LOW	12' HT. X 8' SPR., FG, BB, FF/ MULTIPLE TRUNKS



Roof Deck Landscape Plan

SCALE 1/8" = 1'-0"

TOPO
GRAPHIC
landscape architecture & design

TOPO GRAPHIC LLC
LC26000677
941-594-5016
Miami Beach FL / Punta Gorda FL
info@topo-graphic.com

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10301 EAST BAY HARBOR DRIVE
Levels 4, 5, 6, 7 & 9 Landscape Plans
& Planting Details

Project: 10301 E. BAY HARBOR DR. BAY HARBOR, FL 33154

Revisions:

Seal:



Drawing: Landscape Plan

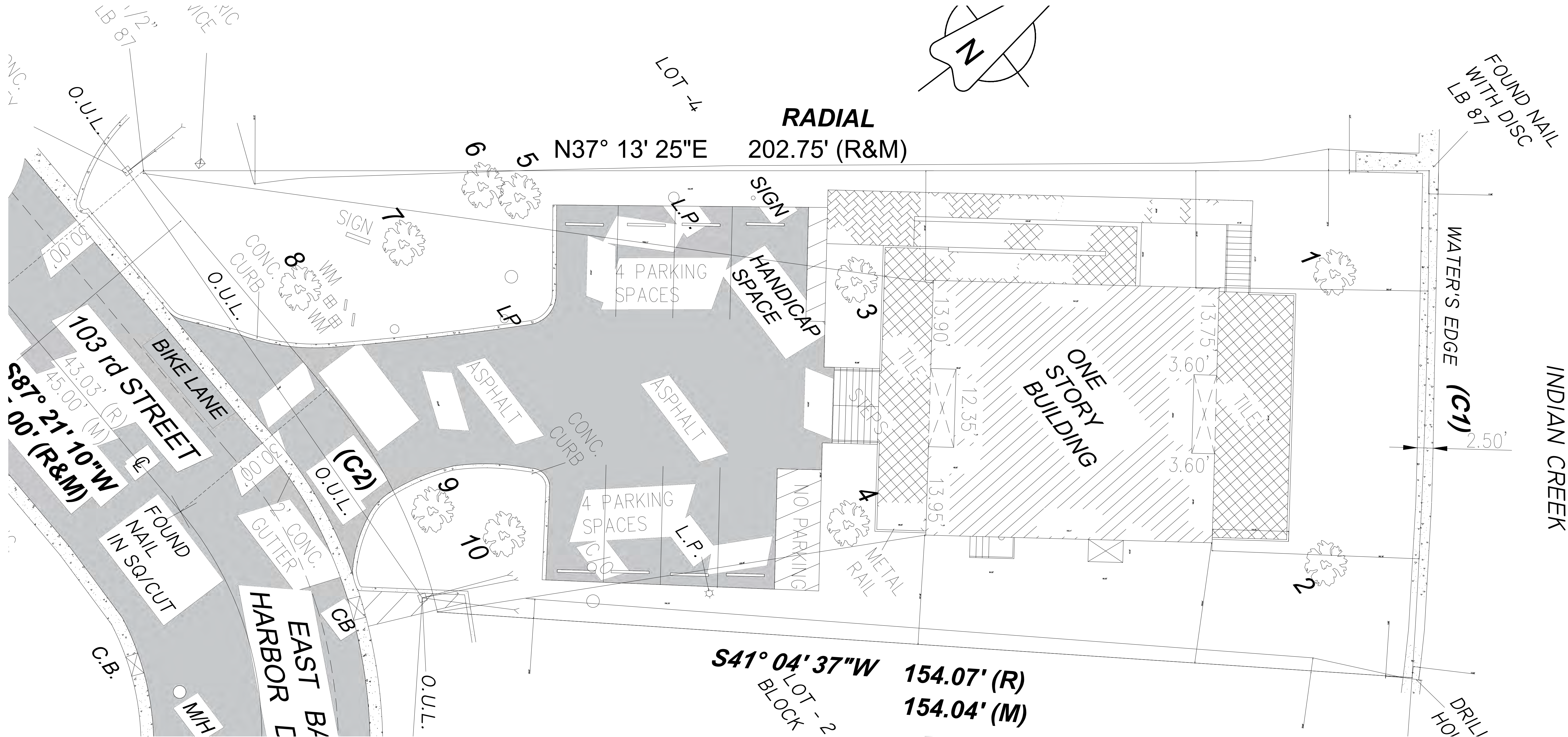
Date: 02.15.2023

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

Drawn by: JRP

Sheet No.:

L-2



Tree Disposition Plan

SCALE 1/8" = 1'-0"

TREE MITIGATION Miami Dade County/ DRER
Tree Replacement:
3 Green Buttonwoods (CD) = 300s.f. each= 900 s.f Canopy
Total s.f. Canopy Removal = 635 s.f.
Total s.f. New Canopy Replacement = 8,200 s.f. New Canopy

NOTE: ALL EXISTING TREES WERE RECENTLY PLANTED FOR THE SALES TRAILER LOCATED CURRENTLY AT THE SITE, THEREFORE ARE VERY SMALL TREES.

TREE TABLE							CANOPY REMOVAL S.F.
No.	TREE COMMON NAME	DIAMETER (Ft.)	HEIGHT (Ft.)	CANOPY (Ft.)	CONDITION	ACTION	
1	CLUSIA ROSEA/ CLUSIA	5.4"	15	8'	GOOD	REMOVE	64
2	CLUSIA ROSEA/ CLUSIA	5.4"	10	10'	GOOD	REMOVE	100
3	CLUSIA ROSEA/ CLUSIA	4.2"	9	9	GOOD	REMOVE	81
4	CLUSIA ROSEA/ CLUSIA	5.4"	9	9	GOOD	REMOVE	81
5	CLUSIA ROSEA/ CLUSIA	5.4"	8	8'	GOOD	REMOVE	64
6	CLUSIA ROSEA/ CLUSIA	5.4"	6	6	GOOD	REMOVE	36
7	CHRYSOPHYLLUM OLIVIFORME/ SATIN LEAF	1.	8	8'	GOOD	REMOVE	64
8	CHRYSOPHYLLUM OLIVIFORME/ SATIN LEAF	1.2	8	8'	GOOD	REMOVE	64
9	CHRYSOPHYLLUM OLIVIFORME/ SATIN LEAF	0.5	8	8'	GOOD	REMOVE	64
10	CLUSIA ROSEA/ CLUSIA	5.4"	9	9	GOOD	REMOVE	81
TOTAL CANOPY REMOVAL							635

TOPO
GRAPHIC
landscape architecture & design

TOPO_GRAPHIC LLC
LC28000577
941-564-5016
Miami Beach FL / Punta Gorda FL
info@topographic.com

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Project:

10301 EAST BAY HARBOR DRIVE
Tree Disposition Plan
10301 E. BAY HARBOR DR.

Revisions:

Seal:

MANUEL C ALONSO
REGISTERED LANDSCAPE ARCHITECT
STATE OF FLORIDA
No. 128723
DATE 4-28-23

Drawing: Tree Disposition Plan

Date: 02.15.2023

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

Drawn by: JRP

Sheet No.:

TD-1

GENERAL NOTES AND SPECIFICATIONS

I. APPLICABLE CODES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT BAY HARBOR ISLANDS AND MIAMI-DADE COUNTY STANDARDS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS, AS APPLICABLE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.
3. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER SITE FEATURES SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY BY OTHERS.
4. EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH PROPOSED GRADES AND REQUIREMENTS OF UTILITY OWNERS, AS REQUIRED.
5. EXISTING STRUCTURES, UTILITIES AND OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, TREES SUCH AS BUILDING SEWERS, DRAINS, WATER OR GAS PIPES, CONDUITS, POLES, WALLS, COLUMNS, ETC., WHETHER OR NOT SHOWN ON THE PLANS, ARE TO BE CAREFULLY PROTECTED FROM DAMAGE. IF DAMAGE OCCURS FROM WORK PERFORMED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PROMPTLY REPAIR THE DAMAGED ITEM(S) TO THE CONDITION OF THE ITEM(S) PRIOR TO THE DAMAGE. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.
7. CONTRACTOR SHALL PRESERVE ALL STREET SIGNS, PARKING METERS, BENCHES, TRAFFIC CONTROL SIGNS, ETC. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL REINSTALL OR DELIVER SAID PUBLIC PROPERTY TO THE COUNTY YARD.
8. THE CONTRACTOR SHALL COORDINATE HIS/HERS WORK WITH ANY OTHER UTILITY AND BUILDING TRADES WORKING ON THIS OR ADJACENT PROJECT.
9. ALL DITCH EXCAVATION SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE PROVISIONS OF THE FLORIDA TRENCH SAFETY ACT.
10. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY, EITHER PUBLIC OR PRIVATE, DURING EXCAVATION OF SUBSOIL MATERIAL OR DURING THE FILLING OF ANY AREA, OR FOR ANY OPERATION DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

II. PRECONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.
2. 48 HOURS BEFORE BEGINNING CONSTRUCTION IN THE AREA, THE CONTRACTOR SHALL NOTIFY SUNSHINE STATE CALL ONE OF FLORIDA, INC. AT 1-800-432-4770 AND ANY OTHER UTILITIES WHICH MIGHT BE AFFECTED.
3. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT. (WITH THE EXCEPTION OF DRAINAGE AND WATER & SEWER APPROVALS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FDOT WHICH WILL BE OBTAINED BY THE ENGINEER OF RECORD.)
5. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.
6. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON PLANS.

III. INSPECTION AND TESTING

- THE ENGINEER SHALL REQUIRE A COLOR T.V. SURVEY AND SHALL REQUIRE AN EXFILTRATION/INFILTRATION TEST PRIOR TO ACCEPTANCE. THE SURVEY AND TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE.
- INSPECTIONS:
THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:
- 1.) STORM DRAINAGE
2.) SANITARY SEWER
3.) WATER SYSTEM SUBGRADE -- SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
4.) LIMEROCK BASE -- SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT.
5.) ASPHALTIC CONCRETE
6.) FINAL WALK--THROUGH INSPECTION
7.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

IV. SHOP DRAWINGS

1. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS: WATER/SEWER MAIN PIPING AND ASSOCIATED FITTINGS, CATCH BASINS AND ALL OTHER DRAINAGE STRUCTURES, DRAINAGE PIPE, BALLAST ROCK, EXFILTRATION TRENCH FILTER FABRIC. IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS IF REQUIRED.

V. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES
- A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.
- B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.

- C. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.
2. TRAFFIC REGULATION
- A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH M.U.T.C.D. AND FDOT.
- B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
- C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE CITY BAY HARBOR ISLANDS PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSE OUT:

1. CLEANING UP
- A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEPED BROOM CLEAN.
- B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
- C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.
- D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
- E. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENGINEER. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.
2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
3. PROJECT RECORD DOCUMENTS
- A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.
- B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.
4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.

VII. STORM DRAINAGE

GENERAL

1. THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE MANUFACTURERS AND FABRIC TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. IT SHALL BE USED TO WRAP ALL SIDES, BOTTOM AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.
2. SOLID AND PERFORATED STORM DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SELECTED FROM THE MANUFACTURES AND TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.
3. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION TRENCH SYSTEMS FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON, OR FILTER FABRIC BETWEEN, THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED.

VII. PAVING

1. GENERAL
- A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
- B. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
- C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.
- D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER MIAMI-DADE COUNTY STANDARD DETAILS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.
- E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONC. CURB, CURB & GUTTER, SIDEWALK AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER AND MEDIAN IS PROPOSED TO BE CONSTRUCTED.
- F. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK BASE.
- G. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT INSPECTOR OR THE GEOTECHNICAL ENGINEER.

VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

1. PAVEMENT MARKINGS
- A. INSTALLATION OF ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH FDOT STANDARDS.
- B. MATERIALS: (1) WHERE THE PLANS CALL FOR PAINTED PAVEMENT MARKINGS (P), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. (2) WHERE THE PLANS CALL FOR THERMOPLASTIC PAVEMENT MARKINGS (T), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- C. PROTECTION: THE CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR FROM ANY OTHER CAUSE.
2. TRAFFIC SIGNS
- A. INSTALLATION: TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), PART II, IN LOCATIONS SHOWN ON PLANS.
- B. MATERIALS: FOLLOW SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND M.U.T.C.D.

Rev.	DESCRIPTION	Date
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DRC SET

FIRST SUBMITTAL (DRAFT)

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10301 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

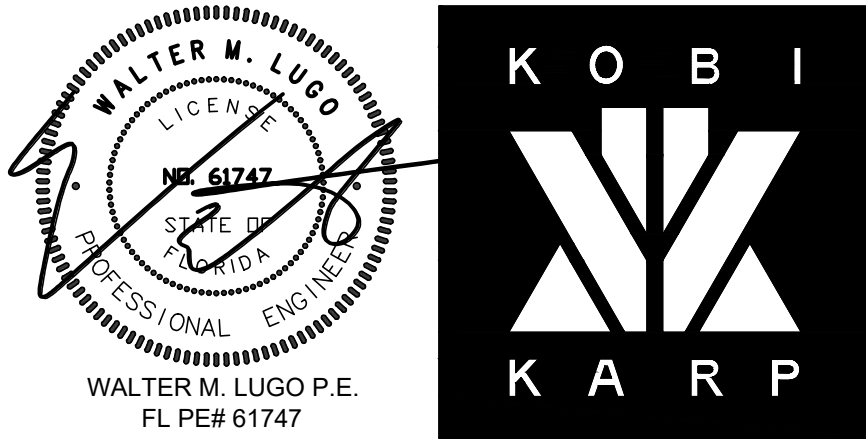
OWNER:
Name: -----
Address: -----
Tel: -----
Email: -----

LANDSCAPE DESIGN:
Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

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

PHOTOMETRIC:
Name: REYES-GAVILAN
Address: 18252 NW 79 AVE.
MIAMI, FL 33016
Tel: 305-828-0644
Email: office@reyesgavilaneng.com

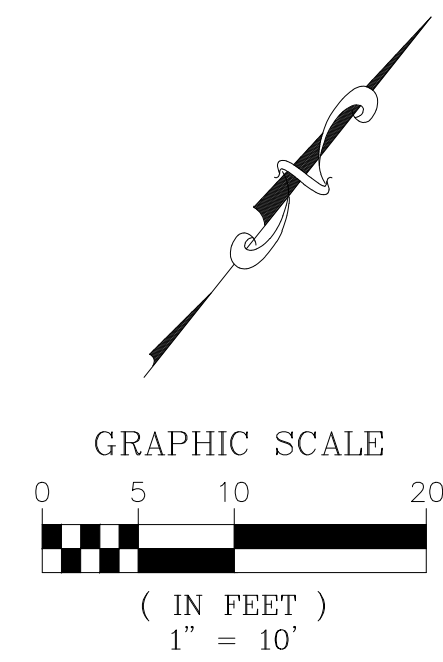
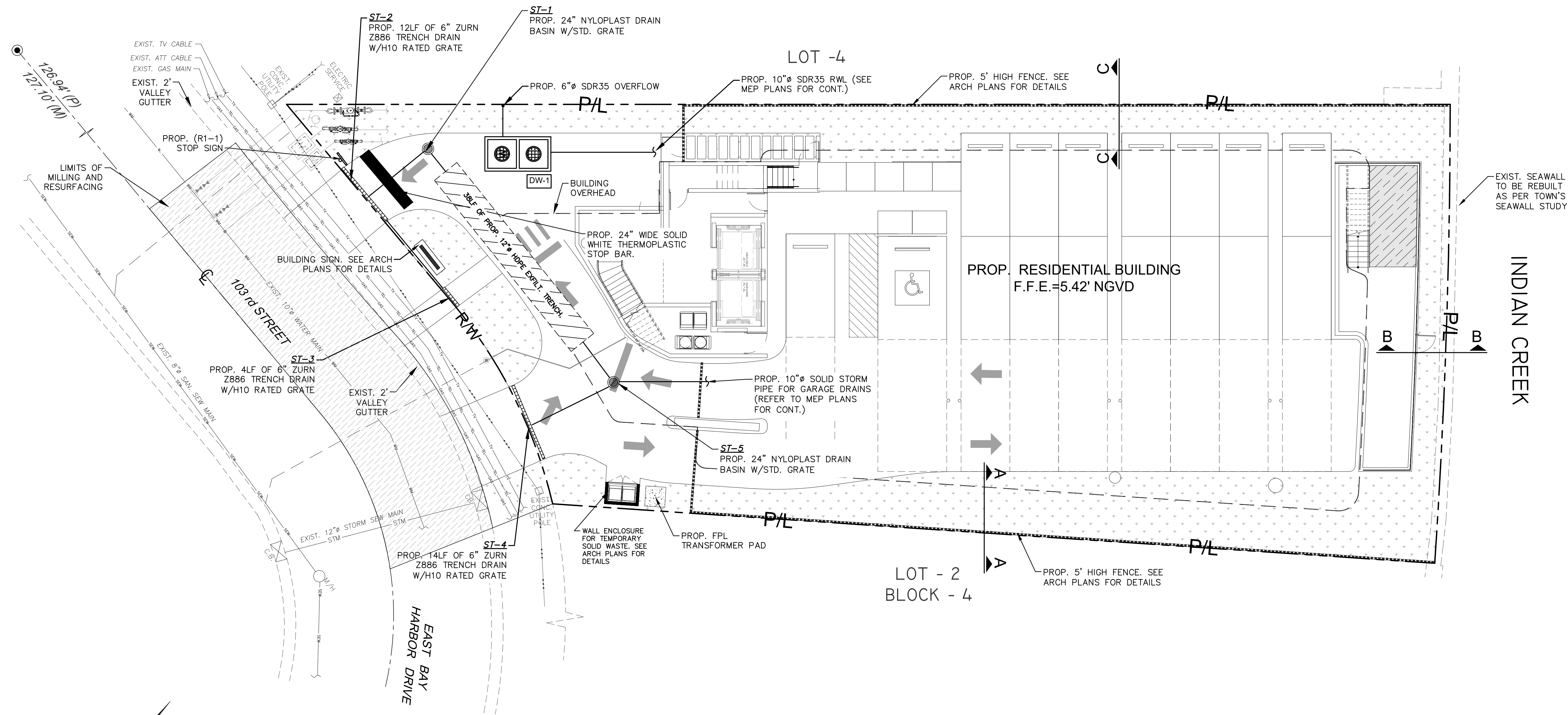
ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766



GENERAL NOTES AND SPECIFICATIONS

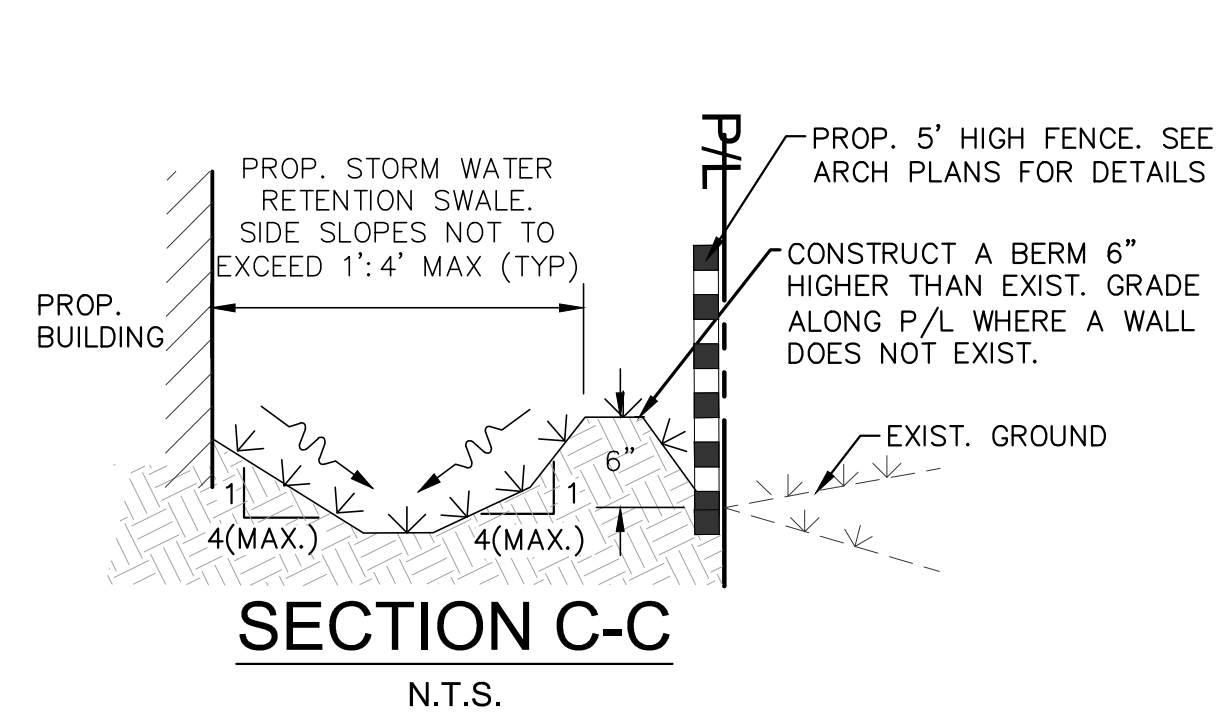
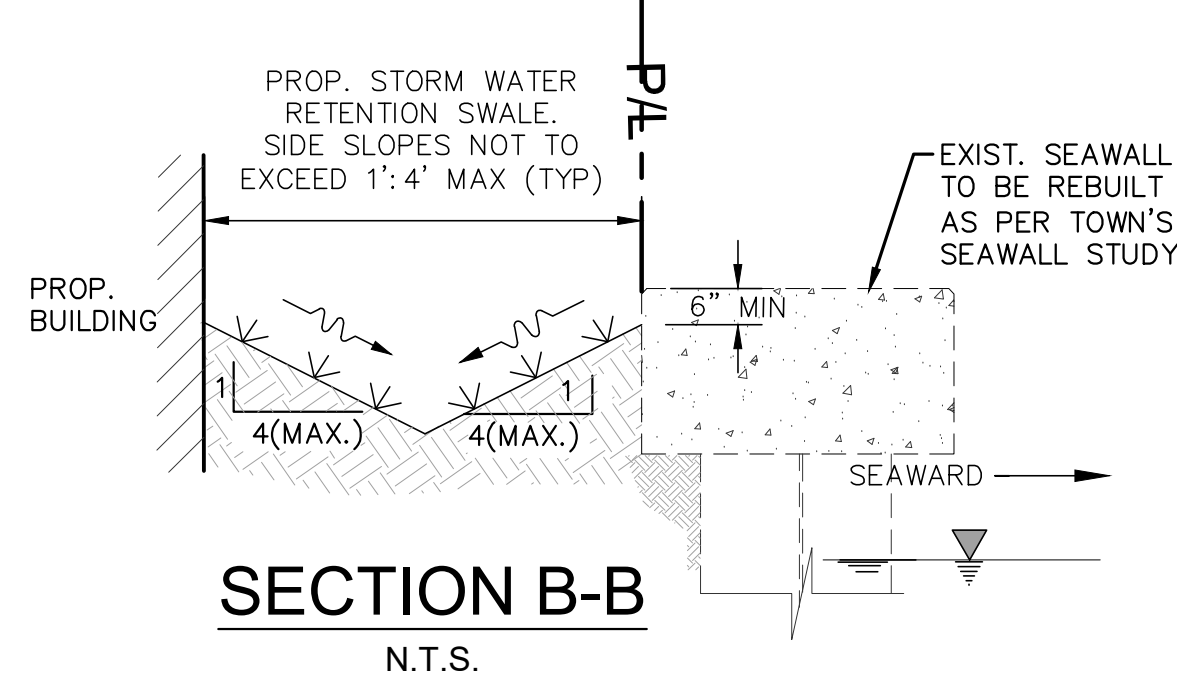
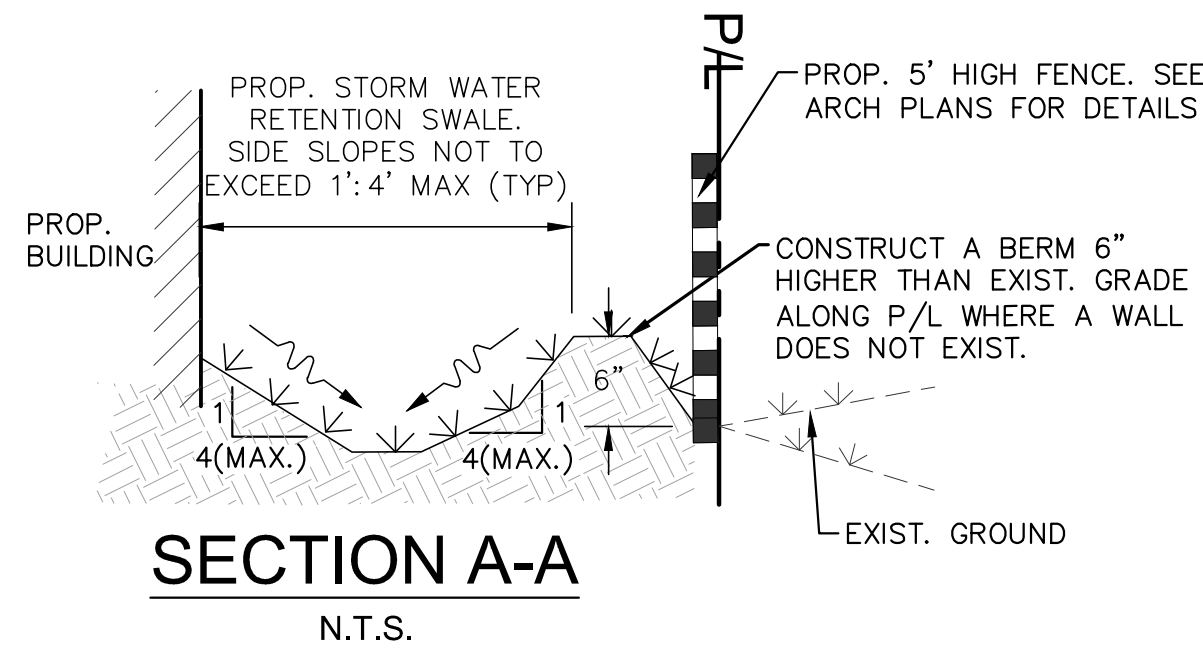
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Project	2228	





LEGEND:

- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- PROP. LANDSCAPE AREA. REFER TO LA PLANS FOR DETAILS.
- PROP. WATER FEATURE (SEE ARCH. PLANS FOR DETAILS)
- PROP. EXFILT. TRENCH (SEE SHEET C400 FOR DETAILS)
- PROP. DRAINAGE WELL (SEE SHT. C400 FOR DETAILS)
- LIMITS OF MILLING AND RESURFACING. MILL AN AVERAGE OF 1" USING SP-9.5



Rev.	DESCRIPTION	Date
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DRC SET

FIRST SUBMITTAL (DRAFT)

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BAY HARBOR ISLANDS, FL 33154

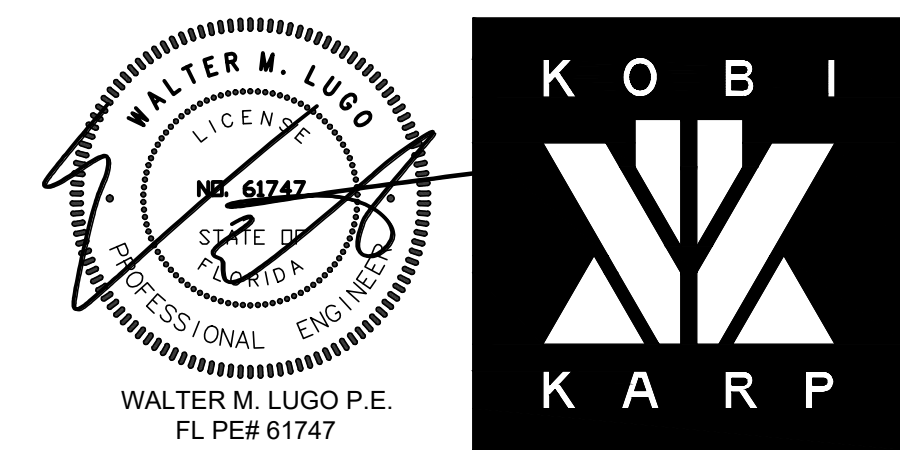
OWNER:
Name: _____
Address: _____
Tel: _____
Email: _____

LANDSCAPE DESIGN:
Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

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

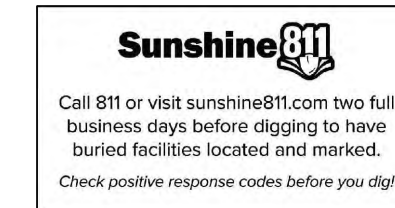
PHOTOMETRIC:
Name: REYES-GAVILAN
Address: 16252 NW 79 AVE.
MIAMI, FL 33016
Tel: 305-828-0644
Email: office@reyesgavilaneng.com

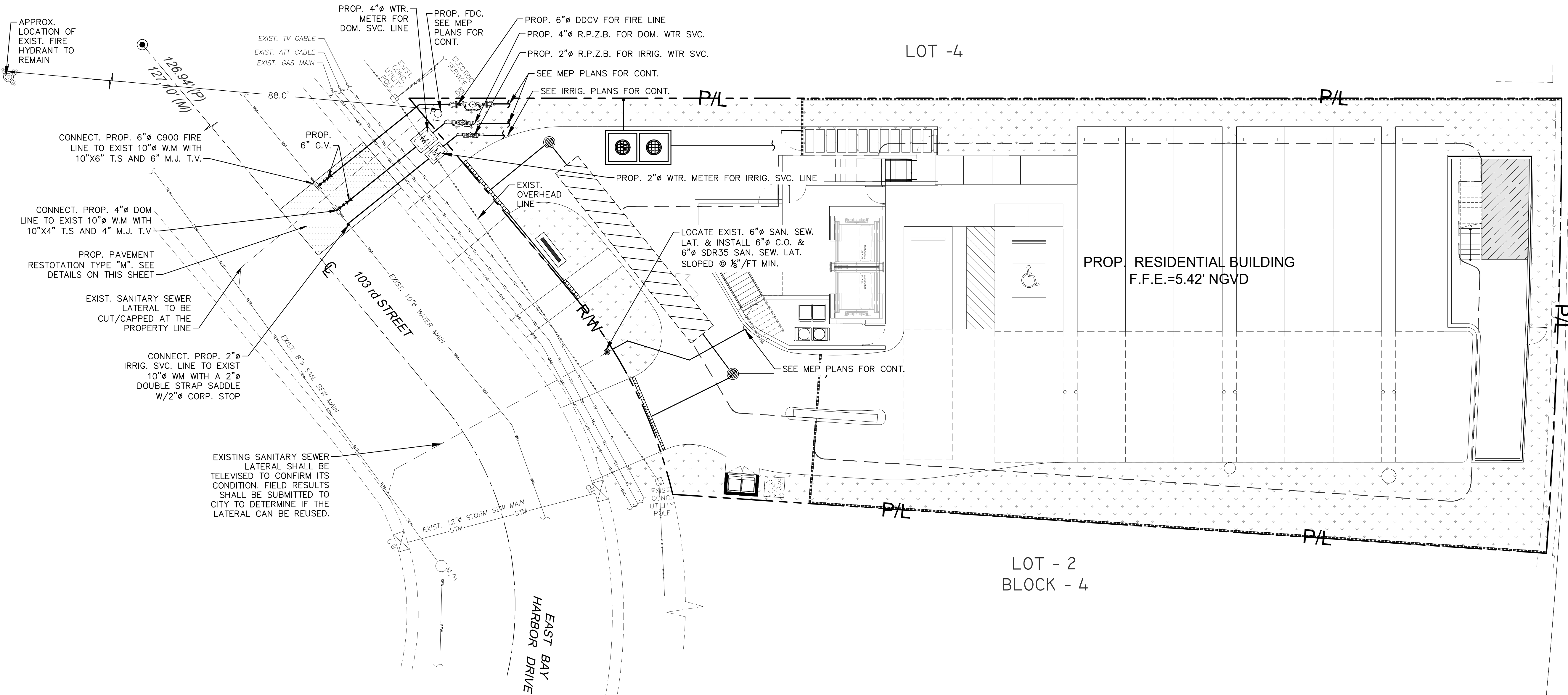
ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766



PAVING, GRADING AND DRAINAGE PLAN

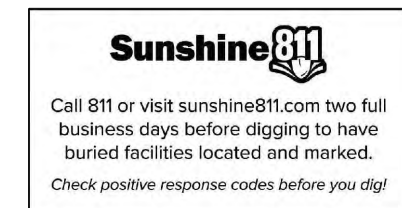
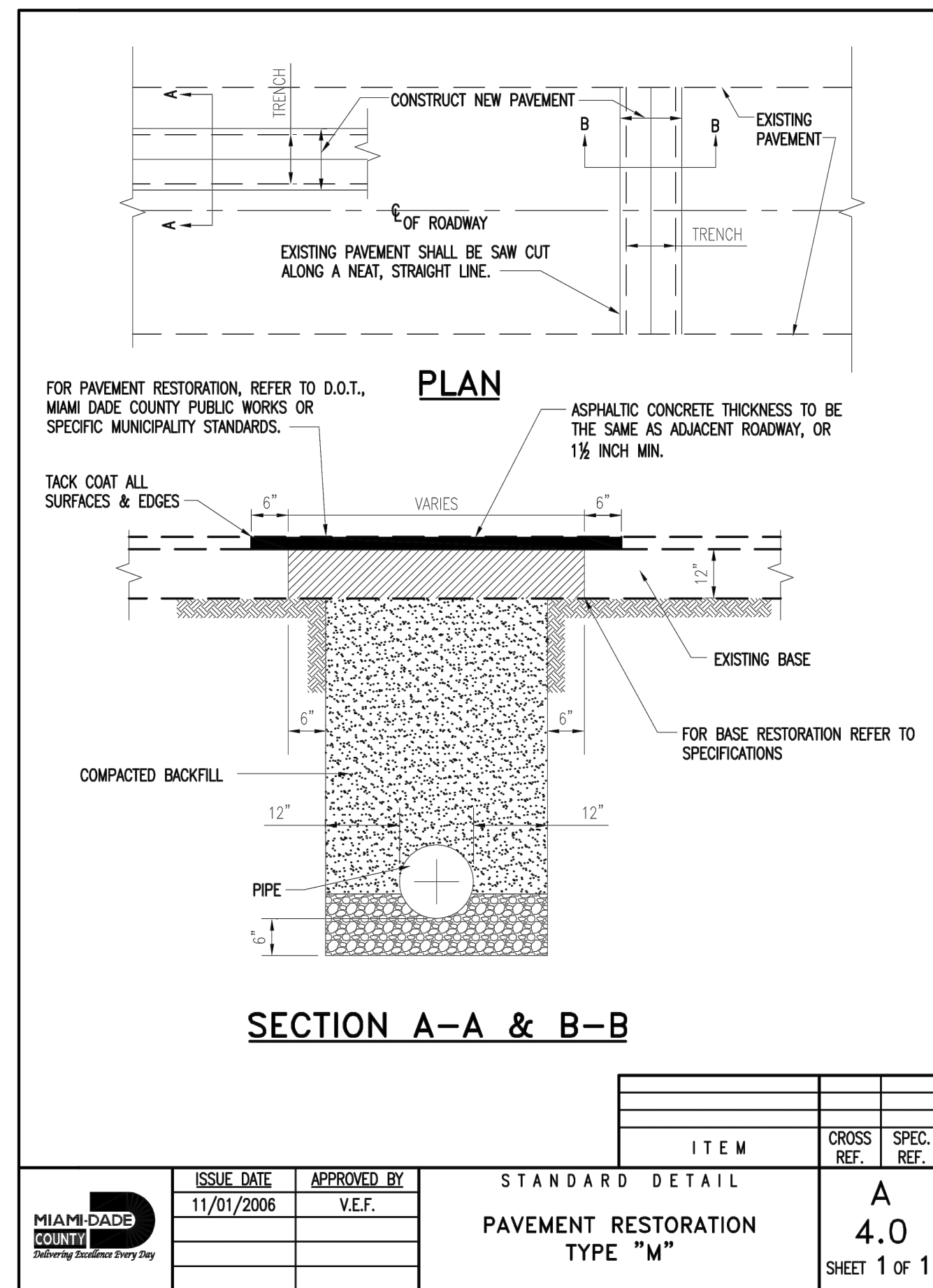
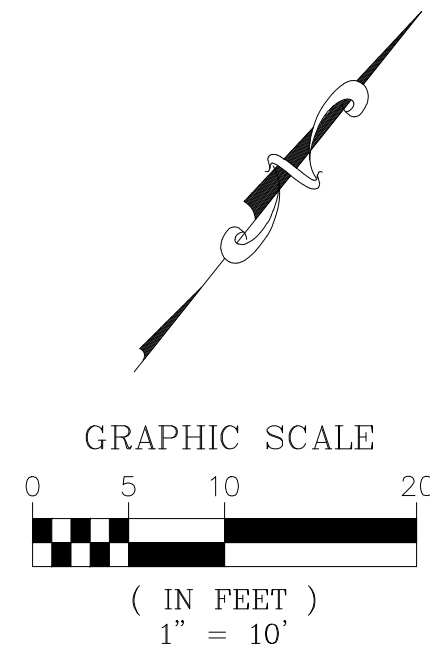
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Scale		C200
Project	2228	





LEGEND:

- R/W LINE / PROPERTY LINE
— CENTER LINE
--- EXISTING CURBING



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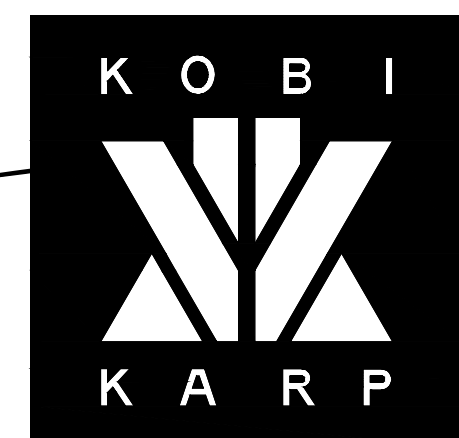
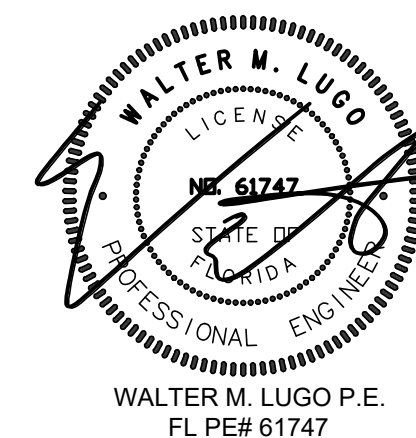
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Address: -----
Tel: -----
Email: -----

LANDSCAPE DESIGN:
Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

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

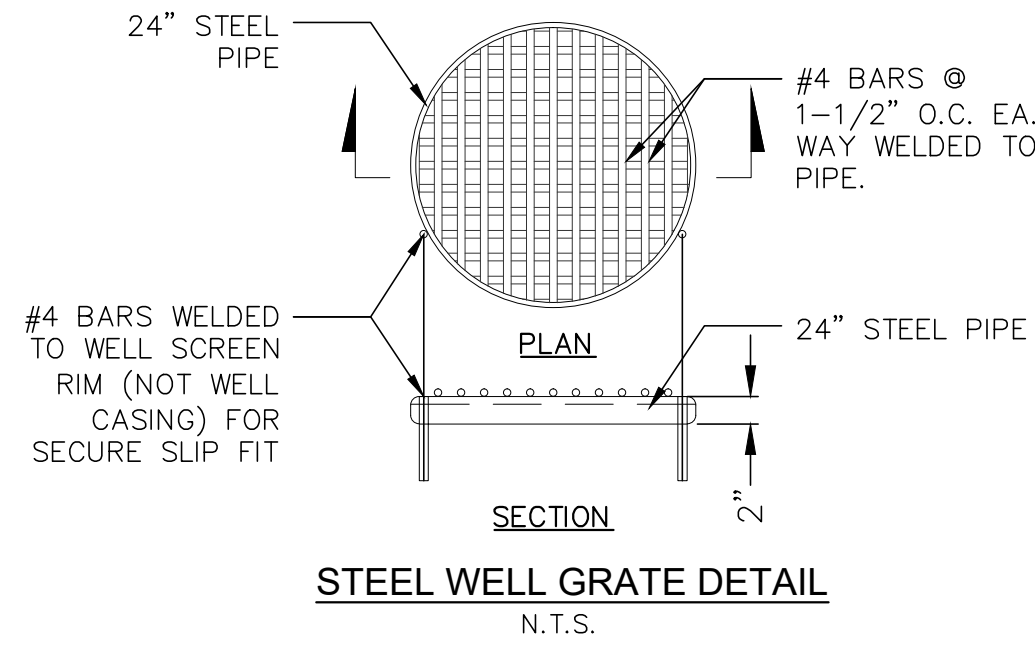
PHOTOMETRIC:
Name: REYES-GAVILAN
Address: 16252 NW 79 AVE.
MIAMI, FL 33016
Tel: 305-828-0644
Email: office@reyesgavilaneng.com

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

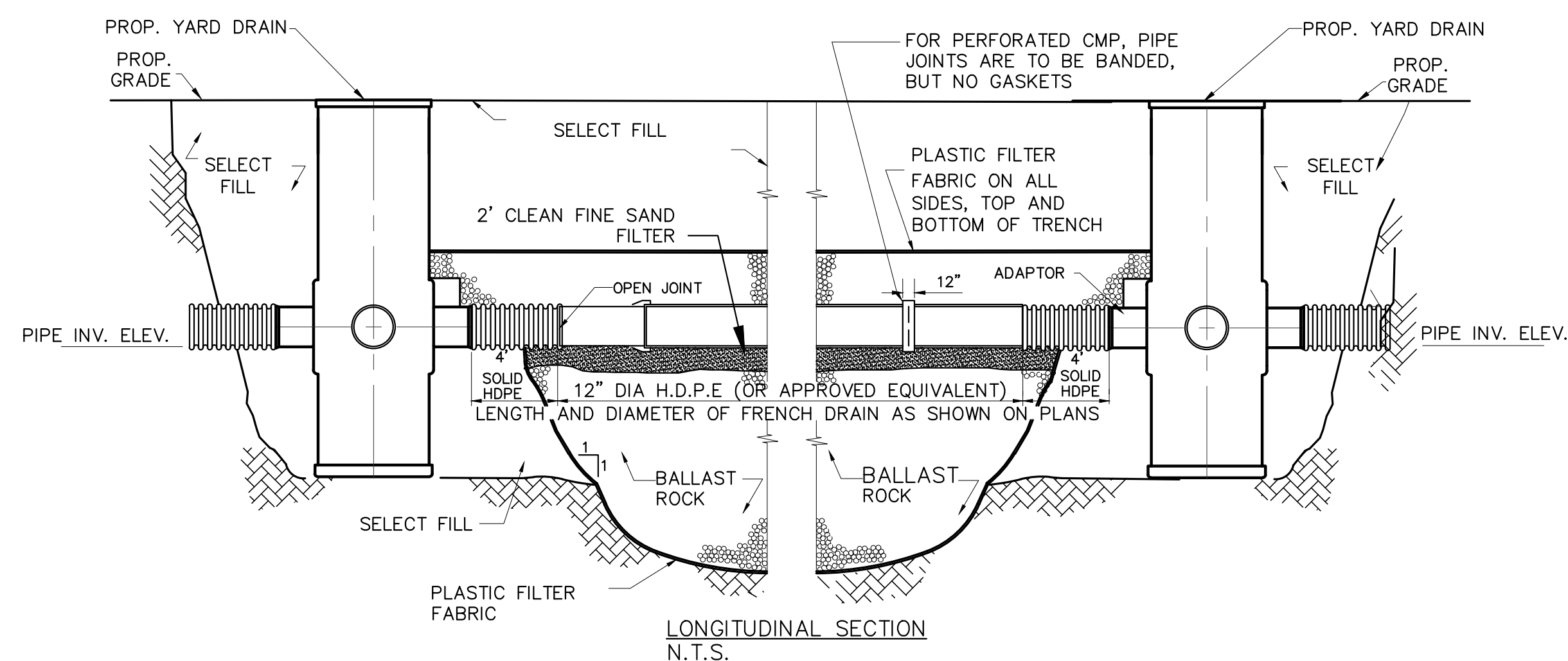


WATER AND SEWER PLAN

Date	2022-12-20	Sheet No.
Scale		C300
Project	2228	

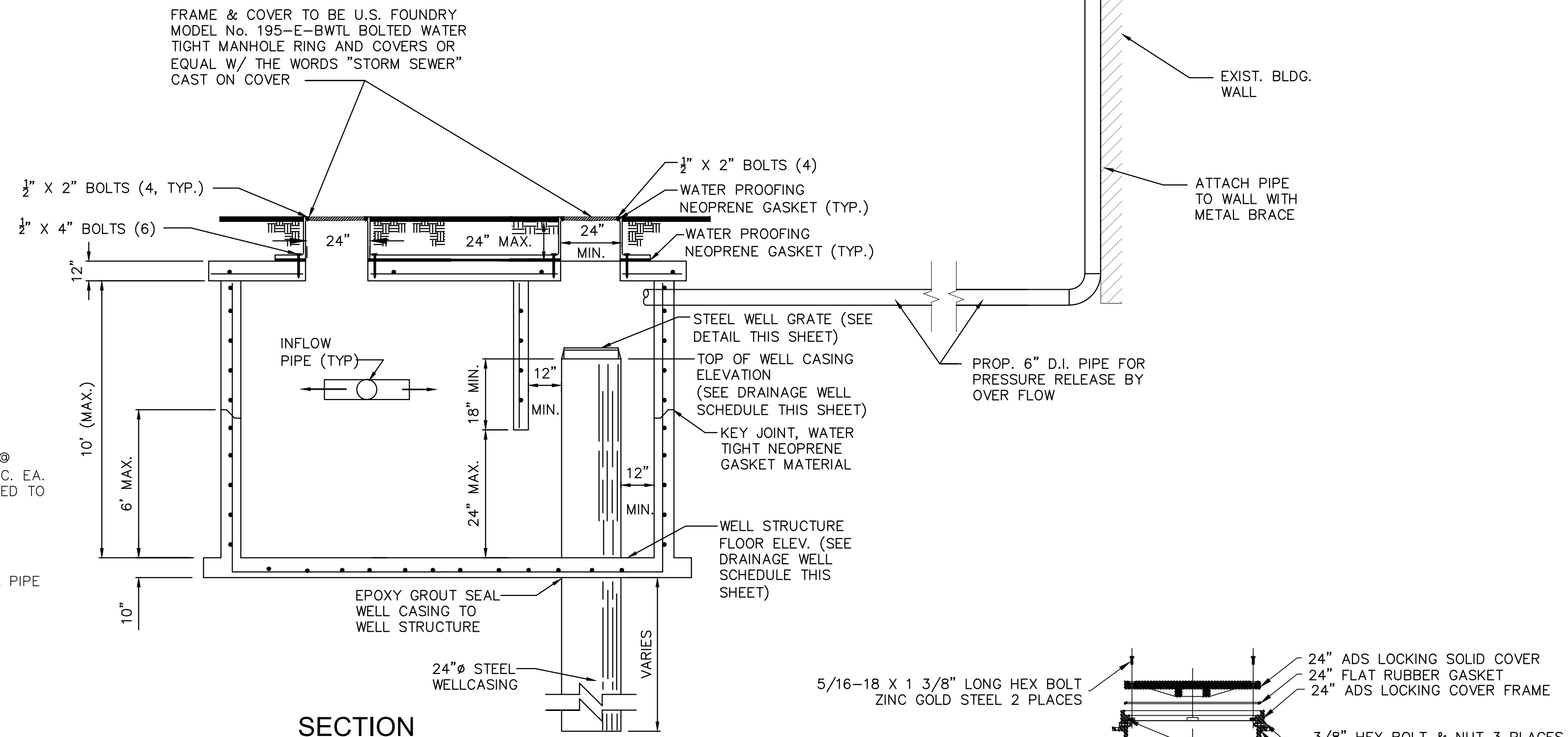


1. INJECTION WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDEP CHAPTER 52.528 UNDERGROUND INJECTION CONTROL PROGRAM RULES, AND MUST PROVIDE THE OPTIMUM RECHARGE FLOW RATE INTO THE "G-III AQUIFER"; FDEP CHAPTER 520.410 DEFINES THE G-III AQUIFER AS "NON-POTABLE WATER UNCONFINED AQUIFER WITH A DISSOLVED 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/ET 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.



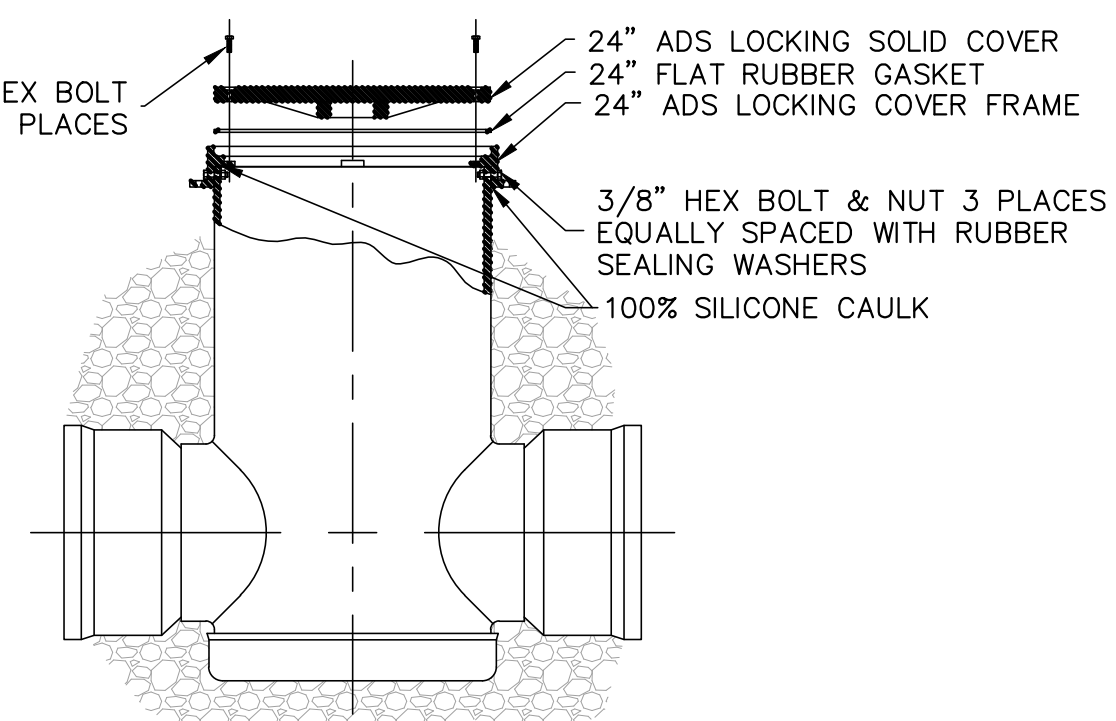
AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED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

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



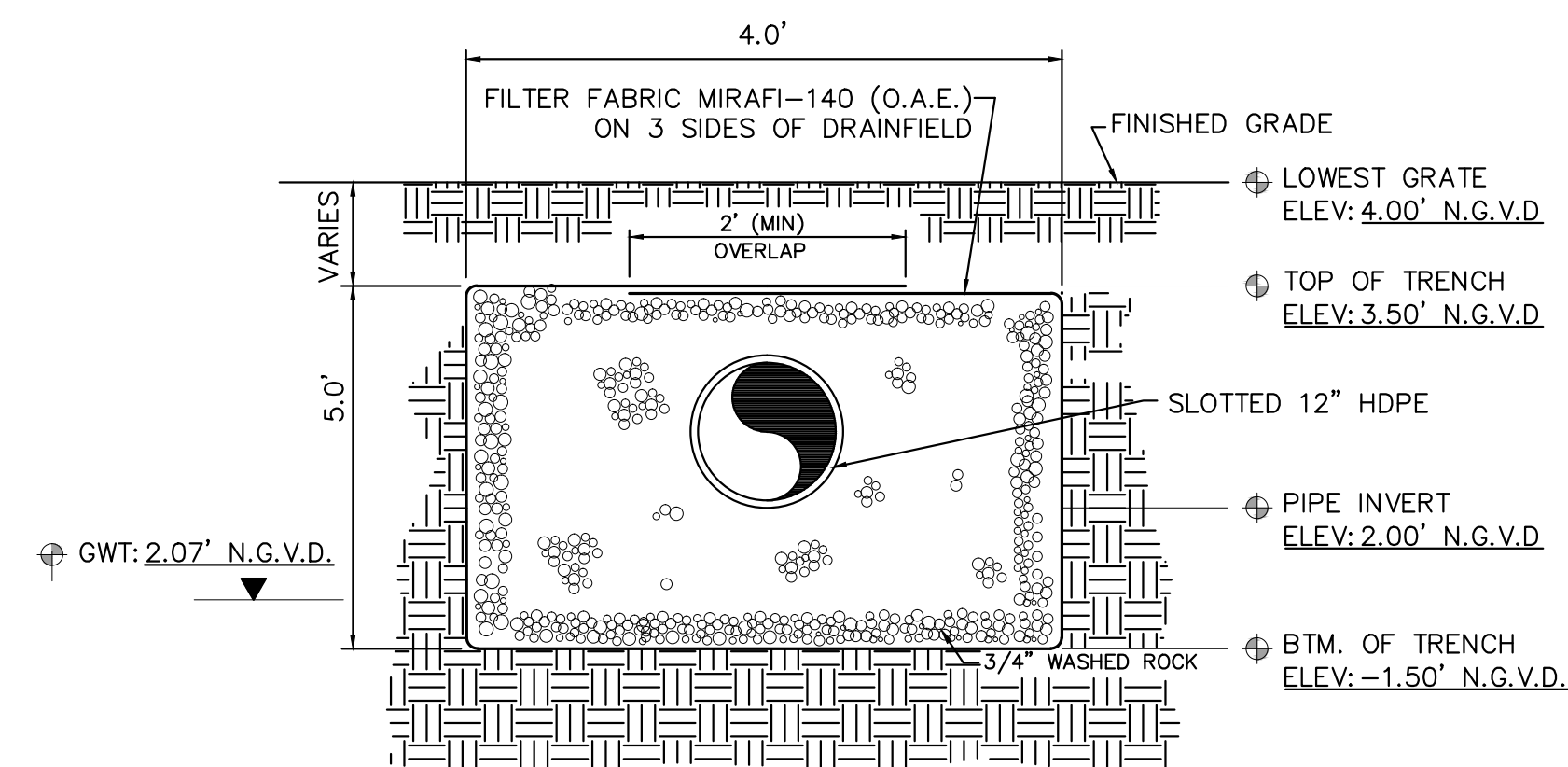
STORM DRAINAGE DISPOSAL WELL

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



FRAME ATTACHMENT TO
DRAINAGE BASIN DETAIL

N.T.S.



EXFILTRATION TRENCH FOR 12"
SLOTTED HDPE

N.T.S.

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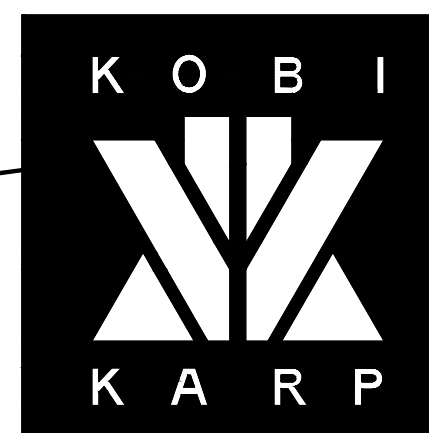
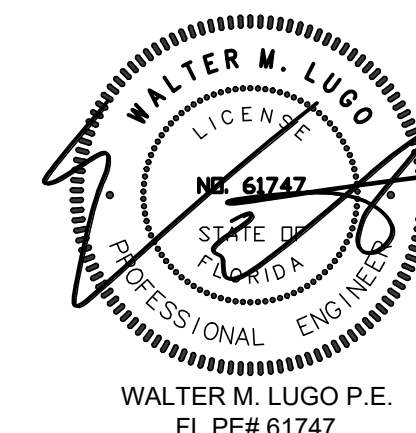
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Address: _____
Tel: _____
Email: _____

Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

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MIAMI, FL 33138
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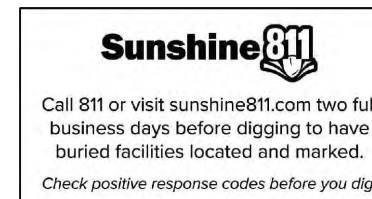
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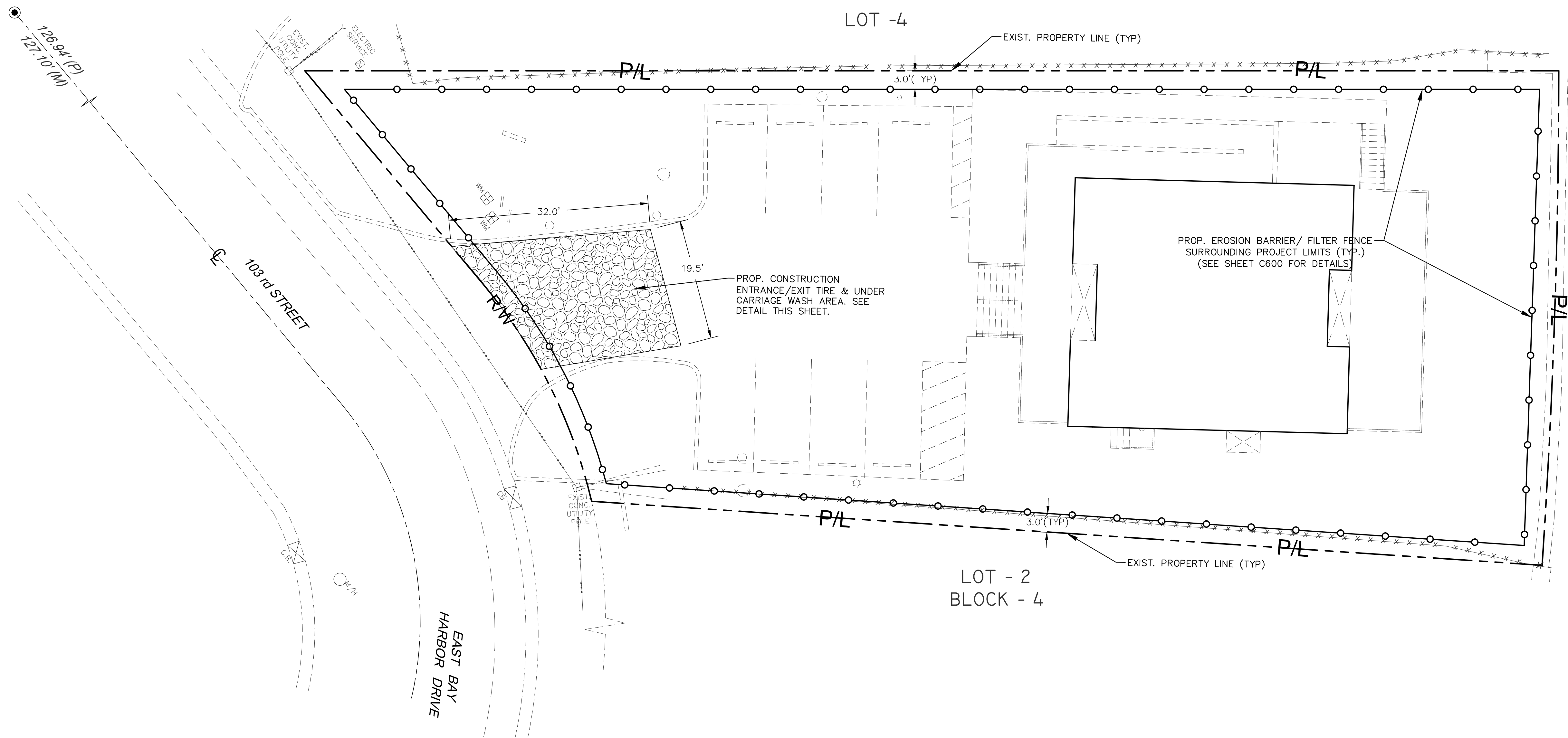
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Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766



DRAINAGE DETAILS

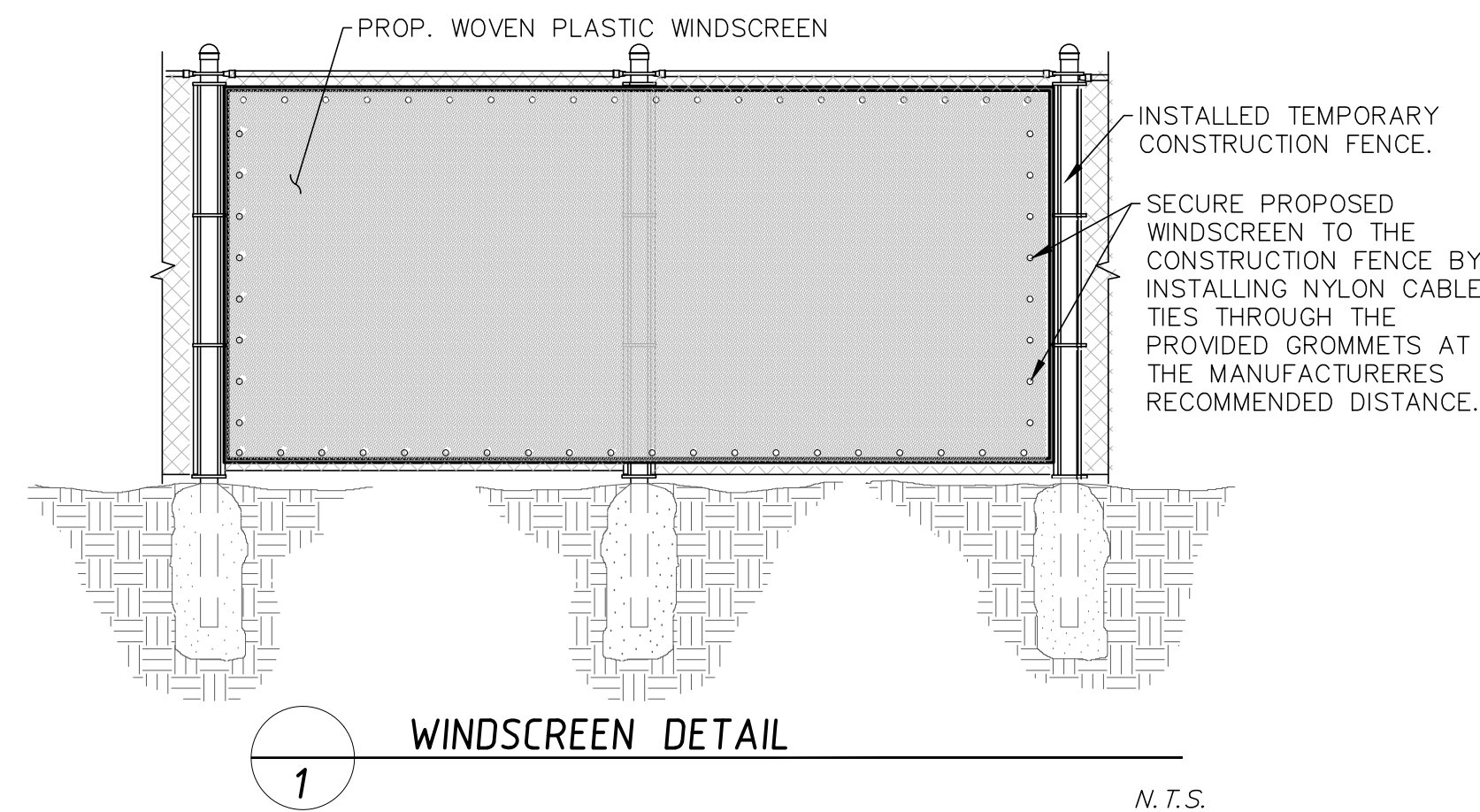
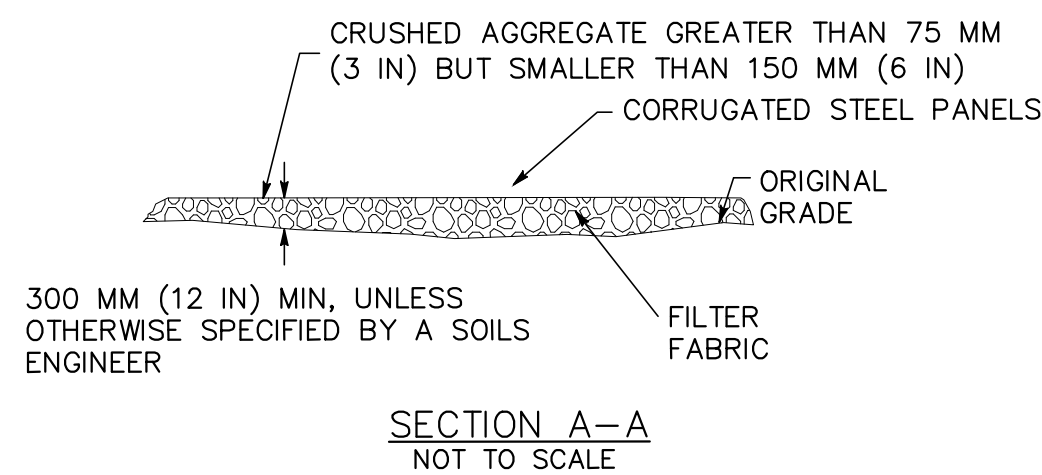
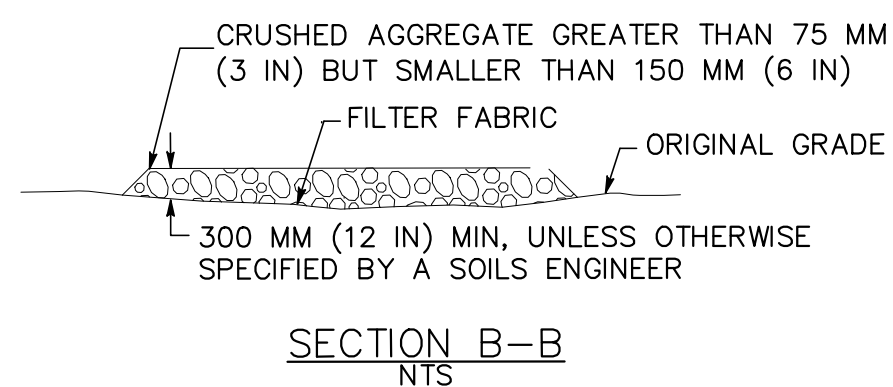
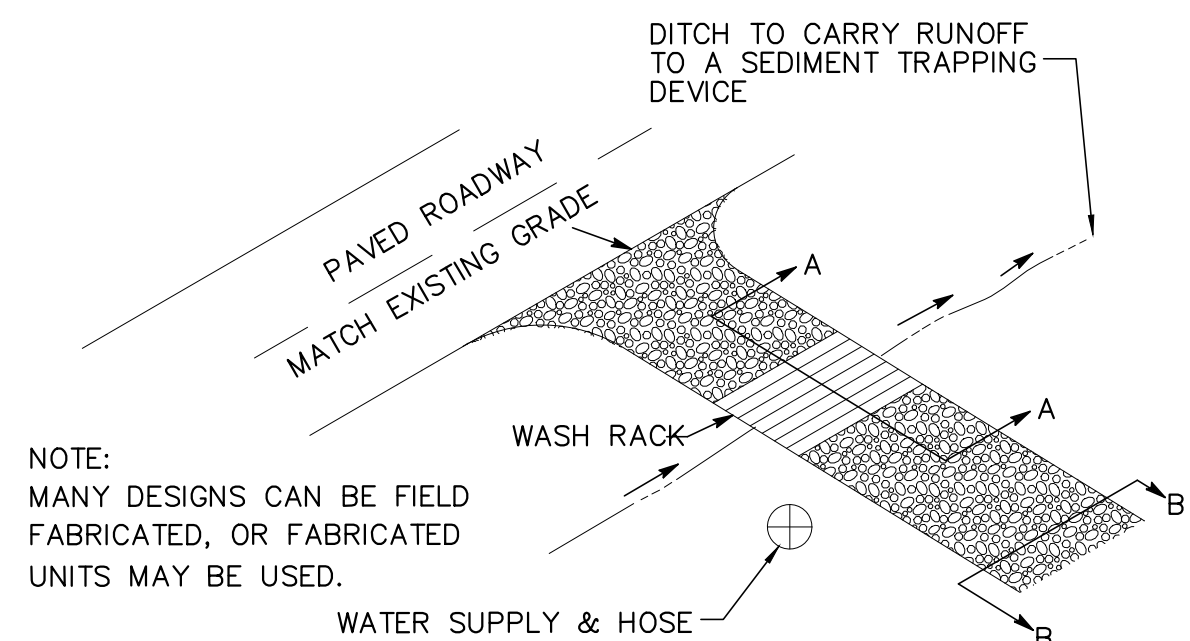
Date	2022-12-20	Sheet No. C400
Scale		
Project	2228	





- 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 FDEP NPDES PERMIT REQUIREMENTS, EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY AND REPLACED AS NEEDED.



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

INDIAN CREEK

Rev.	DESCRIPTION	Date
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OWNER:

Name: _____
Address: _____
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LANDSCAPE DESIGN:

Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

CIVIL ENGINEER:

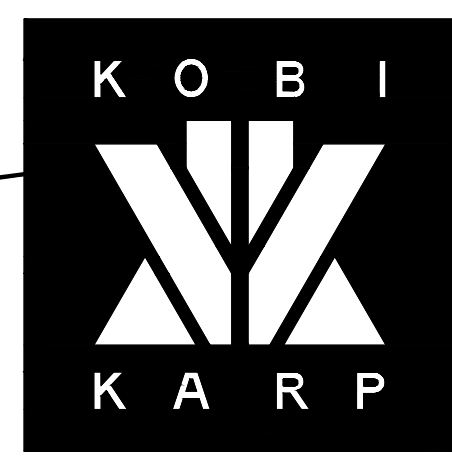
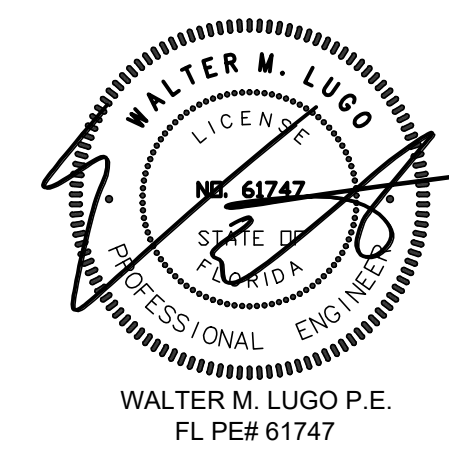
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MIAMI, FL 33138
Tel: 786-518-2008
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PHOTOMETRIC:

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ARCHITECTS:

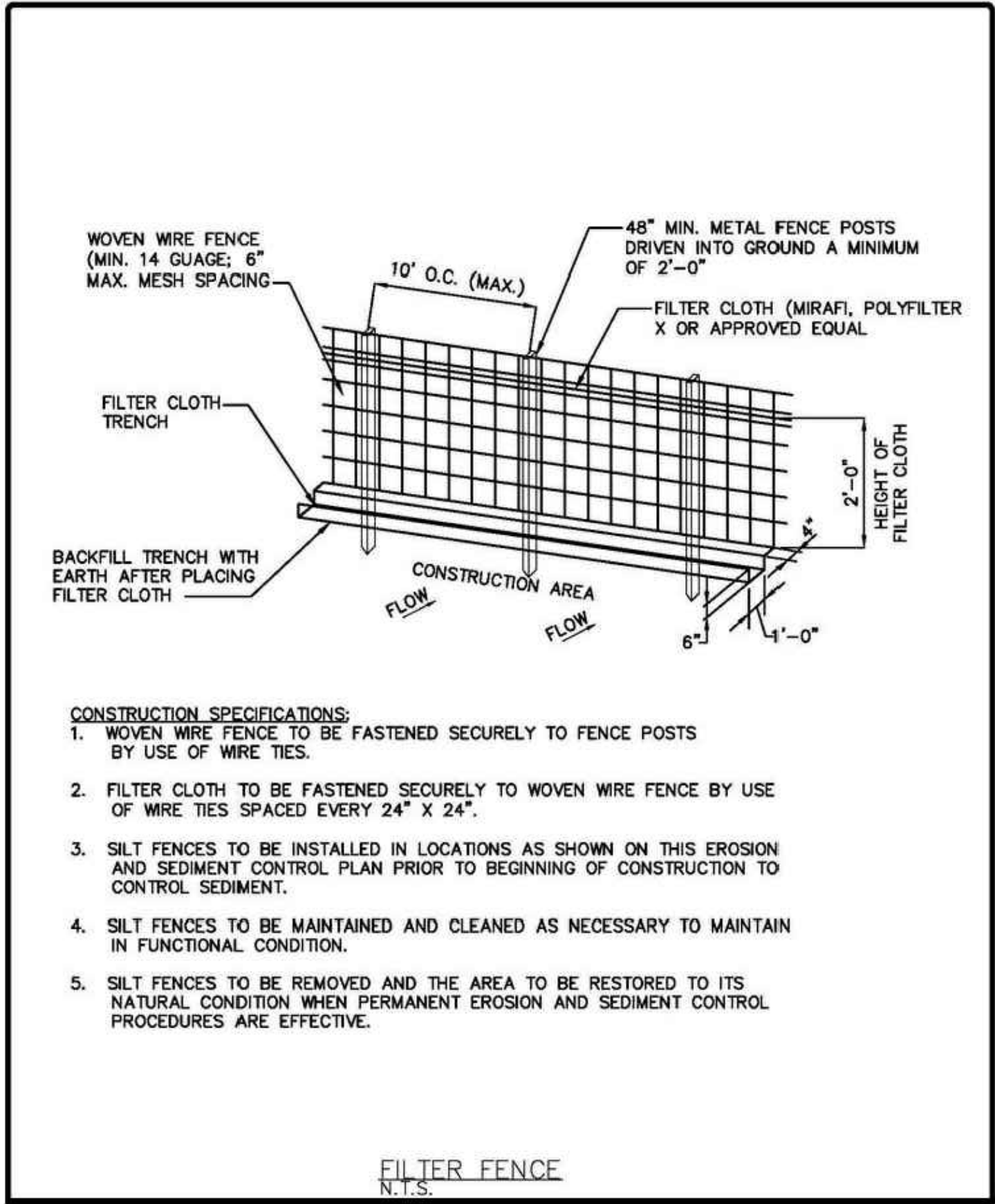
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
MIAMI, FL 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766



SEDIMENTATION AND EROSION CONTROL PLAN

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Project	2228	



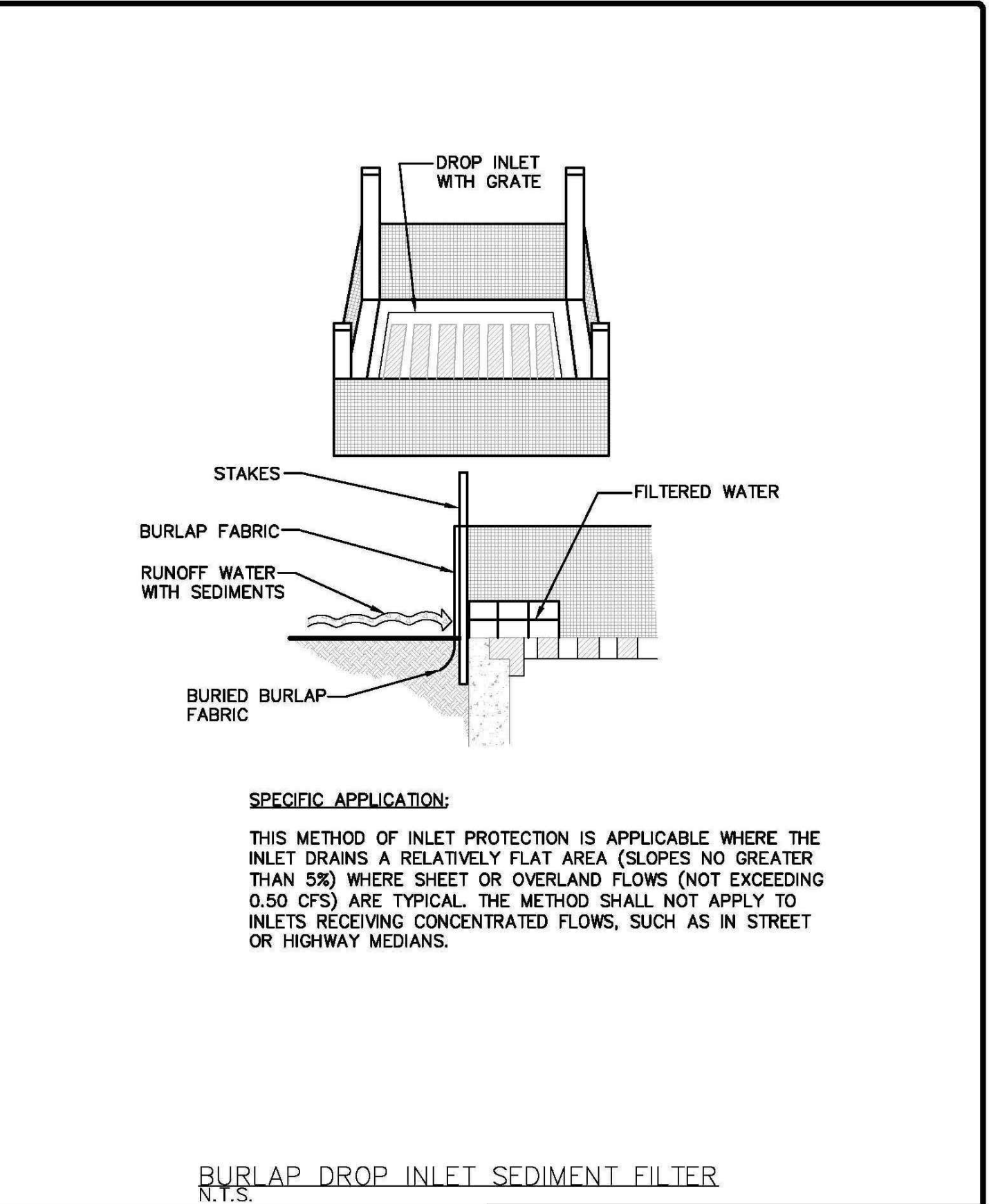


EROSION AND SEDIMENT CONTROL GENERAL NOTE:

THE FOLLOWING ARE BEST MANAGEMENT PRACTICES (BMP'S) DETAILS AND SPECIFICATIONS. IN ADDITION TO THE STANDARDS PER FDOT INDEX 100, 101, 102, 103, AND 104, AS WELL AS PER FLORIDA'S EROSION AND SEDIMENT CONTROL MANUAL, AND ARE ONLY A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER/CONTRACTOR TO ASSIST THEM IN IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES TO COMPLY WITH FLORIDA NPDES STORM WATER CONSTRUCTION ACTIVITY, AS ESTABLISHED BY FDEP.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND IMPLEMENT THE BEST MANAGEMENT PRACTICE THAT ARE APPROPRIATE FOR THE PROJECT'S SITE SPECIFIC CONDITIONS DURING THE LIFE OF THE CONSTRUCTION ACTIVITIES.

EROSION AND SEDIMENT CONTROL GENERAL NOTE
N.T.S.



1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
 2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
 3. ADDITIONAL PROTECTION - ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORSEEN CONDITIONS OR ACCIDENTS.
 4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
 5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
 6. FDOT NO. 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
 7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
 8. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
 9. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
 10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
 11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
 12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALE STO PREVENT WATER FROM ENTERING BETWEEN BALES.
- EROSION AND SEDIMENT CONTROL NOTES**
N.T.S.

13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL.
 14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
 15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
 16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
 17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
 18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
 19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
 20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
 21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.
 23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER), CHAPTER 6.
 24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.
- EROSION AND SEDIMENT CONTROL NOTES**
N.T.S.

25. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
 26. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
 27. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
 28. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.
 29. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, HAYBALES AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
 30. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND BE REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.
 31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
 32. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH HAY FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
 33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.
 34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
 35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.
 36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
 37. SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.
- EROSION AND SEDIMENT CONTROL NOTES**
N.T.S.

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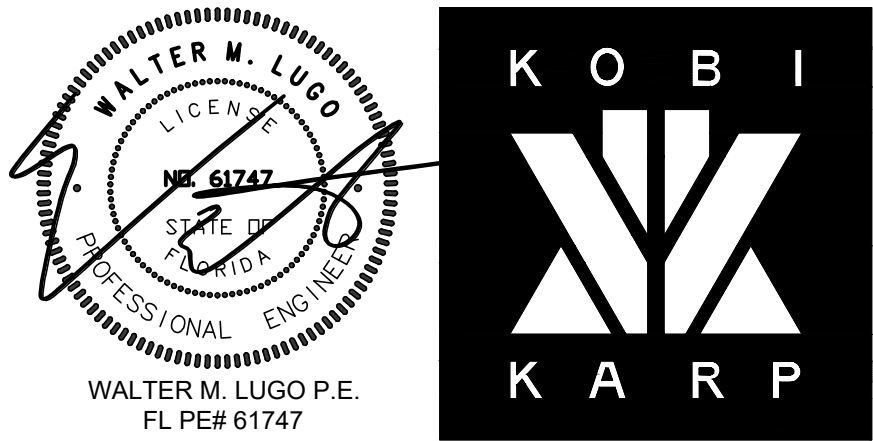
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SEDIMENTATION & EROSION CONTROL NOTES

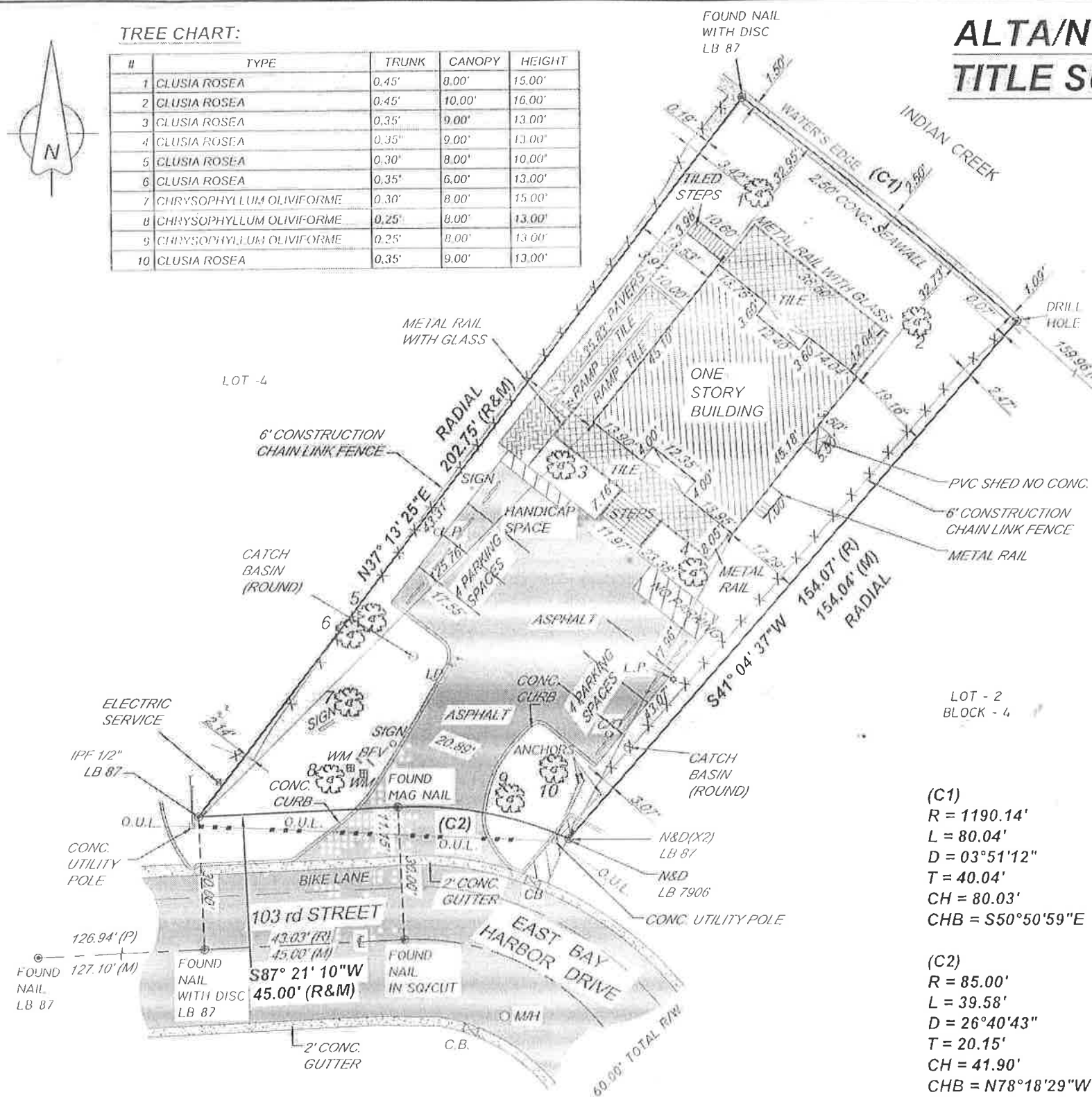
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Scale		C600
Project	2228	



A diagram of a compass needle pointing North, labeled 'N'. The needle is oriented vertically, pointing upwards. A circular scale is shown behind the needle, with a horizontal line passing through its center. The needle's tip is at the top of the circle, and its tail is at the bottom. The letter 'N' is written inside the circle, near the tail of the needle.

#	TYPE	TRUNK	CANOPY	HEIGHT
1	CLUSIA ROSEA	0.45'	8.00'	15.00'
2	CLUSIA ROSEA	0.45'	10.00'	16.00'
3	CLUSIA ROSEA	0.35'	9.00'	13.00'
4	CLUSIA ROSEA	0.35'	9.00'	13.00'
5	CLUSIA ROSEA	0.30'	8.00'	10.00'
6	CLUSIA ROSEA	0.35'	6.00'	13.00'
7	CHRYSOPHYLLUM OLIVIFORME	0.30'	8.00'	15.00'
8	CHRYSOPHYLLUM OLIVIFORME	0.25'	8.00'	13.00'
9	CHRYSOPHYLLUM OLIVIFORME	0.25'	8.00'	13.00'
10	CLUSIA ROSEA	0.35'	9.00'	13.00'

FOUND NAIL
WITH DISC
LB 87



Francisco
F Fajardo

Digitally signed by Francisco F Fajardo
DN: c=US, o=Lannes and Garcia Inc.,
dnQualifier=A01410C0000017BA221
916500003FD7, cn=Francisco F
Fajardo
Date: 2023.02.15 10:52:59 -05'00'

12,991 SQUARE FEET +/-
0.30 ACRES +/-

10301 BAY HARBOR DEVELOPMENT, LLC

02-10-2023 TREES ADDED ONLY.
NO BOUNDARY UPDATE WAS COMPLETED.

NOT TO SCALE



LOT 1, 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.

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
- 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
- 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED
- 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE
- 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
- 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
- 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
- 12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED MERIDIAN AT: SOUTHEASTERLY LINE OF SUBJECT LOT= (S41° 04' 37"W)

AC	AIR CONDITIONER
AVE.	AVENUE
BLVD.	BOULEVARD
BM	BENCH MARK
CATV	CABLE TELEVISION
C.B.	CATCH BASIN
CBS	CONCRETE BLOCK
CHB	CHORD BEARING
CH	CHORD DISTANCE
COR	CORNER
CT	COURT
CL	CENTERLINE
CL.	CLEAR
CONC.	CONCRETE
C.O.	CLEAN OUT
E.B.	ELECTRIC BOX
ELEV.	ELEVATION
ENCR.	ENCROACHMENT
E.R.P.	ELEVATION REFERENCE
F.F.	FINISH FLOOR
F.H.	FIRE HYDRANT

I.C.V.	IRRIGATION CONTROL VALVE
I.P.	IRON PIPE
FPL	FLORIDA POWER & LIGHT
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON ROD
FND	FOUND
L	ARC LENGTH
(L)	LEGAL
L.P.	LIGHT POLE
LB	LICENSED BUSINESS
LS	LAND SURVEYOR
(M)	MEASURED
NAVD	NORTH AMERICAN VERTICAL
NOVD	NATIONAL GEODETIC VERTICAL
NO ID.	NOT IDENTIFIABLE
NO.	NUMBER
NTS	NOT TO SCALE
O.R.B.	OFFICIAL RECORD BOOK
ON/PL	ON PROPERTY LINE
O.U.L.	OVERHEAD UTILITY LINES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE

P.C.P.	PERMANENT CONTROL POINT
PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PL	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
R	RADIUS
(R)	RECORD
R.E.	RIM ELEVATION
R/W	RIGHT-OF-WAY
UM SAN	SANITARY
S.I.P.	SET IRON PIPE
S.I.R.	SET IRON ROD
ST.	STREET
T	TANGENT
T.B.M	TEMPORARY BENCH MARK
TEL	TELEPHONE
TYP.	TYPICAL
U.E.	UTILITY EASEMENT

	CONCRETE
	OVERHEAD UTILITY LINES
	WIRE FENCE
	WOOD FENCE
	PROPERTY CORNER
	WATER FLOW
	EXISTING GRADE ELEVATION
	PROPOSED GRADE ELEVATION
	WATER VALVE
	SIGN
	DRAINAGE MANHOLE
	SANITARY MANHOLE
	FIRE HYDRANT
	LIGHTING FIXTURE
	FIRE DEPARTMENT CONNECTION

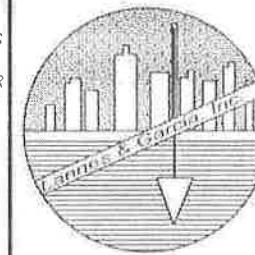
$$E.R.P. = 3.44$$

10301 EAST BAY HARBOR DRIVE,
BAY HARBOR ISLANDS, FLORIDA 33154



I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE: FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

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



PROFESSIONAL SURVEYING AND MAPPING
LANNES AND GARCIA, INC.

LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 442-2530

269141-A

FIELD DATE: 02/03/2022

SCALE: 1" = 30'

DRAWN BY: TJY

DWG. No.: 269141