TOWN OF BAY HARBOR ISLANDS
DEVELOPMENT & REVIEW COMMITTEE MEETING
THURSDAY, APRIL 13, 2023

MORRIS N. BROAD COMMUNITY CENTER
1175 95th STREET
BAY HARBOR ISLANDS, FL 33154

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 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.

2. 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.

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
April 13, 2023

ITEM NUMBER: 1.

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 #3 April 7 2023
2.	SPR23-000005 Revision DRC Application
3.	1177 KC DRC SET 4.13.2023
4.	1177 KANE CONCOURSE DRC 4.13.2023 PERMIT SET COPY

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

From: Michael J. Miller, AICP
Consultant Town Planner

Date: April 7th, 2023

Subject: Site Development Plan Application – 2023 Revisions (#3 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 twice but deferred to allow the applicant's design team to address the listed comments. The latest 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

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 use 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 thew 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, and several other considerations.

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 caused 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 of 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.

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 1' 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 a 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 require 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 estimates are being made regarding restaurant and retail space buildouts. 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.

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.

On Feb. 9th, 2023 the DRC met and discussed the new revised project design. A few remaining minor plan corrections were identified. However, the DRC was uncomfortable agreeing to let the project move forward until all of the plans were corrected. The DRC deferred action on the application until the plans could be modified.

On March 9th, 2023 the DRC again met and discussed the latest revised project design. The previous remaining DRC minor plan corrections were made. However, the Town Engineer was not satisfied with the provision of adequate updated drainage plans / calculations; therefore, the DRC deferred action on the application again until the plans / analysis could be modified. The latest revised plans include updated plans / calculations. No narrative was provided explaining what changes / additional information was submitted, but the latest resubmission includes a set of detailed civil engineering / drainage plans dated March 29th, 2023 prepared by Kimley Horn. If the revised plans / information is adequate for the Town Engineer, this issue should be solved.

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 foe the Ocean Cadillac site years ago. However, the Town has agreed to alterative 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 Manager determined that the Design Review Board & Town Council will need to re-review / re-approve the modifications.

SITE PLAN COMMENTS

Following are comments based on the latest revised plans received from the architect on March 28th, 2023, submitted to the Town for consideration:

1. Based on the revised request for only 54 DU - "0" TDR units are now required. As the site is 1.95 acres in size, a maximum of 66 DU are allowed by right (34 DUA base density) per Sec. 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 revised 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 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). If the DRB does not approve this request the project will have to be modified. This will be a condition of approval.

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.

TOWN OF BAY HARBOR ISLANDS

Design Review Board

(APPLICATION FOR PLAN REVISION)

"PLEASE FILL OUT COMPLETELY"

Application is hereby made for plan revision as indicated below. I certify that all information is accurate. I understand that my plans must be reviewed and approved by staff prior to being placed on the agenda. I am aware that any error in indicating all the descriptive changes may result in the need for further plan revisions or inspection delays.

PROCESS/PERMIT NUMBER B20-000502 (Rev # SPR23-000005)

APPLICANT INFORMATION

Company 1177 Bay Harbor Islands, LLC

Name c/o Graham Penn BRFLT Contact Number 305 377 6229

Address 200 S Biscayne Blvd., Suite 300

City Miami State FL Email Address gpenn@brzoninglaw.com

OWNER / PROPERTY INFORMATION

Name 1177 Bay Harbor Islands, LLC Address 1177 Kane Concourse

Folio# 13-2227-001-3640, 3650, 3660, 3670, 3680, 3690 Lot 5-14 Block 21

Contact Number See Applicant Email Address See Applicant

DATE OF ORIGINAL APPROVAL ~ DRC: _____ **P&Z:** 8/20/19

REVISION # _____ **REVISION DATE:** _____

ENTER SHEET # _____

_____

Owner / Applicant given copy of Plan Revision Checklist (X) Yes ( ) No

REVISION REVIEW FEE: $350.00 Please make payment payable to The Town of Bay Harbor Islands ✓ 1/27/2023

NOTE: If any application is disapproved, the Design and Review Board shall detail in its findings the criterion or criteria that are not met. The action taken by the Board shall be reduc ed to writing, signed by the Chairman, and a copy thereof made available to the applicant upon request. Any action taken by the Design and Review Board may be appealed to the Town Council, whose decision on appeal shall be final.

INCOMPLETE SUBMISSIONS WILL NOT BE PLACED ON THE AGENDA

1177 Kane Concourse

Bay Harbor Islands, FL 33154

March 22nd, 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

MEPFP:
exp.
396 ALHAMBRA CIRCLE
SUITE 202
CORAL GABLES, FL 33134
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Landscape Architect:
ARQUITECTONICAGEO
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MIAMI, FLORIDA 33133
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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
A1-04	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	

3/22/2023 11:30:41 AM

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.

ARQUITECTONICA | 1177 Kane Concourse | *No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International. All designs indicated in these drawings are property of Arquitectonica International. All copyrights reserved (c) 2018.* | *Date:* 03/28/2022 | INDEX | A0-01

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 RECOREDED 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 RECOREDED 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 ENCROACH 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 ENCROACH 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 ENCROACH INTO THE SETBACK REQUIREMENTS ABOVE. THE TOTAL AMOUNT OF ENCROACHMENT 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 ENCROACH 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 ENCROACHMENT 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. = 79,359 SF (1.82 ACRES)

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

TOTAL LOT AREA (INCLUDING ALLEY) = 85,359 (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 ARTICEL 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, MISCELLANEOUS 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

USE CLASSIFICATION	NUMBER OF DU / PLATTED LOT	SQUARE FOOTAGE (GROSS)	REQ'D PARKING FACTOR	REQUIRED PARKING	SHARED PARKING REQUIRED*			
					SHARED PARKING REQ'D*	W/ -7% PARKING ADJUSTMENT*****	PROVIDED PARKING*	REMARKS
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	54 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

		REQUIRED	PROVIDED
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)

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

VAN PARKING SPACES ARE PART OF THE TOTAL ACCESIBLE 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.)		Unit 205A	1BR / 1.5BA	1	1,221 SF	1,221 SF
LEVEL R02 (T.O.S.)	N/A	Unit 205B	1BR / 1.5BA	1	924 SF	924 SF
LEVEL R02 (T.O.S.)	N/A	Unit 205C	1BR / 1.5BA	1	964 SF	964 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	6,808 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	19,158 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%

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%)

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 EXCERCISE ROOM.

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" = 1'-0"

2/20/2023 2:57:15 PM

ARQUITECTONICA | 1177 Kane Concourse | Date: 03/28/2022 | ZONING DATA | A0-02

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RD SINGLE FAMILY RESIDENTIAL DISTRICT

RM-1 MULTIPLE FAMILY RESIDENTIAL DISTRICT

RM-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT

RM-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT

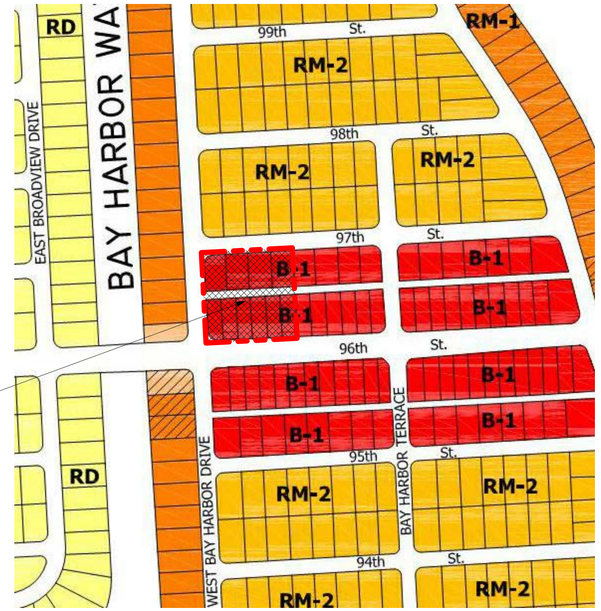
B-1 BUSINESS DISTRICT

CAUSEWAY DISTRICT

GATEWAY DISTRICT

PUD OVERLAY DISTRICT

PROJECT SITE: 1177 KANE CONCOURSE



1 ZONING MAP INFORMATION
NOT TO SCALE

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.

12" = 1'-0"

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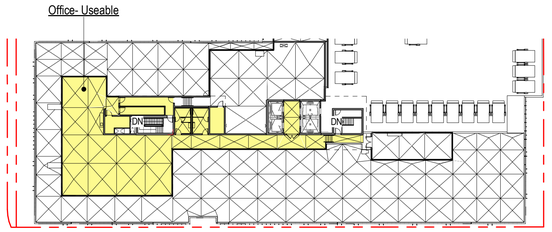
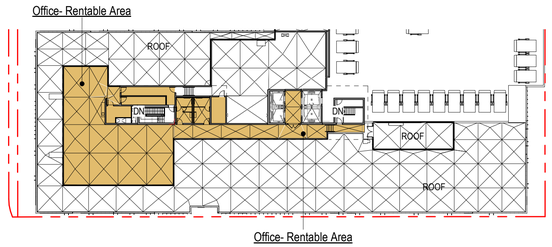


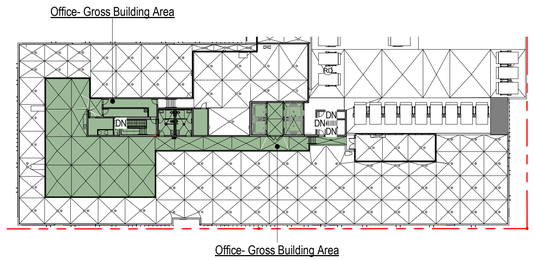
12 OFFICE - USEABLE - ROOF LEVEL

SCALE: 1" = 40'-0"



8 OFFICE - RENTABLE - ROOF LEVEL

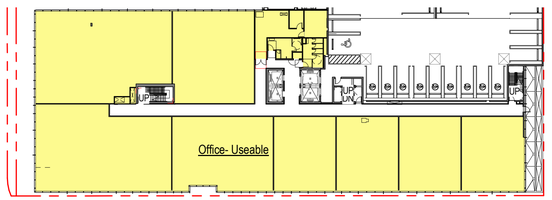
SCALE: 1" = 40'-0"



4 OFFICE - FLOOR AREA GROSS - ROOF LEVEL

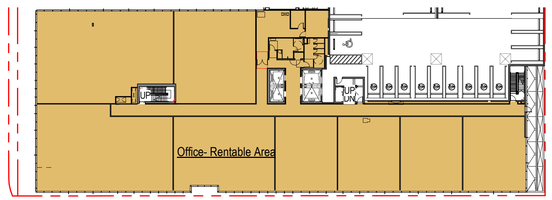
SCALE: 1" = 40'-0"

OFFICE (FLOOR AREA GROSS)				
Level	Name	Area	Number of Stories	Gross SF
Not Placed				
Not Placed	Restaurant - Gross Building Area	Not Placed		
Not Placed				0 SF
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



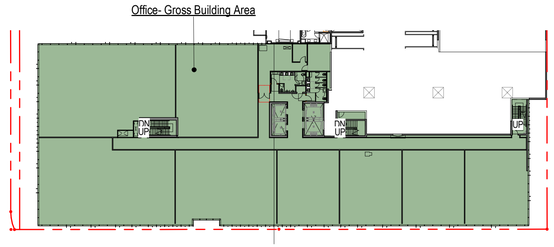
11 OFFICE- USEABLE- LEVEL 02 THRU 05

SCALE: 1" = 40'-0"



7 OFFICE - RENTABLE - LEVEL 02

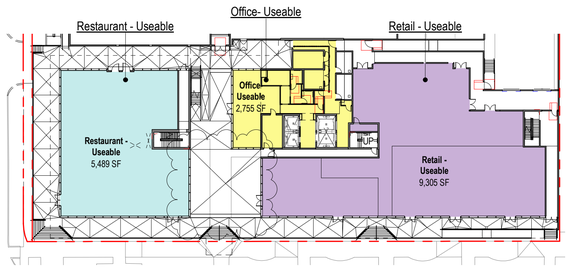
SCALE: 1" = 40'-0"



3 OFFICE-FLOOR AREA GROSS - LEVEL 03 T0 05

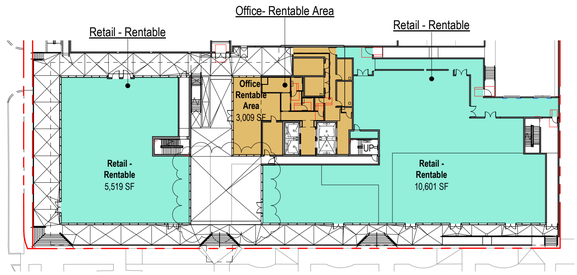
SCALE: 1" = 40'-0"

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 -I05 (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



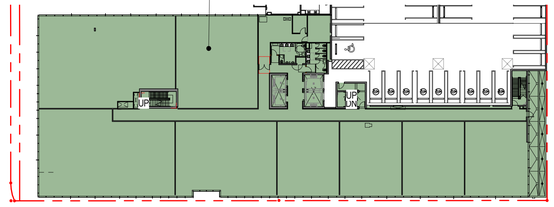
10 OFFICE- USEABLE- LEVEL 01

SCALE: 1" = 40'-0"



6 OFFICE - RENTABLE - LEVEL 01

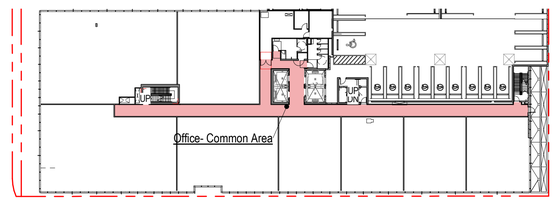
SCALE: 1" = 40'-0"



2 OFFICE- FLOOR AREA GROSS - LEVEL 02

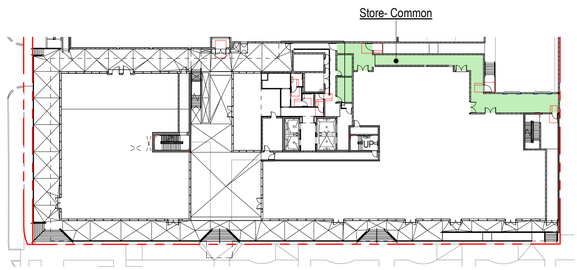
SCALE: 1" = 40'-0"

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



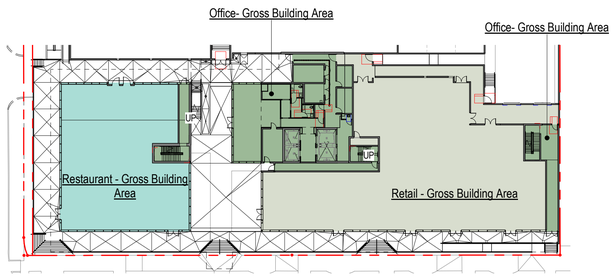
9 OFFICE- COMMON- LEVEL 02 THRU 05

SCALE: 1" = 40'-0"



5 OFFICE- COMMON- LEVEL 01

SCALE: 1" = 40'-0"



1 OFFICE- FLOOR AREA GROSS - LEVEL 01

SCALE: 1" = 40'-0"

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 -I05 (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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1" = 40'-0"

ARQUITECTONICA | 1177 Kane Concourse | Date: 03/28/2022 | STATISTICS- OFFICE AREAS | A0-03

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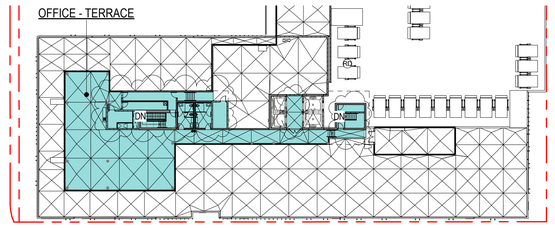
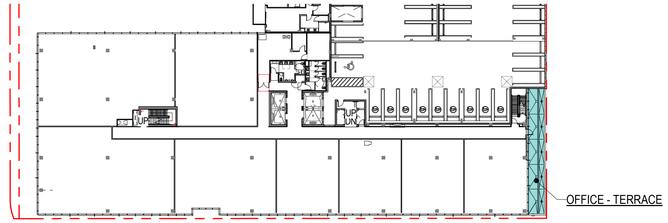


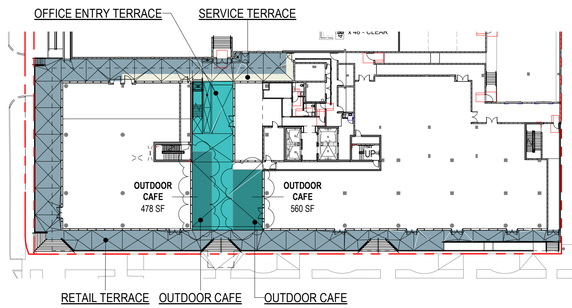
3 OFFICE- TERRACE - ROOF LEVEL

SCALE: 1" = 40'-0"



2 OFFICE- TERRACE/BALCONY- LEVEL 02

SCALE: 1" = 40'-0"



1 RETAIL TERRACE- LEVEL 01

SCALE: 1" = 40'-0"

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				7,381 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

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1" = 40'-0"

ARQUITECTONICA

1177 Kane Concourse

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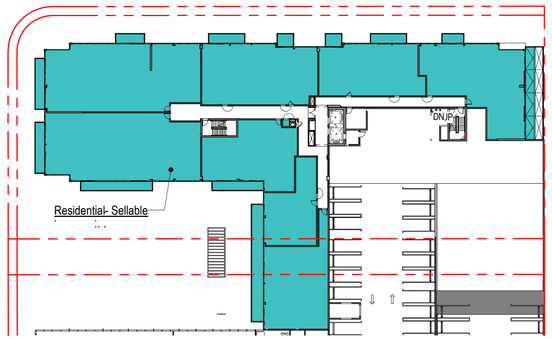
Date: 03/28/2022

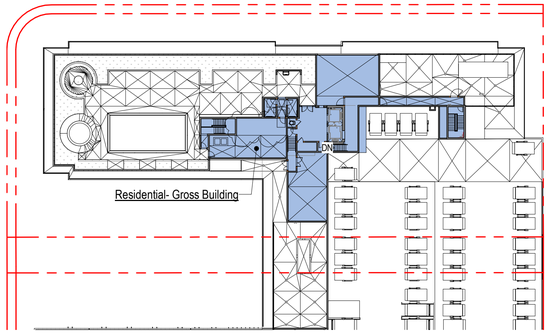
STATISTICS- OFFICE AREAS

A0-04



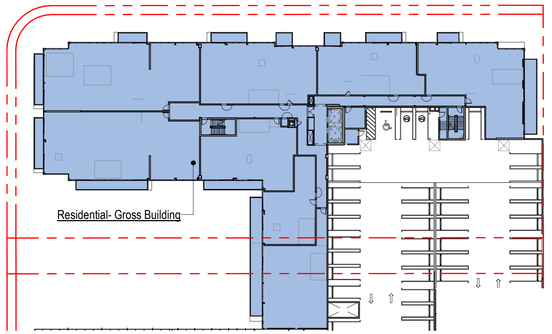
8 RESIDENTIAL - FLOOR AREA SELLABLE - LEVEL R03

SCALE: 1" = 40'-0"



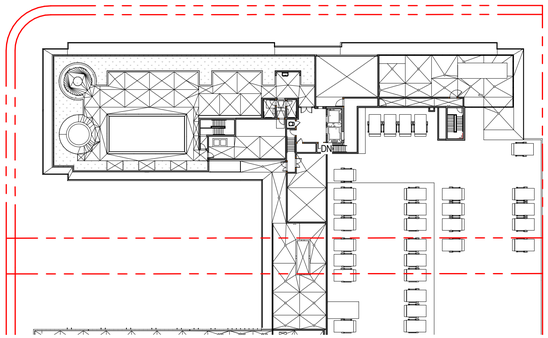
5 RESIDENTIAL - FLOOR GROSS - LEVEL ROOF

SCALE: 1" = 40'-0"



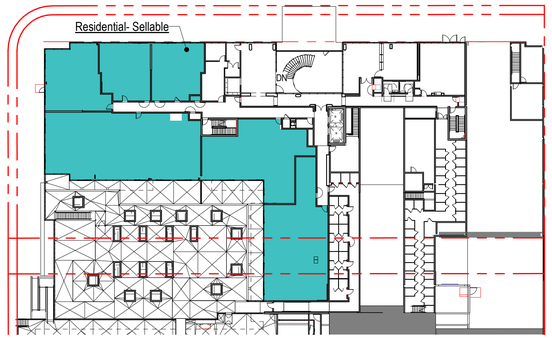
4 RESIDENTIAL - FLOOR AREA GROSS - LEVEL R04 THRU R08

SCALE: 1" = 40'-0"



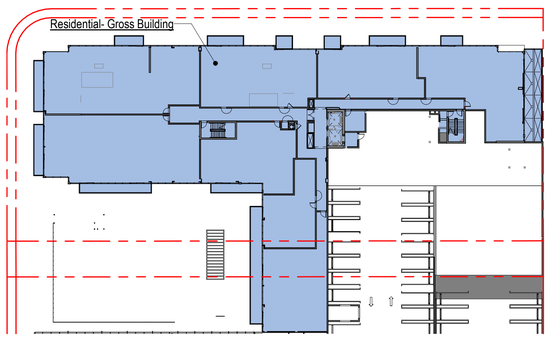
10 RESIDENTIAL - FLOOR SELLABLE - LEVEL ROOF

SCALE: 1" = 40'-0"



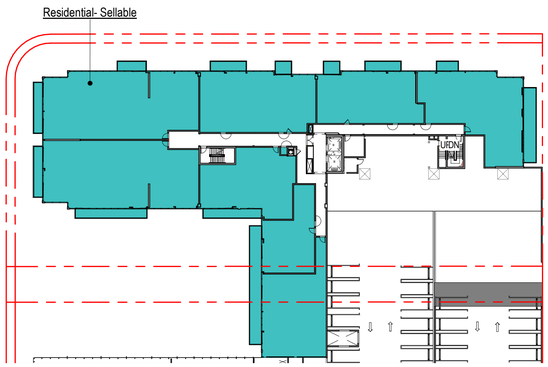
7 RESIDENTIAL - FLOOR AREA SELLABLE - LEVEL R02

SCALE: 1" = 40'-0"



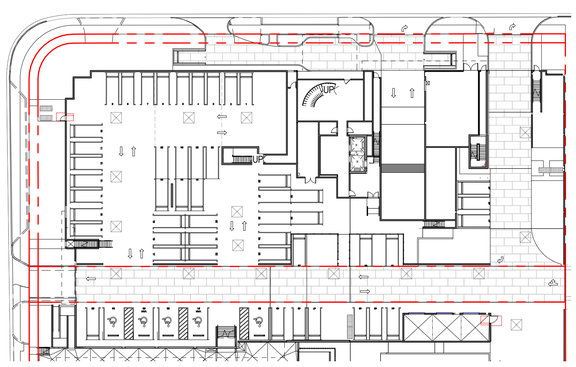
3 RESIDENTIAL - FLOOR AREA GROSS - LEVEL R03

SCALE: 1" = 40'-0"



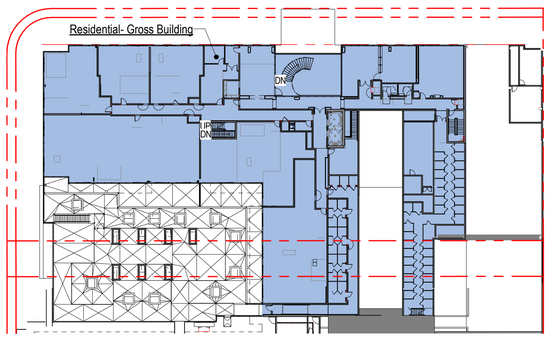
9 RESIDENTIAL - FLOOR AREA SELLABLE - LEVEL R04 THRU R08

SCALE: 1" = 40'-0"



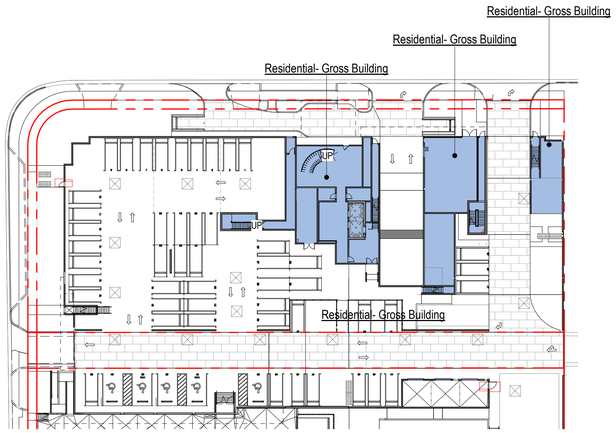
6 RESIDENTIAL - FLOOR AREA SELLABLE - LEVEL R01

SCALE: 1" = 40'-0"



2 RESIDENTIAL - FLOOR AREA GROSS - LEVEL R02

SCALE: 1" = 40'-0"



1 RESIDENTIAL - FLOOR AREA GROSS - LEVEL R01

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				6,689 SF
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.)				22,972 SF
LEVEL R03 (T.O.S)				
LEVEL R03 (T.O.S)	Residential- Gross Building	22,418 SF	1	22,418 SF
LEVEL R04 -3R08 (T.O.S.)				22,418 SF
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.)				111,058 SF
LEVEL ROOF				
LEVEL ROOF	Residential- Gross Building	4,866 SF	1	4,866 SF
Residential- Gross Building				4,866 SF
LEVEL ROOF				4,866 SF
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				4,286 SF
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.)				10,644 SF
LEVEL R03 (T.O.S)				
LEVEL R03 (T.O.S)	Residential- Sellable	19,461 SF	1	19,461 SF
LEVEL R04 -3R08 (T.O.S.)				19,461 SF
LEVEL R03 (T.O.S)				19,461 SF
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.)				97,547 SF
Grand total				127,652 SF

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1" = 40'-0"

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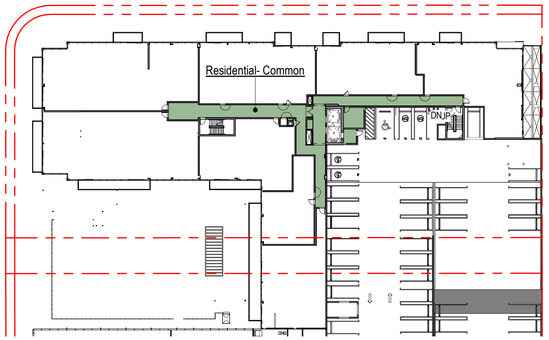
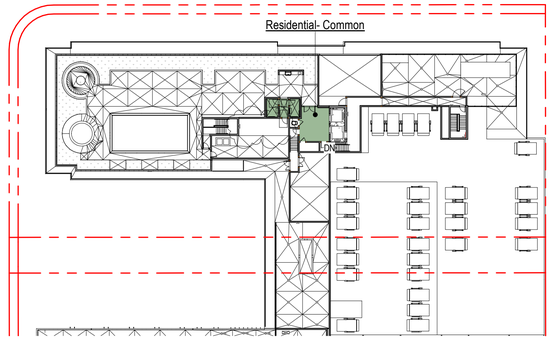
Area Schedule (Residential- Common)

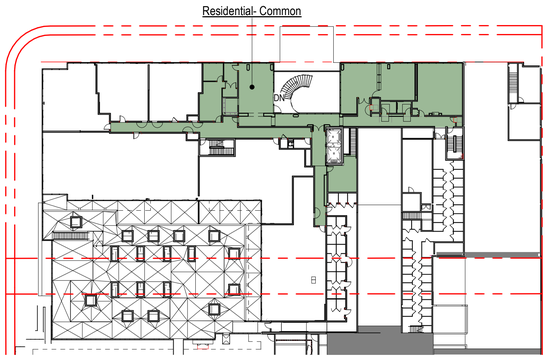
Level	Name	Area	Number of Stories	Common SF
LEVEL R01				
LEVEL R01	Residentail- Lobby	2,136 SF	1	2,136 SF
Residentail- Lobby				2,136 SF
LEVEL R01				2,136 SF
LEVEL R02 (T.O.S.)				
LEVEL R02 (T.O.S.)	Residential- Common	5,680 SF	1	5,680 SF
Residential- Common				5,680 SF
LEVEL R02 (T.O.S.)				5,680 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		
Residential- Common				0 SF
LEVEL ROOF				0 SF
Grand total				29,731 SF



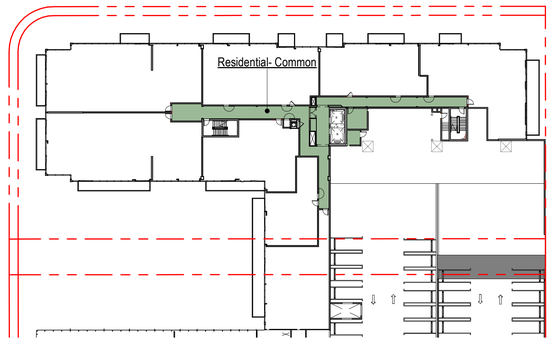
3 LEVEL R03
SCALE: 1" = 40'-0"



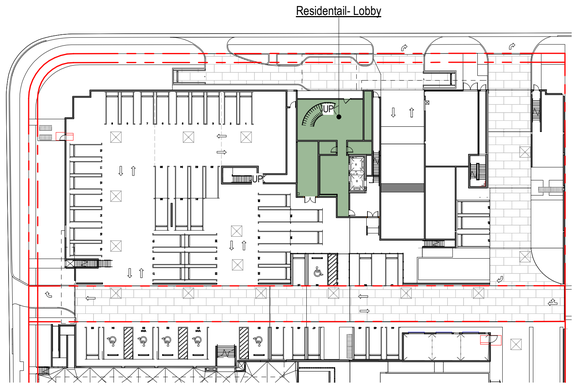
5 LEVEL ROOF
SCALE: 1" = 40'-0"



2 LEVEL R02
SCALE: 1" = 40'-0"



4 LEVEL R04 - R08
SCALE: 1" = 40'-0"



1 LEVEL R01
SCALE: 1" = 40'-0"

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1" = 40'-0"

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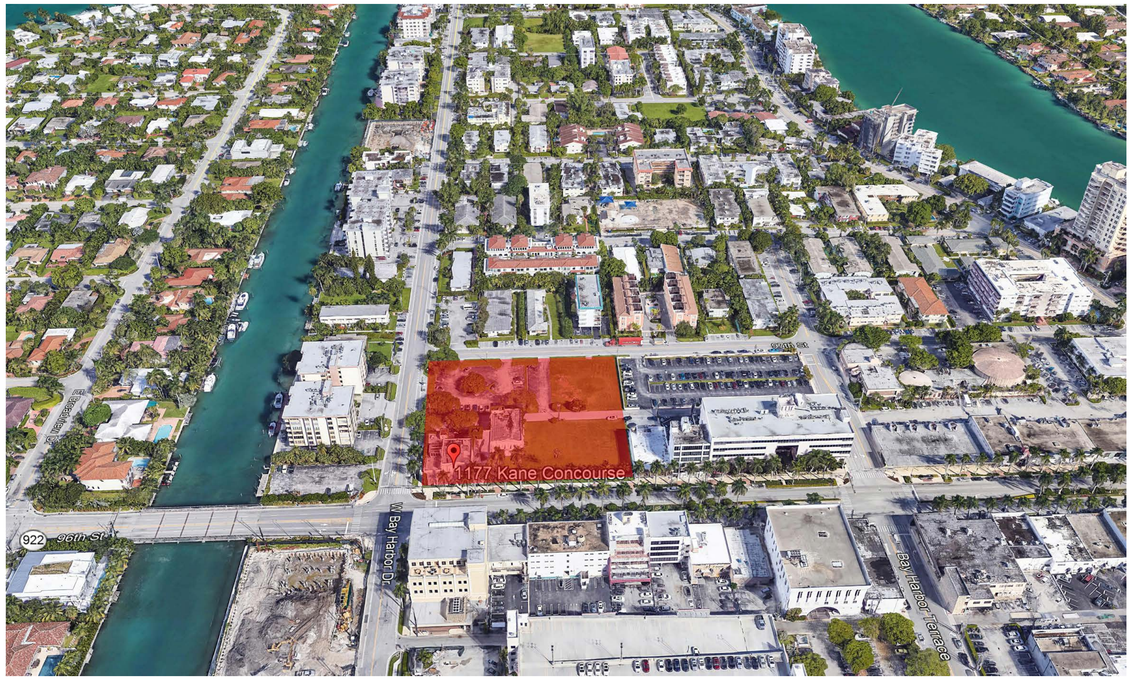
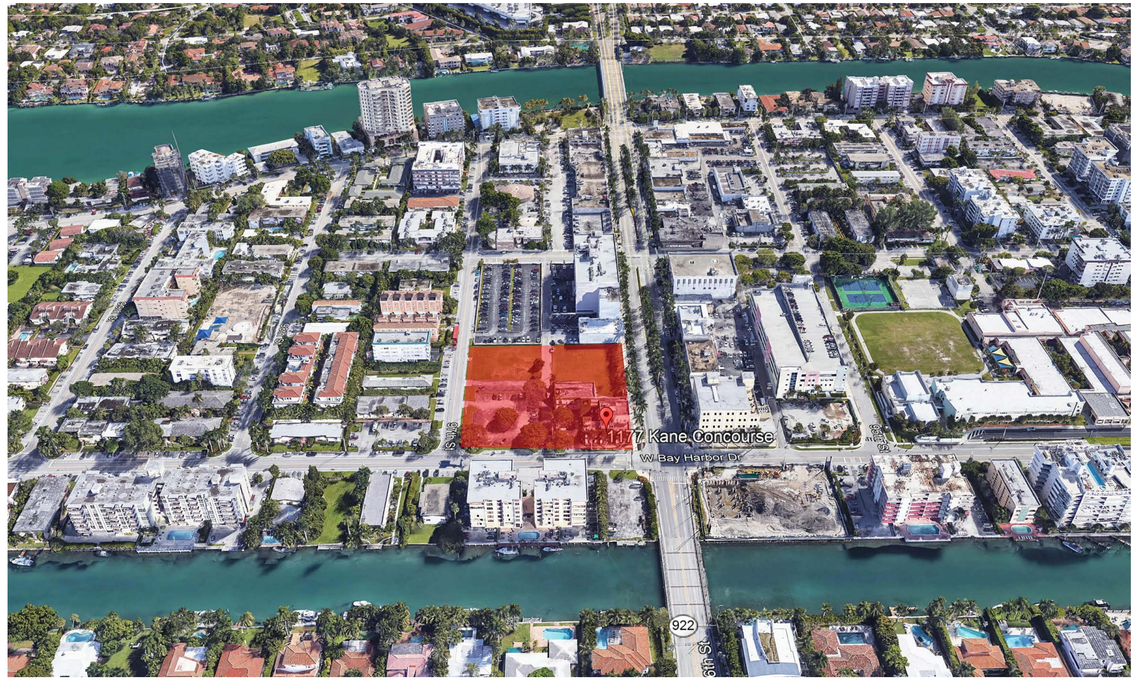
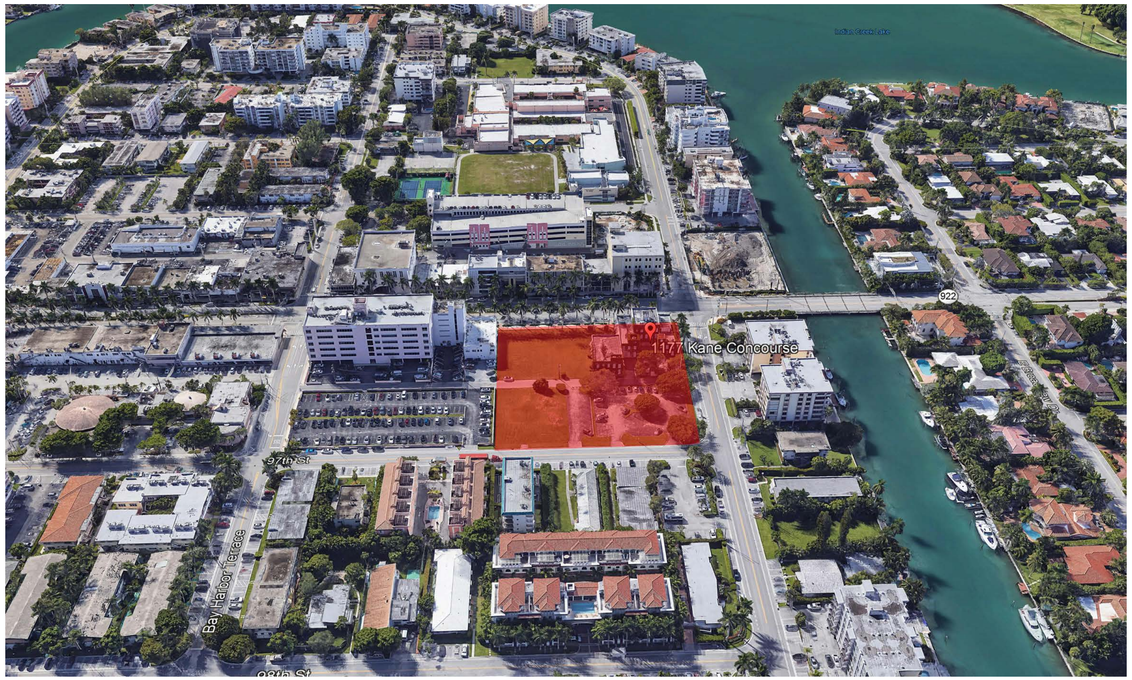


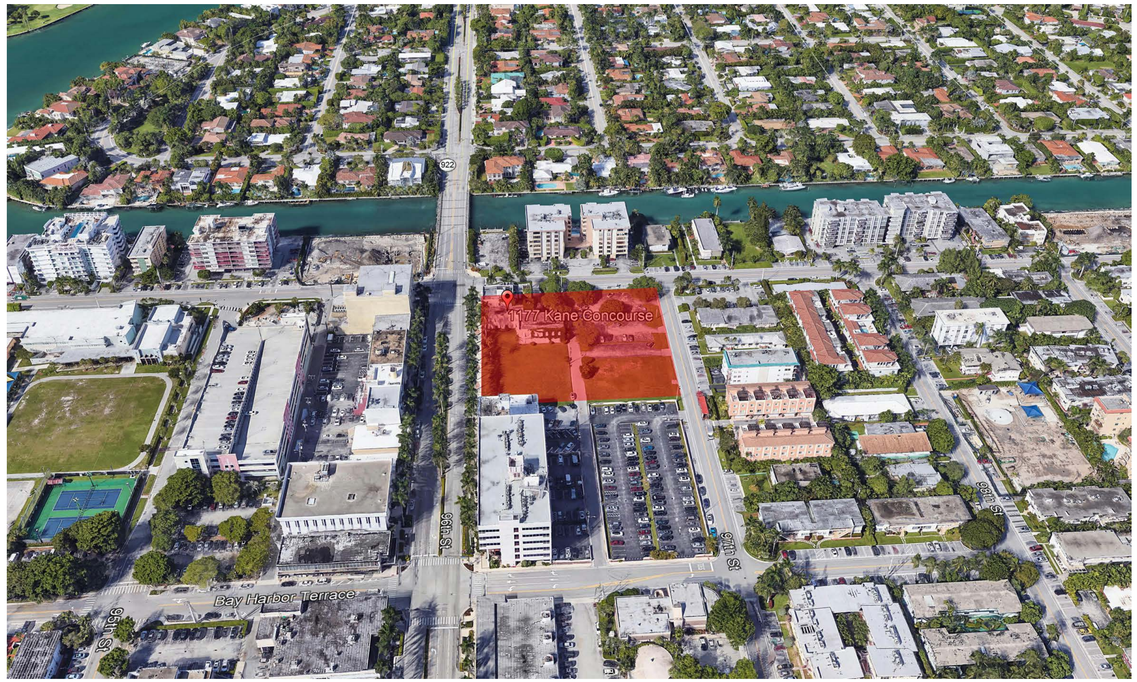
VIEW 01 - LOOKING NORTH



VIEW 02 - LOOKING EAST



VIEW 03 - LOOKING SOUTH



VIEW 04 - LOOKING WEST

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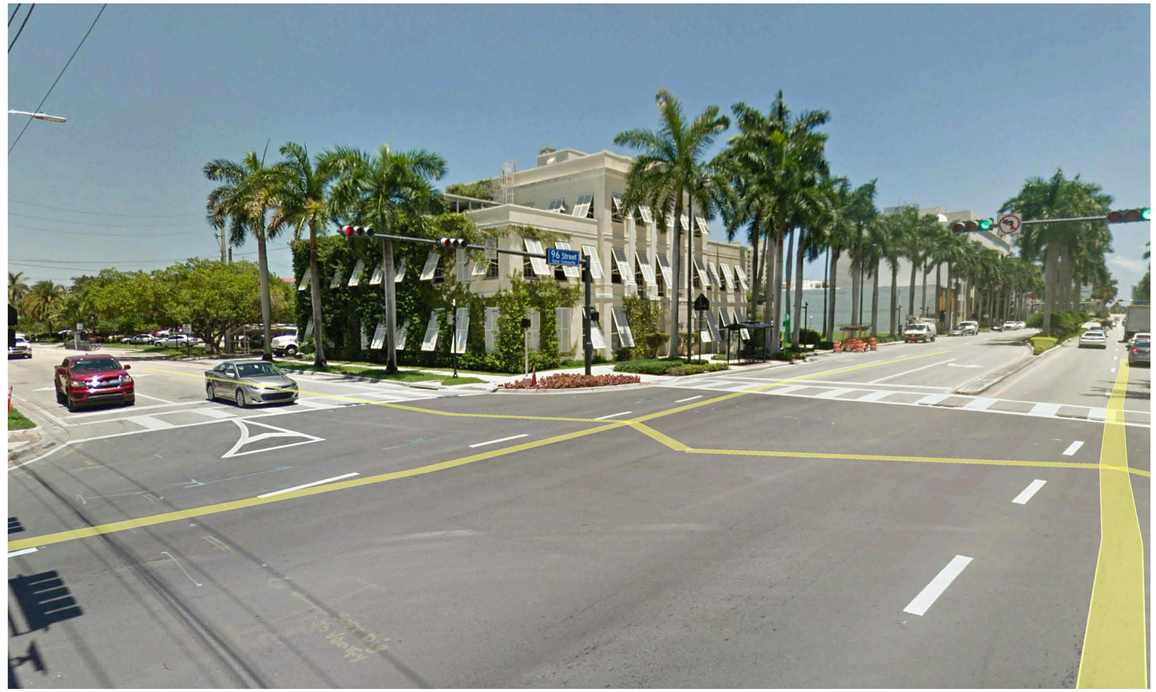

STREET VIEW 01

STREET VIEW 02

STREET VIEW 03

LOCATION KEY MAP

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1 Context Site Plan- Roof
SCALE: 1" = 60'-0"

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" = 60'-0"

1/19/2023 12:34:46 PM

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1 Context Site Plan- Ground Floor

SCALE: 1" = 60'-0"

1/19/2023 12:35:09 PM

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" = 60'-0"

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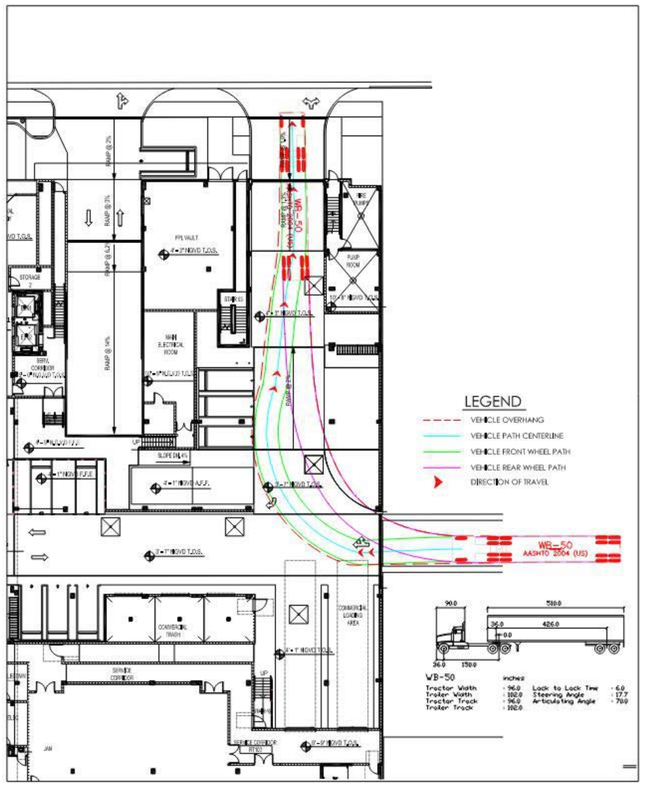
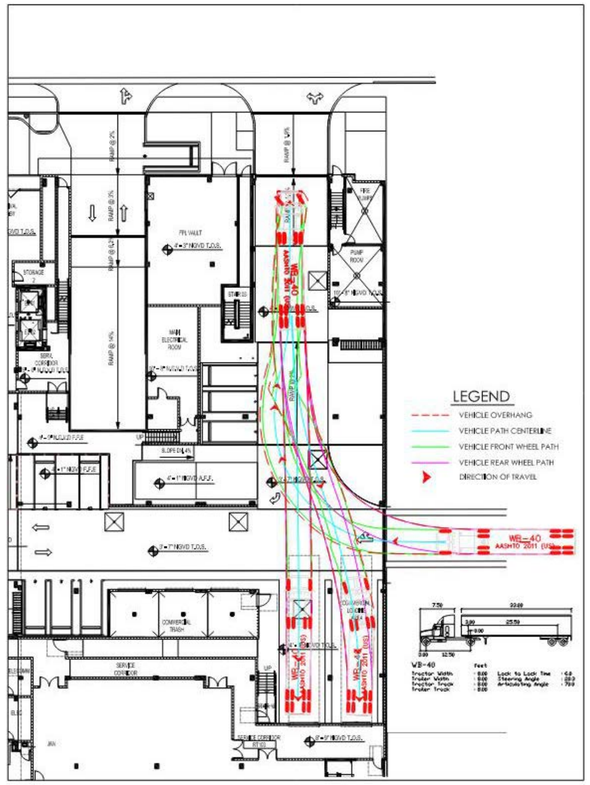
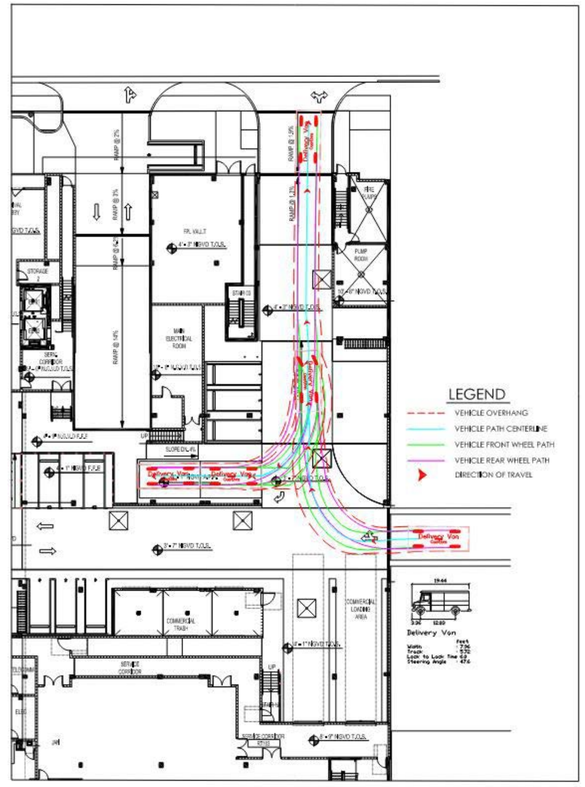


WB-50 MANEUVERABILITY MODEL



WB-40 MANEUVERABILITY MODEL



DELIVERY VAN MANEUVERABILITY MODEL

3 WB-50 MANEUVERABILITY MODEL
SCALE: 1" = 20'-0"

2 WB-40 MANEUVERABILITY MODEL
SCALE: 1" = 20'-0"

1 DELIVERY VAN MANEUVERABILITY MODEL
SCALE: 1" = 20'-0"

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1" = 20'-0"

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3/32" = 1'-0"

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ARQUITECTONICA | 1177 Kane Concourse | *Date:* 03/28/2022 | ZONING - UNIT SIZES | A0-20

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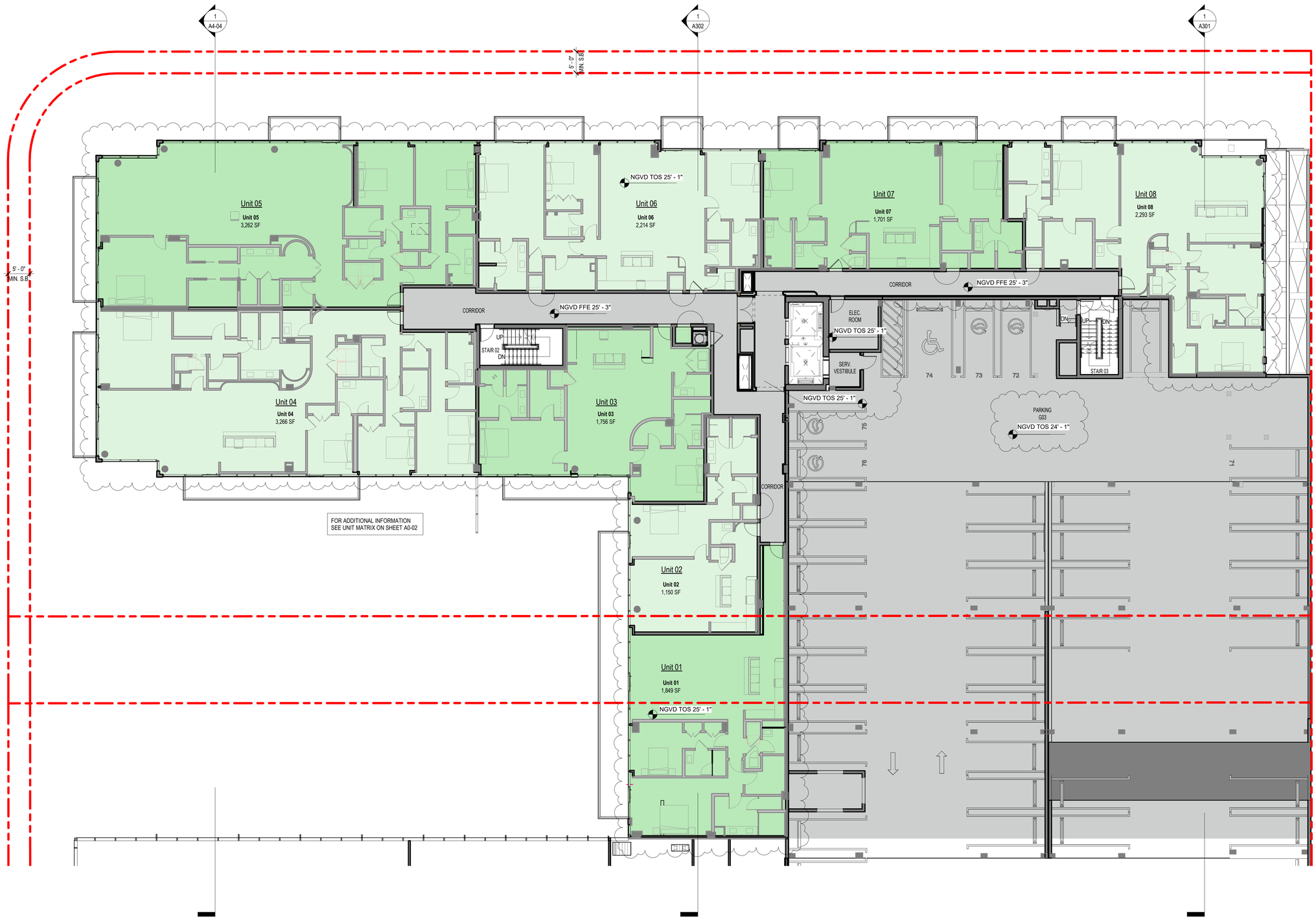

1 LEVEL R03 THRU R08

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

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.

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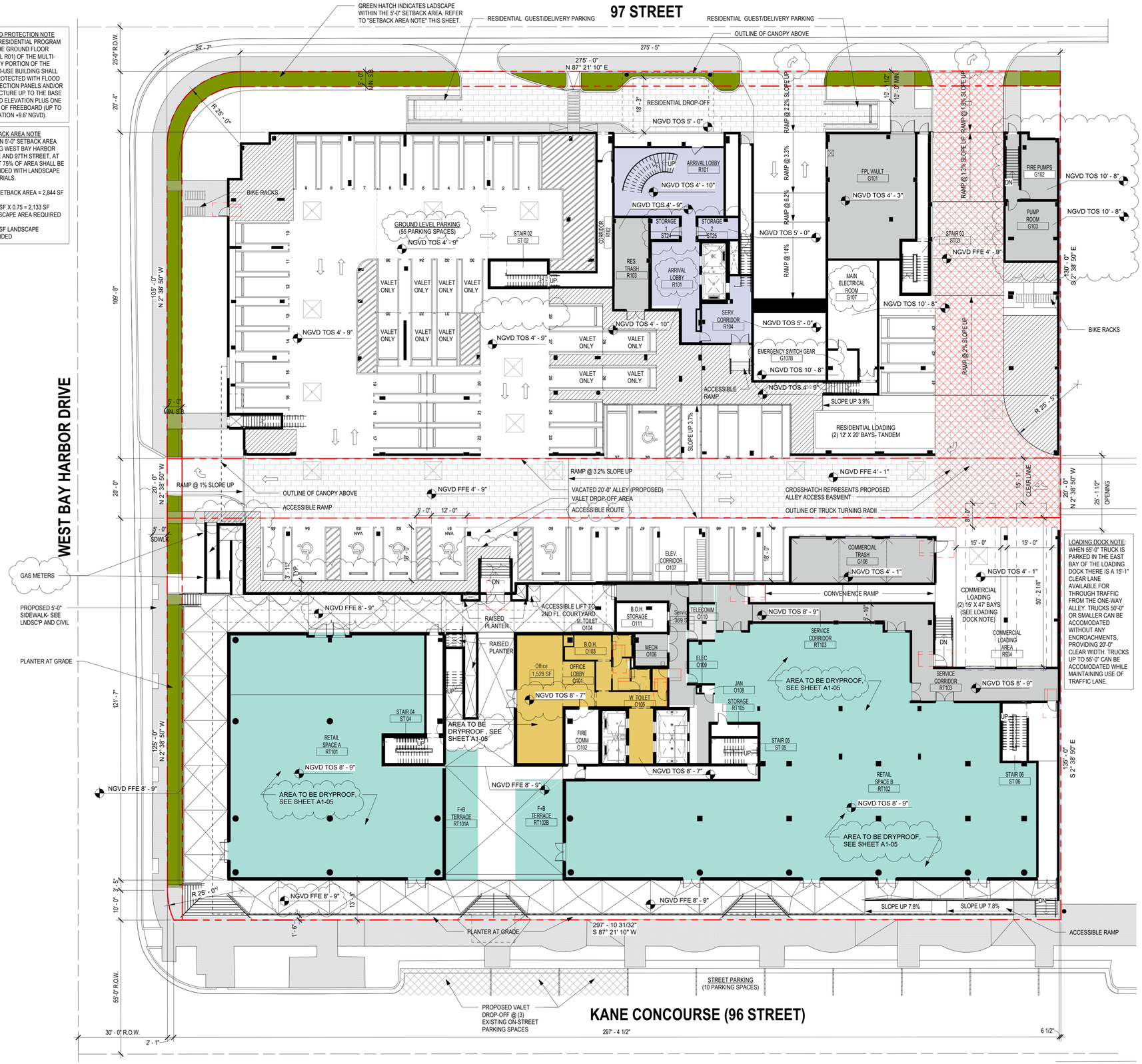
FLOOD PROTECTION NOTE
NON-RESIDENTIAL PROGRAM ON THE GROUND FLOOR (LEVEL R01) OF THE MULTI-FAMILY PORTION OF THE MIXED-USE BUILDING SHALL BE PROTECTED WITH FLOOD PROTECTION PANELS AND/OR STRUCTURE UP TO THE BASE FLOOD ELEVATION PLUS ONE FOOT OF FREEBOARD (UP TO ELEVATION +9.6' NGVD).

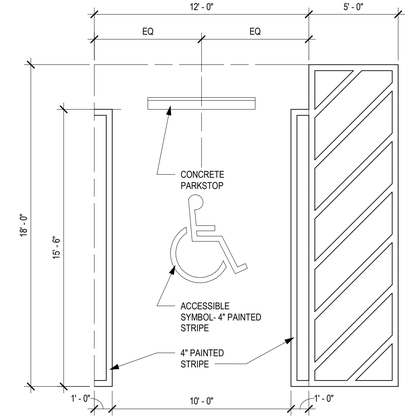
SETBACK AREA NOTE
WITHIN 5'-0" SETBACK AREA ALONG WEST BAY HARBOR DRIVE AND 97TH STREET, AT LEAST 75% OF AREA SHALL BE PROVIDED WITH LANDSCAPE MATERIALS.

5'-0" SETBACK AREA = 2,844 SF

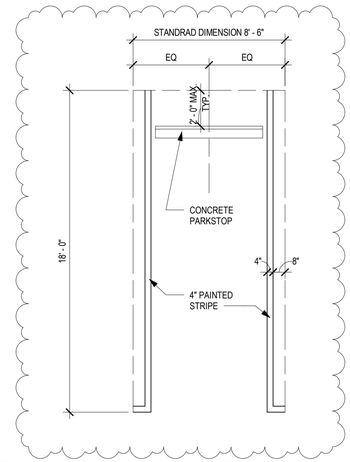
2,844 SF X 0.75 = 2,133 SF LANDSCAPE AREA REQUIRED

2,133 SF LANDSCAPE PROVIDED





2 ACCESSIBLE PARKING STALL- TYP.
SCALE: 1/4" = 1'-0"



3 STANDARD PARKING STALL- TYP.
SCALE: 1/4" = 1'-0"

1 SITE PLAN- GROUND FLOOR
SCALE: 1/16" = 1'-0"

As indicated

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3/22/2023 11:30:46 AM

ARQUITECTONICA | 1177 Kane Concourse | Date: 12/8/2022 | SITE PLAN- GROUND FLOOR | A1-01

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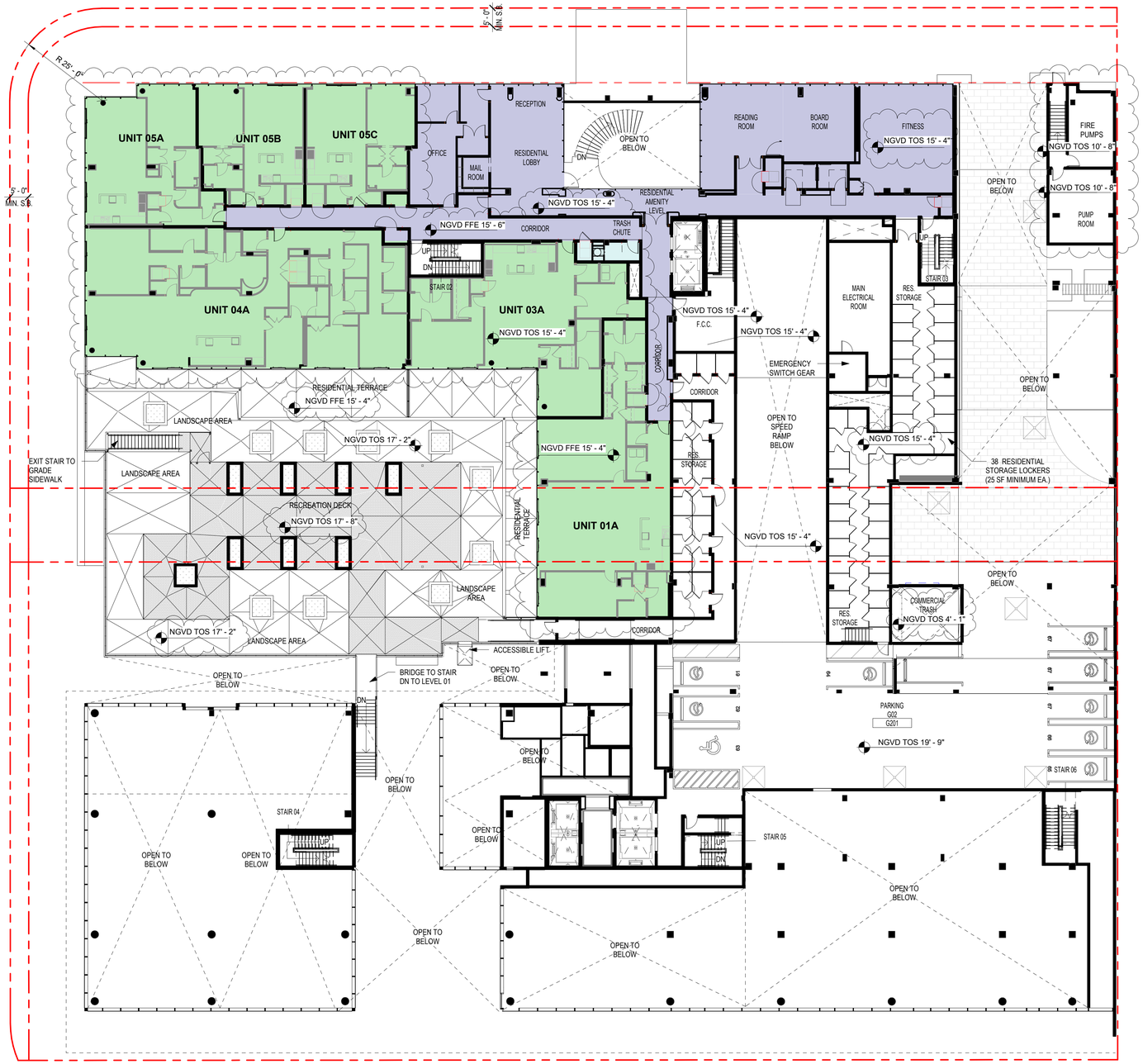

1 LEVEL R02
SCALE: 1/16" = 1'-0"

2/14/2023 10:19:57 AM

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1/16" = 1'-0"

ARQUITECTONICA | 1177 Kane Concourse | Date: 12/8/2022 | SECOND LEVEL FLOOR PLAN | A1-02

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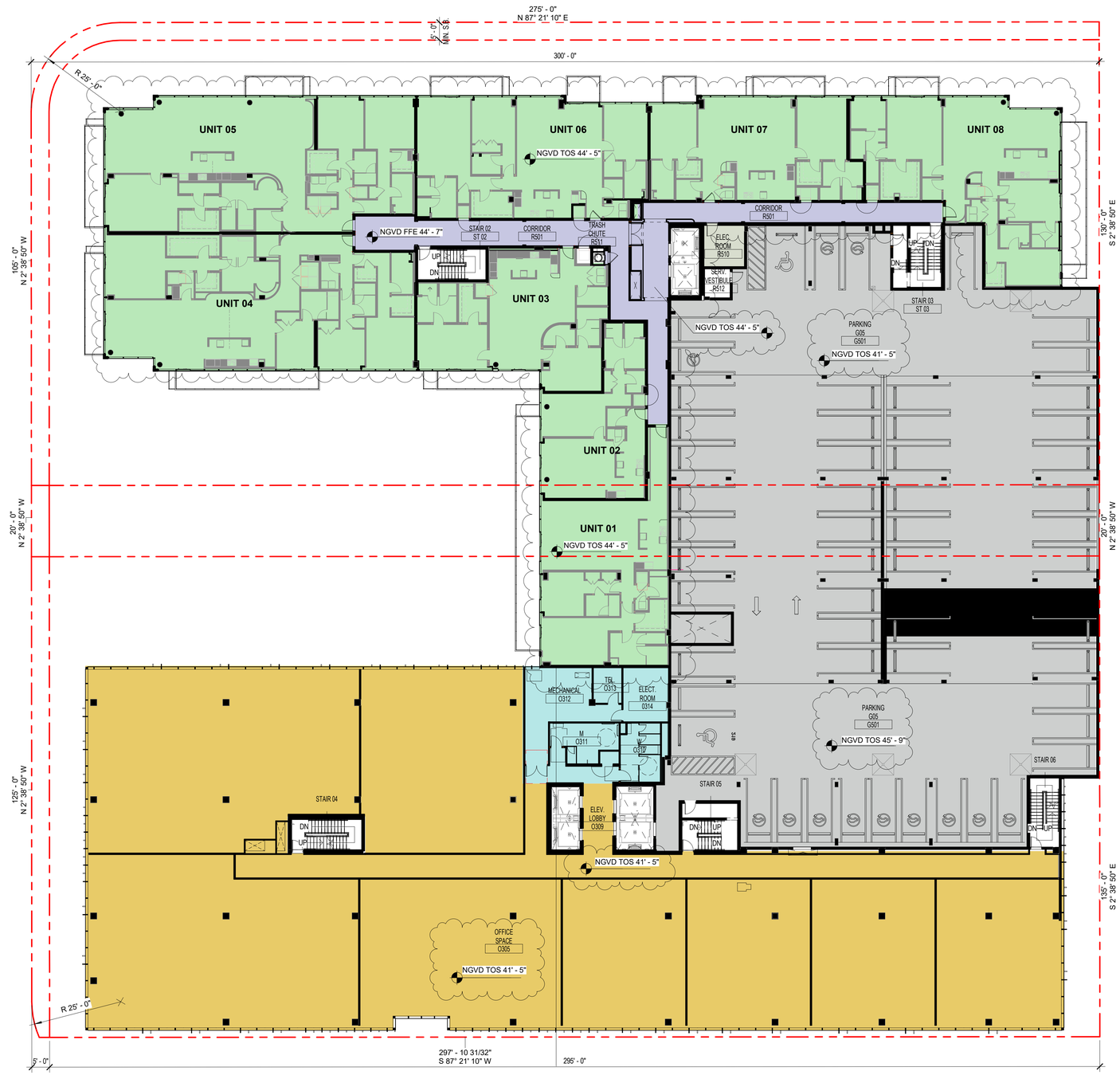

The data included in this study is conceptual in nature and will continue to be modified throughout the course of the projects development with the eventual integration of structural, MEP and life safety systems. As these are further refined, the numbers will be adjusted accordingly.

1/16" = 1'-0"

2/14/2023 10:18:55 AM

ARQUITECTONICA | 1177 Kane Concourse | Date: 12/8/2022 | OVERALL FLOOR PLAN- TYP. | A1-03

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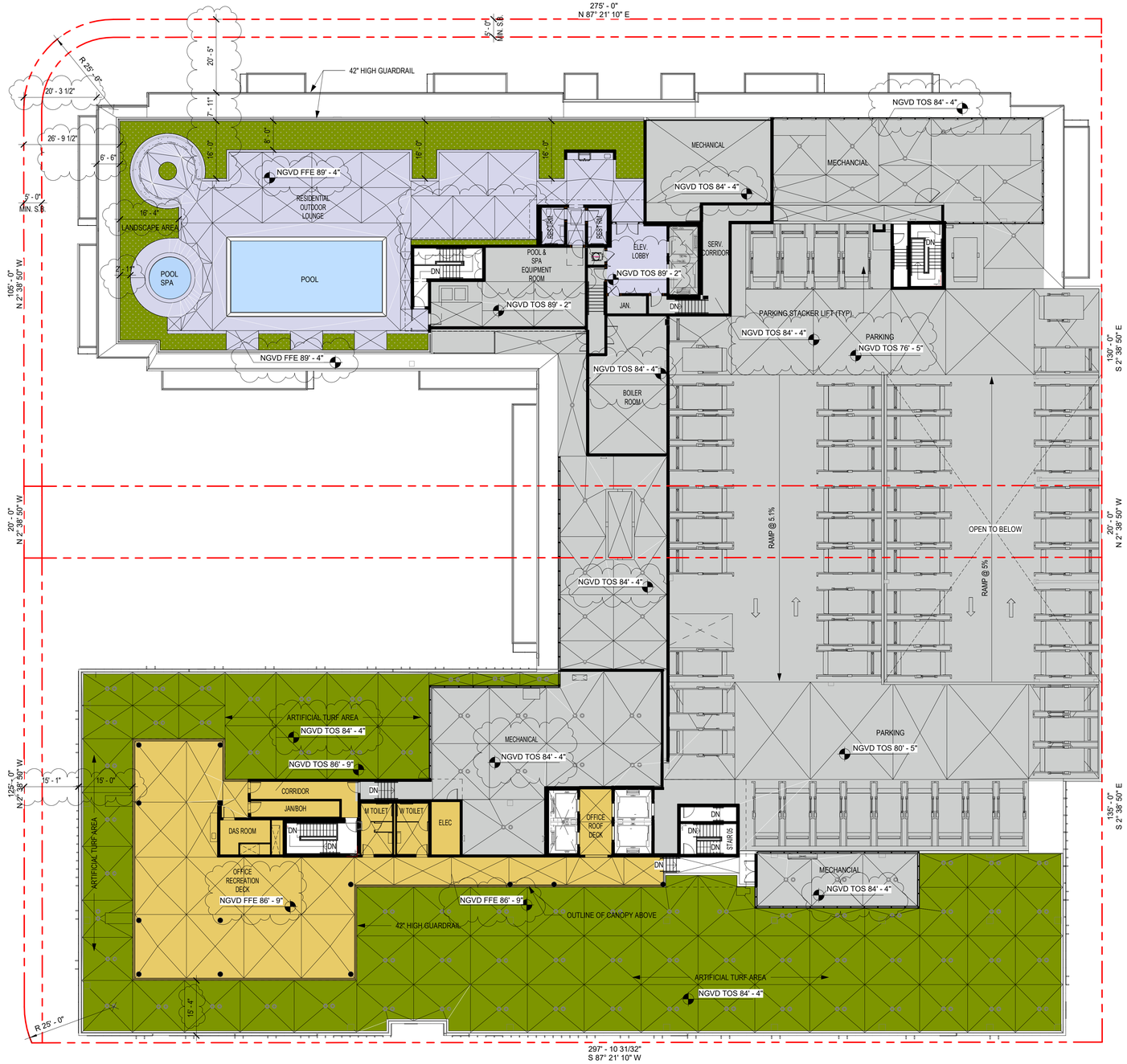
ROOF LANDSCAPE AREA
ROOFTOPS SHALL HAVE NO LESS THAN 15% OPEN "GREEN" SPACE FOR THOSE PORTIONS USED FOR RECREATION.

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"

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.

1/16" = 1'-0"

2/23/2023 10:26:05 AM

ARQUITECTONICA | 1177 Kane Concourse | Date: 12/8/2022 | OVERALL ROOF PLAN | A1-04

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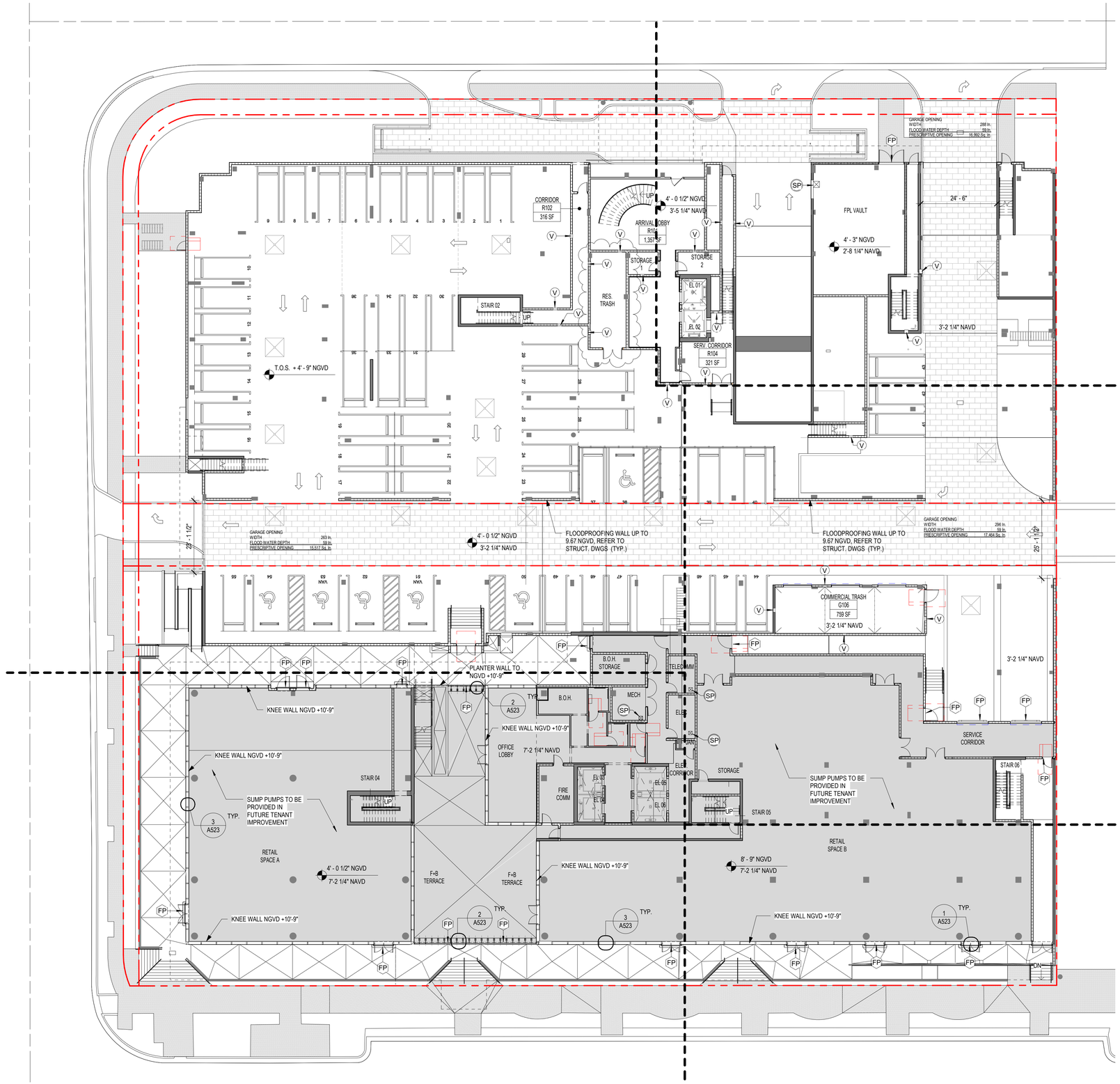

1 LEVEL 01 FLOOD PANELS MAP.

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

FLOOD RESISTANT DESIGN CRITERIA

1. FLOOD ZONE INFORMATION
   COMUNITY NUMBER : 120637
   PANEL NUMBER: 0144L
   ZONE: AE
   BASE FLOOD ELEVATION: 9.67' NGVD.

2. FLOOD DESIGN CLASS OF BUILDING : FLOOD DESIGN CLASS 2.

3. 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 RESTISTANT 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 ENGINNER. 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 SUFFCIENT 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 INFLTRATION BY FLOOD WATERS INTO THE PLUMBING. REDUNDANT DEVICES REQUIRING HUMAN INTERVENTION SHALL BE PERMITTED.
- SANITARY SYSTEMS SHALL BE DESIGNED TO MINIMIZE INFLTRATION 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 150% 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 **NFIP TECHNICAL BULLETTIN 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 CONDITIONS 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 GENARATOR 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		
G 106 COMMERCIAL TRASH	759	4	880		
R 101 RESIDENTIAL LOBBY	1321	6	1320		
RESI TRASH	353	2	440		
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			32824	49,973

LEGEND

V	16" x 8" x 8" DEEP FLOOD FLAP AUTOMOATIC FLOOD VENT MODEL No. FFWF12 OR SIMILAR. WITH 2 HR. FIRE DAMPER KIT. INSTALLED AT 12" A.F.F.
FP	FLOOD BARRIER INC. FLOOD PANEL OR SIMILAR GC TO PROVIDE SIGN AND SEAL CALCULATIONS BY FLORIDA REGISTERED ENGINNER.
SP	SUMP PUMP. REFER TO PLUMBING DRAWINGS.
	WET FLOODPROOFING
	DRY FLOODPROOFING

NGVD = NGVD29
NAVD = NAVD89

ALL FLOOD PANELS TO +9'10" NGVD

1/16" = 1'-0"

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1 LEVEL R02- Enlarged

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

3/32" = 1'-0"

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ARQUITECTONICA | 1177 Kane Concourse | Date: 03/28/2022 | ENLARGED FLOOR PLAN | A1-12

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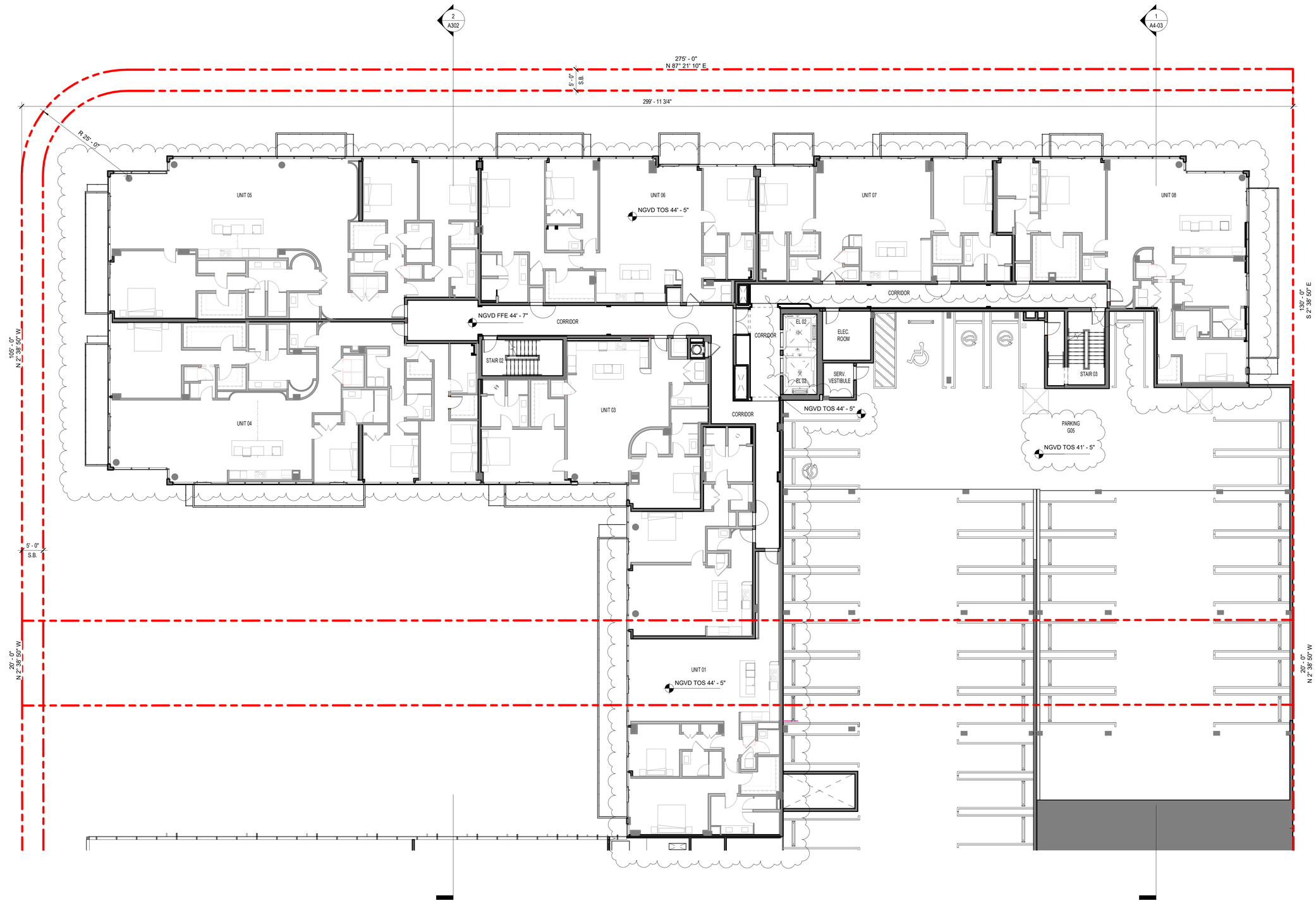

1 RESIDENTIAL FLOOR PLAN - LEVELS R3 TO R8.
SCALE: 3/32" = 1'-0"

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.

3/32" = 1'-0"

2/14/2023 10:19:34 AM

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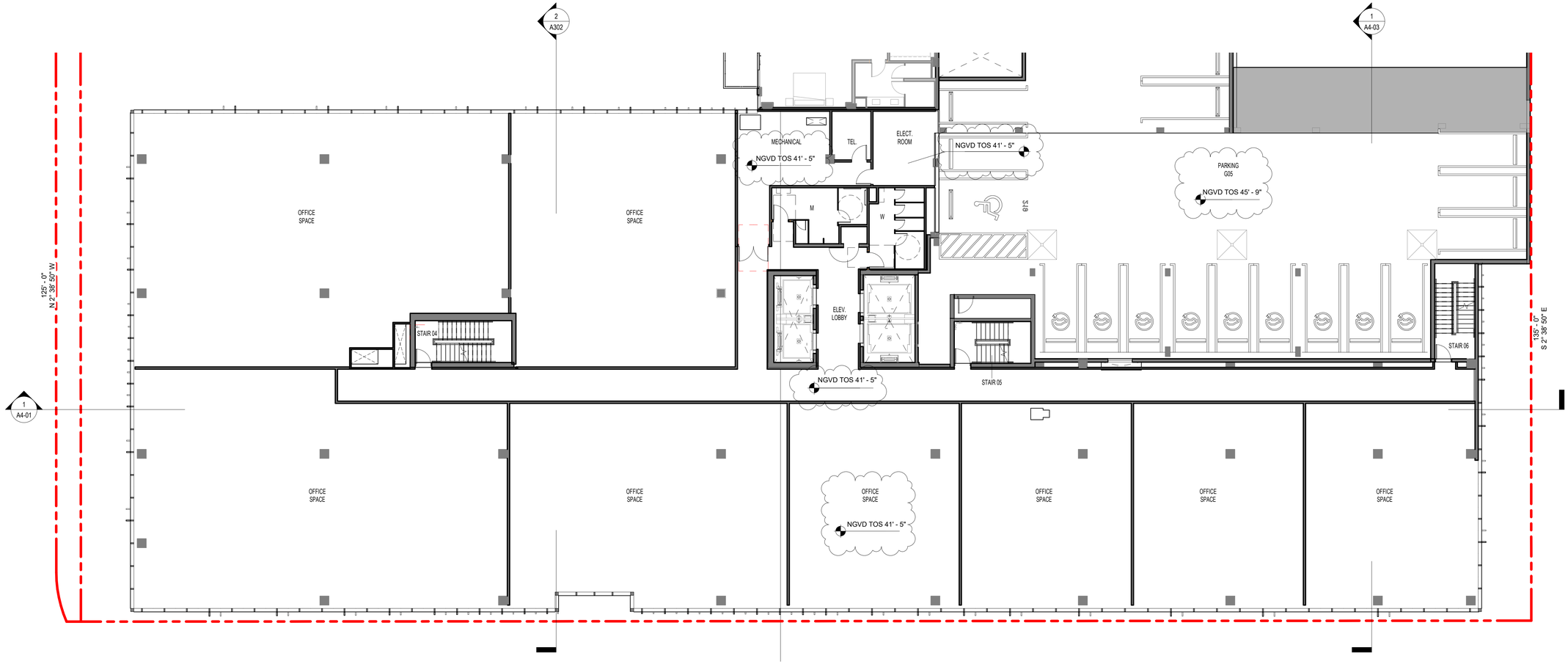
Date: 03/28/2022

ENLARGED FLOOR PLAN | A1-13



2 OFFICE FLOOR PLAN- LEVELS 02 TO 05.

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

2/14/2023 10:19:45 AM

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.

3/32" = 1'-0"

ARQUITECTONICA | 1177 Kane Concourse | Date: 03/28/2022 | ENLARGED FLOOR PLAN | A1-22

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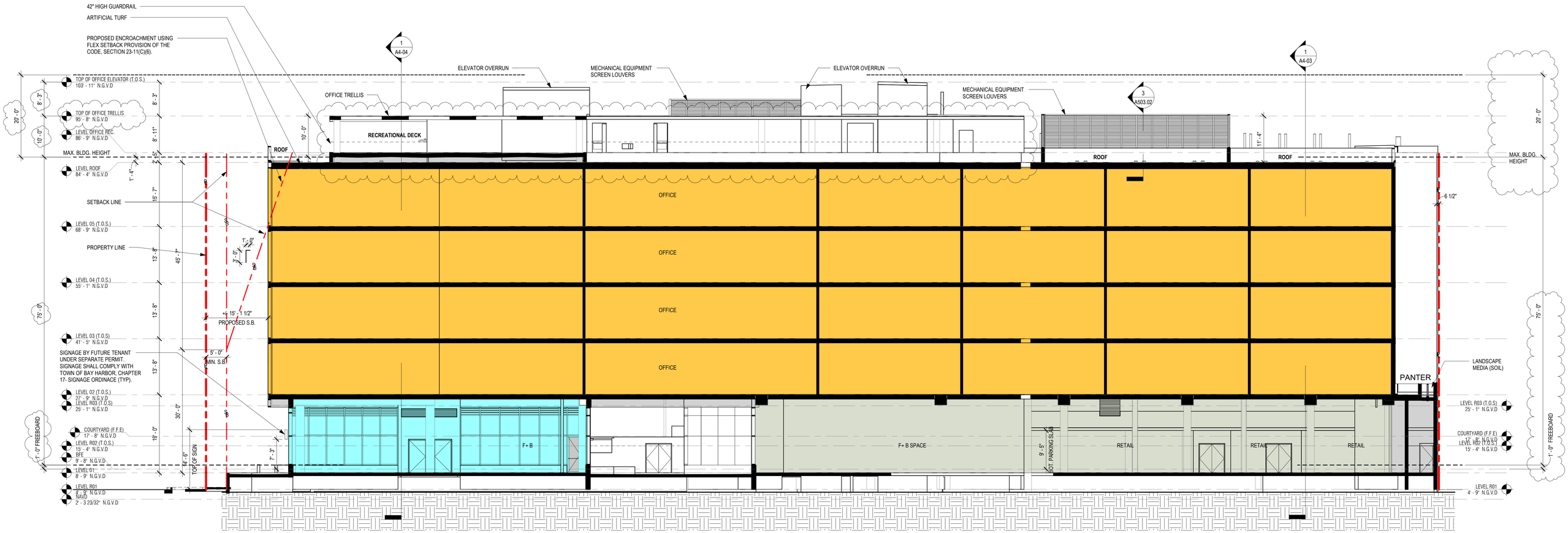

1 OFFICE- LONGITUDINAL BUILDING SECTION

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.

3/32" = 1'-0"

2/23/2023 9:51:33 AM

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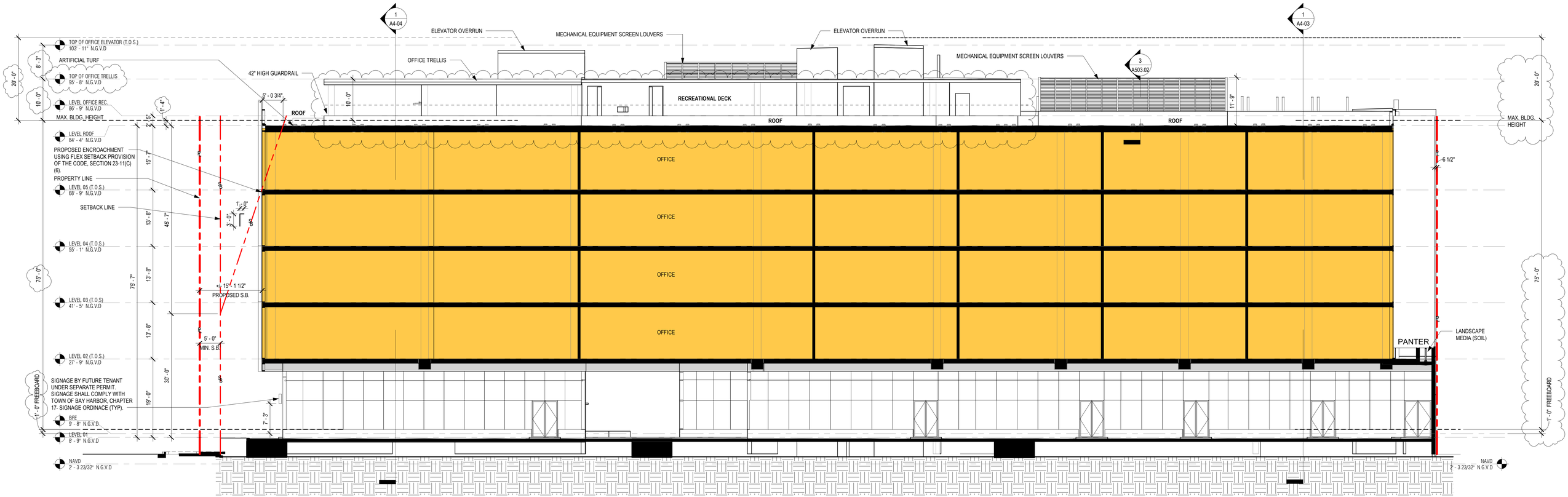

1 OFFICE- LOGINTUDINAL BUILDING SECTION @ RETAIL OVERHANG

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.

3/32" = 1'-0"

2/23/2023 9:51:39 AM

ARQUITECTONICA | 1177 Kane Concourse | Date: 03/28/2022 | BUILDING SECTION | A4-02

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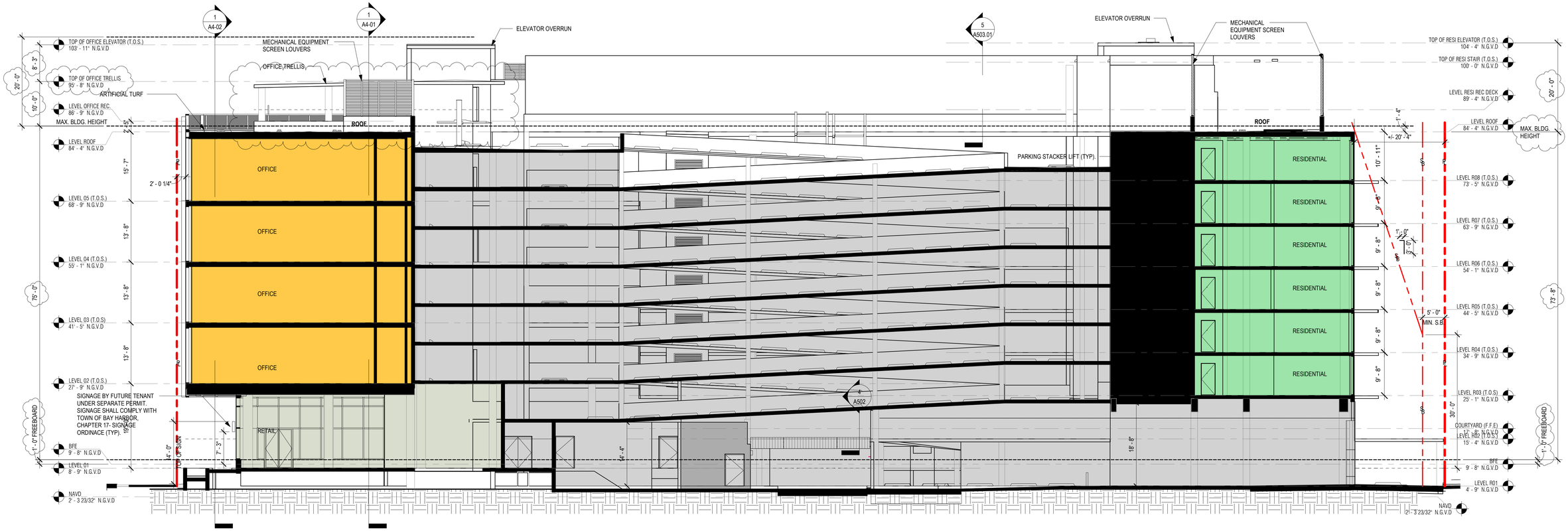

1 BUILDING SECTION @ ALLEY EASMENT

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.

3/32" = 1'-0"

2/23/2023 9:51:46 AM

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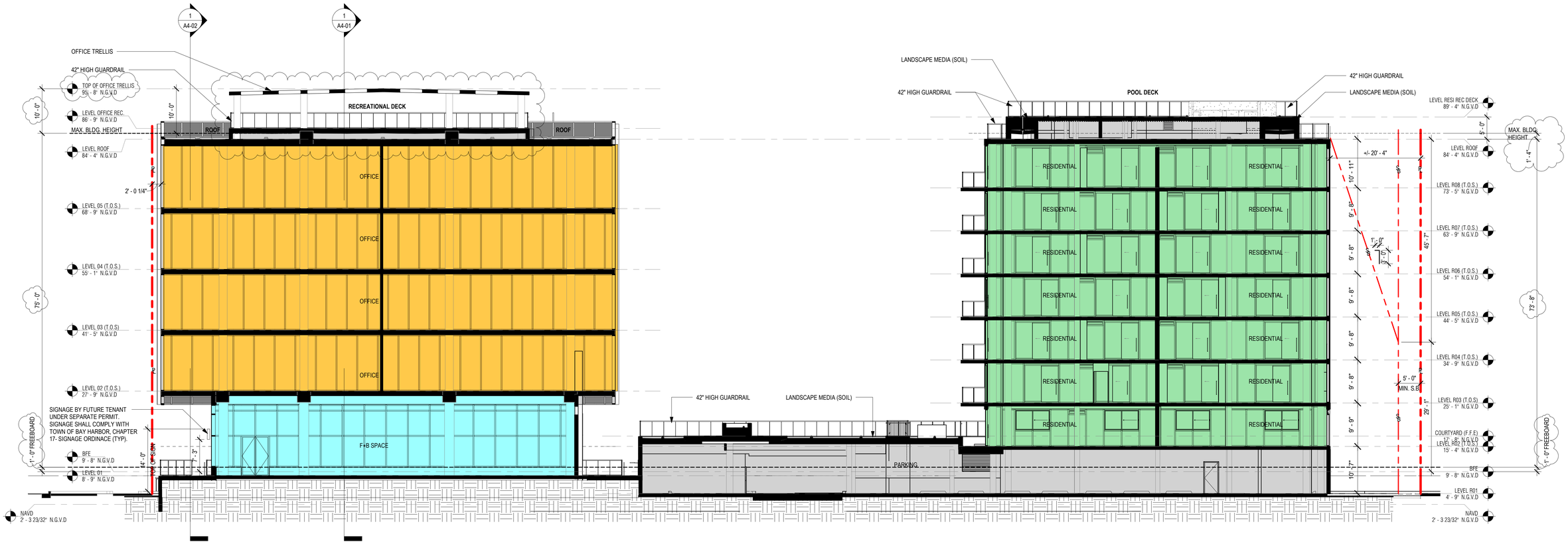

1 BUILDING SECTION @ COURTYARD

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.

3/32" = 1'-0"

2/23/2023 9:51:52 AM

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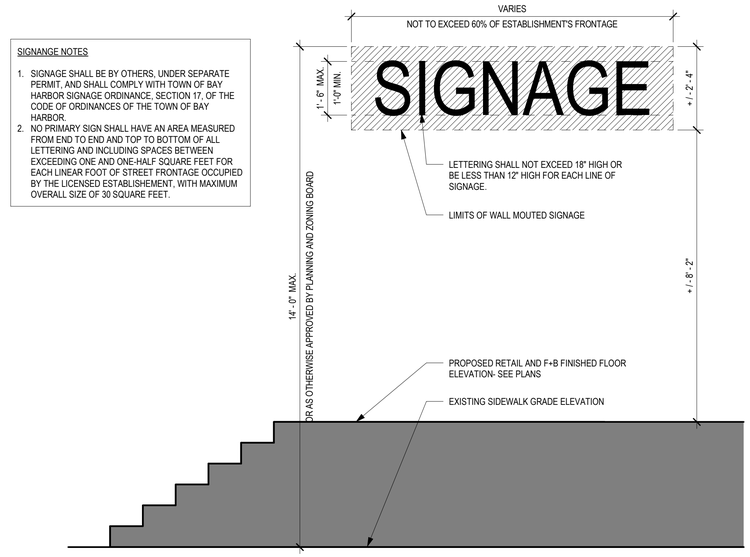
SIGNANGE NOTES

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 ESTABLISHEMENT, WITH MAXIMUM OVERALL SIZE OF 30 SQUARE FEET.



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

1/19/2023 12:36:38 PM

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.

1/2" = 1'-0"

ARQUITECTONICA | 1177 Kane Concourse | Date: 03/28/2022 | SIGNAGE DETAILS | A5-01

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1 SOUTH ELEVATION A - COLORED

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

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3/32" = 1'-0"

2/23/2023 9:51:55 AM

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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.

3/32" = 1'-0"

2/23/2023 9:51:35 AM

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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.

3/32" = 1'-0"

2/23/2023 9:51:48 AM

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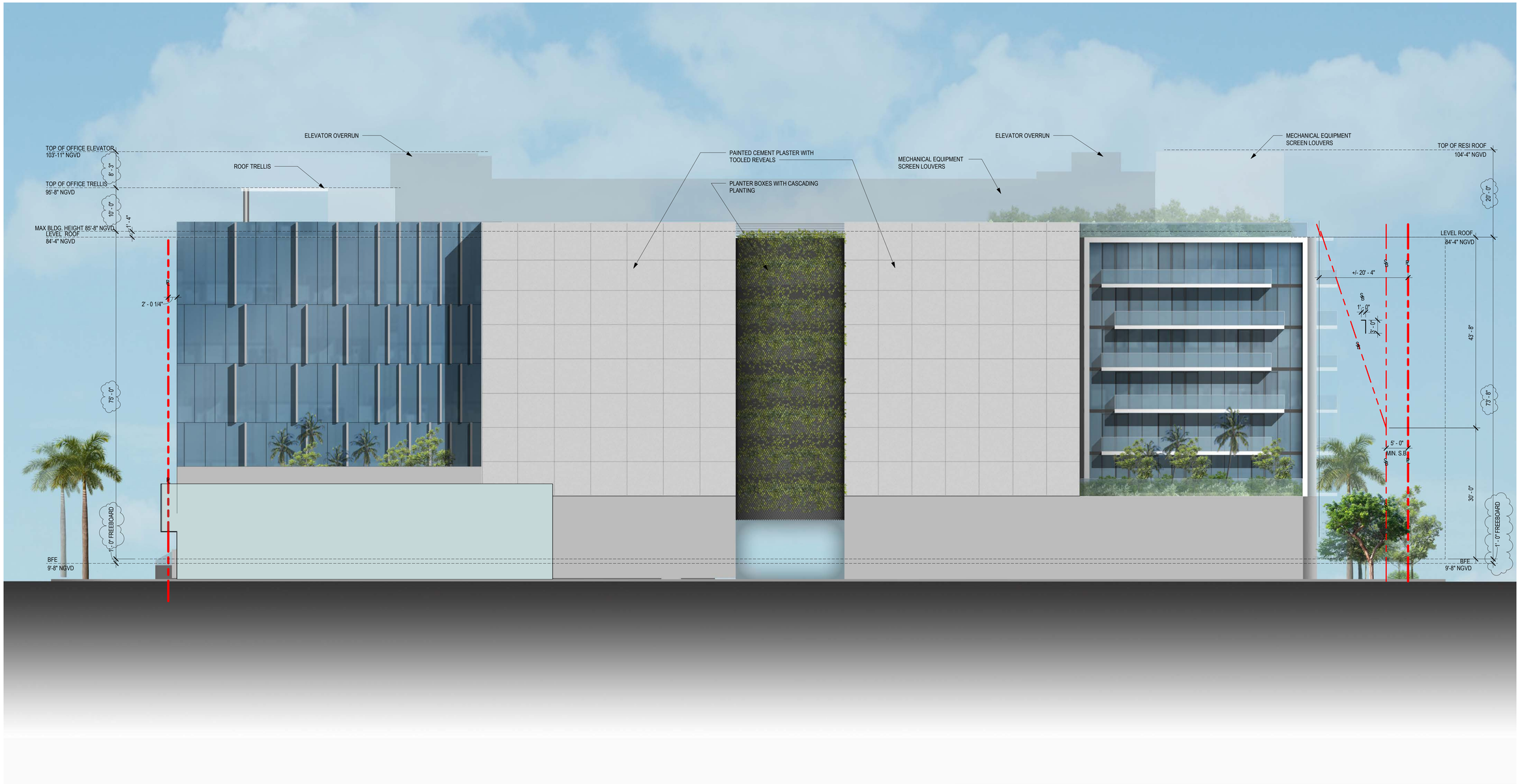

1 EAST ELEVATION D - COLORED
SCALE: 3/32" = 1'-0"

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.

3/32" = 1'-0"

2/23/2022 9:51:56 AM

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Date: 03/28/2022

EAST ELEVATION- COLORED | A7-04

SOUTH PERSPECTIVE

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NORTH PERSPECTIVE

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SOUTHWEST PERSPECTIVE

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1/19/2023 12:28:50 PM

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ENLARGED PERSPECTIVE FROM KANE CONCOURSE

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CONTEXT PERSPECTIVE BIRDS-EYE VIEW

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1/23/2023 12:20:11 PM

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ENLARGED PERSPECTIVE ALONG WEST BAY HARBOR DRIVE

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1/19/2023 12:26:56 PM

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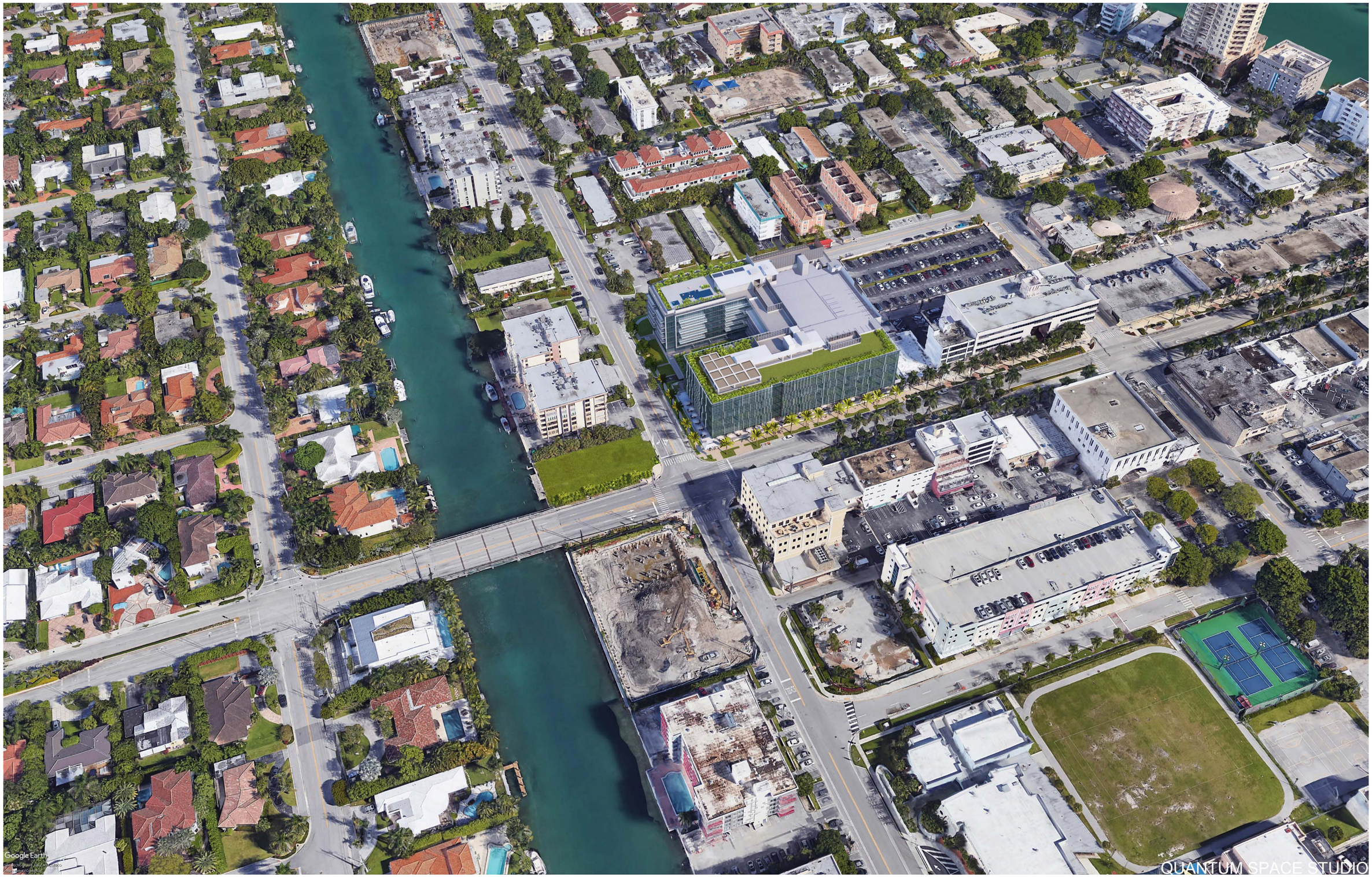

CONTEXT PERSPECTIVE BIRDS-EYE VIEW

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.

2/22/2023 5:35:45 PM

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CONTEXT PERSPECTIVE BIRDS-EYE VIEW

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2/22/2023 5:35:43 PM

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APPROACH - GROUND FLOOR PARKING

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ARRIVAL TO GROUND PARKING - ENTRANCE

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ARRIVAL TO GROUND PARKING

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PASEO VIEW

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RESIDENTIAL DROP-OFF

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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.

1/19/2023 12:37:13 PM

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EAST FACADE FROM 97TH STREET

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EAST FACADE FROM KANE CONCOURSE

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1/19/2023 12:37:20 PM

ARQUITECTONICA | 1177 Kane Concourse

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Date: 03/28/2022 | RENDERING | A8-17

EAST FACADE FROM PARKING LOT

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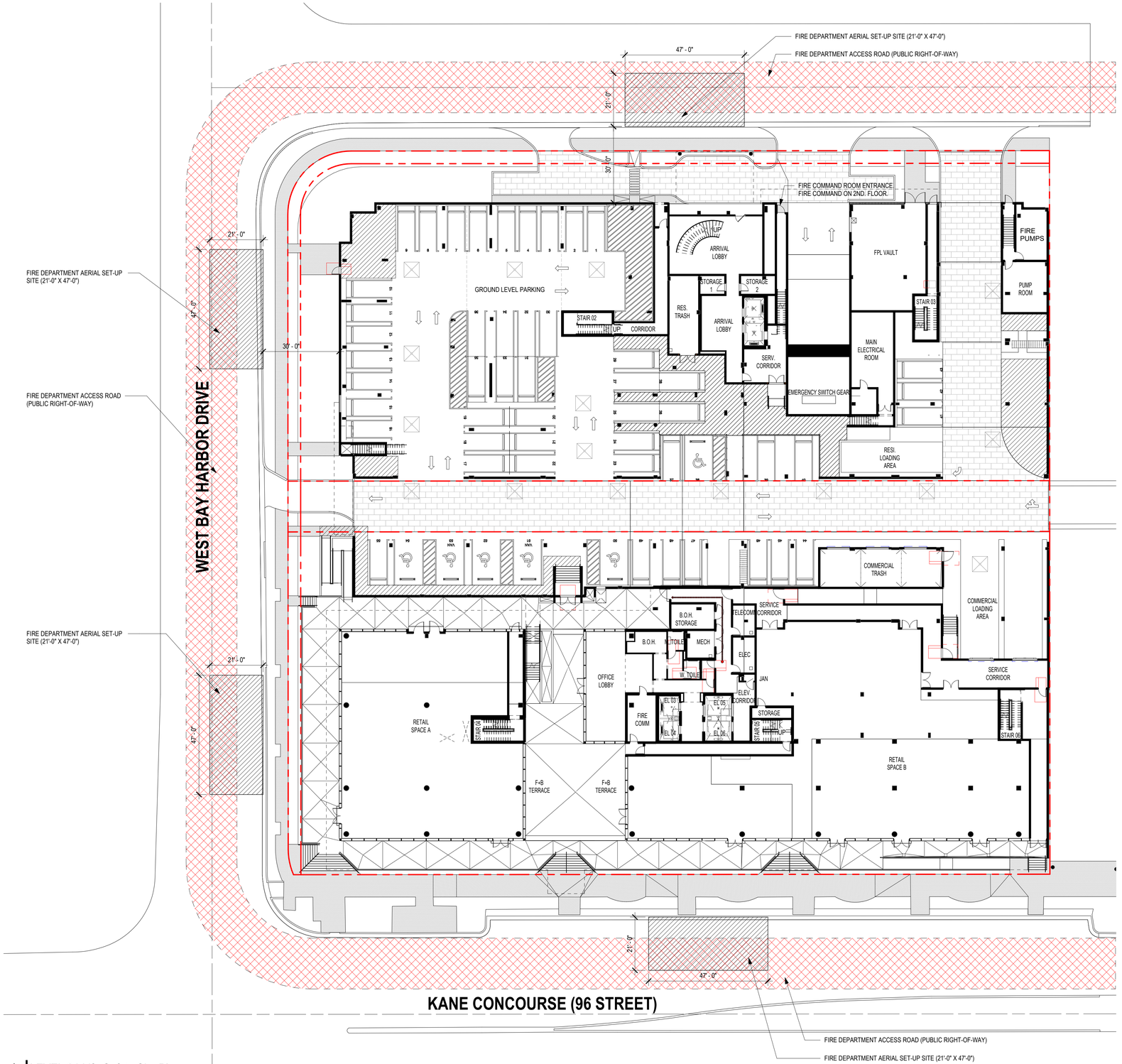

1 LEVEL 01 Life Safety Site Plan
SCALE: 1" = 20'-0"

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" = 20'-0"

2/20/2023 12:34:03 PM

ARQUITECTONICA | 1177 Kane Concourse | Date: 03/28/2022 | LIFE SAFETY SITE PLAN | A9-01

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PERMIT SET

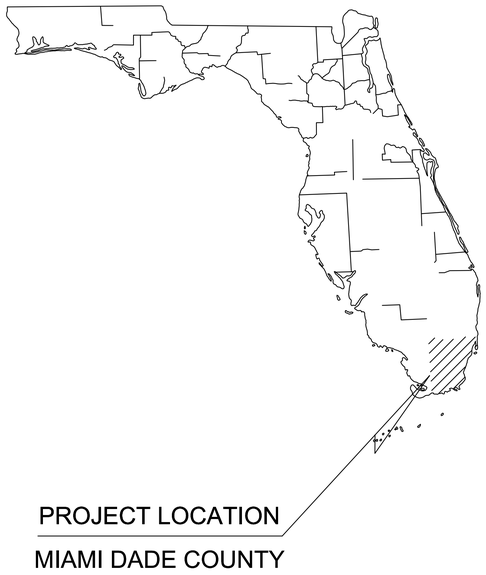
FOR

1177 KANE CONCOURSE

TOWN OF BAY HARBOR ISLANDS, FL

AUGUST 2022

SECTION 27, TOWNSHIP 52, RANGE 42



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BAY HARBOR ISLANDS, FL 33154
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FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION
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AT&T DISTRIBUTION
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MIAMI, FL 33165
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FIRE PREVENTION
MIAMI DADE COUNTY FIRE RESCUE DEPT.
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MIAMI, FL 33178
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ELECTRIC PROVIDER
FLORIDA POWER AND LIGHT
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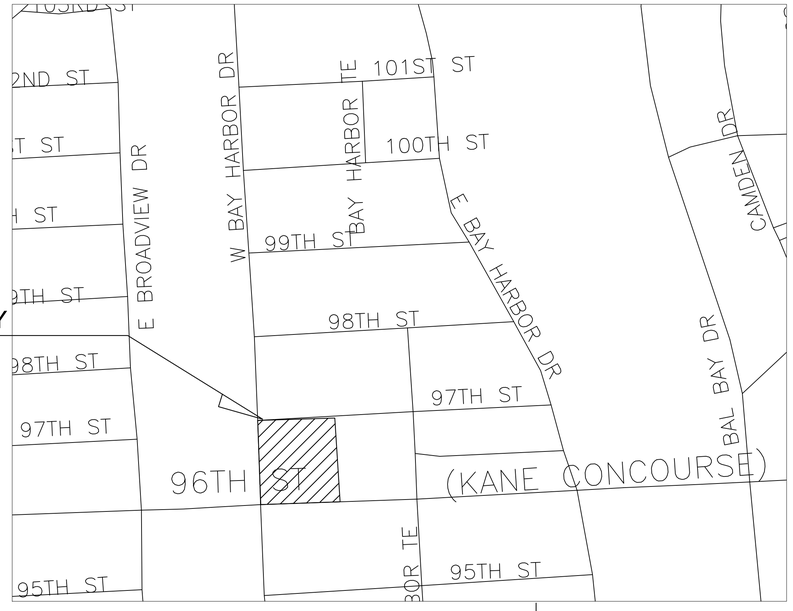
5101 NW 21st AVE.
SUITE 460
FT. LAUDERDALE, FL 33309
(954) 453-0824
CONTACT: JOAN DOMNING

SUBJECT PROPERTY



VICINITY MAP

0 300 600

SCALE: 1" = 300'

NORTH

Sheet List Table	
Sheet Number	Sheet Title
C-100	COVER SHEET
C-101	GENERAL NOTES
C-200	DEMOLITION NOTES
C-201	DEMOLITION PLAN
C-300	EROSION CONTROL NOTES
C-301	EROSION AND SEDIMENT CONTROL PLAN
C-302	EROSION CONTROL DETAILS
C-400	PAVING, GRADING, AND DRAINAGE PLAN
C-402	TYPICAL SECTIONS
C-403	DRAINAGE DETAILS
C-404	PAVING AND GRADING DETAILS
C-405	DRAINAGE WELL DETAILS
C-406	DRAINAGE WELL DETAILS
C-500	WATER AND SEWER NOTES
C-501	WATER AND SEWER PLAN
C-502	WATER AND SEWER PLAN
C-503	SEWER PROFILES
C-504	SEWER PROFILES
C-505	WATER AND SEWER DETAILS

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM CA 00000696

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Check positive response codes before you dig!

No.	REVISIONS	DATE	BY

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM CA 00000696

ALBERTO P. HERRERA LICENSE No 59357 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 3/29/2023

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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KHA PROJECT	043976000
DATE	8/15/2019
SCALE	AS SHOWN
DESIGNED BY	PK
DRAWN BY	MDM
CHECKED BY	AH

1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC
TOWN OF BAY HARBOR ISLANDS FLORIDA

COVER SHEET

SHEET NUMBER
C-100

Plotted By:Kumbhojkar, Priya Sheet Set:1177 KANE CONCOURSE Layout:C-100 COVER SHEET March 29, 2023 09:42:13am K:\MIB_Civil\043976000 Kane Concourse\CIVIL\CADD\PlanSheets\C-100 COVER SHEET.dwg
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I. GENERAL NOTES AND SPECIFICATIONS

1. ALL MATERIALS AND CONSTRUCTION UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE TOWN OF BAY HARBOR ISLANDS, MIAMI–DADE COUNTY, THE FLORIDA BUILDING CODE, FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS AND SPECIFICATIONS, SOUTH FLORIDA WATER MANAGEMENT DISTRICT, U.S. ARMY CORPS OF ENGINEERS AND ALL OTHER LOCAL, STATE AND FEDERAL REQUIREMENTS.

2. LOCATIONS, SIZE AND MATERIAL OF EXISTING UTILITIES HAVE BEEN DETERMINED FROM AVAILABLE RECORDS. NEITHER THE DEVELOPER, CLIENT, OWNER NOR THE ENGINEER OF RECORD GUARANTEES THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HORIZONTALLY AND VERTICALLY 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. THE CONTRACTOR SHALL BEAR ALL COSTS FOR THIS WORK.

3. ALL EXISTING UNDERGROUND OR ABOVEGROUND UTILITY PIPES, CABLES, DUCTS, EQUIPMENT, DEVICES, ETC. WITHIN OR OUTSIDE THE PROJECT CONSTRUCTION LIMITS WHICH ARE DAMAGED OR DISRUPTED AS A RESULT OF THE CONTRACTOR'S OPERATION, SHALL BE IMMEDIATELY REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE UTILITY OWNER. REGARDLESS OF WHETHER THEY WERE SHOWN OR NOT SHOWN ON THE PLANS OR LOCATED OR NOT BY THE OWNER'S REPRESENTATIVE, THE UTILITY COMPANY, SUNSHINE STATE ONE–CALL OF FLORIDA, ETC.

4. ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO COMMENCING ANY CONSTRUCTION WORK.

5. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD.

6. ALL DEFECTIVE WORK NOT ACCEPTED BY THE ENGINEER OF RECORD, BY THE OWNER'S REPRESENTATIVE, OR BY ANY GOVERNMENTAL PERMITTING REGULATORY AGENCY SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

7. ALL STAGING AREAS SHALL BE PROPERLY FENCED AND SECURED BY THE CONTRACTOR.

8. ALL AREAS WHICH ARE BEING EXCAVATED SHALL BE PROPERLY PROTECTED AND BARRICADED BY THE CONTRACTOR. ALL TRENCH WORK SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION EXCAVATION SAFETY STANDARDS, 29 C.F.R.S. 1926.650 SUBPART P AND THE FLORIDA TRENCH SAFETY ACT.

9. ALL EXISTING CONCRETE AND/OR ASPHALT PAVEMENT, CURB AND GUTTERS, CURBS AND WALKS, SOD, LANDSCAPING, FENCE, ETC. DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITIONS, AT NO ADDITIONAL COST TO THE OWNER OR CLIENT.

10. TEMPORARY ASPHALT PAVEMENT SHALL BE APPLIED TO ALL TRENCHES, WITHIN AN EXISTING PAVED RIGHT OF WAY, AT THE END OF EACH WORKDAY. PLATING MAY BE USED WITH THE RIGHT–OF–WAY OWNER'S PRIOR CONSENT.

11. PROVIDE FILL TO ENSURE THAT THE FINISH GRADE (INCLUDING SOD) IN LANDSCAPE AREAS ARE AT LEVEL OF CURBS AND/OR EDGE OF SIDEWALKS.

12. WHERE NEW GRADES BLEND INTO EXISTING GRADES IN LANDSCAPE AREAS PROVIDE A UNIFORM TRANSITION. PROTECT ALL EXISTING PAVEMENT AND LANDSCAPE AREAS THAT ARE TO REMAIN.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING UNINTERRUPTED WATER AND SEWER SERVICE DURING THE CONSTRUCTION OF THE TIE–IN CONNECTION OF ALL PROPOSED WATER OR SANITARY SEWER SYSTEMS, TO ANY EXISTING WATER OR SANITARY MAINS AND SERVICE LINES. ABANDONMENT SHALL NOT OCCUR UNTIL THE PROPOSED WORK HAS BEEN APPROVED AND ACCEPTED FOR OPERATION BY THE ENGINEER OF RECORD AND MIAMI–DADE WATER AND SEWER DEPARTMENT. ALL EXISTING FIRE HYDRANTS SHALL BE RECONNECTED TO THE PROPOSED WATER MAIN. MIAMI–DADE WATER AND SEWER DEPARTMENT FIELD OPERATIONS SECTION WILL COORDINATE IN THE FIELD WITH THE WATER DISTRIBUTION DIVISION TO DETERMINE IF AN EXISTING FIRE HYDRANT SHALL BE REPLACED AS NEEDED OR REQUIRED.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE PUBLIC HEALTH AND ENSURE JOB SAFETY. THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE OCCUPATIONAL SAFETY & HEALTH AGENCY (OSHA) STANDARDS AND FEDERAL, STATE AND LOCAL GOVERNMENT SAFETY REQUIREMENTS.

15. THE CONTRACTOR SHALL ENSURE THAT OVERFLOWS OR RAW SEWAGE SPILLS DO NOT OCCUR DURING CONSTRUCTION OF PROPOSED SANITARY SEWER TIE–IN CONNECTIONS.

16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT STORM WATER POLLUTION PREVENTION AND EROSION CONTROL MEASURES AND PRACTICES DURING CONSTRUCTION IN ACCORDANCE WITH THE EROSION CONTROL PLAN/DETAILS AND THE CURRENT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (N.P.D.E.S.) PERMIT FOR CONSTRUCTION ACTIVITIES REQUIREMENTS.

17. CONTRACTOR SHALL ENSURE THAT ALL STORM WATER RUN–OFF WITHIN THE CONSTRUCTION AREA IS CONTAINED ON–SITE.

18. WHEN POWER POLES ARE ADJACENT TO ANY PROPOSED UTILITY, THE CONTRACTOR SHALL PROVIDE PROPER SHORING OR OTHER SUITABLE SUPPORT DURING CONSTRUCTION. THE SHORING AND SUPPORT METHODS SHALL BE APPROVED BY THE UTILITY COMPANY'S ENGINEERING DEPARTMENT.

19. DUE TO FEDERAL REGULATIONS, THE CONTRACTOR MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES AND MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE WITHIN THE PROJECT AREA.

20. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER EXISTING SITE IMPROVEMENTS, FEATURES AND CONDITIONS SHOWN ON THE DRAWINGS WERE OBTAINED FROM THE FOLLOWING TOPOGRAPHIC BOUNDARY SURVEY SPECIFICALLY PREPARED FOR THIS PROJECT:

TITLE: "ALTA/NSPS LAND TITLE SURVEY"
DATE: 6/20/18
COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FL 33314
PHONE: (954) 689–7766

21. ALL ELEVATIONS SHOWN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).

22. ALL UTILITY CONNECTIONS TO THE BLDG. SHALL BE CONSTRUCTED AND CAPPED OR PLUGGED FIVE FEET FROM THE PROPOSED BUILDING. CONTRACTOR SHALL PERFORM TIE–INS TO THE BUILDING. THE COST ASSOCIATED WITH THE TAPPING/PLUGGING OF THE UTILITIES SHALL BE INCLUDED IN THE CONTRACTOR'S BID PRICE.

23. CONTRACTOR SHALL COORDINATE WORK WITH OTHER UTILITY AND BUILDING TRADES WORKING ON THIS OR ADJACENT PROJECTS.

24. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF THE EXISTING SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING AND/OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY , EITHER PUBLIC OR PRIVATE, DURING CONSTRUCTION ACTIVITIES. ALL COST ASSOCIATED WITH SUCH WORK SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

25. AFTER LOCATING AND VERIFYING EXISTING UTILITY TIE IN POINTS, CONTRACTOR IS TO VERIFY THAT DESIGN COMPONENTS SUCH AS, BUT NOT LIMITED TO, PERCENT SLOPE, INVERT, TAP LOCATIONS, PIPE RUNS, INFRASTRUCTURE DEPTH, ETC. WILL STILL BE IN ACCORDANCE WITH THE ENGINEERING PLANS.

26. 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.

II. PRE–CONSTRUCTION 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. CONTRACTOR MUST CONTACT THE ARCHITECT/ENGINEER OF RECORD TO ARRANGE FOR A PRE–CONSTRUCTION MEETING, A MINIMUM 2 BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

3. THE CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE–CALL OF FLORIDA (1–800–432–4770) AND ALL KNOWN EXISTING UTILITY OWNERS AT LEAST 2 BUSINESS DAYS BEFORE DIGGING TO ALLOW FOR FIELD LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR SHALL ASSIST THE UTILITY COMPANIES IN THEIR EFFORTS TO FIELD VERIFY UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BEAR ALL COSTS FOR THIS WORK.

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.

5. THE CONTRACTOR 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.

III. OBSERVATIONS AND TESTING

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 2 BUSINESS DAYS IN ADVANCE OF PERFORMING ALL CIVIL RELATED TESTS. UNLESS AUTHORIZED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL NOT PROCEED WITH TESTING UNLESS THE ENGINEER OR A DESIGNATED REPRESENTATIVE IS PRESENT TO WITNESS THE TESTS.

2. THE ENGINEER OF RECORD WILL REQUIRE THAT THE FOLLOWNG TESTS BE PERFORMED WITH ACCEPTABLE RESULTS:
   - A. SANITARY SEWAGE COLLECTION SYSTEM:
     - I. LAMPING TEST FROM MANHOLE TO MANHOLE, INCLUDING CONNECTING MANHOLE
     - II. INFILTRATION/EXFILTRATION TEST UP TO THE CONNECTING MANHOLE
     - III. PRESSURE TEST AS REQUIRED BY DRER
   - B. STORM DRAINAGE–(EXFILTRATION TRENCH DEPTH)
     - I. EXFILTRATION TRENCH DEPTH
     - II. LAMPING TEST FROM MANHOLE TO MANHOLE, INCLUDING CONNECTING MANHOLE (IF APPLICABLE)
   - C. DRAINAGE WELL SPECIFIC CAPACITY TEST.
   - D. WATER SYSTEM–(PRESSURE TEST AND BACTERIOLOGICAL TEST)
   - E. SUBGRADE – SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
   - F. LIME ROCK BASE – SUBMIT AND HAVE APPROVED DENSITIES AND AS–BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT. (FLAT BOARDING ALSO REQUIRED.)
   - G. ASPHALT PAVEMENT
   - H. FINAL WALK–THROUGH INSPECTION – IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.
   - I. CONCRETE FORMWORK AND ADA SLOPE VERIFICATIONS.

3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 2 BUSINESS DAYS IN ADVANCE OF THE FOLLOWNG EVENTS:
   - A. PRIOR TO PLACING BALLAST ROCK WITHIN EXFILTRATION TRENCH AND PIPE RUNS TO MEASURE DEPTH AND WIDTH, AS WELL AS DIRECTIONS RESPECTIVELY.
   - B. PRIOR TO BACKFILLING WATER MAINS AND SERVICES
   - C. PRIOR TO BACKFILLING SANITARY SEWER MAINS AND SERVICES
   - D. AFTER COMPACTION OF LIMEROCK BASE AND PRIOR TO PLACEMENT OF FIRST LIFT OF ASPHALT
   - E. AFTER 2ND LIFT AND CONCRETE PLACEMENT OF PEDESTRIAN PATHWAYS
   - F. INSTALLING CONNECTIONS TO EXISTING WATER AND SEWER MAINS/SERVICES AFTER SECOND LIFT AND CONCRETE PLACEMENT OF PEDESTRIAN PATHWAYS.
   - G. AT SUBSTANTIAL COMPLETION
   - H. FINAL INSPECTION

UNLESS AUTHORIZED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL NOT PROCEED WITH THESE ACTIVITIES, UNLESS THE ENGINEER OR A DESIGNATED REPRESENTATIVE IS PRESENT TO PERFORM AN INSPECTION.

4. SHOULD THE CONTRACTOR FAIL TO GIVE THE ENGINEER OF RECORD ADVANCE NOTICE OF TESTING AND INSPECTIONS AS SPECIFIED ABOVE, THE ENGINEER SHALL RESERVE THE RIGHT TO REFUSE ISSUANCE OF ANY CERTIFICATIONS OF COMPLETION AND FINAL INSPECTIONS, AND RESERVES THE RIGHT TO RECOMMEND THAT ANY CONTRACT AMOUNTS STILL HELD IN RETAINAGE NOT BE RELEASED. CITY INSPECTOR REPORTS SHALL NOT BE ACCEPTED AS A SUBSTITUTE FOR THE ENGINEER'S PRESENCE AT THE TESTING AND INSPECTION INTERVALS SPECIFIED ABOVE.

IV. SHOP DRAWINGS

1. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD AND/OR THE AUTHORITY HAVING JURISDICTION (FOR ITEMS IN THE PUBLIC RIGHT OF WAY) FOR THE FOLLOWING ITEMS:

   A. DRAINAGE STRUCTURES, INCLUDING CATCH BASINS, WELL BOXES, PUMPS, MANHOLES/INLET FRAMES/GRATES, BAFFLES, ETC.
   B. ALL DRAINAGE PIPES.
   C. TRENCH DRAINS.
   D. EXFILTRATION FILTER FABRIC
   E. ALL WATER AND SEWER SYSTEM COMPONENTS
   F. ASPHALT PAVEMENT MIX DESIGN
   G. LIMEROCK MATERIAL
   H. CONCRETE MIX FOR PAVEMENT
   I. MATERIAL SUBSTITUTION REQUESTS
   J. EROSION CONTROL MATERIALS
   K. FILL MATERIAL
   L. EXCAVATABLE FLOWABLE FILL

2. ALL PRECAST STRUCTURAL DRAWINGS MUST BE SIGNED AND SEALED BY A STATE OF FLORIDA LICENSED ENGINEER OF RECORD STATING THAT THE STRUCTURE(S) MEETS THE H20 LOAD RATING REQUIREMENTS. STRUCTURAL SHOP DRAWINGS WILL BE REJECTED AND NOT REVIEWED IF NOT SEALED BY A FLORIDA LICENSED ENGINEER.

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 AS 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 A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

C. CONTRACTOR SHALL OBTAIN THE ENGINEERING DESIGN AND PERMIT FOR SUCH FACILITIES AT THE CONTRACTOR'S SOLE COST.

2. TRAFFIC REGULATION

A. THE CONTRACTOR SHALL PROVIDE ALL MAINTENANCE OF TRAFFIC DURING CONSTRUCTION. TO INCLUDE BUT IS NOT LIMITED TO WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY WITHIN PUBLIC RIGHT–OF–WAYS IN ACCORDANCE WITH M.U.T.C.D. AND TOWN OF BAY HARBOR ISLANDS PUBLIC WORKS DEPARTMENT.

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 AT ALL TIMES. SPECIAL PRECAUTION IS TO BE TAKEN IN PATHS OF EGRESS.

C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE TOWN OF 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 THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN. UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH, AND THE PAVED AREAS SHALL BE BROOMED AND PRESSURE CLEANED.

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 COMMENCEMENT OF OPERATIONS AND TO THE OWNER'S SATISFACTION.

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 COMMENCEMENT OF OPERATIONS AND TO THE OWNER'S SATISFACTION.

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. ANY ADVERSE EFFECTS OR BUILDUP IN PUBLIC INFRASTRUCTURE WILL BE CLEANED AND REDUCED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.

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 OF RECORD. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

2. ALL PROPERTY MONUMENTS OR PERMANENT SURVEY 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. PRIOR APPROVAL FROM THE ENGINEER OF RCORD IS REQUIRED FOR SAID FACILITIES.

B. AT THE COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL SUBMIT THREE (3) SIGNED & SEALED AS–BUILT DRAWINGS, SIGNED & SEALED BY A REGISTERED LAND SURVEYOR LICENSED IN THE STATE OF FLORIDA. ADDITIONAL AS–BUILT DRAWINGS REQUIRED BY THE CITY, COUNTY, STATE AND/OR FEDERAL REGULATORY AGENCIES SHALL ALSO BE SUBMITTED ONCE REQUIRED. THE AS–BUILT DRAWINGS SHALL INDICATE LOCATION, SIZE, ELEVATION, MATERIAL, ETC., OF ALL WORK COMPLETED UNDER THIS CONTRACT AND OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION.

C. THE CONTRACTOR SHALL NOTIFY THE TOWN OF BAY HARBOR ISLANDS PRIOR TO PLACING WATER AND SEWER INTO SERVICE.

VII. STORM DRAINAGE

1. WHEN EXISTING MANHOLE RINGS, CATCH BASIN GRATE AND FRAMES, VALVE BOXES, PULL BOXES OR OTHER UTILITY CASTINGS ARE ENCOUNTERED WITHIN THE PROPOSED LIMITS OF WORK THE CONTRACTOR SHALL FIELD ADJUST THE EXISTING RING AND FRAME, GRATE AND FRAME, VALVE BOXES OR PULL BOXES TO MATCH THE PROPOSED ELEVATION. SUCH WORK SHALL BE INCLUDED IN THE BID PRICE.

2. ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS OTHERWISE INDICATED.

3. UNLESS OTHERWISE SPECIFIED ON THE PLANS, ALL DRAINAGE PIPE SHALL BE HDPE DOUBLE WALLED SMOOTH INTERIOR PIPE AND SHALL MEET THE REQUIREMENTS OF AASHTO M294 TYPE S, MPT AND ASTM D2321, D3212, F1417, F477, F667 OR AS NOTED ON THE CONSTRUCTION DRAWINGS.

4. CONTRACTOR SHALL VACUUM CLEAN AND REMOVE ALL SILT, SEDIMENT AND DEBRIS FROM ALL OF THE EXISTING AND PROPOSED DRAINAGE STRUCTURES AND PIPE NETWORK WITHIN THE PROJECT LIMITS PRIOR TO FINAL ACCEPTANCE OF DRAINAGE SYSTEM. ALL COST OF SUCH WORK SHALL BE INCLUDED IN THE BID PRICE.

5. ALL DRAINAGE WORK SHALL CONFORM TO THE GOVERNING JURISDICTIONAL AGENCY REGULATIONS AND STANDARDS

6. UNLESS OTHERWISE SPECIFIED ON THE PLANS, MINIMUM COVER OVER ALL STORM DRAINAGE PIPE SHALL BE 36–INCHES. CONTRACTOR SHALL AVOID ALL UNNECESSARY CROSSINGS BY HEAVY CONSTRUCTION EQUIPMENT DURING CONSTRUCTION.

7. UNLESS OTHERWISE SPECIFIED ON THE PLANS, ALL CATCH BASINS, MANHOLES, FRAMES AND GRATES, RINGS AND COVERS, WITHIN PRIVATE PROPERTY, SHALL BE DESIGNED TO WITHSTAND AN AASHTO AND FDOT H20 LOAD RATING AND SHALL BE OBTAINED FROM PLAN SPECIFIED MANUFACTURERS OR APPROVED EQUIVALENT MANUFACTURER.

VIII. EARTHWORK AND PAVING

1. ALL UNDERGROUND UTILITY WORK SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF SUB BASE. ANY SUBGRADE RE–WORK DUE TO UNDERGROUND INFRASTRUCTURE INCONSISTENCIES WILL BE DONE AT THE CONTRACTOR'S EXPENSE.

2. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING PER THE MORE STRINGENT OF TOWN OF BAY HARBOR ISLANDS, MIAMI DADE COUNTY PUBLIC WORKS, AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD DETAILS.

3. SAW CUT EXISTING CONCRETE WALKS, CURB AND GUTTERS, AND ASPHALT OR CONCRETE PAVEMENT CAREFULLY AND IN A STRAIGHT LINE WHERE UNDERGROUND WORK IS REQUIRED. WHERE PROPOSED ASPHALT OR CONCRETE PAVEMENT, CURB, SIDEWALK, ETC. WILL MEET AN EXISTING LOCATION CUT CONCRETE WALKS, CONCRETE PAVEMENT, CURB AND GUTTERS AT NEAREST EXISTING JOINT. CURB AND GUTTER RESTORATION (AS REQUIRED) TO BE PER FDOT STANDARD PLANS INDEX 520–001.

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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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALBERTO P. HERRERA, P.E., ON THE DATE ADJACENT TO THE SEAL.

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

ALBERTO P. HERRERA — LICENSE No 59357 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
DATE: 3/29/2023

KHA PROJECT	043976000
DATE	8/15/2019
SCALE	AS SHOWN
DESIGNED BY	PK
DRAWN BY	MDM
CHECKED BY	AH

1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC
TOWN OF BAY HARBOR ISLANDS, FLORIDA

GENERAL NOTES

SHEET NUMBER
C–101

Plotted By:Kumbhojkar, Priya Sheet Set:1177 KANE CONCOURSE Layout:C–101 GENERAL NOTES March 29, 2023 09:42:20am K:\MIB_Civil\043976000 Kane Concourse\CIVIL\CADD\PlanSheets\C–101 GENERAL NOTES.dwg
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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

1. 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.

2. 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.

3. 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.

4. DEMOLITION AND REMOVAL OPERATIONS SHALL BE CONDUCTED IN AN EXPEDIENT MANNER, WITH PRECAUTIONS TAKEN TO PREVENT THE DEMOLITION SITE FROM BEING A NUISANCE.

5. 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.

6. ALL EXISTING UTILITIES OUTSIDE THE PROPERTY BOUNDARIES ARE TO REMAIN, UNLESS OTHERWISE NOTED.

7. 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).

8. 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.

9. 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.

10. 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.

11. 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.

12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO:

A. PROTECT ALL EXISTING STRUCTURAL ELEMENTS TO REMAIN DURING DEMOLITION
B. IF APPLICABLE, PROVIDE A TEMPORARY PATCH AND REPAIR TO ALL SURFACES AFFECTED BY DEMOLITION WHICH ARE TO BE RECONSTRUCTED AS PART OF THIS PROJECT.
C. EXIST. CONC. OR ASPHALT PAVEMENT TO BE REMOVED SHALL BE SAW-CUT IN NEAT, STRAIGHT LINES.
D. EXIST. IRRIGATION LINES WITHIN THE LIMITS OF DEMOLITION TO BE REMOVED.
E. ALL EXISTING WIRE, IRON, CHAIN LINK, WOOD FENCES ARE TO REMAIN UNLESS OTHERWISE SPECIFIED.
F. NO ELECTRIC POLE, STREET LIGHT, WATER METER/VALVE, FIRE HYDRANT ETC. WILL BE REMOVED WITHIN THE ROADWAY RIGHT OF WAY LINES.
G. REFER TO LANDSCAPE PLANS FOR ALL EXIST. TREES.
H. EXIST. MONITORING WELLS TO REMAIN AND BE PROTECTED AT ALL TIMES.
I. ALL EXISTING SURVEY REFERENCES AND MARKERS SHALL REMAIN IN PLACE OR BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

II. DESCRIPTION

1. 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.

2. ALL ONSITE WORK INCLUDED CONSISTS OF, BUT IS NOT LIMITED TO, THE FOLLOWING:

A. FULL-DEPTH REMOVAL OF EXISTING SIDEWALKS, DRIVES, CURBS, PAVEMENT, ETC.
B. CLEARING SITE OF DEMOLITION DEBRIS.
C. REMOVAL FROM SITE AND DISPOSAL OF ALL EXCESS AND UNUSABLE MATERIAL.
D. COORDINATION WITH ALL UTILITY COMPANIES/OWNERS PRIOR TO DEACTIVATION.

III. APPLICABLE CODES

1. 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.

2. 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

1. 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.

2. COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR UTILITY LINE REMOVAL, CAPPING AND UTILITY SHUTDOWNS NECESSITATED BY REMOVAL WORK.

V. ENVIRONMENTAL PROTECTION

1. 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.

2. 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.

3. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.

4. DISPOSITION OF DEMOLISHED MATERIALS BY BURNING IS NOT PERMITTED.

5. 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.

6. DURING THE ENTIRE COURSE OF OPERATIONS, ALL EXISTING DRAINAGE WAYS, BOTH INTO AND FROM THE PROJECT AREA SHALL BE MAINTAINED IN A FUNCTIONAL CONDITION.

7. 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.

8. 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.

9. 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

1. 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).

2. 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.

3. THE CONTRACTOR MAY NOT CLOSE ANY SIDEWALKS WITHOUT PROVIDING ALTERNATE ROUTES IN ACCORDANCE WITH FDOT INDEX 660.

4. 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

1. 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.

2. 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.

3. MATERIAL DESIGNATED FOR REMOVAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR.

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!

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

ALBERTO P. HERRERA ★ No 59357 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

DATE: 3/29/2023

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALBERTO P. HERRERA, P.E., ON THE DATE ADJACENT TO THE SEAL.

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

KHA PROJECT	043976000
DATE	8/15/2019
SCALE	AS SHOWN
DESIGNED BY	PK
DRAWN BY	MDM
CHECKED BY	AH

1177 KANE CONCOURSE

PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC

TOWN OF BAY HARBOR ISLANDS, FLORIDA

DEMOLITION NOTES

SHEET NUMBER
C-200

Plotted By:Kumbhojkar, Priya Sheet Set:1177 KANE CONCOURSE Layout:C-200 DEMOLITION NOTES March 29, 2023 09:42:27am K:\MIB_Civil\043976000 Kane Concourse\CIVIL\CADD\PlanSheets\C-200 DEMOLITION NOTES.dwg
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Plotted By:Kumbhojkar, Priya Sheet Set:1177 KANE CONCOURSE Layout:C-201 DEMOLITION PLAN March 29, 2023 09:42:37am K:\MIB_Civil\043976000 Kane Concourse\CIVIL\CADD\PlanSheets\C-201 DEMOLITION PLAN.dwg
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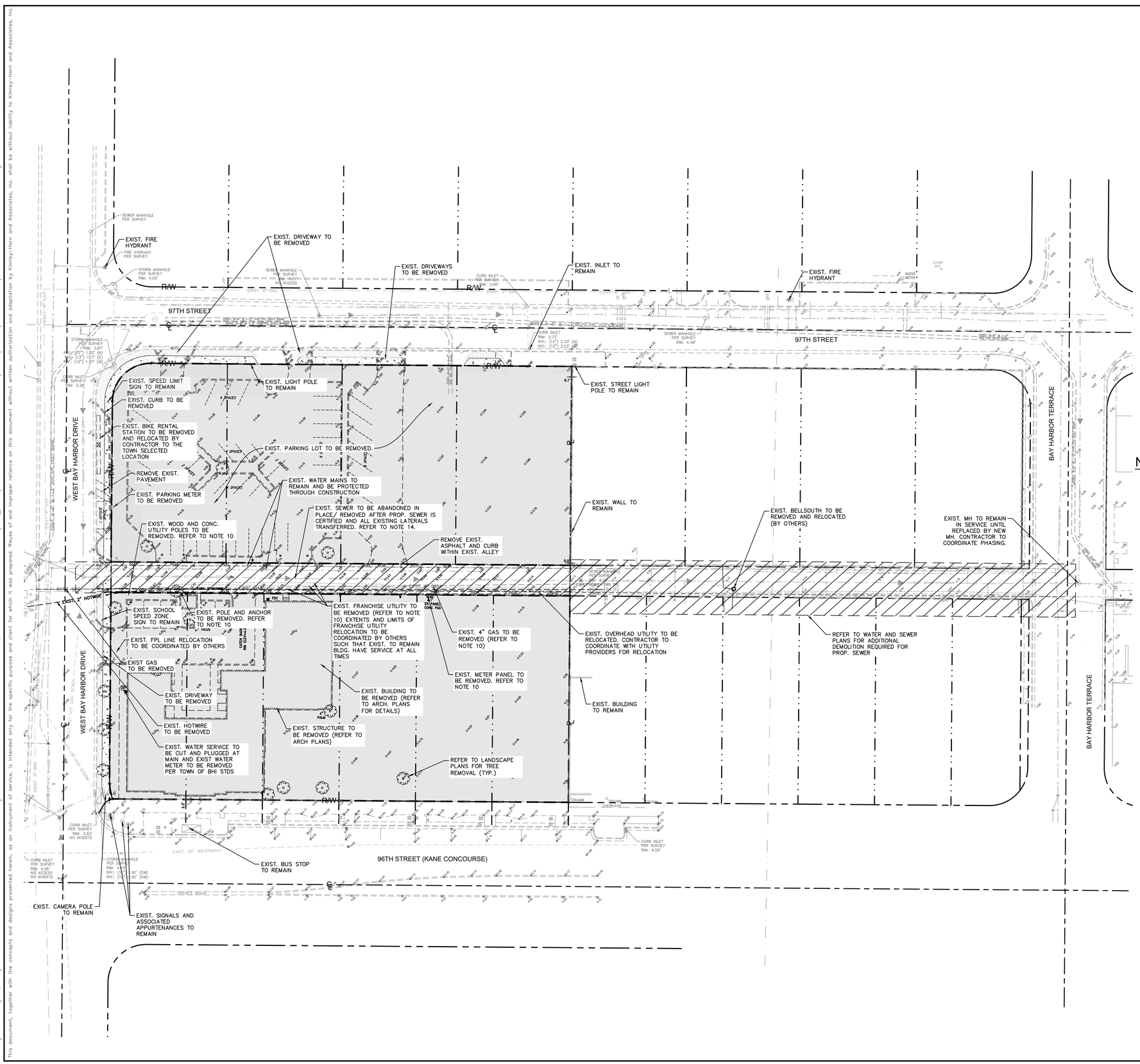
97TH STREET
96TH STREET (KANE CONCOURSE)
WEST BAY HARBOR DRIVE
BAY HARBOR TERRACE
EXIST. FIRE HYDRANT
EXIST. DRIVEWAY TO BE REMOVED
EXIST. DRIVEWAYS TO BE REMOVED
EXIST. INLET TO REMAIN
EXIST. FIRE HYDRANT
EXIST. SPEED LIMIT SIGN TO REMAIN
EXIST. CURB TO BE REMOVED
EXIST. LIGHT POLE TO REMAIN
EXIST. STREET LIGHT POLE TO REMAIN
EXIST. BIKE RENTAL STATION TO BE REMOVED AND RELOCATED BY CONTRACTOR TO THE TOWN SELECTED LOCATION
EXIST. PARKING LOT TO BE REMOVED.
REMOVE EXIST. PAVEMENT
EXIST. PARKING METER TO BE REMOVED
EXIST. WATER MAINS TO REMAIN AND BE PROTECTED THROUGH CONSTRUCTION
EXIST. SEWER TO BE ABANDONED IN PLACE/ REMOVED AFTER PROP. SEWER IS CERTIFIED AND ALL EXISTING LATERALS TRANSFERRED. REFER TO NOTE 14.
EXIST. WOOD AND CONC. UTILITY POLES TO BE REMOVED. REFER TO NOTE 10
REMOVE EXIST. ASPHALT AND CURB WITHIN EXIST. ALLEY
EXIST. WALL TO REMAIN
EXIST. BELLSOUTH TO BE REMOVED AND RELOCATED (BY OTHERS)
EXIST. MH TO REMAIN IN SERVICE UNTIL REPLACED BY NEW MH. CONTRACTOR TO COORDINATE PHASING.
EXIST. SCHOOL SPEED ZONE SIGN TO REMAIN
EXIST. POLE AND ANCHOR TO BE REMOVED. REFER TO NOTE 10
EXIST. FRANCHISE UTILITY TO BE REMOVED (REFER TO NOTE 10) EXTENTS AND LIMITS OF FRANCHISE UTILITY RELOCATION TO BE COORDINATED BY OTHERS SUCH THAT EXIST. TO REMAIN BLDG. HAVE SERVICE AT ALL TIMES
EXIST. 4" GAS TO BE REMOVED (REFER TO NOTE 10)
EXIST. FPL LINE RELOCATION TO BE COORDINATED BY OTHERS
EXIST. OVERHEAD UTILITY TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR RELOCATION
REFER TO WATER AND SEWER PLANS FOR ADDITIONAL DEMOLITION REQUIRED FOR PROP. SEWER
EXIST GAS TO BE REMOVED
EXIST. METER PANEL TO BE REMOVED. REFER TO NOTE 10
EXIST. BUILDING TO BE REMOVED (REFER TO ARCH. PLANS FOR DETAILS)
EXIST. BUILDING TO REMAIN
EXIST. DRIVEWAY TO BE REMOVED
EXIST. HOTWIRE TO BE REMOVED
EXIST. STRUCTURE TO BE REMOVED (REFER TO ARCH PLANS)
EXIST. WATER SERVICE TO BE CUT AND PLUGGED AT MAIN AND EXIST WATER METER TO BE REMOVED PER TOWN OF BHI STDS
REFER TO LANDSCAPE PLANS FOR TREE REMOVAL (TYP.)
EXIST. BUS STOP TO REMAIN
EXIST. CAMERA POLE TO REMAIN
EXIST. SIGNALS AND ASSOCIATED APPURTENANCES TO REMAIN
EXIST. 2" HOTWIRE
EXIST. 24" WATERMAIN
EXIST. 4" GAS
EXIST. 8" SAN. SEWER
EXIST. 12" WATER MAIN
EXIST. 6" WATER MAIN
EXIST. 8" WATER MAIN
EXIST. 16" WATER MAIN
EXIST. 20" WATER MAIN
EXIST. 30" WATER MAIN
EXIST. 36" WATER MAIN
EXIST. 42" WATER MAIN
EXIST. 48" WATER MAIN
EXIST. 54" WATER MAIN
EXIST. 60" WATER MAIN
EXIST. 72" WATER MAIN
EXIST. 84" WATER MAIN
EXIST. 96" WATER MAIN
EXIST. 108" WATER MAIN
EXIST. 120" WATER MAIN
EXIST. 132" WATER MAIN
EXIST. 144" WATER MAIN
EXIST. 156" WATER MAIN
EXIST. 168" WATER MAIN
EXIST.

GENERAL NOTES

A. PROJECT OFFICE WALL SWPPP POSTINGS – THE FOLLOWING ITEMS MUST BE POSTED TOGETHER IN A SINGLE, ORGANIZED LOCATION ON A WALL INSIDE THE PROJECT OFFICE: 1) SWPPP SITE MAPS (ALL PHASES); 2) SWPPP DETAIL SHEETS; 3) MAP SHOWING LOCATION OF OFFSITE IMPORT OR EXPORT FACILITY; 4) REVISIONS TO DETAILS, SITE MAPS, OR SWPPP–RELATED RFIS; 5) SITE SWPPP BINDER; 6) SWCT PLACARD; 7) CURRENT OWNER STORMWATER COMPLIANCE TRAINING CERTIFICATES FOR SUPERINTENDENT(S) AND COMPLIANCE OFFICER(S); AND 8) CERTIFICATIONS AND/OR TRAINING CERTIFICATES REQUIRED TO PERFORM INSPECTIONS BY THE APPLICABLE CONSTRUCTION GENERIC PERMIT OR AUTHORITY HAVING JURISDICTION.

B. PERMITTED PROJECT AREA – FOR PURPOSES OF THIS SWPPP AND ASSOCIATED STORMWATER PERMIT, 'PERMITTED PROJECT AREA' IS DEFINED AS ANY AND ALL AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE, AS SHOWN ON THE SWPPP SITE MAPS AND IDENTIFIED IN THE NOTICE OF INTENT TO THE AGENCY. ALL GROUND–DISTURBING AND CONSTRUCTION–RELATED ACTIVITIES (MATERIAL STORAGE, DUMPSTERS, PARKING AREAS, PROJECT OFFICE TRAILER, ETC.) MUST BE INCLUDED WITHIN THE PERMITTED PROJECT AREA LIMITS OF DISTURBANCE.

OFFSITE AREA(S) TO BE DISTURBED AS PART OF THIS PROJECT (NOT ON OWNER PROPERTY):
(OFFSITE WORK PART OF SEPARATE PERMIT)

ALL AREAS OUTSIDE THE PERMITTED PROJECT AREA (I.E., LIMITS OF DISTURBANCE) ACQUIRED FOR USE BY THE GC OR A SUBCONTRACTOR OF THE GC (BORROW SOURCES, DISPOSAL AREAS, ETC.) MUST BE MANAGED IN ACCORDANCE WITH APPENDIX E – TAB 21 OF THE 02370 SPECIFICATION. THE CONTRACTOR IS REQUIRED TO LOCATE OFFICE TRAILERS AND MATERIAL STORAGE AREAS FOR THE PROJECT WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR MAY REQUEST USE OF OFF–SITE LOCATIONS FOR OFFICE TRAILERS OR NON–ERODIBLE MATERIAL STORAGE; HOWEVER, APPROVAL MUST BE OBTAINED FROM THE CONSTRUCTION MANAGER, THE CEC AND THE WAL–MART SWCT PRIOR TO THEIR USE. REQUESTS WILL BE REVIEWED ON A CASE BY CASE BASIS AND IF APPROVED, LIMITATIONS ON USE WILL BE PROVIDED BY THE CEC.

C. SPECIAL PROJECT AREAS –
CONTRACTOR SHALL ENSURE PROTECTION TO EROSION CONTROL FOR DRESSEL'S DAIRY CANAL ABUTTING THE SOUTH AND EASTERN EDGE OF THE PROPERTY.

D. NON–STORMWATER DISCHARGES – THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES PROHIBITS MOST NON–STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. ALLOWABLE NON–STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT, ARE INCLUDED IN PART IV.A.3 OF THE GENERIC PERMIT.

BEST MANAGEMENT PRACTICES (BMPS) MUST BE IMPLEMENTED FOR THE GENERIC PERMIT ALLOWABLE DISCHARGES FOR THE DURATION OF THE PERMIT. THE TECHNIQUES DESCRIBED IN THIS SWPPP FOCUS ON PROVIDING CONTROL OF POLLUTANT DISCHARGES WITH PRACTICAL APPROACHES THAT UTILIZE READILY AVAILABLE EXPERTISE, MATERIAL, AND EQUIPMENT.

NON–STORMWATER COMPONENTS OF SITE DISCHARGES MUST BE UNCONTAMINATED NON–TURBID WATER. ALL NON–STORMWATER DISCHARGES MUST BE ROUTED TO A STORMWATER CONTROL PRIOR TO DISCHARGE. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE; IT CAN BE RETAINED IN RETENTION PONDS UNTIL IT INFILTRATES OR EVAPORATES. WHEN NON–STORMWATER IS DISCHARGED FROM THE SITE, IT MUST BE DONE IN A MANNER SUCH THAT IT DOES NOT CAUSE EROSION OF THE SOIL DURING DISCHARGE.

PROCESS WATER SUCH AS POWER WASHING WATER AND CONCRETE CUTTING EFFLUENT, AMONG OTHERS, MUST BE COLLECTED FOR TREATMENT AND DISPOSAL. IT MUST NOT BE FLUSHED INTO THE SITE STORM DRAIN SYSTEM OR DISCHARGED OFF–SITE.

E. DISCHARGE POINTS – ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENTATION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE AND/OR IMPACTS TO RECEIVING WATERS. SEDIMENT ACCUMULATION DOWNGRADIENT OF DISCHARGE LOCATIONS SHOULD BE REPORTED AS A SEDIMENT DISCHARGE (SEE APPENDIX E – TAB 14, SEDIMENT RELEASES, OF THE 02370 SPECIFICATION) AND THE POTENTIAL UPSTREAM CAUSE SHOULD BE INVESTIGATED TO PREVENT FUTURE OCCURRENCE. CONTACT THE CM, CEC AND SWCT TO DETERMINE APPROPRIATE ACTION FOR CLEANUP OF DISCHARGED SEDIMENT THAT MAY BE OUTSIDE OF THE LIMITS OF DISTURBANCE. SEE SAMPLING AND MONITORING OF EFFLUENT PLAN (IF APPLICABLE).

EROSION AND SEDIMENT CONTROL NOTES

A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENTATION SEQUENCING, OR AS REQUIRED BY THE APPLICABLE GENERIC PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.

E. ALL DENUDED/BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST–GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS. COMPLETION MUST BE ACHIEVED WITHIN 7 DAYS.

F. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND/OR VEGETATED IMMEDIATELY, AND COMPLETED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

G. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER ABOVE REQUIREMENTS.

H. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF–SITE.

I. ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLANS.

J. STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION, THAT WILL ALSO PROVIDE STORM WATER MANAGEMENT BENEFITS AFTER CONSTRUCTION, ARE INCLUDED IN THE CONTRACT DOCUMENTS. THE SITE–SPECIFIC POST CONSTRUCTION STORM WATER OPERATION AND MAINTENANCE (O&M) MANUAL IS INCLUDED IN THE CONTRACT DOCUMENTS.

K. ALL CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND FREE OF ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.

HAZARDOUS MATERIAL MANAGEMENT AND SPILL REPORTING

ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND, AT A MINIMUM, ACCORDING TO 29 CFR 1926.152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO BE ACCESSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.

IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE GC TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, SHALL BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS.

THE GC SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN–UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICHEVER IS LESS, ON THE DAY OF THE SPILL. THE GC SHALL PROVIDE NOTICE TO OWNER, VIA THE ONLINE CRITICAL INCIDENT REPORT, IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL. SPILL REPORT FORMS ARE AVAILABLE IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER. COPIES OF SPILL CRITICAL INCIDENT REPORTS SHOULD BE PRINTED AND MAINTAINED IN THE JOBSITE BINDER.

ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1–800–424–8802) AND TO THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION THROUGH THE STATE WARNING POINT AT (850) 413–9911.

THE STATE REPORTABLE QUANTITY FOR PETROLEUM PRODUCTS IS: 25 GALLONS OR GREATER

THE REPORTABLE QUANTITY FOR HAZARDOUS MATERIALS CAN BE FOUND IN 40 CFR 302 AND ON THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION WEBSITE AT: HTTP://WWW.DEP.STATE.FL.US/LAW/BER/.

FLORIDA LAW REQUIRES REPORTING OF OIL AND HAZARDOUS SUBSTANCE SPILLS. THE STATE CONTACT INFORMATION IS AS FOLLOWS:

24 HOUR STATE WARNING POINT PHONE NUMBERS:
(850) 413–9911
(800) 320–0519

US COAST GUARD NATIONAL RESPONSE CENTER NUMBER: (800) 424–8802

FLORIDA MARINE PATROL: (888) 404–3922

DEP DISTRICT EMERGENCY RESPONSE OFFICES: BOCA RATON (LOCAL OFFICE) (561) 393–5877

8:00 AM TO 5:00 PM ONLY, EST UNLESS OTHERWISE NOTED.

ADDITIONAL OFFICES LISTED BELOW ARE PROVIDED IN THE EVENT OF AN EMERGENCY AND THE LOCAL OFFICE IS NOT AVAILABLE.

TALLAHASSEE: (850) 245–2010
PENSACOLA: (850) 595–8300 (CENTRAL TIME)
JACKSONVILLE: (904) 807–3300
ORLANDO: (407) 893–3337
TAMPA: (813) 632–7641
FT. MYERS: (239) 332–6975

ADDITIONAL CONTACT INFORMATION CAN BE FOUND HERE:
HTTP://WWW.DEP.STATE.FL.US/LAW/CONTACTS.HTM#EMERGENCY

INFORMATION THAT MUST BE REPORTED IS AS FOLLOWS:

NAME, ADDRESS AND TELEPHONE NUMBER OF PERSON REPORTING.
NAME, ADDRESS AND TELEPHONE NUMBER OF PERSON RESPONSIBLE FOR THE DISCHARGE OR RELEASE, IF KNOWN.
DATE AND TIME OF THE DISCHARGE OR RELEASE.
TYPE OR NAME OF SUBSTANCE DISCHARGED OR RELEASED.
ESTIMATED AMOUNT OF THE DISCHARGE OR RELEASE.
LOCATION OR ADDRESS OF DISCHARGE OR RELEASE.
SOURCE AND CAUSE OF THE DISCHARGE OR RELEASE.
SIZE AND CHARACTERISTICS OF AREA AFFECTED BY THE DISCHARGE OR RELEASE.
CONTAINMENT AND CLEANUP ACTIONS TAKEN TO DATE.
OTHER PERSONS OR AGENCIES CONTACTED.

TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

1) ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE, CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.

2) THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

3) A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.
   a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.
   b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.

4) ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.

5) ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL.

6) THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.

MATERIAL MANAGEMENT NOTES

A. SOLID WASTE DISPOSAL – SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE CONTROLLED BY ANY MEANS NECESSARY TO ENSURE THAT THOSE DO NOT DISCHARGE FROM THE SITE. IN THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHALL BE STORED AND HANDLED IN A MANNER CONSISTENT WITH THE RISK OF IMPACT THOSE REPRESENT, AND ACCORDING WITH THE REGULATIONS.

NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE. THE CONTAINERS SHALL BE HAULED AWAY FROM THE SITE AND EMPTIED WHEN THOSE BECOME 95% FULL, OR AS NECESSARY, BY A CERTIFIED TRASH DISPOSAL SERVICE. LIDS OR COVERS FOR THE CONTAINERS SHALL BE PROVIDED FOR USE DURING RAIN EVENTS TO PREVENT WASTE CONTACT WITH STORMWATER. WASTES THAT CANNOT BE STORED IN A CONTAINER MUST BE STORED UNDER COVER OR INDOORS. THE LOCATION OF SOLID WASTE RECEPTACLES SHALL BE SHOWN ON THE SITE MAPS.

B. SANITARY FACILITIES – ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY OR SEPTIC SYSTEM REGULATIONS. PORTABLE TOILETS MUST BE LOCATED AT LEAST 30 FEET FROM INLETS, CHANNELS, SWALES, OR PERMITTED LIMITS OF DISTURBANCE, AND MUST BE LOCATED AT LEAST 50 FEET FROM WATERS OF THE STATE, OR WATERS OF THE U.S.. PORTABLE TOILETS MUST BE SECURELY ANCHORED AND/OR TIED DOWN. SECONDARY CONTAINMENT SHALL BE PROVIDED AND FULL CAPACITY SHALL BE RESTORED IMMEDIATELY UPON DISCOVERY OF ITS DIMINISHMENT. THE LOCATION OF SANITARY FACILITIES SHALL BE SHOWN ON THE SITE MAPS.

C. TEMPORARY PARKING – THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.

D. MATERIAL STORAGE AREAS – MATERIAL STORAGE AREAS SHOULD BE LOCATED, WHEN POSSIBLE, TO MINIMIZE EXPOSURE TO WEATHER. INSPECTIONS SHALL EVALUATE DISTURBED AREAS AND AREAS USED FOR STORING MATERIALS THAT ARE EXPOSED TO RAINFALL FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM OR DISCHARGING FROM THE SITE. IF NECESSARY, THE MATERIALS MUST BE COVERED OR ORIGINAL COVERS MUST BE REPAIRED OR SUPPLEMENTED. ALSO, PROTECTIVE BERMS MUST BE CONSTRUCTED, IF NEEDED, TO CONTAIN RUNOFF FROM MATERIAL STORAGE AREAS. GC SHALL ADHERE TO ALL STATE AND LOCAL REGULATIONS PERTAINING TO MATERIAL STORAGE AREAS.

CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIALS MUST BE STORED IN WATERPROOF CONTAINERS. EXCEPT DURING APPLICATION, THE CONTAINERS AND THE CONTENTS MUST BE KEPT IN TRUCKS OR INSIDE OF STORAGE FACILITIES. RUNOFF CONTAINING SUCH MATERIAL MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED, AND DISPOSED OF AT AN APPROVED SOLID WASTE AND CHEMICAL DISPOSAL FACILITY.

E. CEMENT AND CONCRETE WASTE MANAGEMENT; CONCRETE WASHOUT – CONCRETE WASTE MANAGEMENT PERTAINS TO WASTE FROM CONCRETE READY–MIX TRUCKS, MASONRY OPERATIONS, AND SIMILAR WASTE.

DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS IS ALLOWED AT THE CONSTRUCTION SITE.

ALTERNATIVELY, WASTE CONCRETE CAN BE PLACED INTO FORMS TO MAKE RIP RAP AND/OR OTHER USEFUL CONCRETE PRODUCTS. PORTABLE CONCRETE WASHOUT CONTAINERS SHALL BE DISPOSED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE GC IS RESPONSIBLE FOR ASSURING THAT THESE PROCEDURES, APPLICABLE LAWS, AND ENVIRONMENTAL REGULATIONS ARE FOLLOWED. THE LOCATION OF CONCRETE WASHOUT CONTAINERS SHALL BE SHOWN ON THE SITE MAPS.

F. MASONS' AREA – THE GC SHALL IDENTIFY MASONS' AREA WITH LEGIBLE SIGNAGE ON THE SITE. TO THE EXTENT PRACTICAL, ALL MASONRY TOOLS, MATERIAL, INCLUDING SAND AND SACKED CEMENT AND/OR MORTAR MATERIALS, MIX, AND EQUIPMENT SHALL BE LOCATED WITHIN THE AREA IDENTIFIED. MATERIALS VULNERABLE TO WEATHER ELEMENTS SHALL BE STORED IN CONTAINERS AT THE END OF EACH WORK DAY; SUCH MATERIALS SHALL REMAIN STORED IN CONTAINERS WHEN NOT IN USE.

RUNOFF CONTROL, SUCH AS DIVERSION BERMS, SILT FENCE, SILT DIKE, OR OTHER MEANS OF CONTAINMENT SHALL BE PROVIDED TO PREVENT THE MIGRATION OF STORMWATER POLLUTANTS FROM THE MASONS' AREA. COVERED RECEPTACLES FOR DEBRIS AND TRASH DISPOSAL SHALL ALSO BE PROVIDED.

THE MASONS' AREA SHALL MEET OSHA AND OTHER REGULATORY REQUIREMENTS FOR PERSONAL PROTECTIVE EQUIPMENT (PPE), FIRE EXTINGUISHERS, ETC. GC SHALL PROVIDE SCREENING OR OTHER TECHNOLOGIES FOR MASONS' AREA TO PREVENT AIRBORNE TRANSPORT OF CEMENT DUST AND OTHER PARTICULATES DUE TO HIGH SPEED WIND OR OTHER CONDITIONS. THE LOCATION OF THE MASONS' AREA SHALL BE SHOWN ON THE SITE MAPS.

G. FUEL TANKS – THE GC SHALL IDENTIFY FUELING AREAS WITH LEGIBLE SIGNAGE ON THE SITE. TEMPORARY ON–SITE FUEL TANKS FOR CONSTRUCTION VEHICLES SHALL MEET ALL LOCAL, STATE AND FEDERAL REGULATIONS. ALL TANKS, SINGLE AND DOUBLE WALLED, SHALL BE PROVIDED WITH SECONDARY CONTAINMENT (THAT IS CONTAINMENT EXTERNAL TO AND SEPARATE FROM PRIMARY CONTAINMENT). TANKS SHALL HAVE APPROVED SPILL CONTAINMENT WITH THE CAPACITY REQUIRED BY THE APPLICABLE REGULATIONS. SECONDARY CONTAINMENT SHALL BE CONSTRUCTED OF MATERIALS OF SUFFICIENT THICKNESS, DENSITY, AND COMPOSITION SO AS NOT TO BE STRUCTURALLY WEAKENED AS A RESULT OF CONTACT WITH THE FUEL STORED AND CAPABLE OF CONTAINING DISCHARGED FUEL FOR A PERIOD OF TIME EQUAL TO OR LONGER THAN THE MAXIMUM ANTICIPATED TIME SUFFICIENT TO ALLOW RECOVERY OF DISCHARGED FUEL. IT SHALL BE CAPABLE OF CONTAINING 110% OF THE VOLUME OF THE PRIMARY TANK IF A SINGLE TANK IS USED, OR IN THE CASE OF MULTIPLE TANKS, 150% OF THE LARGEST TANK OR 110% OF THE AGGREGATE, WHICHEVER IS LARGER.

THE TANKS SHALL BE IN SOUND CONDITION, FREE OF RUST OR OTHER DAMAGE WHICH MIGHT COMPROMISE CONTAINMENT. FUEL STORAGE AREAS SHALL MEET ALL EPA, OSHA AND OTHER REGULATORY REQUIREMENTS FOR SIGNAGE, FIRE EXTINGUISHERS, ETC. HOSES, VALVES, FITTINGS, CAPS, FILLER NOZZLES, AND ASSOCIATED HARDWARE SHALL BE MAINTAINED IN PROPER WORKING CONDITION AT ALL TIMES. TANKS SHALL BE LOCATED TO MINIMIZE EXPOSURE TO WEATHER AND SURFACE WATER DRAINAGE FEATURES. THE LOCATION OF FUEL TANKS SHALL BE SHOWN ON THE SITE MAPS.

A SPILL PREVENTION, CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED IF ABOVEGROUND OIL STORAGE CAPACITY AT THE CONSTRUCTION SITE EXCEEDS 1,320 GALLONS OR AS SPECIFIED BY STATE. CONTAINERS WITH A STORAGE CAPACITY OF 55–GALLONS OR LESS ARE NOT INCLUDED WHEN CALCULATING SITE STORAGE CAPACITY. THE GC SHALL WORK WITH THE CEC TO DEVELOP AND IMPLEMENT A SPCC PLAN IN ACCORDANCE WITH THE OIL POLLUTION PREVENTION REGULATION AT TITLE 40 OF THE CODE OF FEDERAL REGULATIONS, PART 112, (40 CFR 112).

H. EQUIPMENT CLEANING AND MAINTENANCE AREAS – THE GC SHALL DESIGNATE AREAS ON THE SITE MAPS FOR EQUIPMENT CLEANING, MAINTENANCE, AND REPAIR. THE GC AND SUBCONTRACTORS SHALL UTILIZE SUCH DESIGNATED AREAS. CLEANING, MAINTENANCE, AND REPAIR AREAS SHALL BE PROTECTED BY A TEMPORARY PERIMETER BERM, SHALL NOT OCCUR WITHIN 150 FEET OF ANY WATERWAY, WATER BODY OR WETLAND, AND SHALL OCCUR IN AREAS LOCATED AS FAR AS PRACTICAL FROM STORM SEWER INLETS. DRIP PANS SHALL BE USED FOR VEHICLE MAINTENANCE ACTIVITIES AND RESULTANT WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE HAZARDOUS MATERIAL MANAGEMENT AND SPILL REPORTING PLAN NOTES INCLUDED ON THIS PLAN SHEET.

USE OF DETERGENTS FOR LARGE SCALE WASHING IS PROHIBITED (FOR EXAMPLE, WASHING VEHICLES, BUILDINGS, PAVEMENT SURFACES, ETC.). ALL WASH WATER SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

WIND EROSION CONTROL PRACTICES:

A. WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:

1. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.

2. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED (SEE PERMANENT STABALIZATION PRACTICES FOR DETAILS). THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN. CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVERSEEDED AND PERIODICALLY WATERED SUFFICIENTLY TO STABILIZE THE TEMPORARY GROUNDCOVER (SEE TEMPORARY STABALIZATION PRACTICES FOR DETAILS).

3. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS SHOULD INCLUDE ERECTION OF DUST CONTROL FENCES. A 6–FT GEOTEXTILE FILTER FABRIC SHOULD BE HANGING AGAINST A CHAIN LINK FENCE AND GATES. THIS IS TO BE MAINTAINED CONTINUOUSLY.

B. ALL DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

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No.	REVISIONS	DATE	BY

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ALBERTO P. HERRERA LICENSE No 59357 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 3/29/2023

KHA PROJECT	043976000
DATE	8/15/2019
SCALE	AS SHOWN
DESIGNED BY	PK
DRAWN BY	MDM
CHECKED BY	AH

EROSION CONTROL NOTES

1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC
TOWN OF BAY HARBOR ISLANDS, FLORIDA

SHEET NUMBER
C-300

Plotted By:Kumbhojkar, Priya Sheet Set:1177 KANE CONCOURSE Layout:C-300 EROSION CONTROL NOTES March 29, 2023 09:42:44am K:\MIB_Civil\043976000 Kane Concourse\CIVIL\CADD\PlanSheets\C-300 EROSION CONTROL NOTES.dwg
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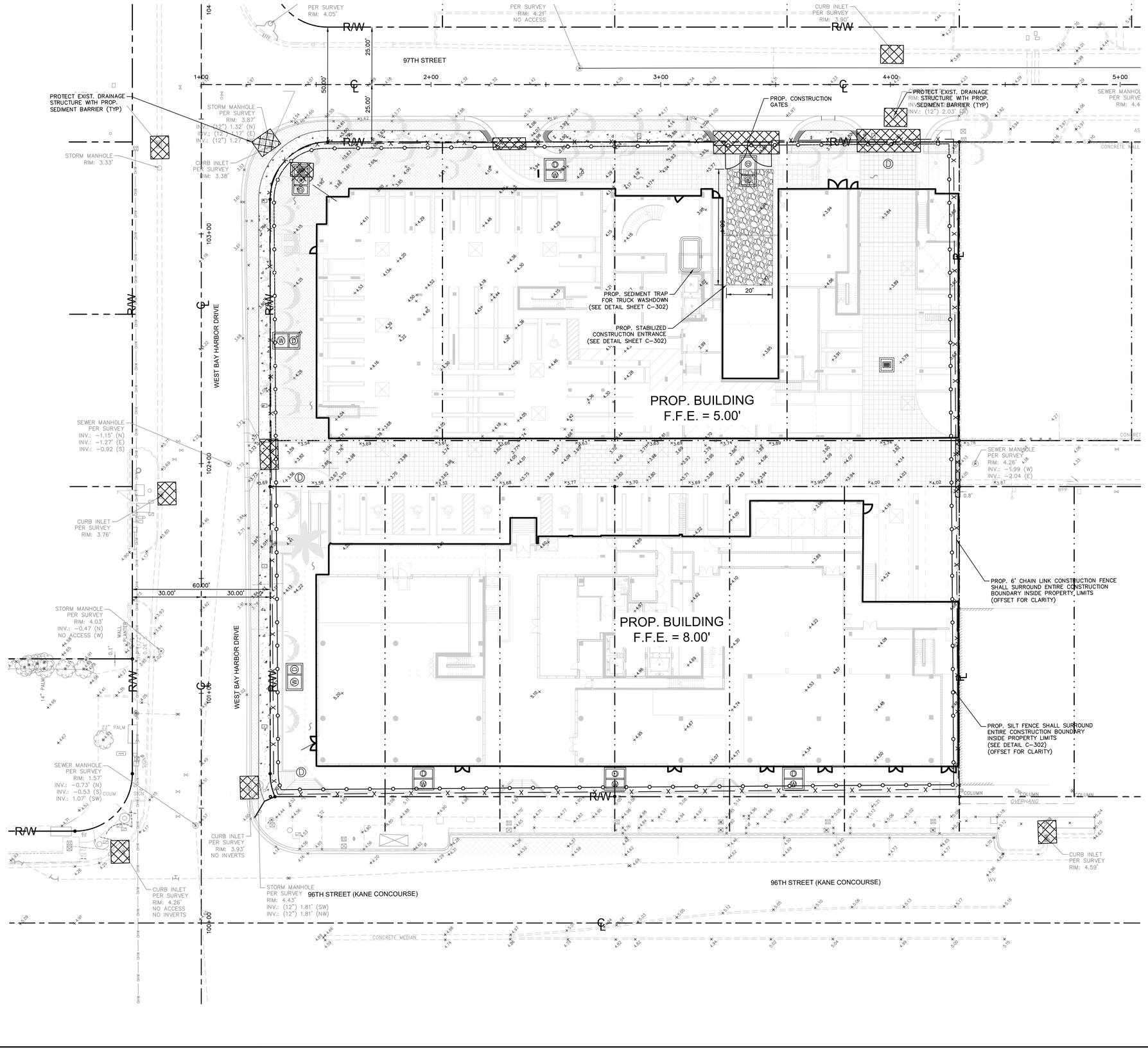

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND:

- RIGHT-OF-WAY LINE / PROPERTY LINE
- CENTER LINE OF ROADWAY
- 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

No.	REVISIONS	DATE	BY

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DATE: 3/29/2023

KHA PROJECT	043976000
DATE	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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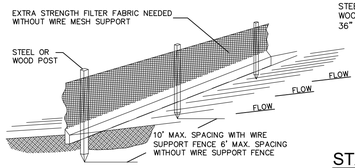


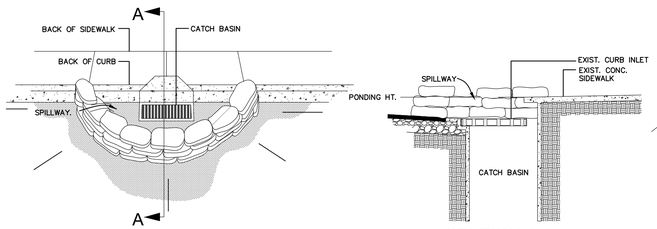
STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL
TRENCH WITH GRAVEL

SILT FENCE DETAIL

NOTE:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

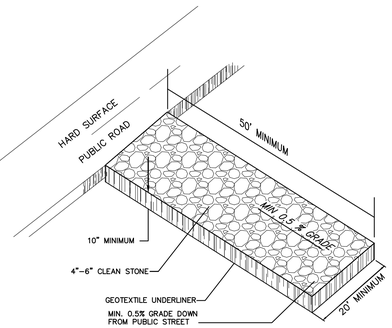


CURB INLET SILT BARRIER DETAIL
N.T.S.

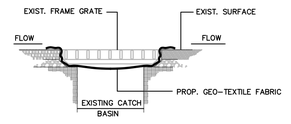
SECTION A-A
N.T.S.

NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS, OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

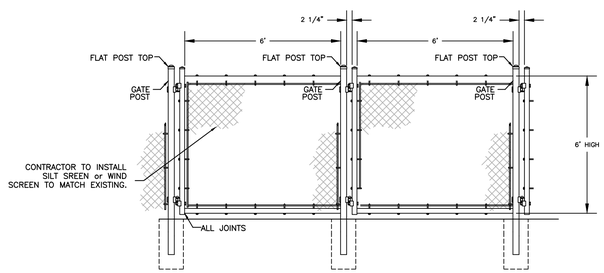


STABILIZED CONSTRUCTION ENTRANCE (SCE)
N.T.S.

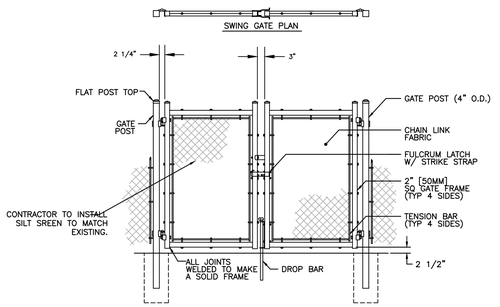


CATCH BASIN SILT BARRIER DETAIL
N.T.S.

1. CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF GEO-TEXTILE FABRIC BARRIER AND AS NECESSARY REPLACE OR REPAIR AS REQUIRED. SPECIFICALLY AFTER STORM EVENTS AND LARGE RAINFALL EVENTS.
2. SEDIMENTATION AND DEBRIS THAT ARE REMOVED FROM BARRIERS SHALL BE LEGALLY DISPOSED OF AT AN AUTHORIZED OFF-SITE DISPOSAL FACILITY.



TEMPORARY 6' HIGH CHAIN LINK FENCE (WIND SCREEN)



SWING GATE ELEVATION
TEMPORARY 24' WIDE SWING GATES
(FIRE DEPARTMENT ACCESSIBLE)

1. GATE MATERIAL SHALL MATCH EXISTING GATES/FENCE.
2. BRACING SHALL BE PROVIDED.
3. GATES ARE MANUALLY OPERATED.

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ALBERTO P. HERRERA — LICENSE NUMBER 85985 — STATE OF FLORIDA — REGISTERED PROFESSIONAL ENGINEER
DATE: 3/29/2023

KHA PROJECT	043976000
DATE	8/15/2019
SCALE	AS SHOWN
DESIGNED BY	PK
DRAWN BY	MDM
CHECKED BY	AH

EROSION CONTROL DETAILS

1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC
TOWN OF BAY HARBOR ISLANDS, FLORIDA

SHEET NUMBER
C-302

Plotted By:Kumbhojkar, Priya Sheet Set:1177 KANE CONCOURSE Layout:C-302 EROSION CONTROL DETAILS March 29, 2023 09:43:07am K:\MIB_Civil\043976000 Kane Concourse\CIVIL\CADD\PlanSheets\C-302 EROSION CONTROL DETAILS.dwg
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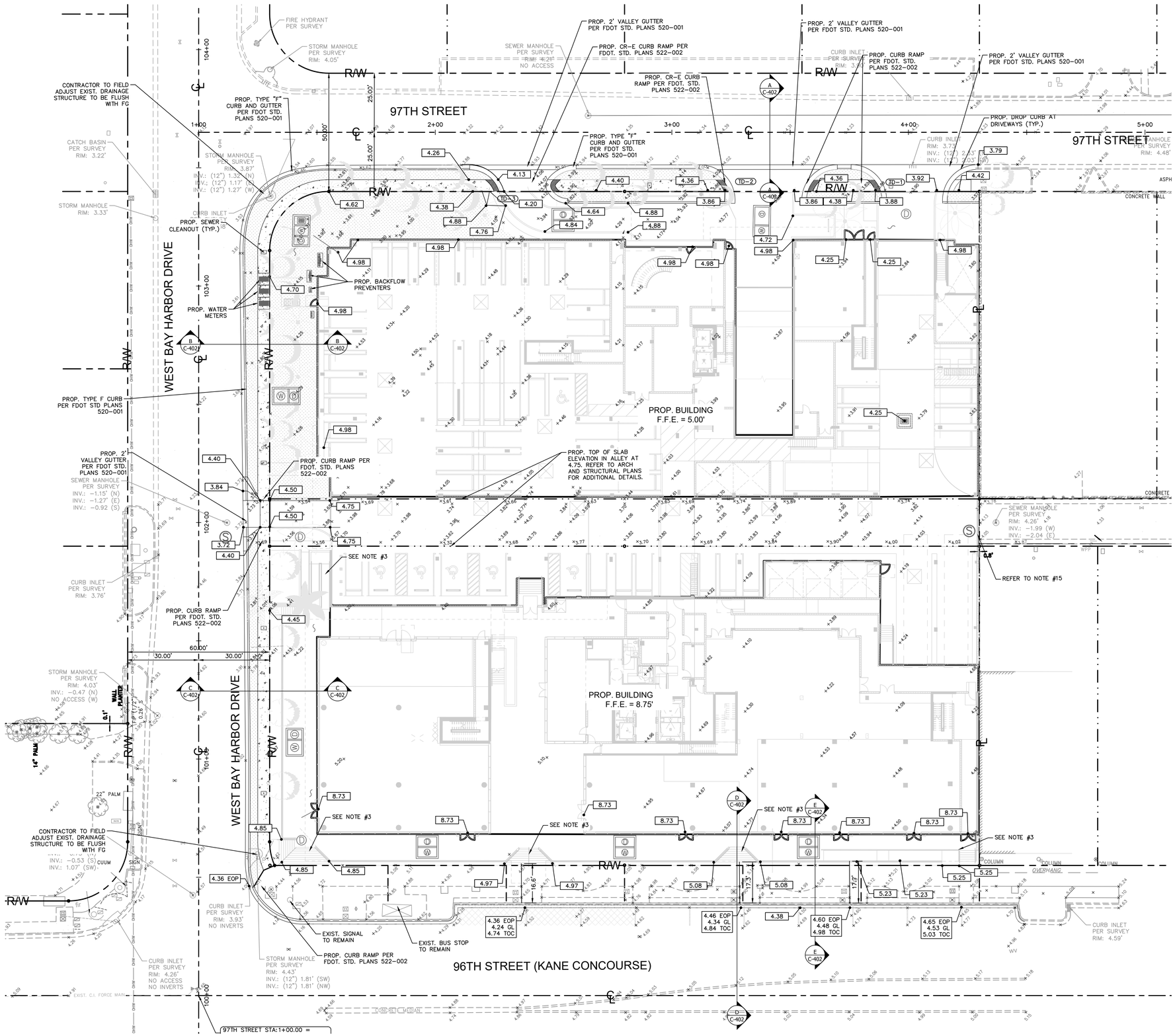

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND:

- R/W – – ℄ — RIGHT-OF-WAY LINE / PROPERTY LINE
- ℄ — CENTER LINE OF ROADWAY
- PROP. BUILDING OUTLINE
- PROPOSED HARDSCAPE/LANDSCAPE SHOWN FOR REFERENCE ONLY. REFER TO ARCH/LA PLANS FOR ADDITIONAL DETAILS
- 12.53 — PROPOSED ELEVATIONS
- +3.80 — EXISTING ELEVATIONS
- EXISTING STRUCTURES SHOWN FOR REFERENCE
- PROPOSED STRUCTURES SHOWN FOR REFERENCE

NOTES:

1. 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).
2. THE ASPHALT PAVEMENT SURFACE WITHIN HANDICAP PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. REFER TO LANDSCAPE/ HARDSCAPE/ ARCHITECTURAL PLANS FOR FINISHES, MATERIALS, AND RAMP, STAIR, AND HANDRAIL DETAILS.
4. REFER TO STRUCTURAL PLANS FOR WALL AND PODIUM SLAB DETAILS.
5. 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.
6. THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD REGARDING ANY GRADE REVISIONS PRIOR TO CONSTRUCTION OF THE PAVEMENT AREAS.
7. CONTRACTOR TO FIELD LOCATE AND PROVIDE FITTINGS FOR RAIN WATER LEADERS AS NECESSARY.
8. 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 PROPOSEDIMPROVEMENTS SHOWN ON THESE PLANS.
9. ALL CUT AND FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
10. OFFSITE STORM PIPE MATERIAL SHALL BE PER THE RESPECTIVE MUNICIPALITY'S PUBLIC WORKS STANDARDS. STORM PIPE IN EXFILTRATION TRENCH AREAS SHALL BE PERFORATED PIPE.
11. IF ANY EXISTING DRAINAGE STRUCTURES TO REMAIN IN SERVICE ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR THOSE STRUCTURES TO PRIOR CONDITION, OR BETTER, TO REPLACE THEM, AS NECESSARY.
12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
13. ELEVATIONS ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
14. REFER TO C-505 FOR TRENCH RESTORATION DETAIL IN THE PUBLIC R/W. WATER LINE, FIRE LINE, AND SANITARY SEWER TAPPING CONNECTIONS AND ROADWAY RESTORATION IN THE PUBLIC RIGHT OF WAY SHALL HAVE FULL LANE RESTORATION.
15. 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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ALBERTO P. HERRERA ★ No 59357 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER
DATE: 3/29/2023

No.	REVISIONS	DATE	BY

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM CA 00000696

KHA PROJECT	043976000
DATE	8/15/2019
SCALE	AS SHOWN
DESIGNED BY	PK
DRAWN BY	MDM
CHECKED BY	AH

1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC
TOWN OF BAY HARBOR ISLANDS, FLORIDA

PAVING AND GRADING PLAN

SHEET NUMBER
C-400

Plotted By:Kumbhojkar, Priya Sheet Set:1177 KANE CONCOURSE Layout:C-400 PAVING AND GRADING PLAN March 29, 2023 09:43:11am K:\MIB_Civil\043976000 Kane Concourse\CIVIL\CADD\PlanSheets\C-400 PAVING AND GRADING PLAN.dwg
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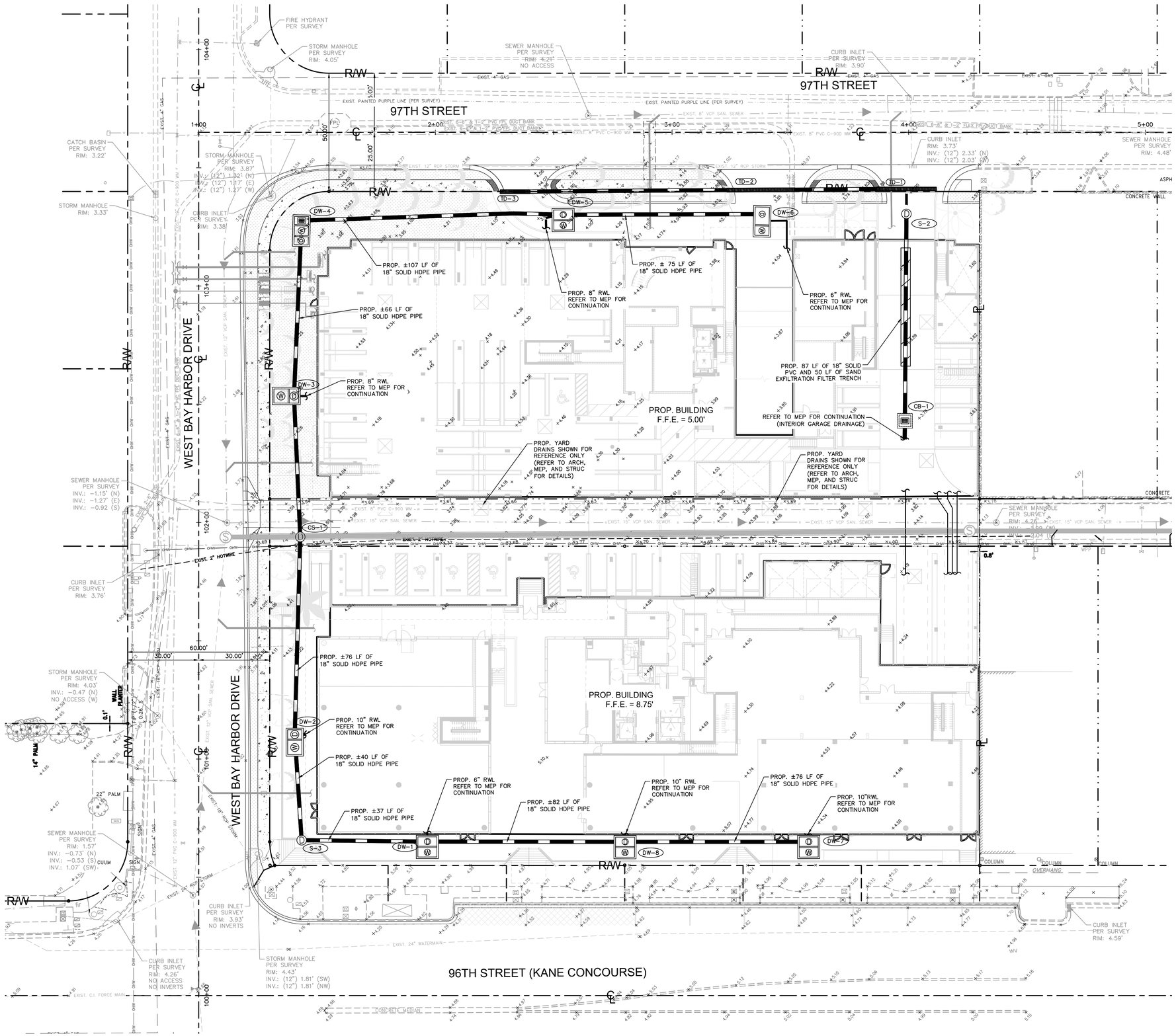

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND:

- RIGHT-OF-WAY LINE / PROPERTY LINE
- CENTER LINE OF ROADWAY
- PROP. BUILDING OUTLINE
- PROPOSED HARDSCAPE/LANDSCAPE SHOWN FOR REFERENCE ONLY. REFER TO ARCH/LA PLANS FOR ADDITIONAL DETAILS
- 12.53 PROPOSED ELEVATIONS
- +13.80 EXISTING ELEVATIONS
- PROP. STORM PIPE
- PROP. SAND FILTER EXFILTRATION TRENCH

NOTES:

1. REFER TO LANDSCAPE/ HARDSCAPE/ ARCHITECTURAL PLANS FOR FINISHES AND MATERIALS.
2. REFER TO STRUCTURAL PLANS FOR WALL AND PODIUM SLAB DETAILS.
3. CONTRACTOR TO FIELD LOCATE AND PROVIDE FITTINGS FOR RAIN WATER LEADERS AS NECESSARY.
4. 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.
5. OFFSITE STORM PIPE MATERIAL SHALL BE PER THE RESPECTIVE MUNICIPALITY'S PUBLIC WORKS STANDARDS. STORM PIPE IN EXFILTRATION TRENCH AREAS SHALL BE PERFORATED PIPE.
6. 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.
7. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
8. ELEVATIONS ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
9. REFER TO C-505 FOR TRENCH RESTORATION DETAIL IN THE TOWN OF BAY HARBOR ISLANDS' R/W
10. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS RELATED TO GRADING AND DRAINAGE WITHIN THE PROPOSED ALLEY AND BETWEEN THE EXISTING AND PROPOSED BUILDING
11. REFER TO SHEET C-403 FOR PROP. ONSITE DRAINAGE STRUCTURE TABLE AND DRAINAGE WELL DETAILS.

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM CA 00000696

ALBERTO P. HERRERA LICENSE No 59357 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 3/29/2023

KHA PROJECT 043976000
DATE 8/15/2019
SCALE AS SHOWN
DESIGNED BY PK
DRAWN BY MDM
CHECKED BY AH

1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC
TOWN OF BAY HARBOR ISLANDS, FLORIDA

DRAINAGE PLAN

SHEET NUMBER
C-401

Plotted By:Kumbhojkar, Priya Sheet Set:1177 KANE CONCOURSE Layout:C-401 DRAINAGE PLAN March 29, 2023 09:43:26am K:\MIB_Civil\043976000 Kane Concourse\CIVIL\CADD\PlanSheets\C-401 DRAINAGE PLAN.dwg
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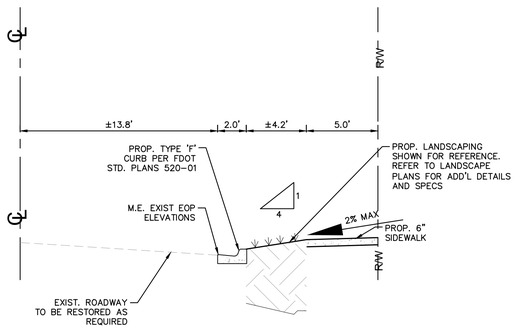
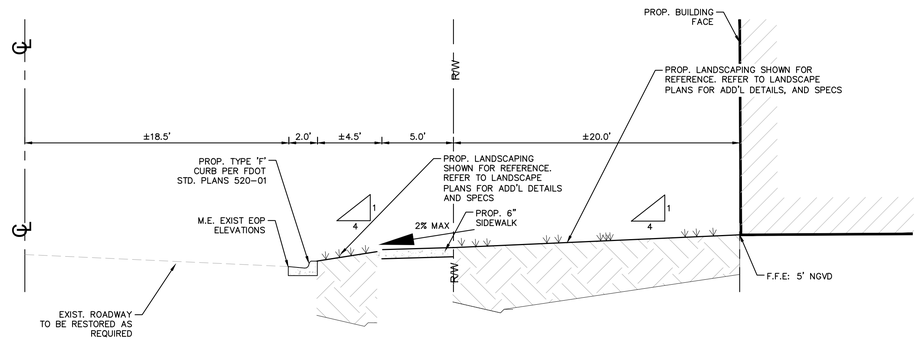


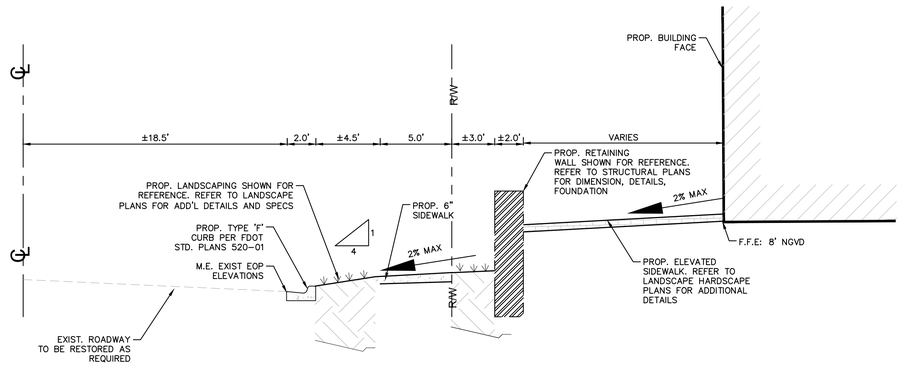
SECTION A-A

N.T.S.



SECTION B-B

N.T.S.



SECTION C-C

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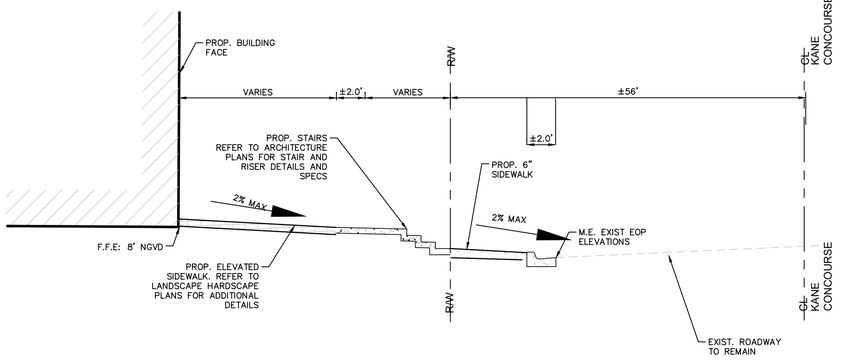
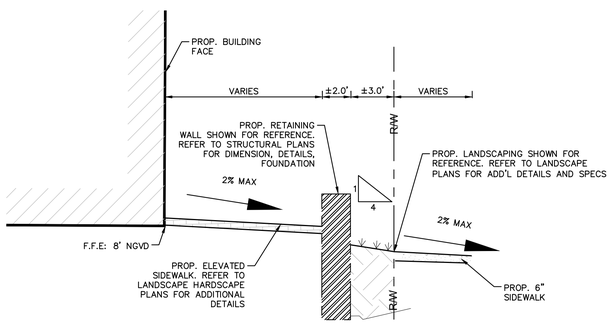


SECTION D-D

N.T.S.



SECTION E-E

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ALBERTO P. HERRERA * LICENSE * No 59357 * STATE OF FLORIDA * PROFESSIONAL ENGINEER

DATE: 3/29/2023

KHA PROJECT 043976000

DATE 8/15/2019

SCALE AS SHOWN

DESIGNED BY PK

DRAWN BY MDM

CHECKED BY AH

TYPICAL SECTIONS

1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC

TOWN OF BAY HARBOR ISLANDS FLORIDA

SHEET NUMBER
C-402

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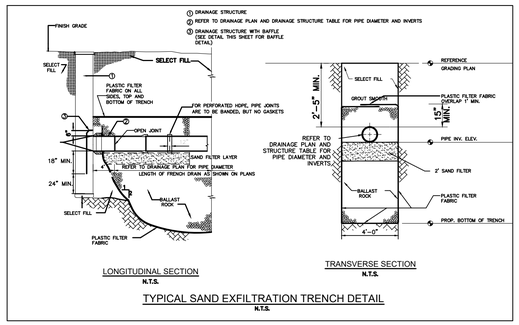
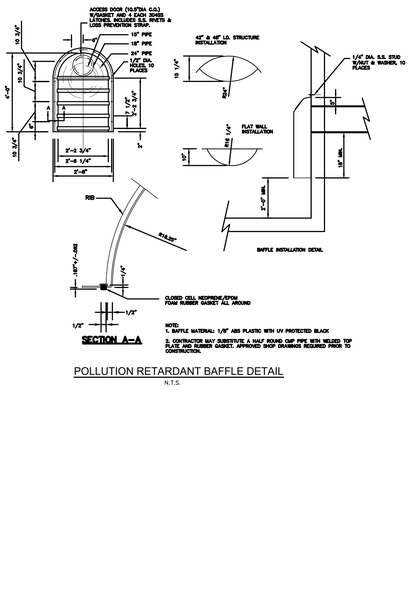


TYPICAL SAND EXFILTRATION TRENCH DETAIL
N.T.S.



POLLUTION RETARDANT BAFFLE DETAIL
N.T.S.

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.

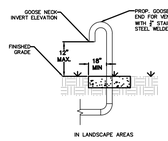
CONCRETE: CONCRETE SHALL BE NORMAL WEIGHT, AND SHALL ATTAIN A 28, DAY COMPRESSIVE STRENGTH OF 4000 PSI AND SHALL MEET THE REQUIREMENT OF ASTM C478. CONCRETE COVER FOR REINFORCEMENT SHALL BE 2 INCHES EXCEPT FOOTING BOTTOM BARS SHALL HAVE 3" COVER.

REINFORCING: REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, AND SHALL BE OF U.S. MANUFACTURE.

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 ALL 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.



OVERFLOW VENT PIPE / GOOSENECK
N.T.S.

DRAINAGE WELL STRUCTURE TABLE

STRUCTURE NO.	FRAME & COVER		PIPE DIRECTION/ INVERT ELEVATION				M.H. RIM ELEVATION	TOP OF CASING ELEVATION	LOCATION		
	WELL CHAMBER	DETENTION CHAMBER	N	S	E	W			LATITUDE	LONGITUDE	
DW-1	H-20 TRAFFIC RATED U.S.F. 119 RING AND BWT COVER	H-20 TRAFFIC RATED BWT	6"	–	18"	18"	7.92'	SEE DETAIL	N25° 53' 10.95"	W80° 07' 58.15"	24" DIA. CASED DEEP WELL W/ BAFFLE
DW-2	H-20 TRAFFIC RATED U.S.F. 119 RING AND BWT COVER	H-20 TRAFFIC RATED BWT	18"	18"	10"	–	7.92'	SEE DETAIL	N25° 53' 13.02"	W80° 07' 59.31"	24" DIA. CASED DEEP WELL W/ BAFFLE
DW-3	H-20 TRAFFIC RATED U.S.F. 119 RING AND BWT COVER	H-20 TRAFFIC RATED BWT	18"	18"	8"	–	5.00'	SEE DETAIL	N25° 53' 14.43"	W80° 07' 59.45"	24" DIA. CASED DEEP WELL W/ BAFFLE
DW-4	H-20 TRAFFIC RATED U.S.F. 119 RING AND BWT COVER	H-20 TRAFFIC RATED BWT	–	18"	18"	–	4.82'	SEE DETAIL	N25° 53' 15.15"	W80° 07' 58.40"	24" DIA. CASED DEEP WELL W/ BAFFLE
DW-5	H-20 TRAFFIC RATED U.S.F. 119 RING AND BWT COVER	H-20 TRAFFIC RATED BWT	–	18"	18" 8"	–	4.80'	SEE DETAIL	N25° 53' 15.28"	W80° 07' 58.14"	24" DIA. CASED DEEP WELL W/ BAFFLE
DW-6	H-20 TRAFFIC RATED U.S.F. 119 RING AND BWT COVER	H-20 TRAFFIC RATED BWT	–	–	18" 8"	18"	4.70'	SEE DETAIL	N25° 53' 15.51"	W80° 07' 58.13"	24" DIA. CASED DEEP WELL W/ BAFFLE
DW-7	H-20 TRAFFIC RATED U.S.F. 119 RING AND BWT COVER	H-20 TRAFFIC RATED BWT	10"	–	18"	18"	7.92'	SEE DETAIL	N25° 53' 12.62"	W80° 07' 56.82"	24" DIA. CASED DEEP WELL W/ BAFFLE
DW-8	H-20 TRAFFIC RATED U.S.F. 119 RING AND BWT COVER	H-20 TRAFFIC RATED BWT	10"	–	18"	18"	7.92'	SEE DETAIL	N25° 53' 12.58"	W80° 07' 57.74"	24" DIA. CASED DEEP WELL W/ BAFFLE

DRAINAGE STRUCTURE TABLE

STRUCTURE NUMBER	STRUCTURE TYPE	RIM ELEVATION	INVERT ELEVATION
TD-1	PROP. H20 TRAFFIC RATED 12" ZURN Z882 TRENCH DRAIN W/ ADA SLOTTED GRATE OR APPROVED EQUAL	RIM = 3.86, 3.68	INV. = -0.10(S)
TD-2	PROP. H20 TRAFFIC RATED 12" ZURN Z882 TRENCH DRAIN W/ ADA SLOTTED GRATE OR APPROVED EQUAL	RIM = 3.88, 3.92	INV. = -0.10(S)
CS-1	PROP. CONFLICT STRUCTURE PER FDOT INDEX 425-080	RIM = 4.44	INV. = 0.36(N) INV. = 0.36(S)
S-2	PROP. STORM MANHOLE	RIM = REFER TO ARCH PLANS	INV. = REFER TO MEP(N) INV. = REFER TO MEP(S)
S-3	PROP. STORM MANHOLE	RIM = 7.92	INV. = 3.40(N) INV. = 3.40(E)
CB-1	PROP. CATCH BASIN	RIM = 4.25 REFER TO ARCH PLANS TO CONFIRM F.G.)	INV. = REFER TO MEP(N) INV. = REFER TO MEP(S)

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DATE: 3/29/2023

KHA PROJECT 043976000
DATE 8/15/2019
SCALE AS SHOWN
DESIGNED BY PK
DRAWN BY MDM
CHECKED BY AH

1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC
TOWN OF BAY HARBOR ISLANDS FLORIDA

DRAINAGE DETAILS

SHEET NUMBER C-403

Plotted By:Kumbhojkar, Priya Sheet Set:1177 KANE CONCOURSE Layout:C-403 PAVING GRADING AND DRAINAGE DETAILS March 29, 2023 09:43:38am K:\MIB_Civil\043976000 Kane Concourse\CIVIL\CADD\PlanSheets\C-403 PAVING, GRADING AND DRAINAGE DETAILS.
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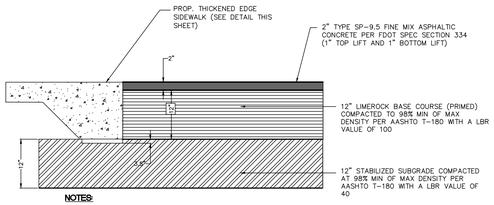


NOTES:

1- ALL WORK SHALL COMPLY WITH MIAMI-DADE COUNTY STD SPECS, MATERIALS: SEC. 302-1 AND METHODS: SEC. 408, AND PER MIAMI-DADE PUBLIC WORKS STD.

2- SUBGRADE SHALL BE COMPACTED TO 98% DENSITY AASHTO T-99.

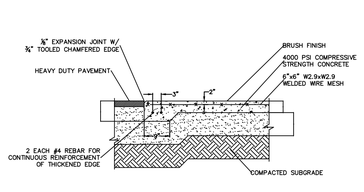
3- CURB, CURB & GUTTER, AND GUTTER SHALL BE CONSTRUCTED IN 50' MAX SECTIONS WITH 1/8" TO 1/4" OPEN EXPANSION JOINT BETWEEN EACH SECTION AND CONTRACTION JOINTS AT 10' INTERVALS.

4- CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.

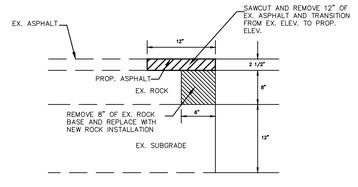
5- SECTION TO BE CONFIRMED WITH NV5

BITUMINOUS ASPHALT COARSE MAY BE INSTALLED IN TWO SEPARATE LIFTS TO ALLOW MOBILIZATION OF EQUIPMENT. THE SECOND LIFT OF ASPHALT SHALL NOT BE PLACED UNTIL ALL OTHER WORK ON THE SITE HAS BEEN COMPLETED. UPON COMPLETION OF SECOND LIFT OF ASPHALT, ANY SCRATCHES GOUGES, OR LOSS OF AGGREGATE WILL NOT BE ACCEPTED. CONTRACTOR TO REMEDY ALL HOLES, BLEMISHES, ETC. PRIOR TO THE UNIFORM INSTALLATION OF SECOND LIFT. AFTER SECOND LIFT OF ASPHALT IS INSTALLED, ROLLING IS REQUIRED.

PAVEMENT DETAIL
N.T.S.



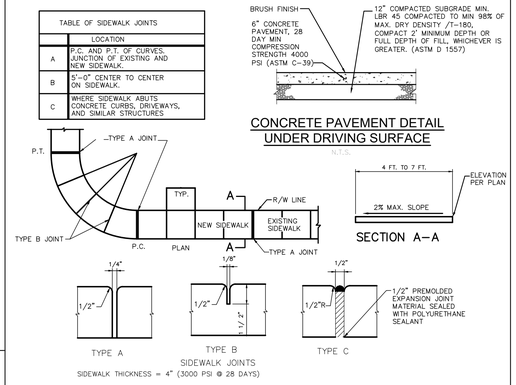
THICKENED CONCRETE PAVEMENT EDGE
N.T.S.



SAW-CUT DETAIL
N.T.S.

ASPHALT CONNECTION DETAIL
N.T.S.

TABLE OF SIDEWALK JOINTS	
	LOCATION
A	P.C. AND P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALK.
B	5'-0" CENTER TO CENTER ON SIDEWALK.
C	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES



CONCRETE SIDEWALK DETAIL
N.T.S.

CONCRETE PAVEMENT DETAIL UNDER DRIVING SURFACE
N.T.S.

SECTION A-A

NOTES:

1- ALL WORK SHALL COMPLY WITH THE MORE STRINGENT OF THE TOWN OF BAY HARBOR ISLAND STD DETAILS AND MIAMI-DADE COUNTY STD SPECS, MATERIALS: SEC. 302-1 AND METHODS: SEC. 408, AND PER MIAMI-DADE PUBLIC WORKS STD.

2- SUBGRADE SHALL BE COMPACTED TO 98% DENSITY AASHTO T-99.

3- CURB, CURB & GUTTER, AND GUTTER SHALL BE CONSTRUCTED IN 50' MAX SECTIONS WITH 1/8" TO 1/4" OPEN EXPANSION JOINT BETWEEN EACH SECTION AND CONTRACTION JOINTS AT 10' INTERVALS.

4- CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.

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PHONE: 305-673-2025
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ALBERTO P. HERRERA * LICENSE * No 59357 * STATE OF FLORIDA * PROFESSIONAL ENGINEER
DATE: 3/29/2023

KHA PROJECT 043976000
DATE 8/15/2019
SCALE AS SHOWN
DESIGNED BY PK
DRAWN BY MDM
CHECKED BY AH

PAVING AND GRADING DETAILS

1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC
TOWN OF BAY HARBOR ISLANDS, FLORIDA

SHEET NUMBER
C-404

Plotted By:Kumbhojkar, Priya Sheet Set:1177 KANE CONCOURSE Layout:C-404 PAVING GRADING AND DRAINAGE DETAILS March 29, 2023 09:43:41am K:\MIA_Civil\043976000 Kane Concourse\CIVIL\CADD\PlanSheets\C-404 PAVING, GRADING, AND DRAINAGE DETAILS.dwg
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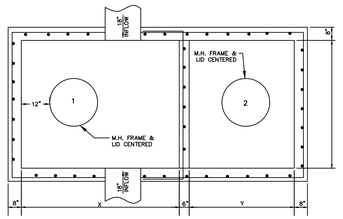

DW-1 TOP VIEW
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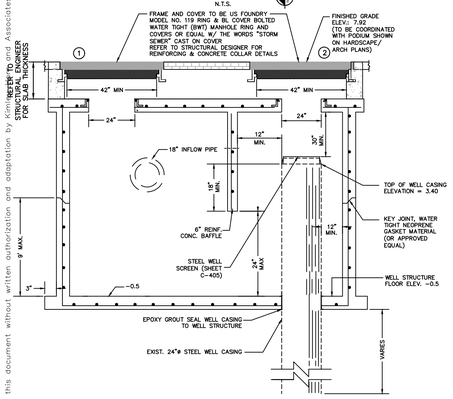

DW-1 STORM DRAINAGE WELL
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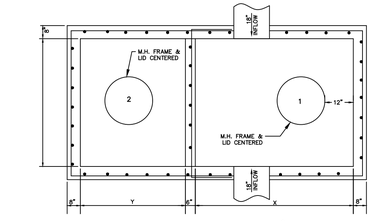

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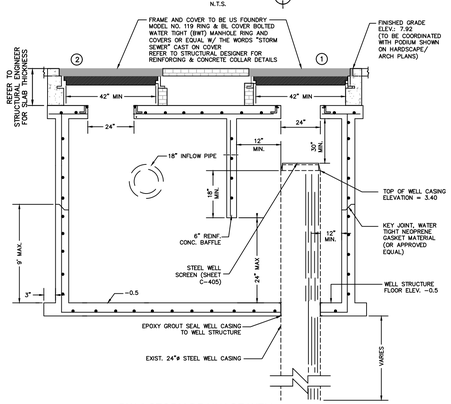

DW-2 STORM DRAINAGE WELL
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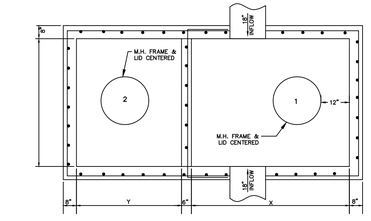

DW-3 TOP VIEW
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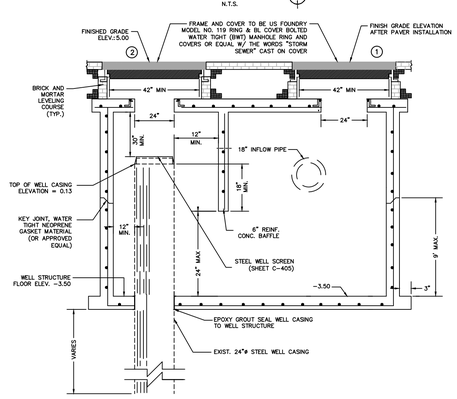

DW-3 STORM DRAINAGE WELL
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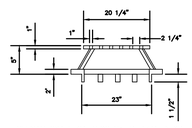

NEENAH GRATE CATALOG No. R-4341-A OR APPROVED EQUIVALENT

STEEL WELL GRATE DETAIL
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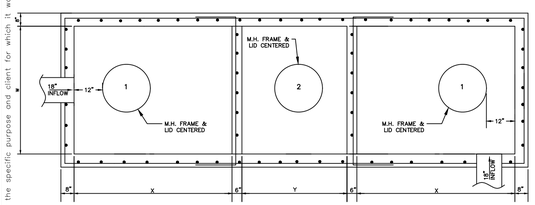

DW-4 TOP VIEW
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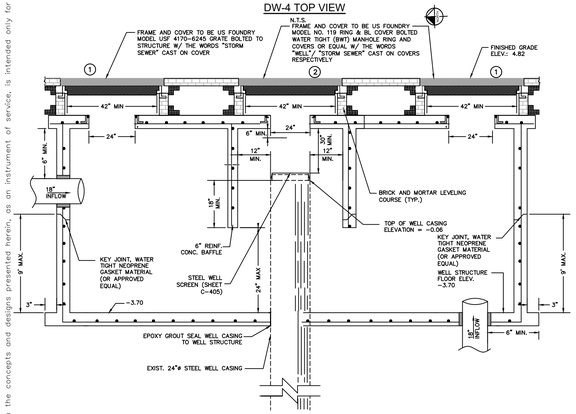

DW-4 STORM DRAINAGE WELL
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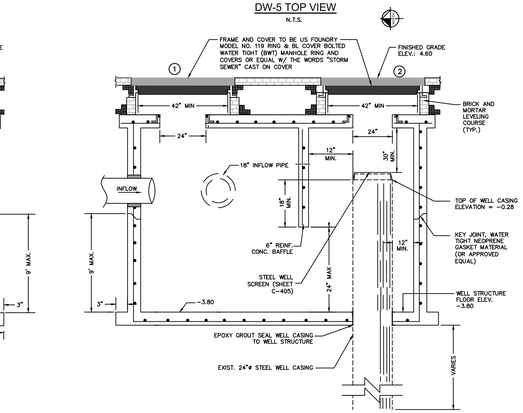

DW-5 STORM DRAINAGE WELL
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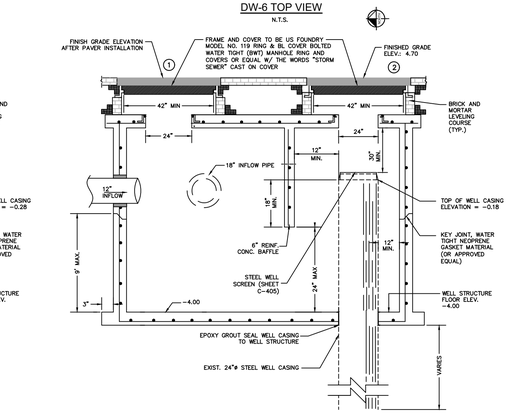

DW-6 STORM DRAINAGE WELL
N.T.S.

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!

No.	REVISIONS	DATE	BY

Kimley»Horn
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355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
PHONE: 305-673-2025
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TOWN OF BAY HARBOR ISLANDS, FLORIDA

DRAINAGE WELL DETAILS

SHEET NUMBER
C-405

Plotted By:Kumbhojkar, Priya Sheet Set:1177 KANE CONCOURSE Layout:C-405 DRAINAGE WELL DETAILS March 29, 2023 09:43:46am K:\MIB_Civil\043976000 Kane Concourse\CIVIL\CADD\PlanSheets\C-405 DRAINAGE WELL DETAILS.dwg
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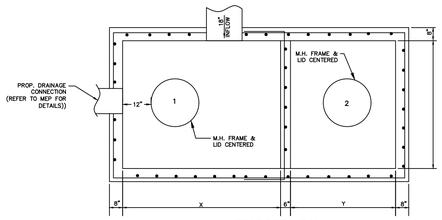

DW-7 TOP VIEW

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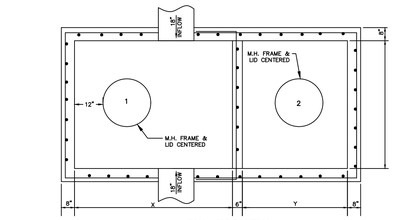

DW-8 TOP VIEW

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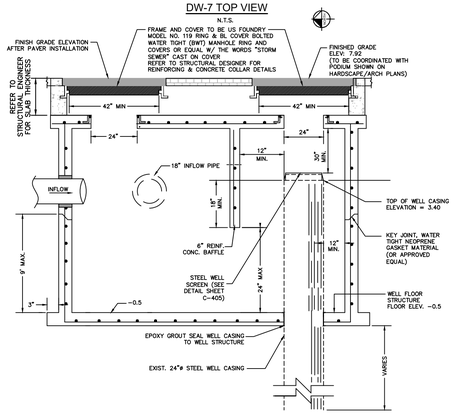

DW-7 STORM DRAINAGE WELL

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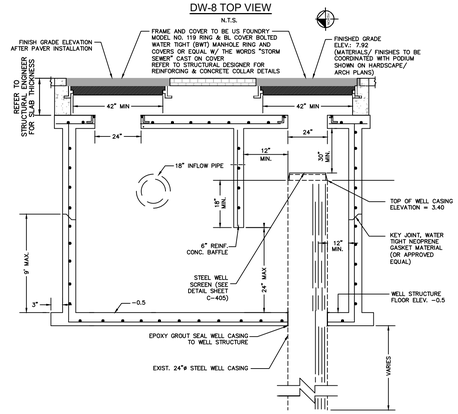

DW-8 STORM DRAINAGE WELL

N.T.S.

No.	REVISIONS	DATE	BY

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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 GS1.9, SS18.0, 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 1926, SUBPART P, EXCAVATIONS, TRENCHING AND SHORING OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIONS STANDARDS AND INTERPRETATIONS.

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.

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 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: tfrs@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 be 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

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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 MDWASD 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. i. CONTRACTOR'S LETTER OF WARRANTY (I.E., LETTER AGREEMENT)
   ii DEVELOPER'S CONTRACT BOND (I.E., CONTRACT AGREEMENT).
e. "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). Submittal of final CAD Files required.
f. H.R.S. LETTER OF RELEASE REQUIRED FOR ALL WATER PROJECTS
g. BILL OF SALE SKETCH (8½"x 11") 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 MDWASD 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.

ISSUE DATE	APPROVED BY
03/01/2010	V.F.C.
07/20/2016	D.V.

MIAMI-DADE COUNTY — Delivering Excellence Every Day — WATER & SEWER DEPARTMENT

STANDARD DETAIL

STANDARD REQUIREMENTS WATER AND SEWER CONSTRUCTION

GS 0.5 SHEET 1 OF 2

NOTE:

1. ALL EXISTING FIRE HYDRANTS SALL 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 TELEVISE 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.

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. CADD 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. ℄, ℄, 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.

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
03/11/2009	V.F.C.
07/20/2016	D.V.

MIAMI-DADE COUNTY — Delivering Excellence Every Day — WATER & SEWER DEPARTMENT

STANDARD DETAIL

"RECORD DRAWING" REQUIREMENTS

GS 0.5 SHEET 2 OF 2

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Kimley»Horn

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM CA 00000696

ALBERTO P. HERRERA No 59357 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 3/29/2023

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KHA PROJECT

DATE	
SCALE	AS SHOWN
DESIGNED BY	PK
DRAWN BY	MDM
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

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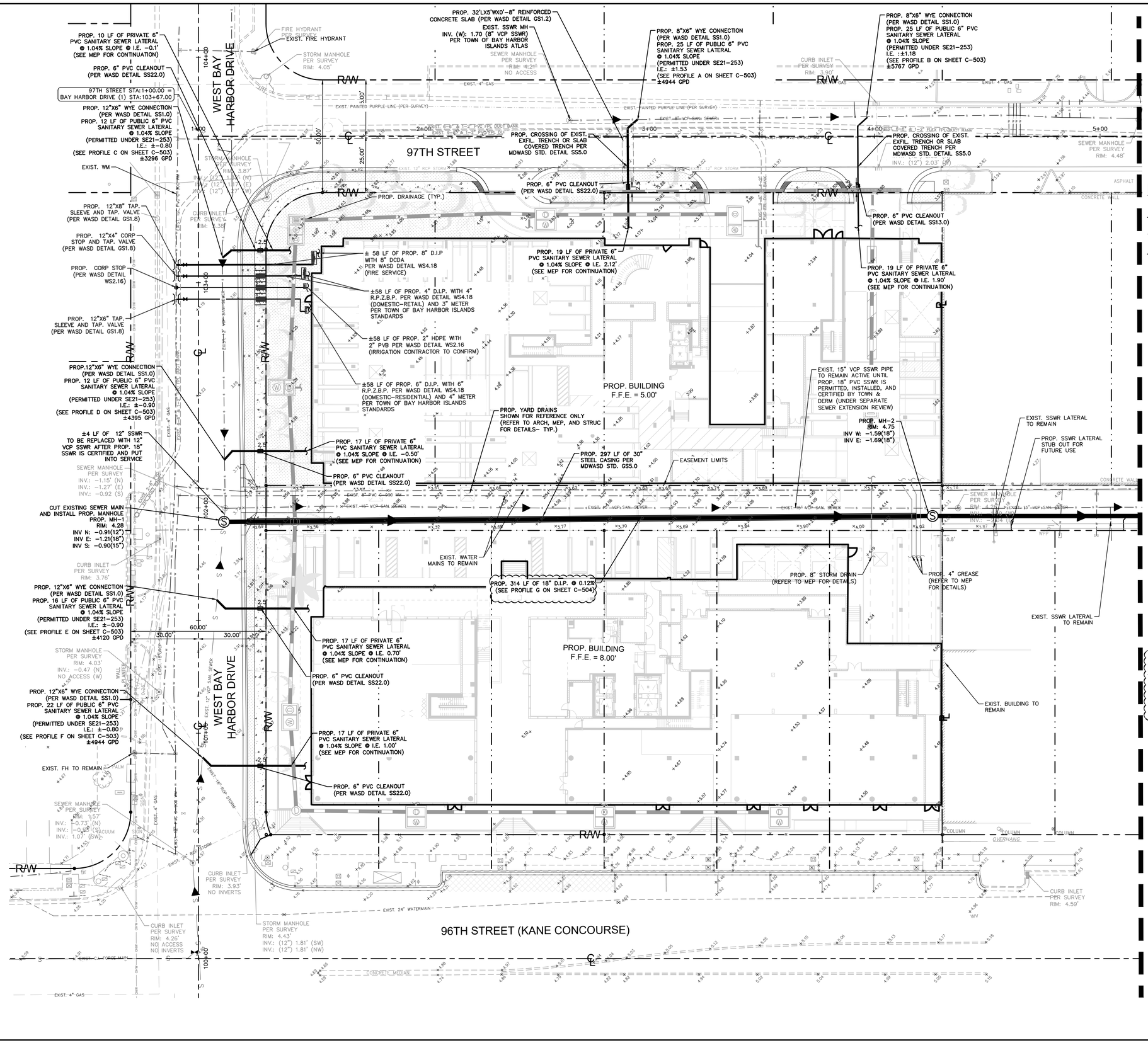

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM CA 00000696

ALBERTO P. HERRERA LICENSE No 59357 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 3/29/2023

KHA PROJECT 043976000
DATE 8/15/2019
SCALE AS SHOWN
DESIGNED BY PK
DRAWN BY MDM
CHECKED BY AH

1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC
TOWN OF BAY HARBOR ISLANDS FLORIDA

WATER AND SEWER PLAN

SHEET NUMBER C-501

Plotted By:Kumbhojkar, Priya Sheet Set:1177 KANE CONCOURSE Layout:C-501 WATER AND SEWER PLAN March 29, 2023 09:44:05am K:\MIB_Civil\043976000 Kane Concourse\Civil\CADD\PlanSheets\C-501 WATER AND SEWER PLAN.dwg
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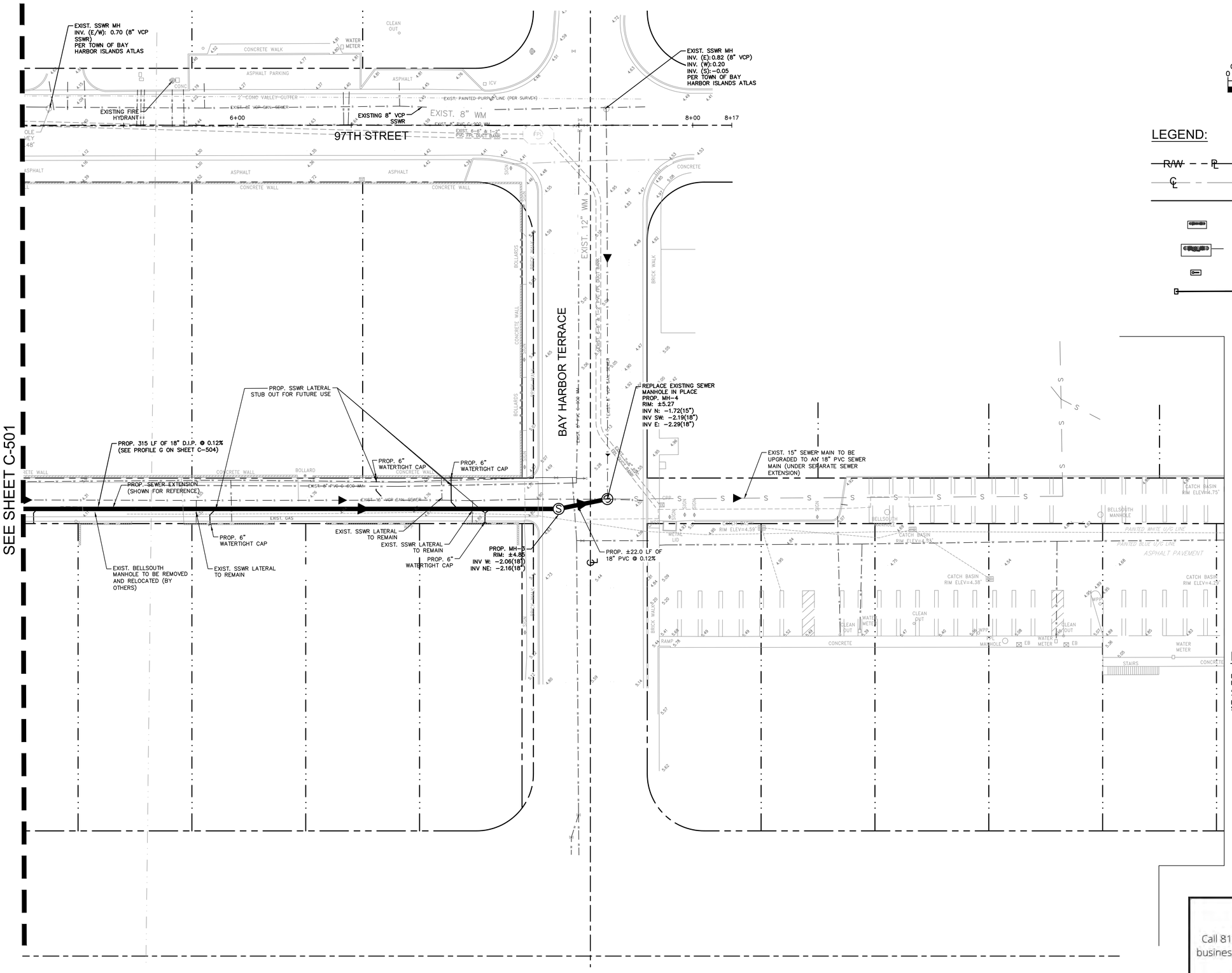

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND:

- RIGHT-OF-WAY OR PROPERTY LINE
- 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

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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No.	REVISIONS	DATE	BY

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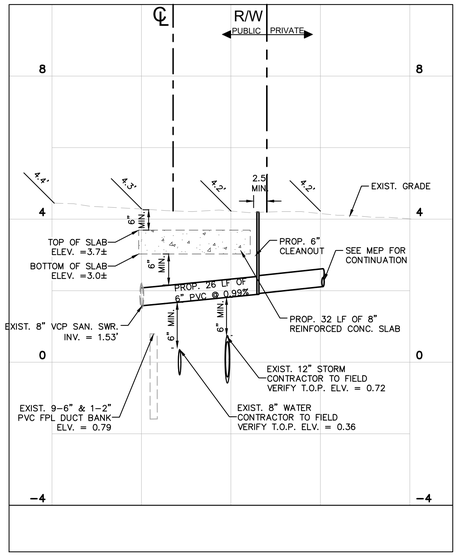
ALBERTO P. HERRERA ★ LICENSE ★ No 59357 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER
DATE: 3/29/2023

KHA PROJECT 043976000
DATE 8/15/2019
SCALE AS SHOWN
DESIGNED BY PK
DRAWN BY MDM
CHECKED BY AH

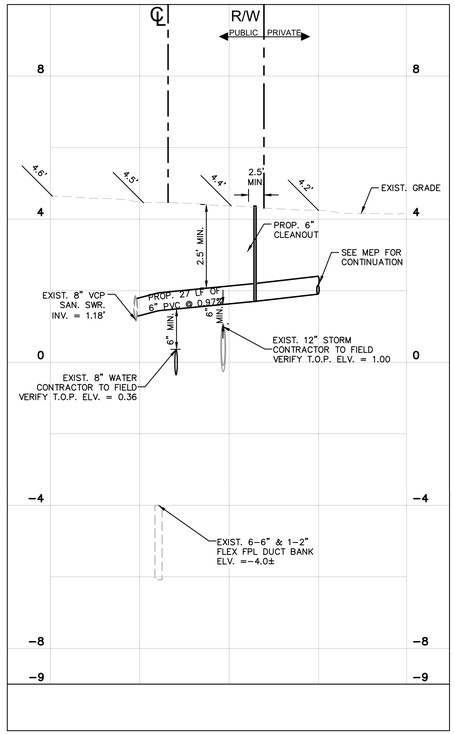
WATER AND SEWER PLAN

1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC
TOWN OF BAY HARBOR ISLANDS, FLORIDA

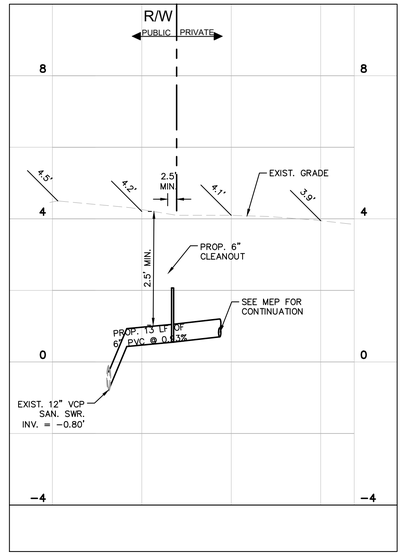
SHEET NUMBER
C-502



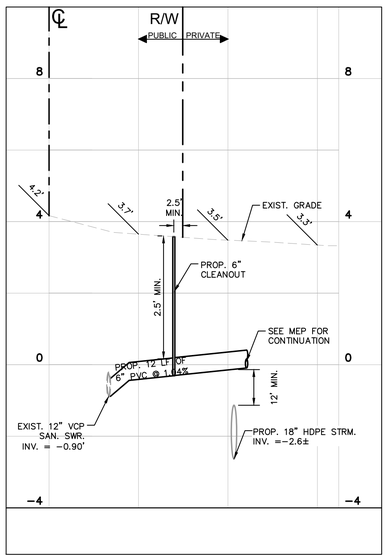
PROFILE A
PROP. 6" LATERAL
(SW 97TH STREET)



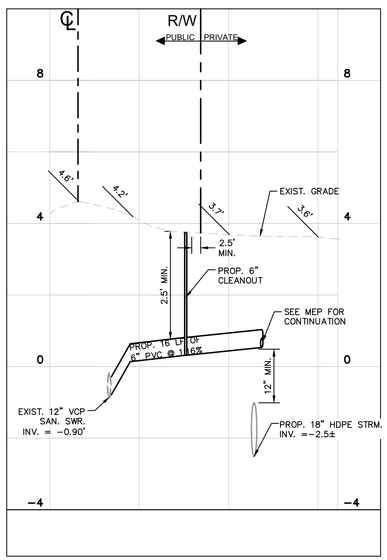
PROFILE B
PROP. 6" LATERAL
(SW 97TH STREET)



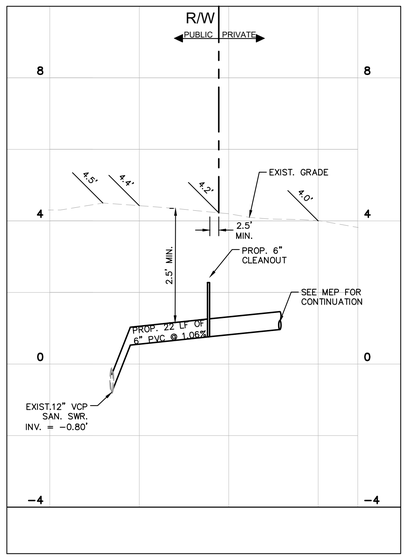
PROFILE C
PROP. 6" LATERAL
(BAY HARBOR DRIVE)



PROFILE D
PROP. 6" LATERAL
(BAY HARBOR DRIVE)



PROFILE E
PROP. 6" LATERAL
(BAY HARBOR DRIVE)



PROFILE F
PROP. 6" LATERAL
(BAY HARBOR DRIVE)

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 1 2 4
VERTICAL

No.	REVISIONS	DATE	BY

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ALBERTO P. HERRERA LICENSE No 59357 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 3/29/2023

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KHA PROJECT	
043976000	
DATE	
8/15/2019	
SCALE	AS SHOWN
DESIGNED BY	PK
DRAWN BY	MDM
CHECKED BY	AH

SEWER PROFILES

1177 KANE CONCOURSE

PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC

TOWN OF BAY HARBOR ISLANDS, FLORIDA

SHEET NUMBER
C-503

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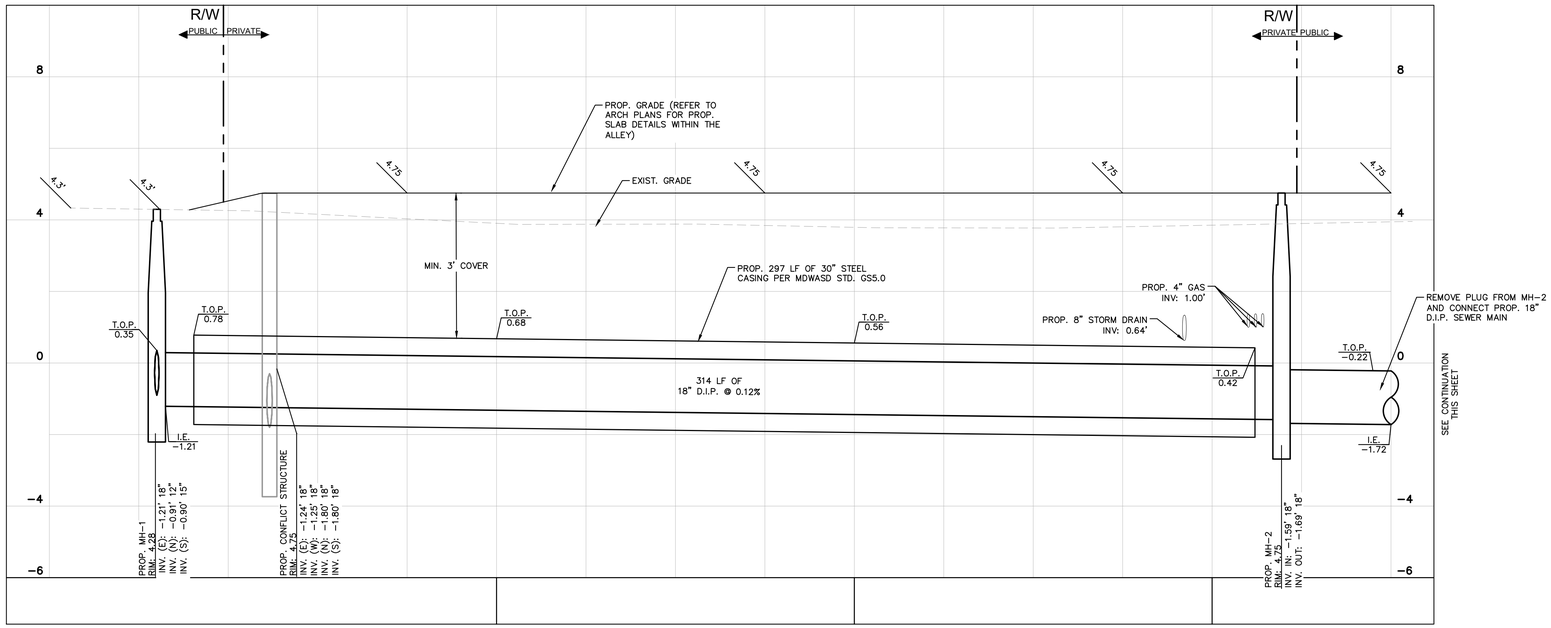

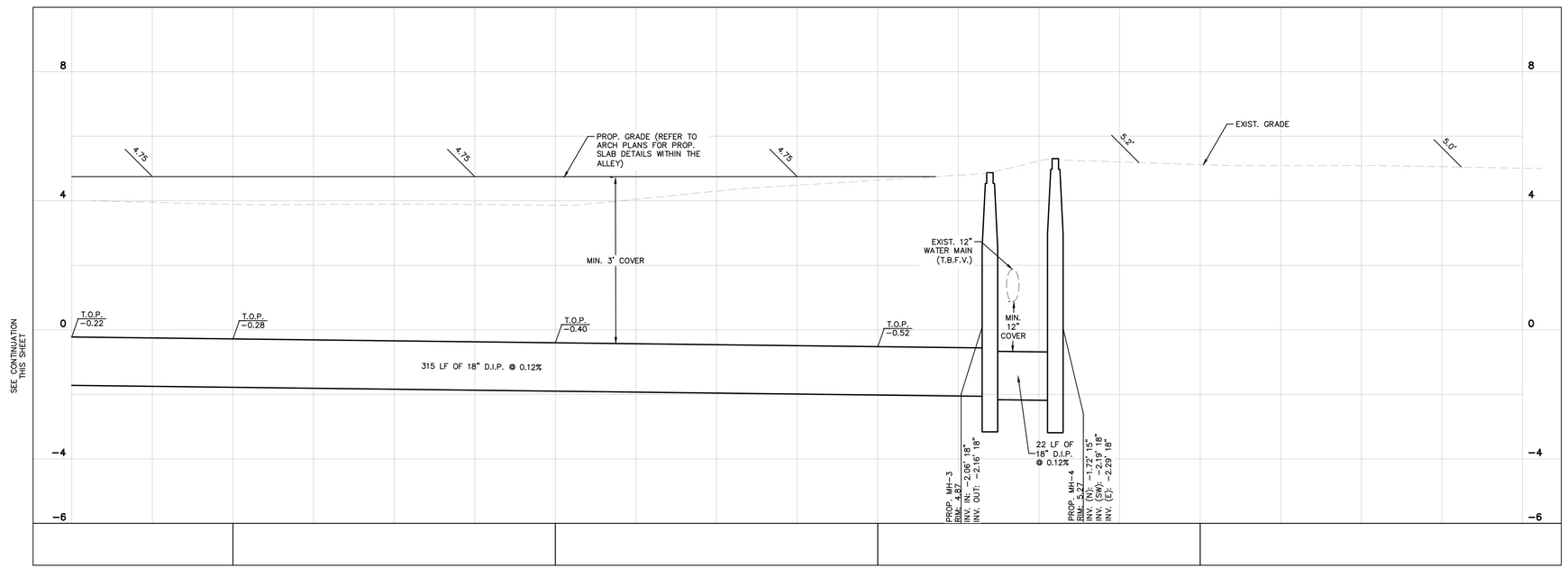

PROFILE G
PROP. 18" D.I.P. SEWER EXTENSION

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 1 2 4
VERTICAL

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ALBERTO P. HERRERA
LICENSE No 59357
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE: 3/29/2023

KHA PROJECT 043976000
DATE 8/15/2019
SCALE AS SHOWN
DESIGNED BY PK
DRAWN BY MDM
CHECKED BY AH

1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC
TOWN OF BAY HARBOR ISLANDS, FLORIDA

SEWER PROFILES

SHEET NUMBER
C-504

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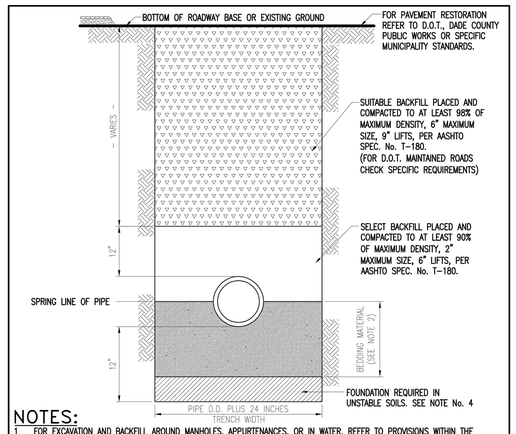


NOTES:

1 FOR EXCAVATION AND BACKFILL AROUND MANHOLES, APPURTENANCES, OR IN WATER, REFER TO PROVISIONS WITHIN THE SPECIFICATIONS.

2. UNLESS OTHERWISE SPECIFIED, BEDDING MATERIAL SHALL CONSIST OF COMPACTED WASHED AND GRADED LIMEROCK (3/8"–7/8"), 6" LIFTS.

3. WHERE REQUIRED, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH SPECIFICATIONS.

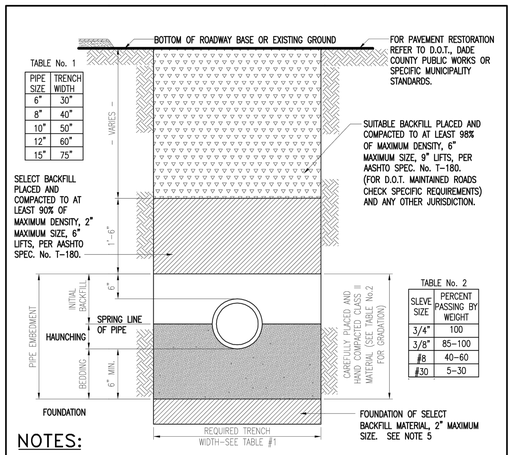
4. WHERE UNSTABLE SOILS ARE ENCOUNTERED, INCLUDING PEAT, MUCK OR OTHER ORGANIC SOILS, ELASTIC SILT AND CLAYS (BELOW THE WATER TABLE, A FOUNDATION IS REQUIRED. FOUNDATION MATERIAL SHALL BE SELECT BACKFILL MATERIAL, 2" MAXIMUM SIZE. 6" LIFTS, COMPACTED TO AT LEAST 90% OF MAX). DENSITY PER AASHTO SPEC: NO. T-180. EXTEND EXCAVATION AT LEAST 2' DEEPER FOR FOUNDATION UNLESS SUITABLE MATERIAL IS FOUND AT A LESSER DEPTH. GREATER DEPTHS MAY BE REQUIRED FOR EXTREMELY POOR CONDITIONS.

5. POLYETHYLENE ENCASEMENT OF CAST IRON VALVES, PIPE AND FITTINGS, IF REQUIRED BY THE DEPARTMENT, SHALL BE PER ANSI/AWWA C105/A21.5, METHOD A, B OR C FOR TYPE I CLASS C TUBE, MIN. 8 MILS THICK.

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY	STANDARD DETAIL	SPEC. REF.
11/01/2006	V.E.F.	TYPICAL TRENCH CONSTRUCTION (FOR V.C. AND D.I. PIPE GRAVITY SEWER)	SS 18.0
			SHEET 1 OF 3

MIAMI-DADE COUNTY Delivering Excellence Every Day



NOTES:

1. FOR EXCAVATION AND BACKFILL AROUND MANHOLES, APPURTENANCES, OR IN WATER, REFER TO PROVISIONS WITHIN THE SPECIFICATIONS.

2. CLASS II MATERIALS ARE WELL GRADED COURSE SANDS AND GRAVEL SEE TABLE No. 2 FOR GRADATION REQUIREMENTS.

3. WHERE REQUIRED, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND CODES.

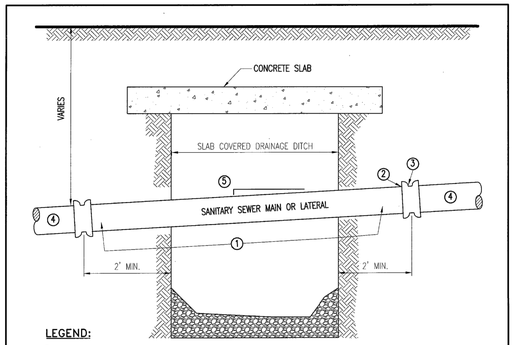
4. UNSTABLE SOILS ARE PEAT, MUCK OR OTHER ORGANIC SOILS, ELASTIC SILT AND CLAYS BELOW THE WATER TABLE, AND FINE SANDS BELOW THE WATER TABLE.

5. EXTEND EXCAVATION AT LEAST 2' DEEPER FOR FOUNDATION UNLESS SUITABLE MATERIAL IS FOUND AT A LESSER DEPTH. GREATER DEPTHS MAY BE REQUIRED FOR EXTREMELY POOR CONDITIONS.

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY	STANDARD DETAIL	SPEC. REF.
11/01/2006	V.E.F.	TYPICAL TRENCH CONSTRUCTION (PVC PIPE GRAVITY SEWERS IN UNSTABLE SOILS)	SS 18.0
			SHEET 3 OF 3

MIAMI-DADE COUNTY Delivering Excellence Every Day



LEGEND:

1. SANITARY SEWER MAIN OR LATERAL SHALL BE A CONTINUOUS LENGTH OF DUCTILE IRON PIPE TO EXTEND 2 FEET MINIMUM, EITHER SIDE OF THE DRAINAGE DITCH WITH NO FITTINGS OR JOINTS WITHIN THE DITCH. P.V.C. PIPE MAY BE USED IF AN APPROPRIATE LENGTH OF D.I.P. IS USED AS A CASING FOR THE P.V.C. SEWER PIPE IN LIEU OF THE ABOVE (SEE NOTE 2 BELOW) SEAL BOTH ENDS WITH GROUT.
2. APPROVED GASKET
3. DOUBLE HUB (D.I. TO V.C.) ADJUST STAINLESS STEEL REPAIR COUPLING OR P.V.C. DOUBLE BELL TRANSITION COUPLING.
4. VITIFIED CLAY OR P.V.C. PIPE
5. SLOPE AS DESIGNED.

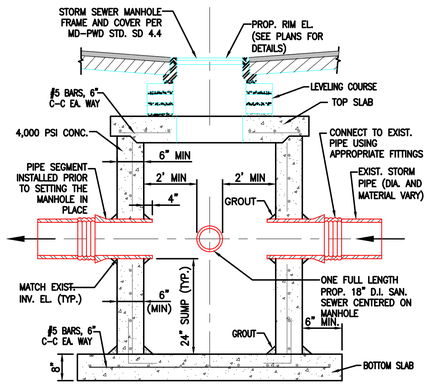
NOTES:

1) SOIL CONDITIONS MAY REQUIRE HEADWALL TO BE DESIGNED BY A PROFESSIONAL ENGINEER.
2) D.I. CASING PIPE SHALL BE ONE SIZE RANGE LARGER THAN THE P.V.C. PIPE UNLESS OTHERWISED APPROVED.
3) IF EXISTING DRAINAGE DITCH, BRING TOP SLAB AND SIDE WALLS TO ORIGINAL OR BETTER CONDITIONS AS PER PERMITTING AGENCIES STANDARDS.

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY	STANDARD DETAIL	SPEC. REF.
11/01/2006	V. E. F.	SEWER MAIN OR LATERAL DRAINAGE DITCH	SS 5.0
			SHEET 1 OF 1

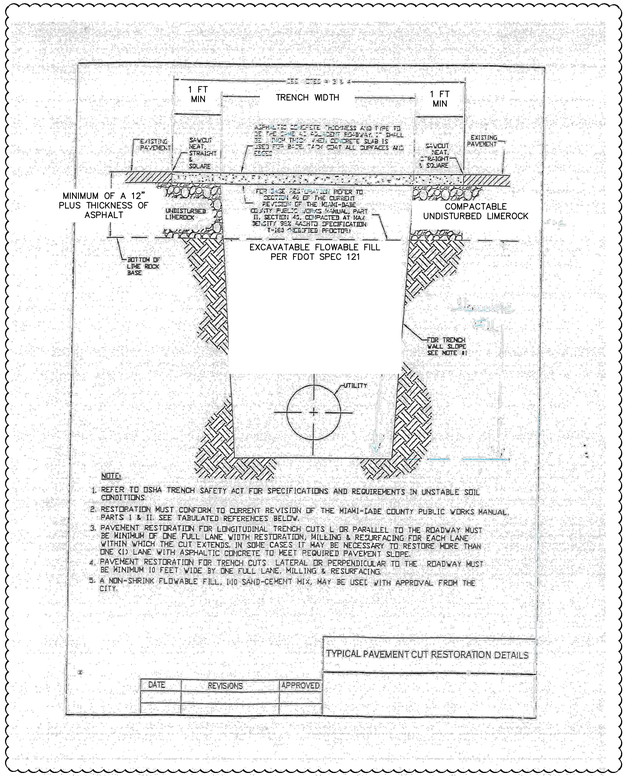
MIAMI-DADE COUNTY Delivering Excellence Every Day



CONFLICT MANHOLE

N.T.S.

NOTE:
AGENCY DETAILS ARE PROVIDED FOR REFERENCE ONLY. CONTRACTOR TO REFER TO LATEST VERSION OF MDWASD STANDARD DETAILS PRIOR TO INSTALLATION.



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!

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALBERTO P. HERRERA, P.E., ON THE DATE ADJACENT TO THE SEAL.

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

No.	REVISIONS	DATE	BY

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

ALBERTO P. HERRERA No 59357 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 3/29/2023

KHA PROJECT 043976000

DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
8/15/2019	AS SHOWN	PK	MDM	AH

WATER AND SEWER DETAILS

1177 KANE CONCOURSE
PREPARED FOR
1177 BAY HARBOR ISLANDS, LLC
TOWN OF BAY HARBOR ISLANDS FLORIDA

SHEET NUMBER
C-505

Plotted By:Kumbhojkar, Priya Sheet Set:1177 KANE CONCOURSE Layout:C–505 WATER AND SEWER DETAILS March 29, 2023 09:44:37am K:\MIB_Civil\043976000 Kane Concourse\CIVIL\CADD\PlanSheets\C-504 WATER AND SEWER DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

AGENDA ITEM REPORT
April 13, 2023

ITEM NUMBER: 2.

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 MMPA DRC Staff Report #3 April 7 2023
2.	9110 WBH - Site Plan Application - signed
3.	9110 WBH - Letter of Intent
4.	9110 WBH - Resolution No. 2274 (town-approved drainage easement)
5.	9110 WBH - Recorded Quit Claim from Town (11 ft front_parking area)
6.	9110 WBH - Drainage Calculations
7.	9110 WBH - Exit Configuration Letter (Life Safety)
8.	9110 WBH - Geotechnical Report 2023-03-21
9.	9110 WBH - Impact Analysis Report Form
10.	9110 WBH - Signed Drainage Easement Agreement (including exhibits and cover letter)
11.	9110 WBH - Traffic Generation Statement 2023-01-25

12.	9110 WBH Drive DRC Set 4.13.2023

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

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

From: Michael J. Miller, AICP
Consultant Town Planner

Date: April 7th, 2023

Subject: Site Development Plan Application – Revision - #3 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; 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).

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 most 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 front façade building entry staircase was modified as well.

The site plan and updated survey lists the lot area to be 15,047 square feet / 0.345 acres in size; however, the new survey legal description still states Lot 29 **less the 11' right-of-way** – even though a deed transferring ownership of the 11' are back to the Lot 29 owner has been approved / recorded. This was due to the fact the landowners previously conveyed the front 11' to the Town for the existing on-street parking, as many property owners did. 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). The DRC deferred action on the application until the plans could be modified.

On March 9th, 2023 the DRC again met and discussed the latest revised project design. The previous remaining DRC minor plan corrections were made. However, the Town Engineer was not satisfied with the provision of adequate updated drainage plans / calculations; therefore, the DRC deferred action on the application again until the plans / analysis could be modified. The latest revised plans include updated plans / calculations and a narrative explaining that a meeting had occurred, and agreement reached on what information was necessary for the Site Development Plan submission and future more detailed Building Permit plan submission. If the revised plans / information is adequate for the Town Engineer, this issue should be solved.

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 (Street Trees / grass).

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 revise 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 2/23/23 and 3/29/23 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 decreased from 11 DU to 9 DU.

SITE DEVELOPMENT PLAN COMMENTS

Following are comments based on the latest revised documents / plans dated March 29th, 2023 submitted to the Town for consideration.

1) Some of the revised plan sheets still have notations confusing the DRC / DRB. For the DRB agenda packages pleas ensure all plans are updated to refer to only the DRC – as the DRB has not seen the proposed plan revisions as yet.

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.

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. This will be a condition of approval.

6) FYI - Town local park impact fees / Miami-Dade County impact fees will be required prior to the issuance of building permits. This will be a condition of approval.

7) FYI - All backflow preventers / exposed utility facilities must be substantially screened / hidden with landscaping / fences / painted to match. The Town has an agreement with FPL / the M-D Fire Dept. to adequately screen their facilities, provided reasonable access is maintained. This will be a condition of approval.

APPLICATION FOR SITE PLAN REVIEW

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

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)

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

akerman

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

March 30, 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. The Drainage Easement will be recorded prior to issuance of building permits in accordance with the DRB condition.

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

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.

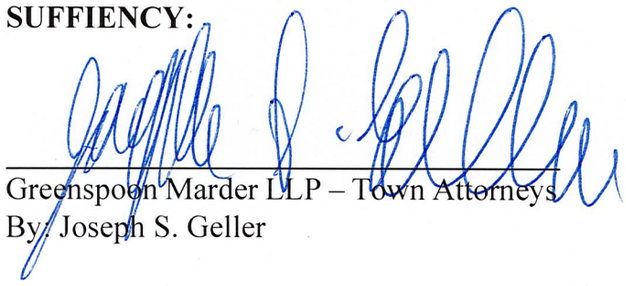
PASSED AND ADOPTED this 14th day of September 2022.

By: _____
Joshua D. Fuller - Mayor

ATTEST:

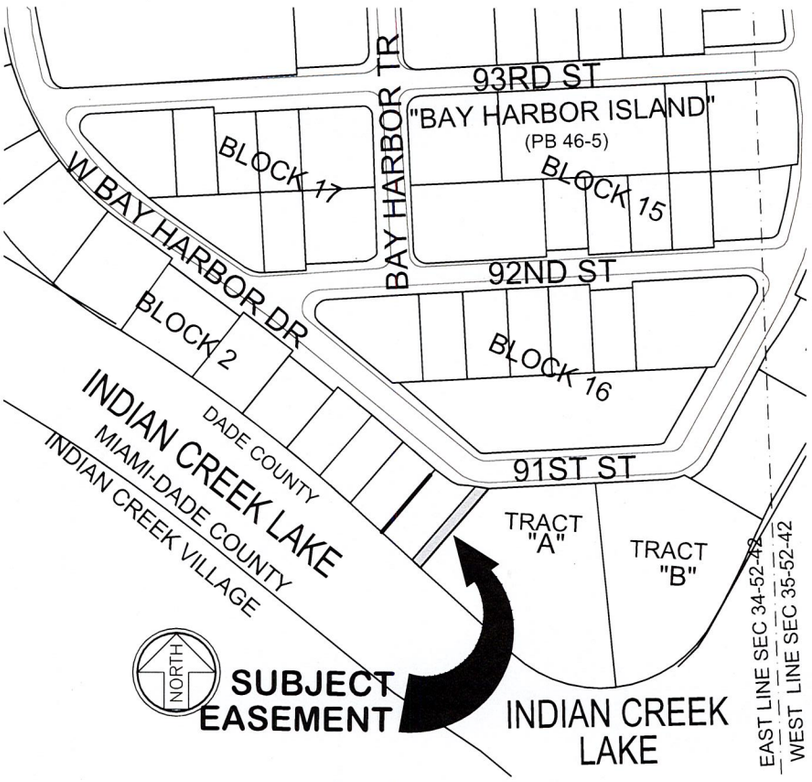
_____
Yvonne P. Hamilton
Town Clerk

APPROVED AS TO FORM AND LEGAL SUFFIENCY:



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

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



LOCATION MAP

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

LEGEND:

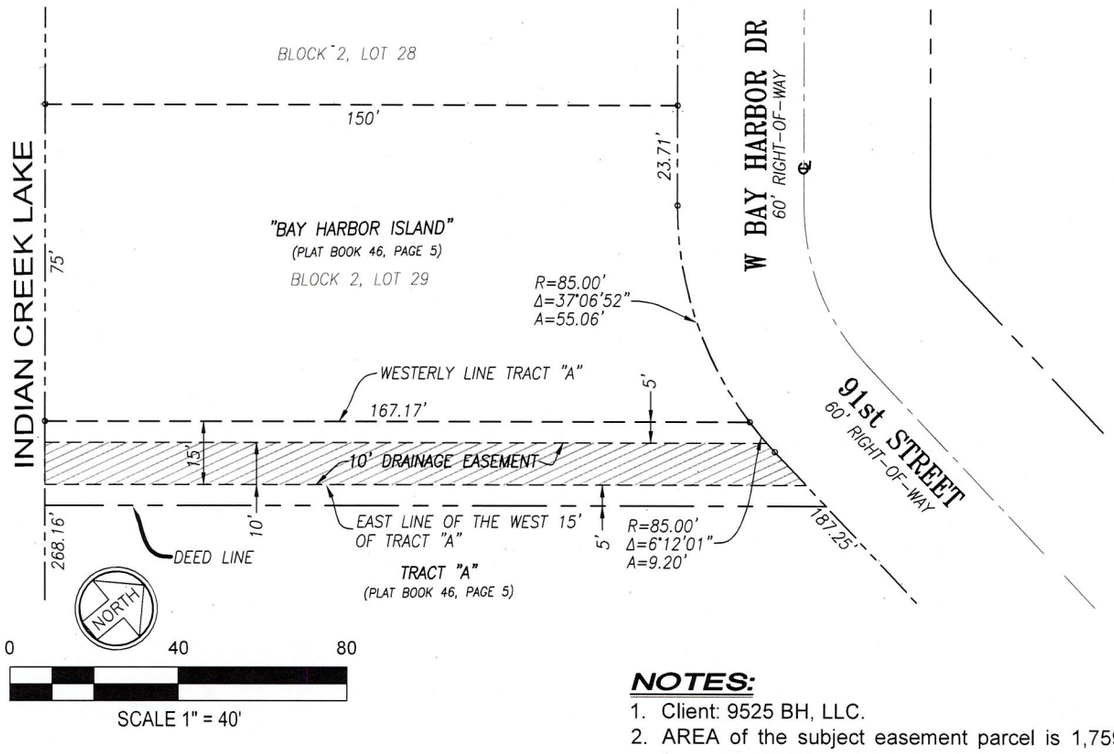
℄ - CENTERLINE
LB - LICENSED BUSINESS
PB - PLAT BOOK-PAGE
A - ARC LENGTH
R - RADIUS
Δ - CENTRAL ANGLE

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.

GEOFFREY LEITER License Number 6395 STATE OF FLORIDA Professional Surveyor and Mapper

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



NOTES:

1. Client: 9525 BH, LLC.
2. AREA of the subject easement parcel is 1,759 square feet, or 0.0404 acre, more or less.
3. All recording references hereon refer to the Public Records of Miami-Dade County, Florida.
4. The subject easement lies in Section 34, Township 54 South, Range 42 East, Miami-Dade County, Florida.
5. This is not a survey of any parcel of land.
6. 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.

GEOFFREY LEITER License Number 6395 STATE OF FLORIDA Professional Surveyor and Mapper

FILE: C22-132 DRAINAGE.dwg

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-

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

GEOFFREY LEITER License Number 6395 STATE OF FLORIDA Professional 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.

CFN: 20220742632 BOOK 33395 PAGE 1724
DATE:09/22/2022 09:26:14 AM
DEED DOC 0.60
SURTAX 0.45
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

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:

MayThe MarTin

MayThe MarTin
Print Name

Yessiel Reyes Ruiz
Print Name

TOWN OF BAY HARBOR ISLANDS

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

State of FLORIDA)

County of MIAMI-DADE)

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of [X] 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, [X] who is personally known to me or [ ] who produced _____ as identification and who swore and acknowledged execution of same.

YVONNE P. HAMILTON
Notary Public - State of Florida
Commission # HH 093435
My Comm. Expires Feb 15, 2025
Bonded through National Notary Assn.

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_{tc}= **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 CALCULAITONS

DRAINAGE BASIN ID	TOTAL DRAINAGE BASIN AREA	IMPERVIOUS AREA	PERVIOUS AREA	WEIGHTED "C" VALUE	CONTRIBUTING DRAINAGE AREA (CXA)	INTENSITY "I"	PEAK RUNOFF (Q=CIA)
	(AC)	(AC)	(AC)			(INCH/HR)	(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=A01410C0000018124CFC7D40002651E, 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	WELL CAPACITY	DRAINAGE BASIN AREA	PEAK RUNOFF	NUMBER OF WELLS PROPOSED	TOTAL WELLS CAPACITY	SAFETY FACTOR
	(FT. NGVD)	(CFS/WELL)	(AC.)	(CFS)		(CFS)	
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**

SLS Consulting LLC
260 Palermo Ave
Coral Gables, FL 33134

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.

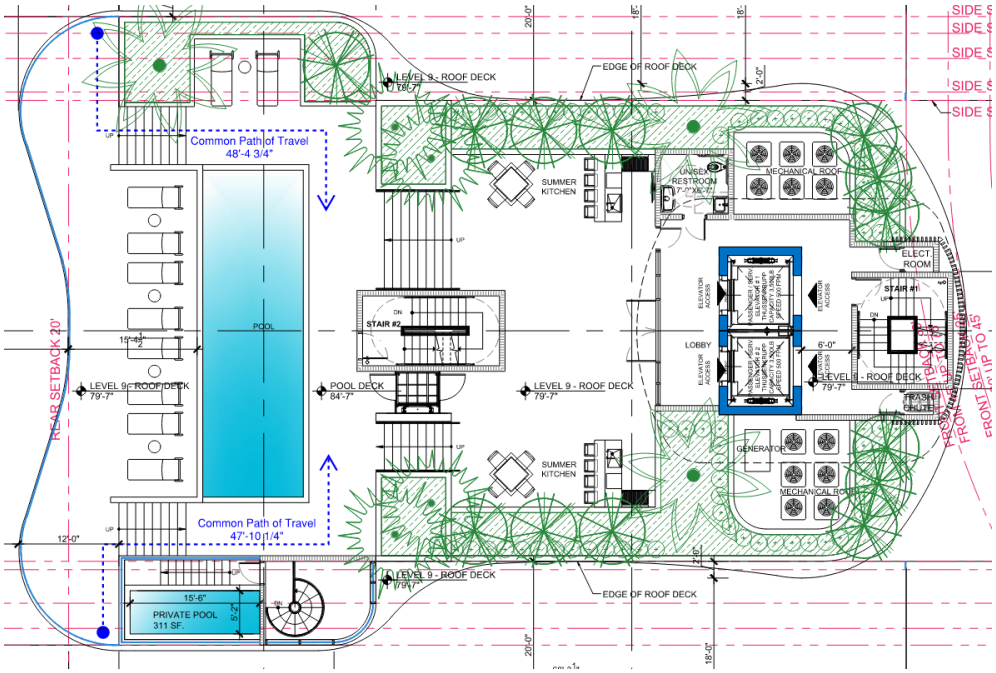


Figure 1 – Maximum Common Path of Travel

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.

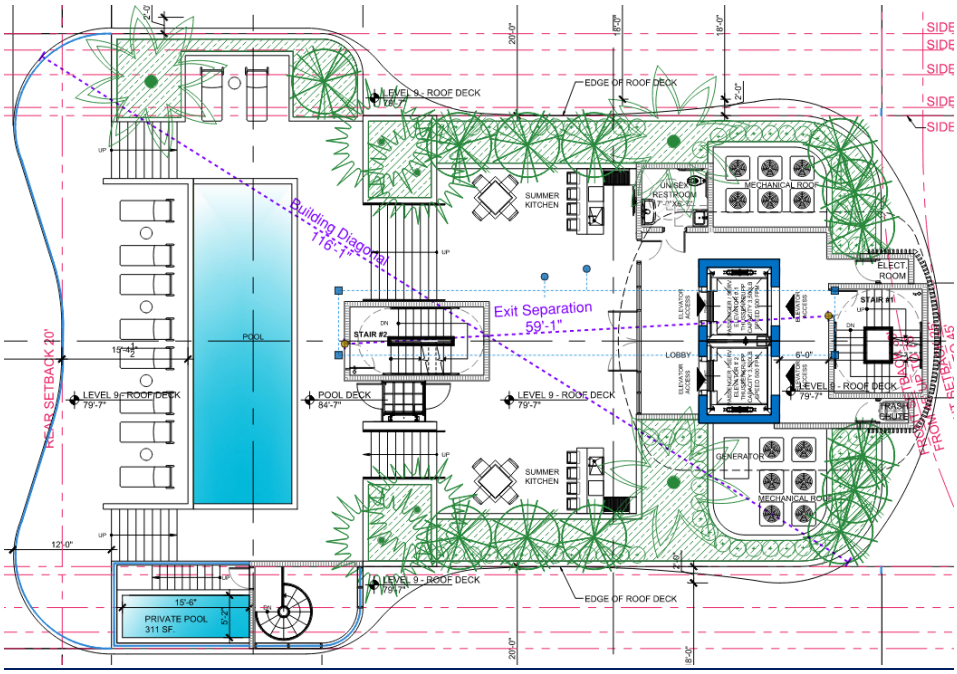


Figure 2 – Exit Remoteness

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.

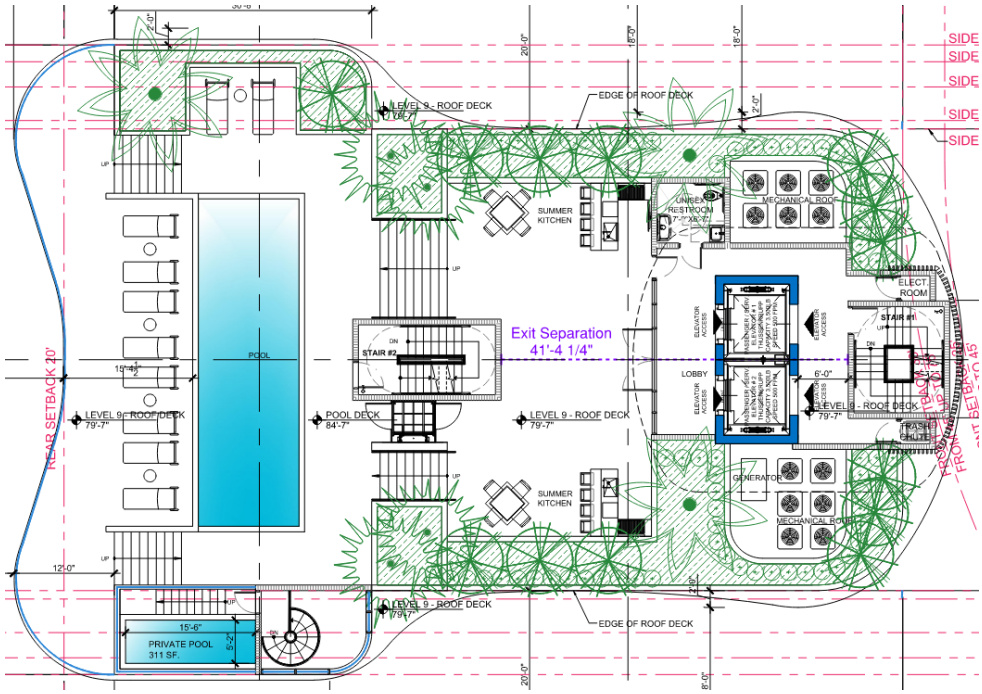


Figure 3 – Remoteness of Interior Stairways

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

March 21, 2023

Mr. Jonathan Landau
LDC WBHD Property Owner, LLC
105 Madison Avenue, 2nd Floor
New York, NY 10016

NOT FOR CONSTRUCTION

Re: Preliminary Report of Subsurface Exploration & Geotechnical Engineering Study
9110 W Bay Harbor Drive 9-Level Residential Building
9110 W Bay Harbor Drive
Bay Harbor Islands, Florida
NV5 Project No.: 18098

Dear Mr. Landau:

NV5, Inc. submits this report in fulfillment of the scope of services described in our Proposal No. 23-0086 dated February 3, 2023. The work was authorized by client provided Professional Services Agreement. This report describes our understanding of the project, presents our evaluations, and provides our professional opinions and recommendations for foundation design and construction for the project.

This report should be read in its entirety.

Sincerely,
NV5, Inc.

This document has been digitally signed and sealed by:
Alfredo Budik
Digitally signed by Alfredo Budik
Date: 2023.03.21 14:14:23-04'00'
Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies

ALFREDO BUDIK LICENSE No. 43884 STATE OF FLORIDA PROFESSIONAL ENGINEER

Alfredo Budik, P.E.
Senior Engineer
Florida License No. 43884

Nelly Vieira E.I.
Project Engineer

Enclosures/

Distribution: 1 Copy to Addressee via Email
1 Copy to NV5 File

f:\doc\nv5 reports\18098_prelim_geo_9110 w bay harbor dr_ldc wbhd property owner, llc_acip_helical_perc_03-21-23.doc

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FIGURES
Drawing 1 Site Vicinity Map & Test Location Plan
Drawing 2 Boring Summary Sheet

APPENDICES
Appendix A Boring Log Data (A-1 through A-6)
Appendix B Permeability Test Data (B-1 and B-2)

1.0 SITE AND PROJECT INFORMATION

The site is located at 9110 West Bay Harbor Drive in Bay Harbor Islands, Florida. Using West Bay Harbor Drive as a reference to the east, the site is bounded to the north by a 7-level residential building, to the south by an 11-level residential building, to the east by West Bay Harbor Drive, and to the west by a canal. A site vicinity map is presented on Drawing 1. Based on the Miami-Dade County Property Appraiser's webpage, the site corresponds to Folio Number 13-2227-087-0001. A survey drawing was not provided. The site is trapezoidal in shape with approximate dimensions about 150 and 185 feet in the east-west direction, and 95 feet in the north-south direction. The site is occupied by a 2-level apartment building. Site grade is estimated at about Elevation +5 feet with respect to the 1929 National Geodetic Vertical Datum (NGVD).

We were provided with architectural drawings prepared by Kobi Karp Architects. Based on the drawings, the project consists of a 9-level residential building with a footprint of about 75 by 110 feet. The first floor will be used for parking and lobby. Levels 2 through 8 will be for residences. Level 9 will house a swimming pool and amenities. Basement is not planned for this project.

We were not provided with structural loads, but maximum column and wall loads are assumed to be in the order of 1000 kips and 25 kips per linear foot, respectively. Ground level slabs are expected to be loaded up to 150 pounds per square foot (psf). When structural loading is available that information should be provided to us.

2.0 PURPOSE AND SCOPE OF WORK

The purpose of NV5's services on this project is to perform a limited subsurface exploration and engineering analyses to provide preliminary foundation recommendations for design and construction of the proposed project. Specifically, this report provides:

- Drawings showing test locations, a graphic summary of the generalized subsurface conditions, and boring logs with detailed descriptions of the materials encountered.
- Discussion of generalized subsurface conditions at the site including groundwater levels and hydraulic conductivity.
- Discussion of feasible foundation type(s) for the proposed development.
- Preliminary design parameters for the recommended foundation type, including vertical and lateral load resistance.
- Estimates of foundation settlements.
- Preliminary recommendations for foundation testing.
- Recommendations for site preparation and grading, including the re-use of site-excavated materials for fill, fill placement and compaction and slab subgrade preparation.
- Construction considerations including excavation support and dewatering, impacts of existing foundations, and impacts for adjacent structures.

3.0 FIELD EXPLORATION

Our field exploration consisted of performing engineering test borings, and field permeability tests as described below. The test locations depicted on Drawing 1 were marked and identified in the field by

NV5. It should be noted that the test locations shown are approximate. If accurate as-built test locations are required, they should be surveyed. The test data reported herein reflect our interpretation of conditions at the specific test locations only, and at the time the tests were performed.

3.1 BORINGS

NV5 drilled two (2) test borings to about 75 feet below grade for the preliminary phase of the project. The borings were drilled in accessible locations with a truck-mounted drill rig utilizing the rotary wash method.

Samples of the subsurface materials were recovered at roughly 2-foot intervals within the upper 10 feet of the borings and at approximately 5-foot intervals thereafter using a Standard Penetration Test split-spoon sampler (SPT) in substantial accordance with ASTM D-1586, "Standard Test Method for Standard Penetration Test and Split-Barrel Sampling of Soils." This test procedure drives a 1.4-inch inner-diameter split-tube sampler into the subsurface profile using a 140-pound hammer falling 30 inches. The total number of blows required to drive the sampler the second and third six-inch increments is the SPT N-value, in blows per foot, and is an indication of material strength. Upon completion of the borings, the boreholes were backfilled with soil cuttings and the upper few feet closed with cement grout.

The soil/rock samples recovered from the borings were classified in the field. The samples were later re-examined in the laboratory to confirm field classifications. Visual soil classifications were made in accordance with ASTM D2487 and ASTM D2488. The results of the classification and consequent generalized stratification are shown in Drawing 2, the boring summary sheet, and in the records of test borings in Appendix A (sheets A-1 through A-6). Strata contacts shown on these drawings are approximate.

3.2 FIELD PERMEABILITY TEST

NV5 performed also two (2) field permeability tests to 15 feet deep at the locations shown on Drawing 1. The tests were performed in general accordance with the South Florida Water Management District's *Usual Open Hole Procedure*. Test results are presented in Appendix B (sheets B-1 and B-2).

1.0 LOCAL GEOLOGY AND GEOLOGIC HAZARDS

1.1 LOCAL GEOLOGY

Miami-Dade County is located on the southern flank of a stable carbonate platform on which thick deposits of limestones, dolomites and evaporites have accumulated. The upper two hundred feet of the subsurface profile is composed predominantly of limestone and quartz sand. These sediments were deposited during several glacial and interglacial stages when the ocean was at elevations higher than present.

In many portions of Miami-Dade County, surface sand deposits of the Pamlico Formation are encountered. The Pamlico sands overlie the Miami Limestone. In western Miami-Dade County, portions of the Everglades Region interfinger with the Pamlico sand. The Everglades soil consists of peat and calcareous silt (marl).

The Miami Limestone is a soft to moderately hard, white, porous to very porous, sometimes sandy, oolitic calcareous cemented grainstone. The formation outcrops in portions of Miami-Dade County. The Miami Limestone has a maximum thickness of about 35 feet along the Atlantic Coastal Ridge and thins sharply near the coastline and more gradually in a westerly direction. The Miami Limestone was formed about 130,000 years ago at a time when the sea level was twenty-five feet higher than it is today. This environment facilitated formation of concentrically layered sand sized carbonate grains called oolites. These grains formed by repeated precipitation of calcium carbonate around the nucleus of a sand or shell grain.

The Miami Limestone can be separated into two facies: the barrier bar oolitic facies and the tidal shoal limestone facies. The barrier bar facies is characterized by lenses of oolitic limestone separated by intermittent, 1-inch thick or less, uncemented sand layers (cross-bedded limestone). Zones of higher porosity are characteristic and parallel the bedding planes of the cross-bedded limestone. The tidal shoal limestone facies is characterized by a distinct lack of bedding planes. In addition, burrowing organisms have churned previously deposited sediments, which have resulted in high porosity channels in the rock. These ancient channels give the rock an appearance of a hardened sponge in some areas.

The Fort Thompson Formation underlies the Miami Limestone, and includes sand, sandstone, and limestone. The upper zones of the Fort Thompson Formation consist of sand having a thickness ranging from five to 35 feet. The remainder of the formation consists of coralline limestone, quartz sandstone, sandy limestone and freshwater limestone. The type of soils within the formation and the degree of cementation vary with lateral extent and depth.

The Fort Thompson Formation is underlain by the Tamiami Formation. The Tamiami Formation consists of sands, silts, clays, and sometime fossiliferous limestone. The upper portions of the Tamiami Formation are permeable and make up the lower reaches of the Biscayne Aquifer. This formation ranges in thickness from zero to 300 feet in South Florida.

1.2 GEOLOGIC HAZARDS

The South Florida area is relatively free of geologic hazards. The region is not considered seismically active. Consequently, hazards such as ground shaking, liquefaction, lateral spreading, and ground rupture that are normally associated with earthquakes and other seismic activity are generally not a factor for the design of structure foundations in South Florida. Based on the 2021 International Building Code, a Site Class D classification is considered appropriate for this site.

Karst topography that is associated with the formation of sinkholes and other underground discontinuities in carbonate rock formations in the central and northern portions of Florida is generally not found in South Florida. Any discontinuities in the limestone due to solutioning of the rock are typically limited in vertical and lateral extent and are usually not considered a factor in the design of foundations in the local practice.

2.0 SUBSURFACE CONDITIONS

2.1 BORINGS

In general, the subsurface conditions encountered in our borings are consistent with the geology described above. The detailed subsurface conditions are presented graphically in the attached boring summary sheet in Drawing 2, and in more detail on the records of test boring sheets in

Appendix A. It should be noted that the ground surface elevations shown for the borings have been estimated. If accurate elevations are required, the boring locations should be surveyed. The subsurface conditions disclosed by the borings can be generalized as described below.

Layer 1 – Sand:
This surficial layer consists of brown-to light brown sand and reddish-brown sand with some shells extending to about four (4) feet below grade in the borings. SPT N-values recorded in the sand layer range from three (3) to 12 blows per foot (bpf), with an average value of about 7 bpf.

Layer 2 – Peat/Silt/Silty Sand:
Below the sand is a layer of dark brown and dark gray peat, silt and silty sand encountered at about four (4) feet and extends 10 and 13 feet below grade. The thickness of this layer is about six (6) to 9 feet. The recorded SPT N-values range from less than (1) to 6 bpf with an average of about four (4) bpf.

Layer 3 – Sand:
This layer consists of dark gray and light brown sand with shells and shelly sand encountered at 10 and 13 feet below grade. The thickness of the sand is 10 to 13 feet. The recorded SPT N-values range from five (5) to 23 bpf with an average of about 16 bpf indicating the sand is medium dense.

Layer 4 – Limestone:
This layer consists of light brown limestone encountered at 23 feet below grade with a thickness of about 17 feet. The recorded SPT N-values range from 11 to 57 bpf with an average of about 20 bpf.

Layer 5 – Sand:
Below the limestone is a layer of light brown and light gray sand with some limestone fragments encountered at 40 feet below grade. The thickness of the sand is about eight (8) to 13 feet. The recorded SPT N-values range from two (2) to 13 bpf with an average of about 8 bpf.

Layer 6 – Limestone with Sand Layers:
Below the sand is a layer of gray-to-light gray and light brown limestone encountered at 48 and 53 feet below grade and extends to the termination depths of the borings at about 75 feet below grade. An eight (8) foot thick layer of light gray sand was encountered at 60 feet below grade within the limestone layer. The recorded SPT N-values of Layer 6 range from two (2) to greater than 50 bpf with an average of about 34 bpf.

For the layers described above, Table 1 below summarizes our estimates of engineering parameters considered pertinent to the design of foundations for mid- and high-rise structures.

TABLE 1 - SUMMARY OF ESTIMATED PERTINENT ENGINEERING PARAMETERS

Layer ID	Description	Thickness (ft.)	SPT N-values		Modulus of Elasticity (ksf)	Unconfined Compressive Strength (ksf)	Allowable Side Shear (ksf)
			Range	Avg.			
1	Sand	4±	3 – 12	7	250	-	-
2	Peat/Silt/Silty Sand	9 – 9	<1 – 6	4	100	-	-
3	Sand	10 – 13	5 – 23	16	300	-	-
4	Limestone	17±	11 – 57	20	5,000 – 10,000	50 – 300	3
5	Sand	8 – 13	2 – 13	8	250	-	-
6	Limestone with Sand Layers	20+	2 – 50+	34	10,000	100 – 500	3 – 5

We note that the values of allowable side shear estimated in Table 1 above are based on our experience and laboratory data from similar rock that we have tested.

Groundwater

Groundwater was encountered in the borings at depths of about 3.8 and 4 feet below the existing ground surface. It should be noted that groundwater readings during drilling might not represent stabilized groundwater levels. Stabilized water levels would be best obtained by installing groundwater monitoring devices and taking readings over an extended period. NV5 can provide these services if they are of interest to the project development team.

The water depth reported above corresponds to approximate elevations of +1 and +1.2 feet NGVD based on our assumed elevations at the boring locations. On average, stabilized groundwater levels in the general vicinity of the project are expected to vary between elevations 0 and +4 feet NGVD, the variations being primarily the result of seasonal rainfall and tidal fluctuation in nearby bodies of water. Nonetheless, it should be noted that groundwater levels outside of this range could be encountered during construction. Storm and hurricane events and construction activities could also result in variations in the groundwater levels. Notwithstanding the variations acknowledged, we anticipate that groundwater at the site will generally be encountered within the upper five feet of the existing ground surface.

2.2 FIELD PERMEABILITY

The result of the open-hole field permeability (drainage) tests performed at the site is presented in the table below:

TABLE 2 – SUMMARY OF FIELD PERMEABILITY TESTING

Test ID	Test Depth (ft.)	Hydraulic Conductivity (cfs/ft^2-ft. head)
P-1	15	3.19×10^{-04}
P-2	15	2.99×10^{-04}

It should be noted that the above results are un-factored and represents the conditions at the test locations at the time of the tests. To account for potential variations in hydraulic conductivity across the site the designer should apply an appropriate safety factor to the reported value. The permeability test data are presented in Appendix B.

3.0 EVALUATION AND DISCUSSION

3.1 GENERAL

We consider the site suitable for the proposed project from a geotechnical perspective. The primary concern for foundation design and construction include support of the proposed new structure loads without unacceptable settlement. Foundation support options are discussed below, and detailed foundation design and construction recommendations including sizes, lengths, and axial and lateral load capacities are presented in Section 7 of this report.

3.2 FOUNDATION SUPPORT

3.2.1 Proposed 9-Level Building

Given the subsurface conditions encountered in the borings, and the anticipated structure loads, we conclude that deep foundation support is appropriate for the proposed 9-level structure. Consistent with current practice in the South Florida area we consider augered, cast-in-place (ACIP) piles to be the most feasible foundation type to support the tower. Other deep foundation systems such as driven piles and drilled shafts are not considered feasible. In addition to the noise nuisance, vibrations from driven pile foundations could adversely impact existing buildings on the site as well as those on adjacent properties. Additionally, it would be difficult to penetrate the hard zones in the limestone and sandstone rock at the site to sufficient depths to provide adequate uplift capacity on the driven piles. Drilled shafts are typically economically feasible and attractive only where they are used to carry very large loads that sufficiently justify the slower installation rates and other installation difficulties attendant with such foundations.

We conclude that the 9-level building can be supported on 16- or 18-inch-diameter piles on the order 40 to 60 feet long below existing grade. Additional field exploration will be required to refine pile lengths.

As an alternative method to transfer the loads to the competent bearing layer for smaller structures such as perimeter walls, guard house, planters, etc., helical piles can also be used. The helical piles would be on the order of 25 feet below grade and securely screwed into Layer 4 limestone.

Our recommendations for foundation design and construction are presented in Section 7 of this report.

3.3 IMPACTS OF PEAT AND SILTY SOILS

It is noteworthy that all the borings encountered very soft silt and peat between 4 and 13 feet of the subsurface. These materials are highly compressible and will undergo consolidation when subjected to new stresses. It is therefore desirable to keep new fills to an absolute minimum to prevent consolidation settlement of the layer and the consequent potential impacts to any pavements or miscellaneous structures supported on shallow footings, particularly where these materials are closer to the ground surface. Structures that could be susceptible to such impacts include pavements, water features, entrance ramps, and other landscaping that requires filling. These compressible materials could also result in down-drag on perimeter pile foundations as the adjacent soil settles against the pile shafts. Structures supported on shallow foundations over the compressible peat and silt could be subject to the effects of long-term secondary compression of the

material. NV5 should evaluate the project grading plans to assess any potential adverse impacts with respect to the peat and silt layer, including downdrag forces on the piles.

The weak materials have implications for ground floor slab support as well. To avoid slab settlement associated with compression of these materials it will be prudent to structurally support ground floor slabs.

3.4 ESTIMATED SETTLEMENT

Assuming overall base pressures of 1.5 to 1.8 kips per square foot (ksf) for the proposed 9-level building, we estimate that foundation settlements for piles about 40 feet long below existing grade will be on the order of 1.5 inches, and for piles 60 feet long will be up to one (1) inch, in both cases with edge-to-center differential settlements on the order of 50 percent of the total settlement. Settlements of helical pile supported features and small structures is expected to be less than one (1) inch. The granular nature of the subsurface materials at the site will result in the majority of the structure settlements occurring during construction and for a short time period (typically less than two months) following substantial completion of the top level. Additional small settlements of the structures could occur after structural completion as interior walls, cladding, finishes etc. are added to the building. The settlements of the structure are expected to be relatively uniform. As the structure height increases, the structures should become stiffer, thereby reducing the potential for differential edge-to-center settlements. Differential movements of the pile cap system will result in redistribution of loads in the superstructure and among the pile caps.

3.5 IMPACTS TO ADJACENT STRUCTURES

The primary potential adjacent structure of concern for the proposed development are the 7-level building to the north and 11-level building to the south. Impacts to adjacent structures during construction generally come from one of three sources, namely settlement, ground movement due to nearby excavations, or vibrations. The discussion below is general in nature and NV5 can perform additional and more specific evaluation of potential impacts to adjacent structures as the project foundation design progresses and more information on the adjacent structure becomes available. It will be important to obtain as-built foundation information for the adjacent structures as early as possible in the project development schedule.

It could become necessary to include a contingency to address repairs that might be needed at adjacent properties due to impacts from construction of the project. It will also be prudent to perform pre-construction condition observations of the adjacent properties and to monitor them for the impacts discussed below during construction.

3.5.1 Settlement Impacts

The loads of the proposed 9-level structure are not expected to cause significant areal settlements outside the foundation footprints. We therefore do not anticipate direct offsite settlement impacts.

Settlements can also derive from drawdown of groundwater levels due to dewatering. This is usually an issue for long-term dewatering by well-points. A detailed dewatering plan will nonetheless be required to be developed by the contractor, if dewatering is needed, and it would be prudent to monitor adjacent foundations during any long-term dewatering activities.

3.5.2 Excavation & Ground Movement Impacts

Excavations for the proposed development are not expected to negatively impact the neighboring structures considering they are about 20 feet away from the north building and 60 feet away from the south building. However, depending on proximity, such excavations could result in movement of existing ground level slabs. Support of excavation will have to be properly designed to limit ground movement at the top of the excavations.

It would therefore be prudent to plan for possible underpinning at adjacent ground level slabs that are close to proposed excavations. Such underpinning would likely comprise chemical grouting of the Layer 1 sand, or support of the existing foundations and slabs using helical piles. One of the important considerations in any plan for underpinning of adjacent foundations is that often access to the neighboring property is required for this work to be done.

3.5.3 Vibration Impacts

Construction-related vibrations could impact the existing structures as well. Such vibrations could derive from activities such as compaction. In general, while such vibrations can be a nuisance to humans nearby, the damage caused to adjacent structures by vibrations from these activities are typically cosmetic in nature. Notwithstanding, methods that could potentially address mitigation of offsite vibration impacts and reduce complaints and damage to adjacent properties include the use of non-vibratory techniques such as secant ACIP piles, modifying compaction procedures and techniques, and performing vibration monitoring at the structures during construction.

4.0 PRELIMINARY RECOMMENDATIONS

Our preliminary recommendations for geotechnical design and construction of the proposed project are provided below in the following sections. NV5 should perform the remaining planned borings upon demolition of the existing site structures, to update the recommendations provided herein as appropriate. These recommendations should not be used for final design without written permission from NV5.

4.1 SITE PREPARATION AND GRADING

1. Geotechnical site preparation for construction should consist of removal of all existing structures, foundations, pavements, underground utilities, and other deleterious materials within proposed structure and pavement footprints plus a five-foot perimeter. Any voids created by the removal of these deleterious materials should be properly backfilled as described in the paragraphs below.

   We are not aware of the development history of the site beyond its current condition. If old subsurface structures are encountered, they should be removed and replaced with compacted fill if they interfere with new foundations or utilities. If the old foundations do not interfere with new construction, they could be left in place. Backfilling of old foundation excavations should be performed in accordance with the recommendations provided in this report.

   After preparation as described above areas for structures that will have slabs on grade or pavements should be densified with at least 5 overlapping passes of a heavy roller as it operates at its maximum vibrational frequency, and a travel speed of not more than 2 feet

per second. Proof-rolling should include planned development footprints plus a 5-foot perimeter. The densification should be observed by NV5 to identify and mitigate any weak subgrade conditions evidenced by yielding or rutting at the wheels of the roller.

2. In general, fill soils should consist of either inorganic, non-plastic sand having less than 10 percent material passing the No. 200 sieve, or crushed limestone with a maximum rock size of six (6) inches. In particular, fill soils placed within the upper 12 inches of the subgrade of building slabs on grade should consist of either sand with less than 10 percent passing the number 200 sieve, or crushed limestone with a maximum particle size of three inches.

   Based on our boring data the majority of the near-surface granular materials should satisfy the fill criteria. However, silt and sand with silt encountered in the borings do not satisfy the fill criteria. In any event, representative samples of the fill soils should be collected for classification and compaction testing. The maximum dry density, optimum moisture content, gradation, and plasticity should be determined. These tests are needed for quality control of the compacted fill.

3. Fill soils should be placed with loose lift thicknesses of not more than 12-inches, moisture-conditioned to within two (2) percent of the optimum moisture content based on ASTM D-1557, and compacted to a minimum 95 percent relative compaction[1]. One test should be performed for each 2,500 square feet of fill area per lift of fill soils. If during the compaction process fill shows evidence of yielding under the weight of the roller, it should be removed and replaced with properly compacted granular fill as described herein. Fill particles exceeding one (1) inch in size should not be allowed to nest within the fill.

4. *The vibrations produced by the operation of the compactor should be monitored for potential adverse effect on adjacent existing structures, pavements, and utilities*. If nearby structures will be affected by the vibration of the compactor, the compaction procedure may require modification as approved by the geotechnical engineer.

4.2 FOUNDATION SUPPORT

4.2.1 ACIP Piles

1. Our recommended pile tip elevations, allowable pile axial capacities, and grout strengths for foundation support are presented in the table below.

TABLE 3 - SUMMARY OF PILE ALLOWABLE AXIAL CAPACITIES

Pile Diameter (in)	Minimum Pile Tip Elevation (ft., NGVD)	Allowable Compression (kips)	Allowable Tension (kips)	Minimum Grout Strength (ksi)
16	-34 to -44	200	100	5.0
16	-52 to -55	350	175	5.5
18	-34 to -44	250	125	5.0
18	-52 to -55	400	200	5.0

[1] Relative compaction refers to the in-place dry unit weight of a material expressed as a percentage of the maximum dry unit weight of the same material as determined in the laboratory using the Modified Proctor procedure (ASTM D1557).

Notes:
a. Minimum pile tip elevation based on an average site grade of +5 feet NGVD at the time of the borings.
b. Required grout strength is for 28 days.

2. For computer structural modeling of the building initial vertical spring constants of 130 and 160 kips per inch (kpi) may be used for the 16-, and 18-inch-diameter short ACIP piles, and 230 and 260 kpi for the long piles, respectively. The vertical spring constant is the working pile load divided by the estimated pile settlement and is based on our experience and a review of available pile load test data in similar subsurface conditions. The initial spring constant value should be refined as the structural model is developed. The design value used should match the settlement estimates. For transient loading, values of 800 and 1,200 kpi may be used for the short and long piles, respectively.

3. To evaluate the lateral capacity of the piles, we performed lateral load analyses using the LPILE computer program to estimate the performance of the piles under lateral loading. In the analyses, we have considered the simultaneous application of about 25 percent of the compression loads along with the lateral loads in Table 3 above. A fixed head condition was assumed for the pile. Modification factors were applied to p-y soil resistance values to consider the effect of pile grouping since the LPILE program analyzes a single-pile condition only. Our recommendations for allowable pile lateral capacities for the fixed head condition are presented in Table 4 below.

TABLE 4 - SUMMARY OF PILE LATERAL LOADS AND BENDING MOMENTS

Pile Diameter (in)	Allowable Lateral Load (kips)	Maximum Bending Moment (in-kips)	Depth to Maximum Moment (ft.)	Depth to Zero Moment (ft.)
16	6	440	0	24
18	8	650	0	24

Notes:
a. Lateral load capacities based on maximum pile head movement of ¼ to 3/8 inch.
b. Bending moments listed above are un-factored.
c. The depths in table above referenced to the bottom of pile cap/top of pile.

The recommended pile lateral capacities assume that the piles and their caps can safely tolerate horizontal deflections on the order of ¼ to 3/8 inch. If required, we can provide higher lateral capacities associated with batter piles or with vertical piles where larger horizontal pile head deflections are allowed. The pile lateral resistance can be assumed to act at the base of the pile cap.

4. Resistance to lateral loads can also be provided by passive pressure acting on the pile caps or grade beams. However, this resistance should not be considered in combination with the lateral capacity of the piles as the deflections required to mobilize the passive resistance might be larger than those associated with the pile lateral capacity. Equivalent fluid densities of 180 and 80 pounds per cubic foot may be used to compute the passive pressures acting against the sides of the pile caps and grade beams above and below the groundwater table respectively. Passive resistance of the upper one foot of soil should be neglected, unless it is confined by a slab or pavement. Frictional resistance may be computed using a factor of 0.30 times the sustained dead loads.

The above values include a factor of safety of at least 1.5. These values of resistance assume that the foundations are: 1) surrounded by in-situ soil densified by compaction, or approved fill which is compacted to 95 percent relative compaction, and 2) able to withstand horizontal movement on the order of ¼ to 3/8 inch.

2. Pile reinforcing should be designed by the structural engineer to resist the tension and lateral forces applied to the pile systems. We recommend that piles resisting tension loads be reinforced over their entire length. The information provided in Table 4 above should be used to design the reinforcing for piles resisting lateral loads. If the pile is not reinforced over the entire length, we recommend as a minimum, a single No. 7 bar be installed the full length of the pile to verify pile cross-section continuity.

   It should be noted that the lateral load capacities provided above assume pile reinforcement of approximately 2 percent. If the actual pile reinforcement differs significantly from this assumption, it might become necessary to revisit the lateral recommendations provided in Table 4 above.

3. Foundations should be designed so that a minimum center-to-center pile spacing of three pile diameters is maintained.

4. We recommended that a load test program be performed for the project prior to the start of production piling. This will allow for the test results to be analyzed, and for pile recommendations to be revised if necessary. Based on load test results pile capacities and/or lengths may be adjusted. The pile load test program should consist of one (1) compression load test (ASTM D 1143), one (1) tension load test (ASTM D 3689) and one (1) lateral load test (ASTM D 3966) for each pile diameter and pile tip chosen. Load tests should be performed and results interpreted in accordance with the most current edition of the Florida Building Code. We recommend the use of strain gauge pairs in all test piles to evaluate pile load transfer. Upon final selection of the load test location, NV5 will provide recommendations for the locations (w.r.t. to elevation) of the pile instrumentation. The minimum test loads should be twice the pile working capacity. We recommend the compression load test(s) be designed to allow overloading of the test pile(s) to 2.5 times the design working load after completion of the standard compression test loading and unloading procedure.

   Test piles shall not be used as production piles. Upon approval by NV5, reaction piles may be installed in production locations provided such piles are properly installed to meet the project specifications and are monitored for movement during load testing.

   NV5 should review and approve the contractor's load testing submittal with respect to test locations, test pile installation, and load testing equipment and procedures. NV5 should also monitor and report the results of test pile installation and load testing.

5. We note that the borings encountered zones of hard rock at the site. These are indicated on the boring summary sheet shown on Drawing 2 as material with refusal type SPT N-values typically exceeding 50 bpf. Some of these materials were encountered at elevations above the recommended pile tip elevations. The contractor must mobilize the appropriate equipment in order to drill through this hard rock and achieve the tip elevations recommended herein.

6. Piles should be installed within three inches of specified plan location, and within two percent of vertical or batter line.

7. During grouting of the pile excavation, the auger should be raised at a rate consistent with the capacity of the pump to ensure the entire pile shaft is uniformly grouted and to prevent caving of soils into the pile excavation. The actual grout volume for each ACIP pile should be at least 15 percent greater than the theoretical pile volume. A grout head of at least ten (10) feet should be maintained throughout the grouting of the pile shaft. Production piles should be installed in a manner similar to the successfully tested pile.

8. If during pile grouting any abnormalities such as sudden pressure drop or low grout take for a given interval of pile length are observed, the auger should be re-advanced to about five feet below the elevation where the anomaly was observed and the pile shaft properly re-grouted. Pumping should continue while the auger is rotated back down to the required remedial depth.

9. New piles should not be installed close to previously installed piles before the existing pile grout has started to set. Per the Florida Building Code, piles should not be installed closer than six (6) diameters within 12 hours.

10. Grout should be sampled during piling installation at a minimum frequency corresponding to the greater of one set of at least six cubes each morning and afternoon during production or one set of at least six cubes for each 50 cubic yards of grout placed. Cubes should be tested for compressive strength at intervals of seven, 14, and 28 days. At least three cubes should be tested at 28 days. Any remaining cubes should be retained for subsequent intermediate breaks if required.

11. The steel reinforcement should be installed into the pile shaft immediately upon withdrawal of the grouting auger. Spacers should be fitted to the reinforcing cages to assure that they remain centered within the grouted shaft and maintain the required side cover. If obstructions are encountered during insertion of the steel cage, the cage should be extracted, the pile shaft re-drilled to the originally drilled pile tip elevation, and re-grouted to the ground surface, following which the reinforcement should be re-installed.

12. An NV5 inspector should provide full-time quality control inspection to document the excavation and grouting of each pile and to provide, in conjunction with a licensed office engineer, any necessary field adjustments of pile tip elevations.

4.2.2 Helical Piles

1. The proposed structures outside the main building such as guardhouse, pool deck, planter and perimeter walls can also be supported using helical piles such as A.B. Chance helical piles RS2875.203 round shaft or equivalent.

2. We recommend that each pile consist of a 10-12-14-inch-diameter helix configuration designed for the allowable loads provided below.

Helix Diameter (in)	10-12-14
Allowable Compression Load (kips)	15
Allowable Tension Load (kips)	5
Allowable Lateral Load (kips)	0
Est. Length Below Existing Grade (ft.)	25

3. The contractor should be aware that is possible pile lengths may vary depending on actual site conditions. The helical piles would be securely screwed into Layer 3 limestone.

4. Helical piles should be spaced a minimum three (3) feet apart.

5. Measurement of installation torque can provide an indication of capacity. A calibrated gauge should be used during pile installation. We recommend the contractor provide the torque requirements based on the specific anchor design to meet the recommended pile capacities.

6. The piles shall be installed within two (2) inches of the specified plan location and within two (2) percent of vertical.

7. Connections of the helical piles to the pile cap should be as recommended by the manufacturer.

8. Lateral loads on the pile caps can be transferred to the bearing layer using inclined (battered) piles. Helical piles have little to no lateral capacity.

9. The final helical selection and design should consider corrosion potential. Due to the variable types of helical anchors available, the Contractor should submit the design of the pile for review by NV5 and the project structural engineer. The design should be performed and signed and sealed by a Professional Engineer registered in the State of Florida.

10. NV5 should monitor the installation of the helical piles to assure that the piles are installed in accordance with the recommendations provided herein. If Ownership retains another geotechnical engineer to observe foundation installation, that engineer will be required to accept full responsibility for the foundation performance.

4.3 GROUND FLOOR SLABS

1. Ground floor slabs should be structurally supported to avoid adverse impacts associated with the Layer 2 compressible peat and silt at the site.

2. A design groundwater level of +4 feet NGVD can be used for design of ground level and below grade slabs. Information for flood zone elevations (FEMA Flood Maps) is publicly available. We recommend that such information be relied upon for design flood water elevations for below-grade slabs. The design water levels should be the minimum flood elevations stated on the maps for the site or for nearby locations.

3. Slabs should be reinforced for the loads that they will sustain and construction joints should be provided at frequent intervals.

4. Slabs in contact with soil are subject to movement of moisture from the soil upward through the slab. To prevent such moisture vapor transmission, a moisture barrier should be placed

on the slab subgrade, and should be protected from damage during construction. Construction joints should be provided with water stops in any permanently submerged areas.

4.4 EXCAVATION AND DEWATERING

1. Shallow excavations into the near-surface materials will likely stand vertical for short periods of time only. The excavation sides will unravel over time as they are exposed to weather and construction traffic. However, localized weaker sandy zones within this layer could become loose if unsupported. Deeper excavations, especially those that extend below the groundwater table, as well as excavations that will remain open for longer periods of time will require support in the form of temporary shoring or sliding trench boxes to prevent instability of excavation walls and to protect workers from injury. All excavations should comply with Occupational Safety and Health Administration (OSHA) design and safety requirements. Shoring designs should be signed and sealed by a Florida-licensed professional engineer, and should be provided for the Owner's review.

   Particular attention should be paid to any deep excavations such as for elevator shafts, and the potential impacts these could have on adjacent structures, especially where such excavations are close to project property lines.

2. Average groundwater elevation is expected to be approximately between Elevation 0 and +4.0 feet NGVD for this site. As stated above, groundwater levels outside of this range could be encountered during construction. Some dewatering is expected for foundations and the installation of elevator shafts, and deeper utilities and appurtenances such as sewers, storm drains, catch basins, and manholes. We judge that if required, localized dewatering of foundation excavations could be accomplished using pumps and sumps. Dewatering of larger excavations and larger volumes could require the installation of well points or other dewatering systems.

   It should be noted there are two components to the dewatering process. The first is extracting the water from the subsurface and the requirement of the project to maintain a dry excavation to allow construction to proceed. The other component is the ability to discharge the volume of water extracted. The contractor must ensure this capability exists for the site such that all dewatering and consequent effluent discharge will meet the requirements of the local jurisdictional agencies including Miami-Dade County, Florida Department of Environmental Protection (FDEP), Florida Department of Transportation, and South Florida Water Management District (SFWMD) as appropriate. This study did not include specific testing or analysis to determine if dewatering is feasible or if adequate discharge is available. Ultimately, dewatering of the site to facilitate construction is the contractor's responsibility. During dewatering, the adjacent properties must be monitored for adverse impacts from dewatering drawdown.

   The dewatering subcontractor should submit a proposed design for dewatering operations to the owner for review and approval prior to commencing work.

4.5 OTHER RECOMMENDATIONS

1. This report is preliminary and should not be used for final design. NV5 should perform additional field explorations to update our geotechnical recommendations as appropriate.

2. Construction activities could have adverse impacts on structures outside the proposed structure footprints. We recommend that pre- and post-construction surveys of adjacent structures of concern be conducted to document conditions.

3. NV5 should participate in the design development phases of this project in order to modify the recommendations provided above as changes occur during the design development process.

4. NV5 should participate in the evaluation of field problems as they arise and recommend solutions. We should also be involved with site work activities so we can address needed changes to the foundation recommendations if site conditions different from those described herein are encountered. NV5 should observe and test the foundation installation to satisfy the requirements of the Florida Building Code and municipal agencies.

5.0 REPORT LIMITATIONS

This report is preliminary and should not be used for final design. NV5 should perform additional field explorations to update our geotechnical recommendations as appropriate.

This report has been prepared pursuant to approved proposal 23-0086 between LCD WBHD Property Owners, LLC ("client") and NV5 dated February 3, 2023 and in general accordance with the standard of care ordinarily practiced by members of Consultant's profession performing similar services on similar projects in similar localities; no other warranty is expressed or implied. The report should be read in its entirety. NV5 is not responsible for misinterpretations arising from reading sections of the report only.

This report has been prepared for the exclusive use of the Owner and other members of the design/construction team for the specific site(s) and project(s) discussed in this report. The report should not be used for any other site(s) or project(s) without express written permission from NV5.

The evaluation and recommendations submitted in this report are based in part upon the data collected from the field exploration. These data were collected at specific locations and describe subsurface conditions encountered at those specific locations at the time(s) the field explorations were made. Further, the plan area of the field test locations is relatively small as compared to the total site area. Consequently, subsurface conditions could be different at site locations other than those tested. The nature or extent of variations throughout the subsurface may not become evident until the time of construction. If variations later become evident, it may be necessary for NV5 to revisit the recommendations provided in this report.

In the event changes are made in the nature, design, or location(s) of the proposed project construction, the conclusions and recommendations contained in this report cannot not be relied upon unless the changes are reviewed by NV5, and the conclusions and recommendations herein are either verified or modified as needed in writing by NV5. Therefore, NV5 must be informed of any such changes if those changes are not addressed in this report.

The scope of services performed by NV5 did not include any environmental assessment or investigation for the presence or absence of wetlands, sinkholes, chemically hazardous or toxic materials in the soil, surface water, groundwater or air, on or below or around the site.

NV5 should be retained to provide consultation to the ownership and design team during the design development phase of the project, to review final foundation specifications and review foundation design drawings in order to ascertain that its recommendations have been properly interpreted and implemented. Furthermore, NV5 should be retained to provide inspections during geotechnical construction. If NV5 is not afforded the opportunity to participate in foundation installation as recommended in this report, client agrees that NV5 has no responsibility for the interpretation of the recommendations made in this report or for foundation performance.

6.0 CLOSURE

We appreciate the opportunity to provide specialized engineering services on this project and look forward to an opportunity to participate in construction related aspects of the development. If you have questions about information contained in this report contact the writer at 305.901-2151.

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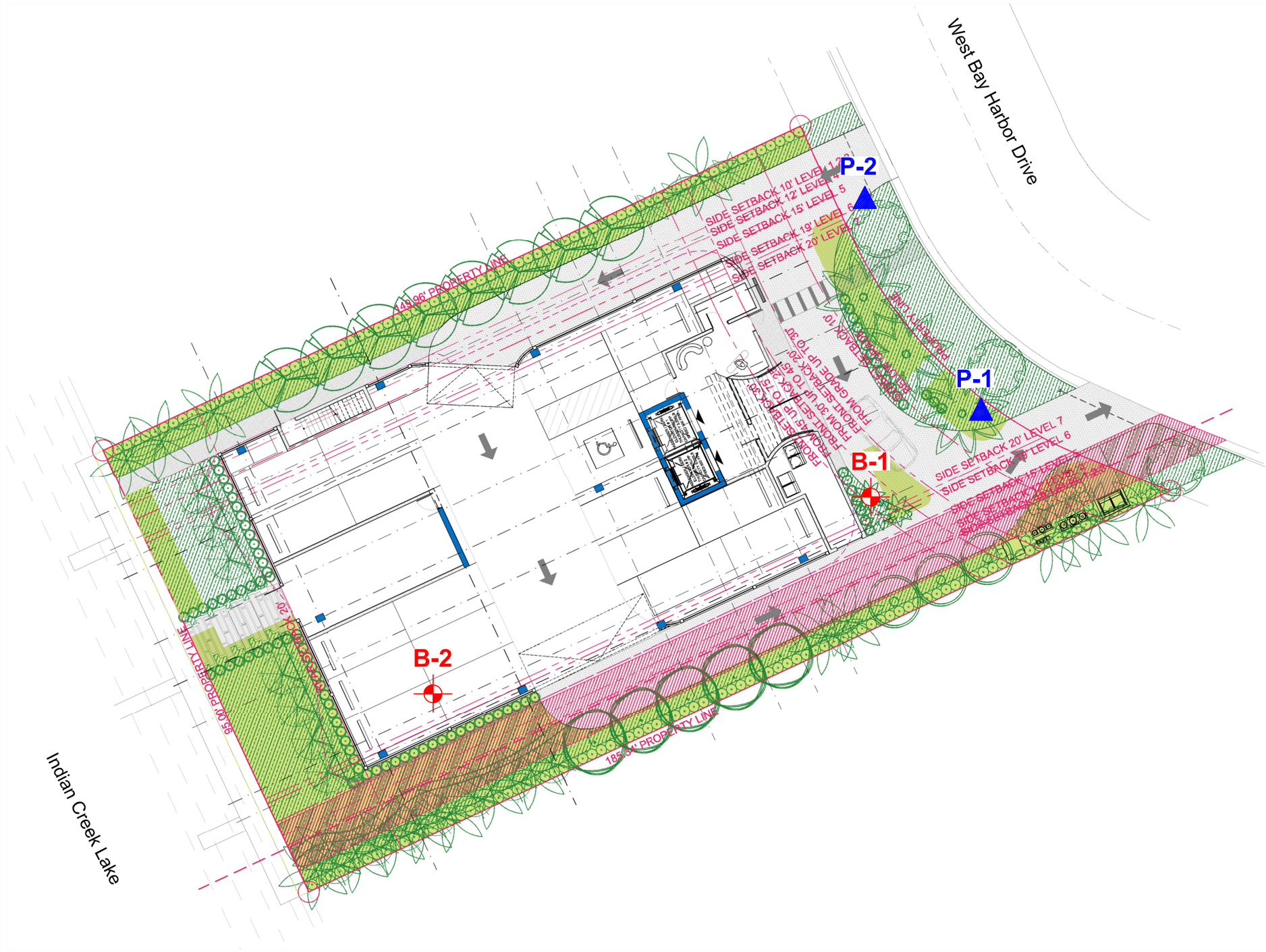
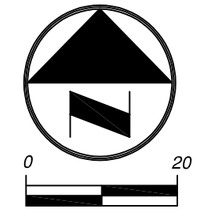
DRAWINGS



Site Vicinity Map



Approximate Scale in Feet

LEGEND:

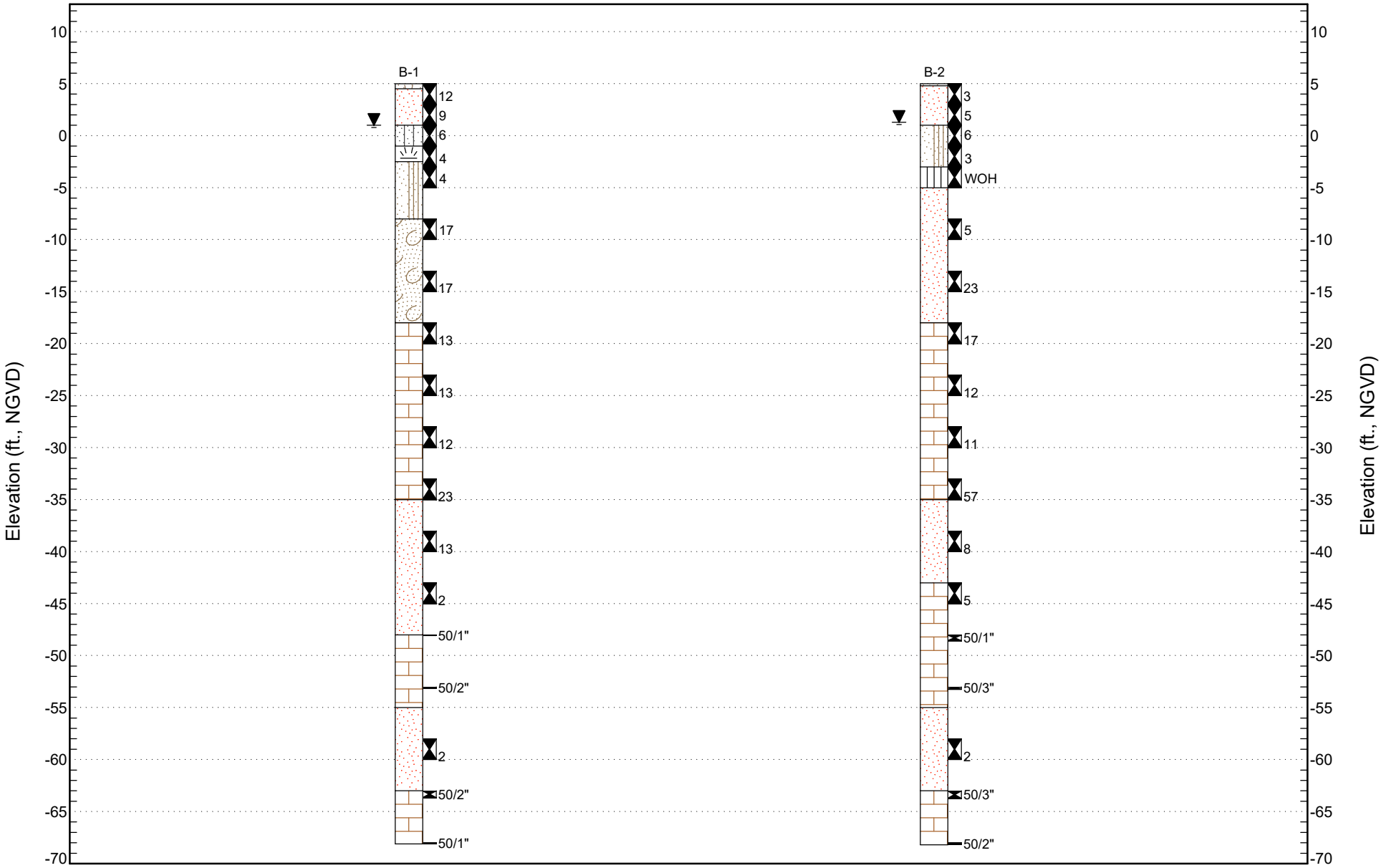
B-1 - Number & Approximate Location of Test Boring.

P-1 ▲ - Number & Approximate Location of Percolation Test.

NOTES:

1. Test locations shown are approximate.
2. Test location symbols are not to scale.
3. Base drawing was taken from Sheet A1.01, Ground Floor - Open Space, prepared by Kobi Karp Architecture and Interior Design, Inc.

NV5	**DRAWING TITLE:** *Site Vicinity Map & Test Location Plan*				**DWN BY:** CR
	PROJECT NAME: *9110 W Bay Harbor Drive – 9-Level Residential Building*				**CKD BY:** AB
	PROJECT LOCATION: *9110 West Bay Harbor Drive, Bay Harbor Islands, Florida*	**PROJECT NO:** *18098*	**DATE:** *03/16/2023*	**DWG NO:** *1*	**APD BY** —



Note: Boring top elevations have been estimated

BORING SUMMARY SHEET

PROJECT NAME: 9110 W Bay Harbor Drive – 9-Level Residential Building

PROJECT LOCATION: 9110 West Bay Harbor Drive, Bay Harbor Islands, Florida

PROJECT NUMBER: 18098

DATE: 03/16/2023

DRAWN BY: CR

CHECKED BY: AB

DRAWING NO: 2

LEGEND

- Topsoil
- Limestone
- Silty Sand
- Sand with Silt
- Silt
- Peat
- Sand
- Shelly Sand
- Standard Penetration Test & SPT N-value
- Water Level

APPENDIX A

BORING LOG DATA

BORING NUMBER B-1

PROJECT NAME 9110 W Bay Harbor Drive – 9-Level Residential Building

PROJECT NUMBER 18098 **PROJECT LOCATION** 9110 West Bay Harbor Drive, Bay Harbor Islands, Florida

DATE STARTED 3/10/23 **COMPLETED** 3/10/23 **GROUND ELEVATION** 5 ft NGVD est. **HOLE SIZE** 3 inches

DRILLING CONTRACTOR FGD **GROUND WATER LEVELS:** 4.0 ft / Elev 1.0 ft

DRILLING METHOD Rotary drill with mud, wash & casing

LOGGED BY FGD **CHECKED BY** C. Rausseo

NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
0						5
	SPT	4-6-6-4 (12)	SM		0.5 6" of Topsoil	4.5
	SPT	4-4-5-4 (9)	SP		SAND, medium dense, fine, light reddish brown, with a trace of shells and limestone fragments	
					4.0 SAND, loose, fine, brown, with shells, trace of organics	1.0
5	SPT	4-3-3-2 (6)	SM		6.0 SILTY SAND, loose, fine, dark gray, with shells	0 -1.0
	SPT	2-2-2-1 (4)	PT		7.5 PEAT, soft, dark brown	-2.5
	SPT	2-2-2-2 (4)	SP-SM		SAND WITH SILT, very loose, medium, dark gray, with shells, trace of limestone fragments	
10					SAND WITH SILT, very loose, fine, gray, with shells	-5
					13.0	-8.0
15	SPT	4-6-11-11 (17)	SP		SHELLY SAND, medium dense, coarse, dark gray	-10
20	SPT	8-10-7-7 (17)			SHELLY SAND, medium dense, fine to medium, gray, with a trace of limestone fragments	-15
					23.0	-18.0
25	SPT	6-6-7-8 (13)	LS		LIMESTONE, very soft, light brown, with a trace of sand	-20
30	SPT	5-5-8-9 (13)			LIMESTONE, very soft, light brown	-25
35	SPT	4-6-6-7 (12)			LIMESTONE, very soft, light brown	-30

(Continued Next Page)

BORING NUMBER B-1

PROJECT NAME 9110 W Bay Harbor Drive – 9-Level Residential Building

PROJECT NUMBER 18098 **PROJECT LOCATION** 9110 West Bay Harbor Drive, Bay Harbor Islands, Florida

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
35						-30
			LS			
40	SPT	7-9-14-28 (23)			LIMESTONE, soft, light brown, with sand	-35
					40.0	35.0
45	SPT	6-6-7-6 (13)	SP		SAND, medium dense, fine to medium, light brown to light gray, with a trace of shells and limestone fragments	-40
50	SPT	1-1-1-WOH (2)			SAND, very loose, fine, light gray, with a trace of limestone fragments	-45
					53.0	-48.0
55	SPT	50/1" (100)	LS		LIMESTONE, very hard, gray	-50
60	SPT	50/2" (100)			LIMESTONE, hard, light gray to gray, with sand	-55
					60.0	55.0
65	SPT	1-1-1-1 (2)	SP		SAND, very loose, fine, light gray, with a trace of limestone fragments	-60
					68.0	-63.0
70	SPT	16-50/2" (100)	LS		LIMESTONE, hard, light gray, with sand	-65
					73.1	-68.1
	SPT	50/1" (100)			LIMESTONE, very hard, light gray, with a trace of sand	

Boring terminated at 73.1 feet.

BORING NUMBER B-2

PROJECT NAME 9110 W Bay Harbor Drive – 9-Level Residential Building

PROJECT NUMBER 18098 **PROJECT LOCATION** 9110 West Bay Harbor Drive, Bay Harbor Islands, Florida

DATE STARTED 3/10/23 **COMPLETED** 3/10/23 **GROUND ELEVATION** 5 ft NGVD est. **HOLE SIZE** 3 inches

DRILLING CONTRACTOR FGD **GROUND WATER LEVELS:** 3.7 ft / Elev 1.3 ft

DRILLING METHOD Rotary drill with mud, wash & casing

LOGGED BY FGD **CHECKED BY** C. Rausseo

NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
0						5
	SPT	2-2-1-2 (3)	SM		0.2 2" of Topsoil	4.8
	SPT	3-2-3-3 (5)	SP		SAND, very loose, fine, brown, with a trace of roots 4.0 SAND, loose, medium, brown to light brown, with shells, trace of silt	1.0
5	SPT	WOH-3-3-1 (6)	SP-SM		SAND WITH SILT, loose, fine, dark gray, with a trace of shells	0
	SPT	3-2-1-1 (3)			8.0 SAND WITH SILT, very loose, fine, dark gray, with a trace of shells	-3.0
10	SPT	WOH-WOH-WOH-WOH (WOH)	ML		10.0 SILT, very soft, dark brown, with sand, trace of shells and organics	-5 -5.0
15	SPT	1-2-3-1 (5)	SP		SAND, loose, medium, dark gray, with a trace of shells and silt	-10
20	SPT	4-5-18-15 (23)			SAND, medium dense, fine, light brown, with a trace of shells and silt	-15
					23.0	-18.0
25	SPT	10-8-9-11 (17)	LS		SANDY LIMESTONE, very soft, light brown	-20
30	SPT	8-6-6-7 (12)			LIMESTONE, very soft, light brown, with a trace of sand	-25
35	SPT	7-4-7-4 (11)			LIMESTONE, very soft, light brown, with a trace of sand	-30

(Continued Next Page)

BORING NUMBER B-2

PROJECT NAME 9110 W Bay Harbor Drive – 9-Level Residential Building

PROJECT NUMBER 18098 **PROJECT LOCATION** 9110 West Bay Harbor Drive, Bay Harbor Islands, Florida

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION (ft., NGVD)
35						-30
40	SPT	12-10-47-30 (57)	LS		LIMESTONE, moderately hard, light brown, with a trace of sand	-35
					40.0	35.0
45	SPT	8-5-3-5 (8)	SP		SAND, loose, fine, light brown to light gray, with a trace of shells and limestone fragments	-40
					48.0	-43.0
50	SPT	5-3-2-3 (5)	LS		LIMESTONE, very soft, light brown, with sand and shells	-45
55	SPT	18-50/1" (100)			LIMESTONE, very hard, light gray to light brown, with sand and shells	-50
60	SPT	50/3" (100)			LIMESTONE, hard, light gray, with a trace of sand	-55
					60.0	55.0
65	SPT	1-2-WOH-WOH (2)	SP		SAND, very loose, medium, light gray, with a trace of limestone fragments	-60
					68.0	-63.0
70	SPT	8-50/3" (100)	LS		LIMESTONE, hard, light brown, with sand	-65
					73.2	-68.2
	SPT	50/2" (100)			LIMESTONE, hard, light brown	
					Boring terminated at 73.2 feet.	

KEY TO SYMBOLS

Symbol Description

Strata symbols

Limestone Fragments	Concrete	Topsoil
Silty sand	Asphalt	Limestone and Sand
Limestone	Sandstone	Shelly sand
Sand	Clay	Sand with Silt
Peat	Silt	

Misc. Symbols

Groundwater level measured at boring completion. The date checked is indicated.

Boring continues

End of Boring

Soil Samplers

Standard penetration test. 140 lb. hammer dropped 30"

Hand Auger

Rock Core

Notes:

1. Exploratory borings were drilled on 03/10/2023 using a 3-inch-diameter rotary drill with mud, wash and casing.

2. Groundwater was encountered at 3.7 and 4.0 feet below grade upon boring completion.

3. These logs are subject to the limitations, conclusions, and recommendations in this report.

4. Results of tests conducted on samples recovered are reported on the logs.

NOTES RELATED TO RECORDS OF TEST BORING AND GENERALIZED SUBSURFACE PROFILE

1. Groundwater level was encountered and recorded (if shown) following the completion of the soil test boring on the date indicated. Fluctuations in groundwater levels are common; consult report text for a discussion.

2. The boring location was identified in the field by offsetting from existing reference marks and using a cloth tape and survey wheel.

3. The borehole was backfilled to site grade following boring completion, and patched with asphalt cold patch mix when pavement was encountered.

4. The Record of Test Boring represents our interpretation of field conditions based on engineering examination of the soil samples.

5. The Record of Test Boring is subject to the limitations, conclusions and recommendations presented in the report text.

6. "Field Test Data" shown on the Record of Test Boring indicated as 11/6 refers to the Standard Penetration Test (SPT) and means 11 hammer blows drove the sampler 6 inches. SPT uses a 140-pound hammer falling 30 inches.

7. The N-value from the SPT is the sum of the hammer blows required to drive the sampler the second and third 6-inch increments.

8. The soil/rock strata interfaces shown on the Record of Test Boring are approximate and may vary from those shown. The soil/rock conditions shown on the Record of Test Boring refer to conditions at the specific location tested; soil/rock conditions may vary between test locations.

9. Relative density for sands/gravels and consistency for silts/clays and limestone are described as follows:

SPT Blows/ Foot	Sands/Gravels Relative Density	SPT Blows/Foot	Silt/Clay Relative Consistency	SPT Blows/ Foot	Limestone Relative Consistency
0-4	Very loose	0-2	Very Soft	0-20	Very Soft
5-10	Loose	3-4	Soft	21-30	Soft
11-30	Medium Dense	5-8	Medium Stiff	31-45	Medium Hard
31-50	Dense	9-15	Stiff	46-60	Moderately Hard
Over 50	Very Dense	16-30	Very Stiff	61-50/2"	Hard
		Over 30	Hard	Over 50/2"	Very Hard

10. Grain size descriptions are as follows:

NAME	SIZE LIMITS
Boulder	12 inches or more
Cobbles	3 to 12 inches
Coarse Gravel	3/4 to 3 inches
Fine Gravel	No. 4 sieve to 3/4 inch
Coarse Sand	No. 10 to No. 4 sieve
Medium Sand	No. 40 to No. 10 sieve
Fine Sand	No. 200 to No. 40 sieve
Fines	Smaller than No. 200 sieve

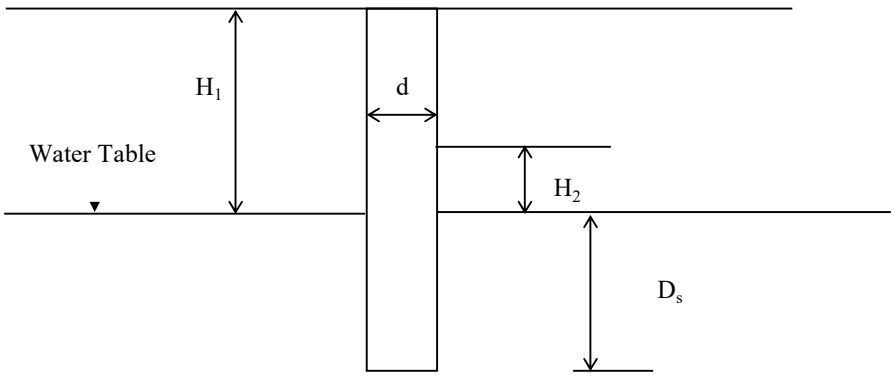
11. Definitions related to adjectives used in soil/rock descriptions:

PROPORTION	ADJECTIVE	APPROXIMATE ROOT DIAMETER	ADJECTIVE
About 5%	with a trace	Less than 1/32"	Fine roots
About 5% to 12%	with	1/32" to 1/4"	Small roots
About ≥ 12%	silty, sandy, etc.	1/4" top 1"	Medium roots
		Greater than 1"	Large roots

APPENDIX B

FIELD PERMEABILITY TEST DATA

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
" USUAL OPEN - HOLE TEST "



HYDRAULIC CONDUCTIVITY

K = Hydraulic Conductivity = $4Q/[\pi d(2H_2^2 + 4H_2Ds + H_2d)]$

3.19E-04 CFS/FT^2-FT HEAD

Time (Min.)	Flow (GPM)
1	6.00
2	6.00
3	6.00
4	6.00
5	6.00
6	6.00
7	6.00
8	6.00
9	6.00
10	6.00

Q = Average Flow Rate = 0.013368 CFS

d = Diameter of Test Hole = 3.0 inches

H_2 = Head on Water Table = 4.1 feet

D_s = Depth below Ground Water Table = 10.9 feet

TEST LOCATION :		See Drawing No. 1
TEST ELEVATION :	+5.0'	NGVD (Estimated)
DEPTH TO WATER TABLE H_1:	4.1'	Below Existing Grade
DEPTH OF TEST HOLE :	15.0'	Below Existing Grade
AVERAGE FLOW RATE:	6.00	GPM

SOIL PROFILE :

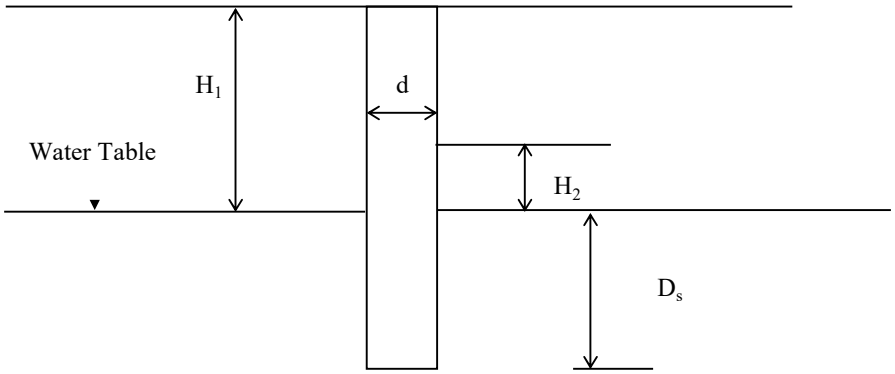
0.0' - 0.5'	6" of Topsoil
0.5' - 7.0'	Brown Sand with a trace of shells
7.0' - 15.0'	Gray Sand with a trace of shells

NOTES: 1) The subsurface profile is determined by cuttings & should not be relied upon as an accurate record of material type or for transition zones.
2) K value calculated using PVC diameter of 3 inches

PERCOLATION TEST

PROJECT NAME: 9110 W Bay Harbor Drive – 9-Level Residential Building		
PROJECT LOCATION: 9110 West Bay Harbor Drive, Bay Harbor Islands, Florida		
PROJECT NO: 18098	**TEST DATE:** 03/10/**2023**	**TEST NO:** P-1
TESTED BY: FGD		**CHECKED BY:** AB

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
" USUAL OPEN - HOLE TEST "



HYDRAULIC CONDUCTIVITY

K = Hydraulic Conductivity = $4Q/[\pi d(2H_2^2 + 4H_2Ds + H_2d)]$

2.99E-04 CFS/FT^2-FT HEAD

Time (Min.)	Flow (GPM)
1	5.50
2	5.50
3	5.50
4	5.50
5	5.50
6	5.50
7	5.50
8	5.50
9	5.50
10	5.50

Q =	Average Flow Rate =	0.012254	CFS
d =	Diameter of Test Hole =	3.0	inches
H_2 =	Head on Water Table =	4.0	feet
D_s =	Depth below Ground Water Table =	11.0	feet

TEST LOCATION :		See Drawing No. 1
TEST ELEVATION :	+5.0'	NGVD (Estimated)
DEPTH TO WATER TABLE H_1:	4.0'	Below Existing Grade
DEPTH OF TEST HOLE :	15.0'	Below Existing Grade
AVERAGE FLOW RATE:	5.50	GPM

SOIL PROFILE :

0.0' - 0.2'	2" of Limestone Fragments with sand
0.2' - 6.0'	Brown Sand with a trace of shells
6.0' - 15.0'	Gray Sand with a trace of shells

NOTES: 1) The subsurface profile is determined by cuttings & should not be relied upon as an accurate record of material type or for transition zones.
2) K value calculated using PVC diameter of 3 inches

PERCOLATION TEST

PROJECT NAME: 9110 W Bay Harbor Drive – 9-Level Residential Building		
PROJECT LOCATION: 9110 West Bay Harbor Drive, Bay Harbor Islands, Florida		
PROJECT NO: 18098	**TEST DATE:** 03/10/**2023**	**TEST NO:** P-2
TESTED BY: FGD		**CHECKED BY:** AB

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.

akerman

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

March 30, 2023

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

Re: 9110 West Bay Harbor Drive – Drainage Easement Agreement

Dear Ms. Lasday:

Enclosed is a scanned copy of the drainage easement agreement, signed by our client for 9110 West Bay Harbor Drive. As you might remember, the condition of DRB approval was that it is to be recorded to the issuance of building permits. The Town Engineer was asking for this prior to DRC (on minor site plan modifications). This was not the condition and is certainly not standard. We are holding the agreement in escrow to be recorded prior to issuance of building permit.

Sincerely,

AKERMAN, LLP

Neisen O. Kasdin

This instrument prepared by and after recording return to:

Neisen O. Kasdin, Esq.
Akerman LLP
98 Southeast Seventh Street
Miami, FL 33131

(Reserved for Clerk of Court)

DRAINAGE EASEMENT AGREEMENT

THIS DRAINAGE EASEMENT (the "Easement") is made on this ___ day of ___, 2023__ by LDC WBHD Property Owner, LLC, a Delaware limited liability company ("Grantor"), in favor of the TOWN OF BAY HARBOR ISLANDS, a Florida municipal corporation ("Grantee").

W I T N E S S E T H:

WHEREAS, Grantor is the fee simple owner of certain real property located in the Town of Bay Harbor Islands, Miami-Dade County, Florida, which is more particularly described in the attached **Exhibit A** ("Property"); and

WHEREAS, a pipe has existed to drain stormwater from Bay Harbor Drive within the eastern portion of the Property for many years.

WHEREAS, Grantor has agreed to grant a non-exclusive perpetual easement to Grantee with respect to the Easement Area (defined below) for the purpose of Grantee using, accessing, repairing and maintaining the Grantee-owned stormwater drainage pipe located within the Easement Area ("Stormwater Drainage Pipe").

NOW THEREFORE, Grantor, for and in consideration of the sum of One Dollar and other valuable considerations paid, the receipt and sufficiency of which are hereby acknowledged, hereby grants unto Grantee, its successors and assigns, a non-exclusive perpetual easement for the benefit of the Grantee, in, upon, and through the land in Miami-Dade County, Florida, more particularly described in **Exhibit B** attached hereto and made part hereof ("Easement Area"), for the express purpose of Grantee using, accessing, repairing and maintaining the Stormwater Drainage Pipe.

It is understood and agreed that Grantor's future development of the Property shall be done in a manner that permits the use, access, repair and maintenance of the Stormwater Drainage Pipe. Grantor's maintenance obligations in the Easement Area shall include maintenance and repair of improvements constructed under a duly issued permit from the Grantee, and ensuring that the same are maintained in a safe and well-kept manner, so as not to pose a safety hazard to the public.

Grantor shall maintain the right to construct and install features and improvements over, under, around, and within the Easement Area; provided, however, that it does not prohibit or obstruct in any way the Grantee's ability to use, access, repair or maintain the Stormwater Drainage Pipe.

Grantee, its successors and/or assigns, do hereby indemnify, defend and hold harmless, at Grantee's sole cost and expense, Grantor from and against any and all claims, actions, proceedings, damages, losses, liabilities, costs and expenses (including, without limitation, reasonable attorneys' fees and costs of suit incurred in connection with such claims), arising out of, or resulting from, the injury to or the death of any person, or damage or loss to the property of any person, caused by the negligent or wrongful act or omission of Grantee, its officials, authorized agents or employees, in performing (or failing to perform) its maintenance obligations with respect to the Easement Area and the Stormwater Drainage Pipe.

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns forever, and Grantor will defend the title to the lands within the Easement Area against all persons claiming by, through and under Grantor. Grantor hereby reserves the right to use the Easement Area for Grantor's own benefit and all other rights of ownership in and to the Easement Area, including without limitation the right to grant further easements therein, so long as the same are consistent with the use and rights granted to Grantee hereunder. The Easement is expressly limited to the upper and lower elevations set forth in **Exhibit B**, and shall not impair any rights of the Grantor outside of the Easement Area, including the rights to develop the Property.

The Easement is to be governed by and construed under the laws of the State of Florida. Any claims, actions or proceedings arising between the Grantor and Grantee under the Easement shall be instituted and maintained in Miami-Dade County, Florida. Each party shall bear their own attorney's fees.

This Easement may be executed in any number of counterparts, each of which shall be deemed to be an original, and such counterparts shall together constitute but one and the same Easement. The Parties shall be entitled to sign and transmit an electronic signature of this Easement (whether by facsimile, PDF, or other electronic transmission), which signature shall be binding on the party whose name is contained therein.

[REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

LDC WBHD Property Owner, LLC,
a Delaware limited liability company

Print Name: David Lowinger

By: _____

Yehuda Lowinger
Print Name: Yehuda Lowinger

Name: Jonathan Landau

STATE OF ~~FLORIDA~~ New York)
Richmond)
COUNTY OF ~~MIAMI-DADE~~)

The foregoing instrument was acknowledged before me this 21 day of March 2023, by Jonathan Landau, as Authorized Signatory of LDC WBHD Property Owner, LLC, a Delaware limited liability company, on behalf of said company, who ( ) is personally known to me or (X) has produced as identification his Driver License.

Notary Public, State of ~~Florida~~ New York

Commission Expires:

Printed Name of Notary Public

MARINA KOGAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01KO5054661
Qualified in Richmond County
My Commission Expires 01-22-2024

IN WITNESS WHEREOF, Grantee has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTEE:

Town of Bay Harbor Islands,
a Florida municipal corporation

_____
Print Name: _____

By: _____

_____
Print Name: _____

Name: _____

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by Maria Lasday, as Town Manager of the Town of Bay Harbor Islands, a Florida municipal corporation, on behalf of said municipal corporation, who ( ) is personally known to me or ( ) has produced as identification his _____.

_____
Notary Public, State of Florida

Commission Expires:

_____
Printed Name of Notary Public

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.

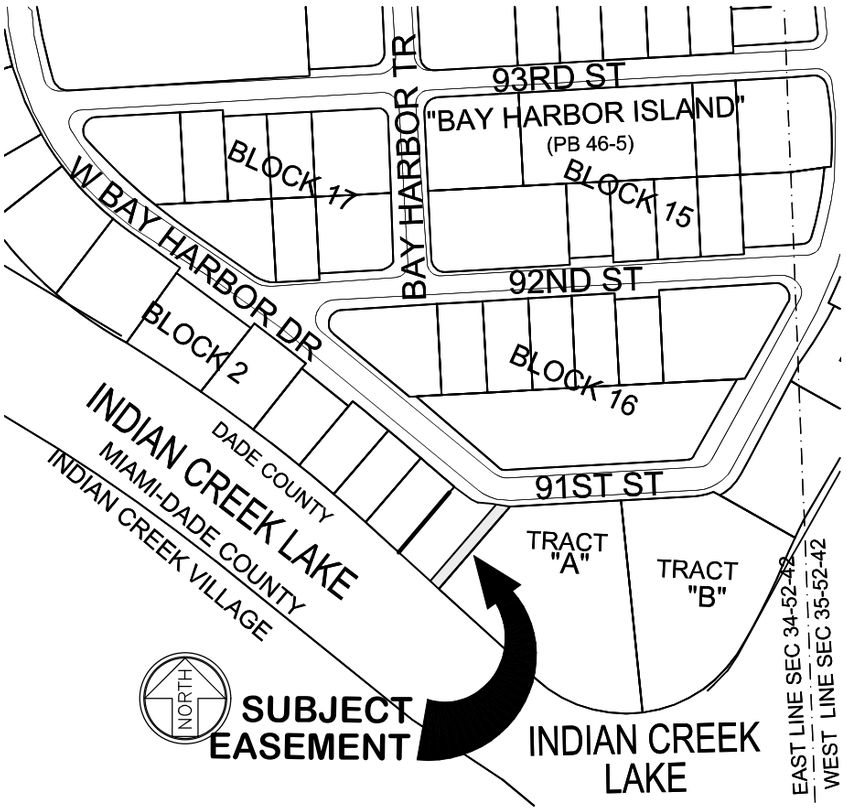
TOGETHER WITH ALL RIGHT, TITLE INTEREST, RESERVATION AND RIGHT OF RESERVATION IN AND TO SAID NORTHEAST 11 FEET FRONTING ON WEST BAY HARBOR DRIVE EXCEPTED FROM SAID LOT 29;

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.

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



LOCATION MAP

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

LEGEND:

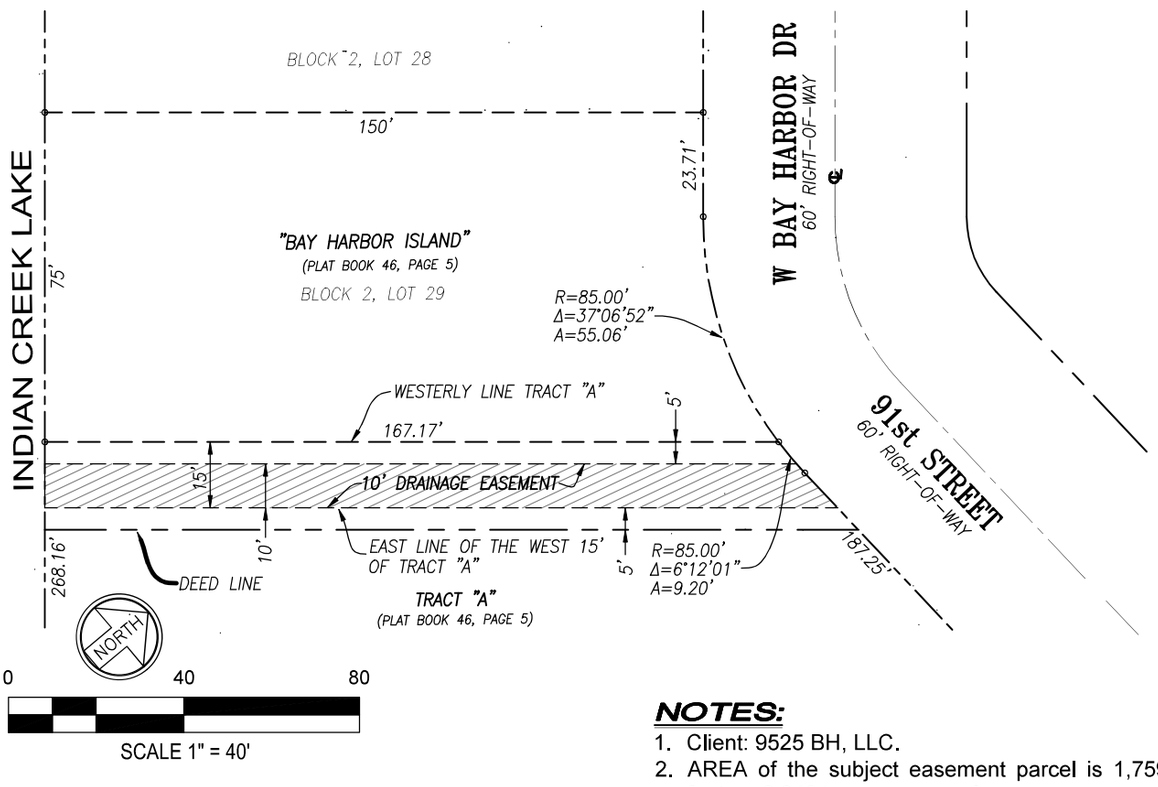
- ℄ - CENTERLINE
- LB - LICENSED BUSINESS
- PB - PLAT BOOK-PAGE
- A - ARC LENGTH
- R - RADIUS
- Δ - CENTRAL ANGLE

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.

GEOFFREY LEITER License Number 6395 STATE OF FLORIDA Professional Surveyor and Mapper

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



NOTES:

1. Client: 9525 BH, LLC.
2. AREA of the subject easement parcel is 1,759 square feet, or 0.0404 acre, more or less.
3. All recording references hereon refer to the Public Records of Miami-Dade County, Florida.
4. The subject easement lies in Section 34, Township 54 South, Range 42 East, Miami-Dade County, Florida.
5. This is not a survey of any parcel of land.
6. 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.

GEOFFREY LEITER License Number 6395 STATE OF FLORIDA Professional Surveyor and Mapper

FILE: C22-132_DRAIN.dwg

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

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

DATE: 8-17-2022	JOB NO.: 22-132	FILE NO. L-	SHEET 1 OF 1

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

Michael Miller
Town of Bar 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**

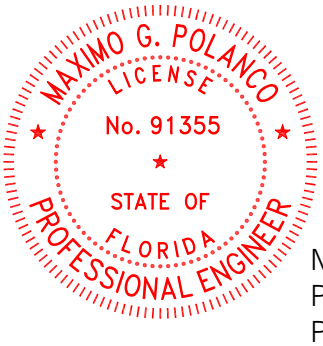
Conclusion

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

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

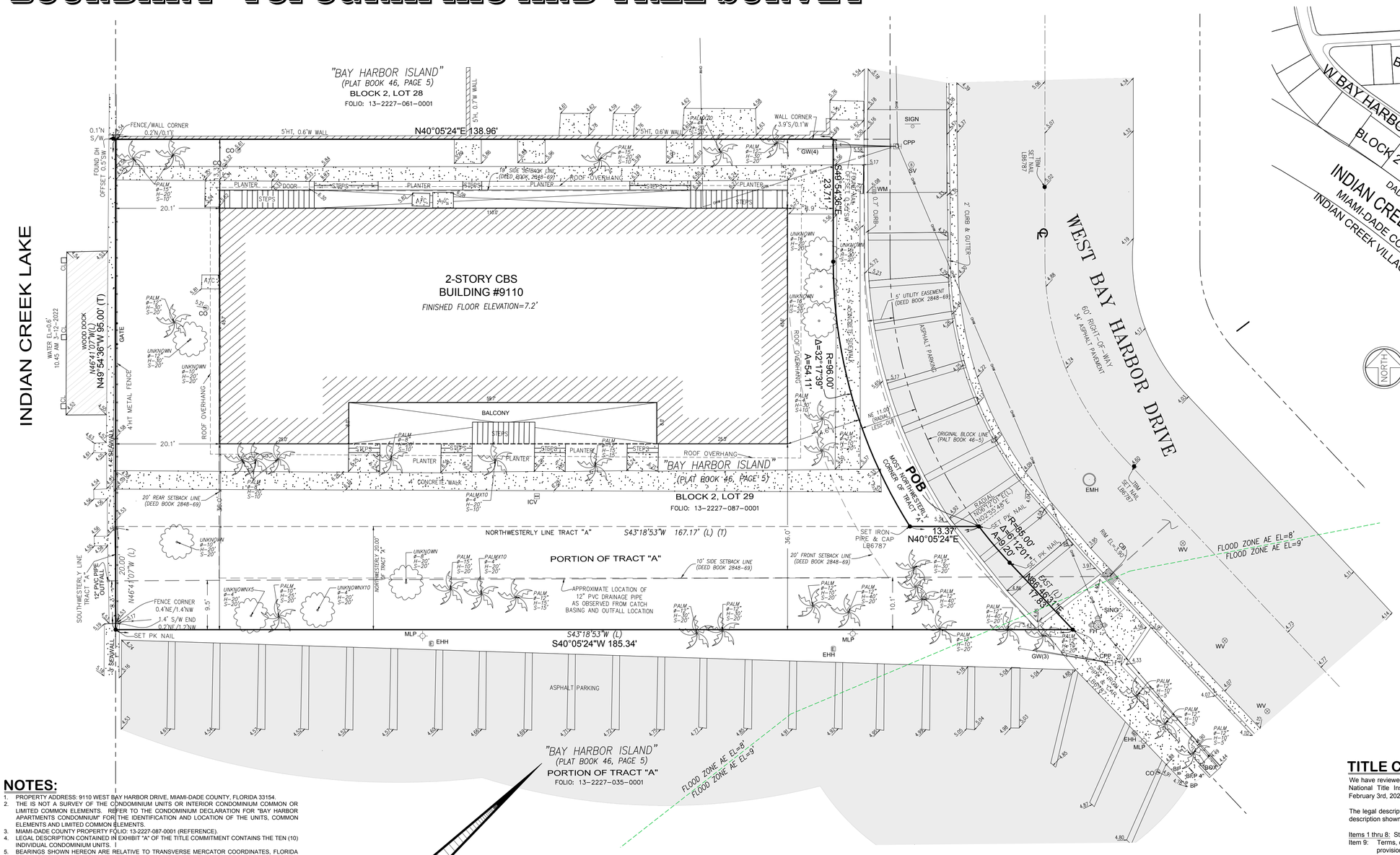
\\langan.com\data\FTL\data7\330112701\Project Data_Discipline\Traffic\Reports\2023-01-25 9110 W Bay Harbor Traffic Statement .docx

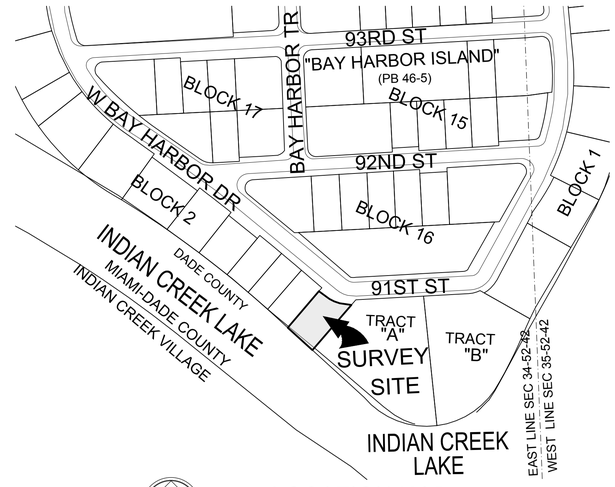
ATTACHMENT A
AERIAL PHOTOGRAPH LOCATION

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





LOCATION MAP

IN SECTION 34, TOWNSHIP 52 SOUTH, RANGE 42 EAST
TOWN OF BAY HARBOR ISLAND, DADE COUNTY, FLORIDA
SCALE: 1" = 200'

LEGEND

BP	- BOLLARD POST	R/W	- RIGHT OF WAY
BFP	- BACK FLOW PREVENTER	SV	- SEWER VALVE
CONC	- CONCRETE	TBM	- TEMPORARY BENCHMARK
CO	- SEWER CLEANOUT	(T)	- TOTAL
℄	- CENTERLINE	W	- WIDTH
CB	- CATCH BASIN	WV	- WATER VALVE
CL	- COLUMNA	WM	- WATER METER
CPP	- CONCRETE POWER POLE		- PALM TREE
CBS	- CONCRETE BLOCK & STUCCO		- TREE UNKNOWN
DC	- DROPPED CURB	ø	- TRUNK DIAMETER
DH	- DRILL HOLE	S	- SPREAD CANOPY
EMH	- ELECTRIC MANHOLE	H	- TREE HEIGHT
EHH	- ELECTRIC HANDHOLE		
9.85	- ELEVATIONS IN FEET (EL)		
FH	- FIRE HYDRANT		
FEMA	- FEDERAL EMERGENCY MANAGEMENT AGENCY		
GW	- GUY WIRE ANCHOR		
HT	- HEIGHT		
ID	- IDENTIFICATION		
ICV	- IRRIGATION CONTROL VALVE		
LB	- LICENSED BUSINESS		
(L)	- LEGAL DESCRIPTION		
MLP	- METAL LIGHT POLE		
MD	- MEASURE DOWN		
NGVD	- NATIONAL GEODETIC VERTICAL DATUM 1929		
OHW	- OVERHEAD WIRE		
ORB	- OFFICIAL RECORDS BOOK		
PB	- PLAT BOOK		
PVC	- POLYVINYL CHLORIDE		
PL	- PLANTER		

NOTES:

1. PROPERTY ADDRESS: 9110 WEST BAY HARBOR DRIVE, MIAMI-DADE COUNTY, FLORIDA 33154.
2. THE 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.
3. MIAMI-DADE COUNTY PROPERTY FOLIO: 13-2227-087-0001 (REFERENCE).
4. LEGAL DESCRIPTION CONTAINED IN EXHIBIT "A" OF THE TITLE COMMITMENT CONTAINS THE TEN (10) INDIVIDUAL CONDOMINIUM UNITS. I
5. 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.
6. REFERENCE BENCHMARK: MIAMI-DADE COUNTY BENCHMARK S-243, ELEVATION = +11.77' (NGVD).
7. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).
8. GPS BASE STATION PROVIDED BY THE FDOT FLORIDA PERMANENT REFERENCE NETWORK USING SURVEY GRADE KINEMATICS GPS PROCEDURES.
9. 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.
9. TREE SURVEY PERFORMED ON 3-12-2022. MEASURED TRUNK DIAMETER, CANOPY AND HEIGHT. TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO CANOPY SIZE.
10. TOTAL AREA: THE SUBJECT PROPERTY CONTAINS 0.3257 ACRES OR 14,186 SQUARE FEET, MORE OR LESS.
11. ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA UNLESS OTHERWISE NOTED.
12. ROOF OVERHANGS, IF ANY, NOT SHOWN UNLESS OTHERWISE NOTED.
13. DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED UNLESS OTHERWISE STATED.
14. RIGHT-OF-WAY LINES DO NOT REPRESENT AN OPINION OF OWNERSHIP BY THIS FIRM.
15. LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM FOR EASEMENTS, RIGHTS-OF-WAY OR ANY OTHER MATTERS OF RECORD.
16. 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.
17. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
16. IF SHOWN, FENCE AND WALL OWNERSHIP IS NOT DETERMINED. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
17. EASEMENTS, IF ANY, PLOTTED AS PER SAID TITLE COMMITMENT, SCHEDULE B-II.
18. ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM THE MIAMI-DADE COUNTY PROPERTY APPRAISER'S WEB-SITE.
24. THIS IS A BOUNDARY SURVEY OF THE SUBJECT PROPERTY.

FEMA FLOOD ZONE

Community No.:	*120637*
Community Name:	*Town of Bay Harbor Islands*
Panel 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 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.

TITLE COMMITMENT REVIEW:

We have reviewed Schedule B - Section II contained in the title commitment prepared by WFG National Title Insurance Company , Commitment Number 2093934FL-A Effective Date: February 3rd, 2022 and our findings are as follows:

The legal description contained in Exhibit "A" in the commitment is in agreement with the legal description shown on this survey.

Items 1 thru 8: Standard Exceptions, **no plottable matters of survey.**

Item 9: Terms, covenants, conditions, easements, restrictions, reservations and other provisions, recorded in Official Records Book 13505, Page 817.
Affects the Subject Property. Contains blanket easements. No plottable items.

Item 10: Declaration of Restrictions recorded in Deed Book 2848, Page 69 as affected by: the Assignment recorded in Official Records Book 9632, Page 1157, Notice to Extend recorded in Official Records Book 9649, Page 253; and Notice to Extend recorded in Official Records Book 26282, Page 717.
Affects the Subject Property. Plottable matters shown on survey.

Item 11: Conditions, dedications, restrictions, reservations, limitations and easements contained in Plat Book 46, Page 5.
Affects the Subject Property. Plottable matters shown on survey.

Item 12: Memorandum recorded July 22, 1997, in Official Records Book 17721, Page 2454, of Ordinance No. 97.118.
Affects the Subject Property. No plottable matters of survey.

Item 13: Phosphate, minerals, metals and petroleum reservations and rights in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund, recorded in Official Records Book 3128, Page 247. Note: The right of entry and exploration has been released pursuant to Florida Statutes Section 270.11.
Affects the Subject Property. No plottable matters of survey.

Items 14 thru 16: Standard Exceptions, **no plottable matters of survey.**

All instruments recorded in the Public Records of Miami-Dade County, Florida unless otherwise stated.

This item has been digitally signed and sealed by Geoffrey Leiter, P.S.M. No. 6395 State of Florida, on 3/21/2022 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.

LEITER PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL
520 N.W. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169
MIAMI-DADE (305) 652-5133 BROWARD (954)924-2202 FAX: (305) 652-0411
E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com LICENSED BUSINESS No. 6787

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

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

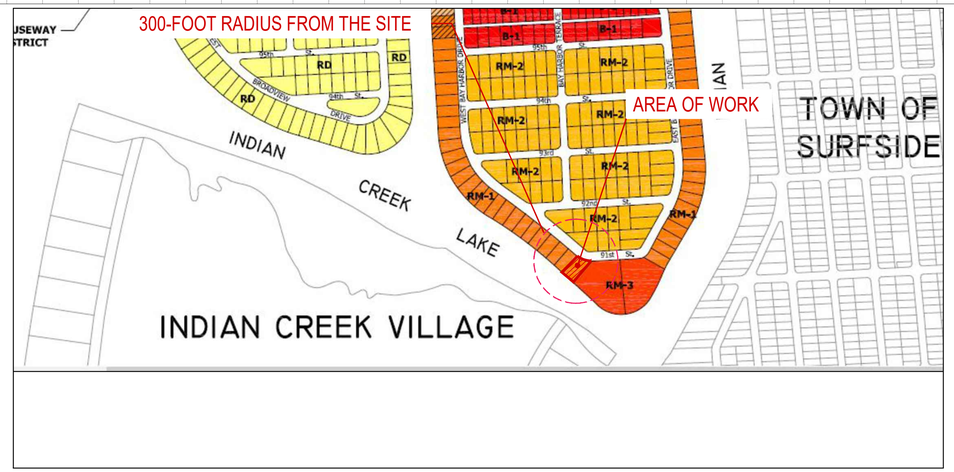
NOTES
1. ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929.
2. THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS (UNLESS OTHERWISE NOTED).
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM REGARDING MATTERS OF INTEREST, OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS-OF-WAY, ETC.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
5. ALL IRON PIPES & NAILS AND DISCS SET BY THIS FIRM, SET WITH CAP OR DISC WITH LB# 6787.

SURVEYOR'S CERTIFICATE:
WE HEREBY CERTIFY: THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER OUR DIRECTION, AND THAT THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
LEITER, PEREZ & ASSOCIATES, INC.
BY:_____, PRESIDENT
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.

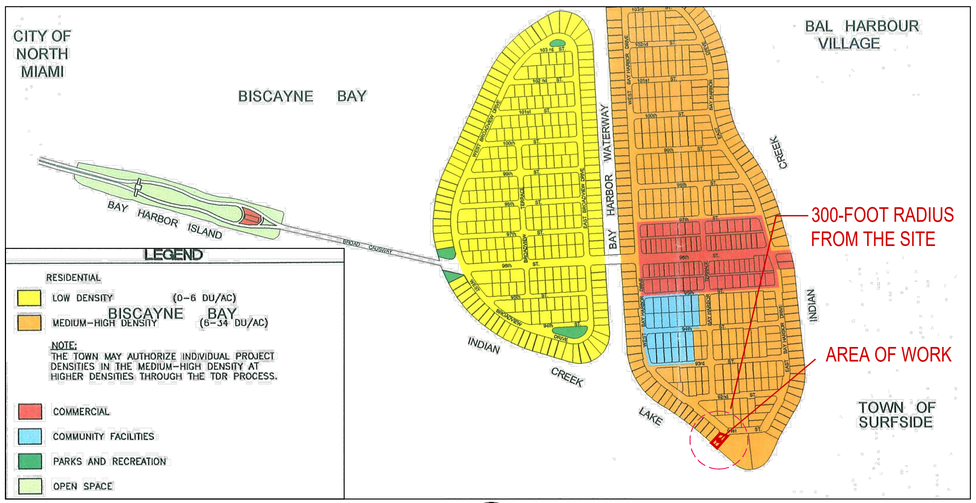
SHEET 1 OF 1

FILE: C:\Projects\Upcoming\22-132 9110 West Bay Harbor Dr Boundary & Topographic Survey\22-132 9110 West Bay Harbor Dr Survey-3-16-22.dwg
DATE: Mar 25, 2022 - 2:40pm EST



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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ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE

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BAY HARBOR ISLANDS, FL 33154

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

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

CIVIL ENGINEER:
Name: OCEAN ENGINEERING
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MIAMI, FL 33138
Tel: 786.518.2008
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ARCHITECT:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
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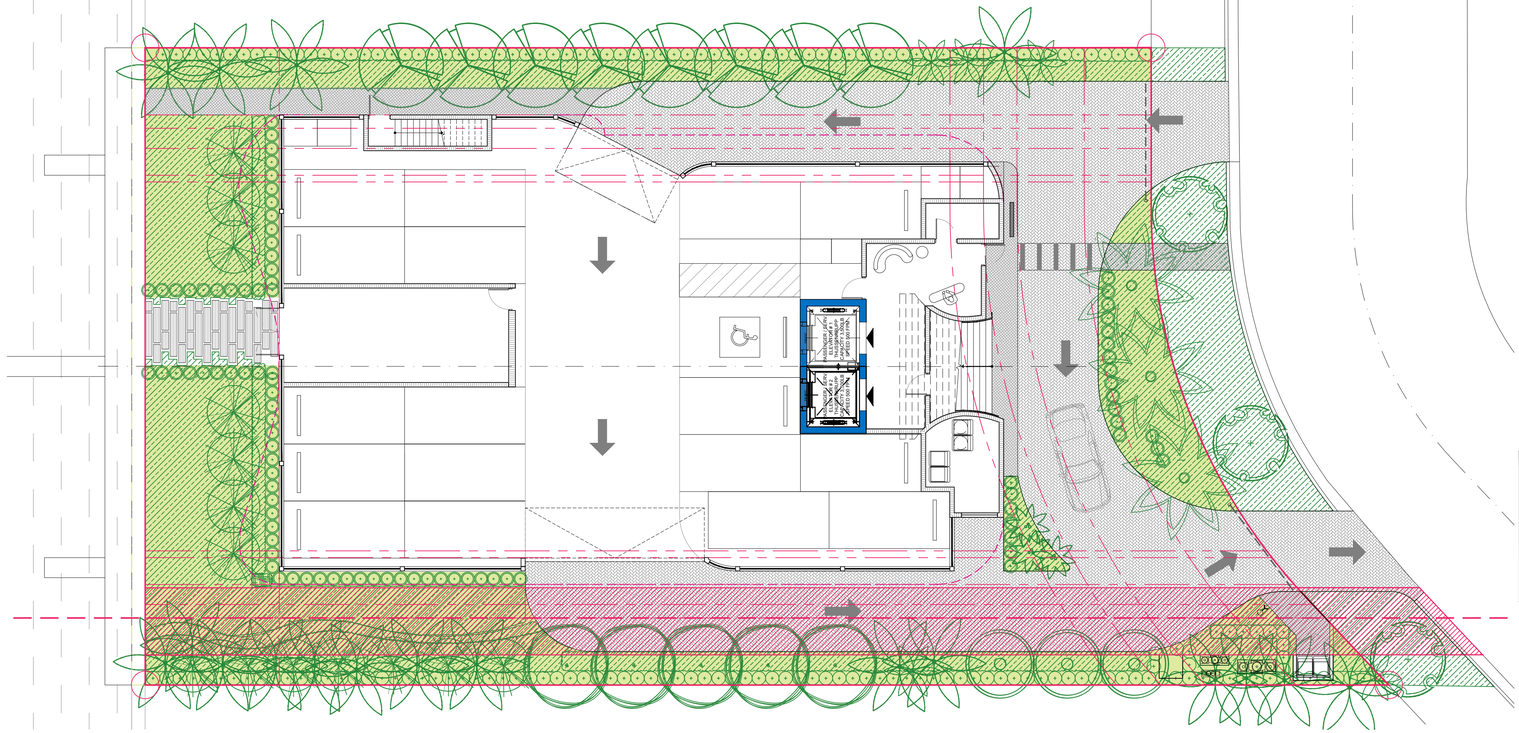
Fax: 305.573.3766

KOBI KARP
Lic. # AR0012578

PROJECT DATA

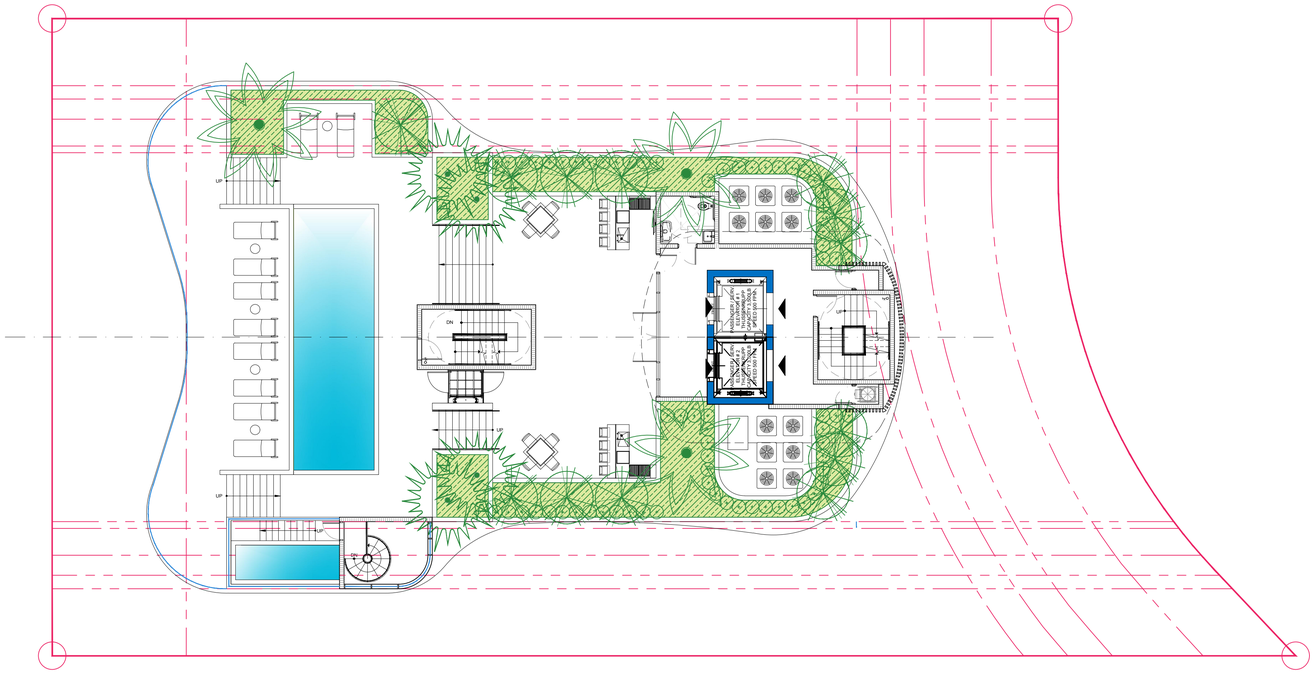
Date	01-26-2023	Sheet No.	A1.00
Scale			
Project	2234		



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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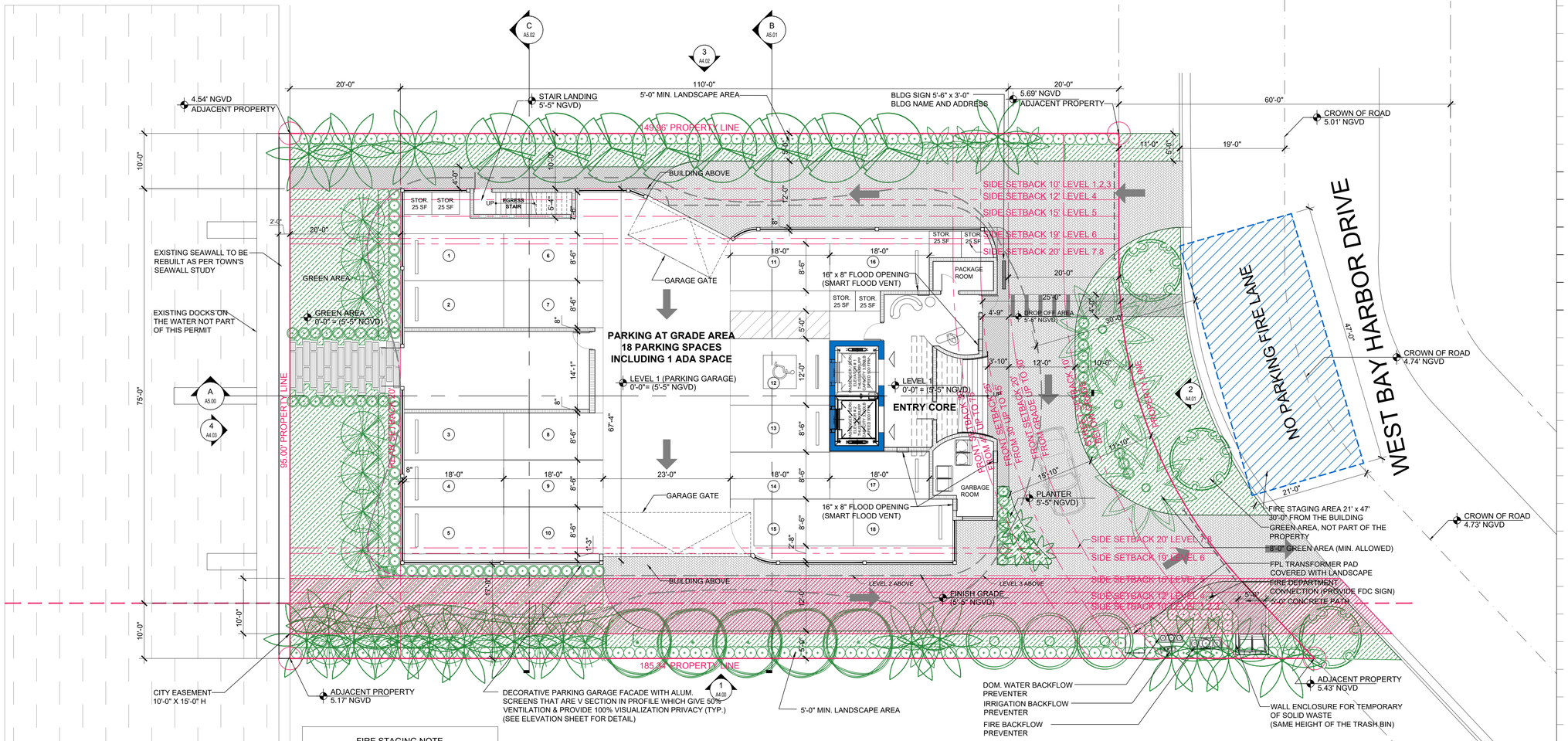
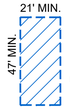
OPEN AREA CALCULATION

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



FIRE STAGING NOTE



FIRE STAGING AREA DIM.

GENERAL NOTES:

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

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

*F.C.R. = FIRE COMMAND ROOM

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

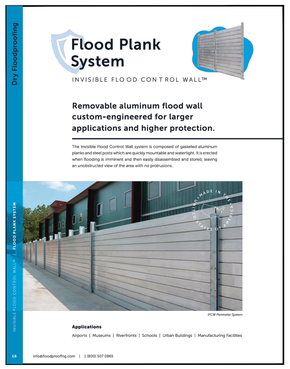
FLOODPROOFING

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

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

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

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



FLOOD LEGEND

F.F.E (Level 1) = 0'-0" (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).

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

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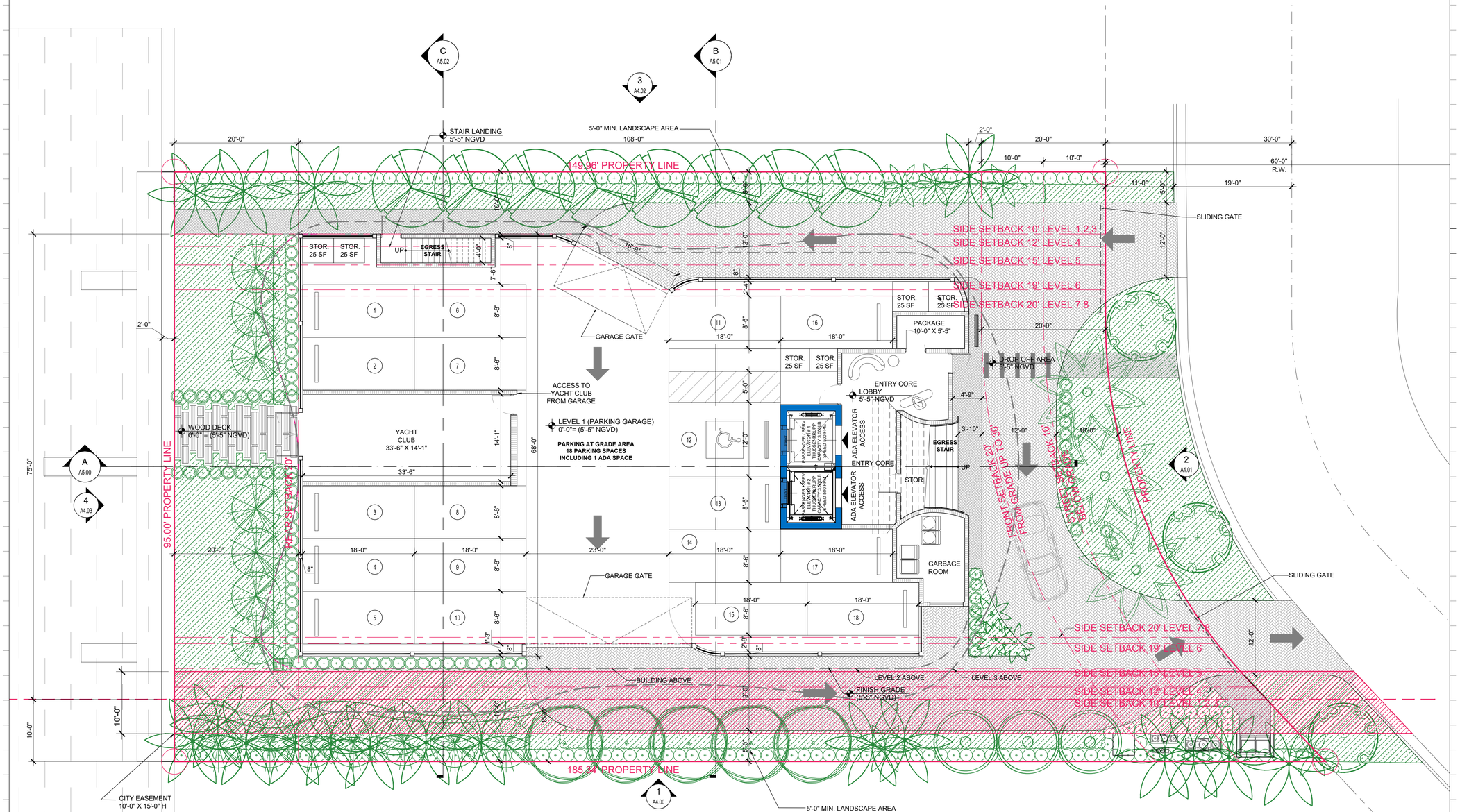
SITE PLAN

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



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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

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

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		17	

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FLOOR PLAN - LEVEL 1

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

ATTACHMENT C
ITE EXCERPTS

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

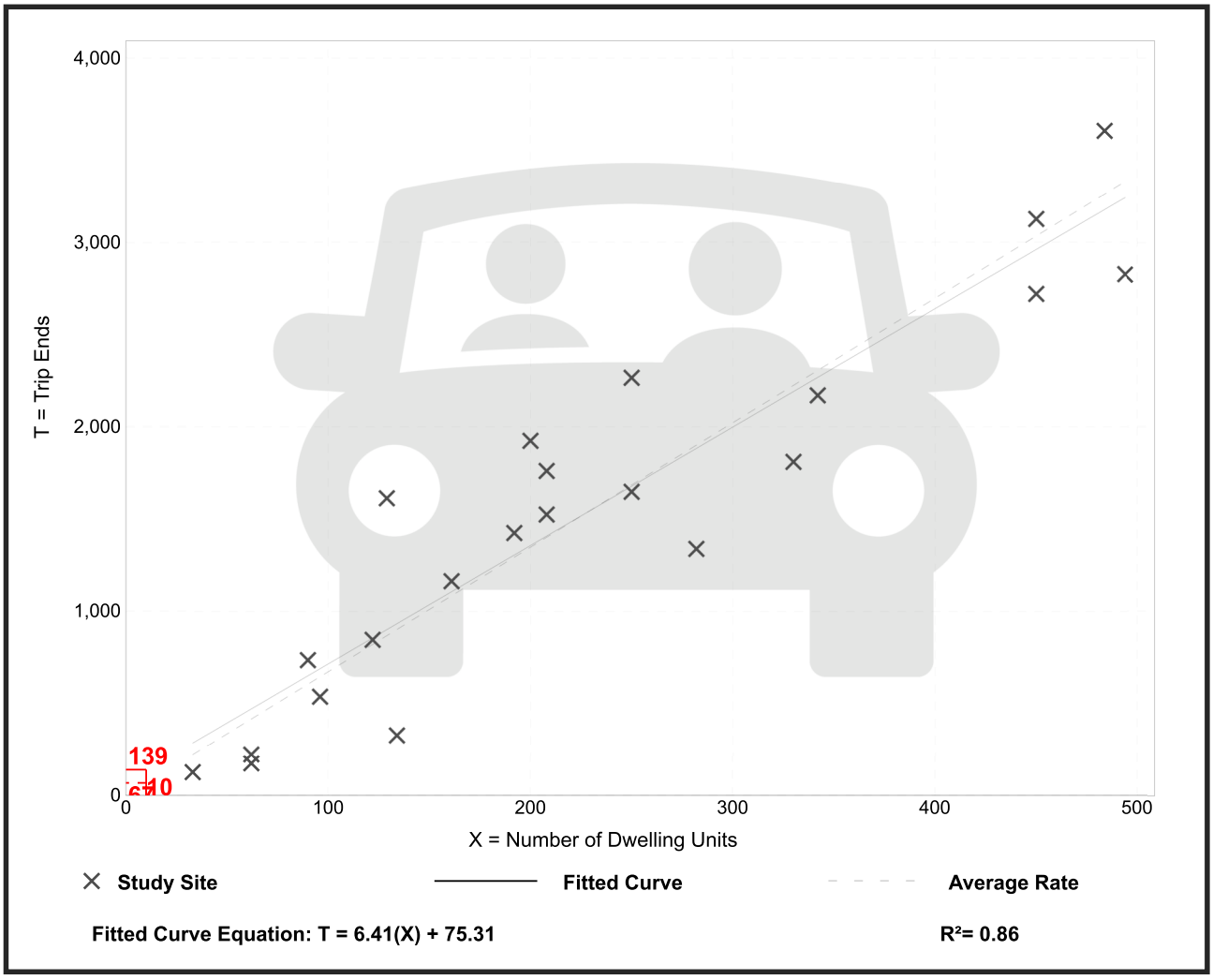
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

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



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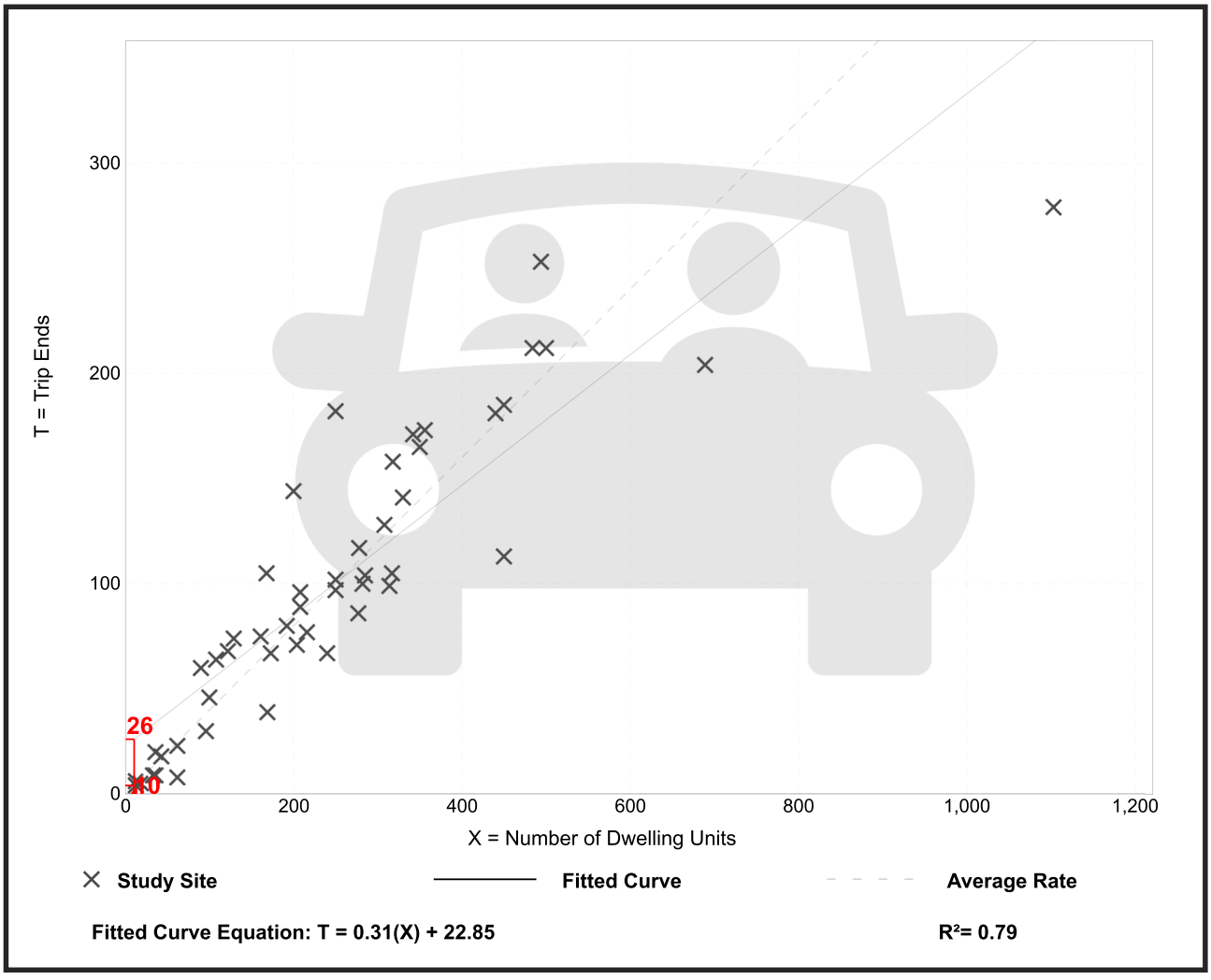
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

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



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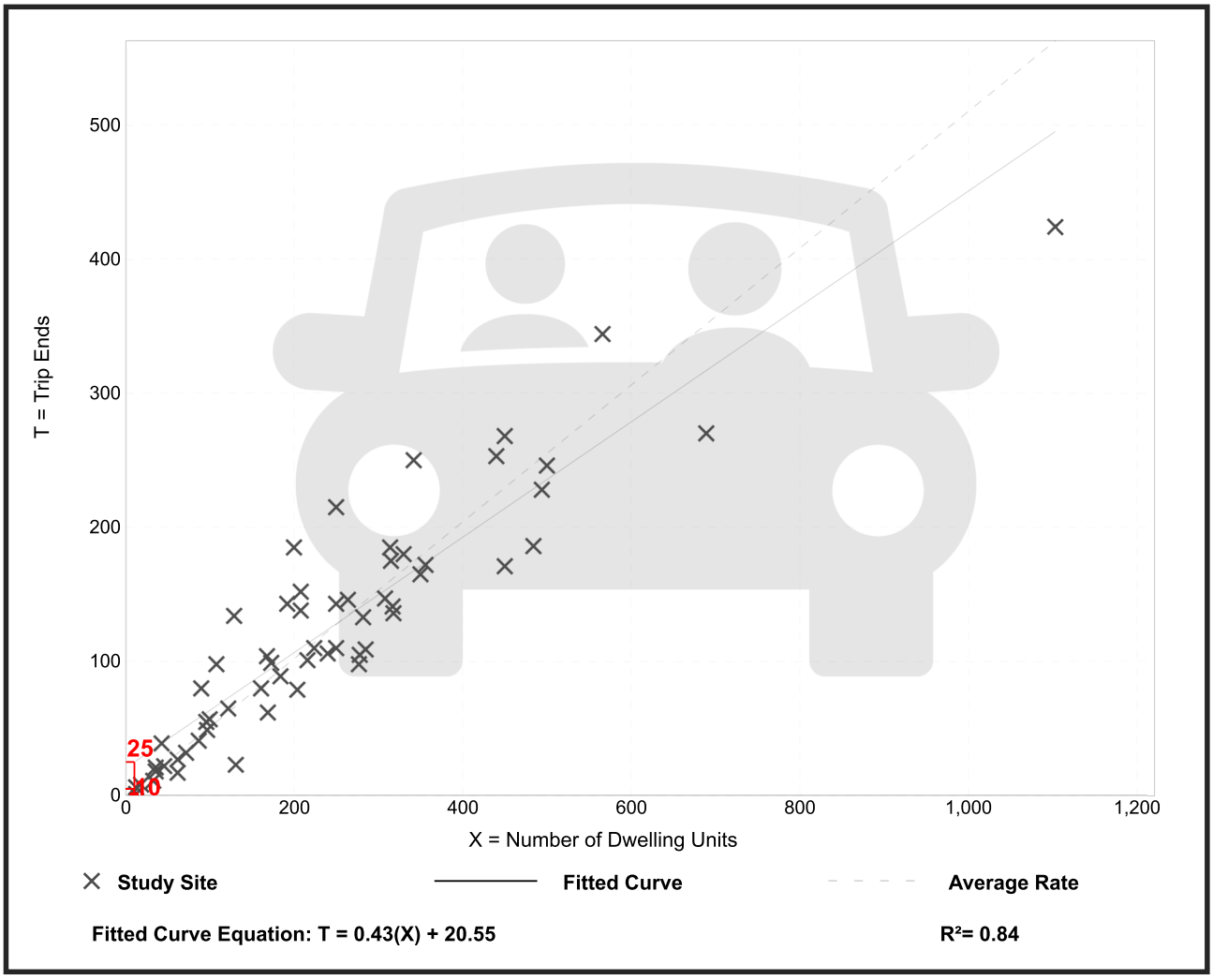
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

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



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

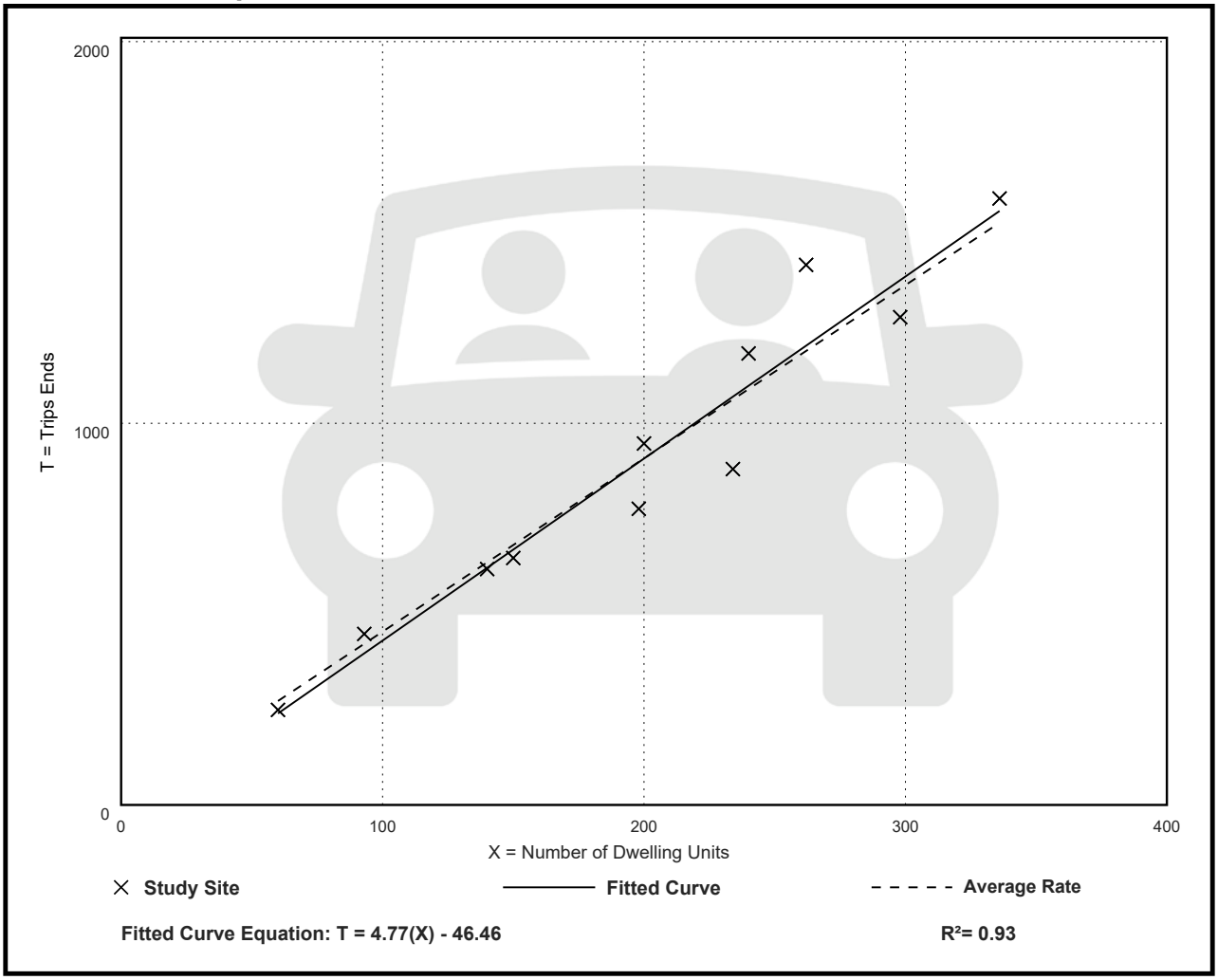
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 201
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Fitted Curve Equation: T = 4.77(X) - 46.46

R^2= 0.93

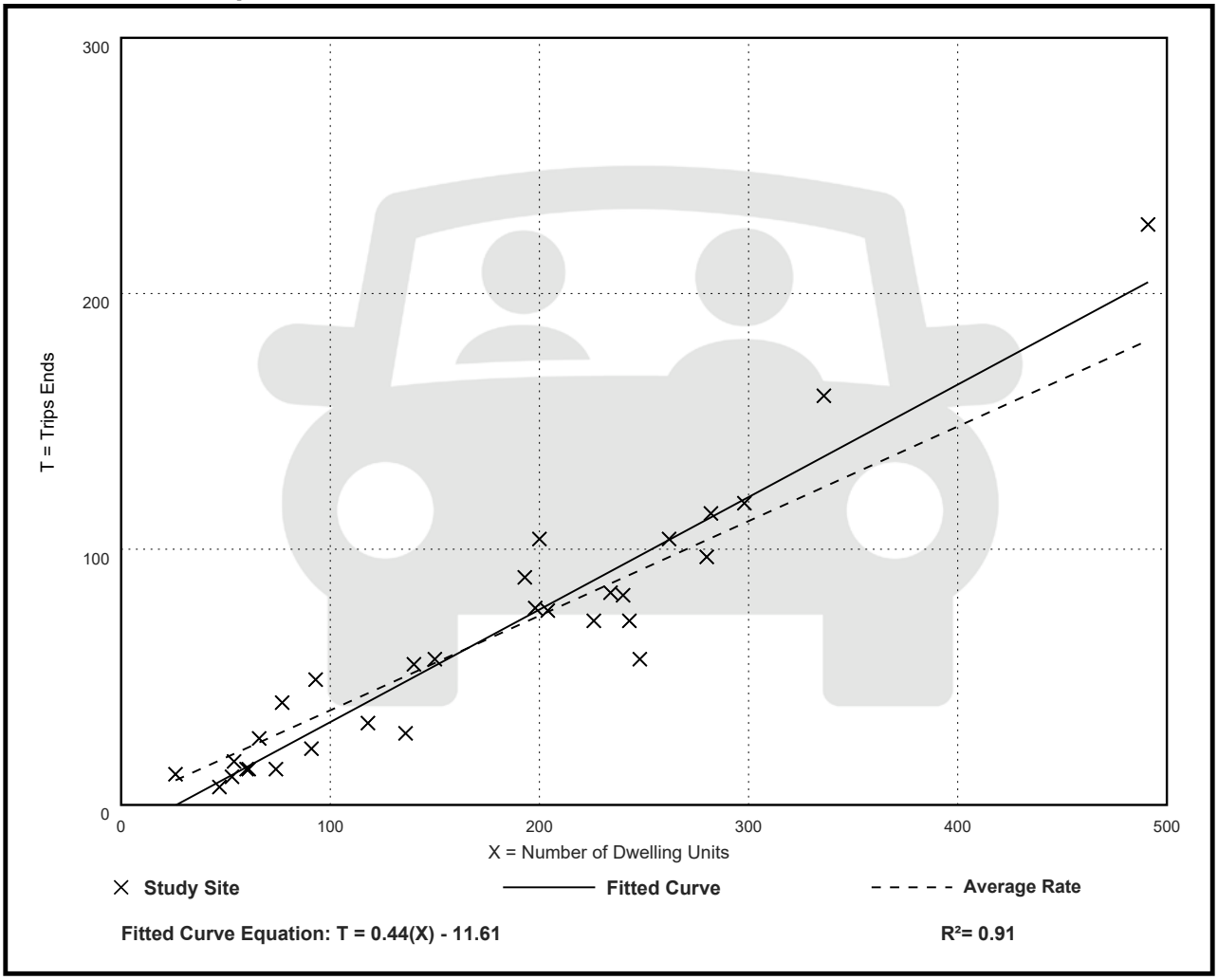
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 30
Avg. Num. of Dwelling Units: 173
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



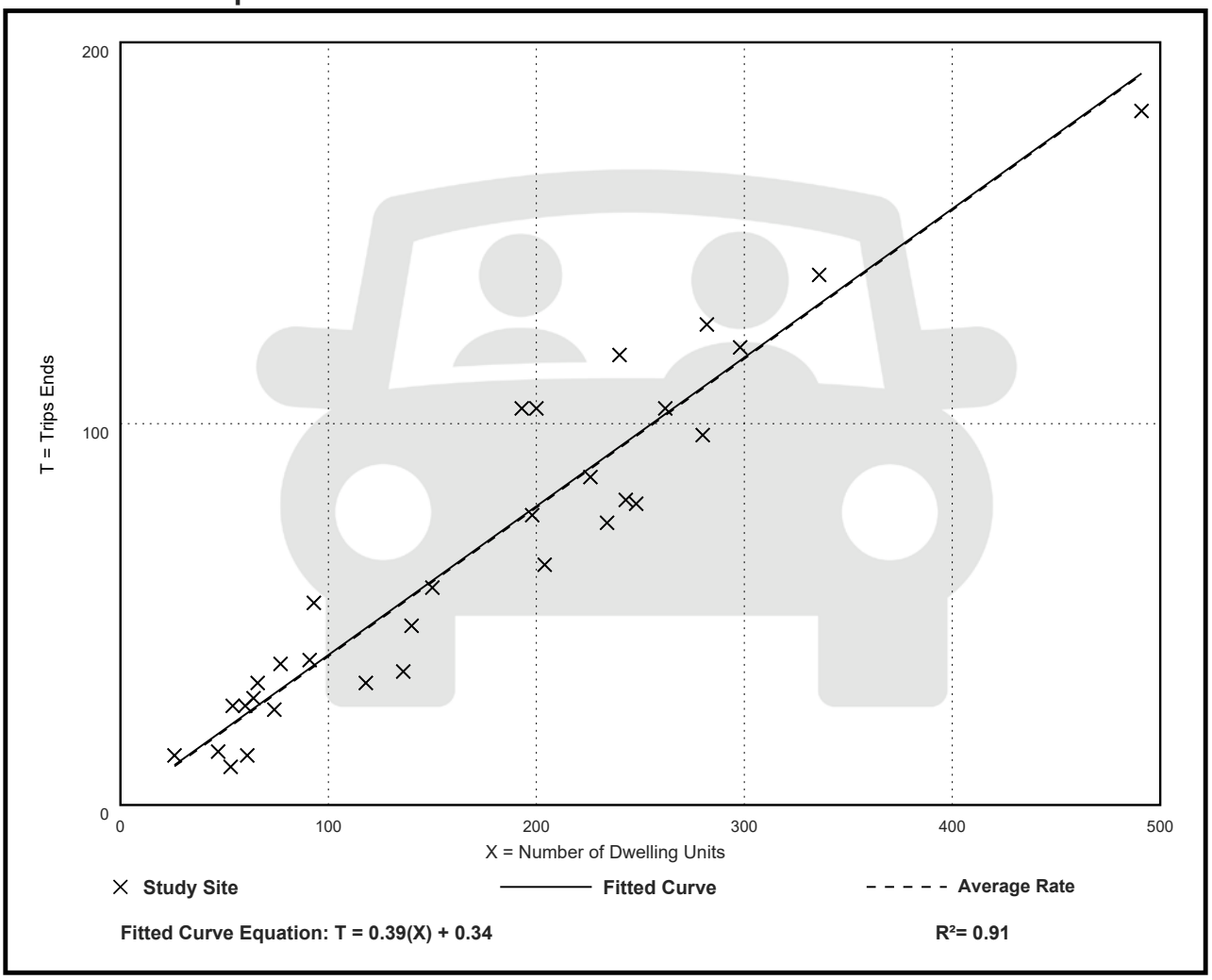
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. Num. of Dwelling Units: 169
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



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.

DRAWING INDEX

PROJECT:2234 9110 W Bay Harbor Dr

REV. # 1 DATE: 02-29-2023

Delta (Revision):

Discipline	Sheet	Description	SUBMISSION 01-26-2023	REV # 1 02-09-2023	REV # 2 03-29-2023 (2)
Arch. KKAID	A0.00	COVER	X	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	X
	A3.00	FLOOR PLAN - LEVEL 1	X	X	X
	A3.01	FLOOR PLAN - LEVEL 2	X	X	X
	A3.02	FLOOR PLAN - LEVEL 3	X	X	
	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	X
	L-2	ROOF DECK LANDSCAPE PLAN	X	X	
	TD-1	TREE DISPOSITION PLAN	X	X	X
CIVIL OCEAN ENG.	C100	GENERAL NOTES AND SPECIFICATIONS	X	X	
	C200	PAVING GRADING AND DRAINAGE PLAN	X	X	X
	C300	WATER AND SEWER PLAN	X	X	X
	C400	DRAINAGE DETAILS	X	X	X
	C500	SEDIMENTATION AND EROSION CONTROL PLAN	X	X	
	C600	SEDIMENTATION AND EROSION CONTROL NOTES	X	X	

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

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571 NW 28th STREET
MIAMI, FL 33127
TEL: 305.573.1818

Rev.	Date	Rev.	Date
1	DRC COMMENTS 02-09-2023	9	
2	DRC COMMENTS 03-29-2023	10	
3		11	
4		12	
5		14	
6		15	
7		16	
8		17	

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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: 786.518.2008
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

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

KOBI KARP

COVER

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

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.

DRAWING INDEX

PROJECT:2234 9110 W Bay Harbor Dr

REV. # 1 DATE: 02-29-2023

Delta (Revision):

Discipline	Sheet	Description	PERMIT 01-26-2023	PERMIT 02-09-2023
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

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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:
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
Tel: 786.518.2008
Email: wlugo@oceanengineeringinc.com

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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

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

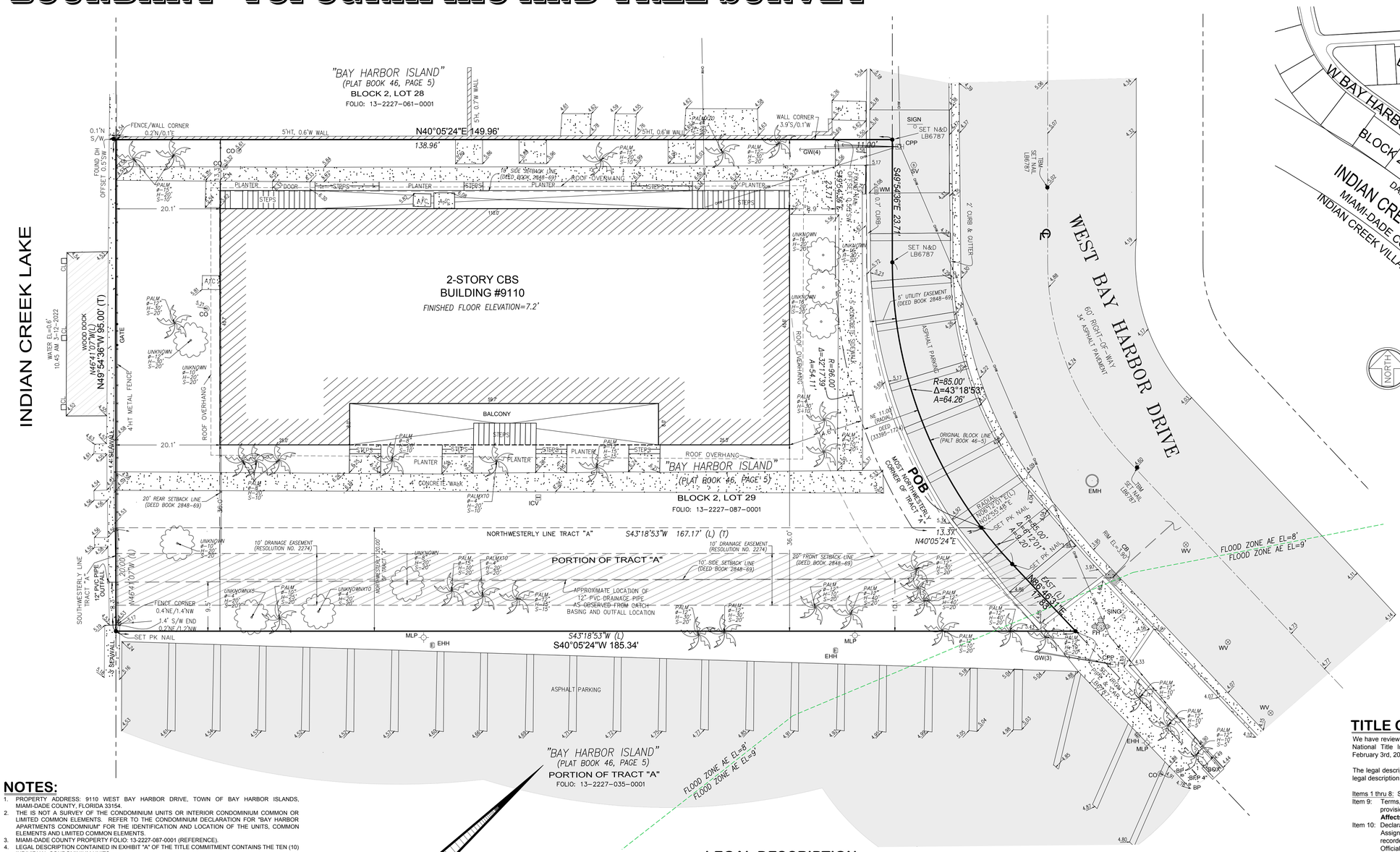
KOBI KARP
Lic. # AR0012578

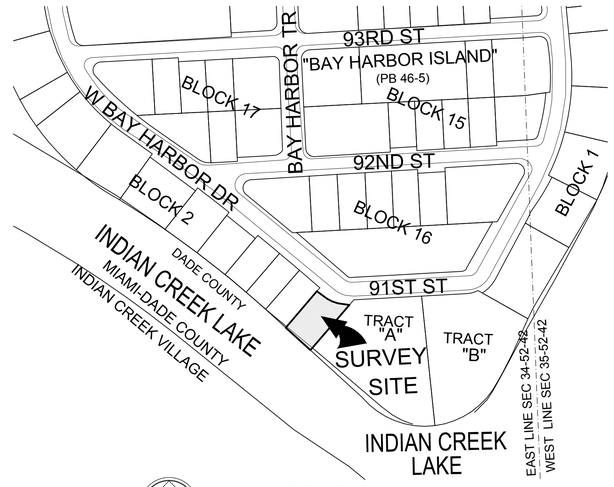
KOBI KARP

COVER

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

BOUNDARY TOPOGRAPHIC AND TREE SURVEY





LOCATION MAP

IN SECTION 34, TOWNSHIP 52 SOUTH, RANGE 42 EAST
TOWN OF BAY HARBOR ISLANDS, DADE COUNTY, FLORIDA
SCALE: 1" = 200'

LEGEND

BP	- BOLLARD POST	RW	- RIGHT OF WAY
BFP	- BACK FLOW PREVENTER	SV	- SEWER VALVE
CONC	- CONCRETE	TBM	- TEMPORARY BENCHMARK
CO	- SEWER CLEANOUT	(T)	- TOTAL
℄	- CENTERLINE	W	- WIDTH
CB	- CATCH BASIN	WV	- WATER VALVE
CL	- COLUMNA	WM	- WATER METER
CPP	- CONCRETE POWER POLE		- PALM TREE
CBS	- CONCRETE BLOCK & STUCCO		- TREE UNKNOWN
DC	- DROPPED CURB	Ø	- TRUNK DIAMETER
DH	- DRILL HOLE	S	- SPREAD CANOPY
EMH	- ELECTRIC MANHOLE	H	- TREE HEIGHT
EHH	- ELECTRIC HANDHOLE		
9.85	- ELEVATIONS IN FEET (EL)		
FH	- FIRE HYDRANT		
FEMA	- FEDERAL EMERGENCY MANAGEMENT AGENCY		
GW	- GUY WIRE ANCHOR		
HT	- HEIGHT		
ID	- IDENTIFICATION		
ICV	- IRRIGATION CONTROL VALVE		
LB	- LICENSED BUSINESS		
(L)	- LEGAL DESCRIPTION		
MLP	- METAL LIGHT POLE		
MD	- MEASURE DOWN		
NGVD	- NATIONAL GEODETIC VERTICAL DATUM 1929		
OHW	- OVERHEAD WIRE		
ORB	- OFFICIAL RECORDS BOOK		
PB	- PLAT BOOK		
PVC	- POLYVINYL CHLORIDE		
PL	- PLANTER		

NOTES:

1. PROPERTY ADDRESS: 9110 WEST BAY HARBOR DRIVE, TOWN OF BAY HARBOR ISLANDS, MIAMI-DADE COUNTY, FLORIDA 33154.
2. THE 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.
3. MIAMI-DADE COUNTY PROPERTY FOLIO: 13-2227-087-0001 (REFERENCE).
4. LEGAL DESCRIPTION CONTAINED IN EXHIBIT "A" OF THE TITLE COMMITMENT CONTAINS THE TEN (10) INDIVIDUAL CONDOMINIUM UNITS.
5. 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.
6. REFERENCE BENCHMARK: MIAMI-DADE COUNTY BENCHMARK S-243, ELEVATION = +11.77' (NGVD).
7. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).
8. GPS BASE STATION PROVIDED BY THE FDOT FLORIDA PERMANENT REFERENCE NETWORK USING SURVEY GRADE KINEMATICS GPS PROCEDURES.
9. 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.
9. TREE SURVEY PERFORMED ON 3-12-2022. MEASURED TRUNK DIAMETER, CANOPY AND HEIGHT. TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO CANOPY SIZE.
10. TOTAL AREA: THE SUBJECT PROPERTY CONTAINS 0.3454 ACRES OR 15,047 SQUARE FEET, MORE OR LESS.
11. ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA UNLESS OTHERWISE NOTED.
12. ROOF OVERHANGS, IF ANY, NOT SHOWN UNLESS OTHERWISE NOTED.
13. DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED UNLESS OTHERWISE STATED.
14. RIGHT-OF-WAY LINES DO NOT REPRESENT AN OPINION OF OWNERSHIP BY THIS FIRM.
15. LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM FOR EASEMENTS, RIGHTS-OF-WAY OR ANY OTHER MATTERS OF RECORD.
16. 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.
17. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
16. IF SHOWN, FENCE AND WALL OWNERSHIP IS NOT DETERMINED. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
17. EASEMENTS, IF ANY, PLOTTED AS PER SAID TITLE COMMITMENT, SCHEDULE B-II.
18. ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM THE MIAMI-DADE COUNTY PROPERTY APPRAISERS WEB-SITE.
24. THIS IS A BOUNDARY SURVEY OF THE SUBJECT PROPERTY.

NORTH SCALE: 1"=10'

0 10' 20'

GRAPHIC SCALE

FEMA FLOOD ZONE

Community No.:	*120637*
Community Name:	*Town of Bay Harbor Islands*
Panel 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*

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www.callsunshine.com

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.

TOGETHER WITH

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.

This item has been digitally signed and sealed by Geoffrey Leiter, P.S.M. No. 6395 State of Florida, on 1/25/2023 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.

TITLE COMMITMENT REVIEW:

We have reviewed Schedule B - Section II contained in the title commitment prepared by WFG National Title Insurance Company , Commitment Number 2093934FL-A Effective Date: February 3rd, 2022 and our findings are as follows:

The legal description contained in Exhibit "A" in the commitment is NOT in agreement with the legal description shown on this survey.

Items 1 thru 8: Standard Exceptions, **no plottable matters of survey.**

Item 9: Terms, covenants, conditions, easements, restrictions, reservations and other provisions, recorded in Official Records Book 13505, Page 817.
Affects the Subject Property. Contains blanket easements. No plottable items.

Item 10: Declaration of Restrictions recorded in Deed Book 2848, Page 69 as affected by: the Assignment recorded in Official Records Book 9632, Page 1157, Notice to Extend recorded in Official Records Book 9649, Page 253; and Notice to Extend recorded in Official Records Book 26282, Page 717.
Affects the Subject Property. Plottable matters shown on survey.

Item 11: Conditions, dedications, restrictions, reservations, limitations and easements contained in Plat Book 46, Page 5.
Affects the Subject Property, Plottable matters shown on survey.

Item 12: Memorandum recorded July 22, 1997, in Official Records Book 17721, Page 2454, of Ordinance No. 97.118.
Affects the Subject Property. No plottable matters of survey.

Item 13: Phosphate, minerals, metals and petroleum reservations and rights in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund, recorded in Official Records Book 3128, Page 247. Note: The right of entry and exploration has been released pursuant to Florida Statutes Section 270.11.
Affects the Subject Property. No plottable matters of survey.

Items 14 thru 16: Standard Exceptions, **no plottable matters of survey.**

All instruments recorded in the Public Records of Miami-Dade County, Florida unless otherwise stated.

CERTIFY TO:

Benmark Lender 9110 BH, LLC, a Delaware limited liability company, ISAOA, ATIMA,
Kensington Vanguard National Land Services, LLC
Old Republic National Title Insurance Company
LDC WBHD Property Owner, LLC, a Delaware limited liability company

LEITER PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL
520 N.W. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169
MIAMI-DADE (305) 652-5133 BROWARD (954)924-2202 FAX: (305) 652-0411
E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com LICENSED BUSINESS No. 6787

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

REVISIONS:			
DATE:	JOB ORDER:	DESCRIPTION:	F.B. PG.
7-20-2022	22-132	PROPOSED DRAINAGE EASEMENT	
9-07-2022	22-132	CERTIFIED PARTIES	
1-25-2023	22-132	LEGAL DESCRIPTION, DRAINAGE EASEMENT	

NOTES
1. ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929.
2. THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS (UNLESS OTHERWISE NOTED).
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM REGARDING MATTERS OF INTEREST, OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS-OF-WAY, ETC.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
5. ALL IRON PIPES & NAILS AND DISCS SET BY THIS FIRM, SET WITH CAP OR DISC WITH LB# 6787.

SURVEYOR'S CERTIFICATE:
WE HEREBY CERTIFY: THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER OUR DIRECTION, AND THAT THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

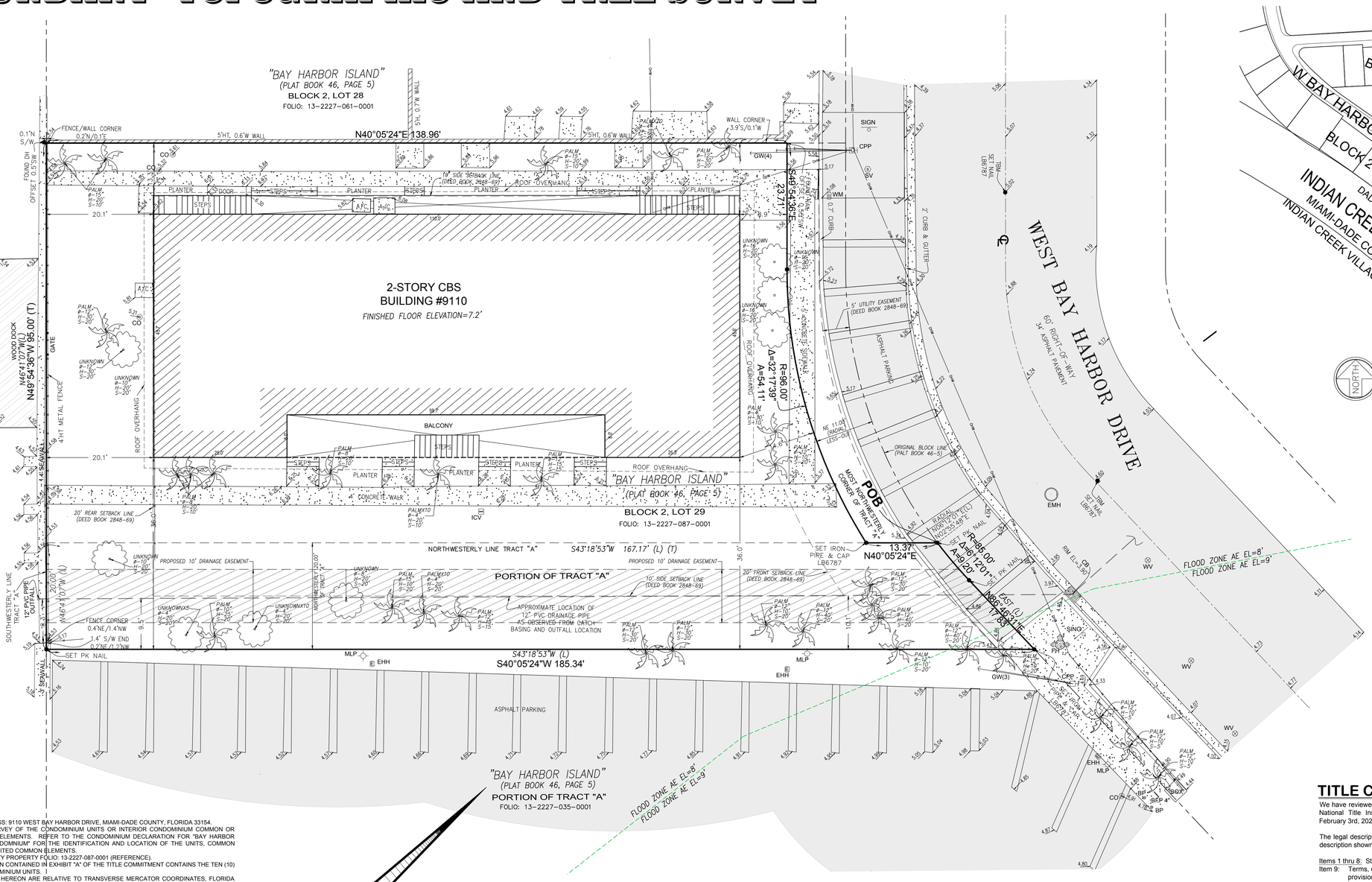
LEITER, PEREZ & ASSOCIATES, INC.
BY: _____, PRESIDENT
GEOFFREY LEITER, PROFESSIONAL SURVEYOR & MAPPER #6395
STATE OF FLORIDA

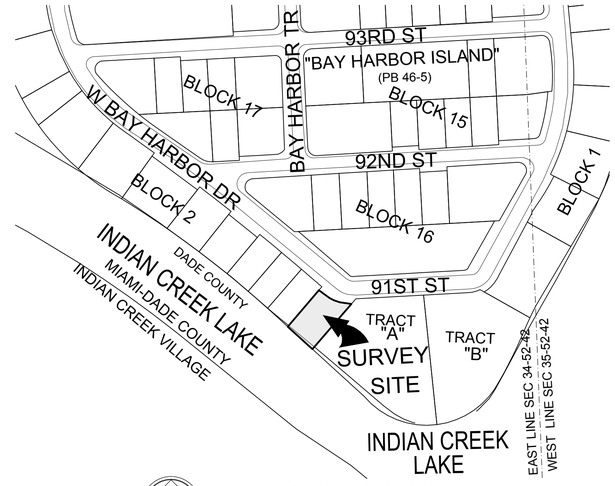
GEOFFREY LEITER
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
STATE OF FLORIDA
Professional Surveyor and Mapper

SHEET 1 OF 1

FILE: C:\Projects\Upcoming\22-117 9110 West Bay Harbor Drive Revised Survey\22-117 9110 West Bay Harbor Dr Survey-9-7-22.dwg
DATE: Jan 25, 2023 - 3:18pm EST

BOUNDARY TOPOGRAPHIC AND TREE SURVEY





LOCATION MAP

IN SECTION 34, TOWNSHIP 52 SOUTH, RANGE 42 EAST
TOWN OF BAY HARBOR ISLAND, DADE COUNTY, FLORIDA
SCALE: 1" = 200'

LEGEND

BP	-	BOLLARD POST
BFP	-	BACK FLOW PREVENTER
CONC	-	CONCRETE
CO	-	SEWER CLEANOUT
℄	-	CENTERLINE
CB	-	CATCH BASIN
CL	-	COLUMNA
CPP	-	CONCRETE POWER POLE
CBS	-	CONCRETE BLOCK & STUCCO
DC	-	DROPPED CURB
DH	-	DRILL HOLE
EMH	-	ELECTRIC MANHOLE
EHH	-	ELECTRIC HANDHOLE
9.85	-	ELEVATIONS IN FEET (EL)
FH	-	FIRE HYDRANT
FEMA	-	FEDERAL EMERGENCY MANAGEMENT AGENCY
GW	-	GUY WIRE ANCHOR
HT	-	HEIGHT
ID	-	IDENTIFICATION
ICV	-	IRRIGATION CONTROL VALVE
LB	-	LICENSED BUSINESS
(L)	-	LEGAL DESCRIPTION
MLP	-	METAL LIGHT POLE
MD	-	MEASURE DOWN
NGVD	-	NATIONAL GEODETIC VERTICAL DATUM 1929
OHW	-	OVERHEAD WIRE
ORB	-	OFFICIAL RECORDS BOOK
PB	-	PLAT BOOK
PVC	-	POLYVINYL CHLORIDE
PL	-	PLANTER
R/W	-	RIGHT OF WAY
SV	-	SEWER VALVE
TBM	-	TEMPORARY BENCHMARK
(T)	-	TOTAL
W	-	WIDTH
WV	-	WATER VALVE
WM	-	WATER METER
	-	PALM TREE
	-	TREE UNKNOWN
Ø	-	TRUNK DIAMETER
S	-	SPREAD CANOPY
H	-	TREE HEIGHT

NOTES:

1. PROPERTY ADDRESS: 9110 WEST BAY HARBOR DRIVE, MIAMI-DADE COUNTY, FLORIDA 33154.
2. THE 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.
3. MIAMI-DADE COUNTY PROPERTY FOLIO: 13-2227-087-0001 (REFERENCE).
4. LEGAL DESCRIPTION CONTAINED IN EXHIBIT "A" OF THE TITLE COMMITMENT CONTAINS THE TEN (10) INDIVIDUAL CONDOMINIUM UNITS. I
5. 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.
6. REFERENCE BENCHMARK: MIAMI-DADE COUNTY BENCHMARK S-243, ELEVATION = +11.77' (NGVD).
7. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).
8. GPS BASE STATION PROVIDED BY THE FDOT FLORIDA PERMANENT REFERENCE NETWORK USING SURVEY GRADE KINEMATICS GPS PROCEDURES.
9. 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.
9. TREE SURVEY PERFORMED ON 3-12-2022. MEASURED TRUNK DIAMETER, CANOPY AND HEIGHT. TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO CANOPY SIZE.
10. TOTAL AREA: THE SUBJECT PROPERTY CONTAINS 0.3257 ACRES OR 14,186 SQUARE FEET, MORE OR LESS.
11. ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA UNLESS OTHERWISE NOTED.
12. ROOF OVERHANGS, IF ANY, NOT SHOWN UNLESS OTHERWISE NOTED.
13. DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED UNLESS OTHERWISE STATED.
14. RIGHT-OF-WAY LINES DO NOT REPRESENT AN OPINION OF OWNERSHIP BY THIS FIRM.
15. LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM FOR EASEMENTS, RIGHTS-OF-WAY OR ANY OTHER MATTERS OF RECORD.
16. 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.
17. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
16. IF SHOWN, FENCE AND WALL OWNERSHIP IS NOT DETERMINED. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
17. EASEMENTS, IF ANY, PLOTTED AS PER SAID TITLE COMMITMENT, SCHEDULE B-II.
18. ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM THE MIAMI-DADE COUNTY PROPERTY APPRAISER'S WEB-SITE.
24. THIS IS A BOUNDARY SURVEY OF THE SUBJECT PROPERTY.

FEMA FLOOD ZONE

Community No.:	*120637*
Community Name:	*Town of Bay Harbor Islands*
Panel 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*

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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.

TITLE COMMITMENT REVIEW:

We have reviewed Schedule B - Section II contained in the title commitment prepared by WFG National Title Insurance Company , Commitment Number 2093934FL-A Effective Date: February 3rd, 2022 and our findings are as follows:

The legal description contained in Exhibit "A" in the commitment is in agreement with the legal description shown on this survey.

Items 1 thru 8: Standard Exceptions, **no plottable matters of survey.**

Item 9: Terms, covenants, conditions, easements, restrictions, reservations and other provisions, recorded in Official Records Book 13505, Page 817.
Affects the Subject Property. Contains blanket easements. No plottable items.

Item 10: Declaration of Restrictions recorded in Deed Book 2848, Page 69 as affected by: the Assignment recorded in Official Records Book 9632, Page 1157, Notice to Extend recorded in Official Records Book 9649, Page 253; and Notice to Extend recorded in Official Records Book 26282, Page 717.
Affects the Subject Property. Plottable matters shown on survey.

Item 11: Conditions, dedications, restrictions, reservations, limitations and easements contained in Plat Book 46, Page 5.
Affects the Subject Property. Plottable matters shown on survey.

Item 12: Memorandum recorded July 22, 1997, in Official Records Book 17721, Page 2454, of Ordinance No. 97.118.
Affects the Subject Property. No plottable matters of survey.

Item 13: Phosphate, minerals, metals and petroleum reservations and rights in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund, recorded in Official Records Book 3128, Page 247. Note: The right of entry and exploration has been released pursuant to Florida Statutes Section 270.11.
Affects the Subject Property. No plottable matters of survey.

Items 14 thru 16: Standard Exceptions, **no plottable matters of survey.**

All instruments recorded in the Public Records of Miami-Dade County, Florida unless otherwise stated.

This item has been digitally signed and sealed by Geoffrey Leiter, P.S.M. No. 6395 State of Florida, on 7/20/2022 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.

VOID

E-Mail: office@leiterperez.com

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. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169
MIAMI-DADE (305) 652-5133 BROWARD (954)924-2202 FAX: (305) 652-0411
WEBSITE: www.leiterperez.com LICENSED BUSINESS No. 6787

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

REVISIONS:

DATE:	JOB ORDER:	DESCRIPTION:	F.B.	PG.
7-20-2022	22-132	PROPOSED DRAINAGE EASEMENT		

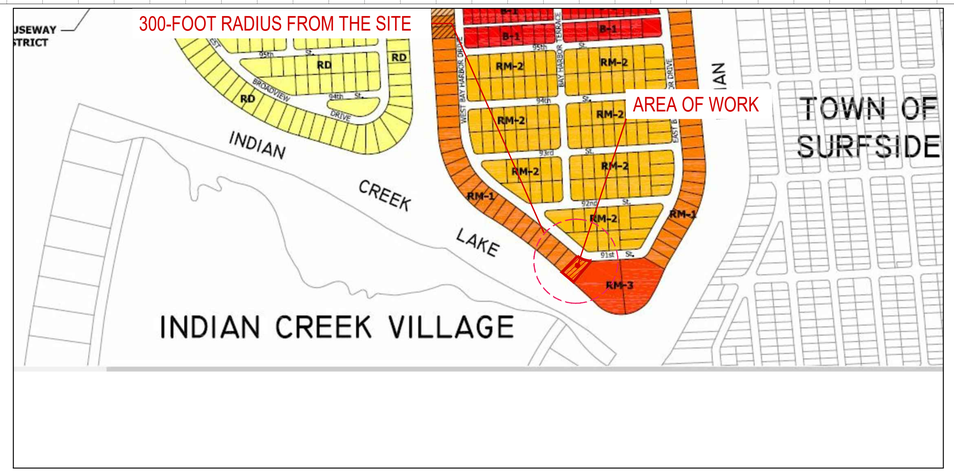
NOTES
1. ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929.
2. THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS (UNLESS OTHERWISE NOTED).
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM REGARDING MATTERS OF INTEREST, OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS-OF-WAY, ETC.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
5. ALL IRON PIPES & NAILS AND DISCS SET BY THIS FIRM, SET WITH CAP OR DISC WITH LB# 6787.

SURVEYOR'S CERTIFICATE:
WE HEREBY CERTIFY: THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER OUR DIRECTION, AND THAT THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
LEITER PEREZ & ASSOCIATES, INC.
BY: _____, PRESIDENT
GEOFFREY LEITER, PROFESSIONAL SURVEYOR & MAPPER #6395 STATE OF FLORIDA

GEOFFREY LEITER — NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER — STATE OF FLORIDA — Professional Surveyor and Mapper

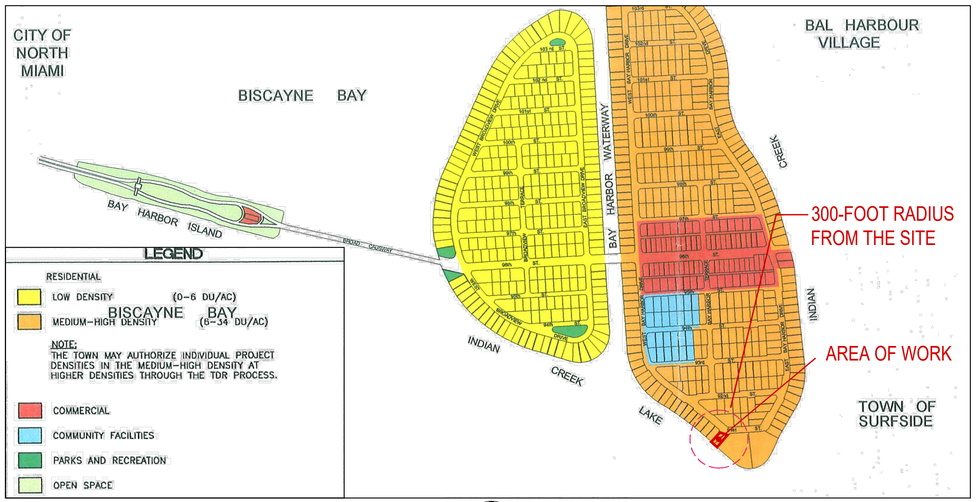
SHEET 1 OF 1

FILE: C:\Projects\Working\22-132 9110 West Bay Harbor Dr Boundary & Topographic Survey\22-132 9110 West Bay Harbor Dr Survey-7-20-22-rdw.dwg
DATE: JUL 20, 2022 - 3:16pm EST



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 EAST 17'-0" WEST 17'-0" LEVEL 2 EAST 15'-0" WEST 13'-0" LEVEL 3 EAST 13'-0" WEST 13'-0" LEVEL 4 EAST 13'-0" WEST 13'-0" LEVEL 5 EAST 16'-0" WEST 16'-0" LEVEL 6 EAST 20'-8" WEST 20'-8" LEVEL 7 EAST 20'-8" WEST 20'-8" LEVEL 8 EAST 20'-8" WEST 20'-8" LEVEL 9 EAST 20'-0" 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	

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	

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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: 786.518.2008
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

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I K A R P

PROJECT DATA

Date	02-23-2023	Sheet No.
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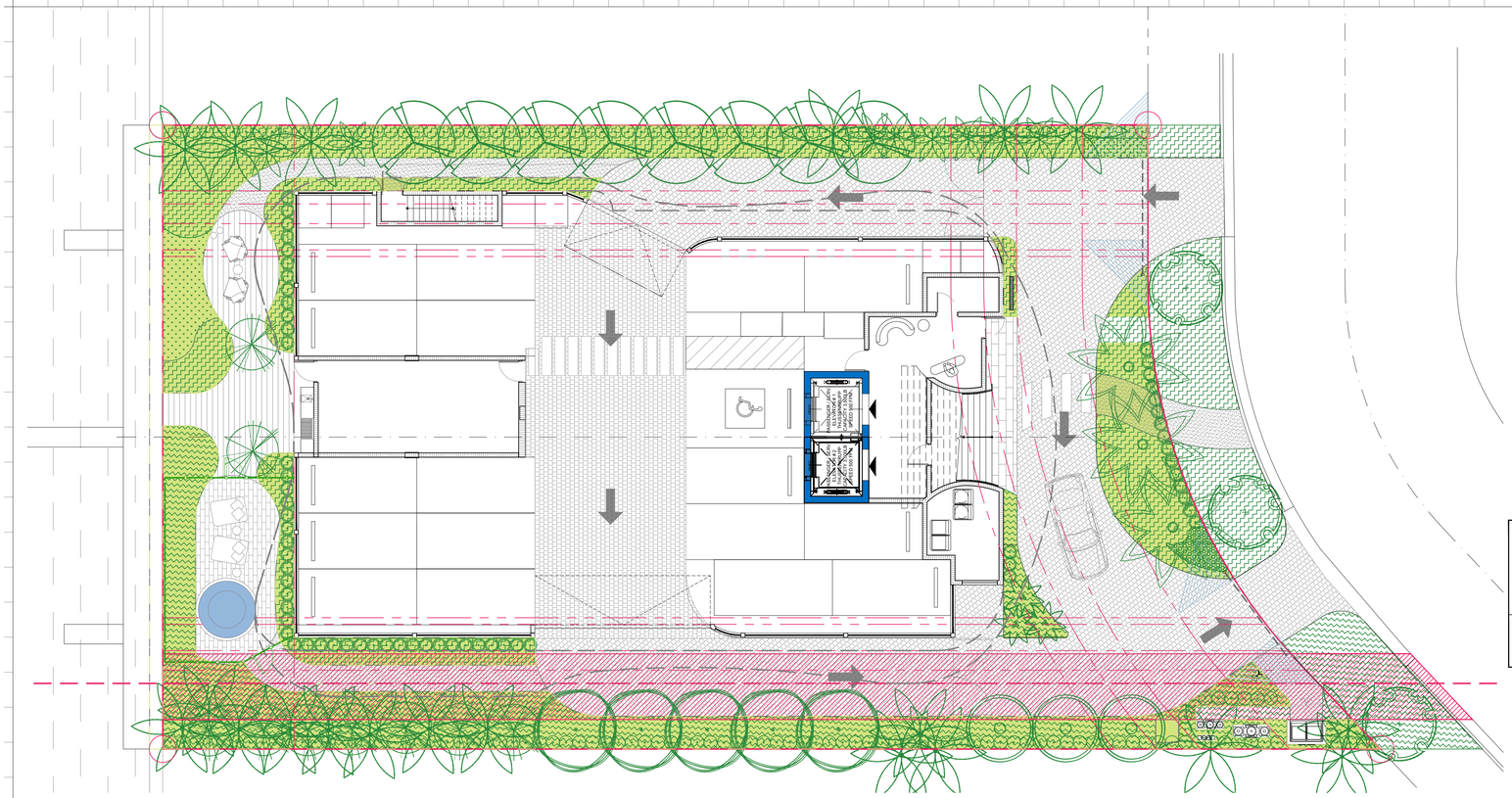
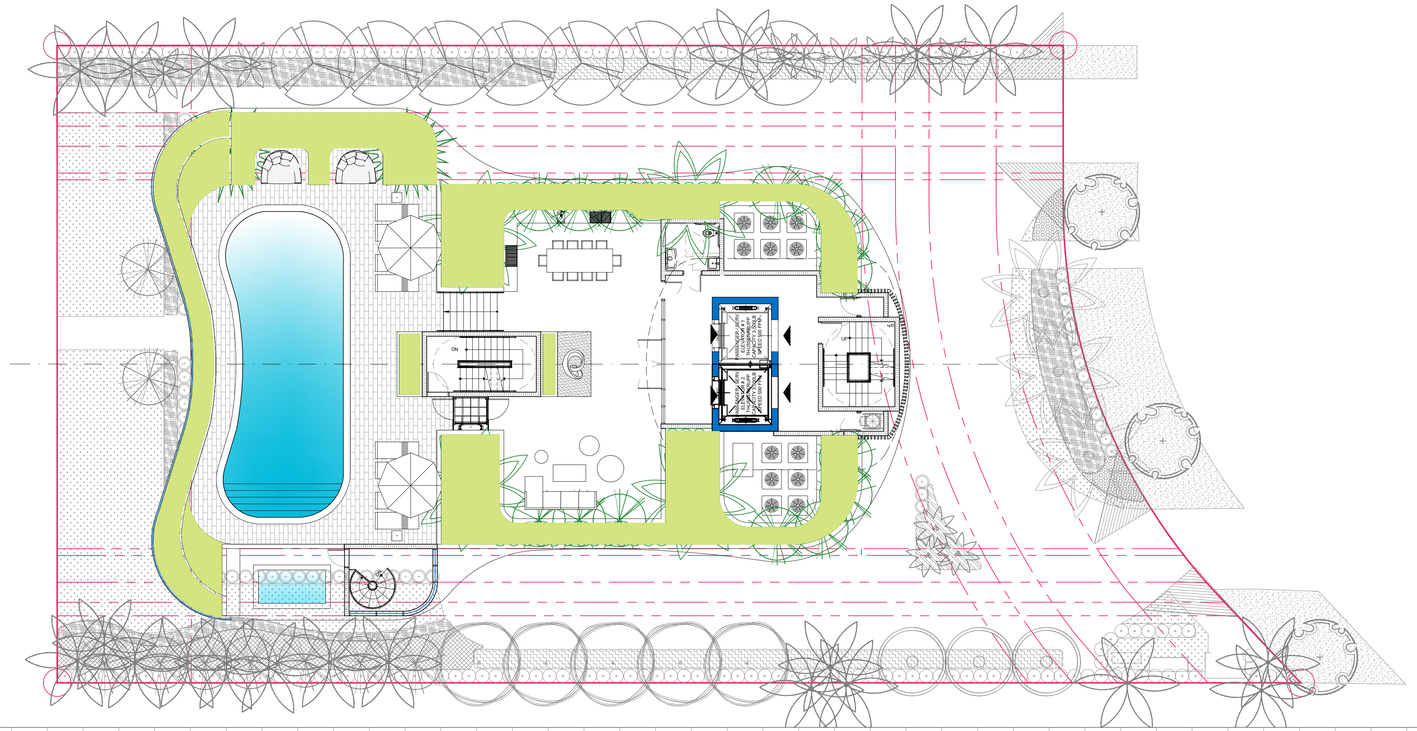
Project	2234	



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"

Rev.	Date	Rev.	Date
1	DRB COMMENTS 02-09-2023	9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	
		17	

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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: 786.518.2008
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

STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

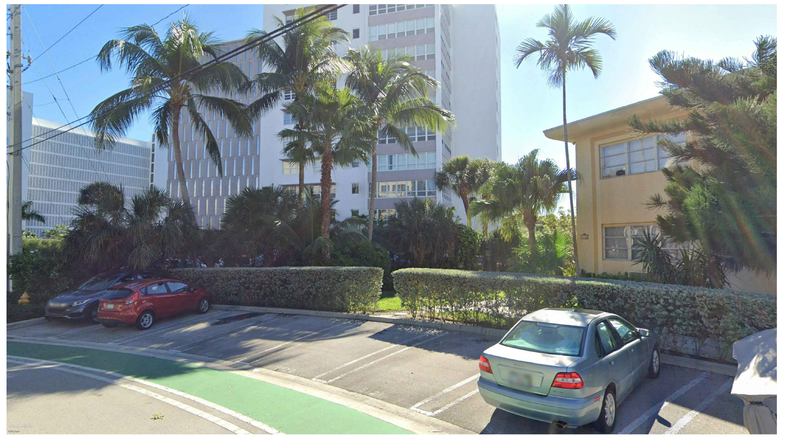
KOBI KARP
Lic. # AR0012578

OPEN AREA CALCULATION

Date	02-23-2023	Sheet No.	A1.01
Scale			
Project	2234		

NE 91st St
NE 94th St
NE 95th St
NE 96th St
NE 97th St
NE 98th St
NE 99th St
NE 100th St
NE 101st St
NE 102nd St
NE 103rd St
Bayshore Dr
Bay Rd
Bay Drive Rd
Bay Harbor Dr
Bayshore Ln
Bay Rd
Bay Rd
Bay Drive Rd
Bayshore

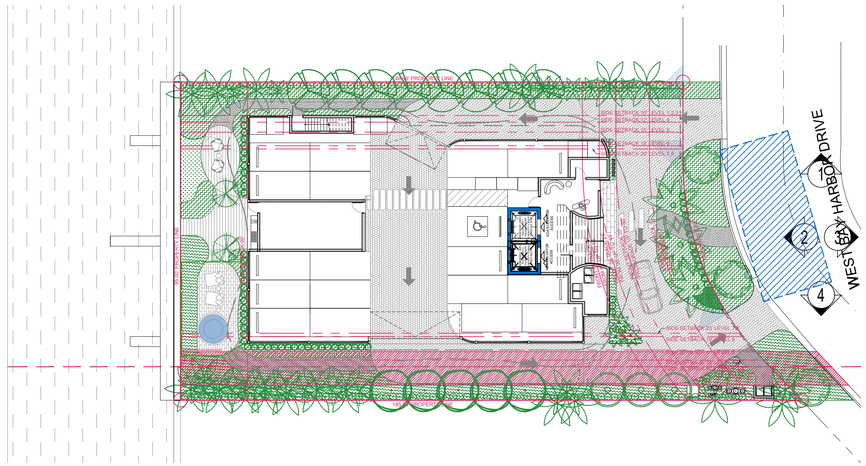
1 STREET VIEW
SCALE: N.T.S.



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	
2		10	
3		11	
4		12	
5		14	
6		15	
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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: 786.518.2008
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

STATE OF FLORIDA
KOBI KARP
AR0012578
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KOBI KARP
Lic. # AR0012578

CONTEXT PHOTOS

Date	02-23-2023	Sheet No.	A1.03
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1 SURROUNDING BUILDINGS

SCALE: N.T.S.

1 PHOTO

SCALE: N.T.S.

2 PHOTO

SCALE: N.T.S.

3 PHOTO

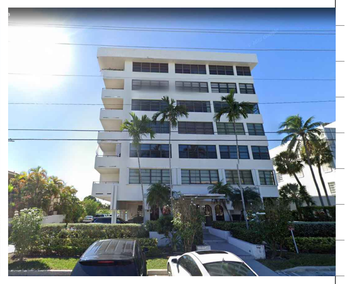
SCALE: N.T.S.

4 PHOTO

SCALE: N.T.S.

5 PHOTO

SCALE: N.T.S.



6 PHOTO

SCALE: N.T.S.

Rev.	Date	Rev.	Date
1		9	
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SURROUNDING BUILDINGS

Date	02-23-2023	Sheet No.	A1.04
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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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K O B I
K A R P

RENDERING BAY VIEW

Date	02-23-2023	Sheet No.	A1.05
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2 RENDERING - STREET VIEW
N.T.S

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4		12	
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RENDERING STREET VIEW

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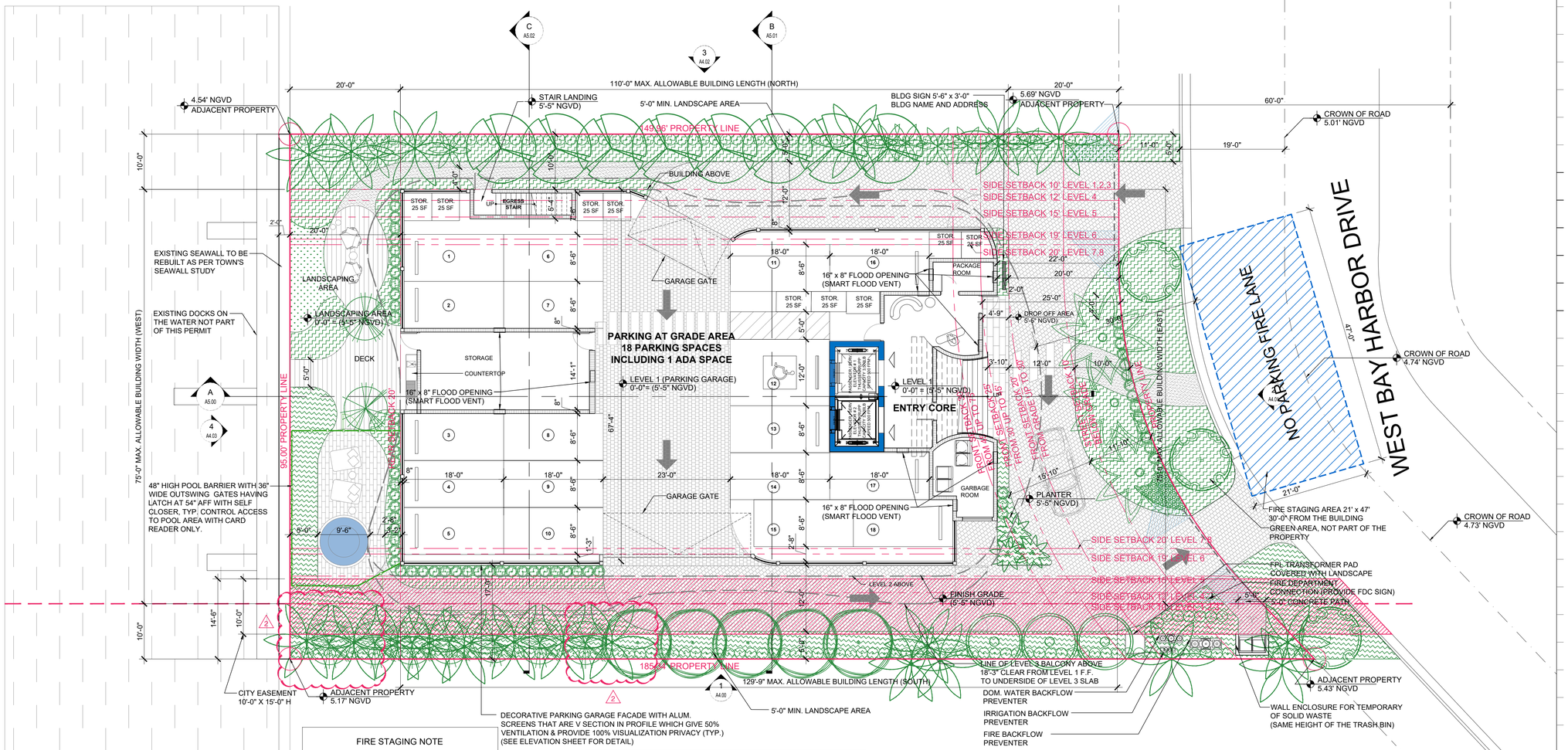
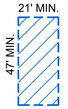
Project	2234		



FIRE STAGING NOTE



FIRE STAGING AREA DIM.

GENERAL NOTES:

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

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

*F.C.R. = FIRE COMMAND ROOM

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

FLOOD 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 GARBAGE 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)
GARBAGE 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:

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

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

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1 DRC COMMENTS 02-09-2023		9	
2 DRC COMMENTS 03-29-2023		10	
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5		14	
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ZONING PHASE

100%

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Tel: 305.573.1818
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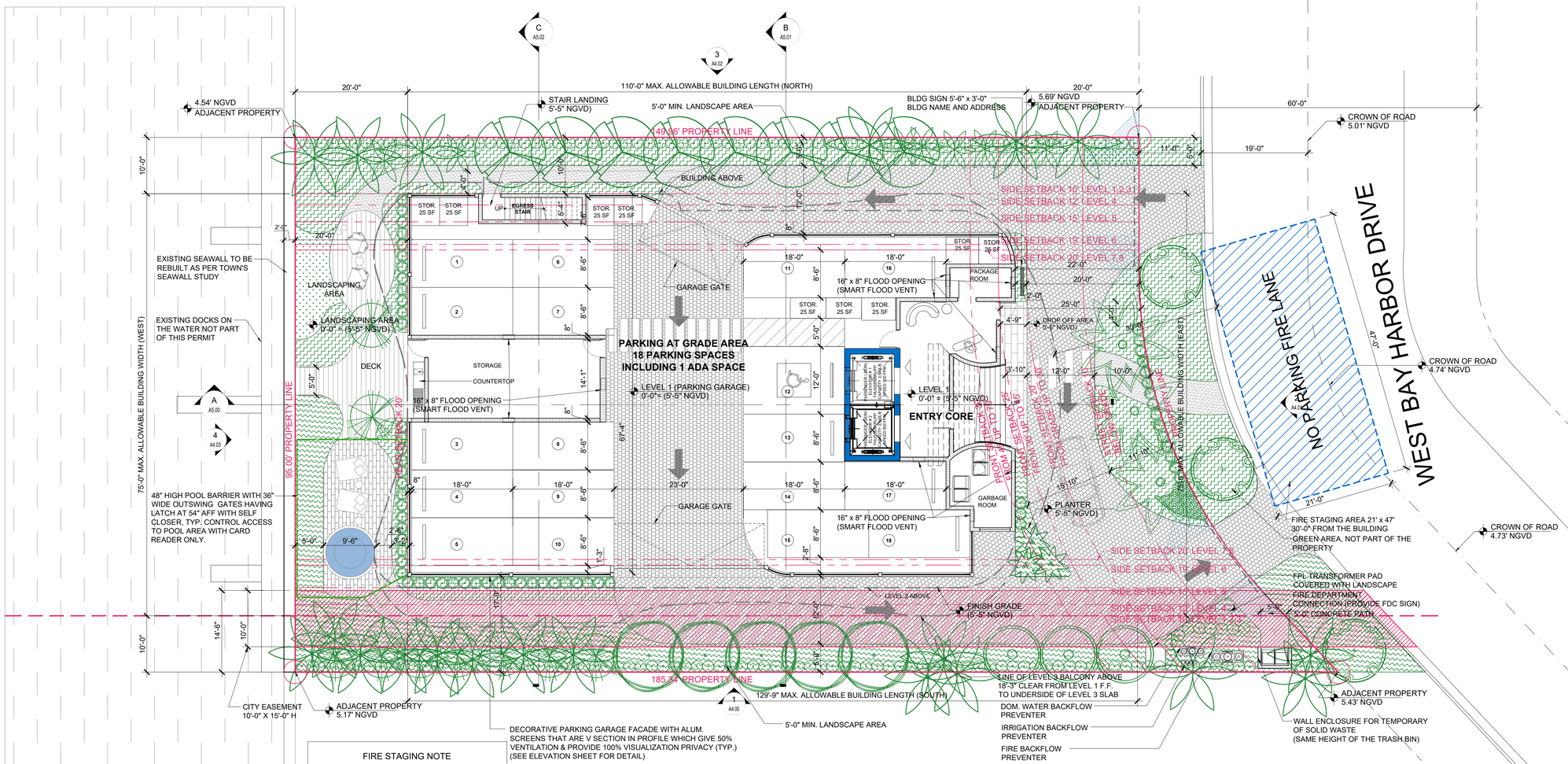
STATE OF FLORIDA KOBI KARP AR0012578 REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

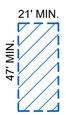
KOBI KARP

SITE PLAN

Date	02-23-2023	Sheet No.	A2.00
Scale			
Project	2234		



FIRE STAGING NOTE



FIRE STAGING AREA DIM.

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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

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

Rev.	Date	Rev.	Date
1 DRB COMMENTS 02-09-2023		9	
2		10	
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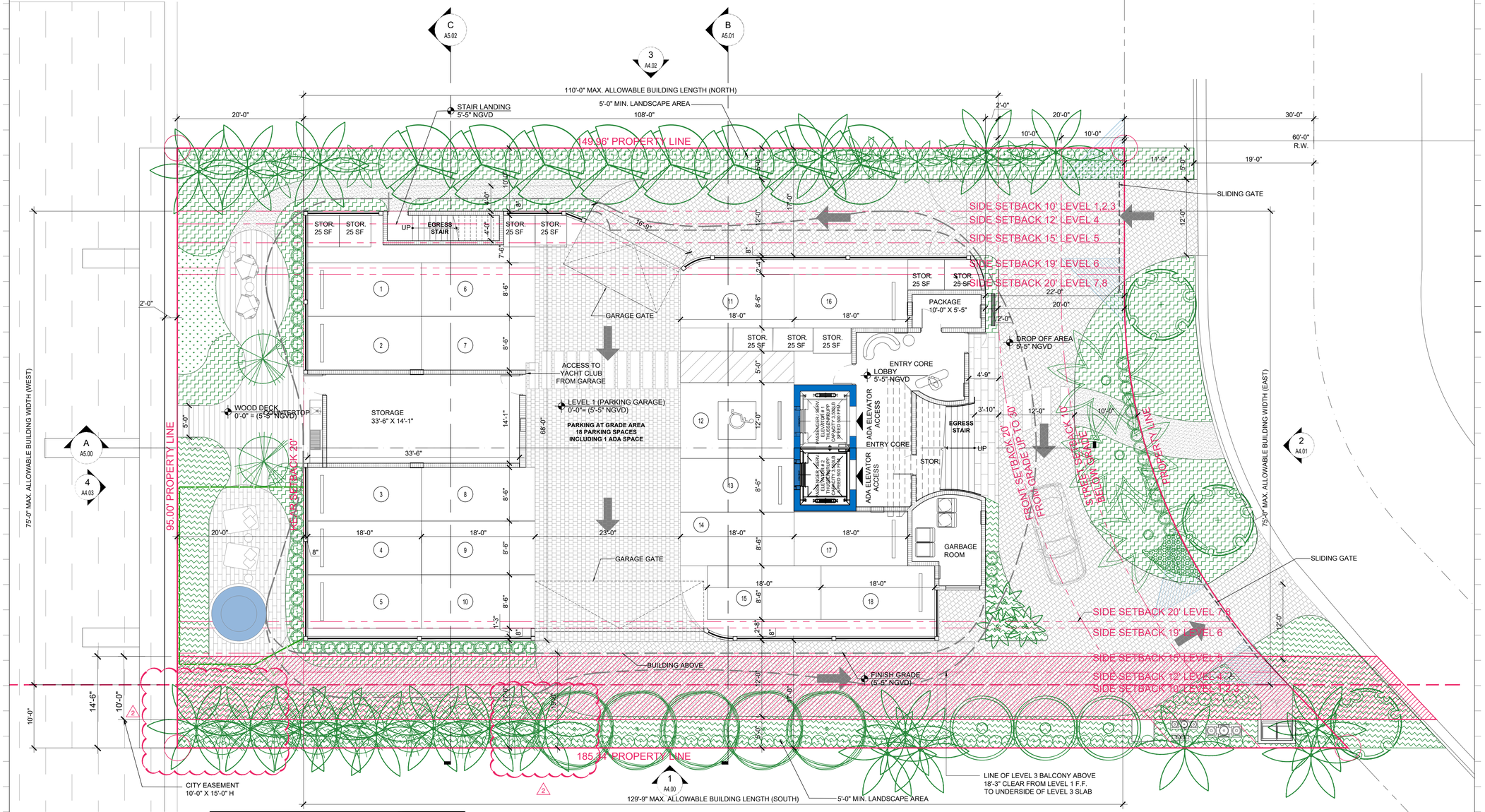
SITE PLAN

Date	02-23-2023
Scale	
Project	2234

Sheet No. A2.00



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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

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

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1 DRC COMMENTS 02-09-2023		9	
2 DRC COMMENTS 03-29-2023		10	
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FLOOR PLAN - LEVEL 1

Date	02-23-2023	Sheet No.	A3.00
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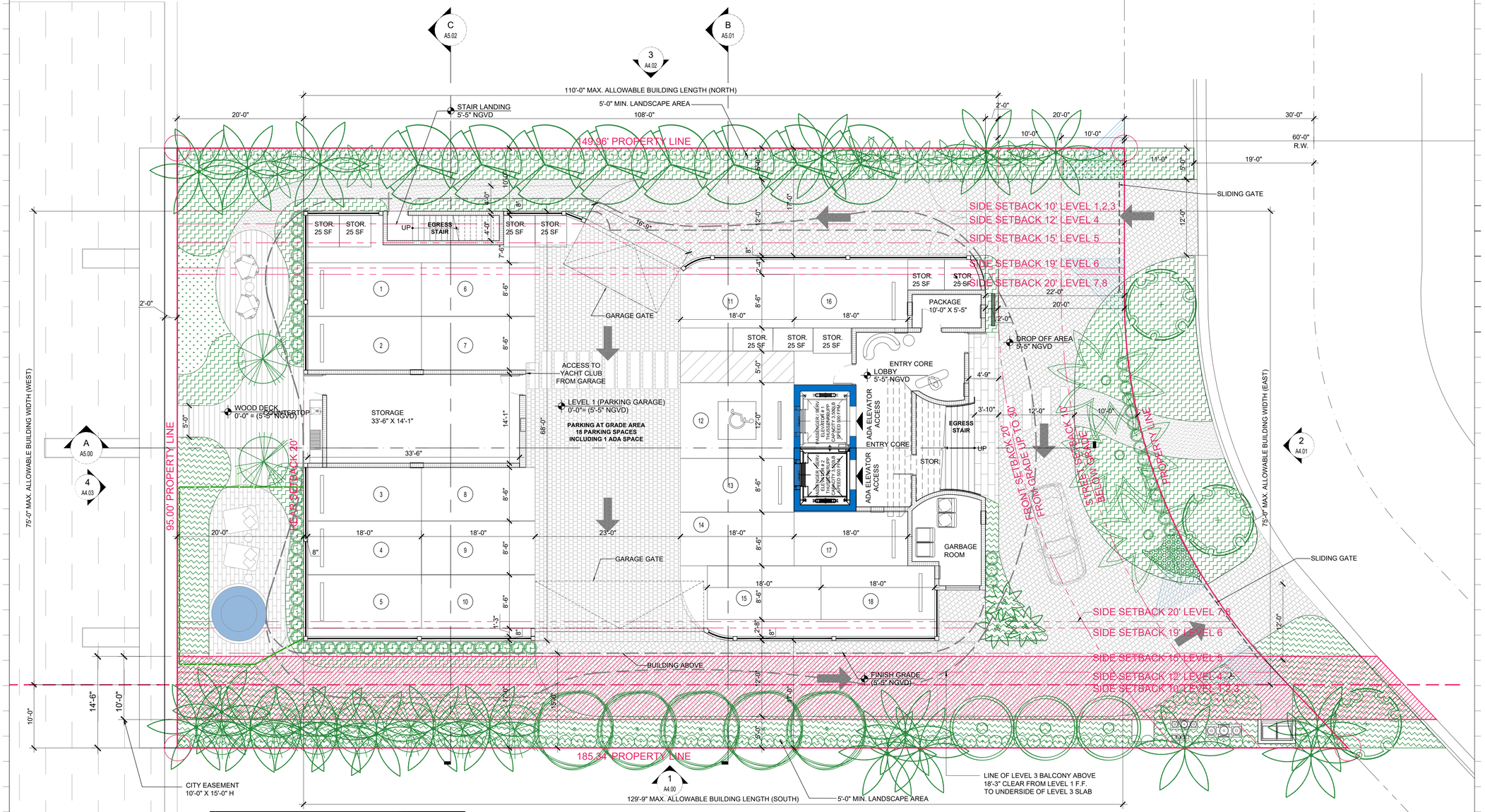

FLOOD LEGEND
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F.F.E (Level 2) = 9'-3" (14'-8" NGVD)
EQUIP. LEVEL = 9'-3" (14'-8" NGVD)
FLOOD ZONE = ZONE AE (EL 8)
B.F.E. = 8'-0" NGVD
D.F.E. = 8'-0" + 1'-0" = 9'-0" NGVD
MAX. CROWN OF ROAD = 5.01' NGVD
MAX. ADJACENT GRADE = 5.69' NGVD
MIN. ADJACENT 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

VOID

1 FLOOR PLAN - LEVEL 1

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

Rev.	Date	Rev.	Date
1 DRB COMMENTS 02-09-2023		9	
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9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

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

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

CIVIL ENGINEER:
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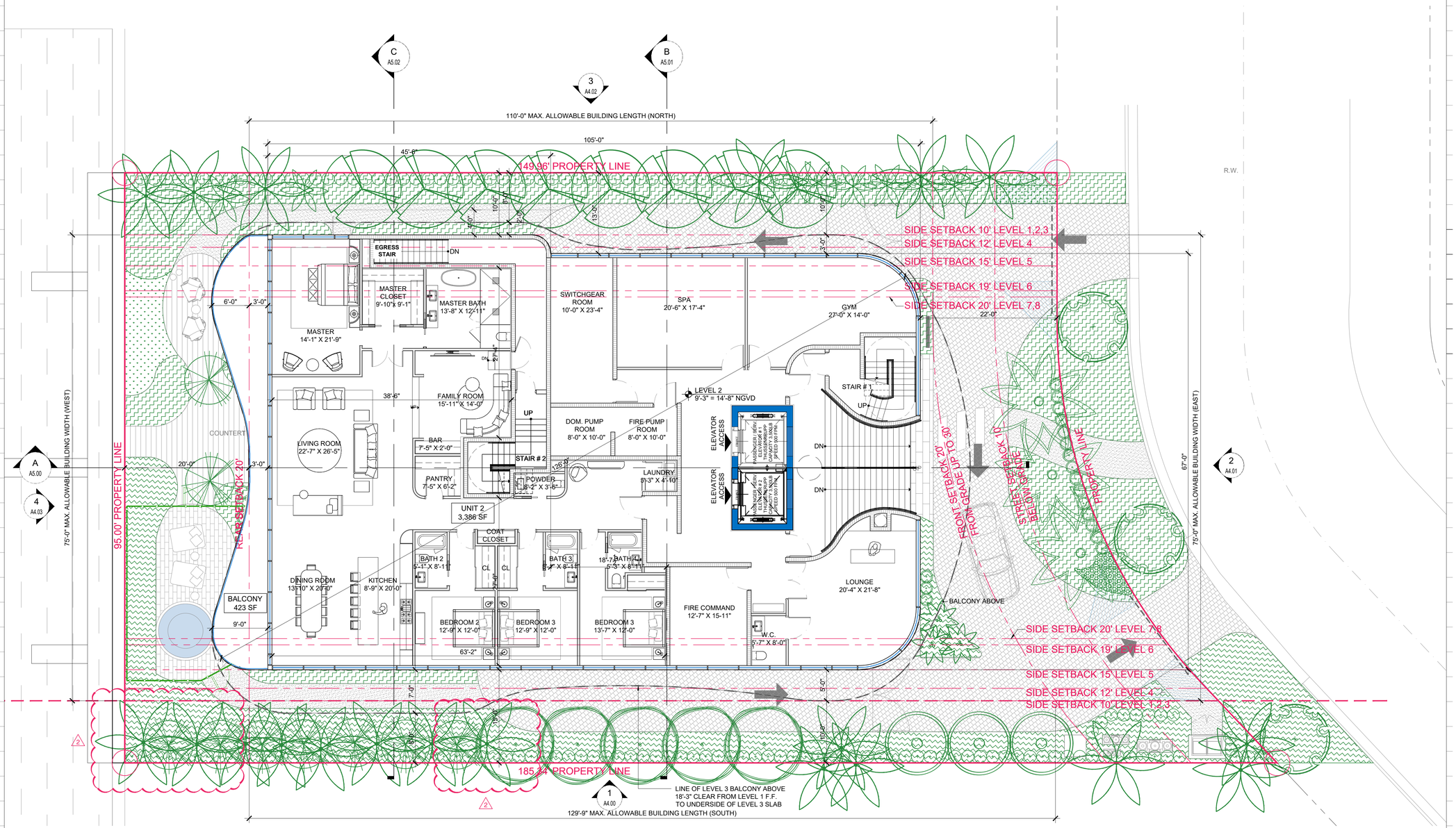
FLOOR PLAN - LEVEL 1

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



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

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

Rev.	Date	Rev.	Date
1 DRC COMMENTS 02-09-2023		9	
2 DRC COMMENTS 03-29-2023		10	
3		11	
4		12	
5		14	
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7		16	
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FLOOR PLAN - LEVEL 2

Date	02-23-2023	Sheet No.
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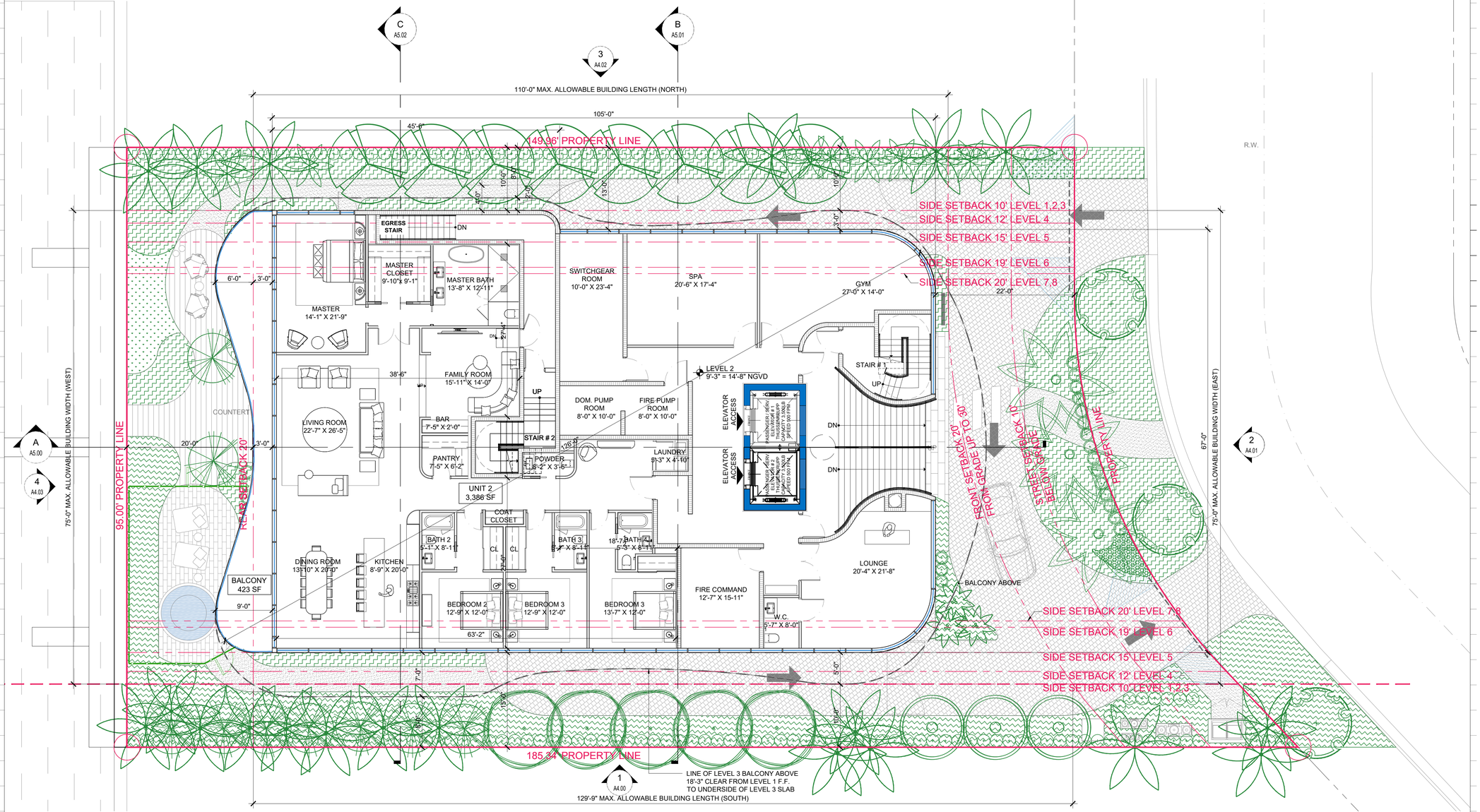

UNIT 2 (4 BEDROOMS) = 3,386 SF
MINIMUM REQUIRED = 1,550 SF

VOID

1 FLOOR PLAN - LEVEL 2

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

Rev.	Date	Rev.	Date
1 DRB COMMENTS 02-09-2023		9	
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FLOOR PLAN - LEVEL 2

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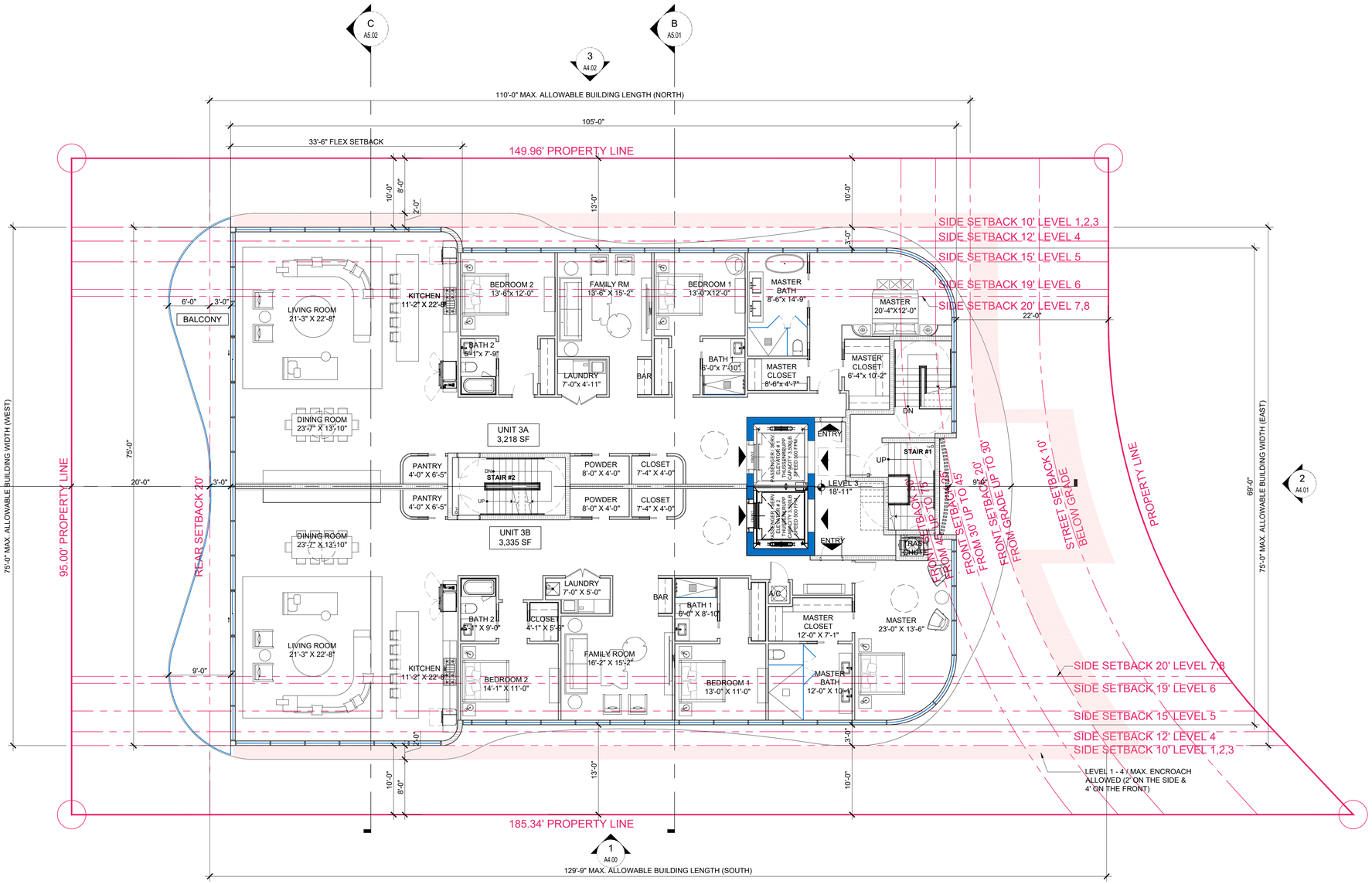

UNIT 3A (3 BEDROOMS) = 3,218 SF
MINIMUM REQUIRED = 1,350 SF

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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1 DRB COMMENTS 02-09-2023		9	
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FLOOR PLAN - LEVEL 3

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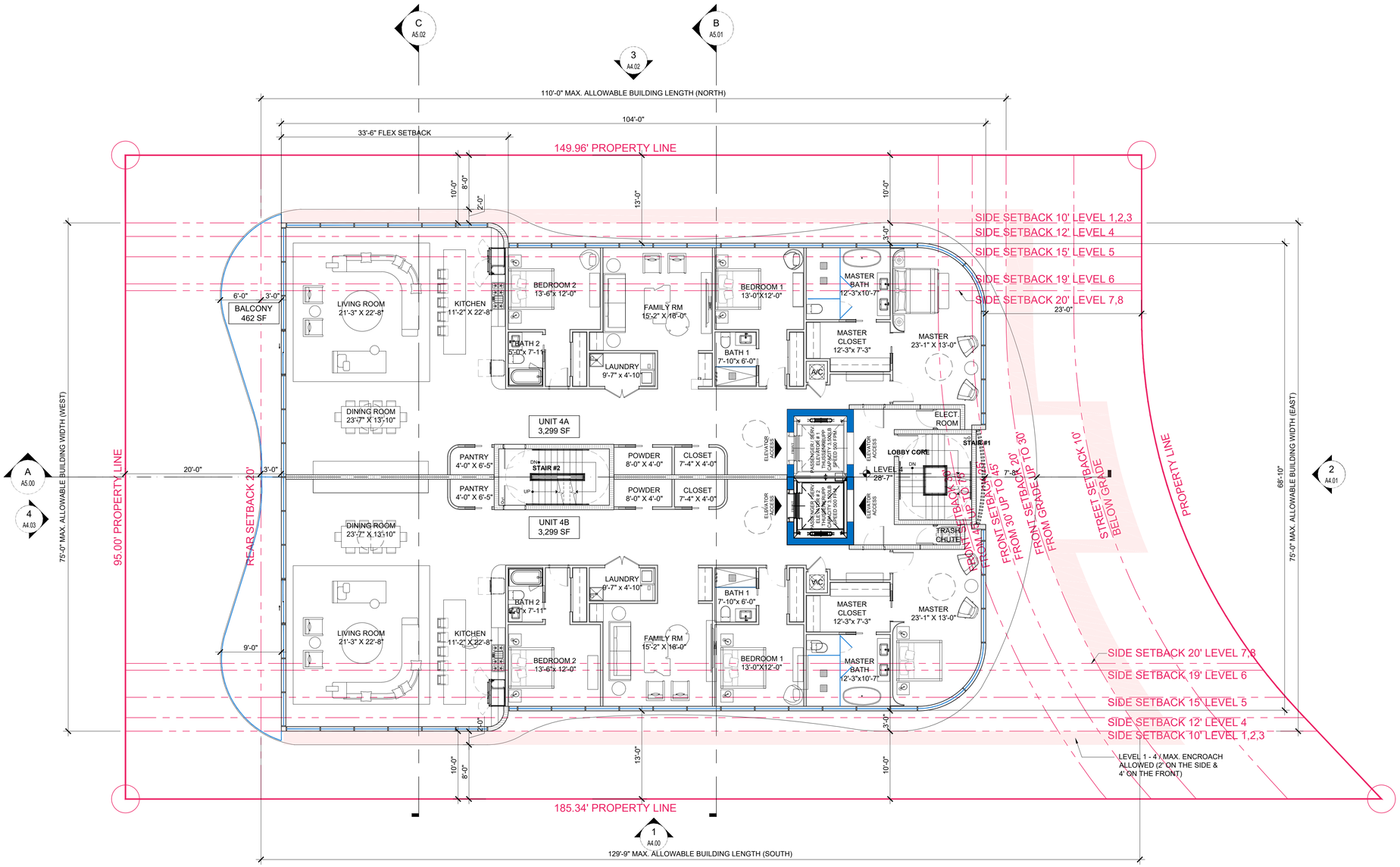

UNIT 4A (3 BEDROOMS) = 3,299 SF
MINIMUM REQUIRED = 1,350 SF

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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1 DRB COMMENTS 02-09-2023		9	
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FLOOR PLAN - LEVEL 4

Date	02-23-2023	Sheet No.
Scale		A3.03
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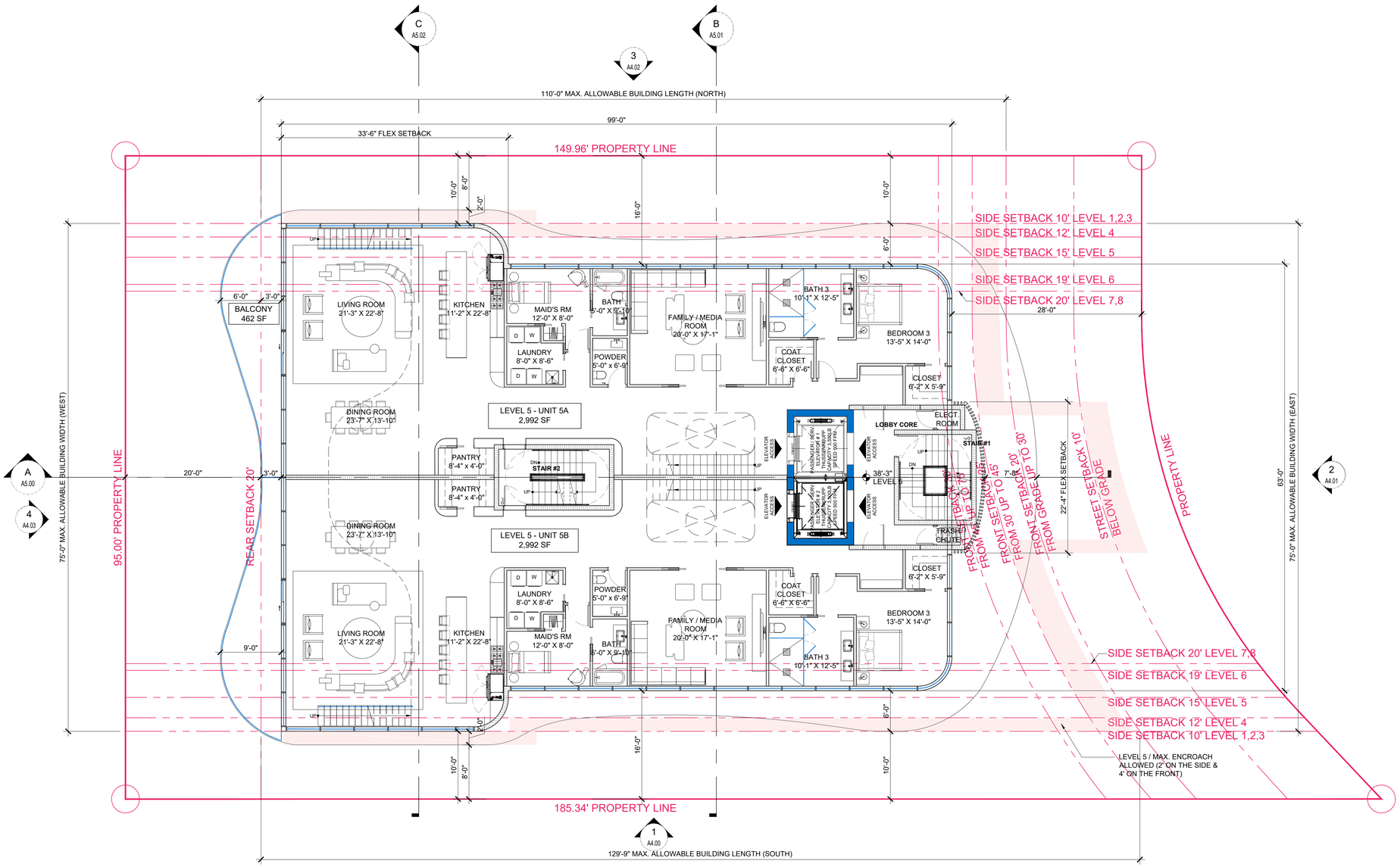

UNIT 5A - INCLUDES UNIT ABOVE (5 BEDROOMS) = 4,978 SF
MINIMUM REQUIRED = 1,750 SF

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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FLOOR PLAN - LEVEL 5

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Scale		A3.04
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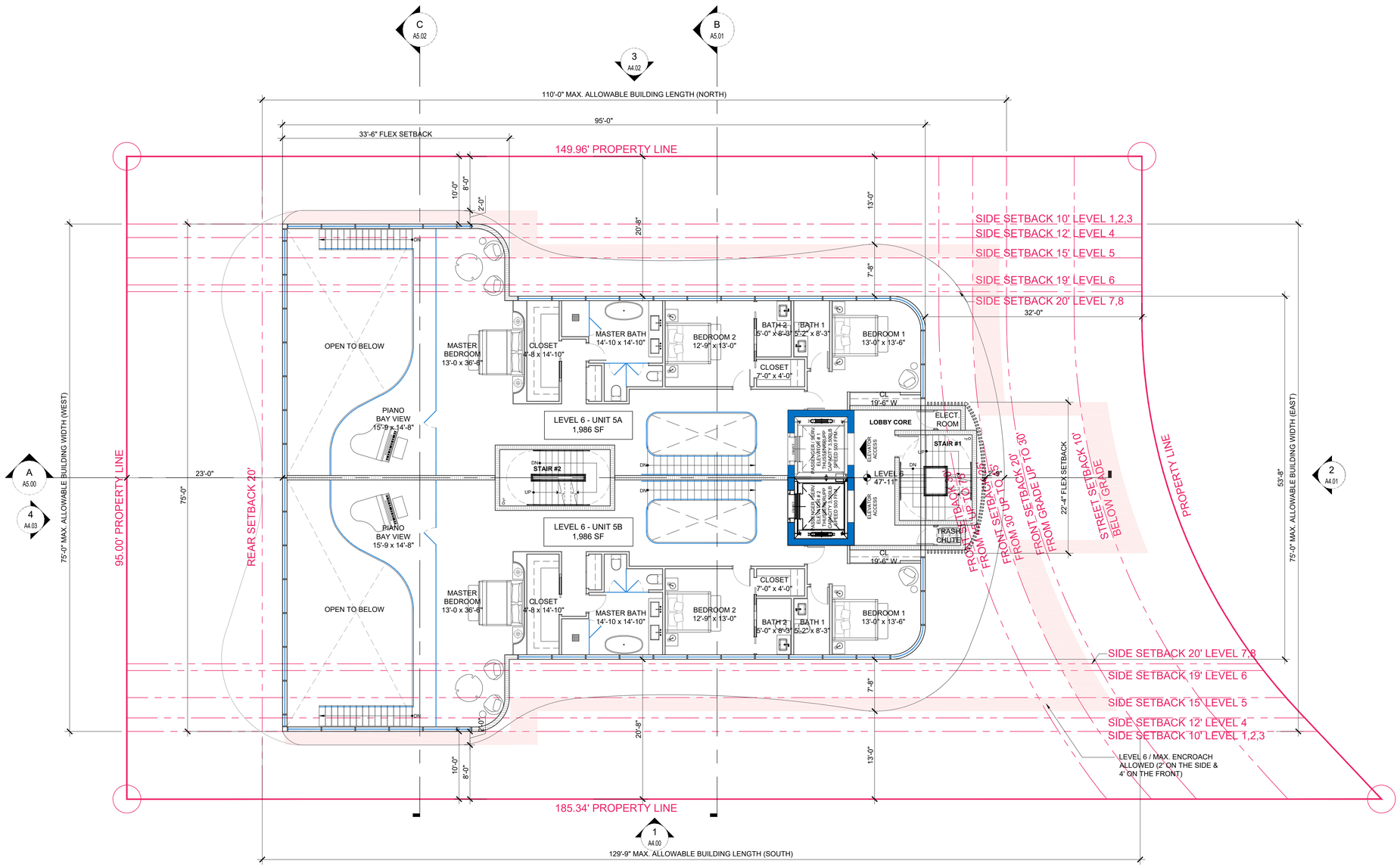

Rev.	Date	Rev.	Date
1 DRB COMMENTS 02-09-2023		9	
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FLOOR PLAN - LEVEL 6

1 FLOOR PLAN - LEVEL 6
SCALE: 1/8" = 1'-0"

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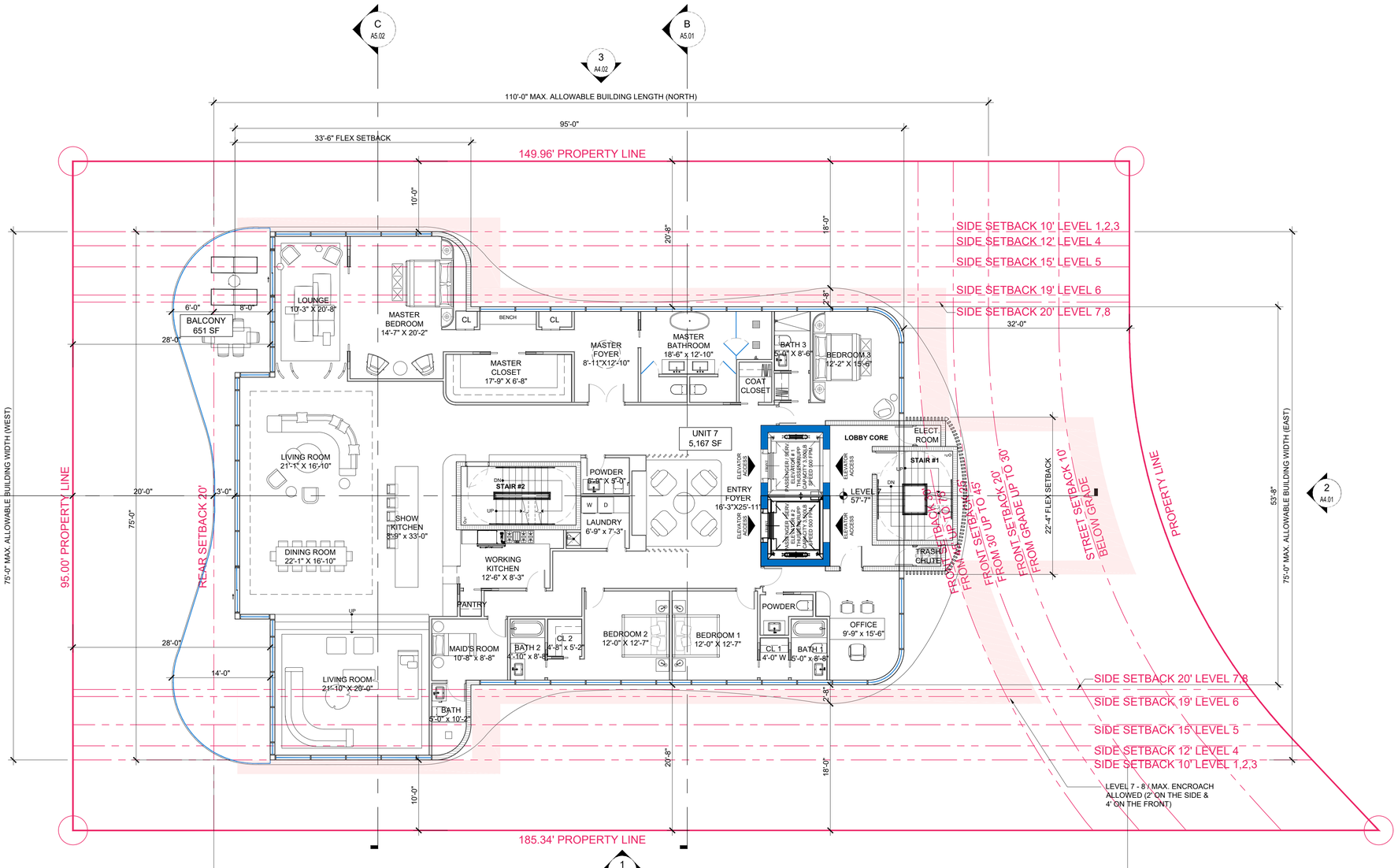

UNIT 7 (5 BEDROOMS) = 5,167 SF	
MINIMUM REQUIRED = 1,750 SF	

1 FLOOR PLAN - LEVEL 7

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

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1 DRB COMMENTS 02-09-2023		9	
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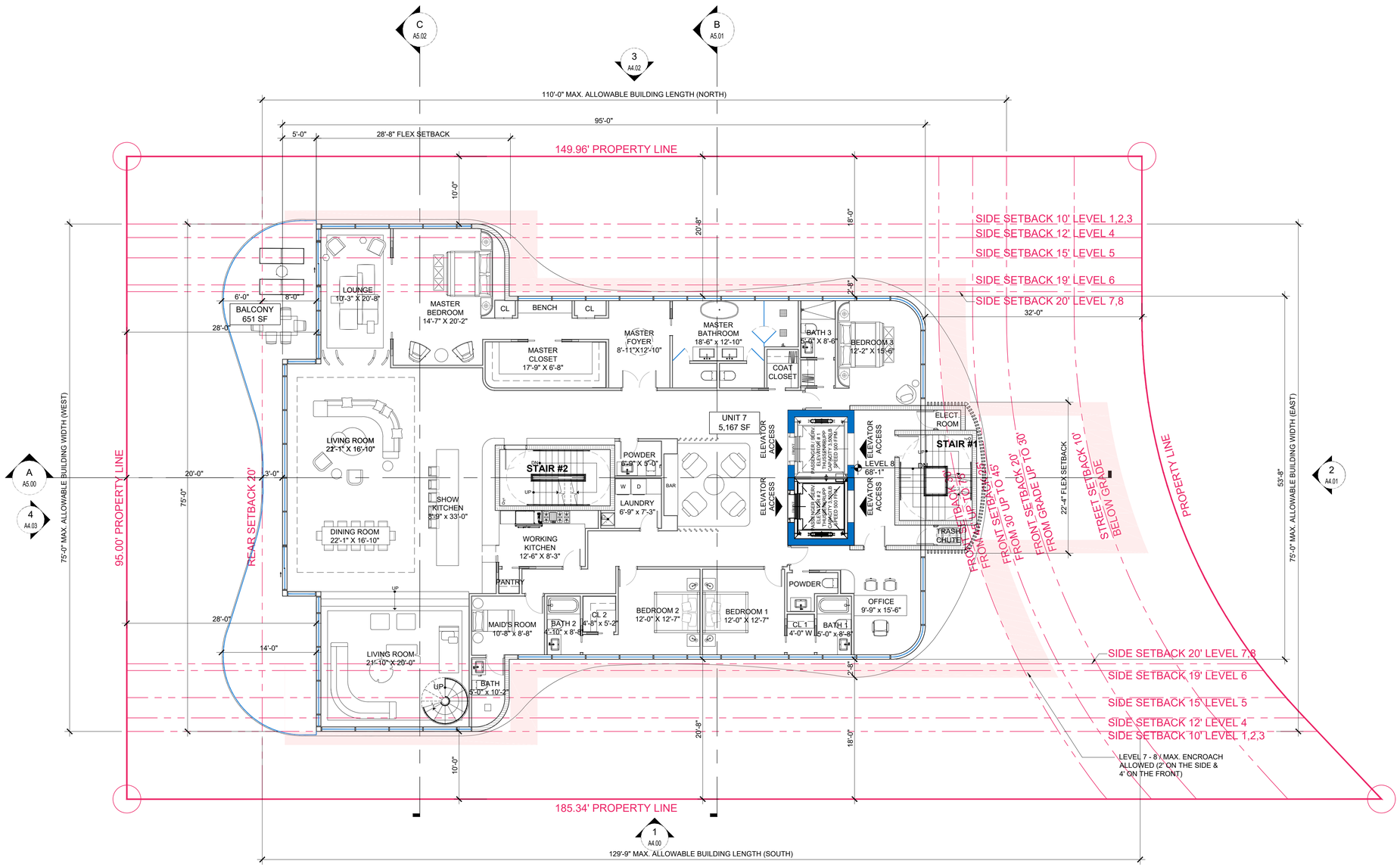
FLOOR PLAN - LEVEL 7

Date	02-23-2023	Sheet No.	A3.06
Scale			
Project	2234		



UNIT 8 (5 BEDROOMS) = 5,167 SF
MINIMUM REQUIRED = 1,750 SF

1 FLOOR PLAN - LEVEL 8

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

Rev.	Date	Rev.	Date
1 DRB COMMENTS 02-09-2023		9	
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FLOOR PLAN - LEVEL 8

Date	02-23-2023	Sheet No.
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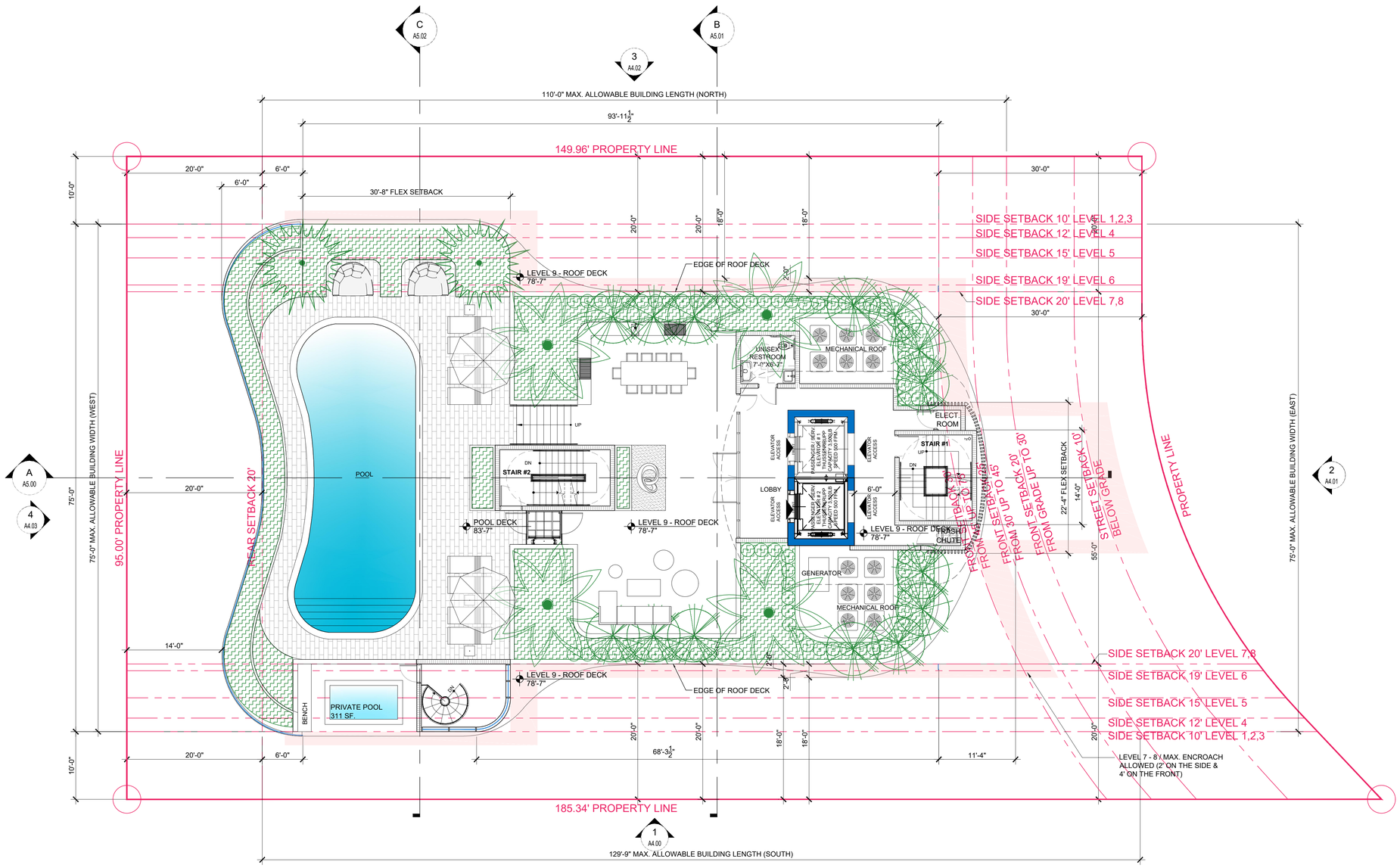

1 FLOOR PLAN - LEVEL 9 ROOF DECK

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

Rev.	Date	Rev.	Date
1 DRB COMMENTS 02-09-2023		9	
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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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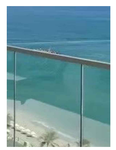
KOBI KARP
Lic. # AR0012578

FLOOR PLAN - LEVEL 9

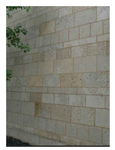
Date	02-23-2023	Sheet No.	A3.08
Scale			
Project	2234		

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

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

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	

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ZONING PHASE

100%

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

OWNER:
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Tel:
Email: info@landauproperties.com

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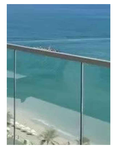
KOBI KARP

BUILDING ELEVATION - SOUTH

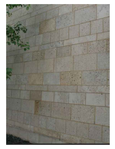
Date	02-23-2023	Sheet No.	A4.00
Scale			
Project	2234		

A GLAZING COLOR
GREY



B RAILING COLOR
CLEAR

C ALUM. FRAMING COLOR
SUNSTORM SILVERSTORM



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COLOR BEIGE / BIANCO LUNA

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(FINISH: ANODIZED ALUMINUM)
(COLOR: SILVER

F EXTERIOR ALUM. SCREEN
COLOR : BEACHWOOD

2 BUILDING ELEVATION-EAST

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

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

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100%

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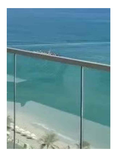
KOBI KARP
Lic. # AR0012578

K O B I
K A R P

BUILDING ELEVATION - EAST

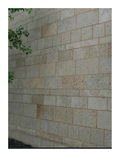
Date	02-23-2023	Sheet No.	A4.01
Scale			
Project	2234		

A GLAZING COLOR GREY



B RAILING COLOR CLEAR

C ALUM. FRAMING COLOR SUNSTORM SILVERSTORM



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(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	
2		10	
3		11	
4		12	
5		14	
6		15	
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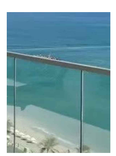
Lic. # AR0012578

K O B I K A R P

BUILDING ELEVATION - NORTH

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

A GLAZING COLOR
GREY



B RAILING COLOR
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C ALUM. FRAMING COLOR
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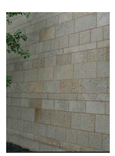

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(COLOR: SILVER

F EXTERIOR ALUM. SCREEN
COLOR : BEACHWOOD

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

Rev.	Date	Rev.	Date
1	DRB COMMENTS 02-09-2023	9	
2		10	
3		11	
4		12	
5		14	
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ZONING PHASE

100%

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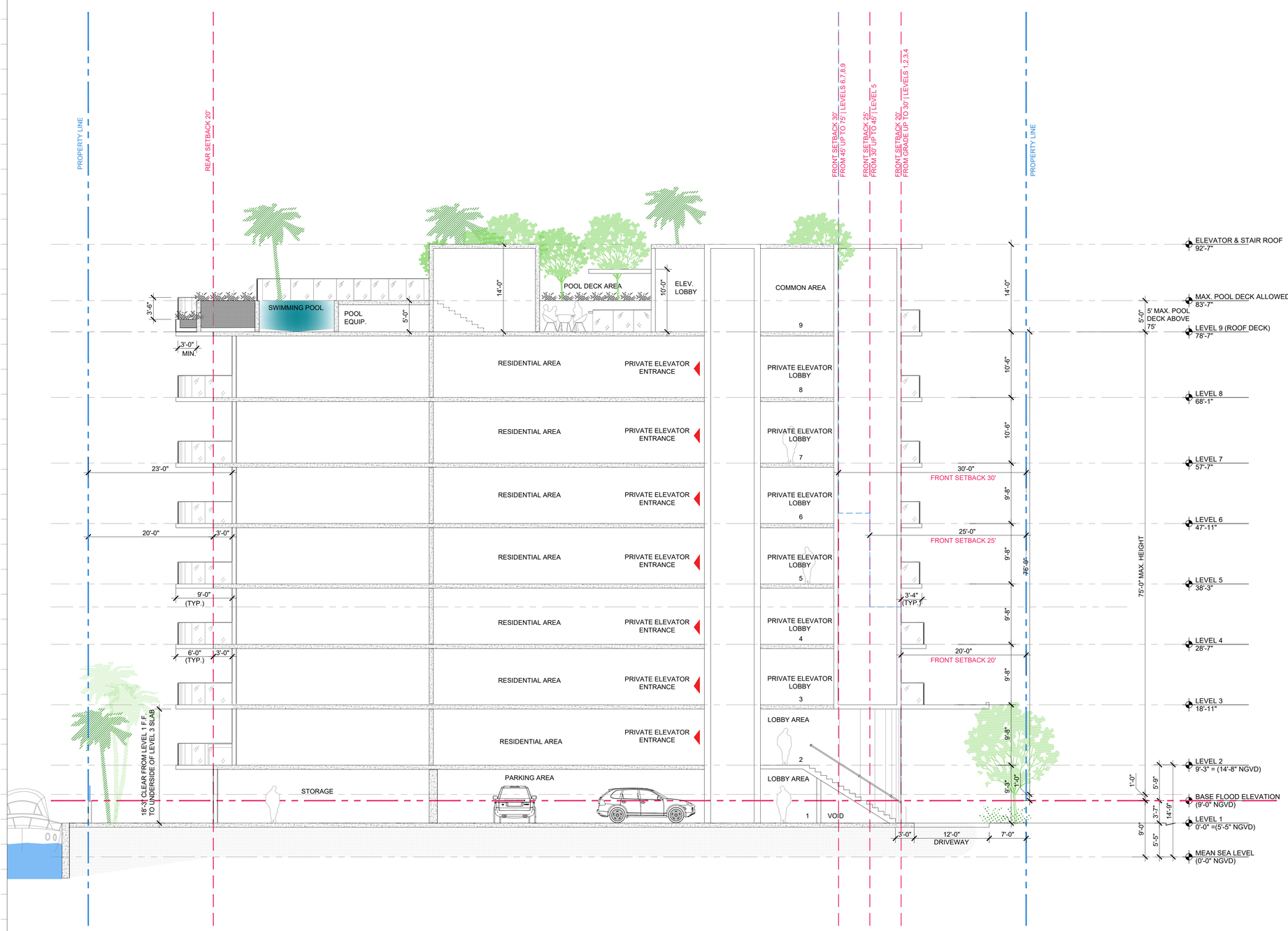
KOBI KARP
Lic. # AR0012578

BUILDING ELEVATION - WEST

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



A BUILDING SECTION - A

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

Rev.	Date	Rev.	Date
1 DRB COMMENTS 02-09-2023		9	
2		10	
3		11	
4		12	
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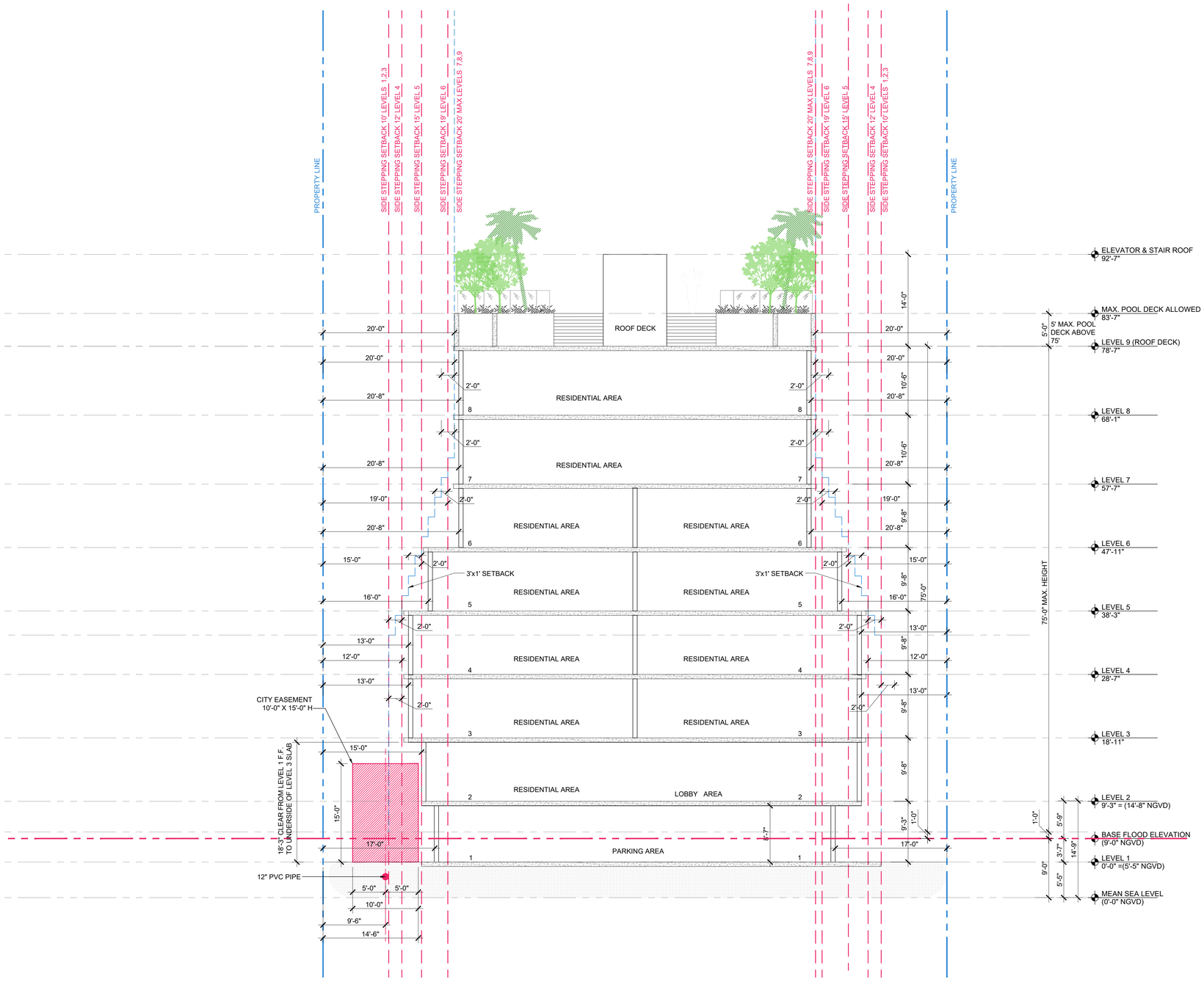
BUILDING SECTION - A

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



B BUILDING SECTION - B

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

Rev.	Date	Rev.	Date
1	DRB COMMENTS 02-09-2023	9	
2		10	
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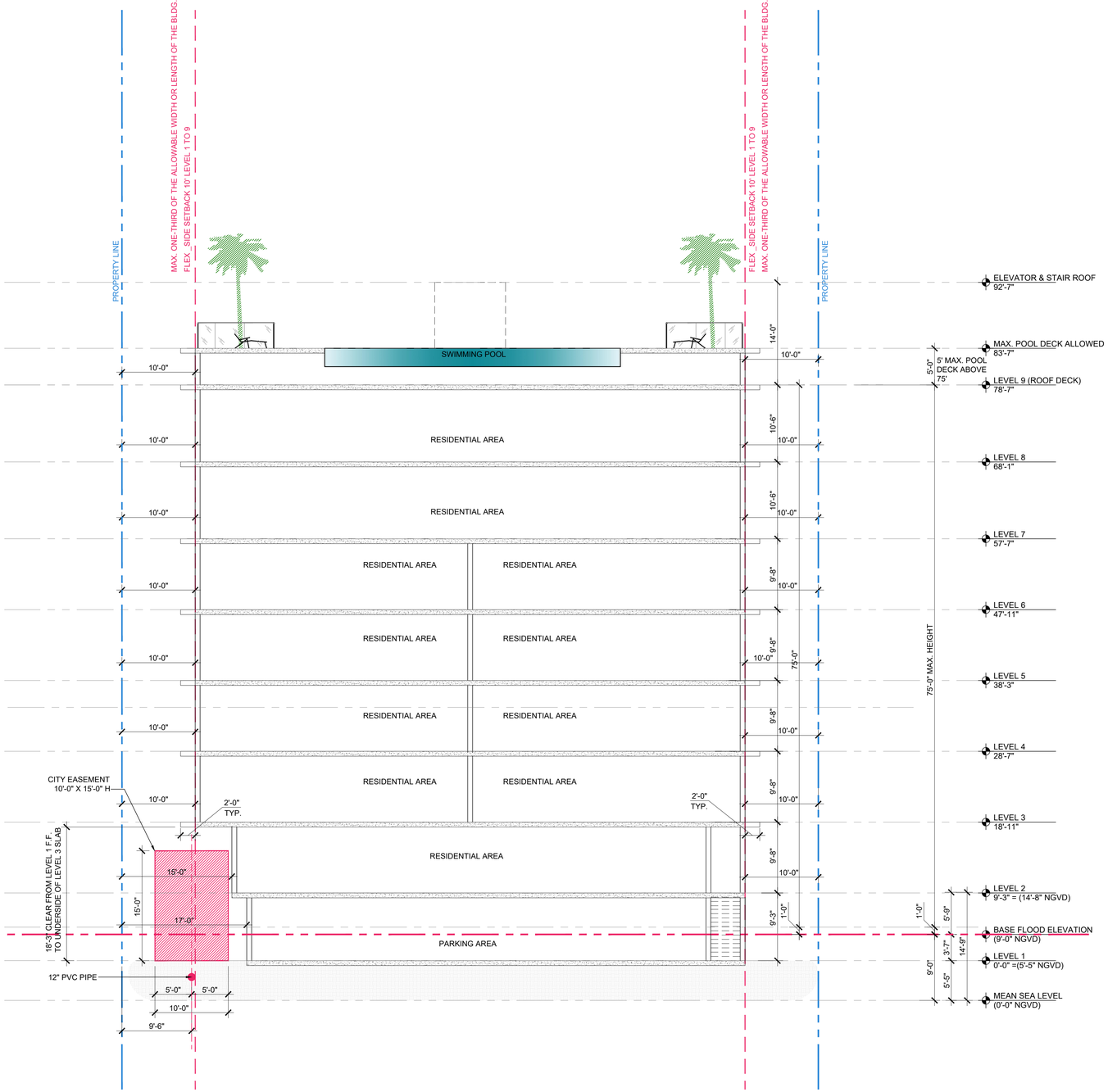
BUILDING SECTION - B

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



C BUILDING SECTION - C

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

Rev.	Date	Rev.	Date
1	DRB COMMENTS 02-09-2023	9	
2		10	
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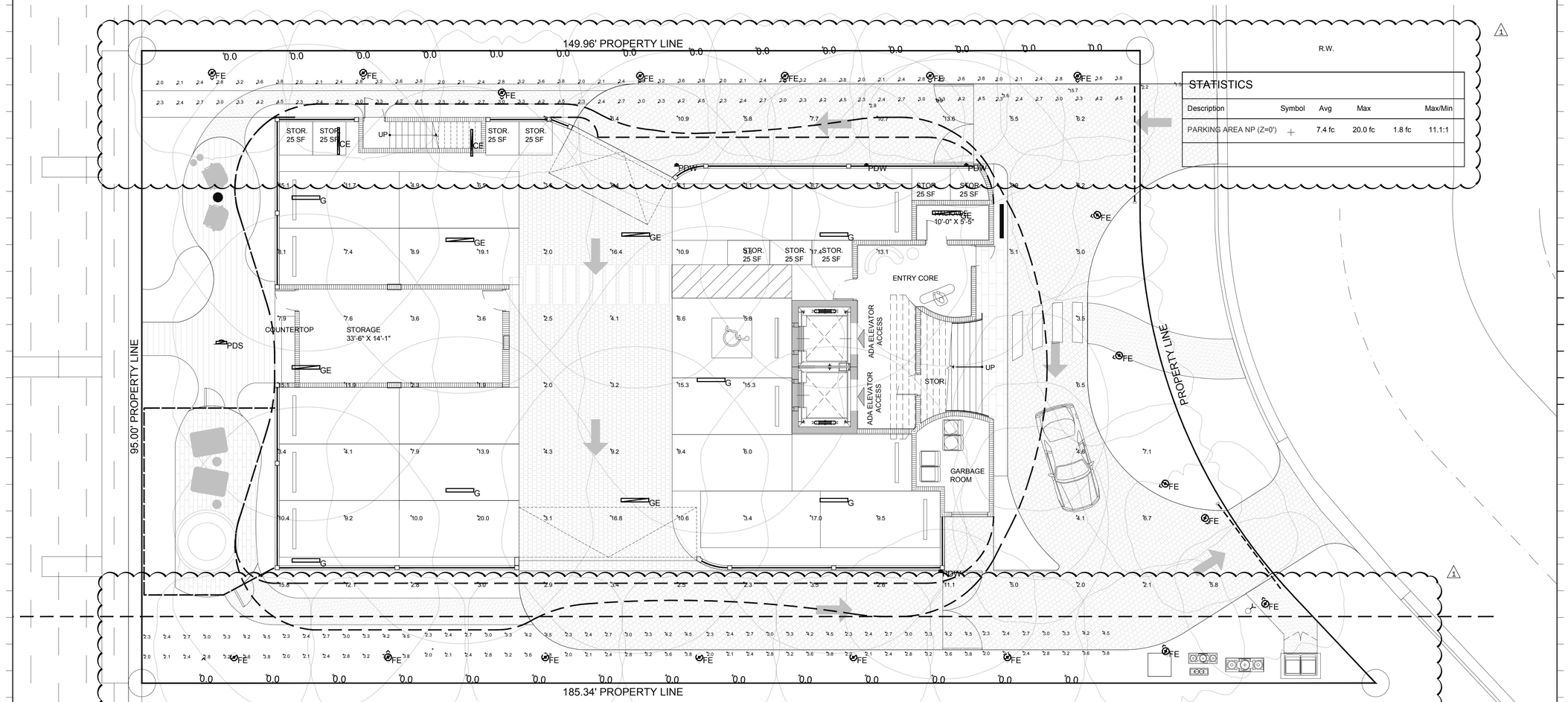
K O B I
K A R P

BUILDING SECTION - C

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



STATISTICS

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

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 PNDANT 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-HO 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 WDGE1 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"

Rev.	Date	Rev.	Date
1	DRC COMM 7-21-22	9	
2		10	
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Tel: ----------
Email: ----------

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Address: ----------

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

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

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

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

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

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KOBI KARP
Lic. # AR0012578

LIVIANA FRANYIE LICENSE No. 49985 STATE OF FLORIDA PROFESSIONAL ENGINEER

Feb 23, 2023

THIS DRAWING HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY LIVIANA FRANYIE, PE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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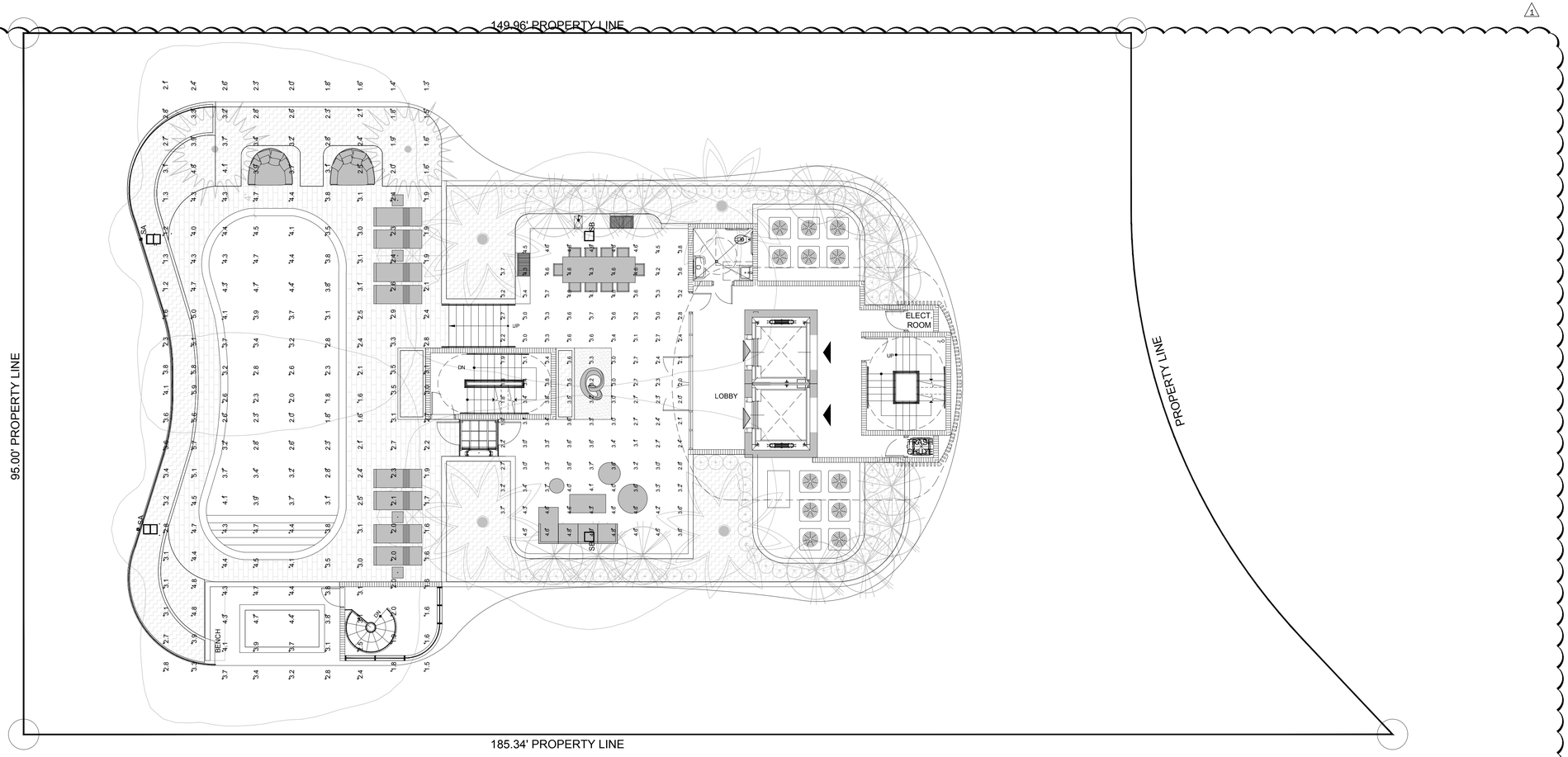
ALEJANDRO FRANYIE PE #73089 MECH
VIVIANA FRANYIE PE #49985 BE
Certificate of Authorization # 00002906
10611 NW 72 Street, Miami FL 33172
TEL: (305) 592-1360 FAX: (305) 594-9279
INFO@FRANYIE.COM

DESIGN | DRAWN | 1"=1'-0"
JOB NUMBER 22-158

SITE PLAN

PHOTOMETRIC STUDY

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



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 ITL83057 & 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 X	Location Y	Z	MH	Orientation	Tilt
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

1 ROOF PLAN - PHOTOMETRIC STUDY

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

VIVIANA FRANYIE LICENSE No. 49985 STATE OF FLORIDA PROFESSIONAL ENGINEER

Feb 23, 2023

THIS DRAWING HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY VIVIANA FRANYIE, PE USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND ALL SIGNATURES MUST BE VERIFIED ON ANY ELECTRONIC COPIES

FRANYIE ENGINEERS INC.

ALEJANDRO FRANYIE PE #73089 MECH

VIVIANA FRANYIE PE #49985 ME

Certificate of Authorization # 00002906

10610 NW 27 Street, Miami FL 33172 TEL: (305) 592-1360 FAX: (305) 594-9079 http://www.franyie.com/

DESIGN: | DRAWN: | CHECKED:

JOB NUMBER 22-158

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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	

ZONING PHASE

--%

9110 WEST BAY HARBOR DRIVE

9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

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

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

LANDSCAPE DESIGN:
Name: ----------
Address: ----------

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

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

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

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

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

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

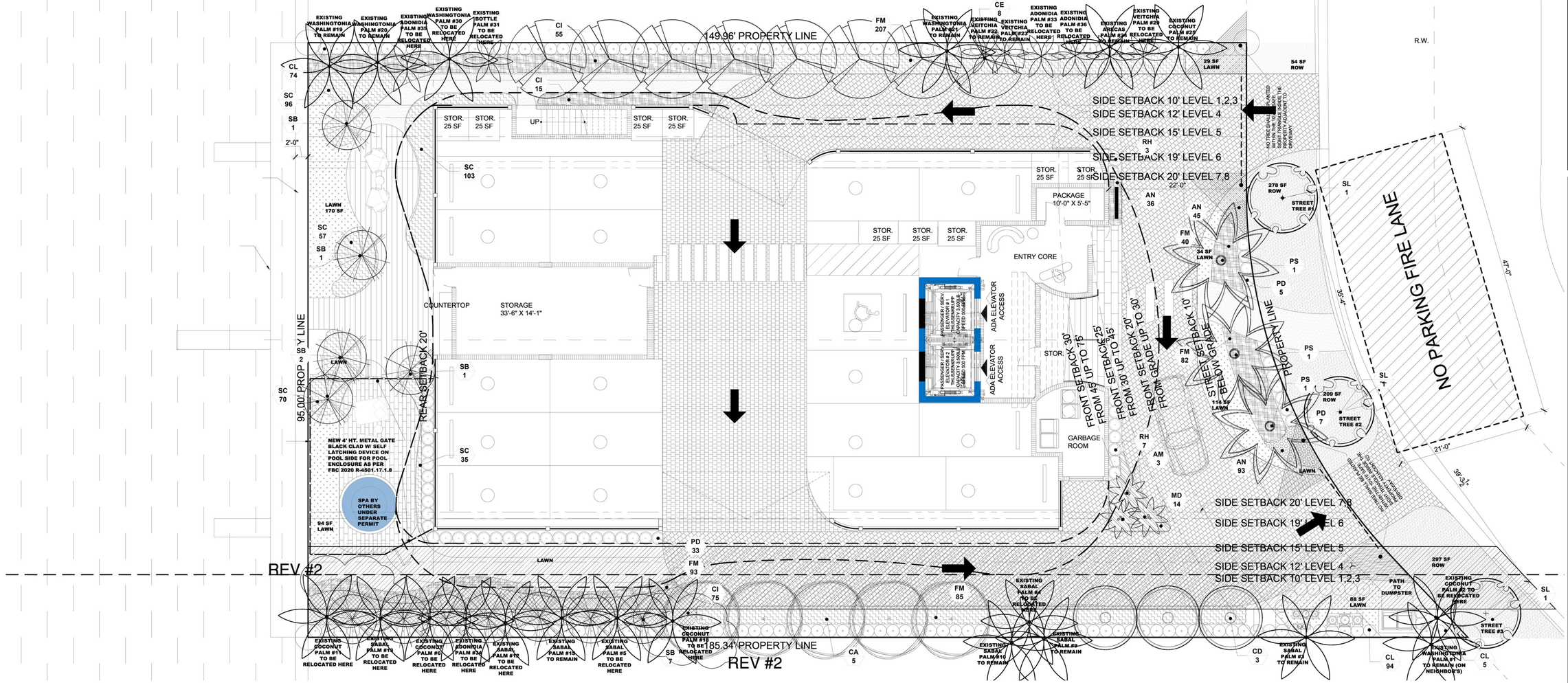
KOBI KARP
Lic. # AR0012578

K O B I K A R P

ROOF PLAN

PHOTOMETRIC STUDY

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



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

		Required	Provided
I.	**Open Space Requirement**		
1.	Net Lot Area = 15,047 SF x 20% = 3,009 SF 20% (BHI - Sec. 23-11)	3,009 SF (20%)	3,469 SF (23.05%)
2.	Maximum Lawn Area Allowed (MDC - Sec. 18A-6(A)(5))		
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 ½" caliper) (Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees)(MDC - Sec. 18A-6(C)(5)) and BHI Sec. 24-16	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)(11)(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.)	Palm Height (ft
5 plus	25%	14-16	6	14-18
	50%	16-18	7	22-28
	25%	18-20	8	22-28

(BHI – Sec. 24-16(a)(2) Sec. 24-16(a)(2)

		Required	Provided
III.	**Street Trees**		
Street Trees @ 1:35' Width of lot 105' / 35' = 3 (15' min height / 6' clear wood / 2 ½" caliper)		3	3

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

		Required	Provided
IV.	**Shrubs Required**		
1.	10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24" on center) (BHI - Sec. 24-16(a)(2)(d))	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(a)(2)(f)) Number of trees near power lines (See attached FPL guidelines)	3	3 (Satin Leafs/ SL)
VIII.	**Florida Friendly Landscaping:** (MDC - Sec. 18A-2(A))	**Applied**	

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 %

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/ BL/ 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.
CI	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 CORDGRASS	YES	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2' OC.
MD	14	MONSTERA DELICIOSA/ MONSTERA	NO	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2' OC.
RH	10	RAHPIS EXCELSA/ LADY PALM	NO	LOW	48" HT. X 24" SPR. / 15 GAL/ FULL/ 24" O.C.
LAWN	529 SF	SOYSIA 'EMERALD' (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	MED	SOLID EVEN PIECES
ROW	838 SF	STENOTRAPPHUM 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 BUTTONWOOD	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 6' CLEAR WOOD.,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER
	CD/ 3	COCCOLOBA 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 BUTTONWOOD	YES	LOW	14' HT. X 5' SPR.X 5' CLEAR WOOD.,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER

STREET TREES

	SL/ 3	CHRYSOPHYLLUM 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

Landscape Plan

SCALE1/8" =1'-0"

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

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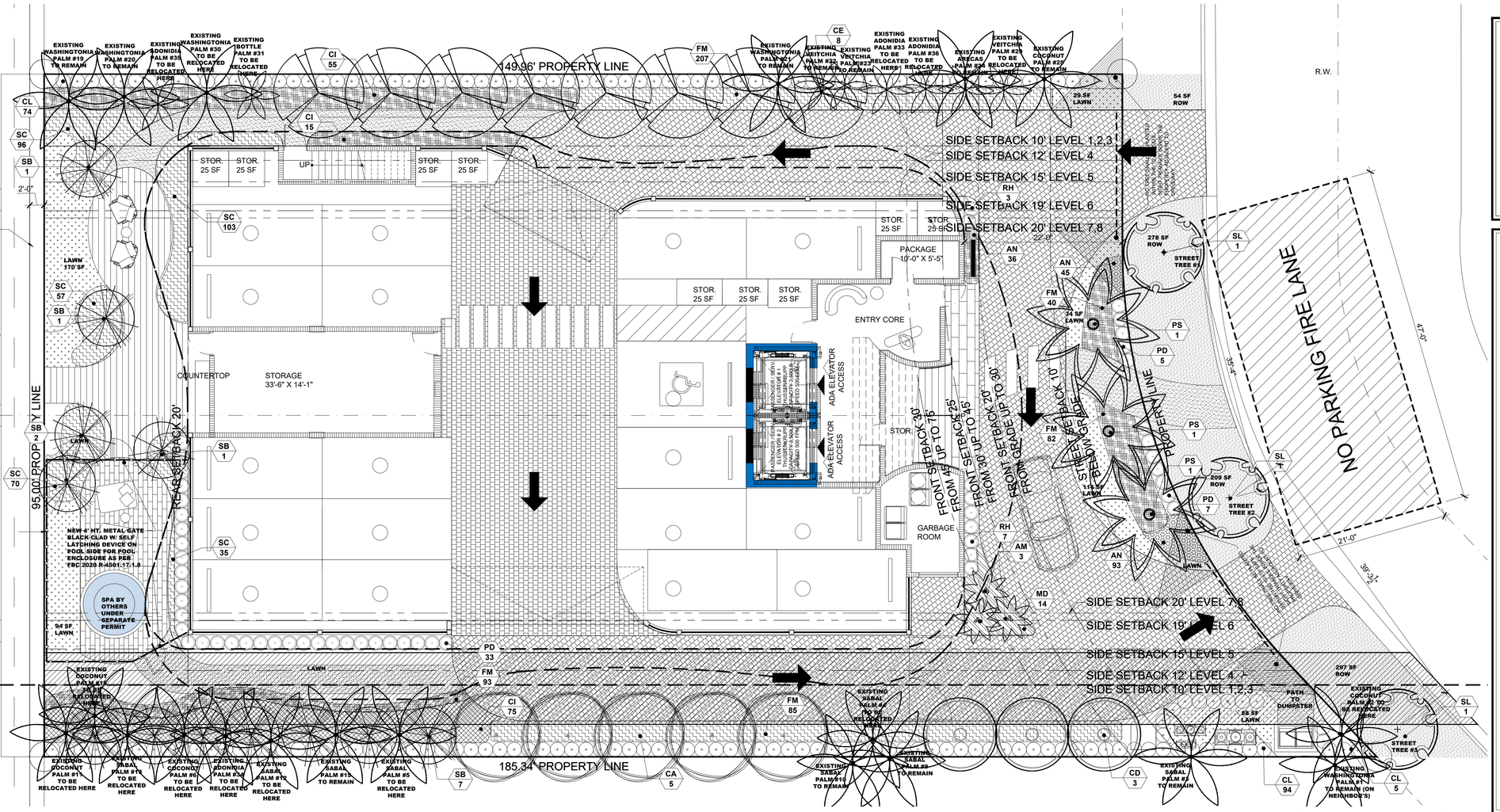
Project:
9110 WEST BAY HARBOR DRIVE
Ground Level Landscape Plan
9101 W. BAY HARBOR DR.
BAY HARBOR, FL 33154

Revisions:
REVISION #1
DRV COMMENTS 02.09.2023
REVISION #2
DRC COMMENTS 03.29.2023

Seal:
REGISTERED LANDSCAPE ARCHITECT MANUEL C. ALONSO LA6666882 STATE OF FLORIDA 3.28.23
MANUEL C ALONSO

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



TOPO GRAPHIC
landscape architecture & design

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

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Project:

9110 WEST BAY HARBOR DRIVE

Ground Level Landscape Plan

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

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).
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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

		Required	Provided
I.	**Open Space Requirement**		
1.	Net Lot Area = 15,047 SF x 20% = 3,009 SF 20% (BHI - Sec. 23-11)	3,009 SF (20%)	3,469 SF (23.05%)
2.	Maximum Lawn Area Allowed (MDC - Sec. 18A-6(A)(5))		
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 ½" caliper) (Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees)(MDC - Sec. 18A-6(C)(5)) and BHI Sec. 24-16	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)(11)(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.)	Palm Height (ft
5 plus	25%	14-16	6	14-18
	50%	16-18	7	22-28
	25%	18-20	8	22-28

(BHI – Sec. 24-16(a)(2) Sec. 24-16(a)(2)

		Required	Provided
III.	**Street Trees**		
Street Trees @ 1:35' Width of lot 105' / 35' = 3 (15' min height / 6' clear wood / 2 ½" caliper)		3	3

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)
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Site Address 9110 W Bay Harbor Drive, Bay Harbor Islands
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MEDIUM-HIGH DENSITY RESIDENTIAL (6-34 DUA)
Net Lot Area 0.345 Acres / 15,047 SF

		Required	Provided
IV.	**Shrubs Required**		
1.	10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24" on center) (BHI - Sec. 24-16(a)(2)(d))	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(a)(2)(f)) 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 %

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/ BL/ 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.
CI	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 CORDGRASS	YES	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2' OC.
MD	14	MONSTERA DELICIOSA/ MONSTERA	NO	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2' OC.
RH	10	RAHPIS EXCELSA/ LADY PALM	NO	LOW	48" HT. X 24" SPR. / 15 GAL/ FULL/ 24" O.C.
LAWN	529 SF	SOYSIA 'EMERALD' (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	MED	SOLID EVEN PIECES
ROW	838 SF	STENOTRAPPHUM 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' 0.A.HT / 9' CLEAR TRUNK, THICK TRUNK, FG, BB, FF, DIAMOND CUT
	CE/ 8	CONOCARPUS ERECTUS GREEN BUTTONWOOD	YES	LOW	16'-18' HT. X 7' SPR X 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	COCCOLOBA 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 BUTTONWOOD	YES	LOW	14' HT. X 5' SPR.X 5' CLEAR WOOD.,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER

STREET TREES

	SL/ 3	CHRYSOPHYLLUM 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

VOID

Landscape Plan

SCALE1/8" =1'-0"

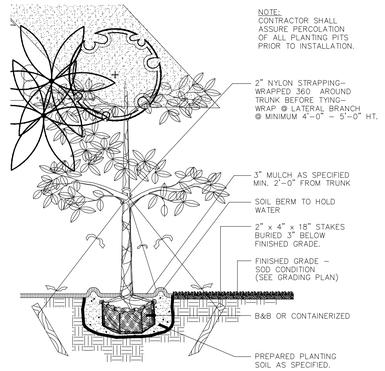
Revisions:
REVISION #1

DRV COMMENTS 02.09.2023

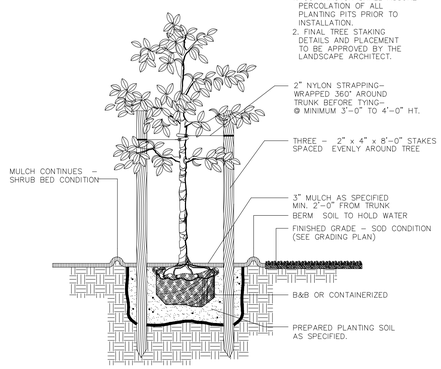
Seal:
REGISTERED LANDSCAPE ARCHITECT
MANUEL C. ALONSO
LA6666807
STATE
1.26.23
FLORIDA
MANUEL C ALONSO

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

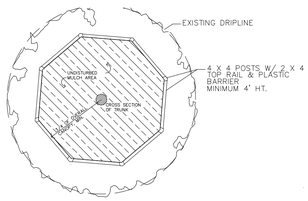
L-1



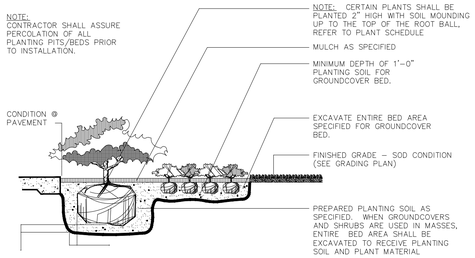
LARGE TREE



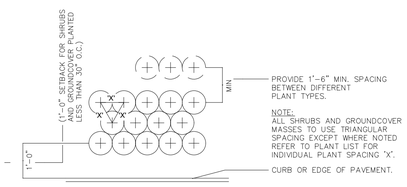
SMALL TREE DETAIL



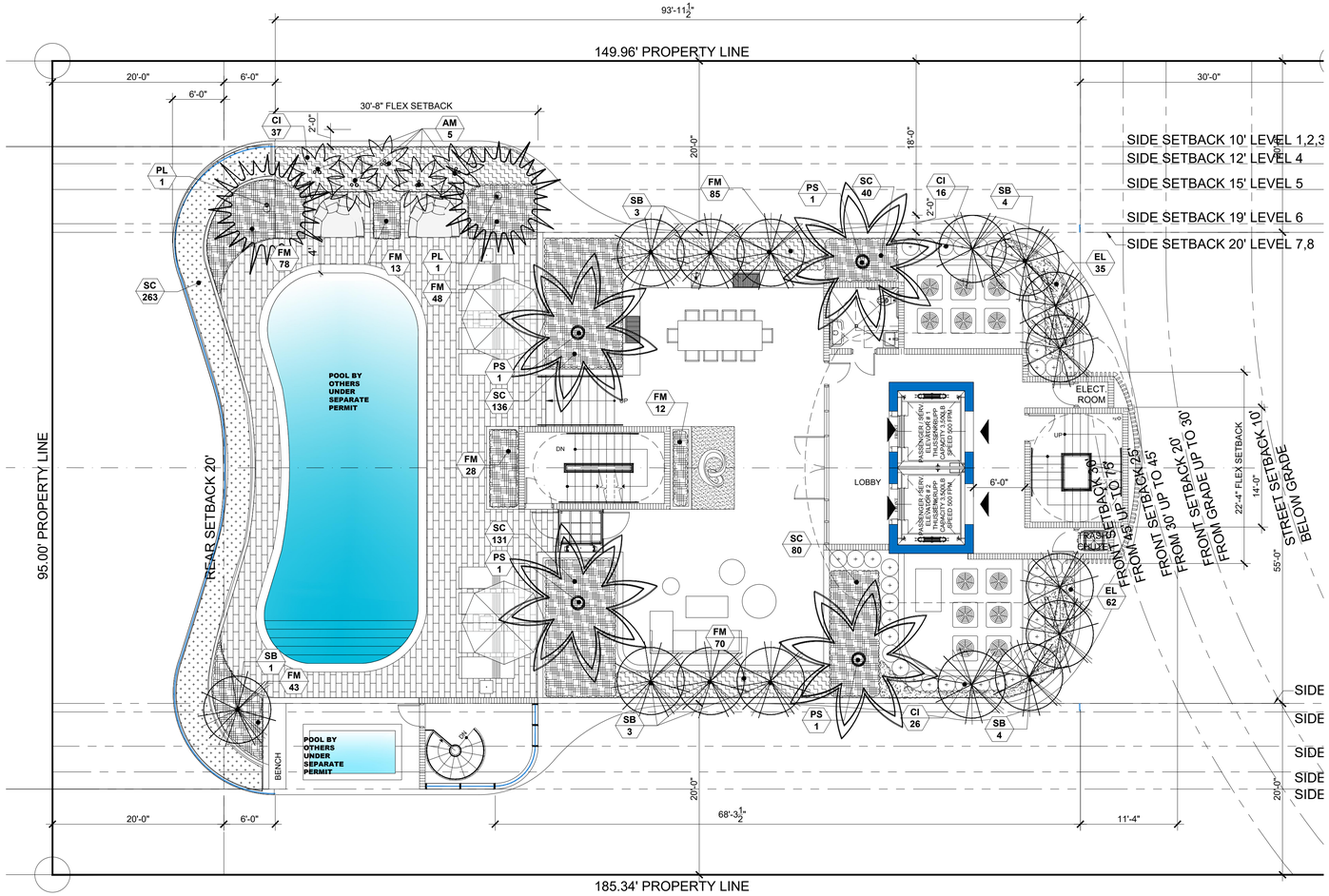
TREE PROTECTION DETAIL



SHRUB / GROUNDCOVER



TYPICAL PLANT SPACING

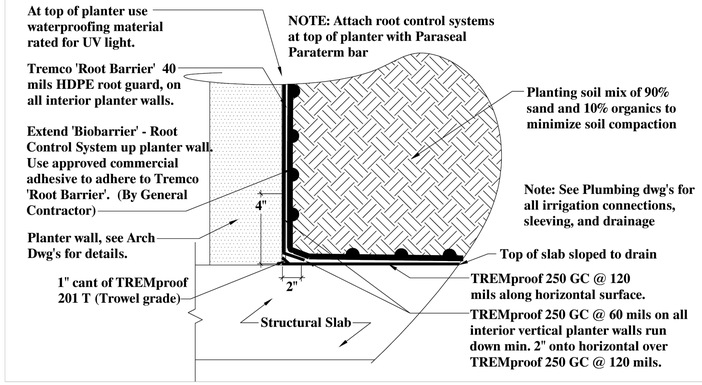


Roof Deck Landscape Plan

SCALE1/8" =1'-0"

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

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



Roof Deck Planter Section

SCALE1/8" =1'-0"

PLANT SCHEDULE

SHRUBS

KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
CI	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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Project:

9110 WEST BAY HARBOR DRIVE

Roofdeck Level Landscape Plan

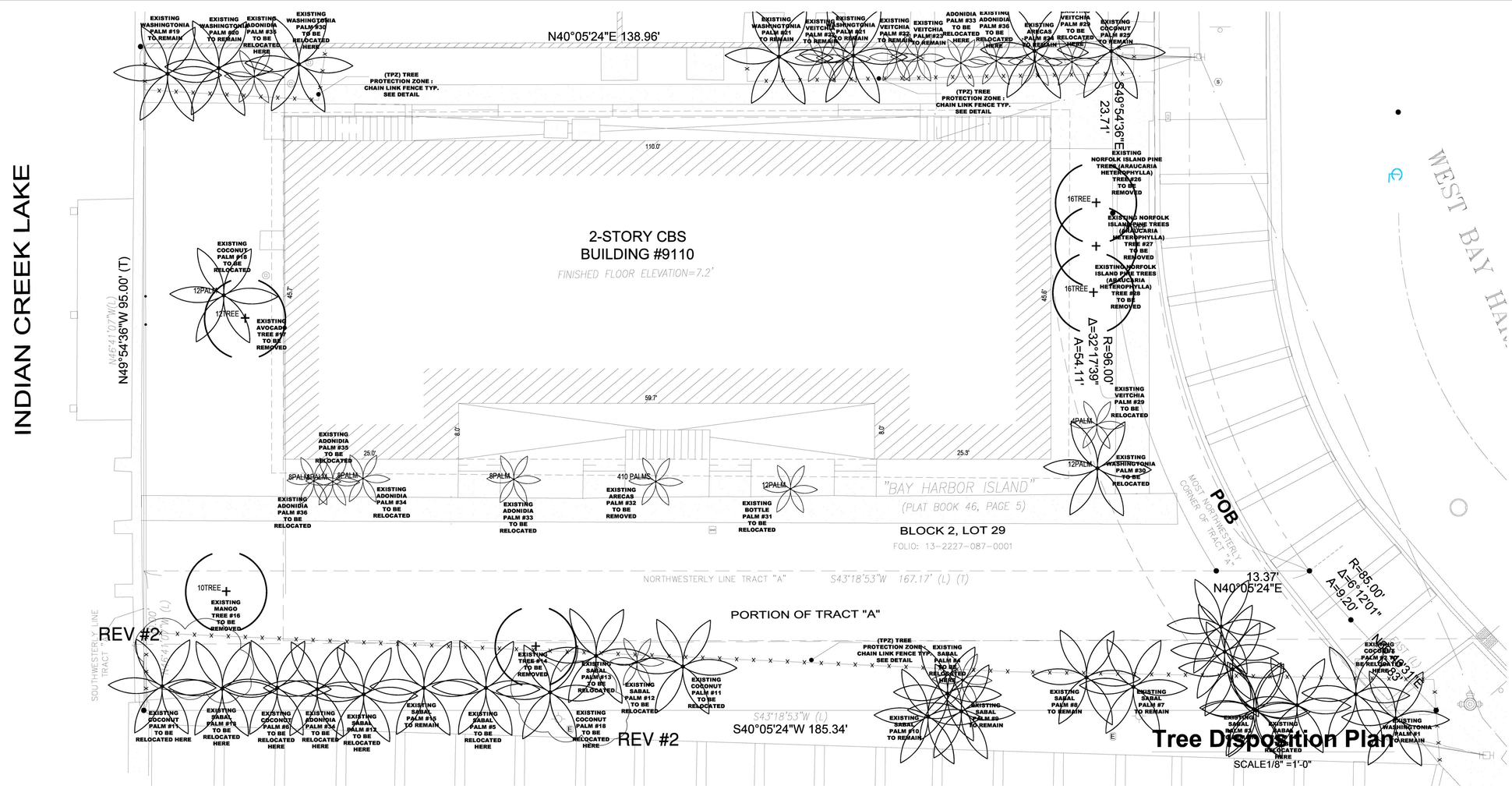
9101 W. BAY HARBOR DR.
BAY HARBOR, FL 33154

Revisions:
REVISION #1
DRV COMMENTS 02.09.2023

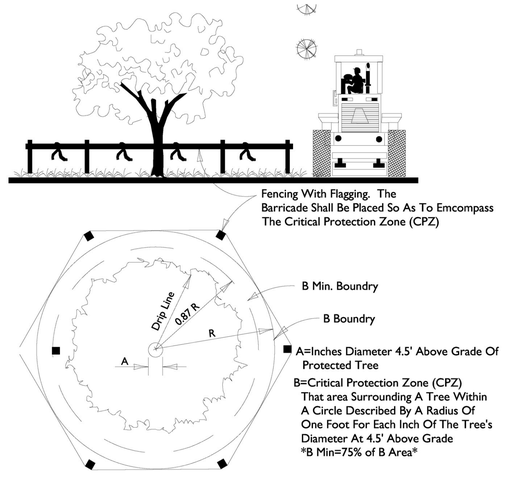
Seal:
REGISTERED LANDSCAPE ARCHITECT
MANUEL C. ALONSO
LA6666666
STATE OF FLORIDA
MANUEL C ALONSO

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

L-2



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/ COCOMUT	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/ COCOMUT	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/ COCOMUT	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/ COCOMUT	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
941-564-5016
Miami Beach FL. / Punta Gorda FL.
info@topo-graphic.com

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Project:

9110 WEST BAY HARBOR DRIVE

Roofdeck Level Landscape Plan

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

Revisions:

REVISION #2

DRC COMMENTS 03.29.2023

Seal:

REGISTERED LANDSCAPE ARCHITECT MANUEL C. ALONSO LA6666666 STATE 3.15.23 FLORIDA
MANUEL C ALONSO

Drawing: Tree Disposition Plan

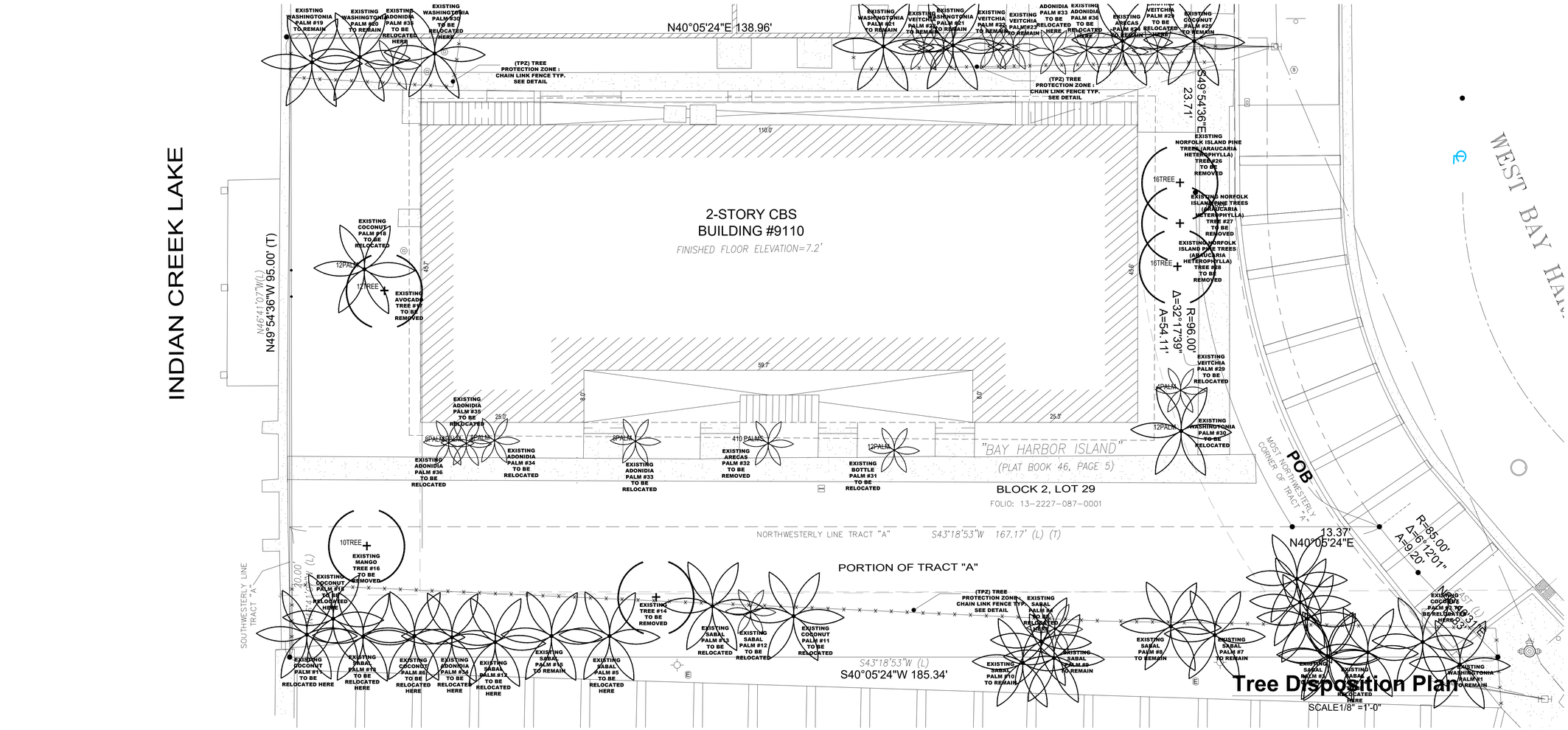
Date: 01.15.2023

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

Drawn by: JRP

Sheet No.:

TD-1



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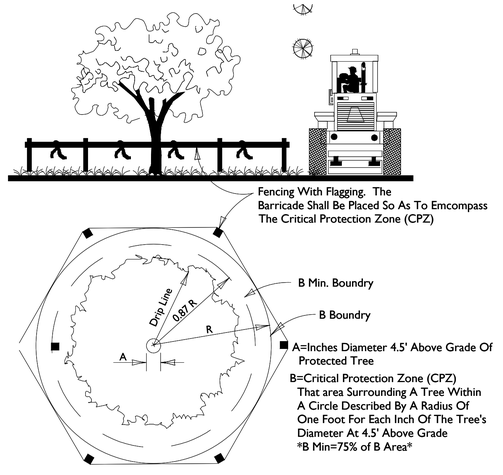

TREE PROTECTION DETAIL

NTS.

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

VOID

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landscape architecture & design
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Project:

9110 WEST BAY HARBOR DRIVE

Roofdeck Level Landscape Plan

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

Revisions:

Seal:

REGISTERED LANDSCAPE ARCHITECT MANUEL C. ALEMAN LA0006667 STATE OF FLORIDA
MANUEL C ALEMAN

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 GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER OF RECORD.

4. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT. (WITH THE EXCEPTION OF DRAINAGE AND WATER & SEWER APPROVALS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FDOT WHICH WILL BE OBTAINED BY THE ENGINNEER OF RECORD.)

5. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

6. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON PLANS.

III. INSPECTION AND TESTING

THE ENGINEER SHALL REQUIRE A COLOR T.V. SURVEY AND SHALL REQUIRE AN EXFILTRATION/INFILTRATION TEST PRIOR TO ACCEPTANCE. THE SURVEY AND TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE.

INSPECTIONS:
THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:

1.) STORM DRAINAGE
2.) SANITARY SEWER
3.) WATER SYSTEM SUBGRADE – SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
4.) LIMEROCK BASE – SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT.
5.) ASPHALTIC CONCRETE
6.) FINAL WALK-TRROUGH INSPECTION
7.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

IV. SHOP DRAWINGS

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

V. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES

   A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.

   B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.

   C. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

2. TRAFFIC REGULATION

   A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH M.U.T.C.D. AND FDOT.

   B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

   C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE CITY BAY HARBOR ISLANDS PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSE OUT:

1. CLEANING UP

   A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.

   B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.

   C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.

   D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

   E.. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENGINEER. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

3. PROJECT RECORD DOCUMENTS

   A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.

   B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.

4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.

VII. STORM DRAINAGE

GENERAL

1. THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE MANUFACTURERS AND FABRIC TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. IT SHALL BE USED TO WRAP ALL SIDES, BOTTOM AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.

2. SOLID AND PERFORATED STORM DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SELECTED FROM THE MANUFACTURES AND TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.

3. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

4. THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION TRENCH SYSTEMS FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON, OR FILTER FABRIC BETWEEN, THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED.

VII. PAVING

1. GENERAL

   A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.

   B. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

   C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.

   D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER MIAMI-DADE COUNTY STANDARD DETAILS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.

   E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONC. CURB, CURB & GUTTER, SIDEWALK AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER AND MEDIAN IS PROPOSED TO BE CONSTRUCTED.

   F. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK BASE.

   G. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT INSPECTOR OR THE GEOTECHNICAL ENGINEER.

VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

1. PAVEMENT MARKINGS

   A. INSTALLATION OF ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH FDOT STANDARDS.

   B. MATERIALS: (1) WHERE THE PLANS CALL FOR PAINTED PAVEMENT MARKINGS (P), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. (2) WHERE THE PLANS CALL FOR THERMOPLASTIC PAVEMENT MARKINGS (T), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

   C. PROTECTION: THE CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR FROM ANY OTHER CAUSE.

2. TRAFFIC SIGNS

   A. INSTALLATION: TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), PART II, IN LOCATIONS SHOWN ON PLANS.

   B. MATERIALS: FOLLOW SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND M.U.T.C.D.

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Rev.	Date	Rev.	Date
1		9	
2		10	
3		11	
4		12	
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ARCHITECT:
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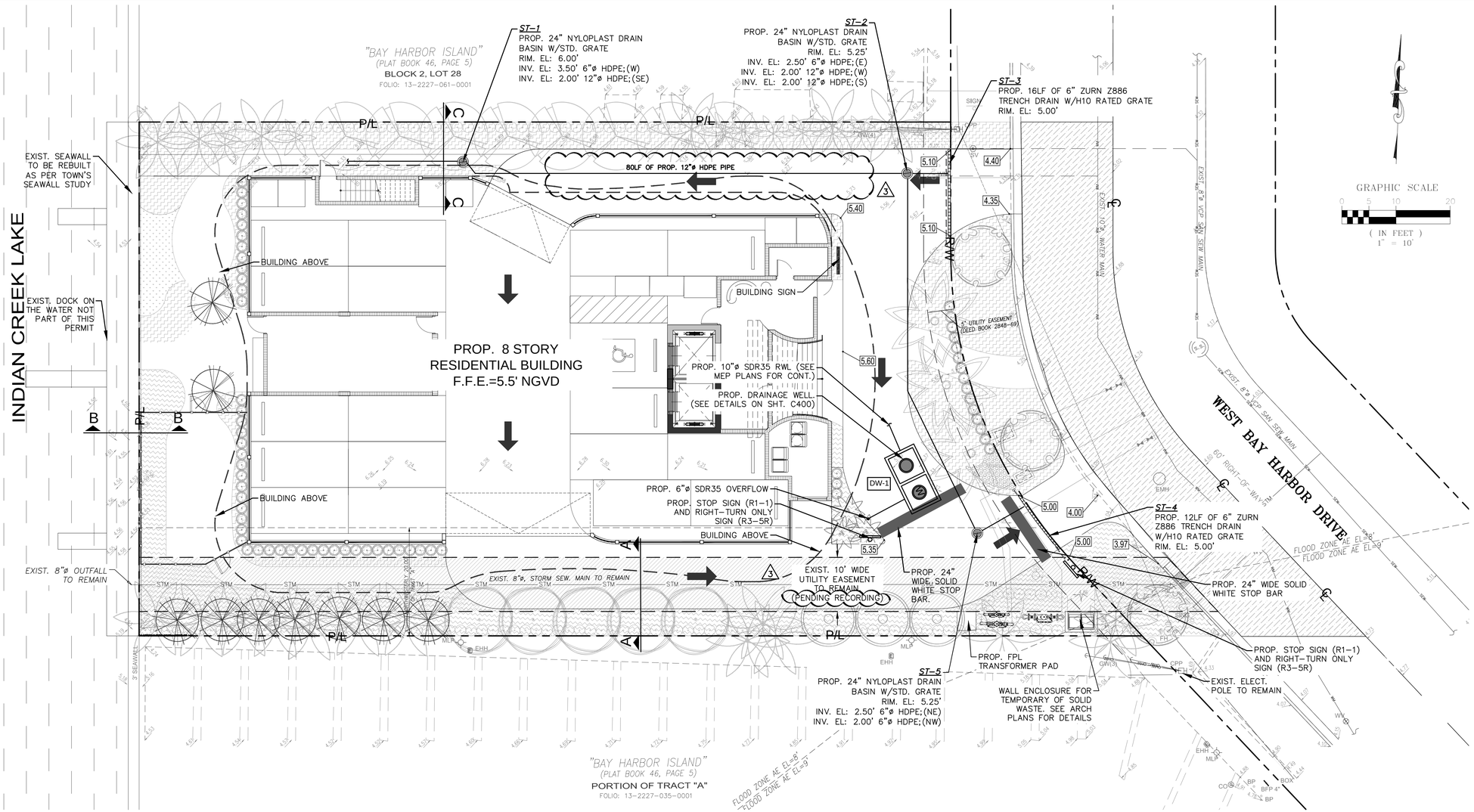
PROFESSIONAL ENGINEER

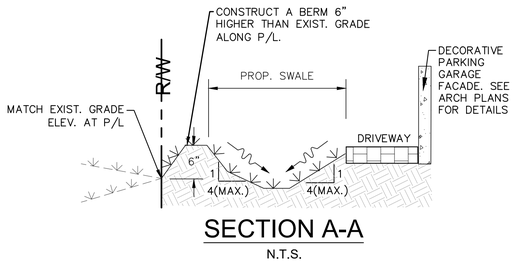
WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

GENERAL NOTES AND SPECIFICATIONS

Date	01-26-2023	Sheet No.	C100
Scale			
Project	2234		





SECTION A-A

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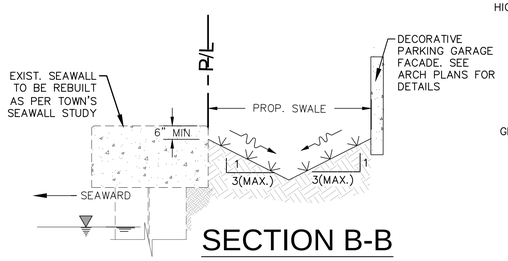

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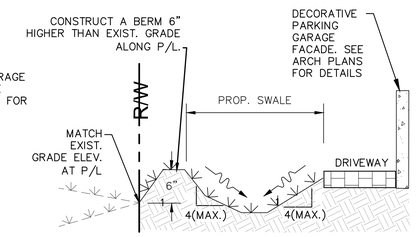

SECTION C-C

N.T.S.

LEGEND:

- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- 4.1 EXISTING ELEVATIONS (NGVD)
- PROP. LANDSCAPE AREA. REFER TO LA PLANS FOR DETAILS.
- PROP. WATER FEATURE (SEE ARCH. PLANS FOR DETAILS)
- PROP. DRAINAGE WELL (SEE SHT. C400 FOR DETAILS)
- LIMITS OF MILLING AND RESURFACING. MILL AN AVERAGE OF 1" USING SP-9.5

NOTES

1. CURB AND GUTTER RESTORATION ARE TO FOLLOW LATEST FDOT DESIGN STANDARD 300.
2. OWNER TO CLEAN STORMWATER PIPE FROM CATCH BASIN TO OUTFALL PRIOR TO FINAL INSPECTION. APPLICANT TO PROVIDE CCTV VIDEO SHOWING FINAL CONDITION. DUCKBILL OR SIMILAR VALVE TO BE PLACED AT OUTFALL.

Rev.	Date	Rev.	Date
1 CITY COMMENTS 8/1/22		9	
2 DRC COMMENTS 2/15/22		10	
3 CITY COMMENTS 3/28/23		11	
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WALTER M. LUGO P.E.
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KOBI KARP

PAVING, GRADING AND DRAINAGE PLAN

Date	01-26-2023	Sheet No.	C200
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Project	2234		

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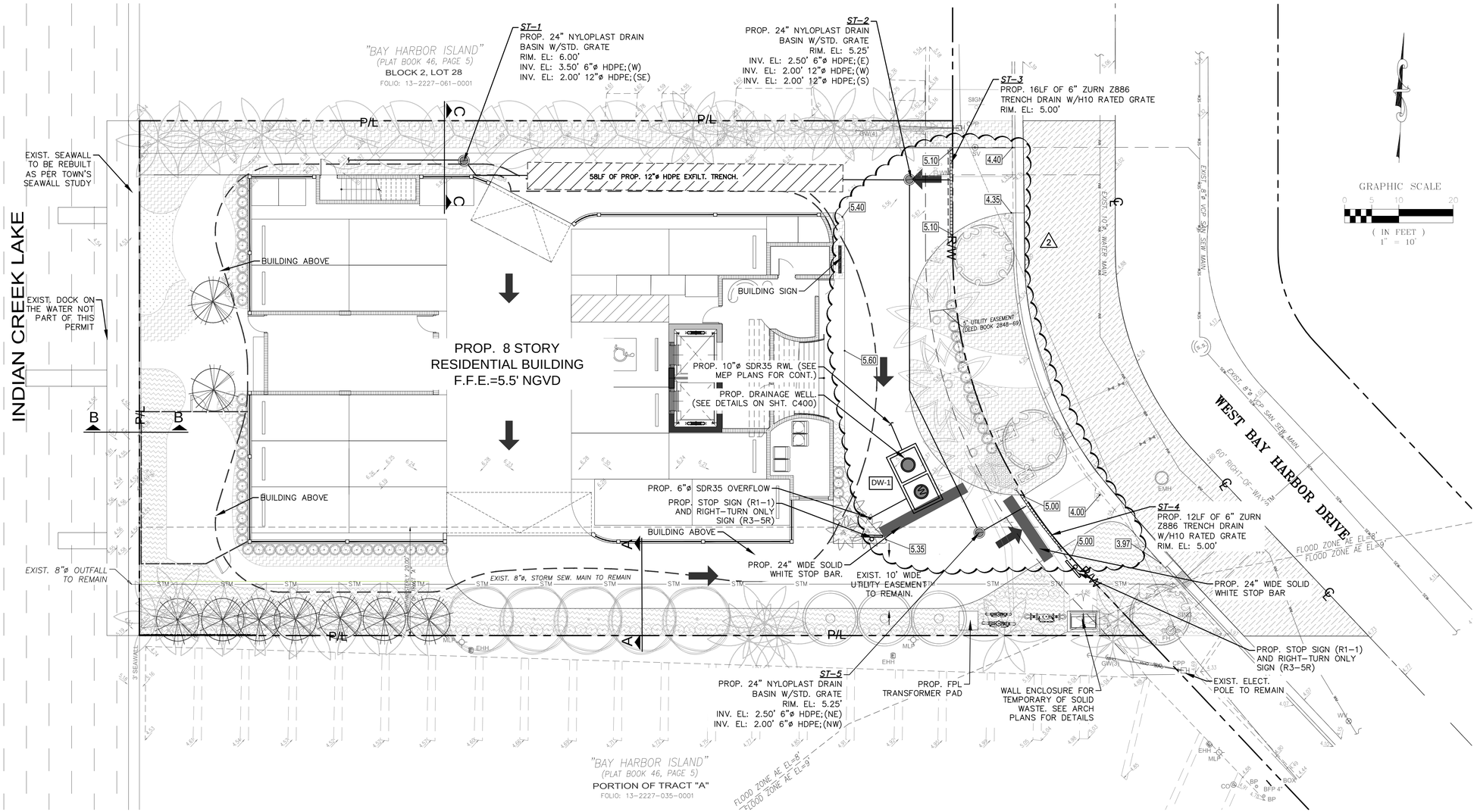

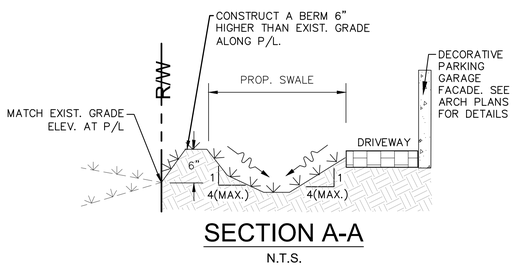

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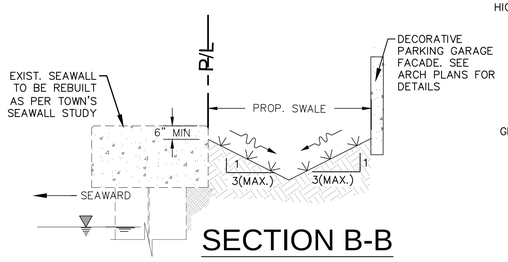

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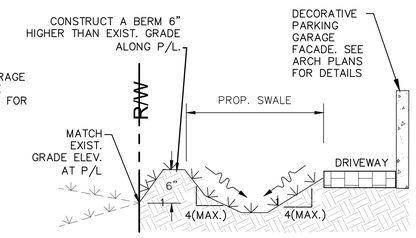

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KOBI KARP

PAVING, GRADING AND DRAINAGE PLAN

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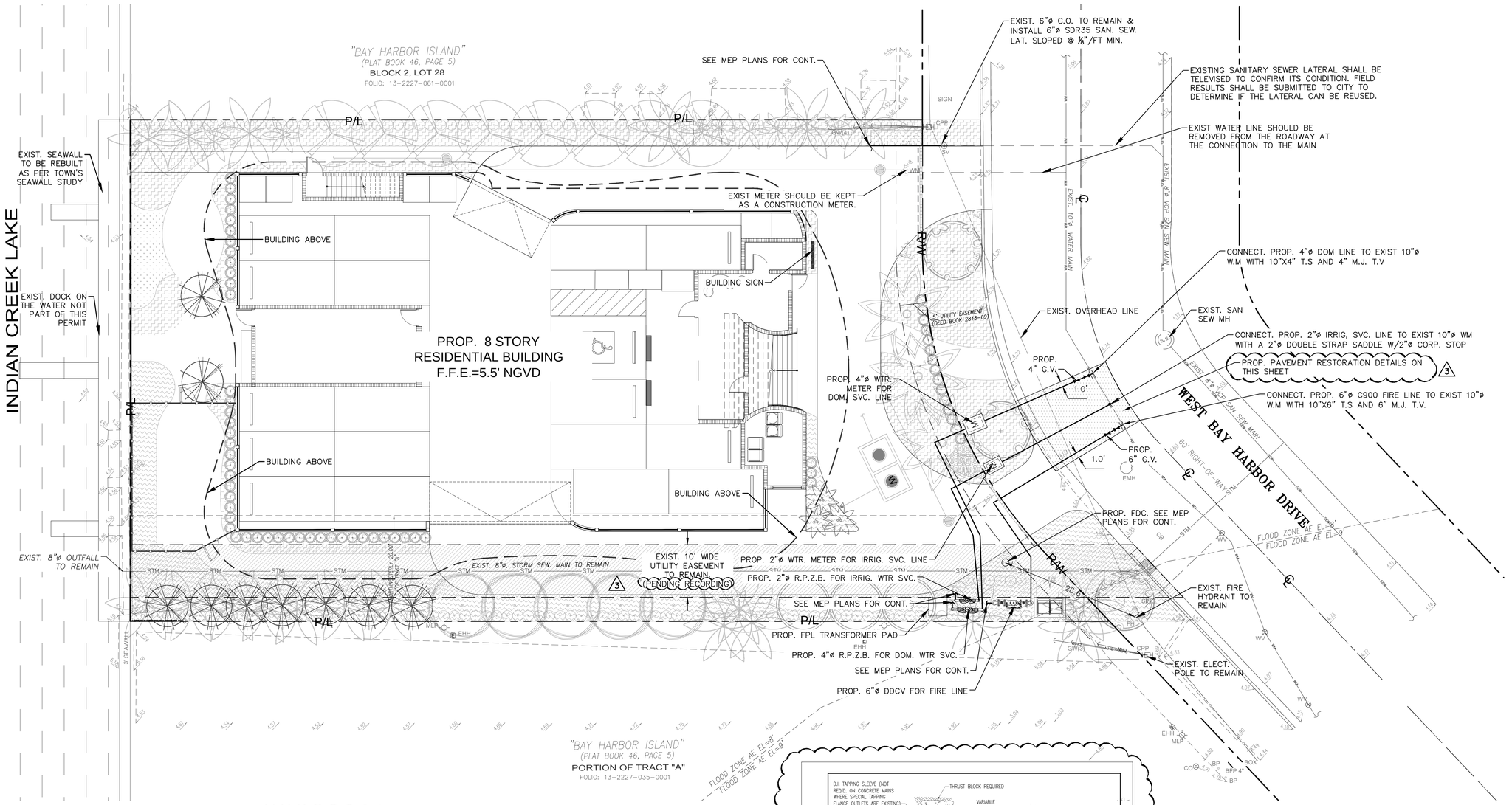
"BAY HARBOR ISLAND"
(PLAT BOOK 46, PAGE 5)
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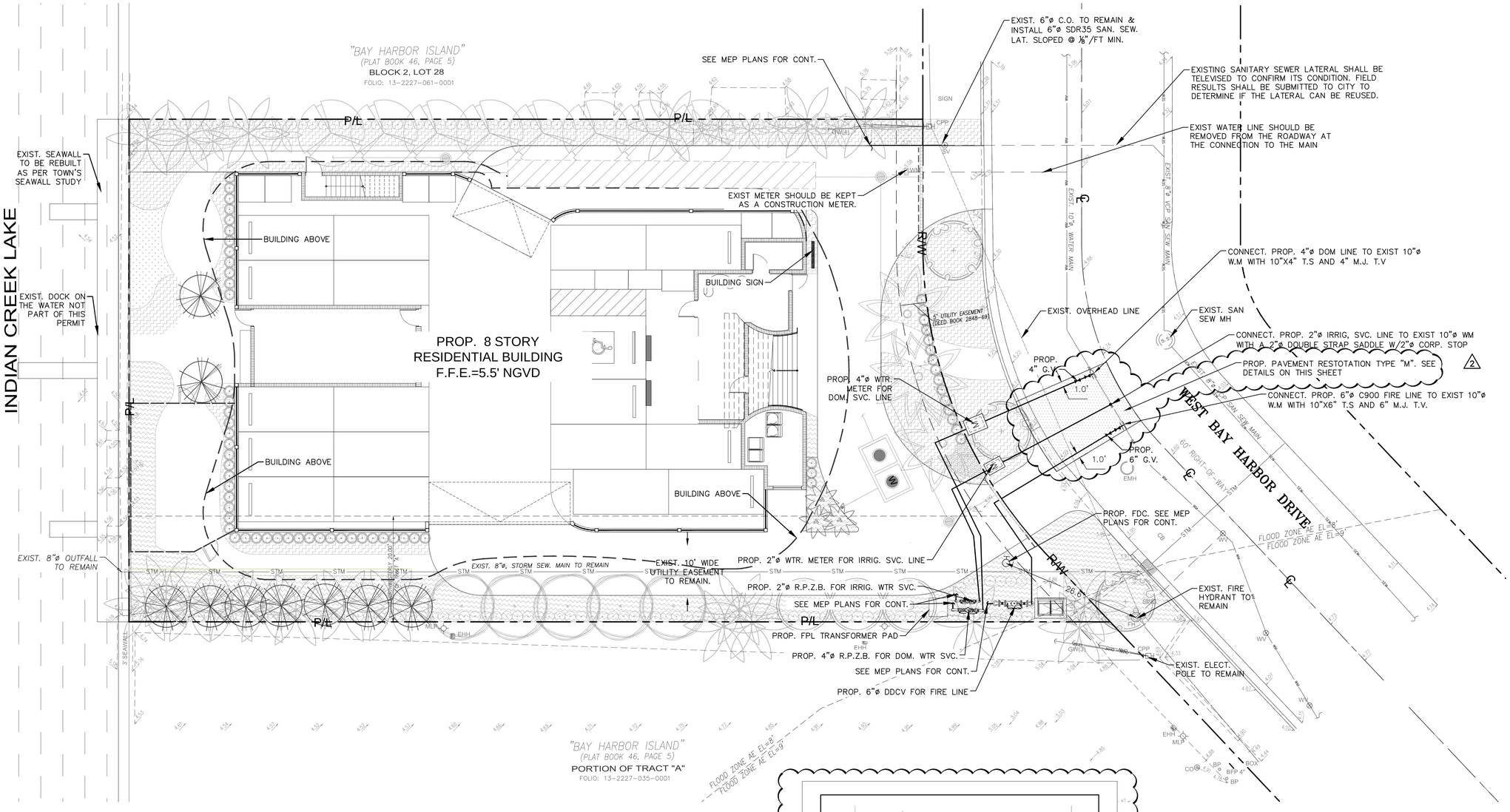
FOLIO: 13-2227-061-0001
INDIAN CREEK LAKE
EXIST. SEAWALL TO BE REBUILT AS PER TOWN'S SEAWALL STUDY
EXIST. DOCK ON THE WATER NOT PART OF THIS PERMIT
EXIST. 8"ø OUTFALL TO REMAIN
BUILDING ABOVE
BUILDING ABOVE
BUILDING ABOVE
BUILDING SIGN
PROP. 8 STORY RESIDENTIAL BUILDING F.F.E.=5.5' NGVD
SEE MEP PLANS FOR CONT.
EXIST METER SHOULD BE KEPT AS A CONSTRUCTION METER.
EXIST. 6"ø C.O. TO REMAIN & INSTALL 6"ø SDR35 SAN. SEW. LAT. SLOPED @ ⅛"/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 RESTORATION 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.
EXIST. OVERHEAD LINE
EXIST. SAN SEW MH
PROP. 4" G.V.
PROP. 6" G.V.
PROP. 4"ø WTR. METER FOR DOM. SVC. LINE
PROP. FDC. SEE MEP PLANS FOR CONT.
EXIST. 10' WIDE UTILITY EASEMENT TO REMAIN (PENDING RECORDING)
EXIST. 8"ø STORM SEW. MAIN TO REMAIN
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. FIRE HYDRANT TO REMAIN
EXIST. ELECT. POLE TO REMAIN
WEST BAY HARBOR DRIVE
60' RIGHT-OF-WAY
EXIST. 8"ø WTR. MAIN
EXIST. 8"ø SAN. SEW. MAIN
EXIST. 10"ø WATER MAIN
EXIST. 8"ø VCP SAN SEW MAIN
EXIST. 6"ø WTR. MAIN
EXIST. 8"ø SAN. SEW.



GRAPHIC SCALE

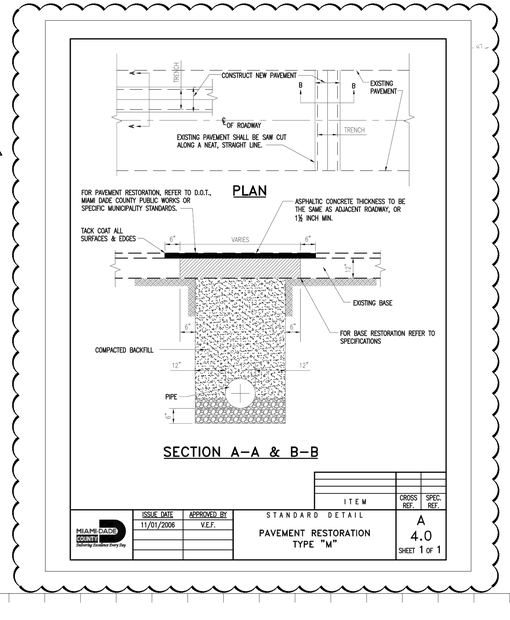
0 5 10 20

(IN FEET)
1" = 10'

LEGEND:

- R/W — — P/L — R/W LINE / PROPERTY LINE
- —·—·—·— ℄ —·—·—·— CENTER LINE
- EXISTING CURBING
- 4.1 EXISTING ELEVATIONS (NGVD)

2



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CIVIL ENGINEERING CONSULTANTS
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Phone: 786-253-5252 (Cell) , 786-518-2008 (Office)
Email: wlugo@oceanengineeringinc.com

Rev.	Date	Rev.	Date
1 CITY COMMENTS 8/1/22		9	
2 DRC COMMENTS 2/16/22		10	
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ZONING PHASE

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9110 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

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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

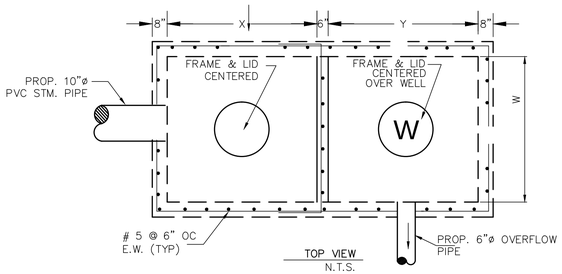
WALTER M. LUGO, LICENSE NO. 61747, STATE OF FLORIDA, PROFESSIONAL ENGINEER

WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

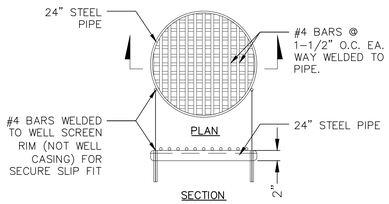
WATER AND SEWER PLAN

Date	01-26-2023	Sheet No.	C300
Scale			
Project	2234		

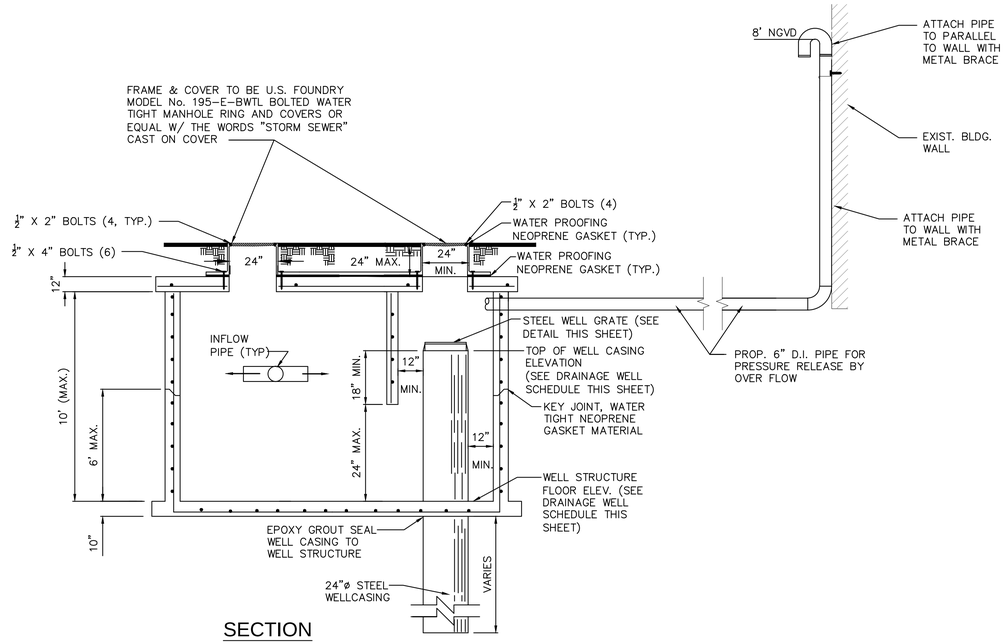


TOP VIEW
N.T.S.

DW-1



STEEL WELL GRATE DETAIL
N.T.S.



SECTION

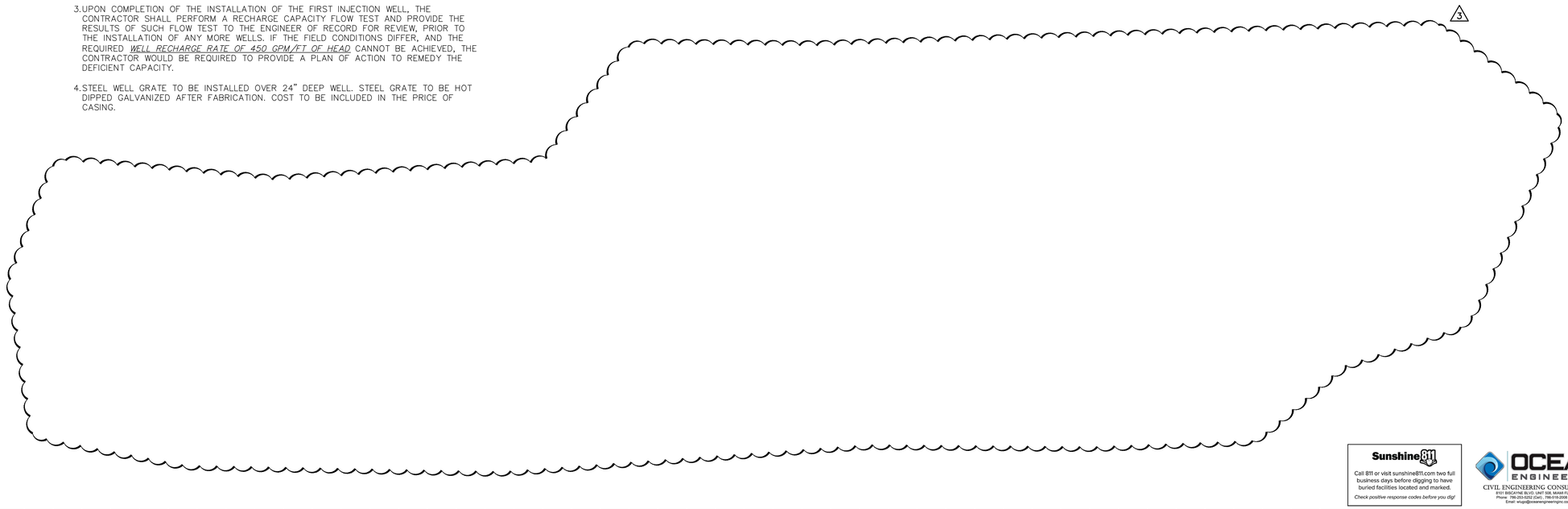
STORM DRAINAGE DISPOSAL WELL
N.T.S.

NOTES FOR DRAINAGE WELL :

1. INJECTION WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDEP CHAPTER 52.528 UNDERGROUND INJECTION CONTROL PROGRAM RULES, AND MUST PROVIDE THE OPTIMUM RECHARGE FLOW RATE INTO THE "G-III AQUIFER"; FDEP CHAPTER 520.410 DEFINES THE G-III AQUIFER AS "NON-POTABLE WATER UNCONFINED AQUIFER WITH A DISSOLVED SOLID CONTENT EQUAL TO OR GREATER THAN 10,000 MG/L; ..." .
2. BOTTOM OF WELL CASING SHALL BE PLACED NO SHALLOWER THAN THE 10,000 MG/L INTERFACE. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD IF THE FIELD CONDITIONS LOCATES THE 10,000 MG/L INTERFACE TO BE SHALLOWER OR DEEPER THAN THE LIMITS SET HEREIN. THE OPEN HOLE AREA OF THE WELL SHALL BE PLACED TO PROVIDE THE OPTIMUM FLOW THROUGH THE AQUIFER.
3. UPON COMPLETION OF THE INSTALLATION OF THE FIRST INJECTION WELL, THE CONTRACTOR SHALL PERFORM A RECHARGE CAPACITY FLOW TEST AND PROVIDE THE RESULTS OF SUCH FLOW TEST TO THE ENGINEER OF RECORD FOR REVIEW, PRIOR TO THE INSTALLATION OF ANY MORE WELLS. IF THE FIELD CONDITIONS DIFFER, AND THE REQUIRED *WELL RECHARGE RATE OF 450 GPM/FT OF HEAD* CANNOT BE ACHIEVED, THE CONTRACTOR WOULD BE REQUIRED TO PROVIDE A PLAN OF ACTION TO REMEDY THE DEFICIENT CAPACITY.
4. STEEL WELL GRATE TO BE INSTALLED OVER 24" DEEP WELL. STEEL GRATE TO BE HOT DIPPED GALVANIZED AFTER FABRICATION. COST TO BE INCLUDED IN THE PRICE OF CASING.

DRAINAGE WELL SCHEDULE

STRUCT. NO.	FRAME & LID	W	X	Y	INVERT				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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Rev.	Date	Rev.	Date
1		9	
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3	CITY COMMENTS 3/28/23	11	
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7		15	
8		16	
		17	

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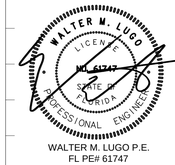

WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

DRAINAGE DETAILS

Date	01-26-2023	Sheet No. C400
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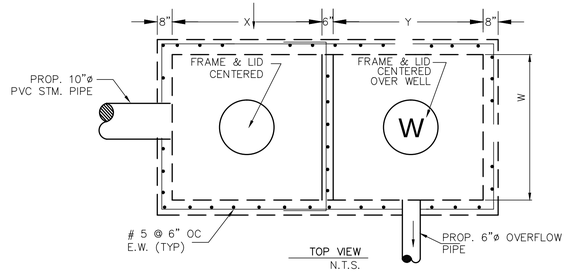
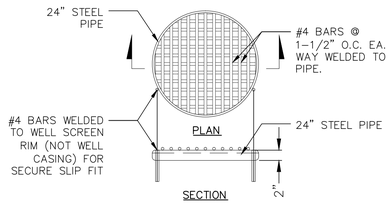
Project	2234	



TOP VIEW
N.T.S.

DW-1



STEEL WELL GRATE DETAIL
N.T.S.

NOTES FOR DRAINAGE WELL :

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

2. BOTTOM OF WELL CASING SHALL BE PLACED NO SHALLOWER THAN THE 10,000 MG/L INTERFACE. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD IF THE FIELD CONDITIONS LOCATES THE 10,000 MG/L INTERFACE TO BE SHALLOWER OR DEEPER THAN THE LIMITS SET HEREIN. THE OPEN HOLE AREA OF THE WELL SHALL BE PLACED TO PROVIDE THE OPTIMUM FLOW THROUGH THE AQUIFER.

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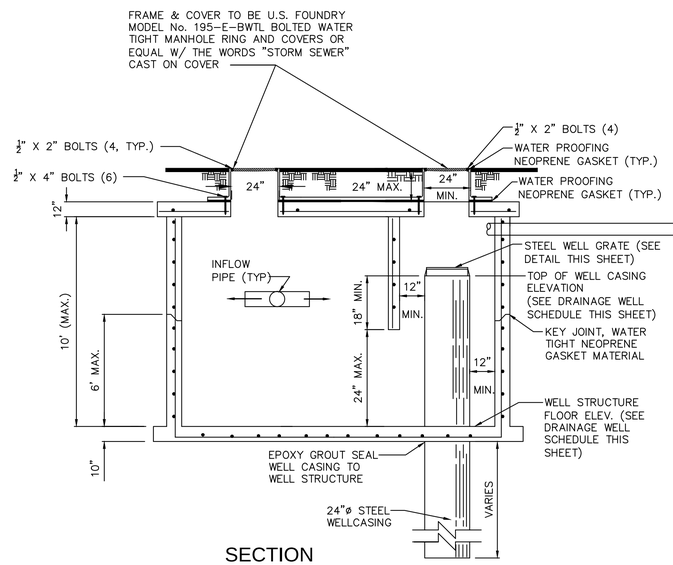
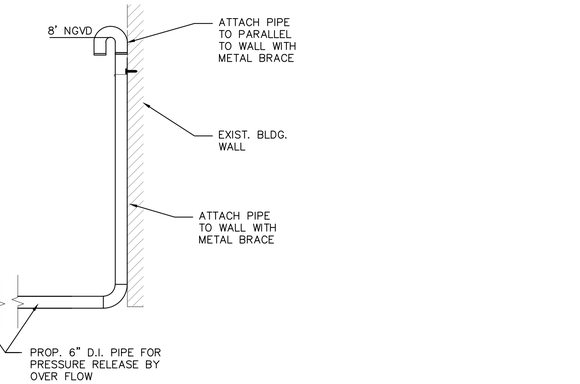
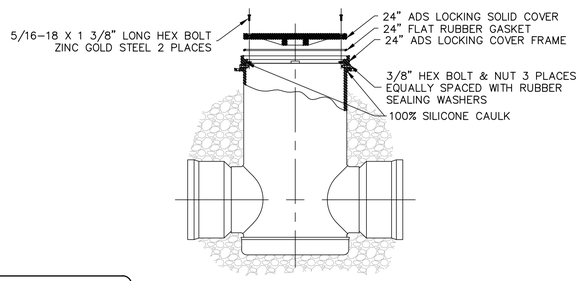
4. STEEL WELL GRATE TO BE INSTALLED OVER 24" DEEP WELL. STEEL GRATE TO BE HOT DIPPED GALVANIZED AFTER FABRICATION. COST TO BE INCLUDED IN THE PRICE OF CASING.



SECTION

STORM DRAINAGE DISPOSAL WELL
N.T.S.

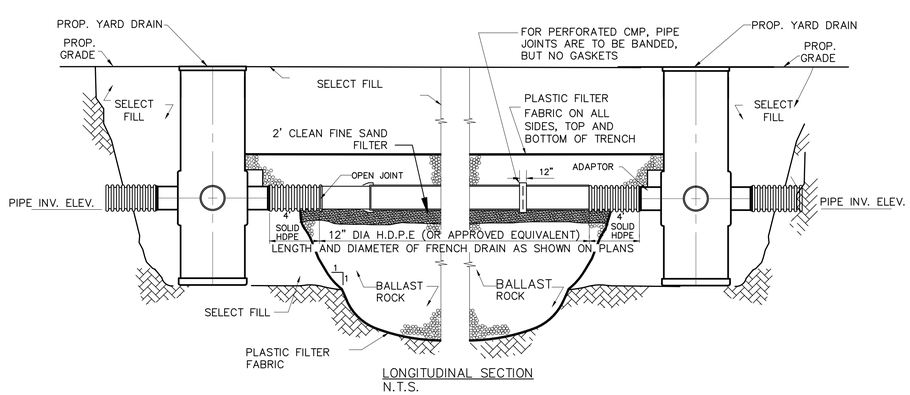




FRAME ATTACHMENT TO DRAINAGE BASIN DETAIL
N.T.S.

DRAINAGE WELL SCHEDULE

STRUCT. NO.	FRAME & LID	W	X	Y	INVERT				M.H. RIM ELEVATION	WELL CASING ELEVATION	STRUCTURE FLOOR ELEVATION	REMARKS
					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'	

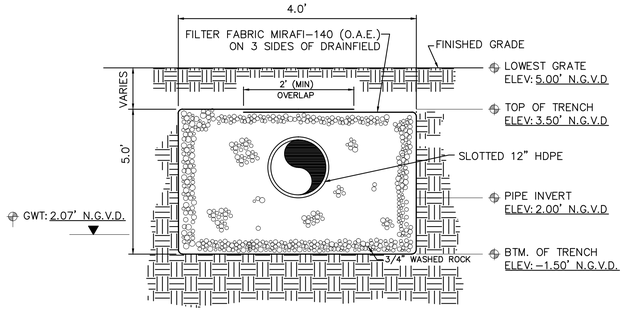


LONGITUDINAL SECTION
N.T.S.

NOTE:

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

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



EXFILTRATION TRENCH FOR 12" SLOTTED HDPE
N.T.S.

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KOBI KARP

DRAINAGE DETAILS

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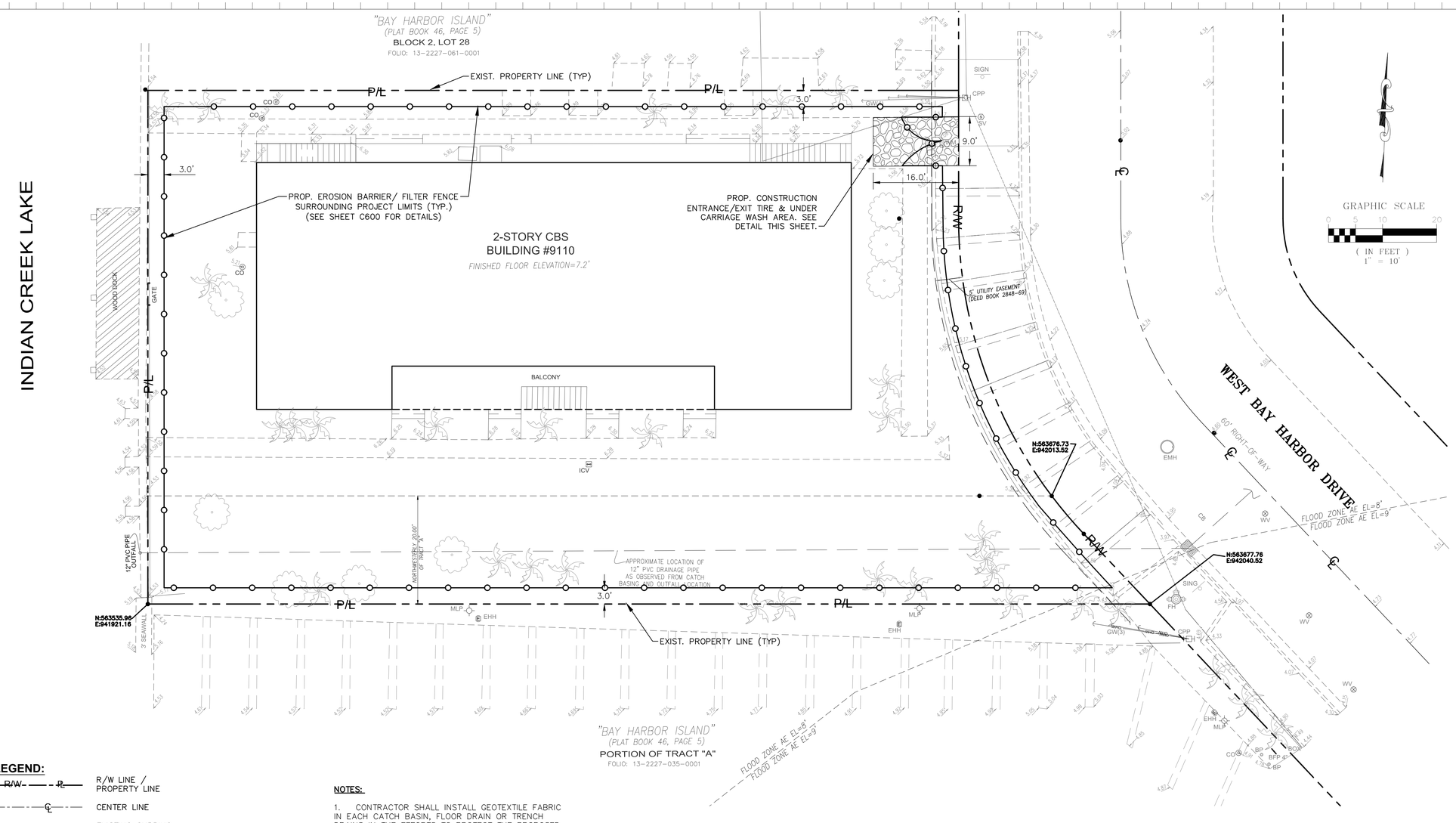
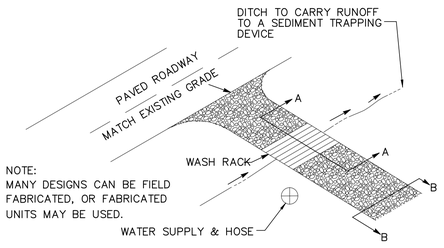


LEGEND:

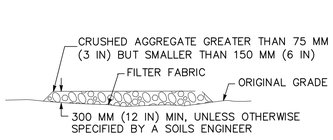
- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- EXISTING ELEVATIONS (NGVD)
- PROP. EROSION BARRIER

NOTES:

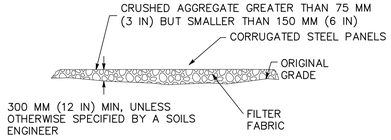
1. CONTRACTOR SHALL INSTALL GEOTEXTILE FABRIC IN EACH CATCH BASIN, FLOOR DRAIN OR TRENCH DRAINS IN THE EFFORTS TO PROTECT THE PROPOSED STORM WATER MANAGEMENT SYSTEM FROM DEBRIS AND SEDIMENTATION.
2. IN ACCORDANCE TO FDEP NPDES PERMIT REQUIREMENTS, EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY AND REPLACED AS NEEDED.
3. CONTRACTOR SHALL OBTAIN AN ERP ADN CGP FROM FDEP. THIS WILL BE A REQUIREMENT FOR NTP.



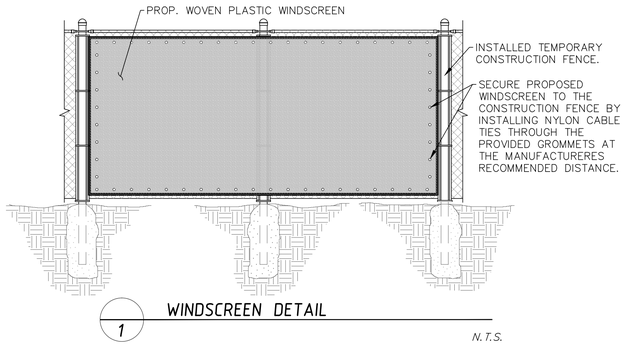
TYPICAL TIRE WASH
NOT TO SCALE



SECTION B–B
NTS



SECTION A–A
NOT TO SCALE



1 WINDSCREEN DETAIL
N.T.S.

NOTES:

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

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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

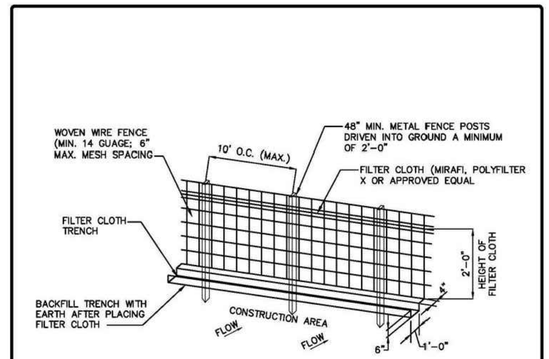
ARCHITECT:
Name: Kobi Karp Architecture and Interior Design, Inc.
Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

SEDIMENTATION AND EROSION CONTROL PLAN

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



CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24" X 24".
3. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
4. SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
5. SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.

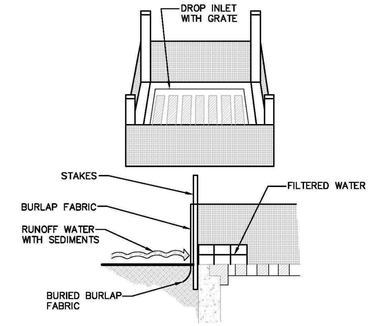
FILTER FENCE
N.T.S.

EROSION AND SEDIMENT CONTROL GENERAL NOTE:

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

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

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



SPECIFIC APPLICATION:

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.50 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

BURLAP DROP INLET SEDIMENT FILTER
N.T.S.

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETIONOF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABLIZED.
3. ADDITIONAL PROTECTION – ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH ½ -INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FDOT NO.1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEASE 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEASE 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALE STO PREVENT WATER FROM ENTERING BETWEEN BALES.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL.
14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFROM TO THE EXISTING GRADE, PREPARED AND SEEDED.
18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHENTHE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THT IT WILL NOT ERODE.
22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.
23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL – A GUIDE TO SOUND LAND AND WATER 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 OLY WHEN AREAS HAVE BEEN STABILIZED.
31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
32. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH HAY FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.
34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.
36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
37. SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

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

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
8101 BISCAYNE BLVD, No. 504, Miami FL 33138
Phone: 786-553-4202 (Cell), 786-518-2008 (Office)
Email: wlugo@oceanengineeringinc.com

Rev.	Date	Rev.	Date
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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:
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Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

CIVIL ENGINEER:
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Email: wlugo@oceanengineeringinc.com

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DORAL, FL 33172
Tel: 305-592-1360
Email: tonyjr@franyie.com

ARCHITECT:
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Miami, Florida 33137 USA
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Fax: 305.573.3766

WALTER M. LUGO
LICENSE
No. 61747
STATE OF FLORIDA
PROFESSIONAL ENGINEER

WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

SEDIMENTATION & EROSION CONTROL NOTES

Date	01-26-2023	Sheet No.	C600
Scale			
Project	2234		

AGENDA ITEM REPORT
April 13, 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 MMPA DRC Staff Report #2 April 7 2023
2.	DRC Application
3.	Letter of Intent
4.	Civil Drainage Calculations
5.	Impact Analysis Report
6.	Response Narrative - 03.30.2023
7.	Traffic Generation Statement
8.	10301 EBH Drive DRC Set 4.13.2023
9.	Survey

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Town of Bay Harbor Islands
Development Review Committee

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

Date: April 7h, 2023

Subject: Site Development Plan Application – DRC #2 Review
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) either **DEFER** action on the proposed Site Development Plan application at this time to allow the applicant's design team to address the listed comments or **APPROVE** the submittal subject to the remaining corrections being made and signed-off via the DRC Check-Set process.

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 / SITE HISTORY

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.

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 – no response was provided by the applicant as part of the #2 resubmittal. If this is true (TDR sale never closed), 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, mechanical areas, and landscaped planters.

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.

On March 9th, 2023 the DRC met and discussed this new project design. The DRC members presented a number of comments that required modifications; therefore, the DRC deferred action on the application. The Bldg. Official had several comments related to flood protection / design. The Town Engineer was not satisfied with the provision of adequate drainage plans / calculations. MMPA had several significant comments as well. The revised plans appear to include updated plans / calculations addressing most of the previous DRC issues. If the revised plans / information is adequate for the DRC staff, these issues should be solved.

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 still 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. The revised plans appear to now meet the minimum Code requirements.

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 (DRB) 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 delivery person / guest would have to either enter the garage to park or 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 revised plans submitted to the Town for consideration on March 30th, 2023:

1) 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 – but the location was modified (OK). A note was added as requested addressing the 7' headroom requirement.

b) The proposed Fire Lane is shown encroaching substantially onto the roadway swale in front of the site which could affect the drainage / landscaping. The Fire Lane should be relocated further onto the roadway pavement or minimally (5'+/-) ono the swale. The swale is needed for drainage and not appear as a place where vehicles can park.

2) 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. These have now been provided; however, the adjoining site where to 7-story ONDA development is being built is shown as "vacant" which distorts the building scale illustration – if possible, insert the ONDA building on the illustrations.

3) **Previous Comment from March 6th, 2023 Not Addressed** - 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. The architectural features now shown (remove the words "roof deck" and add the words "eyebrow / fenestration / architectural band / etc." on all sheets) extending from the main roof into setback areas appear to have been modified to meet the allowable yard encroachments - except for the rear setback – while 4' is allowed the plans still show a 6' encroachment. A "balcony" is not allowed for the roof either – a balcony is defined as an attachment to the exterior facades of buildings with access thereto from the dwelling units. Revise the plans to comply with Code limitations.

4) **Previous Comment from March 6th, 2023 Not Addressed** - The TDR information needs to be researched and confirmed (10 / 7 DU allowed). The resubmittal package MMPA received did not include a comment response narrative from the applicant.

5) **DRB Condition** - 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.

6) **DRB Condition** - 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.

7) **DRB Condition** - This waterfront project is subject to Miami-Dade Shoreline Committee review and approval prior to the issuance of building permits.

8) **DRB Condition** - Town local park impact fees / Miami-Dade County impact fees will be required prior to the issuance of building permits.

APPLICATION FOR SITE PLAN REVIEW

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

Town Officials

Maria Lasday
Town Manager

Yvonne Hamilton
Town Clerk

Joseph S. Geller
Town Attorney

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

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 Joseph A. Ruiz

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 _____

wernick&co
PLACEMAKING | LAW

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

February 22, 2023
Rev'd March 30, 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 – Development Review Committee

Dear Ms. Lasday,

Wernick & Co, PLLC submits this revised Letter of Intent on behalf of 10301 BAY HARBOR DEVELOPMENT LLC (the "Applicant"), owner of the property located at 10301 East Bay Harbor Drive, Bay Harbor Islands, FL (the "Property")[1] to accompany Applicant's Development Review Committee ("DRB") application resubmittal to the Town of Bay Harbor Islands (the "Town") for consideration of a new nine (9) unit boutique multifamily residential building on the East Island.

Included as part of the application are updated and revised architectural plans prepared by Kobi Karp Architecture and Interior Design, Inc, dated March 30, 2023, along with the supplemental application materials such as landscape plans, photometric plans, and a signed and sealed survey (the "Application"). The updated and revised Application and Letter of Intent are being provided as a cohesive response to feedback received from the DRC on March 9, 2023, when it was first presented.

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 March 25, 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.

PROJECT OVERVIEW AND DESIGN NARRATIVE. The Applicant is proposing to redevelop the Property with a new 8-story, nine (9) unit boutique multifamily residential infill building with eighteen (18) 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 2,417 SF to 4,573 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 (34 DUA)*, which allows a maximum base density of 34 DUA. The Project is providing nine (9) dwelling units where ten (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.

Sixteen (16) of the eighteen (18) parking spaces are tandem. No mechanical lifts are being proposed. 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. On behalf of the Applicant, we look forward to bringing the Project back before the DRC at it's April meeting to discuss the changes that were made based on their feedback and their consideration of a referral to the DRB.

320 Miracle Mile, Suite 203. Coral Gables, Florida 33134 T 786 232 0900 wernickco.com

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

320 Miracle Mile, Suite 203. Coral Gables, Florida 33134 T 786 232 0900 wernickco.com

10301 E. Bay Harbor Dr.

BASIN INFORMATION FOR PROP. DRAINAGE SYSTEM

Storm frequency, T= **10** Years

Minimum time of Concentration, t_{tc}= **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 CALCULAITONS

DRAINAGE BASIN ID	TOTAL DRAINAGE BASIN AREA	IMPERVIOUS AREA	PERVIOUS AREA	WEIGHTED "C" VALUE	CONTRIBUTING DRAINAGE AREA (CXA)	INTENSITY "I"	PEAK RUNOFF (Q=CIA)
	(AC)	(AC)	(AC)			(INCH/HR)	(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=A01410C00001812 4CFC7D40002651E, 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.

WALTER M. LUGO
LICENSE
NO. 61747
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DRAINAGE BASIN ID	AVAILABLE EFFECTIVE HEAD	WELL CAPACITY	DRAINAGE BASIN AREA	PEAK RUNOFF	NUMBER OF WELLS PROPOSED	TOTAL WELLS CAPACITY	SAFETY FACTOR
	(FT. NGVD)	(CFS/WELL)	(AC.)	(CFS)		(CFS)	
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

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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.

PROJECT:	**10310 E Bay Harbor Dr**
PERMIT #:	**SPR23-000009**
COMMENT RESPONSES:	**3/30/2023**

KOBI KARP
ARCHITECTURE INTERIOR DESIGN PLANNING

CONSULTANT	COMMENTS	RESPONSES
	DRC COMMENTS	
	Reviewer: Mike Messa	
ARCHITECTURAL (KOBI KARP)	1) Plans show enclosures on ground floor that are below DFE (BFE plus 1ft). Clarify how each of these areas would comply with ASCE 24 (wet floodproofing ? materials below DBE).	Refer to Sheet A2.00.
	2) Show a complete flood legend (finished floor elevation, lowest elevation of equipment, flood zone, panel number, base flood elevation, highest crown of road, lowest and highest adjacent grade, etc)as per FBC 107.3.5. -do not remove void sheets. cloud-in all changes. provide response sheet addressing each of the comments and indicate the sheet in which correction is found.	Refer to Sheet A2.00.
	Reviewer: Rodney Carrero-Santana	
CIVIL - OCEAN ENGINEER	1) Drainage calculations signed and sealed by a FL Professional Engineer to be provided. Geotechnical report is also to be provided and must be signed and sealed by a Florida Licensed Geotechnical Engineer. The geotechnical report reflecting soil characteristics showing borings locations taken on site.	Per meeting on March 17th with Marcos De San Leon and Walter Lugo, with Rodney Carrero-Santana, applicant will remove the exfiltratoin trenches from the plans and submit the drainage calulations with the percolation results during the master building permit process.
	2) Water line, fire line and sanitary sewer tapping connections and roadway restoration in the public right of way shall have full lane restoration and follow MDC Public Works Section 40 Restoration of Trenches and Detail R21.1. The Detail R21.1 shall be included in CIvil Plans C-300. In addition to FDOT Standard pertaining to such connections.	Refer to Sheet C300. Utility line connections and roadway restoration are per Detail R21.1.
	Reviewer: Michael Miller	
CIVIL - OCEAN ENGINEER	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.	Survey has been updated to identify spot elevations for the lot and seawall. Refer to updated survey.
ARCHITECTURAL (KOBI KARP)	2) Sheet A2.00 has the following issues:	
	2 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.	Refer to Sheets A2.00 and A3.02. Storage areas are at least 25 square feet, and provide at least 7' of clear headroom.
	2 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 - ORB must approve the design. If such a wall is desired later the ORB will need to review / approve it.	Refer to Sheet A4.00. Aluminum wood grain colored fence is being proposed.
	2 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).	Refer to Sheet A2.00. Sidewalks are to be 4'-1" in width.
	2 d) Please label the type of material for the driveway and sidewalk.	Refer to Sheet A2.00. Concrete pavers on sand are being proposed for the driveway and sidewalk.
CIVIL - OCEAN ENGINEER	3) Please provide a preliminary pavement marking and signage plan in the civil engineering set of plans.	Refer to Sheet C200.
LANDSCAPE - ECOPACHECO	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.	Refer to Sheet L-1 and L-2. Plant schedule has been revised.
ARCHITECTURAL (KOBI KARP)	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.	Refer to Sheets A1.00 and A3.01. All unit sizes have been coordinated.

PROJECT:	**10310 E Bay Harbor Dr**
PERMIT #:	**SPR23-000009**
COMMENT RESPONSES:	**3/30/2023**

KOBI KARP
ARCHITECTURE INTERIOR DESIGN PLANNING

CONSULTANT	COMMENTS	RESPONSES
ARCHITECTURAL (KOBI KARP)	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.	Refer to Sheets A0.00 and A1.06 for revised perspective illustrations.
	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 *NC* area shown - a Sfl1all 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. Se the below Code provisions: (25) Exceptions and guidelines from height limits. (25) Exceptions and guidelines from height limits. Business, causeway and multiple-familv 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:	Refer to Sheets A0.00, A1.06, and A3.08. The previously enclosed area on roof deck has been replaced with an open space/breezeway.
	7 a) The structure is fully enclosed or screened and does not exceed 20 feet in height.	Noted.
	7 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 aporoved by the tqwn during the site plan approval process.	Noted.
	7 c) No guest rooms, dwelling units, busi ess 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 t o 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.	Noted.
	7 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.	Noted.
	7 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 closer11than five feet to the edge of the roof and it is not visible above the parapet wall.	Noted.
	7 f) Trellis, pergolas and similar structures shall not exceed ten feet in height above the roof deck.	N/A
	7 g) Skylights shall not exceed five feet in height above the roof deck.	N/A

PROJECT:	**10310 E Bay Harbor Dr**
PERMIT #:	**SPR23-000009**
COMMENT RESPONSES:	**3/30/2023**

KOBI KARP
ARCHITECTURE INTERIOR DESIGN PLANNING

CONSULTANT	COMMENTS	RESPONSES
ARCHITECTURAL (KOBI KARP)	7 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 build ng, if approved as part of a site plan by the town.	Noted.
	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 fa9ade and set back onto th!3 roof. Again, a portion of the enclosed elevator vestibule facing EBHD appears to encroach into the minimum front yard setback (30'). Remove these areas.	Refer to Sheets A3.08 and A3.09. The roof deck has been revised and is no longer extending into the setback area.
	9) The TDR information needs to be researched and confirmed (10 / 7 DU allowed).	While the Town Counil approved a private TDR sale, the sale never closed. Thus, no TDR transfers have occurred from this Property.
	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,	Noted.
	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.	Noted.
	12) The DRB must approve the proposed tandem parking arrangement of most of the parking spaces in the garage pursuant to §23-30(!). If the DRB does not approve the request the plans must be modified to provide an acceptable design layout.	Noted.
	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.	See A1.00. Unit sizes have been coordinated and uneccessary information has been removed.

21 February 2023

Michael Miller
Town of Bar 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.

MAXIMO G. POLANCO LICENSE No. 91355 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

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

Maximo G Polanco

Digitally signed by Maximo G Polanco
DN: CN=Maximo G Polanco, dnQualifier=A01410D0000017F7519187300013A4C, O=LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES INC, C=US
Date: 2023.02.21 14:59:19-05'00'

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

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

MGP:mgp

Attachments:

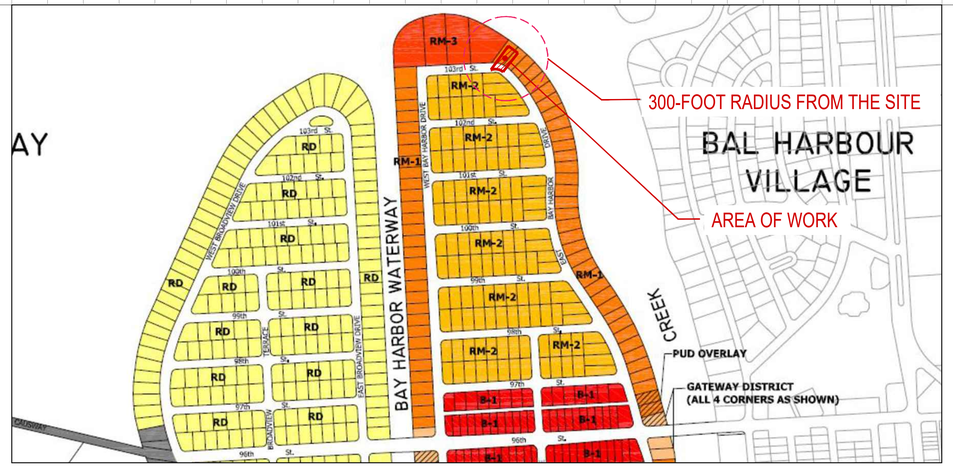
Attachment A – Aerial Photograph Location
Attachment B – Site Plan
Attachment C – ITE Excerpts

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

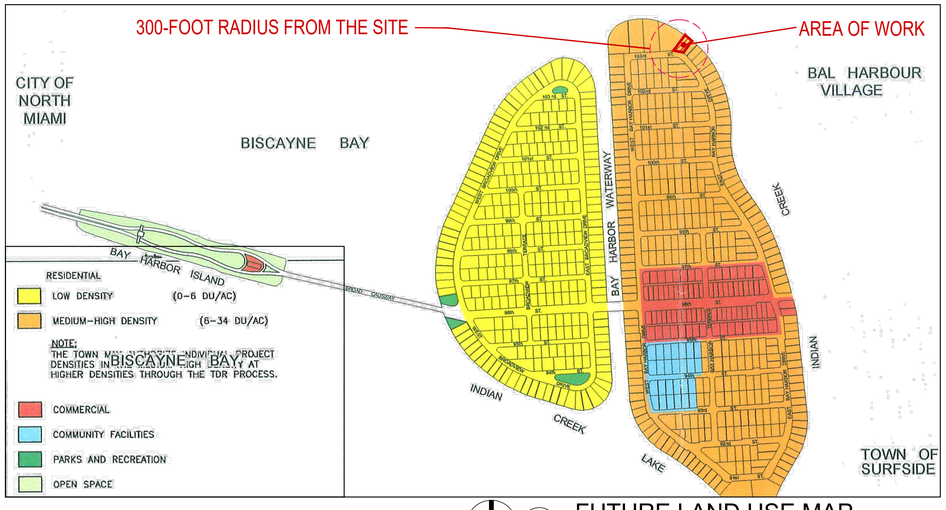
Project: E. BAY HARBOR MIAMI MIAMI DADE FLORIDA	Figure Title: SITE LOCATION MAP	Project No. 330122001 Date 2/21/2023 Scale NTS	FIGURE 1

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

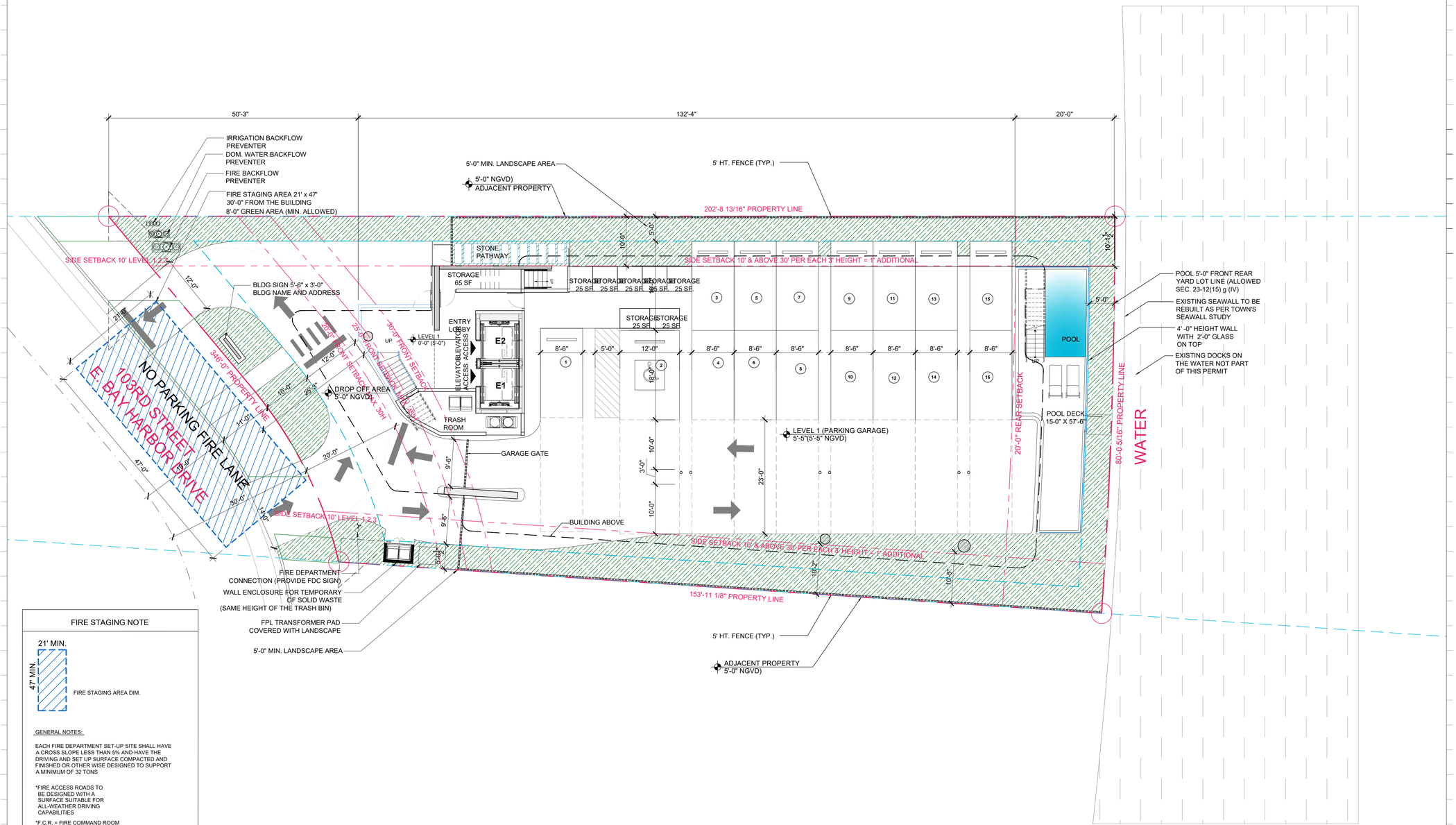
PHOTOMETRIC:
Name: REYES-GAVILAN
Address: 16252 NW 79 AVE.
MIAMI, FL. 33016
Tel: 305-828-0644
Email: office@reyesgavilaneng.com

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

KOBI KARP
Lic. # AR0012578

PROJECT DATA

Date	02 - 22 - 2023	Sheet No. A1.00
Scale		
Project	2228	



FIRE STAGING NOTE

FIRE STAGING AREA DIM.

GENERAL NOTES:

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

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

*F.C.R. = FIRE COMMAND ROOM

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

B.F.E. = 10'-0" NGVD

1 SITE PLAN

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

Rev.	DESCRIPTION	Date
1		
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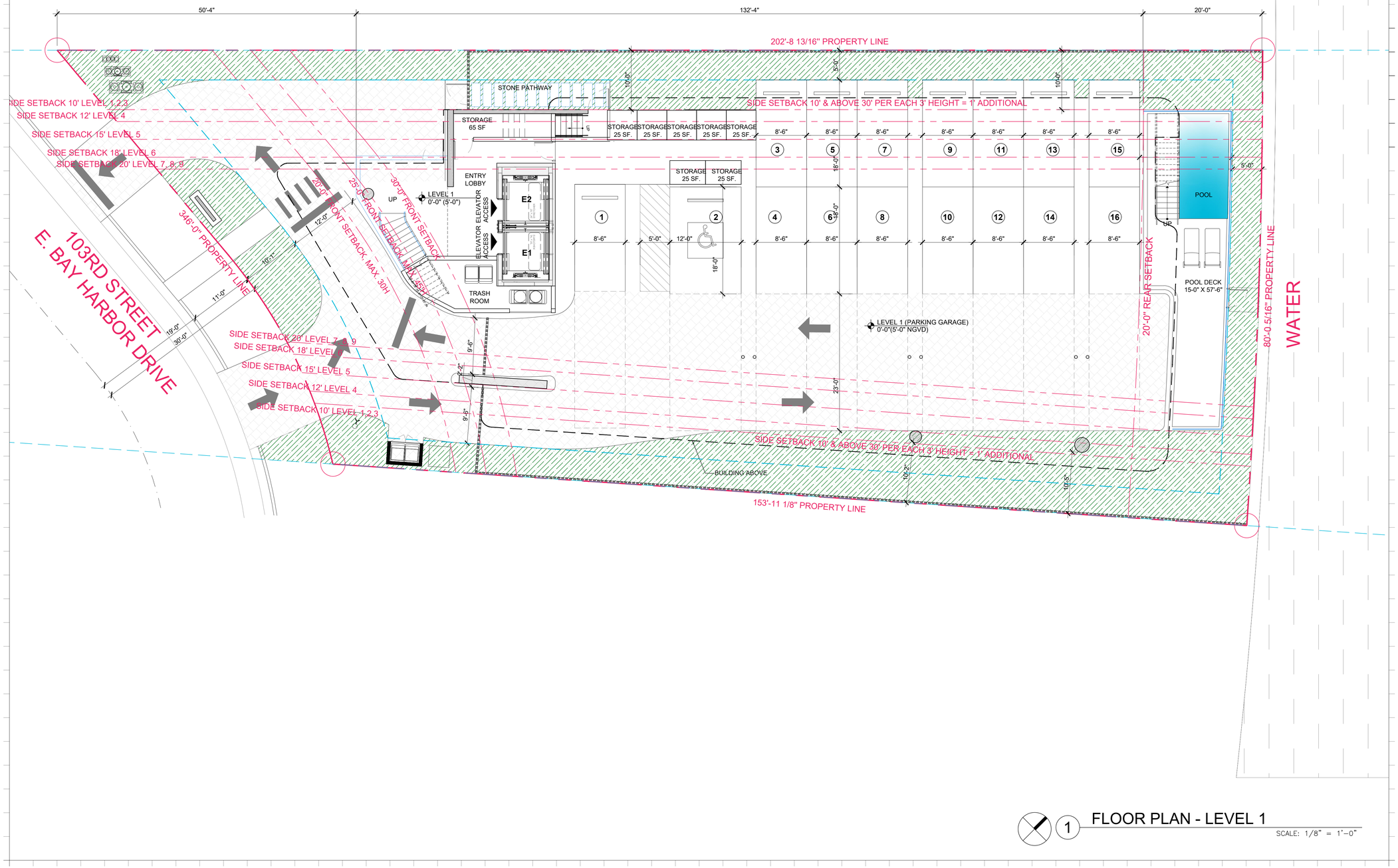
SITE PLAN

Date	02 - 22 - 2023	Sheet No.
Scale		A2.00
Project	2228	



1 FLOOR PLAN - LEVEL 1

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

Rev.	DESCRIPTION	Date
1		
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KOBI KARP
Lic. # AR0012578

FLOOR PLAN - LEVEL 1

Date	02 - 22 - 2023	Sheet No. A3.00
Scale		
Project	2228	

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

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

Benefits Information				
Benefit	Type	2022	2021	2020

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/06/2022	$4,500,000	33165-2059	Qual by exam of deed

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

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

ATTACHMENT C
ITE EXCERPTS

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

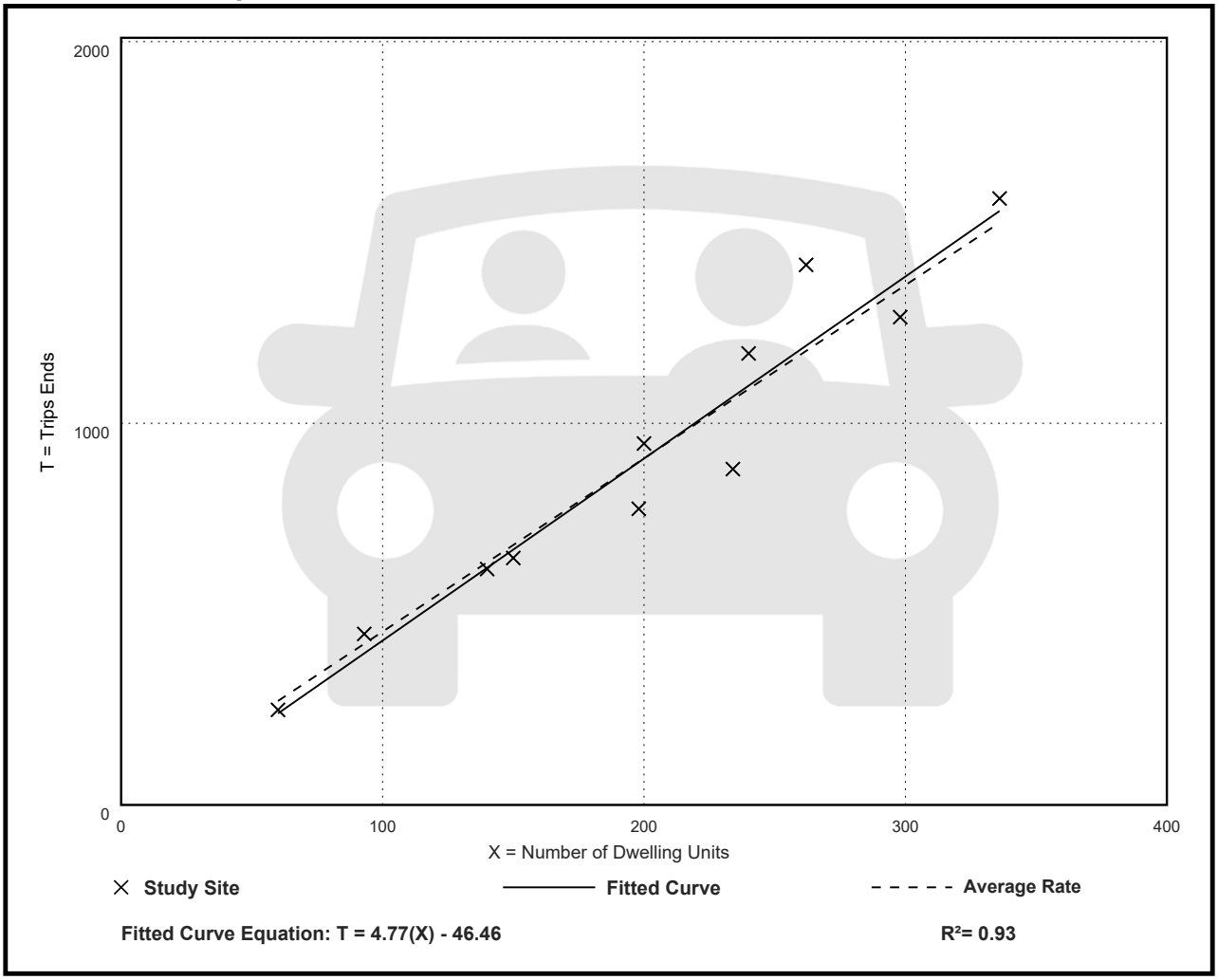
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 201
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Fitted Curve Equation: T = 4.77(X) - 46.46

R^2= 0.93

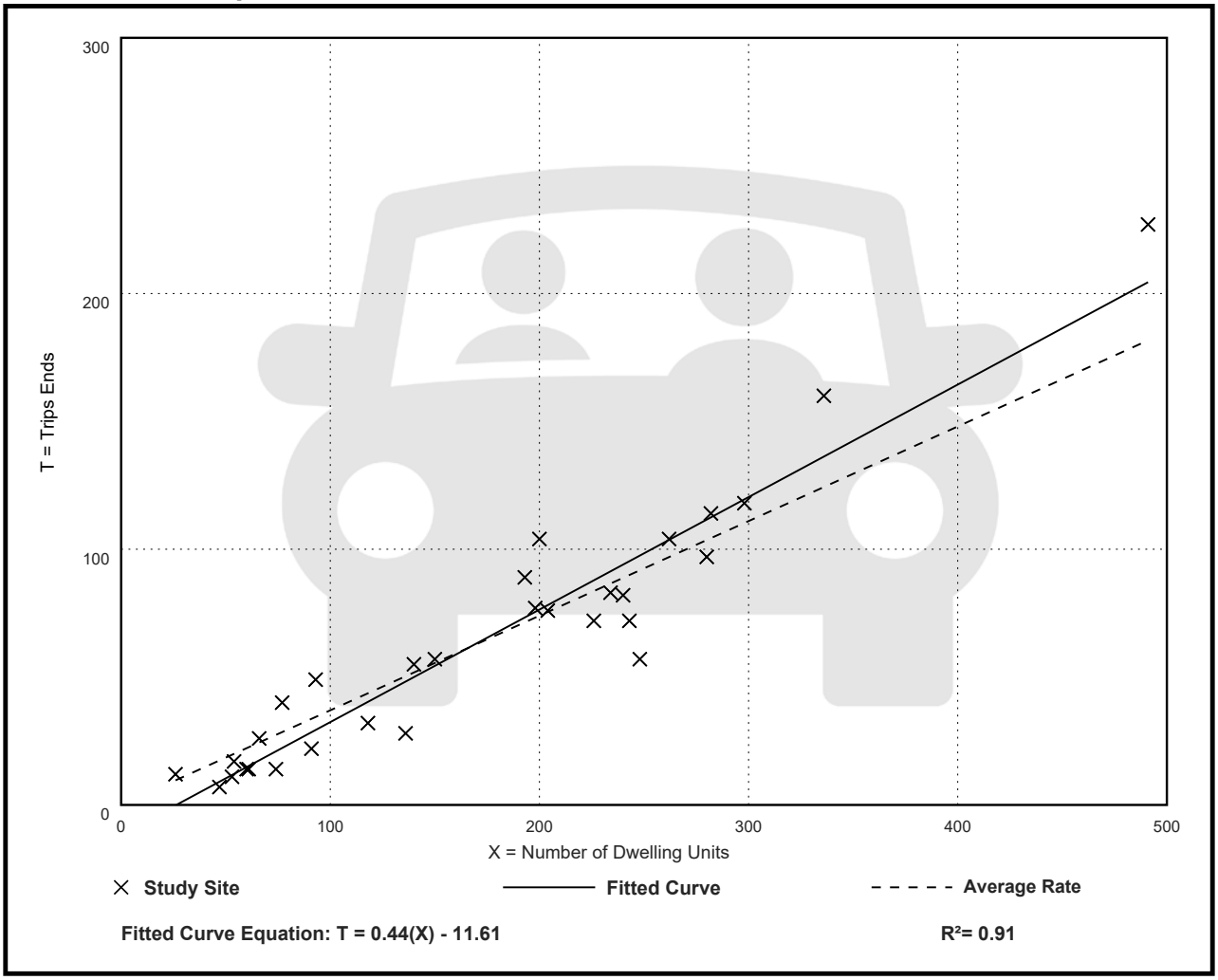
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 30
Avg. Num. of Dwelling Units: 173
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



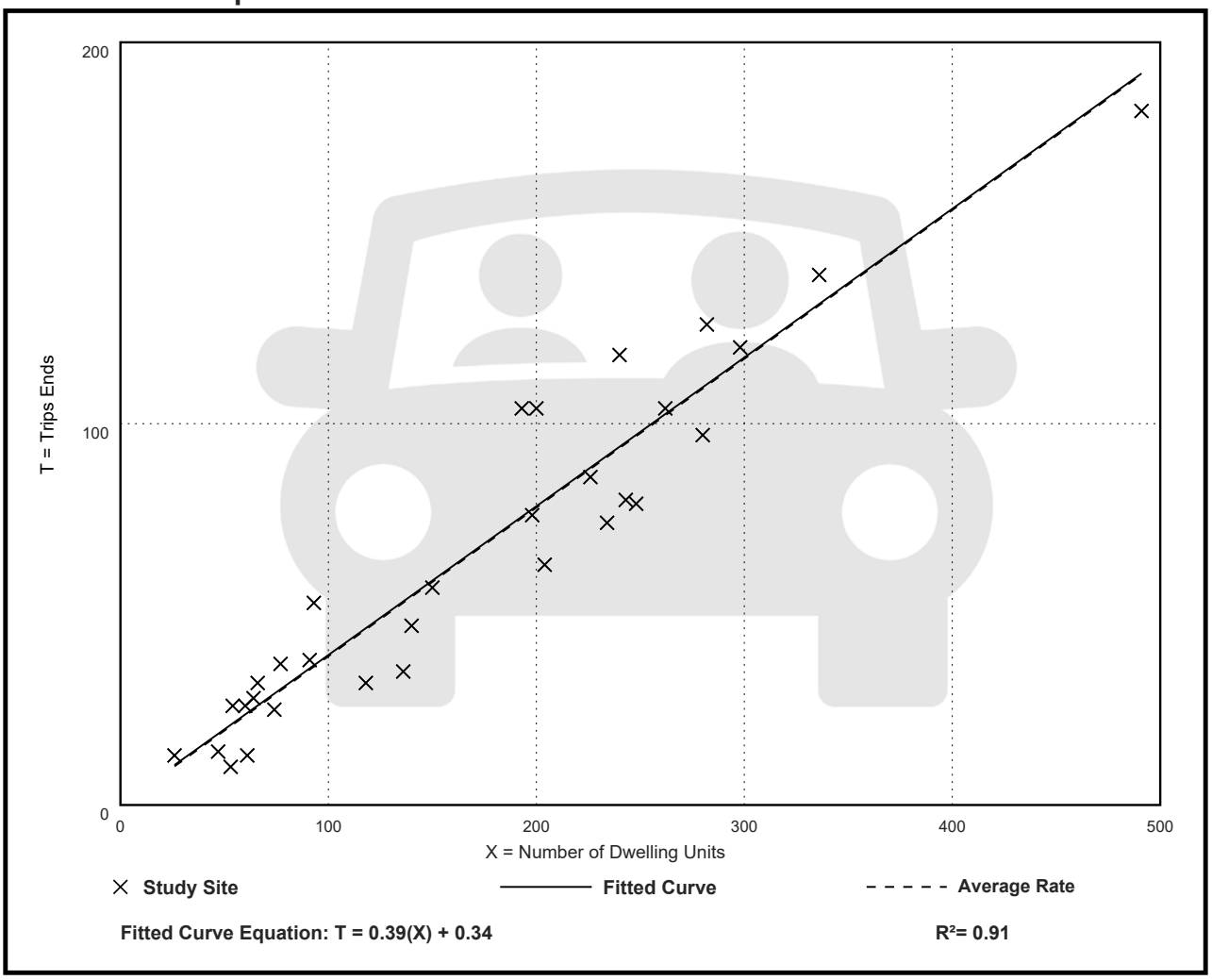
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. Num. of Dwelling Units: 169
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



10301 EAST BAY HARBOR DRIVE

10301 EAST BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

DRC SET

DATE: 02-22-2023

DRAWING INDEX					
PROJECT:2228 10301 E Bay Harbor Dr					
REV. # 1 DATE: 03-08-2023					
		Delta (Revision):	SUBMISSION 02-22-2023	REV. # 1 03-08-2023	
Discipline	Sheet	Description			
Arch. KKAID	A0.00	COVER	X	X	
		SURVEY	X	X	
	A1.00	PROJECT DATA	X	X	
	A1.01	OPEN AREA CALCULATIONS	X	X	
	A1.02	CONTEXT SITE MAP	X		
	A1.03	CONTEXT PHOTOS	X	X	
	A1.04	SURROUNDING BUILDINGS	X		
	A1.05	RENDERING_VIEW FROM THE BAY	X	X	
	A1.06	RENDERING_VIEW FROM THE STREET	X	X	
	A1.07	AERIAL VIEW-NORTH		X	
	A1.08	AERIAL VIEW-SOUTH		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	
	A3.09	FLOOR PLAN - UPPER ROOF	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		
	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	X	
	L-2	ROOF DECK LANDSCAPE PLAN	X	X	
	TD-1	TREE DISPOSITION PLAN	X		
CIVIL OCEAN ENG.	C100	GENERAL NOTES AND SPECIFICATIONS	X		
	C200	PAVING GRADING AND DRAINAGE PLAN	X	X	
	C300	WATER AND SEWER PLAN	X	X	
	C400	DRAINAGE DETAILS	X	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	DRC COMMENTS	03-08-2023
2		
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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
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STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

KOBI KARP

COVER

Date	02 - 22 - 2023	Sheet No.	A0.00
Scale			
Project	2228		

10301 EAST BAY HARBOR DRIVE

10301 EAST BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

DRC SET

DATE: 02-22-2023

DRAWING INDEX					
PROJECT:2228 10301 E Bay Harbor Dr					
		Delta (Revision):	Permit 07-12-2022		
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_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		

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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

VOID

Rev.	DESCRIPTION	Date
1		
2		
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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) 2023

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

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

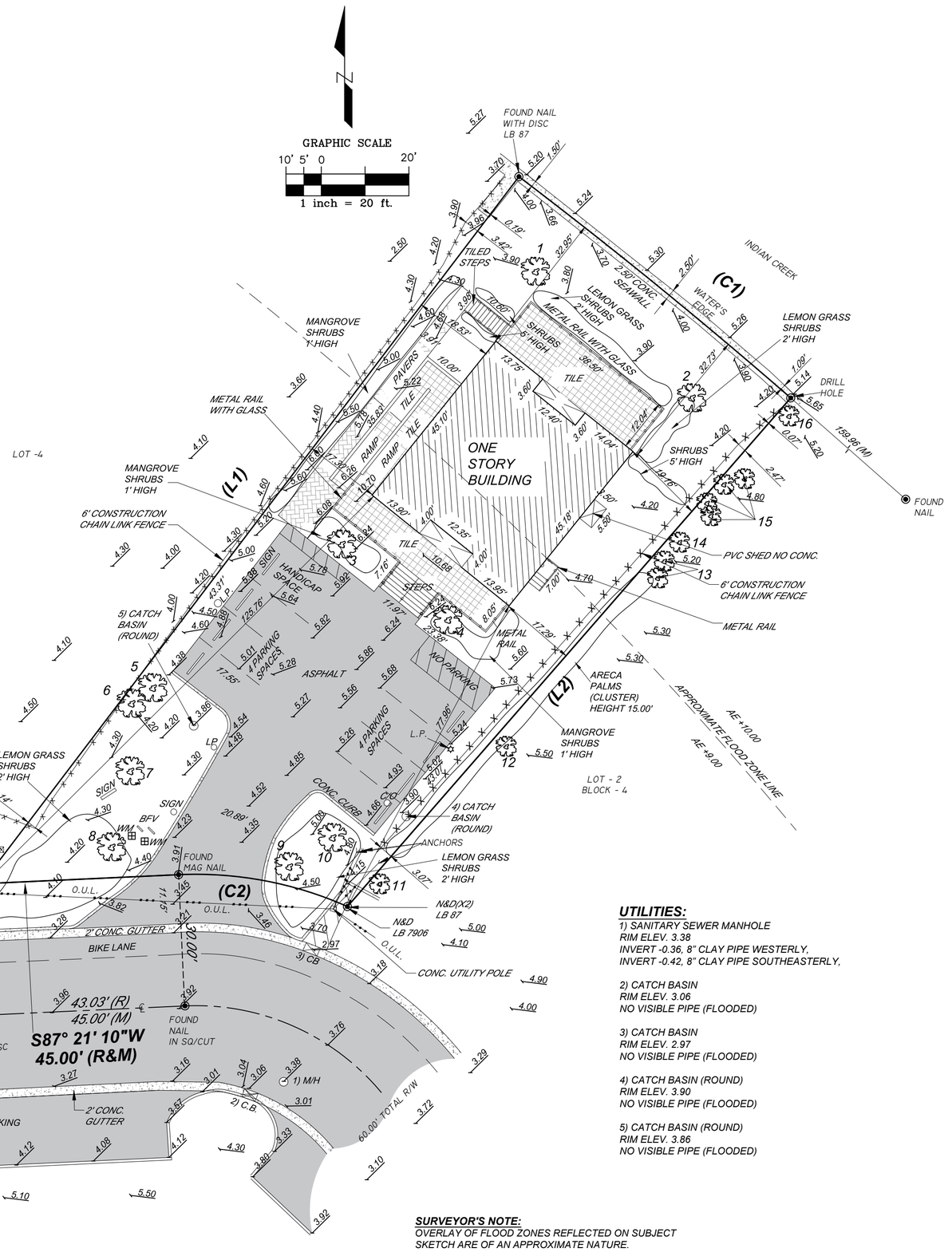
KOBI KARP
Lic. # AR0012578

KOBI KARP

COVER

Date	02 - 22 - 2023	Sheet No.
Scale		A0.00
Project	2228	

TOPOGRAPHIC SURVEY



(C1)
R = 1190.14'
L = 80.04'
D = 03°51'12"
T = 40.04'
CH = 80.03'
CHB = S50°50'59"E

(C2)
R = 85.00'
L = 39.58'
D = 26°40'43"
T = 20.15'
CH = 41.90'
CHB = N78°18'29"W

(L1)
N37° 13' 25"E
202.75' (R&M)
RADIAL

(L2)
S41° 04' 37"W
154.07' (R)
154.04' (M)
RADIAL

TREES:

(1) CLUSIA ROSEA
TRUNK: 0.45'
CANOPY: 8'
HEIGHT: 15'

(2) CLUSIA ROSEA
TRUNK: 0.45'
CANOPY: 10'
HEIGHT: 16'

(3) CLUSIA ROSEA
TRUNK: 0.35'
CANOPY: 9'
HEIGHT: 13'

(4) CLUSIA ROSEA
TRUNK: 0.35'
CANOPY: 9'
HEIGHT: 13'

(5) CLUSIA ROSEA
TRUNK: 0.30'
CANOPY: 8'
HEIGHT: 10'

(6) CLUSIA ROSEA
TRUNK: 0.35'
CANOPY: 6'
HEIGHT: 13'

(7) CHRYSOPHYLLUM OLIVIFORME
TRUNK: 0.30'
CANOPY: 8'
HEIGHT: 15'

(8) CHRYSOPHYLLUM OLIVIFORME
TRUNK: 0.25'
CANOPY: 8'
HEIGHT: 13'

(9) CHRYSOPHYLLUM OLIVIFORME
TRUNK: 0.25'
CANOPY: 8'
HEIGHT: 13'

(10) CLUSIA ROSEA
TRUNK: 0.35'
CANOPY: 9'
HEIGHT: 13'

(11) CABBAGE PALM
TRUNK: 2.00'
CANOPY: 10'
HEIGHT: 15'

(12) PALM TREE
TRUNK: 0.30'
CANOPY: 10'
HEIGHT: 20'

(13) CABBAGE PALM
TRUNK: 1.50'
CANOPY: 10'
HEIGHT: 20'

(14) PALM TREE CLUSTER
TRUNK: 4.00'
CANOPY: 10'
HEIGHT: 20'

(15) PALM TREE
TRUNK: 0.25'
CANOPY: 10'
HEIGHT: 18'

(16) PALM TREE
TRUNK: 0.30'
CANOPY: 10'
HEIGHT: 15'

UTILITIES:

1) SANITARY SEWER MANHOLE
RIM ELEV. 3.38
INVERT -0.36, 8" CLAY PIPE WESTERLY,
INVERT -0.42, 8" CLAY PIPE SOUTHEASTERLY,

2) CATCH BASIN
RIM ELEV. 3.06
NO VISIBLE PIPE (FLOODED)

3) CATCH BASIN
RIM ELEV. 2.97
NO VISIBLE PIPE (FLOODED)

4) CATCH BASIN (ROUND)
RIM ELEV. 3.90
NO VISIBLE PIPE (FLOODED)

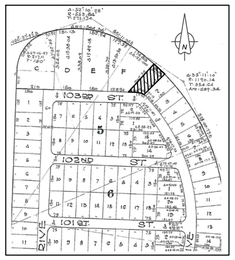
5) CATCH BASIN (ROUND)
RIM ELEV. 3.86
NO VISIBLE PIPE (FLOODED)

SURVEYOR'S NOTE:

OVERLAY OF FLOOD ZONES REFLECTED ON SUBJECT SKETCH ARE OF AN APPROXIMATE NATURE.

LOCATION SKETCH

NOT TO SCALE



LEGAL DESCRIPTION:

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.

LOT SQUARE FOOTAGE:

12,991 SQUARE FEET +/-
0.30 ACRES +/-

CERTIFIED TO:

CONGRESS BHN LLC.

PROPERTY OF:

CONGRESS BHN LLC.

PROPERTY ADDRESS:

10301 EAST BAY HARBOR DRIVE,
BAY HARBOR ISLANDS, FLORIDA 33154

FLOOD ZONE:

FLOOD ZONE: AE
MAP & PANEL = 12086C0144
COMMUNITY No.: 120637
SUFFIX: L
DATE OF FIRM: 09/11/2009
BASE ELEV.= +9.00/+10.00 NGVD 1929

ELEVATIONS:

L.F. ELEV. = 11.01 NOTES LOWEST HABITABLE FLOOR ELEVATION.
ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.
LOWEST ADJACENT GRADE = 5.10
B.M.# S-243 ELEV. = 11.77 (MIAMI-DADE COUNTY)
GARAGE ELEV.= N/A
E.R.P.= 3.44

UPDATED AND ELEV ADDED: 03/25/2023

TREES ADDED ONLY. NO BOUNDARY UPDATE WAS COMPLETED: 02/10/2023

ORIGINAL FIELD DATE:02/03/2022

LEGEND

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

SYMBOLS

CONCRETE
OVERHEAD UTILITY LINES
WIRE FENCE
WOOD FENCE
PROPERTY CORNER
WATER FLOW
9.60 EXISTING GRADE ELEVATION
(9.60) PROPOSED GRADE ELEVATION
WATER VALVE
SIGN
DRAINAGE MANHOLE
SANITARY MANHOLE
FIRE HYDRANT
LIGHTING FIXTURE
FIRE DEPARMENT CONNECTION

SURVEYOR'S NOTES:

1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL. 2) LEGAL DESCRIPTION PROVIDED BY OTHERS. 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD. 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD. 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED. 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929. 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED. 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE. 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL. 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY. 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS 12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED MERIDIAN AT: SOUTHEASTERLY LINE OF SUBJECT LOT= (S41° 04' 37"W)

FRANCISCO F. FAJARDO CERTIFICATE NO. 4767 STATE OF FLORIDA PROFESSIONAL SURVEYOR MAPPER

TOPOGRAPHIC SURVEY

I HEREBY CERTIFY THAT THIS TOPOGRAPHIC 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

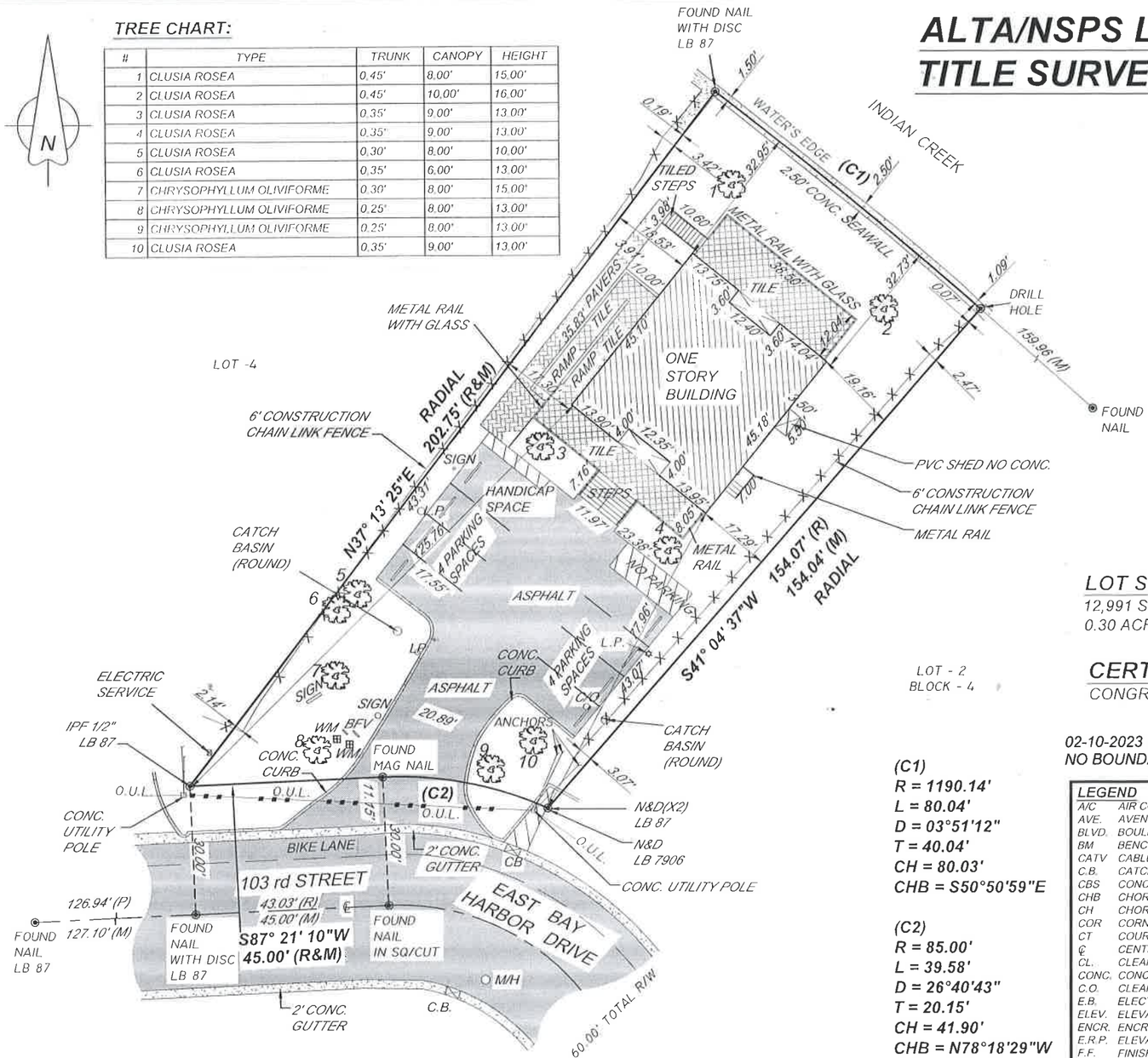
269141-B
269141-A

FIELD DATE:03/25/2023	SCALE: 1" = 30'	DRAWN BY: TJY	DWG. No.: 269141

ALTA/NSPS LAND TITLE SURVEY

TREE CHART:

#	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'



LOT SQUARE FOOTAGE:

12,991 SQUARE FEET +/-
0.30 ACRES +/-

CERTIFIED TO:

CONGRESS BHN LLC.

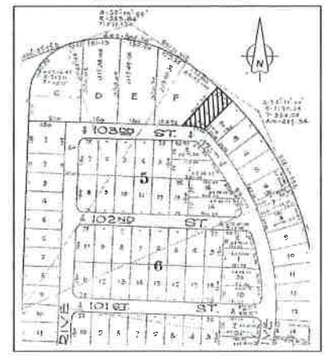
02-10-2023 TREES ADDED ONLY.
NO BOUNDARY UPDATE WAS COMPLETED.

(C1)
R = 1190.14'
L = 80.04'
D = 03°51'12"
T = 40.04'
CH = 80.03'
CHB = S50°50'59"E

(C2)
R = 85.00'
L = 39.58'
D = 26°40'43"
T = 20.15'
CH = 41.90'
CHB = N78°18'29"W

LOCATION SKETCH

NOT TO SCALE



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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.

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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)

LEGEND

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

SYMBOLS

CONCRETE
OVERHEAD UTILITY LINES
WIRE FENCE
WOOD FENCE
PROPERTY CORNER
WATER FLOW
9.60 EXISTING GRADE ELEVATION
9.60 PROPOSED GRADE ELEVATION
WATER VALVE
SIGN
DRAINAGE MANHOLE
SANITARY MANHOLE
FIRE HYDRANT
LIGHTING FIXTURE
FIRE DEPARMENT CONNECTION

FLOOD ZONE: AE +9/+10	
MAP & PANEL = 12086C0144	
COMMUNITY No.: 120637	
SUFFIX: L	
DATE OF FIRM: 09/11/2009	
BASE ELEV.= +9/+10 NGVD 1929	
L.F. ELEV. = 11.01 NOTES LOWEST HABITABLE FLOOR ELEVATION.	
ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.	
LOWEST ADJACENT GRADE = 5.10	
B.M.# S-243 ELEV. = 11.77 (MIAMI-DADE COUNTY)	
GARAGE ELEV.= N/A	
E.R.P.= 3.44	

PROPERTY OF: CONGRESS BHN LLC.

10301 EAST BAY HARBOR DRIVE,
BAY HARBOR ISLANDS, FLORIDA 33154

FRANCISCO F. FAJARDO
CERTIFICATE
NO. 4767
STATE OF FLORIDA
PROFESSIONAL SURVEYOR MAPPER

ALTA/NSPS LAND TITLE SURVEY

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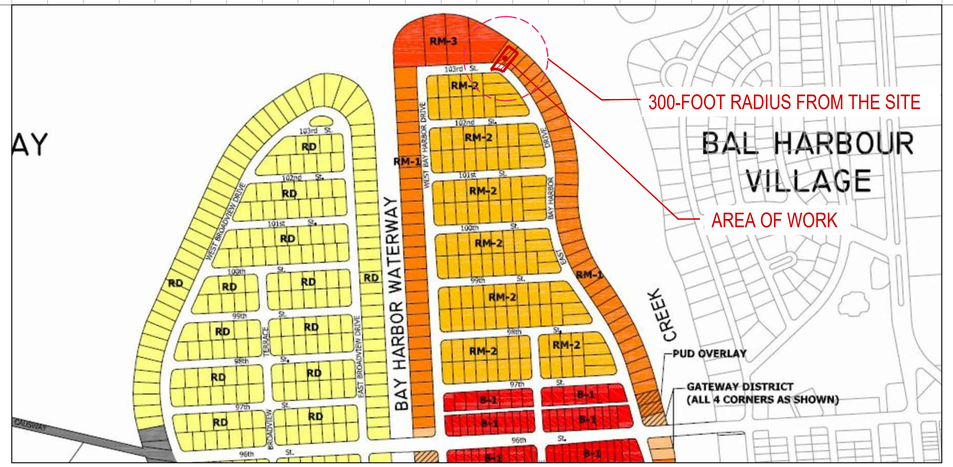
VOID

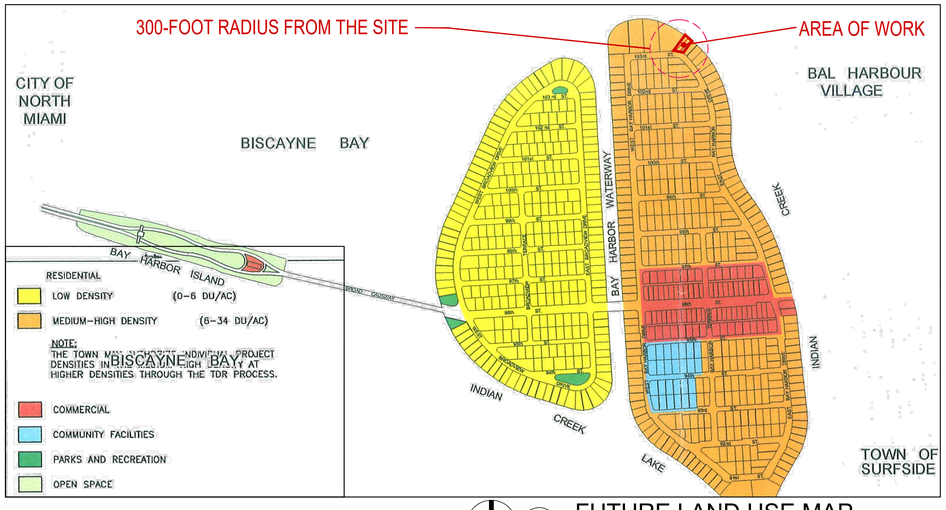
269141-A

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

1

SITE REQUIREMENTS

	ALLOWED / REQUIRED	PROPOSED
A) LOT AREA	12,991 SF	12,991 SF (0.3 ACRES)
B) DENSITY	34 DU/AC MAX 34 x 0.3 = 10.13 UNITS MAX = (10 UNITS)	9 UNITS △1
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. 12,991 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 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"

△1

3

AREA BREAKDOWN

LEVEL	GROSS AREA	MIN. REQ. UNIT AREA	PROPOSED UNIT AREA
1	936 SF		
2	6,404 SF	1,550 SF	3,705 SF
3	6,301 SF	1,350 SF	2,417 SF & 2,493 SF
4	5,806 SF	1,350 SF	2,261 SF & 2,352 SF
5	5,380 SF	2,150 SF	4,573 SF
6	4,746 SF	1,550 SF	4,040 SF
7	4,673 SF	1,550 SF	3,830 SF
8	4,673 SF	1,550 SF	3,830 SF
ROOF (9)	5,171 SF		
TOTALS	**44,090 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).		

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 UNIT	1 UNIT	9 UNITS
3	2 RESIDENTIAL UNITS	2 UNITS	
4	2 RESIDENTIAL UNITS	2 UNITS	
5	1 RESIDENTIAL UNIT	1 UNIT	
6	1 RESIDENTIAL UNIT	1 UNIT	
7	1 RESIDENTIAL UNIT	1 UNIT	
8	1 RESIDENTIAL UNIT	1 UNIT	
		TOTAL = 9 UNITS	

Rev.	DESCRIPTION	Date
△1	DRC COMMENTS	03-08-2023
△2		
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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

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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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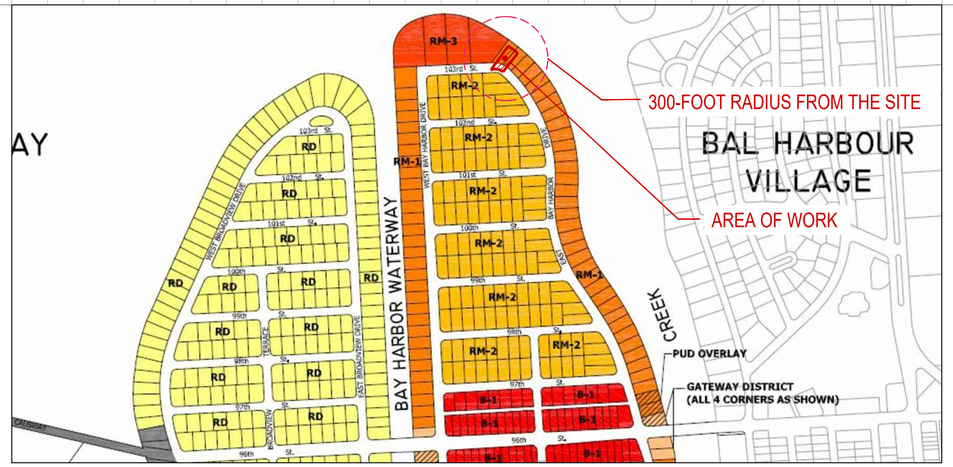
KOBI KARP
Lic. # AR0012578

K O B I K A R P

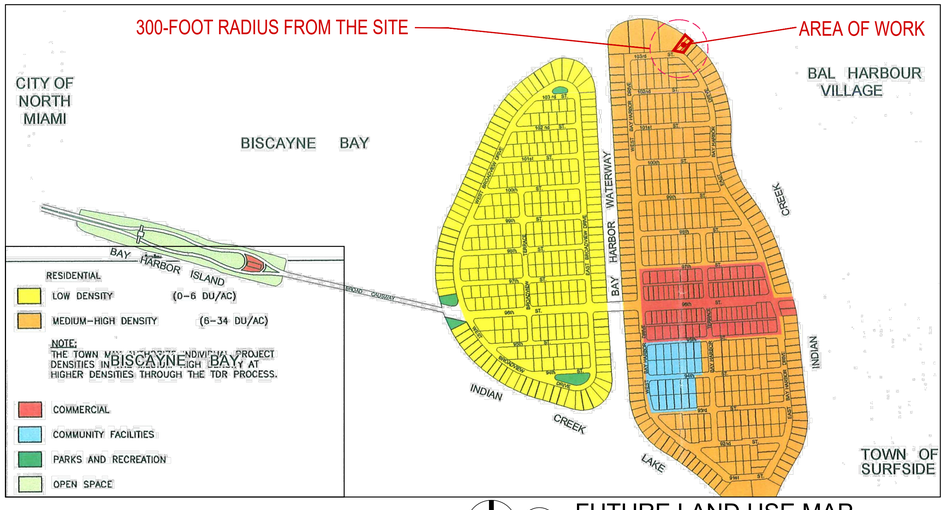
PROJECT DATA

Date	02 - 22 - 2023	Sheet No. A1.00
Scale		
Project	2228	



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

1

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	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. 12,991 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 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	-	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
2	1 RESIDENTIAL UNIT	1 UNIT
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

TOTAL UNITS PROPOSED

7 UNITS

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Rev.	DESCRIPTION	Date
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DRC SET

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Sunny Isles Beach, F 33160

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Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
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Fax: 305.573.3766

KOBI KARP
Lic. # AR0012578

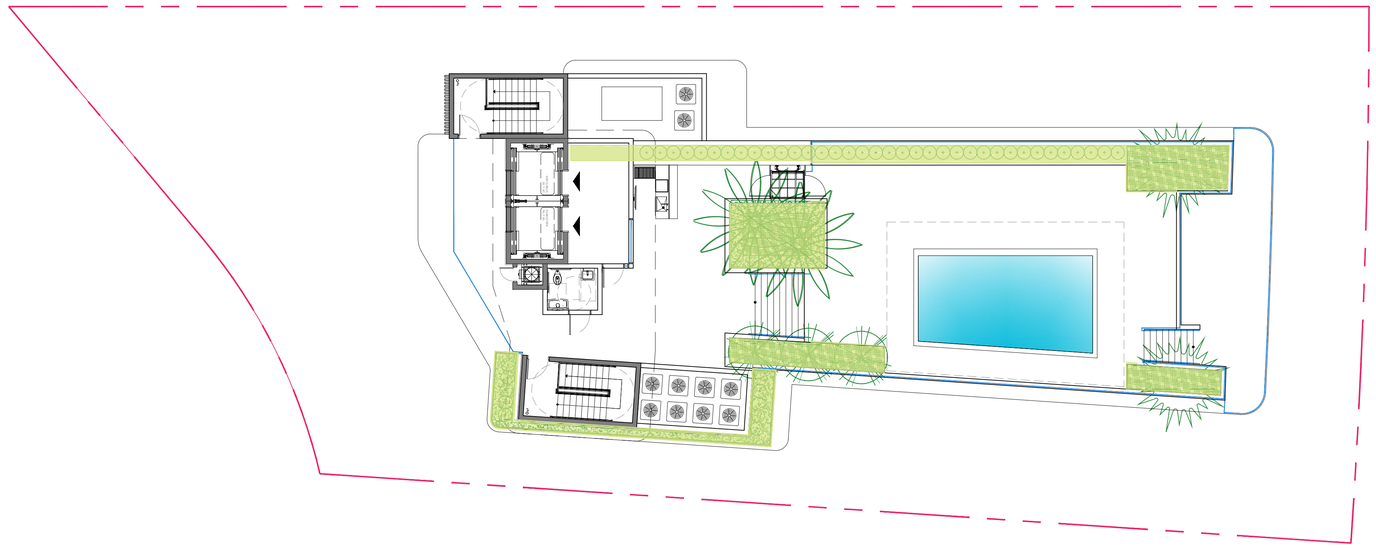
PROJECT DATA

Date	02 - 22 - 2023	Sheet No. A1.00
Scale		
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"

Rev.	DESCRIPTION	Date
1	DRC COMMENTS	03-08-2023
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Lic. # AR0012578

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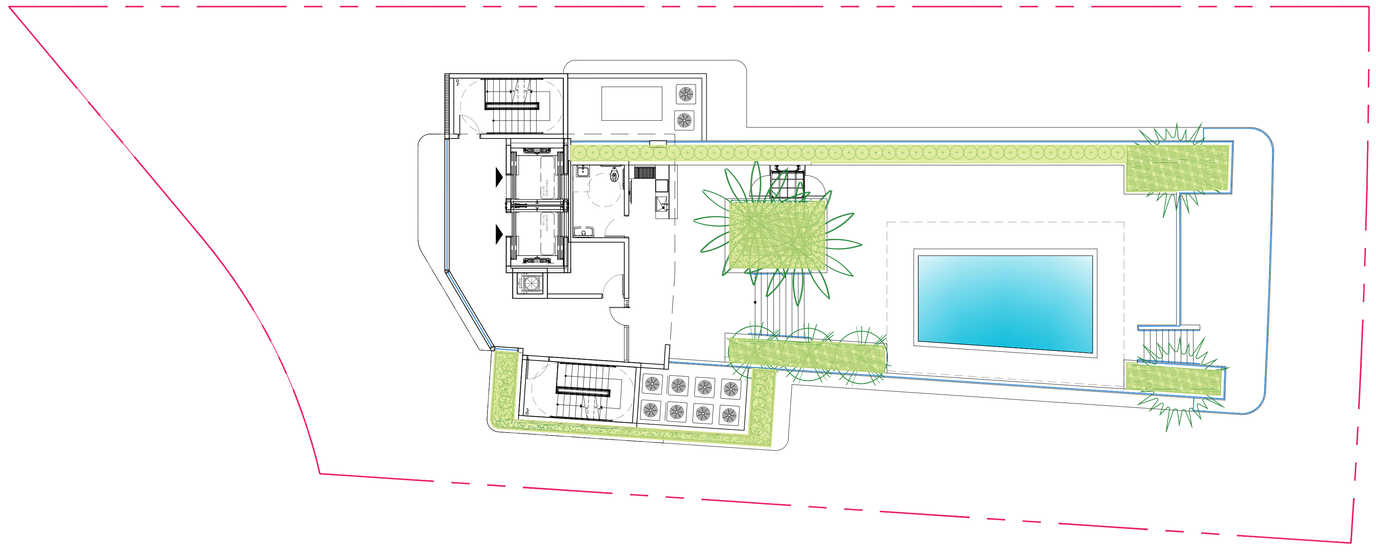
OPEN AREA CALCULATION

Date	02 - 22 - 2023	Sheet No. A1.01
Scale		
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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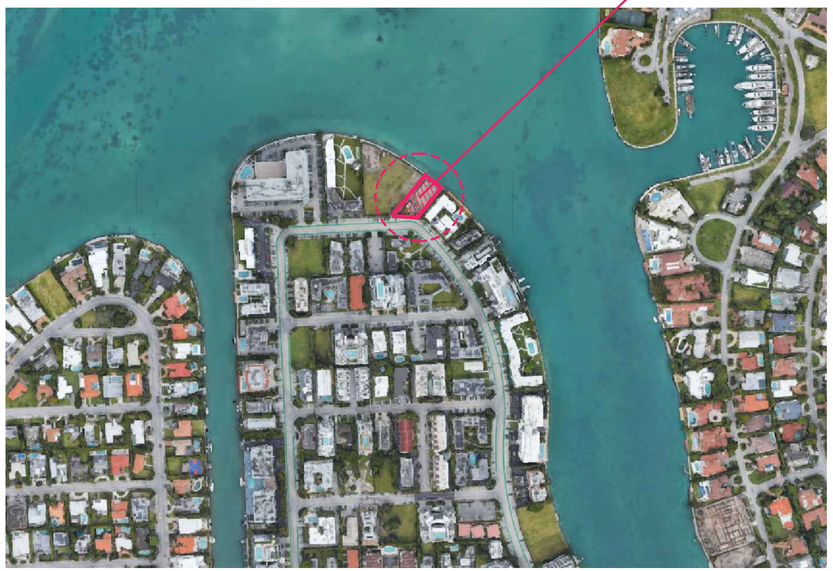
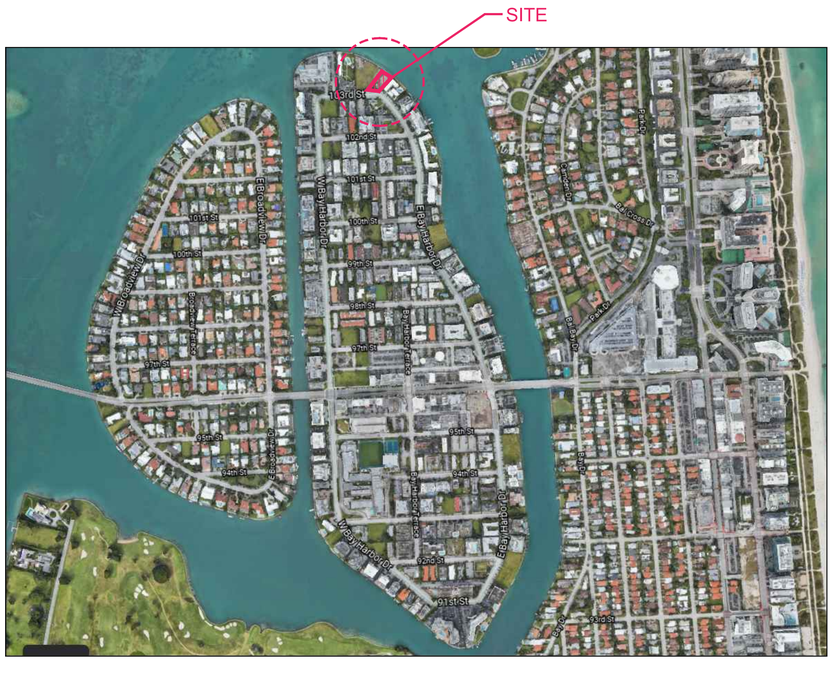
K O B I
K A R P

OPEN AREA CALCULATION

Date	02 - 22 - 2023	Sheet No. A1.01
Scale		
Project	2228	

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102nd St
101st St
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99th St
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93rd St
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91st St
W Broadview Dr
E Broadview Dr
W Bay Harbor Dr
E Bay Harbor Dr
Bay Harbor Dr
Bay Drive
Bay Rd
Bay Dr
Bay Ct
Bay Cir
Bay Crossing
Bay Crossing Rd
Bay Crossing Ct
Bay Crossing Cir
Bay Crossing Dr
Bay Crossing Way
Bay Crossing Terrace
Bay Crossing Terr
Bay Crossing Ln
Bay Crossing Lane
Bay Crossing Pl
Bay Crossing Place
Bay Crossing Plaza
Bay Crossing Trail
Bay Crossing Trl
Bay Crossing Path
Bay Crossing Pth
Bay Crossing Loop
Bay Crossing Lp
Bay Crossing Circle
Bay Crossing Cr
Bay Crossing Court
Bay Crossing Ct
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Bay Crossing Expressway
Bay Crossing Expy
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Bay Crossing Turnpike
Bay Crossing Tpke
Bay Crossing Bypass
Bay Crossing Byp
Bay Crossing Business
Bay Crossing Bus
Bay Crossing Alternate
Bay Crossing Alt
Bay Crossing Spur
Bay Crossing Loop
Bay Crossing Lp
Bay Crossing Connector
Bay Crossing Conn
Bay Crossing Extension
Bay Crossing Ext
Bay Crossing Overpass
Bay Crossing Opas
Bay Crossing Underpass
Bay Crossing Upas
Bay Crossing Junction
Bay Crossing Jct
Bay Crossing Intersection
Bay Crossing Isec
Bay Crossing Crossroads
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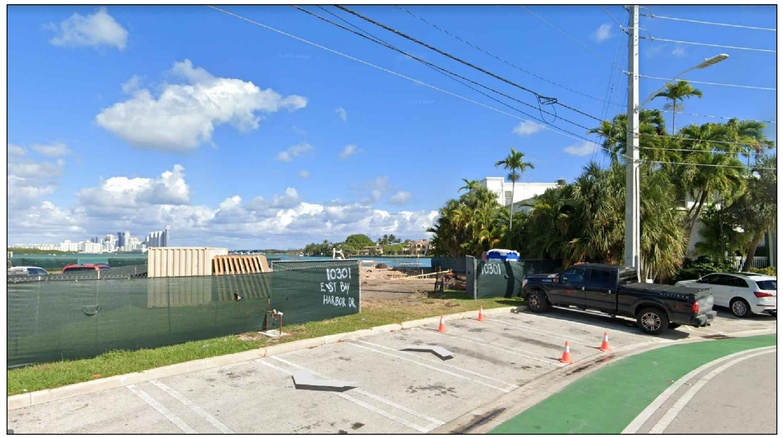
Bay Crossing Plaza
Bay Crossing Plz
Bay Crossing Terrace
Bay Crossing Terr



1 E. BAY HARBOR DRIVE - VIEW 1
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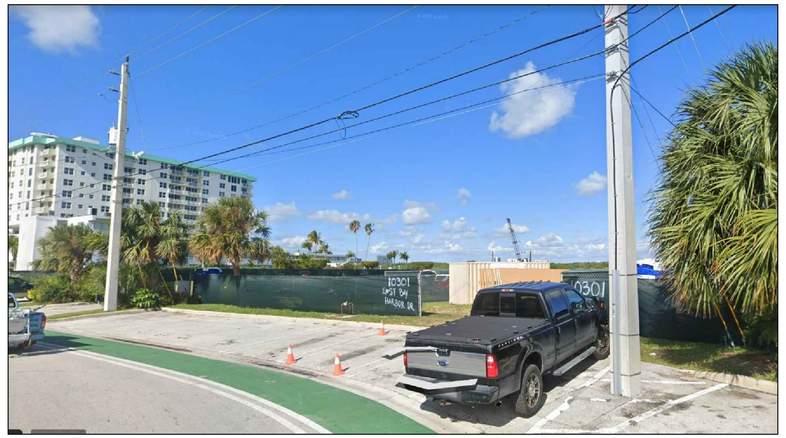

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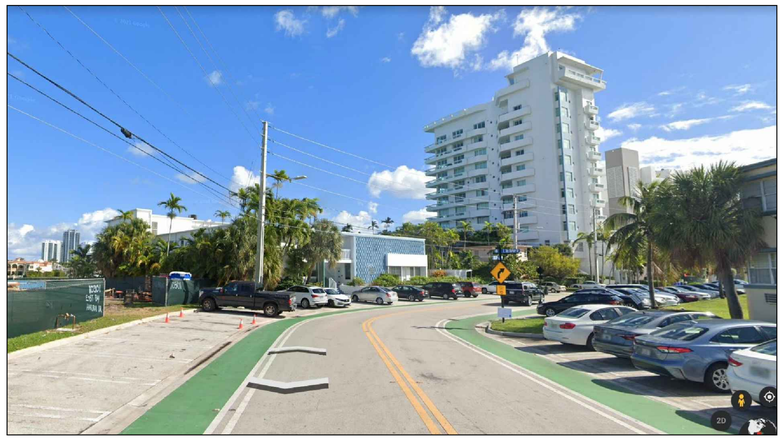

3 E. BAY HARBOR DRIVE - VIEW 3
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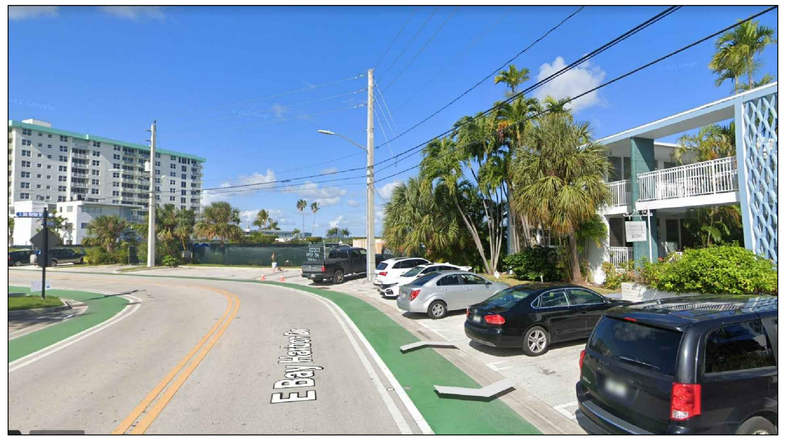

4 E. BAY HARBOR DRIVE - VIEW 4
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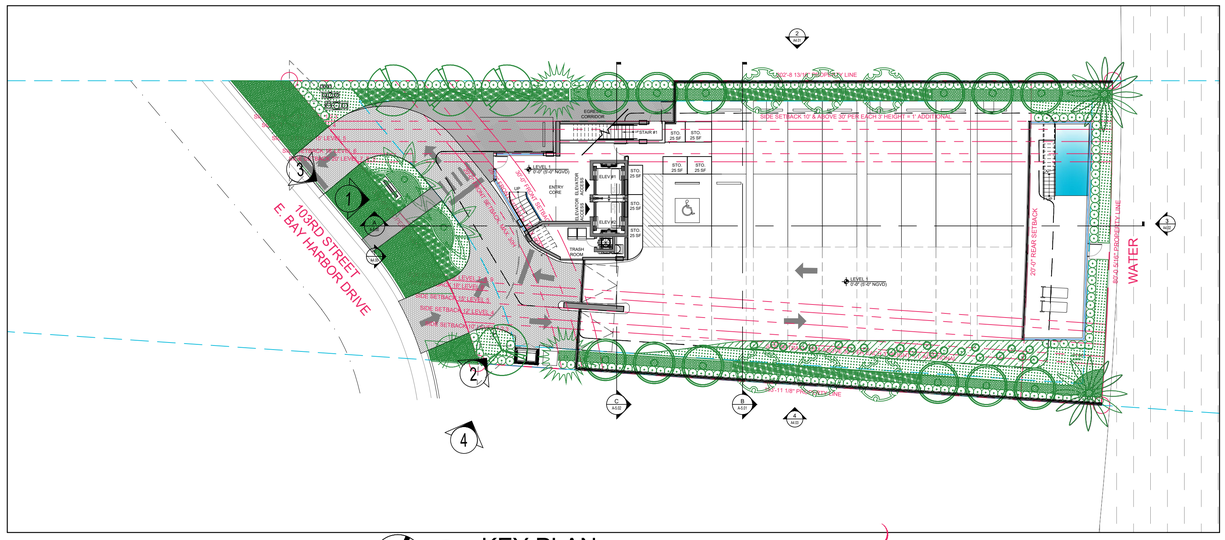

5 KEY PLAN
SCALE: N.T.S.

Rev.	DESCRIPTION	Date
1	DRC COMMENTS	03-08-2023
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STATE OF FLORIDA
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CONTEXT PHOTOS

Date	02 - 22 - 2023	Sheet No.
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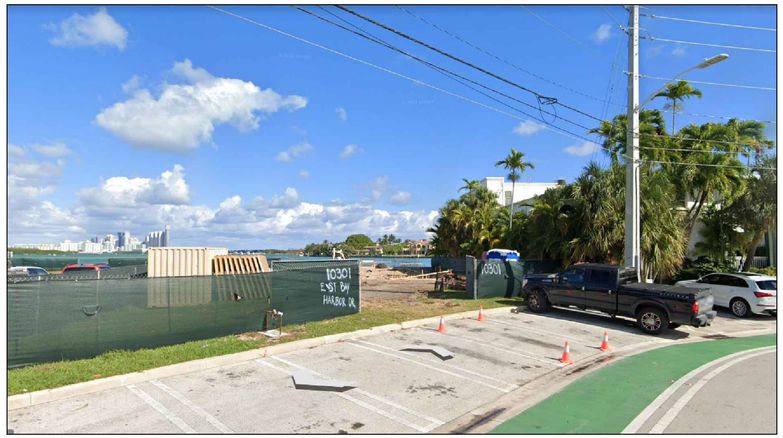
Project	2228	



1 E. BAY HARBOR DRIVE - VIEW 1
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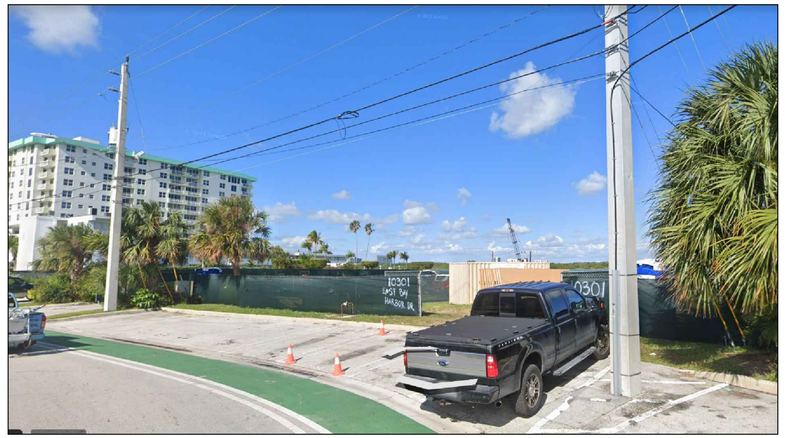

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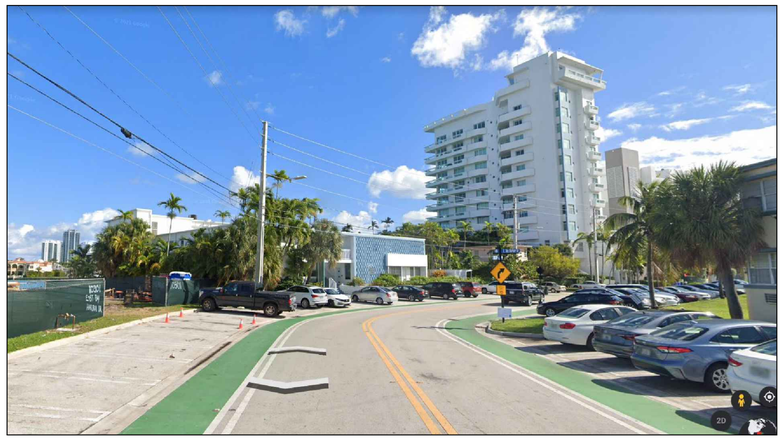

3 E. BAY HARBOR DRIVE - VIEW 3
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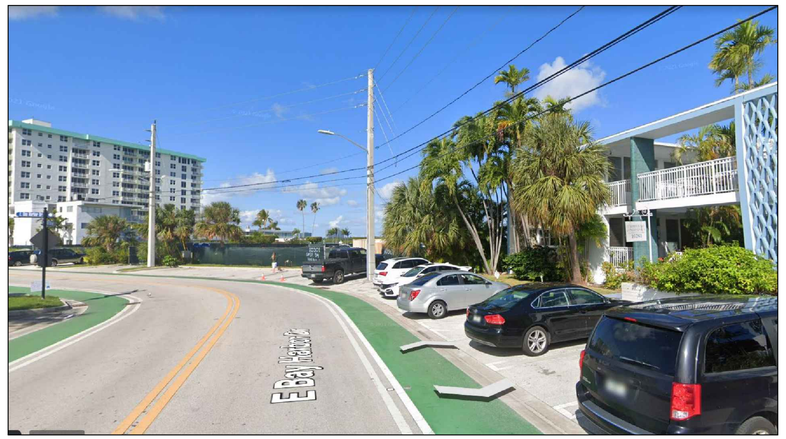
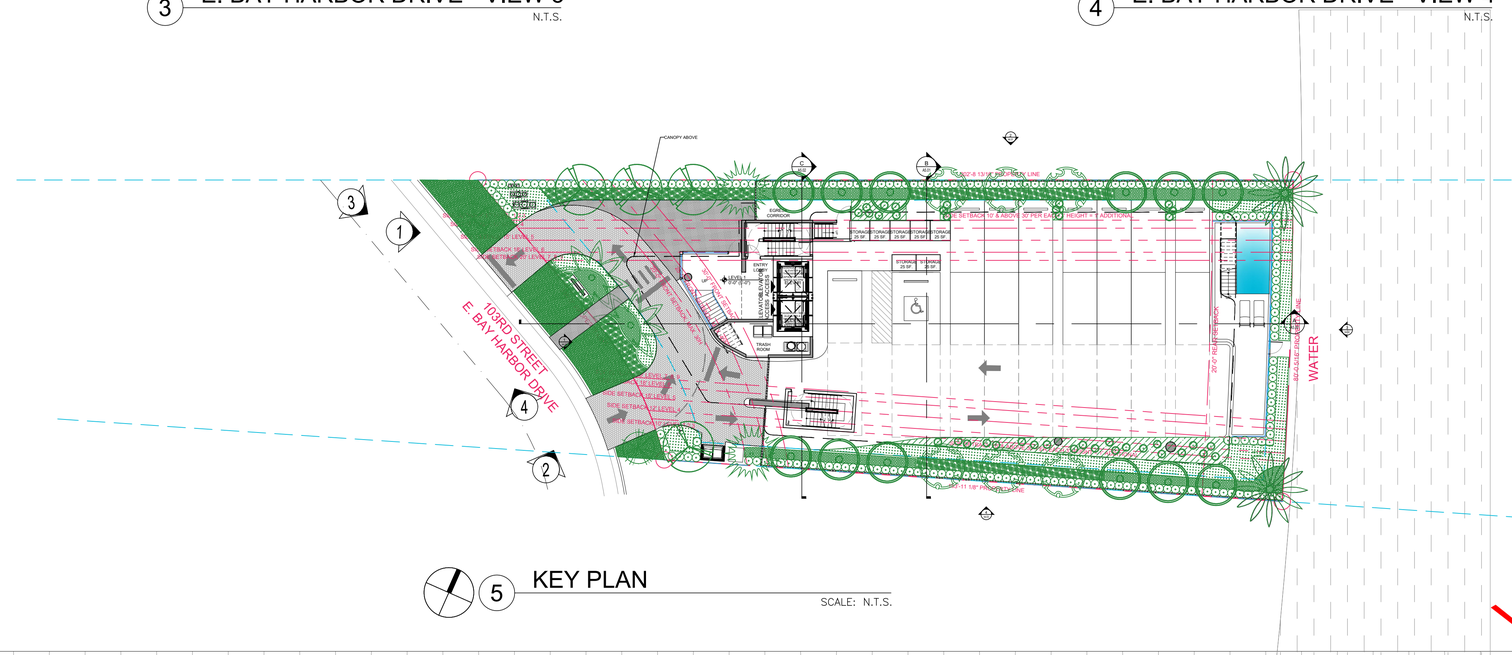


4 E. BAY HARBOR DRIVE - VIEW 4
N.T.S.



5 KEY PLAN
SCALE: N.T.S.

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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:
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MIAMI, FL 33138
Tel: 786-518-2008
Email: wlugo@oceanengineering.com

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Tel: 305-828-0644
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Address: 571 NW 28th STREET
Miami, Florida 33137 USA
Tel: 305.573.1818
Fax: 305.573.3766

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CONTEXT PHOTOS

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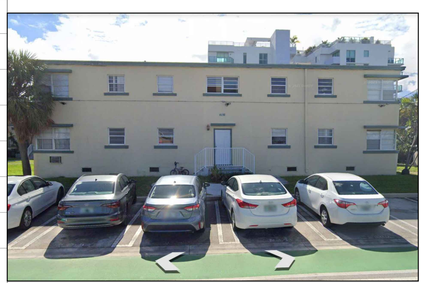
1 SURROUNDING BUILDINGS

SCALE: N.T.S.



1 MULTI-FAM RES
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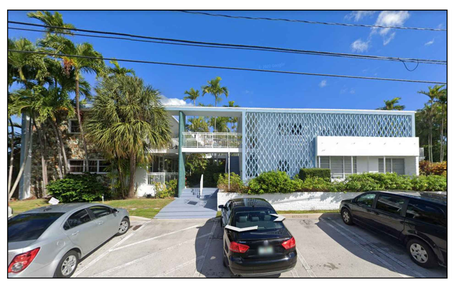
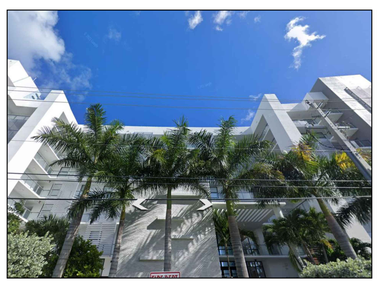


2 HARBOR BAY CONDO
10281 E. BAY HARBOR DR.

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.

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SURROUNDING BUILDINGS

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RENDERING BAY VIEW

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RENDERING BAY VIEW

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10301 E BAY HARBOR DRIVE - BAY HARBOR ISLANDS, FLORIDA

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RENDERED STREET VIEW

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RENDERED STREET VIEW

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AERIAL VIEW-NORTH

Date	02 - 22 - 2023	Sheet No.	A1.07
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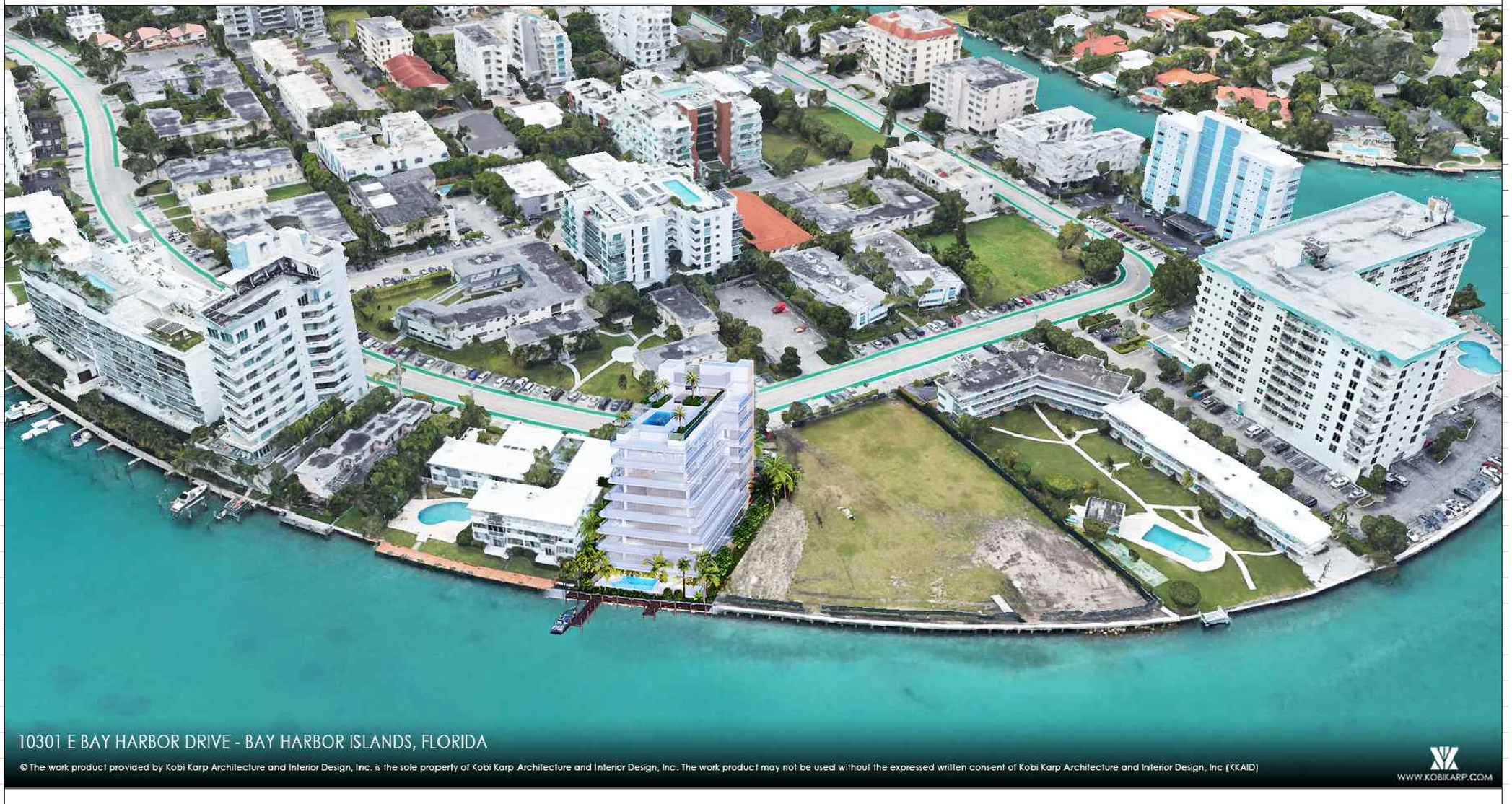

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AERIAL VIEW-SOUTH

Date	02 - 22 - 2023	Sheet No.	A1.08
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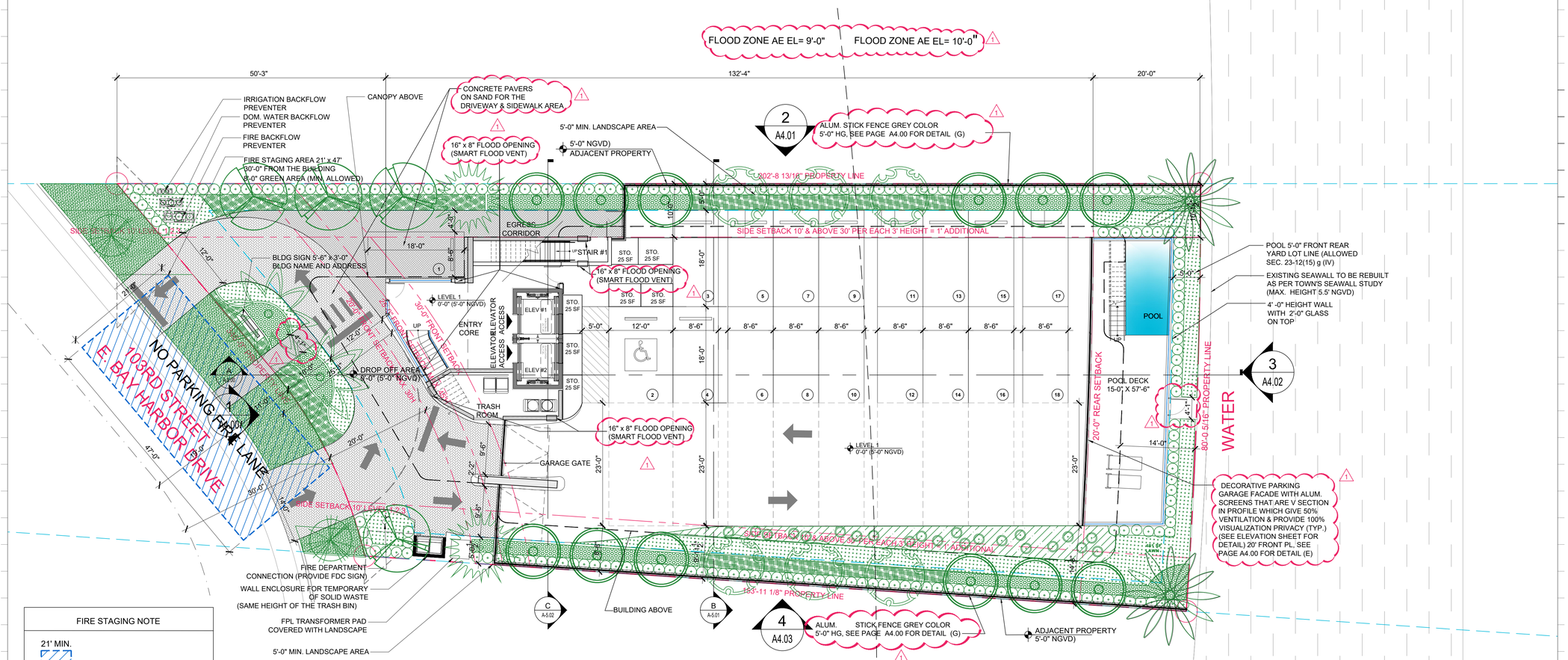

FIRE STAGING NOTE

GENERAL NOTES:

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

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

*F.C.R. = FIRE COMMAND ROOM

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

FLOOD PROOFING

1. ALL CONSTRUCTION WILL BE WET FLOODPROOFING UP TO BASE FLOOD ELEVATION (B.F.E.)+ 10'-0" +1'-0" ELEVATION (DESIGN FLOOD ELEVATION +11'-0" NGVD) DESIGNED IN ACCORDANCE WITH ASCE 24, TABLE 6-1 AND TABLE 1-1 AND FBC, SECTION 1612.5

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

3. ALL CONSTRUCTION MATERIALS AND FINISHES BELOW ELEVATION +11'-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, STAIR #1 AND TRASH ROOM AREAS WILL REQUIRE 7 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 = 416 SF. REQ. 3 (SMART FLOOD VENT)
GARBAGE ROOM= 144 SF. REQ. 1 (SMART FLOOD VENT)
STAIR #1 = 29 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:

FLOOD LEGEND

F.F.E (Level 1) = 0'-0" (5'-0" NGVD)
F.F.E (Level 2) = 9'-8" (14'-8" NGVD)
EQUIP. LEVEL = 9'-8" (14'-8" NGVD)
FLOOD ZONE = ZONE AE (EL 10)
B.F.E. = 10'-0" NGVD
D.F.E. = 11'-0" NGVD
MAX. CROWN OF ROAD = 3.92 NGVD
MAX. ADJACENT GRADE = 5.50 NGVD
MIN. ADJACENT GRADE = 3.70 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

NOTE: EACH STORAGE AREA MUST BE AT LEAST 25 SF. IN SIZE WITH AT LEAST 7-FEET OF CLEAR HEADROOM

B.F.E. = 10'-0" NGVD

1 SITE PLAN

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

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SITE PLAN

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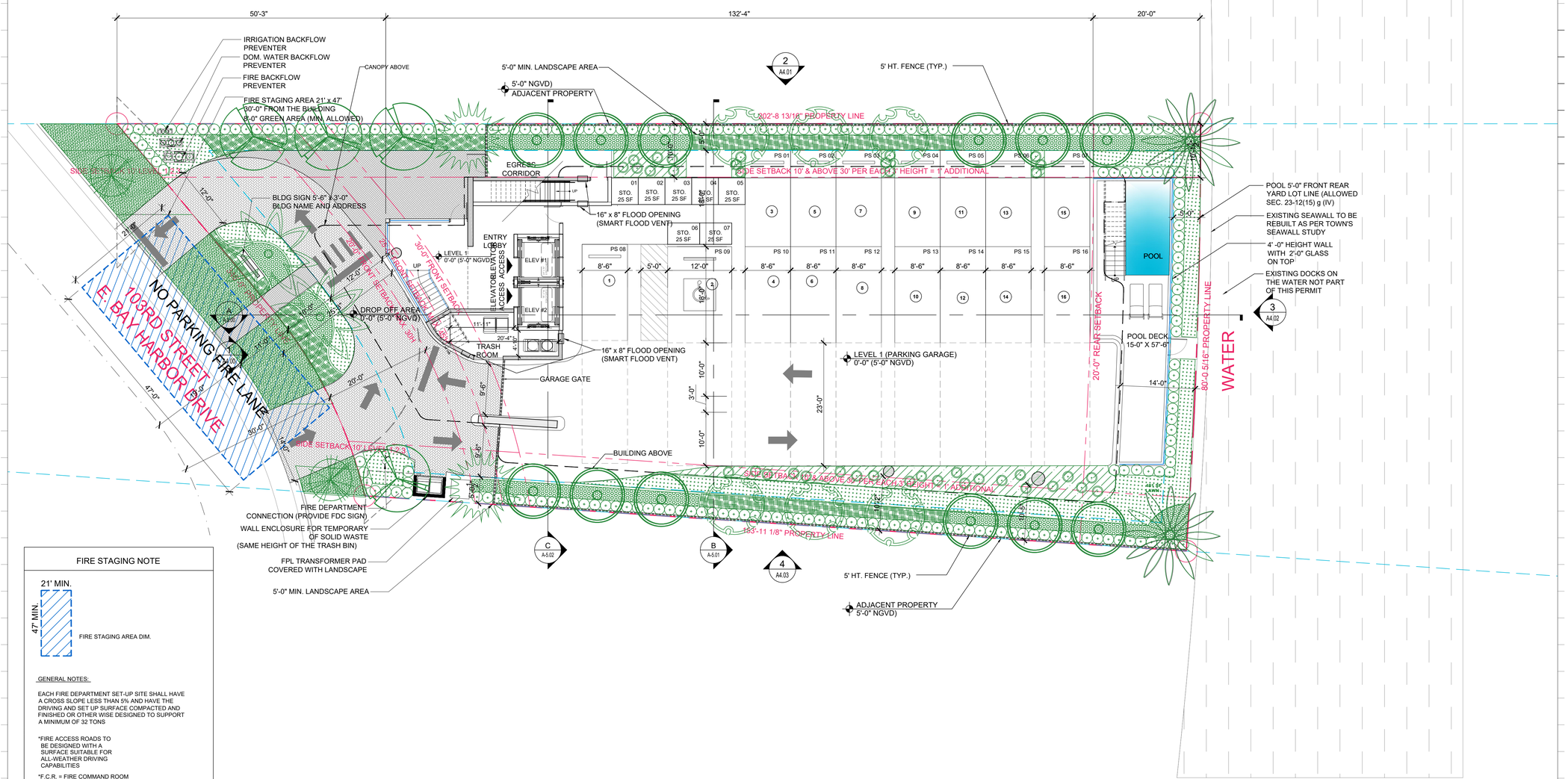

FIRE STAGING NOTE

21' MIN.

47' MIN.

FIRE STAGING AREA DIM.

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B.F.E. = 10'-0" NGVD

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1 SITE PLAN

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

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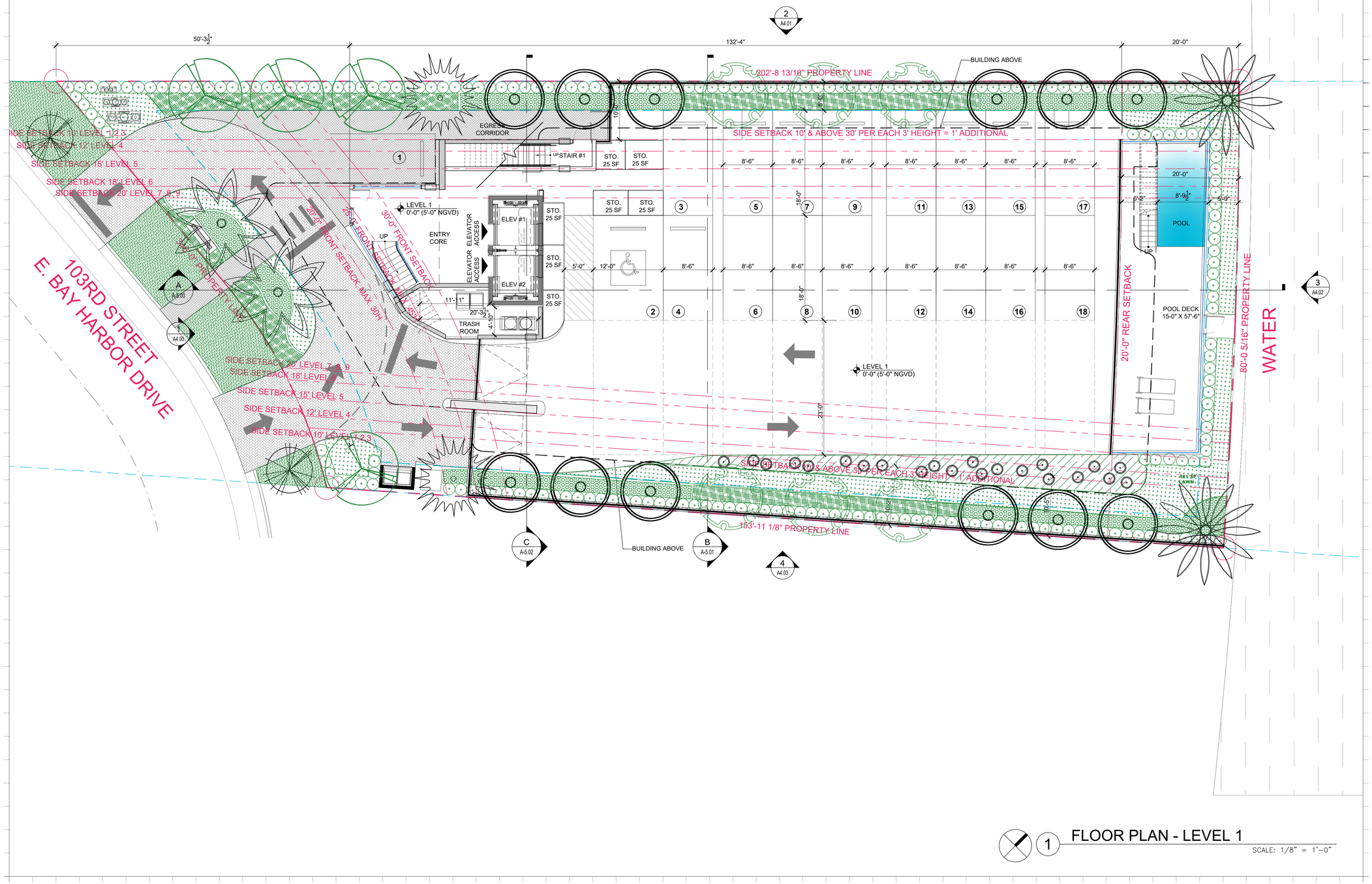

1 FLOOR PLAN - LEVEL 1

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

Rev.	DESCRIPTION	Date
1	DRC COMMENTS	03-08-2023
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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
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Tel: 305-828-0644
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ARCHITECTS:
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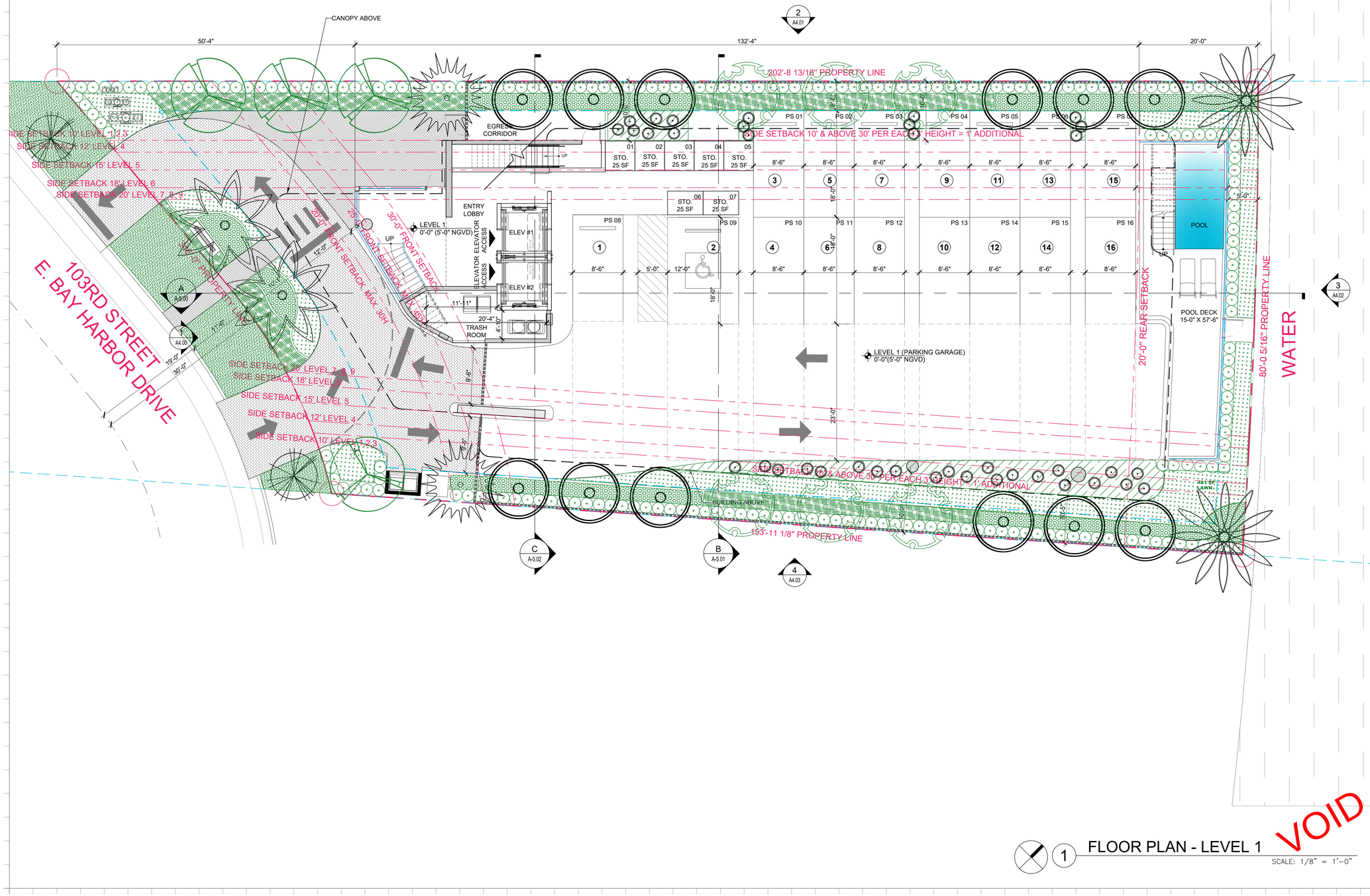
FLOOR PLAN - LEVEL 1

Date	02 - 22 - 2023	Sheet No. A3.00
Scale		
Project	2228	



1 FLOOR PLAN - LEVEL 1

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

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Rev.	DESCRIPTION	Date
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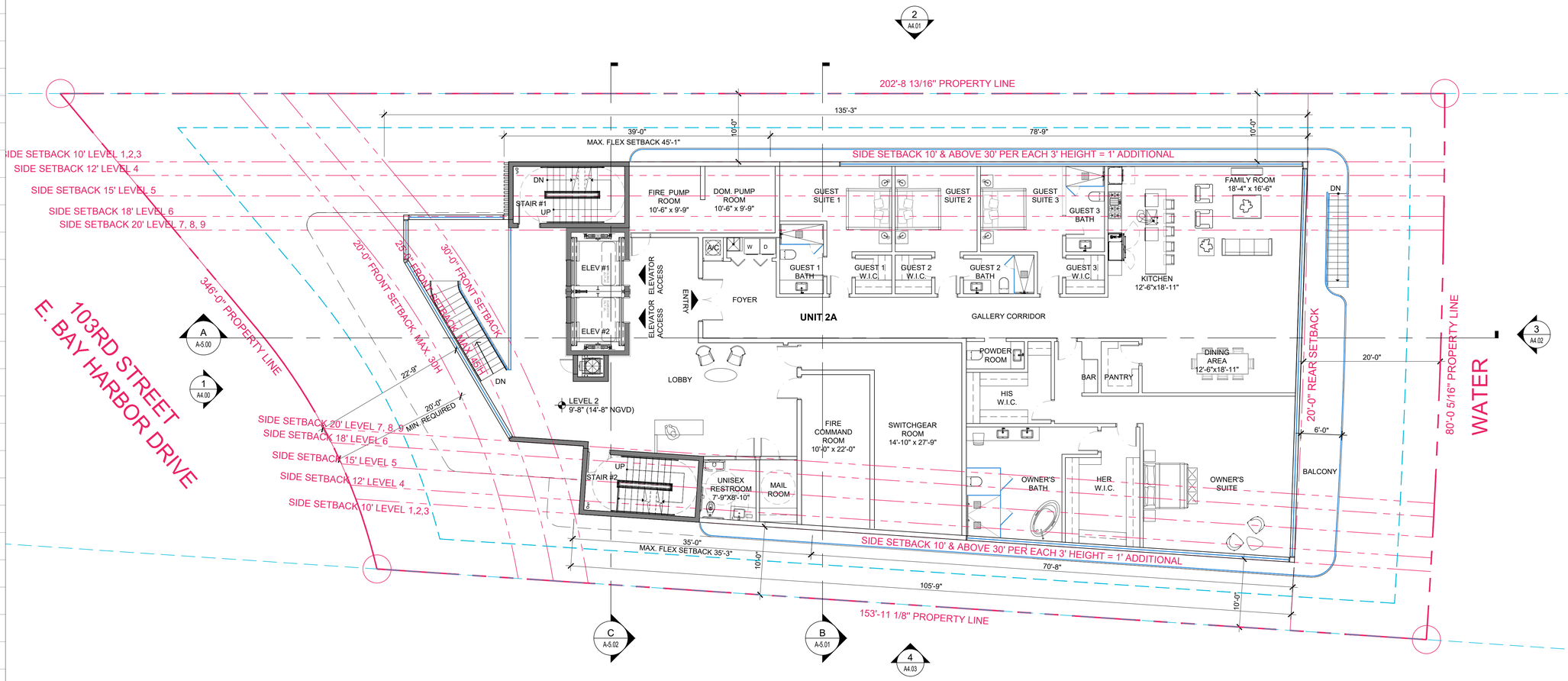
FLOOR PLAN - LEVEL 1

Date	02 - 22 - 2023	Sheet No. A3.00
Scale		
Project	2228	



UNIT AREA AT LEVEL 2			
UNIT	# OF BEDROOM	MIN. REQ. AREA	PROPOSED AREA
2A	4	1,550 SF	3,705 SF

1 FLOOR PLAN - LEVEL 2

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

Rev.	DESCRIPTION	Date
1	DRC COMMENTS	03-08-2023
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FLOOR PLAN - LEVEL 2

Date	02 - 22 - 2023	Sheet No.	A3.01
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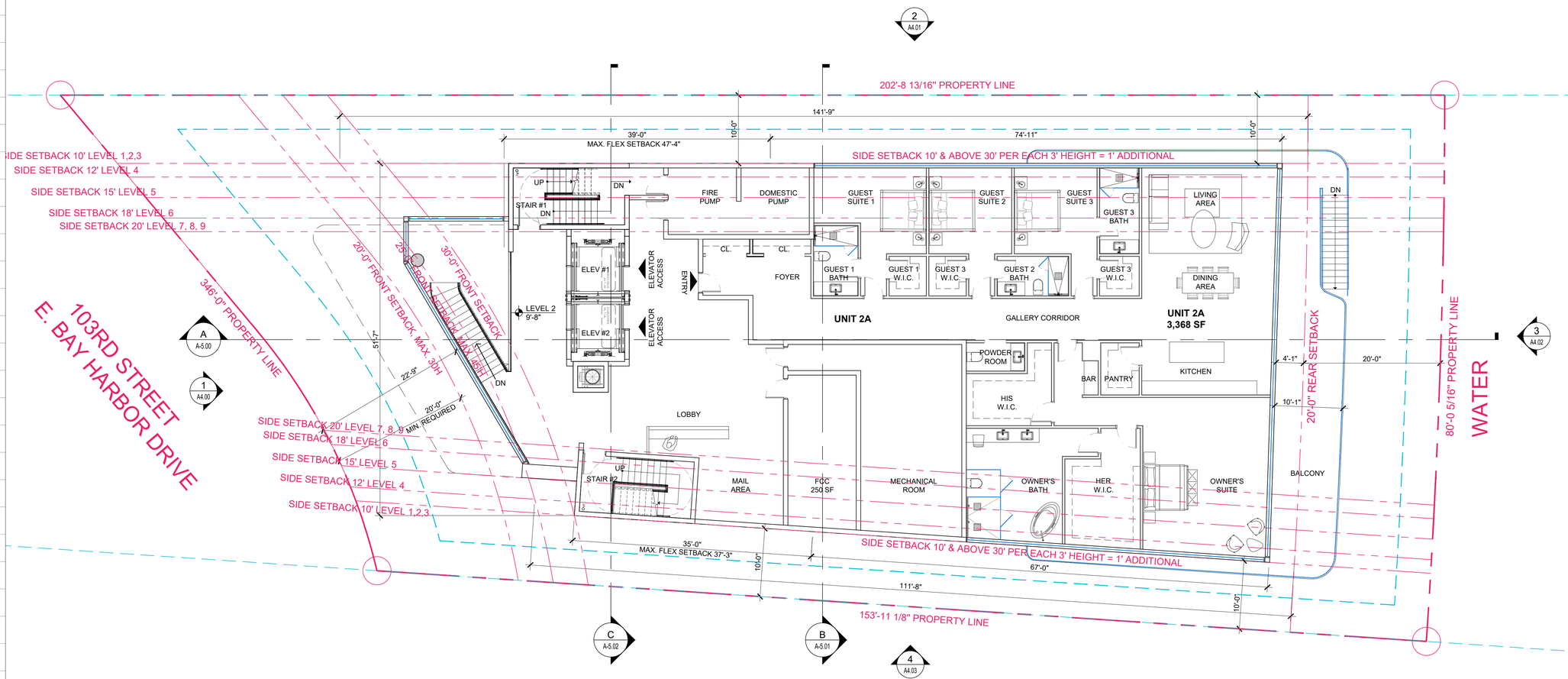
Project	2228		



LEVEL	BEDROOMS	REQUIRED AREA	PROPOSED AREA
2	4	1,550 SF	3,380 SF

1 FLOOR PLAN - LEVEL 2

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

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FLOOR PLAN - LEVEL 2

Date	02 - 22 - 2023	Sheet No.
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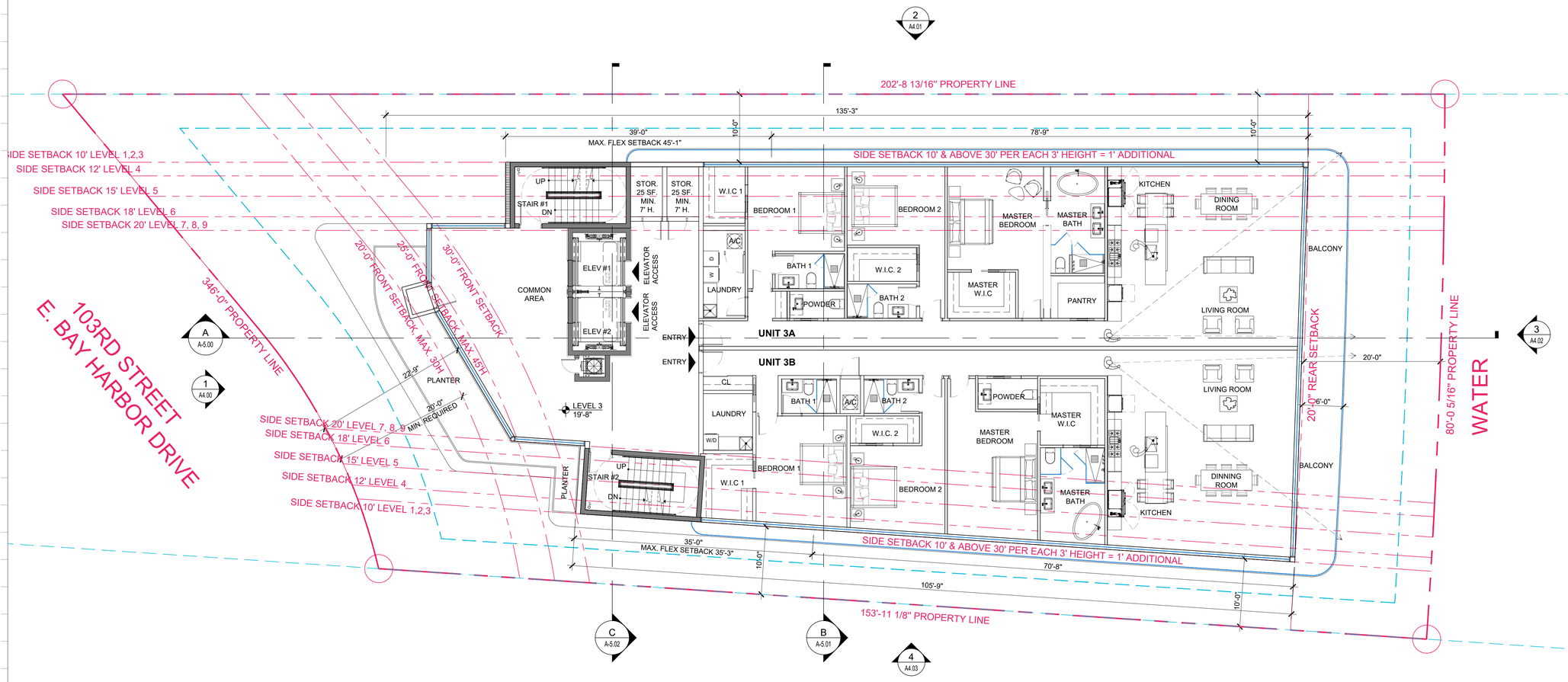

UNIT AREA AT LEVEL 3			
UNIT	# OF BEDROOM	MIN. REQ. AREA	PROPOSED AREA
3A	3	1,350 SF	2,417 SF
3B	3	1,350 SF	2,493 SF

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

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FLOOR PLAN - LEVEL 3

Date	02 - 22 - 2023	Sheet No. A3.02
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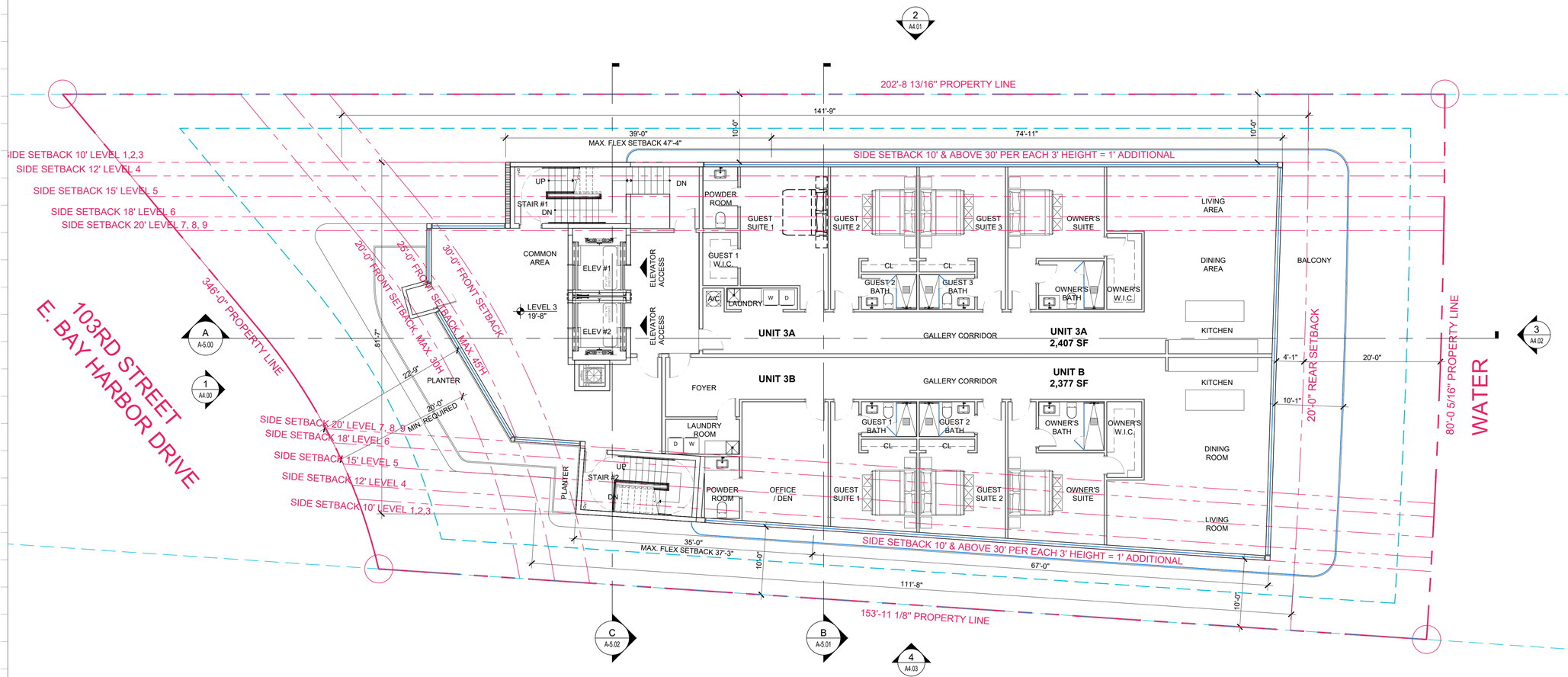
Project	2228	



LEVEL	BEDROOMS	REQUIRED AREA	PROPOSED AREA
3A	4	1,550 SF	2,407 SF
3B	3	1,350 SF	2,377 SF

1 FLOOR PLAN - LEVEL 3

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

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K O B I K A R P

FLOOR PLAN - LEVEL 3

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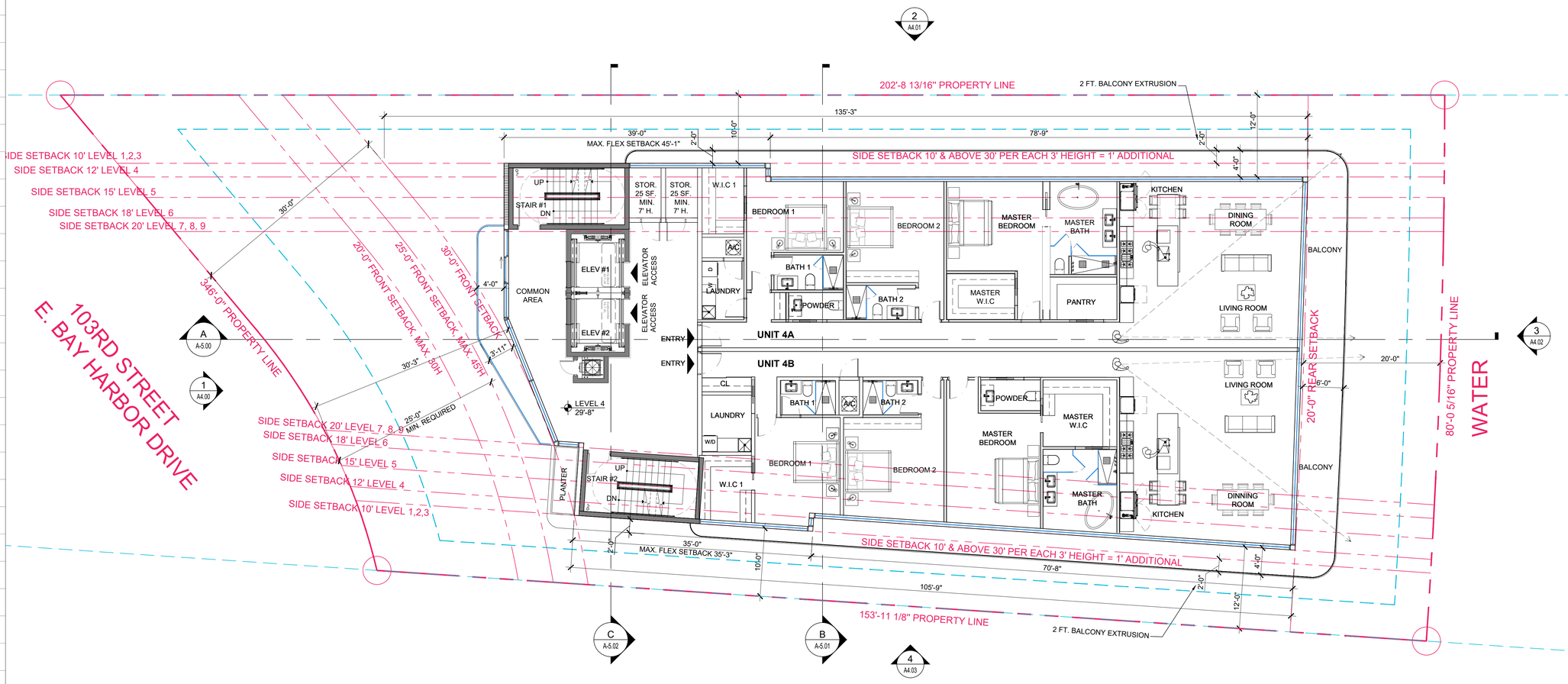

UNIT AREA AT LEVEL 4			
UNIT	# OF BEDROOM	MIN. REQ. AREA	PROPOSED AREA
4A	3	1,350 SF	2,261 SF
4B	3	1,350 SF	2,352 SF

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

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FLOOR PLAN - LEVEL 4

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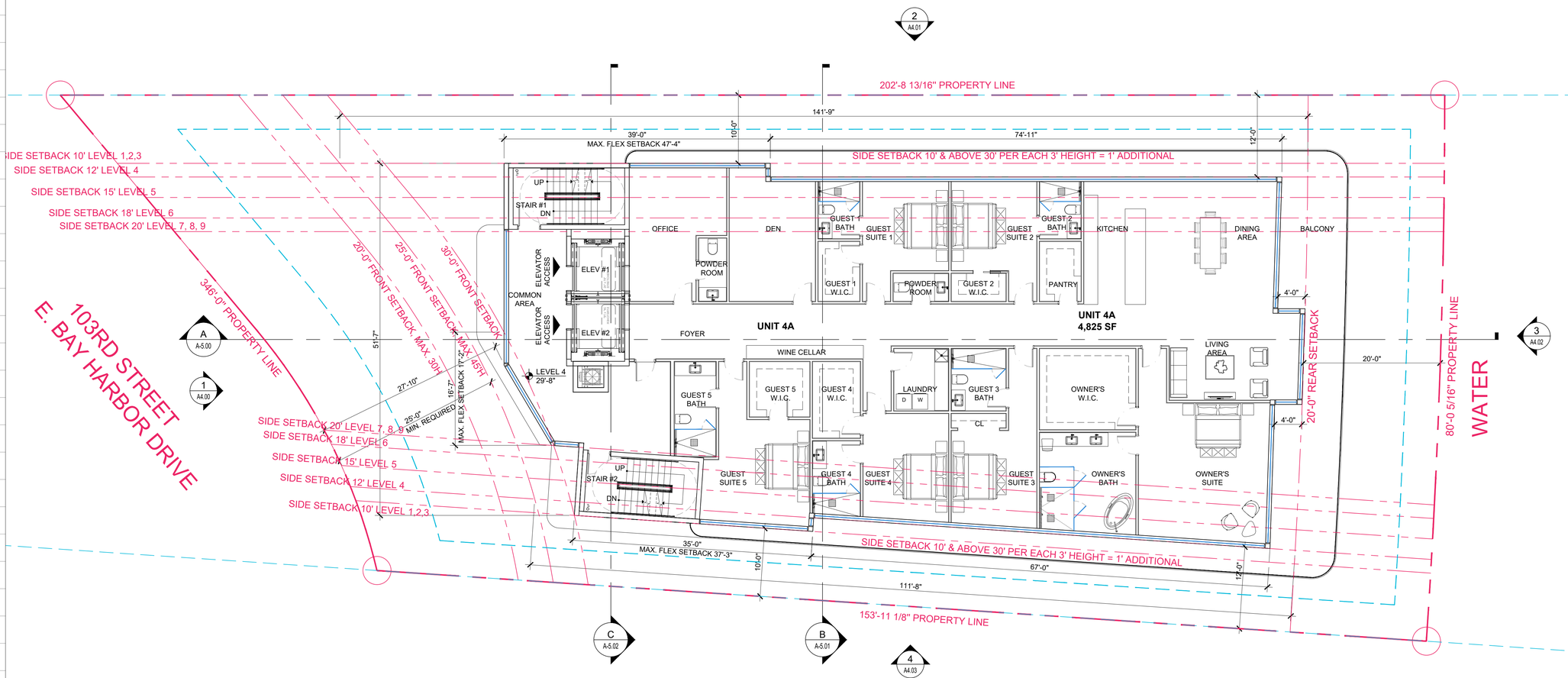

LEVEL	BEDROOMS	REQUIRED AREA	PROPOSED AREA
4	6	1,950 SF	4,825 SF

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

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FLOOR PLAN - LEVEL 4

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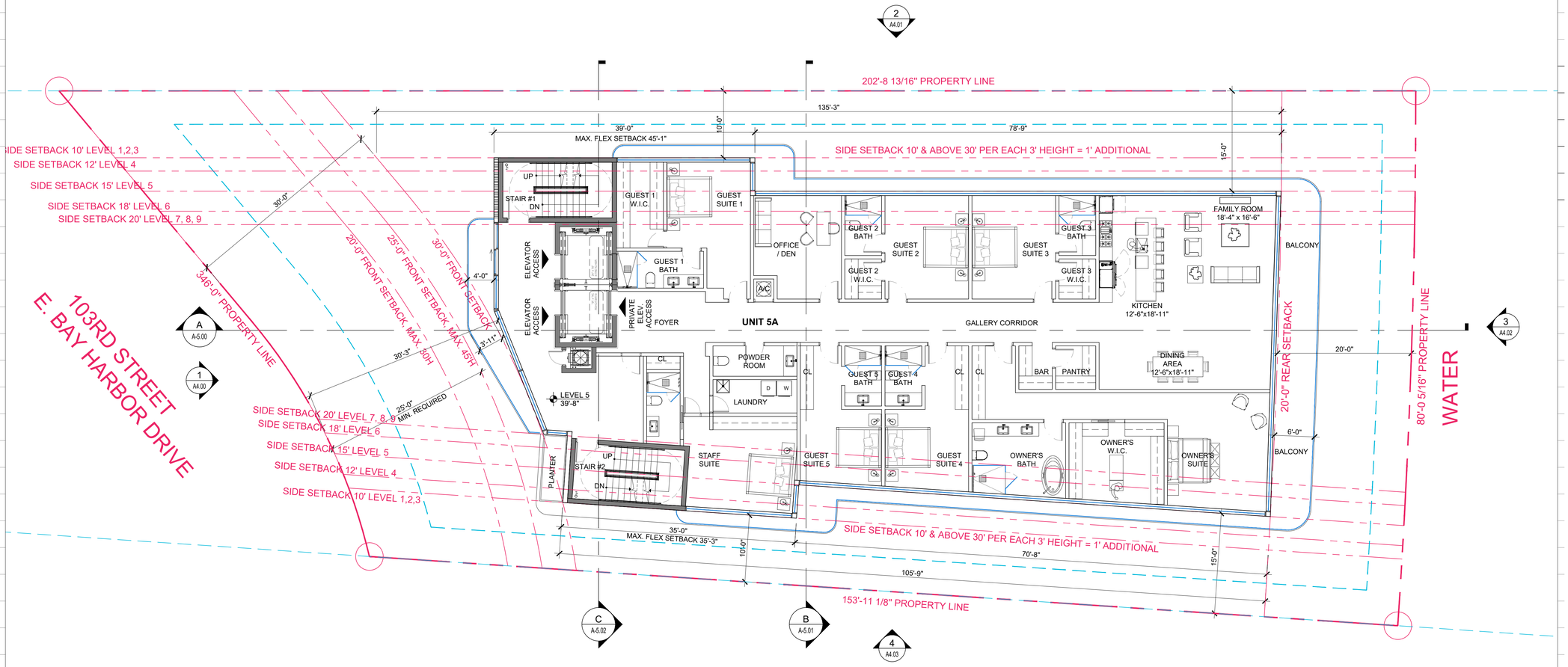

UNIT AREA AT LEVEL 5			
UNIT	# OF BEDROOM	MIN. REQ. AREA	PROPOSED AREA
5A	7	2,150 SF	4,573 SF

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

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FLOOR PLAN - LEVEL 5

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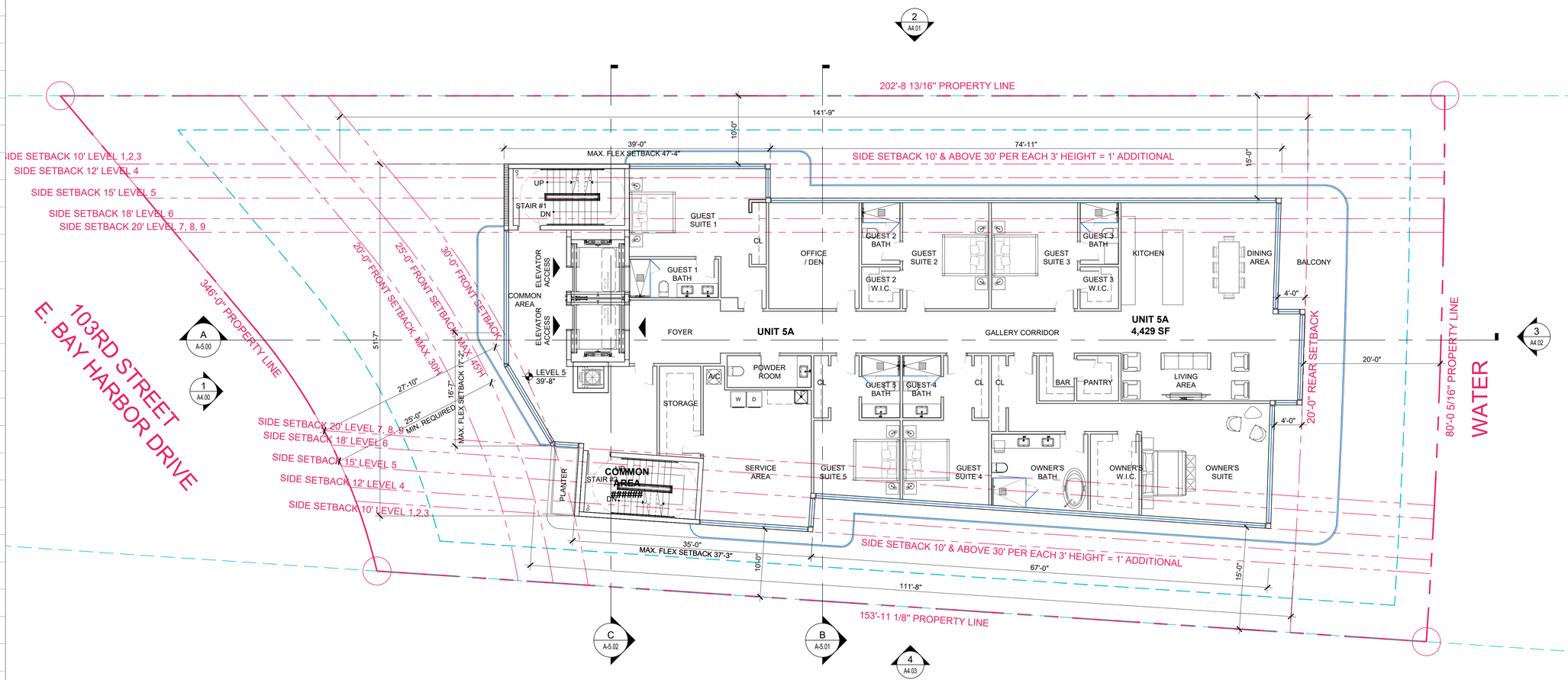

LEVEL	BEDROOMS	REQUIRED AREA	PROPOSED AREA
5	6	1,950 SF	4,429 SF

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

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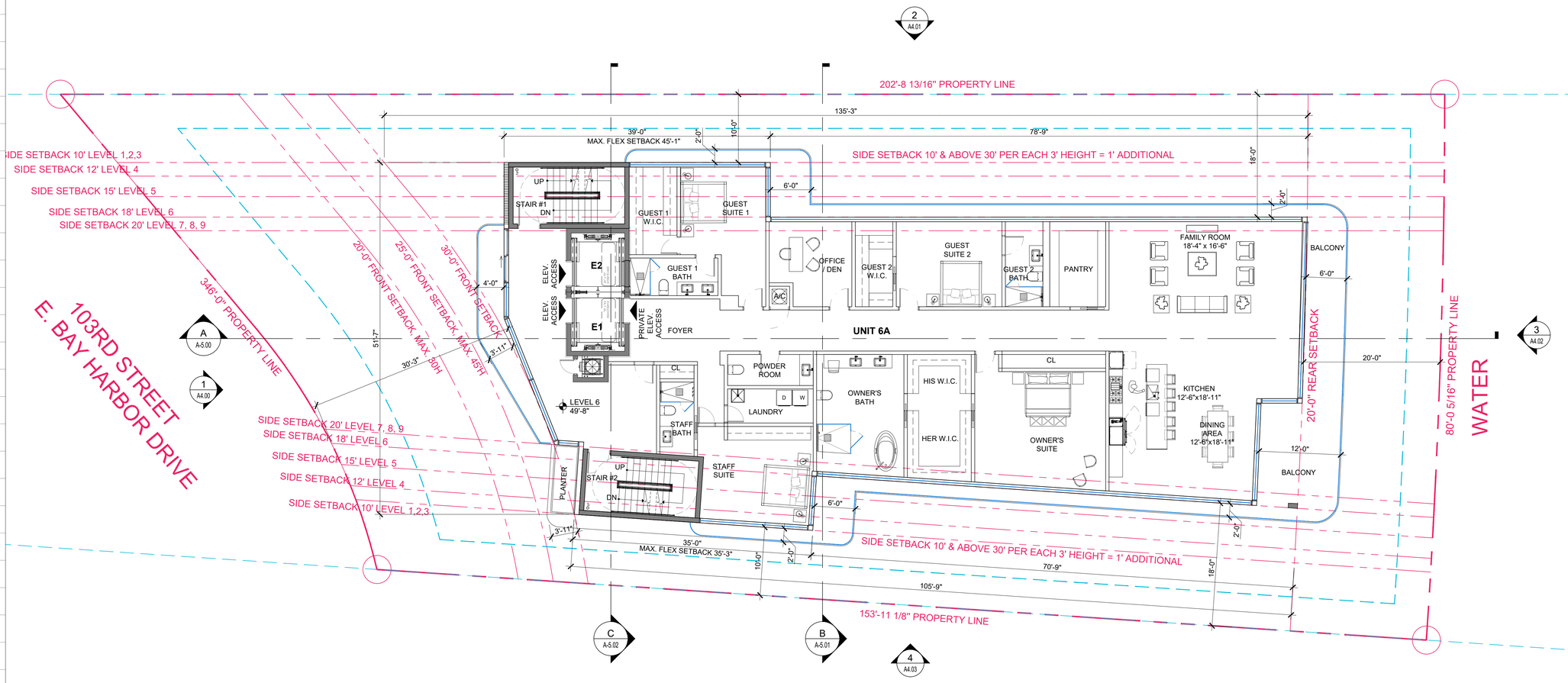

UNIT AREA AT LEVEL 6			
UNIT	# OF BEDROOM	MIN. REQ. AREA	PROPOSED AREA
56	4	1,550 SF	4,040 SF

1 FLOOR PLAN - LEVEL 6
SCALE: 1/8" = 1'-0"

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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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Lic. # AR0012578

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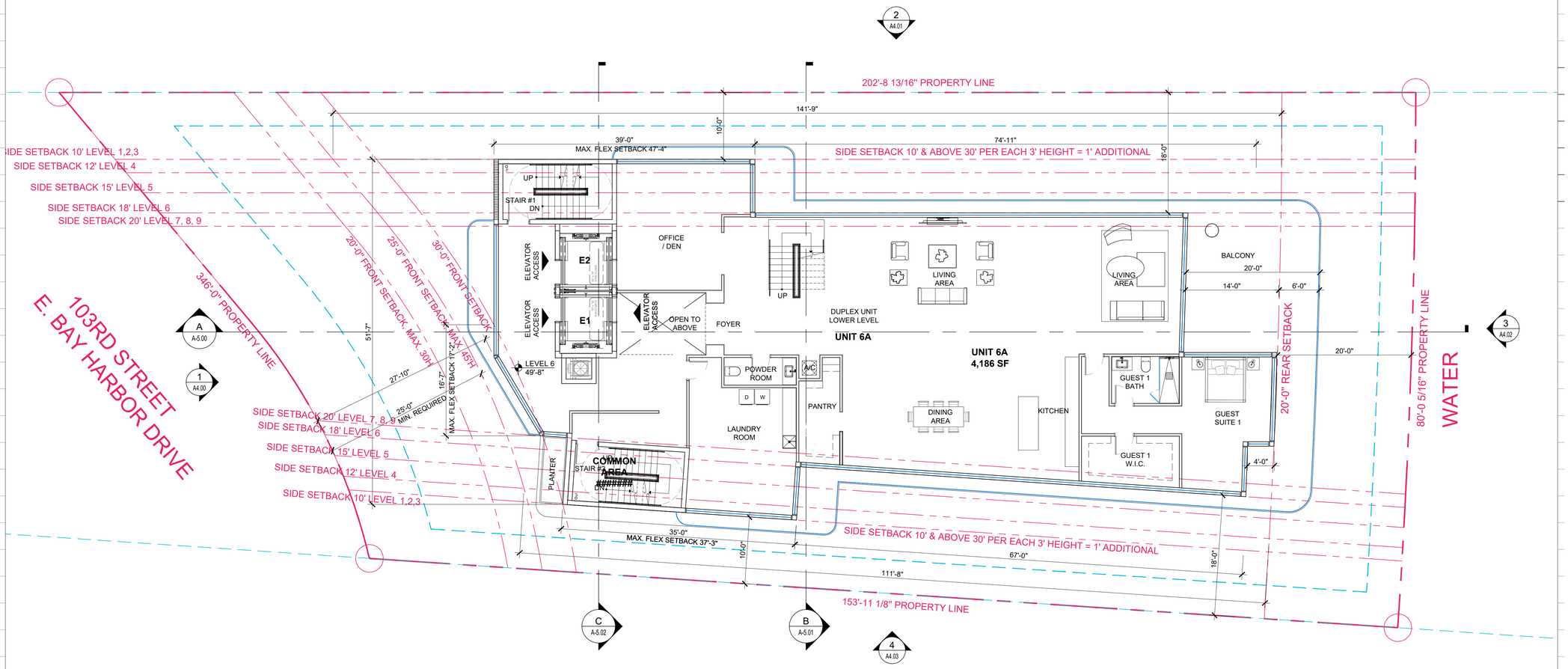
FLOOR PLAN - LEVEL 6

Date	02 - 22 - 2023	Sheet No.	A3.05
Scale			
Project	2228		



LEVEL	UNIT	BEDROOMS	REQUIRED AREA	PROPOSED AREA
6	6A	4		4,208 SF
7				2,104 SF
			1,550 SF	6,312 SF

1 FLOOR PLAN - LEVEL 6
SCALE: 1/8" = 1'-0"

VOID

Rev.	DESCRIPTION	Date
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K O B I
K A R P

FLOOR PLAN - LEVEL 6

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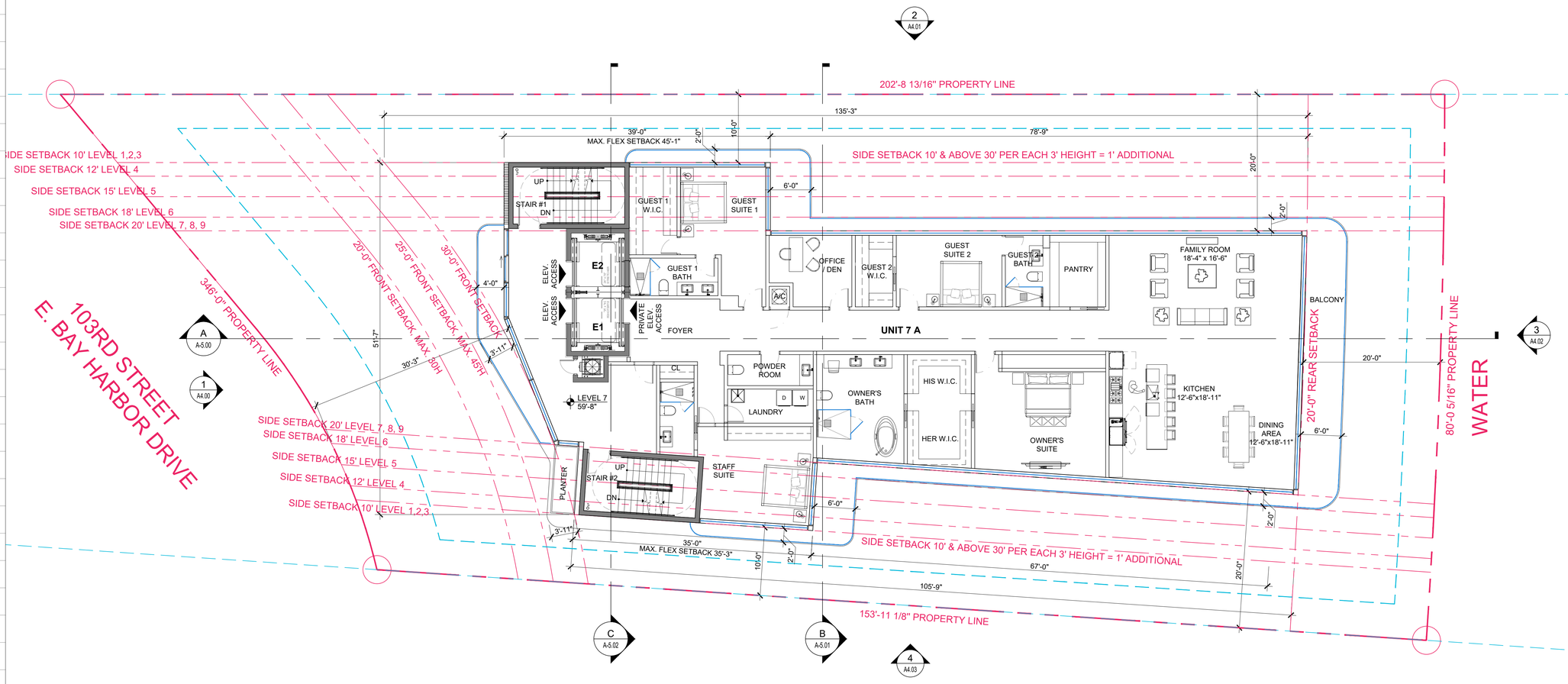
Project	2228		



UNIT AREA AT LEVEL 7			
UNIT	# OF BEDROOM	MIN. REQ. AREA	PROPOSED AREA
7A	4	1,550 SF	3,830 SF

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

Rev.	DESCRIPTION	Date
1	DRC COMMENTS	03-08-2023
2		
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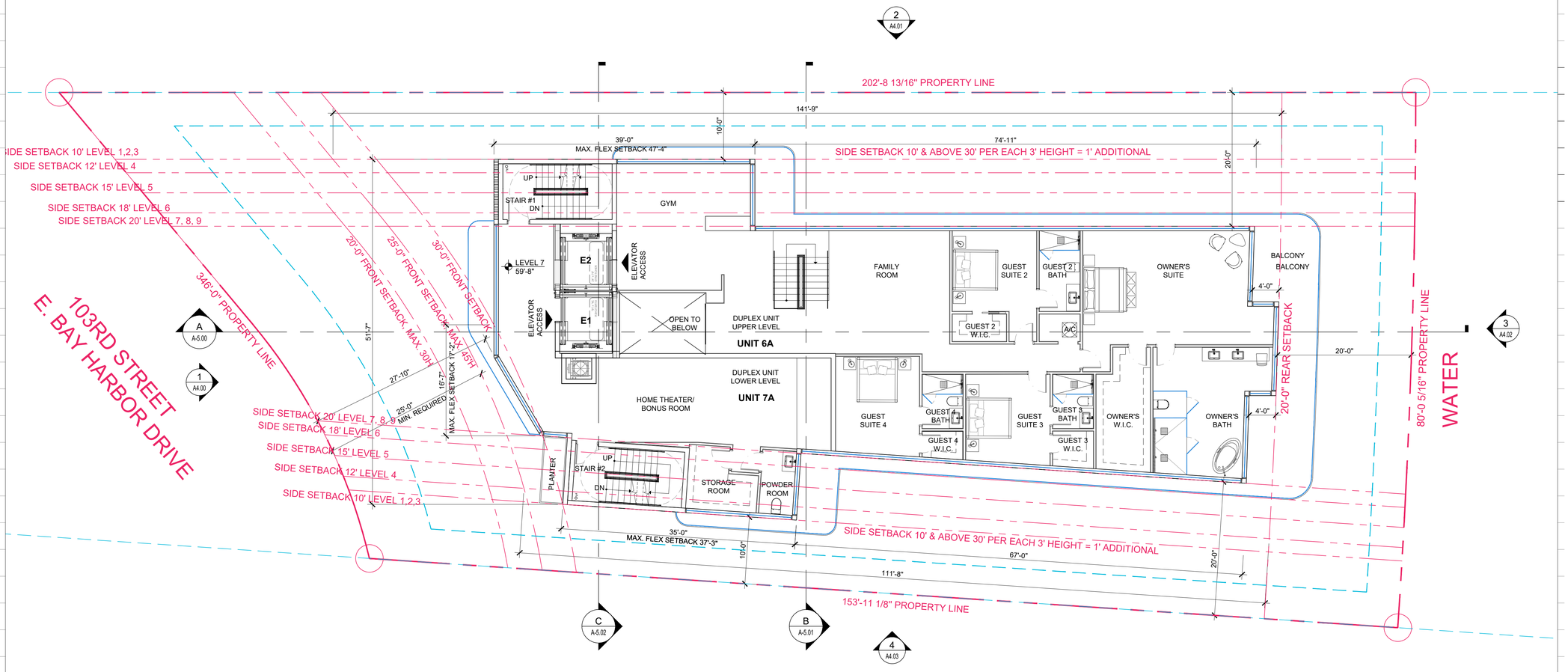
FLOOR PLAN - LEVEL 7

Date	02 - 22 - 2023	Sheet No.	A3.06
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

1 FLOOR PLAN - LEVEL 7

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

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Rev.	DESCRIPTION	Date
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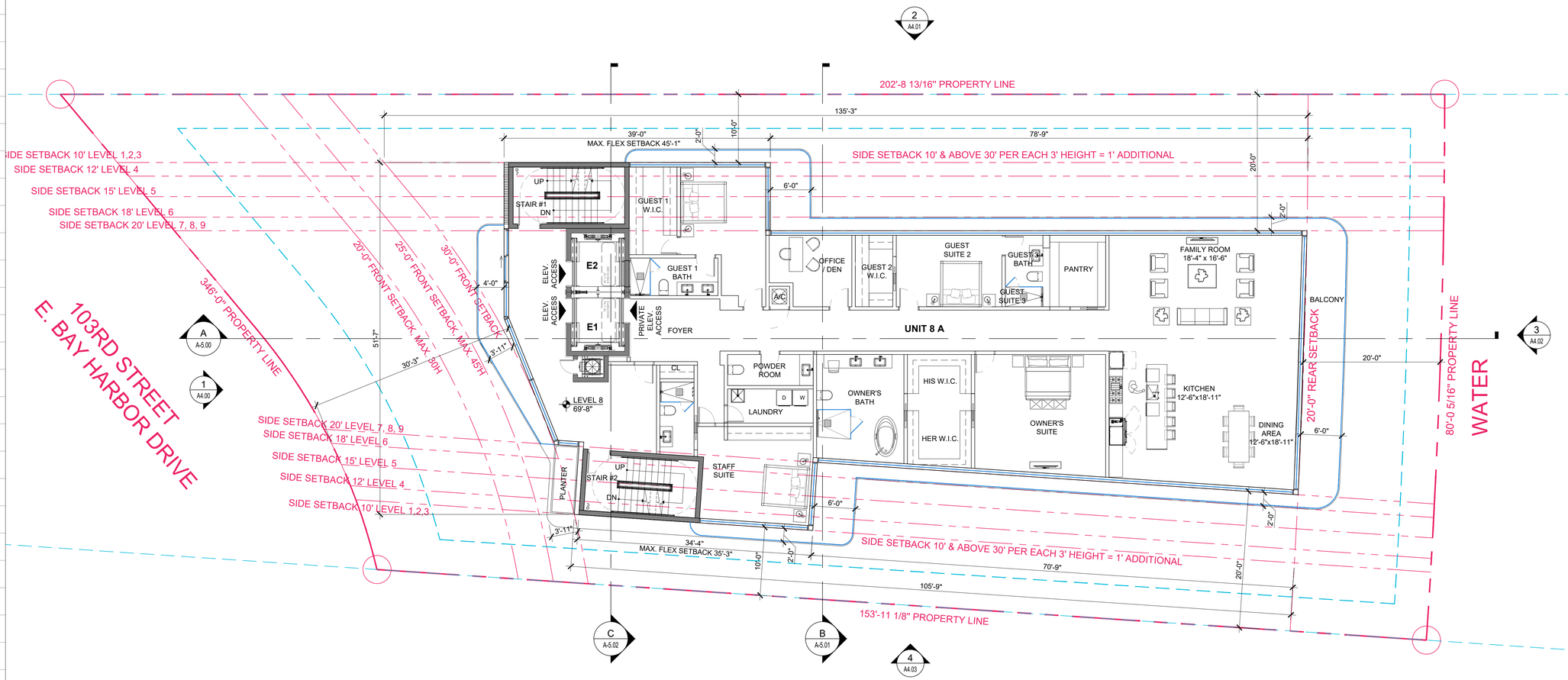
K O B I K A R P

FLOOR PLAN - LEVEL 7

Date	02 - 22 - 2023	Sheet No. A3.06
Scale		
Project	2228	



UNIT AREA AT LEVEL 8			
UNIT	# OF BEDROOM	MIN. REQ. AREA	PROPOSED AREA
8A	4	1,550 SF	3,830 SF

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

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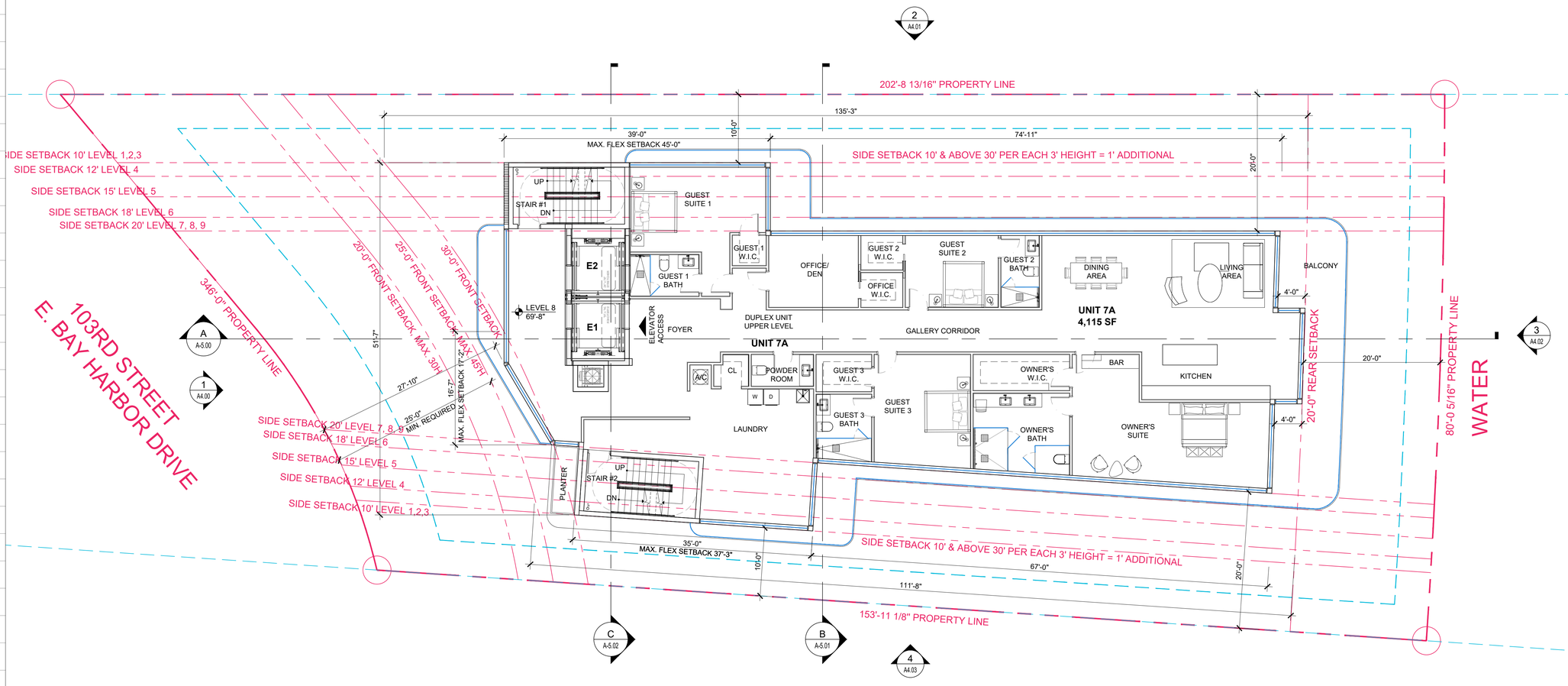
FLOOR PLAN - LEVEL 8

Date	02 - 22 - 2023	Sheet No.	A3.07
Scale			
Project	2228		



LEVEL	UNIT	BEDROOMS	REQUIRED AREA	PROPOSED AREA
7				2,104 SF
8	7A	4		4,208 SF
			1,550 SF	6,312 SF

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1 FLOOR PLAN - LEVEL 8

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

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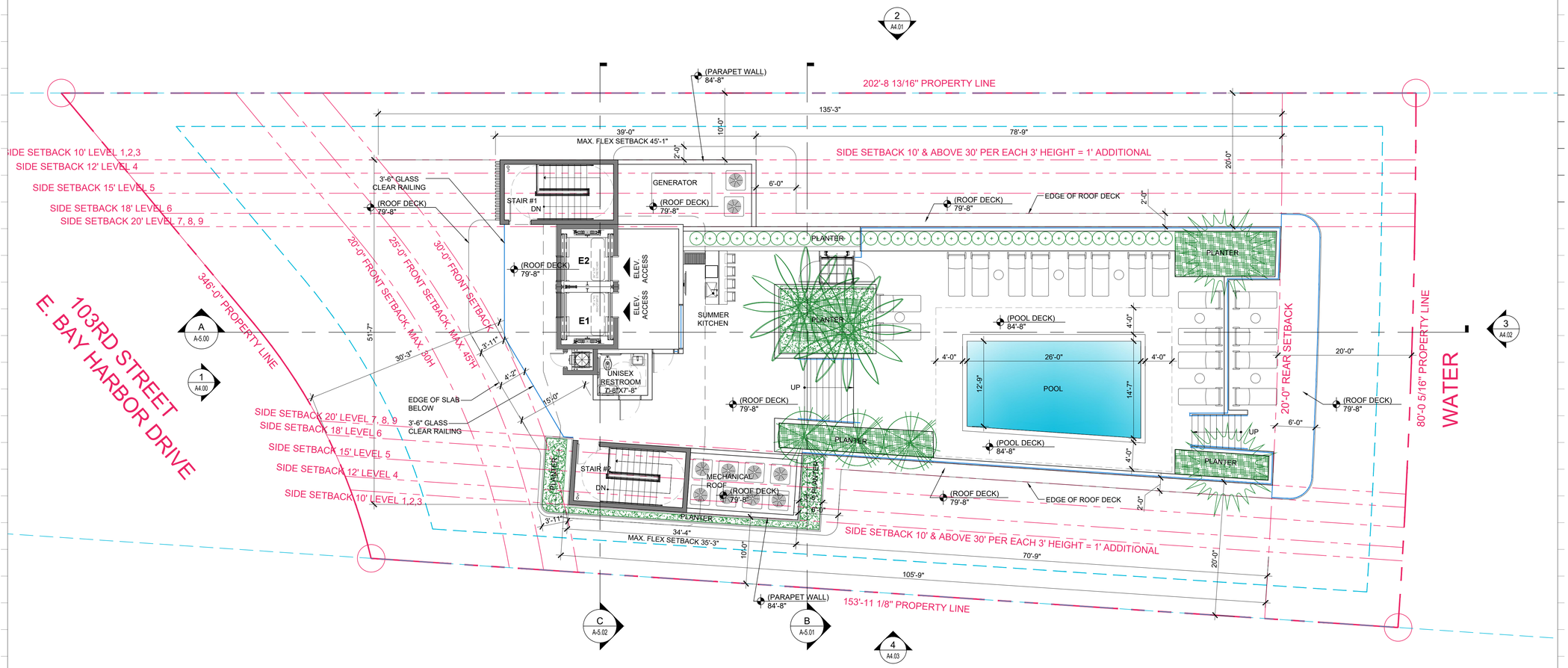

1 FLOOR PLAN - ROOF DECK

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

Rev.	DESCRIPTION	Date
1	DRC COMMENTS	03-08-2023
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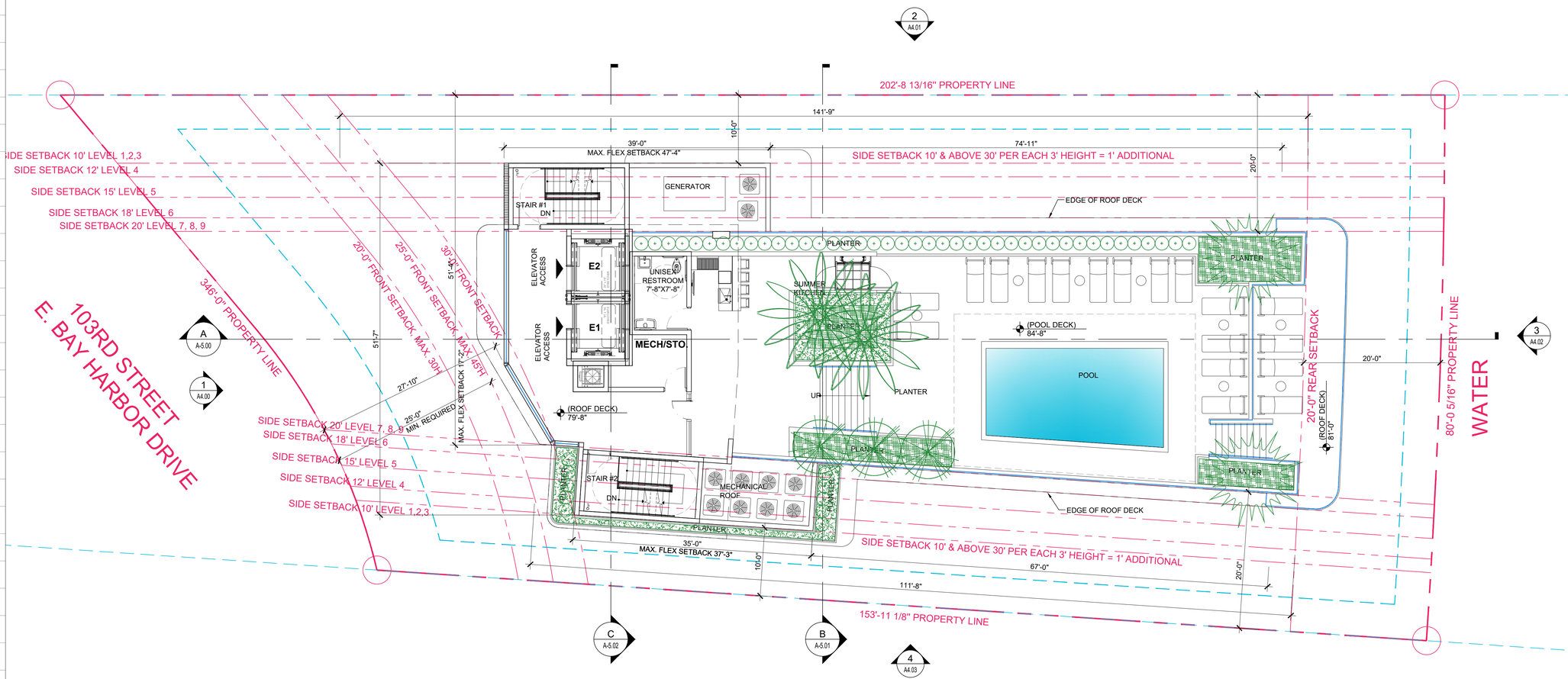
ROOF DECK

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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ROOF DECK
FLOOR PLAN - ROOF DECK

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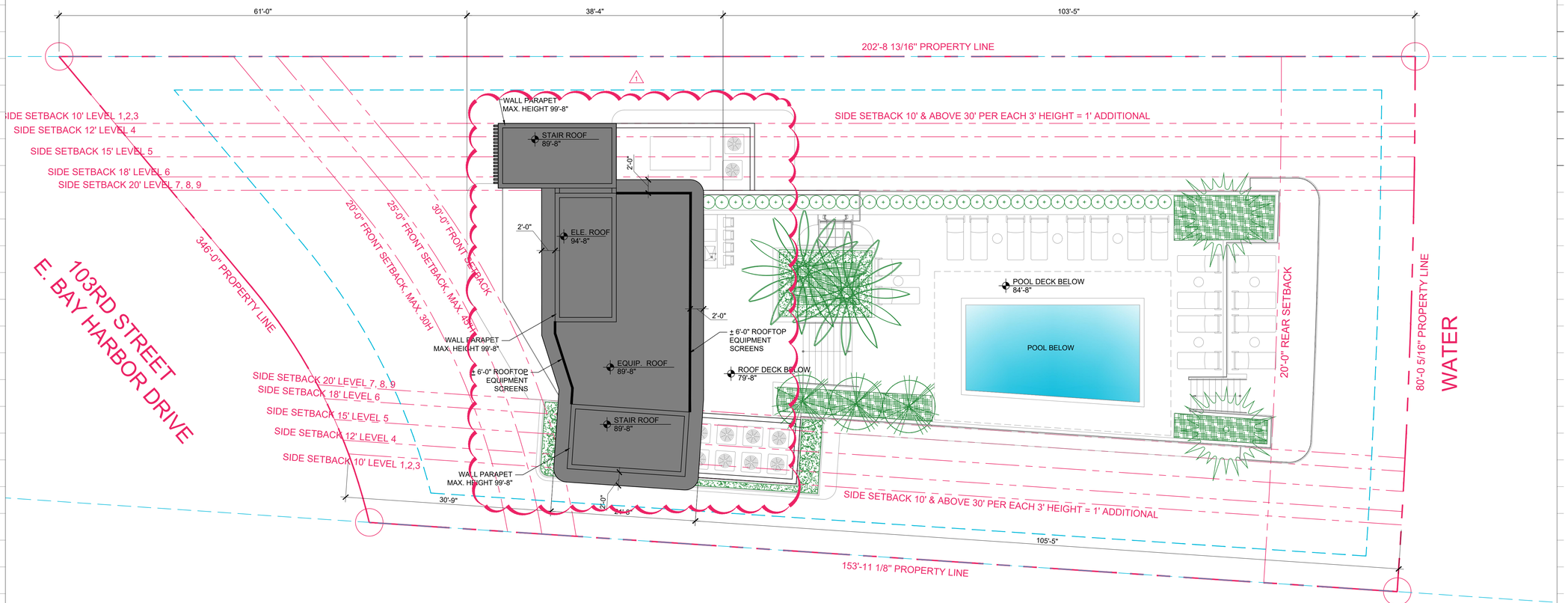

1 FLOOR PLAN - UPPER ROOF

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

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FLOOR PLAN - UPPER ROOF

Date	02 - 22 - 2023	Sheet No. A3.09
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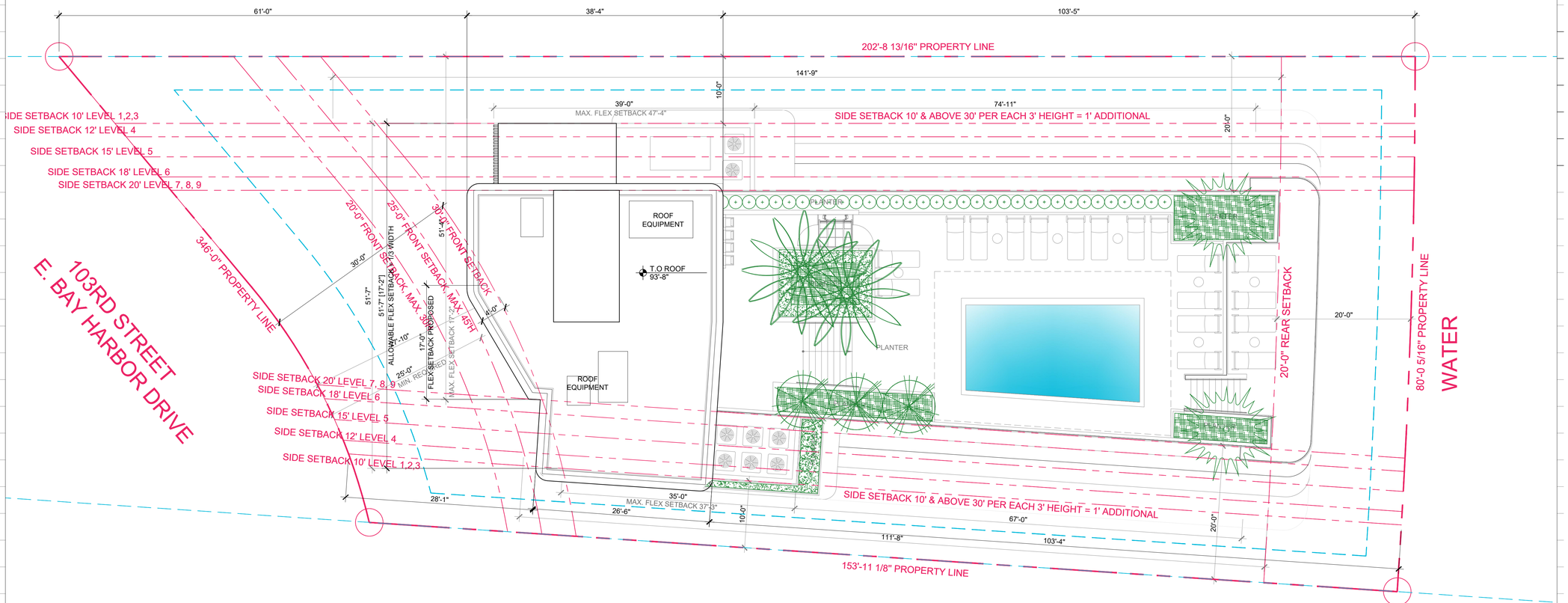

1 ROOF PLAN
SCALE: 1/8" = 1'-0"

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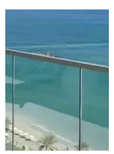
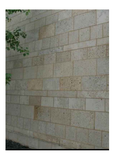
A GLAZING
COLOR
GREY



B RAILING
COLOR
CLEAR

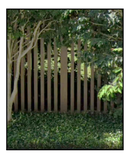
C ALUM. FRAMING
COLOR SUNSTORM
SILVERSTORM



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 VERTICAL ALUMINUM
PROFILE WOOD GRAIN
OR SIMILAR.



G ALUM. STICK FENCE
COLOR: WOOD GRAIN
HEIGHT: 5'-0"

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

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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

STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

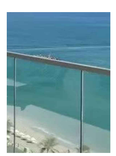
KOBI KARP
Lic. # AR0012578

KOBI KARP

BUILDING COLOR ELEVATION - SOUTH

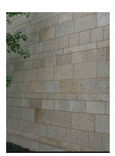
Date	02 - 22 - 2023	Sheet No.
Scale		A4.00
Project	2228	

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

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

VOID

Rev.	DESCRIPTION	Date
1		
2		
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BAY HARBOR ISLANDS, FL 33154

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DANIA BEACH, FL 33004
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Email: juan@ecopacheco.com

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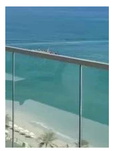
KOBI KARP

BUILDING COLOR ELEVATION - SOUTH

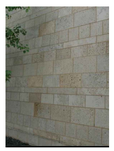
Date	02 - 22 - 2023	Sheet No.
Scale		A4.00
Project	2228	

A GLAZING
COLOR
GREY



B RAILING
COLOR
CLEAR

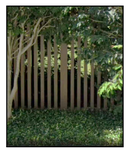
C ALUM. FRAMING
COLOR SUNSTORM
SILVERSTORM



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 VERTICAL ALUMINUM
PROFILE WOOD GRAIN
OR SIMILAR.



G ALUM. STICK FENCE
COLOR: WOOD GRAIN
HEIGHT: 5'-0"

2 BUILDING COLOR ELEVATION-EAST

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

Rev.	DESCRIPTION	Date
1	DRC COMMENTS	03-08-2023
2		
3		
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Lic. # AR0012578

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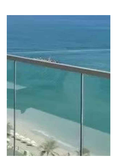
BUILDING COLOR ELEVATION - EAST

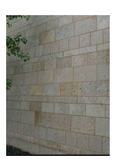
Date	02 - 22 - 2023	Sheet No.
Scale		A4.01
Project	2228	

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

2 BUILDING COLOR ELEVATION-EAST
SCALE: 1/8" = 1'-0"

VOID

Rev.	DESCRIPTION	Date
1		
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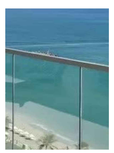
KOBI KARP
Lic. # AR0012578

K O B I
K A R P

BUILDING COLOR ELEVATION - EAST

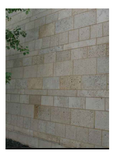
Date	02 - 22 - 2023	Sheet No.	A4.01
Scale			
Project	2228		

A GLAZING COLOR GREY



B RAILING COLOR CLEAR

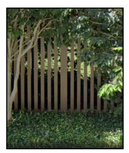
C ALUM. FRAMING COLOR SUNSTORM SILVERSTORM



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 VERTICAL ALUMINUM PROFILE WOOD GRAIN OR SIMILAR.



G ALUM. STICK FENCE COLOR: WOOD GRAIN HEIGHT: 5'-0"

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

Rev.	DESCRIPTION	Date
1	DRC COMMENTS	03-08-2023
2		
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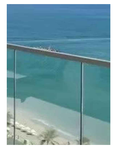
KOBI KARP
Lic. # AR0012578

KOBI KARP

BUILDING COLOR ELEVATION - NORTH

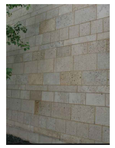
Date	02 - 22 - 2023	Sheet No.
Scale		A4.02
Project	2228	

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

VOID

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

Rev.	DESCRIPTION	Date
1		
2		
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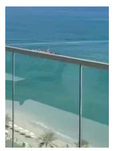
Lic. # AR0012578

KOBI KARP

BUILDING COLOR ELEVATION - NORTH

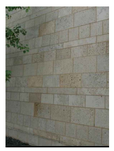
Date	02 - 22 - 2023	Sheet No.
Scale		A4.02
Project	2228	

A GLAZING
COLOR
GREY



B RAILING
COLOR
CLEAR

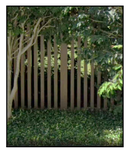
C ALUM. FRAMING
COLOR SUNSTORM
SILVERSTORM



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 VERTICAL ALUMINUM
PROFILE WOOD GRAIN
OR SIMILAR.



G ALUM. STICK FENCE
COLOR: WOOD GRAIN
HEIGHT: 5'-0"

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

Rev.	DESCRIPTION	Date
1	DRC COMMENTS	03-08-2023
2		
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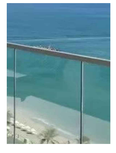
K O B I
K A R P

BUILDING COLOR ELEVATION - WEST

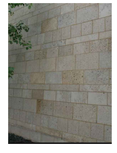
Date	02 - 22 - 2023	Sheet No.
Scale		A4.03
Project	2228	

A GLAZING COLOR
GREY



B RAILING COLOR
CLEAR

C ALUM. FRAMING COLOR
SUNSTORM SILVERSTORM



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COLOR BEIGE / BIANCO LUNA

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(FINISH: ANODIZED ALUMINUM)
(COLOR: SILVER

F EXTERIOR ALUM. SCREEN
COLOR : BEACHWOOD

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

VOID

Rev.	DESCRIPTION	Date
1		
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Name: OCEAN ENGINEERING
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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

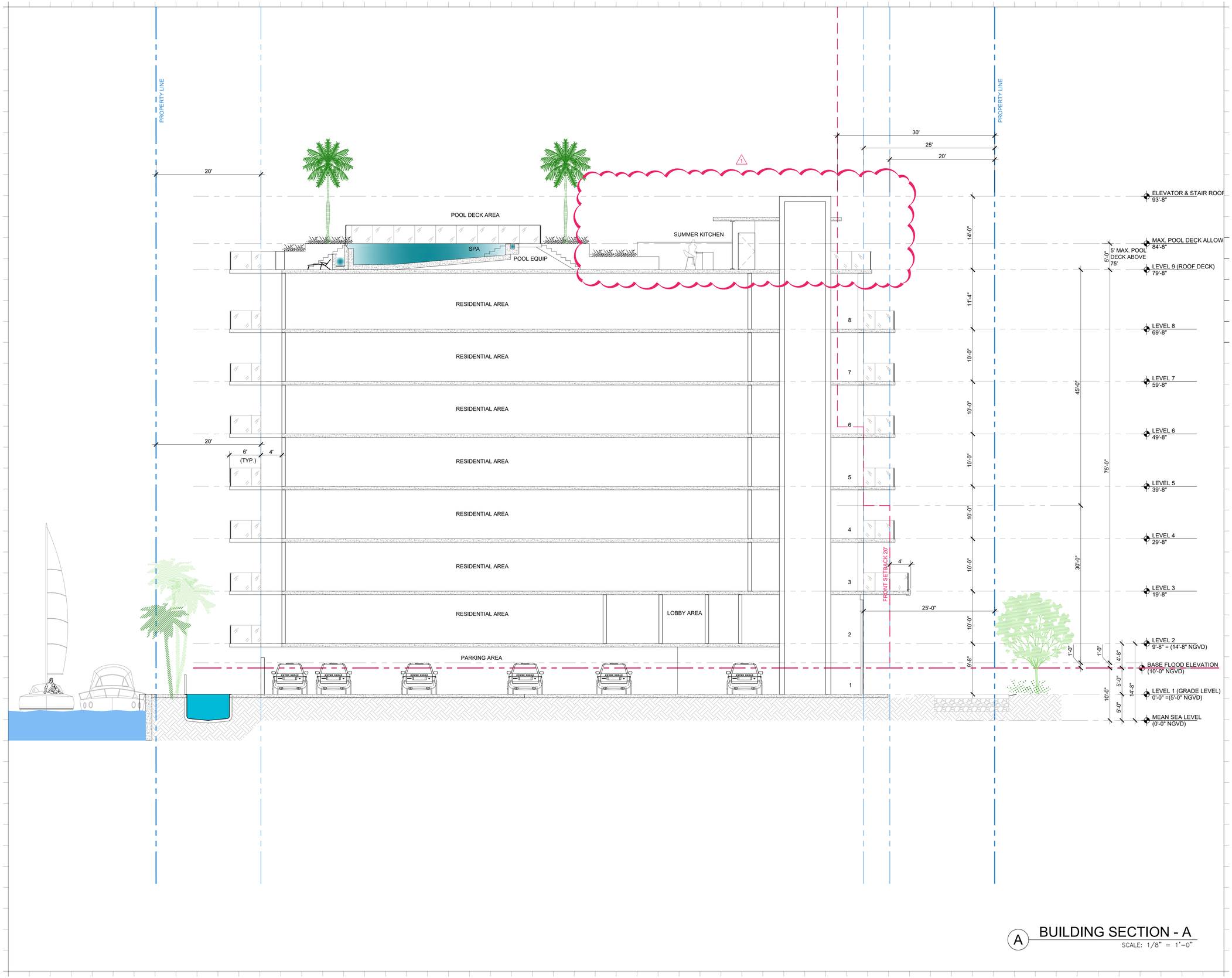
STATE OF FLORIDA · KOBI KARP · AR0012578 · REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

K O B I
K A R P

BUILDING COLOR ELEVATION - WEST

Date	02 - 22 - 2023	Sheet No. A4.03
Scale		
Project	2228	



A BUILDING SECTION - A

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

Rev.	DESCRIPTION	Date
1	DRC COMMENTS	03-08-2023
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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

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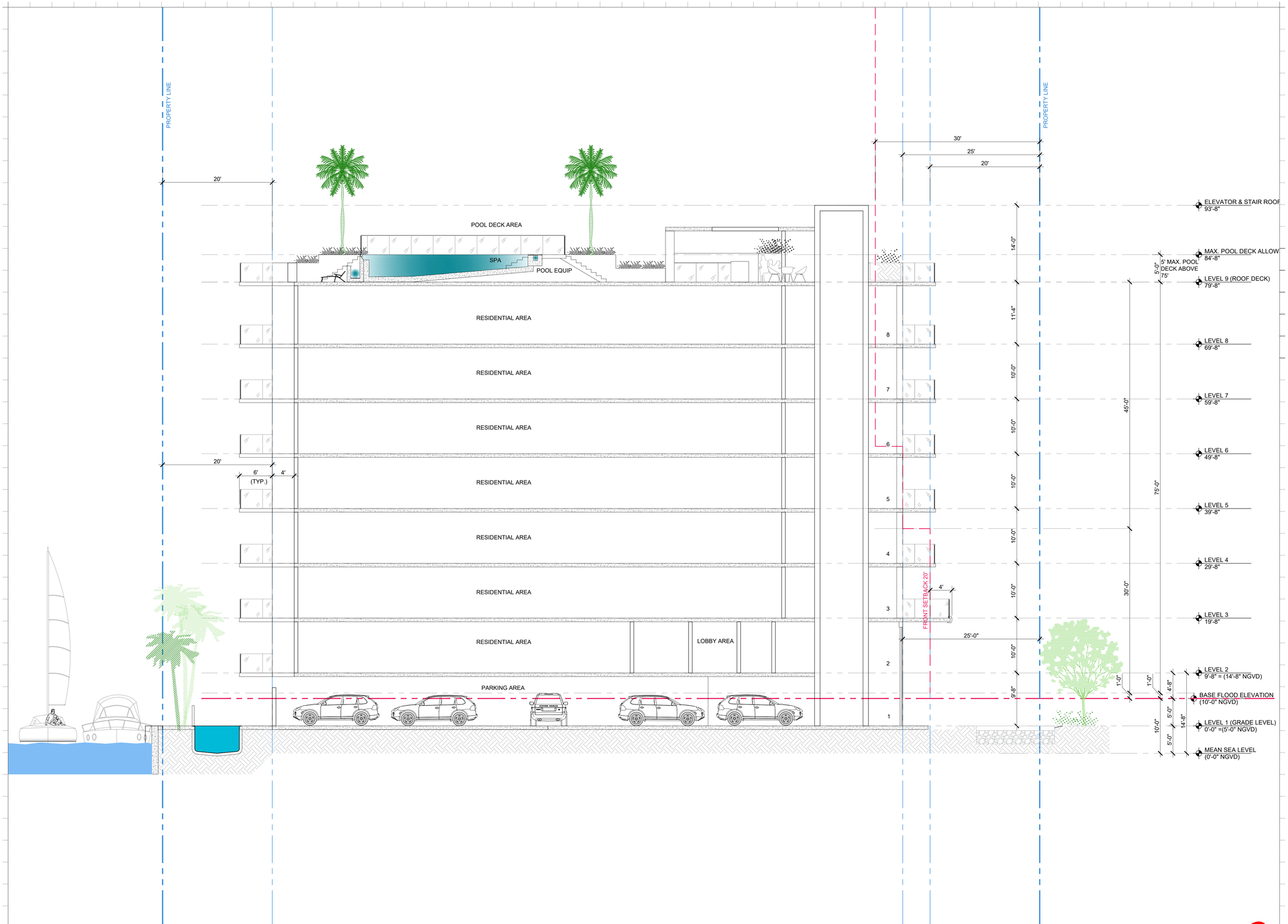
Lic. # AR0012578

K O B I K A R P

BUILDING SECTION - A

Date	02 - 22 - 2023	Sheet No.
Scale		A5.00
Project	2228	



A BUILDING SECTION - A

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

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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
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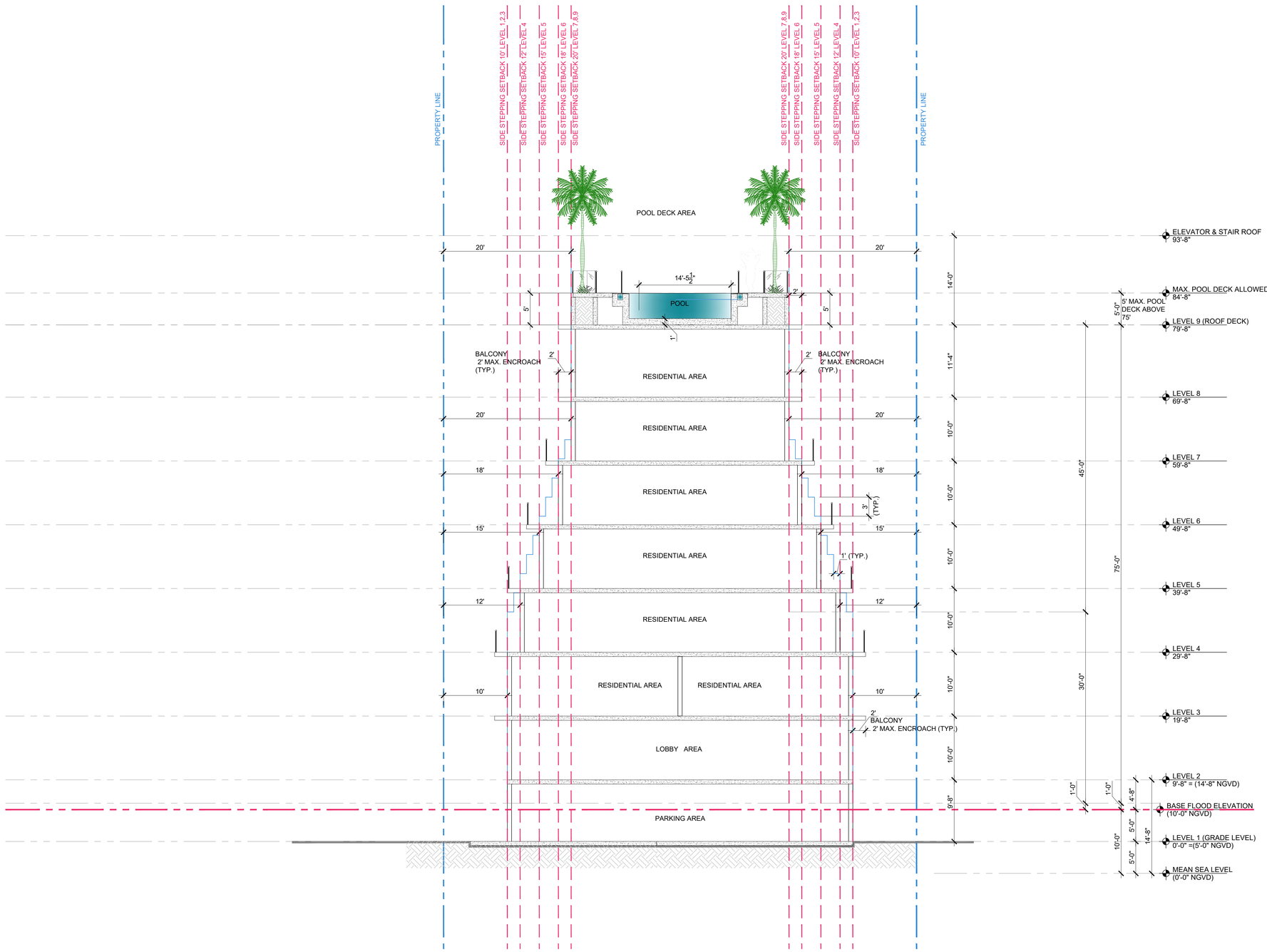
Lic. # AR0012578

KOBI KARP

BUILDING SECTION - A

Date	02 - 22 - 2023	Sheet No.
Scale		A5.00
Project	2228	



A BUILDING SECTION - B

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

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
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Sunny Isles Beach, F 33160

LANDSCAPE DESIGN:
Name: ECOPACHECO
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DANIA BEACH, FL 33004
Tel: 305.915.6626
Email: juan@ecopacheco.com

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STATE OF FLORIDA
KOBI KARP
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KOBI KARP
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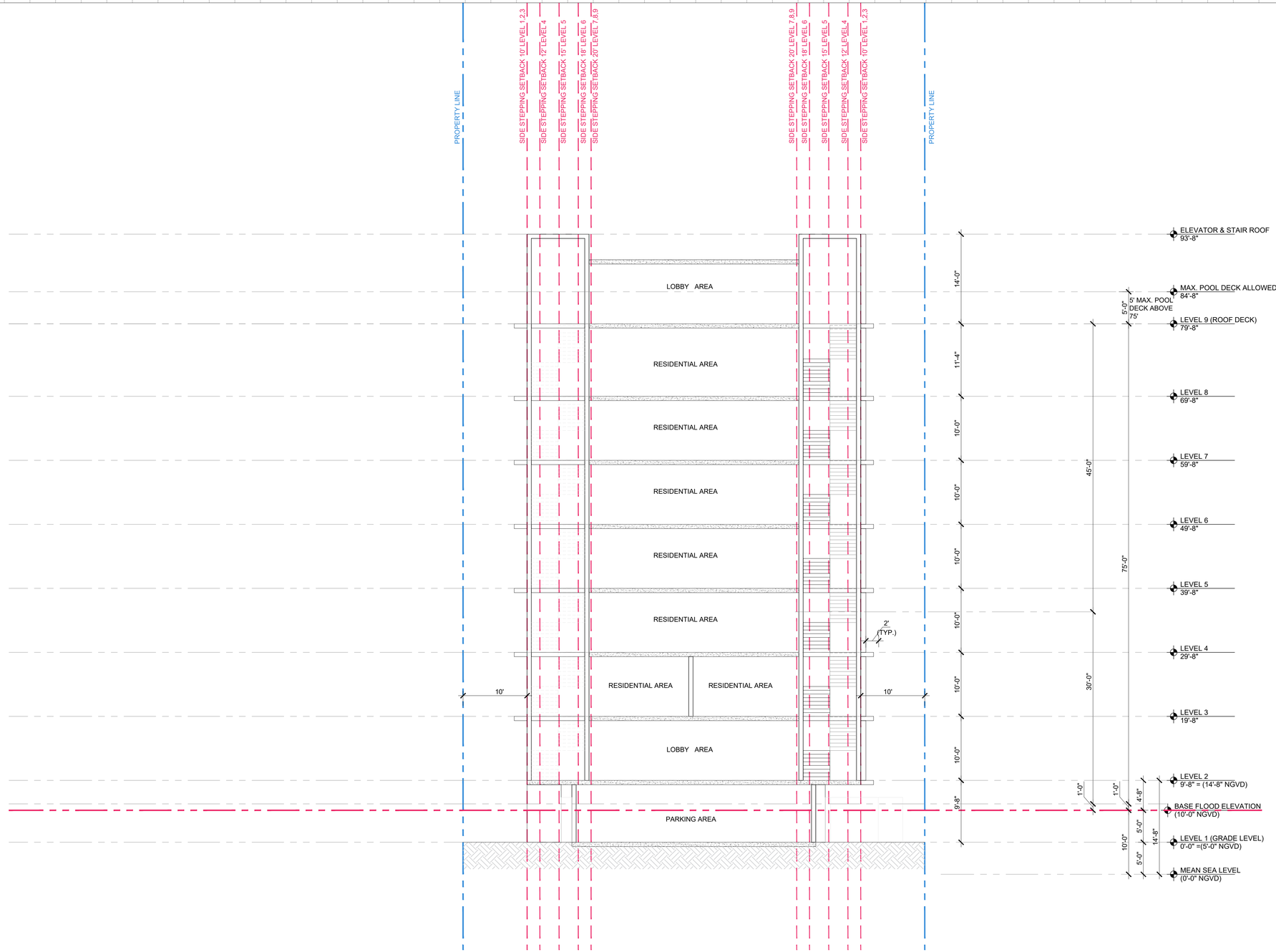
K O B I
K A R P

BUILDING SECTION - B

Date	02 - 22 - 2023	Sheet No.
Scale		A5.01
Project	2228	



C BUILDING SECTION - C

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

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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

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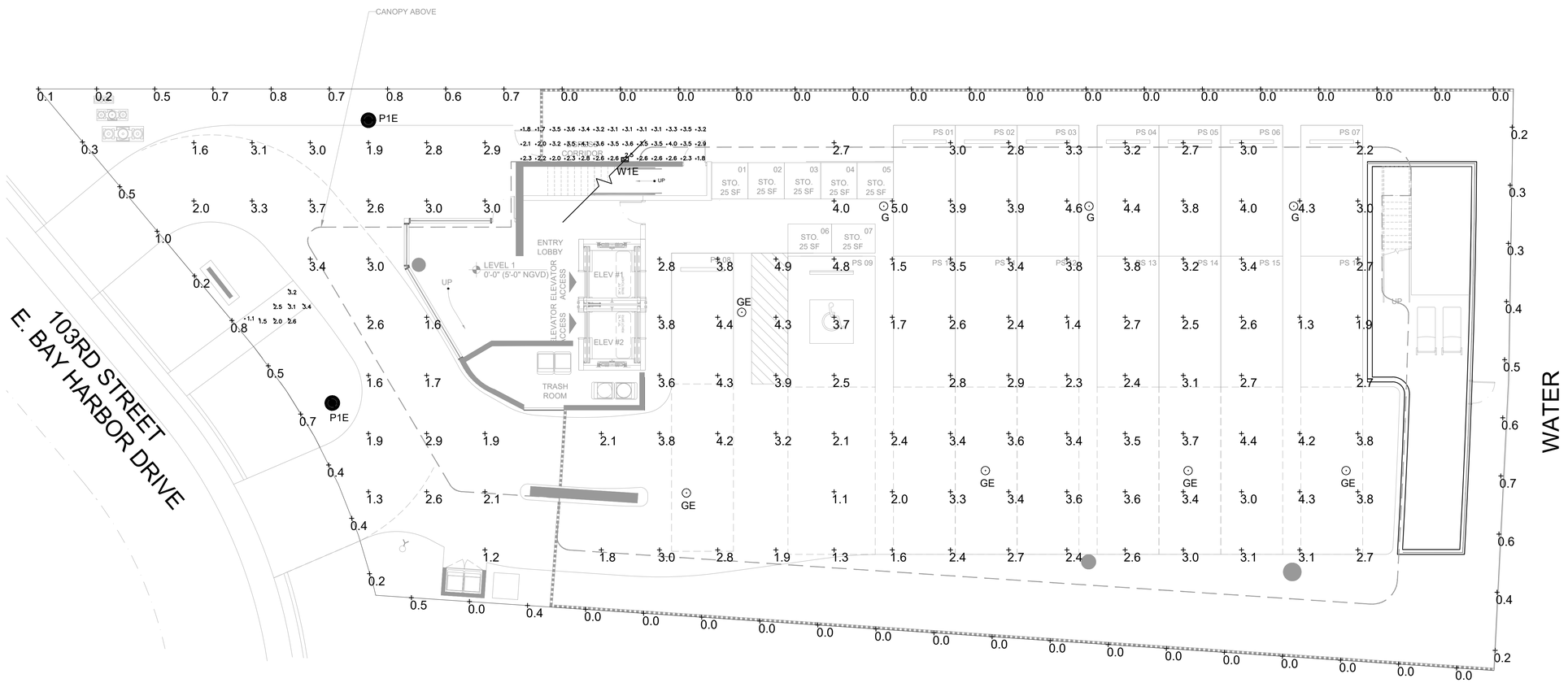
Lic. # AR0012578

KOBI KARP

BUILDING SECTION - C

Date	02 - 22 - 2023	Sheet No.
Scale		A5.02
Project	2228	



1 1ST FLOOR PLAN - PHOTOMETRIC PLAN

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

LUMINAIRE SCHEDULE										
Scene: NORMAL										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	3	G	Single	Lithonia Lighting	VCPG LED P1 30K T5W MVOLT	SURFACE	N/A	0.900	3592	26.57
	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: NORMAL							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING & DRIVE	Illuminance	Fc	2.98	5.0	1.1	2.71	4.55
SPILL	Illuminance	Fc	0.23	1.0	0.0	N.A.	N.A.
WALKING AREA	Illuminance	Fc	2.71	4.1	1.1	2.46	3.73

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10301 EAST BAY HARBOR DRIVE

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DANIA BEACH, FL 33004
Tel: 305.915.6626
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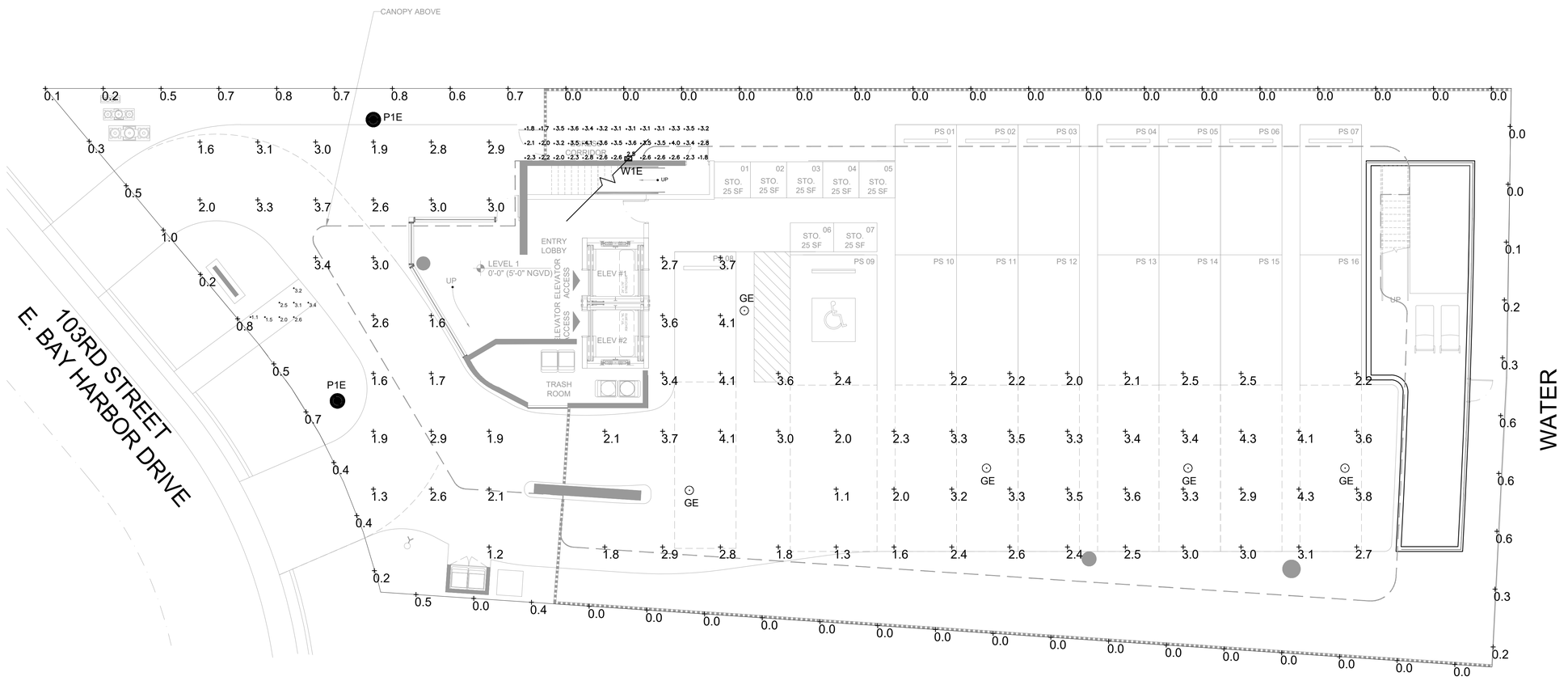
www.reyesgavilaneengineers.com
C.A. No. 8464/ P.E. No. 48181

PHOTOMETRIC PLAN

Date	02 - 22 - 2023	Sheet No.
Scale		PH-1
Project	2228	



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

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BAY HARBOR ISLANDS, FL 33154

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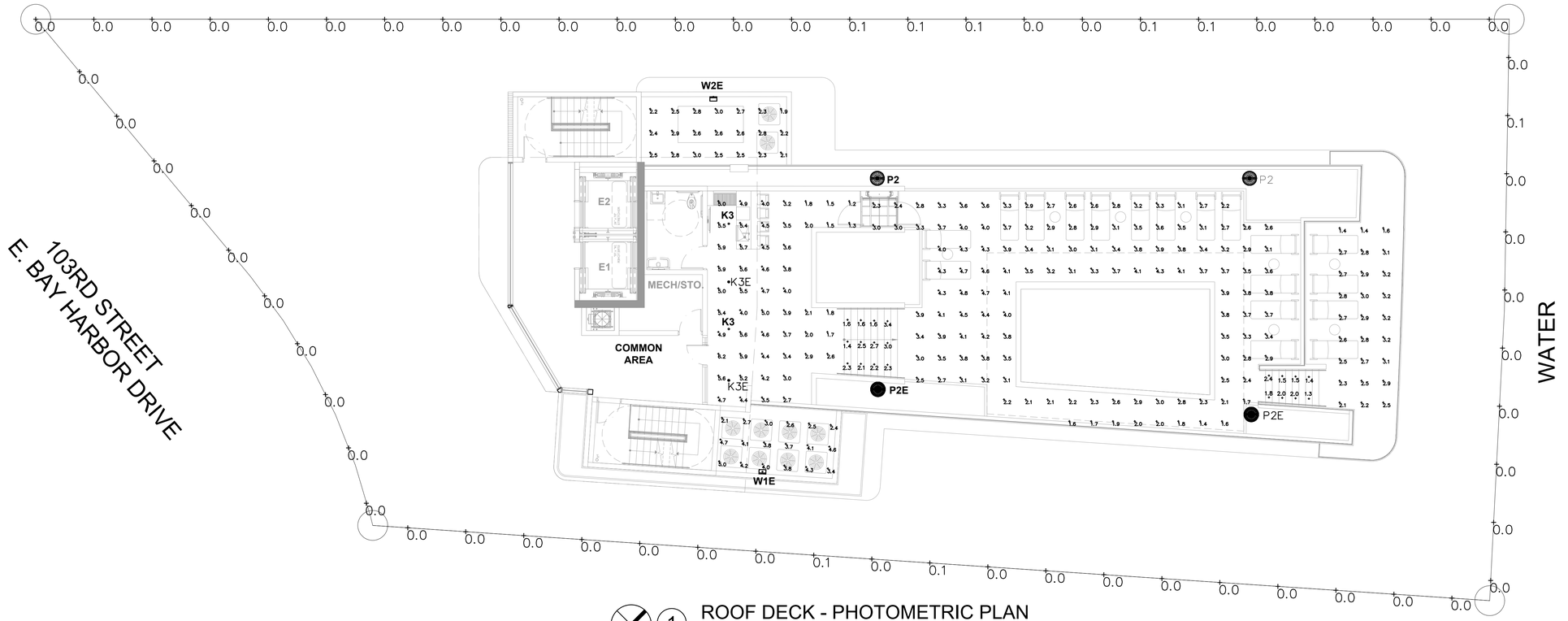
C.A. No. 8464/ P.E. No. 48181

PHOTOMETRIC PLAN

Date	02 - 22 - 2023	Sheet No.
Scale		PH-2
Project	2228	



1 ROOF DECK - PHOTOMETRIC PLAN

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

LUMINAIRE SCHEDULE										
Scene: NORMAL										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	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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10301 EAST BAY HARBOR DRIVE

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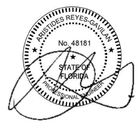

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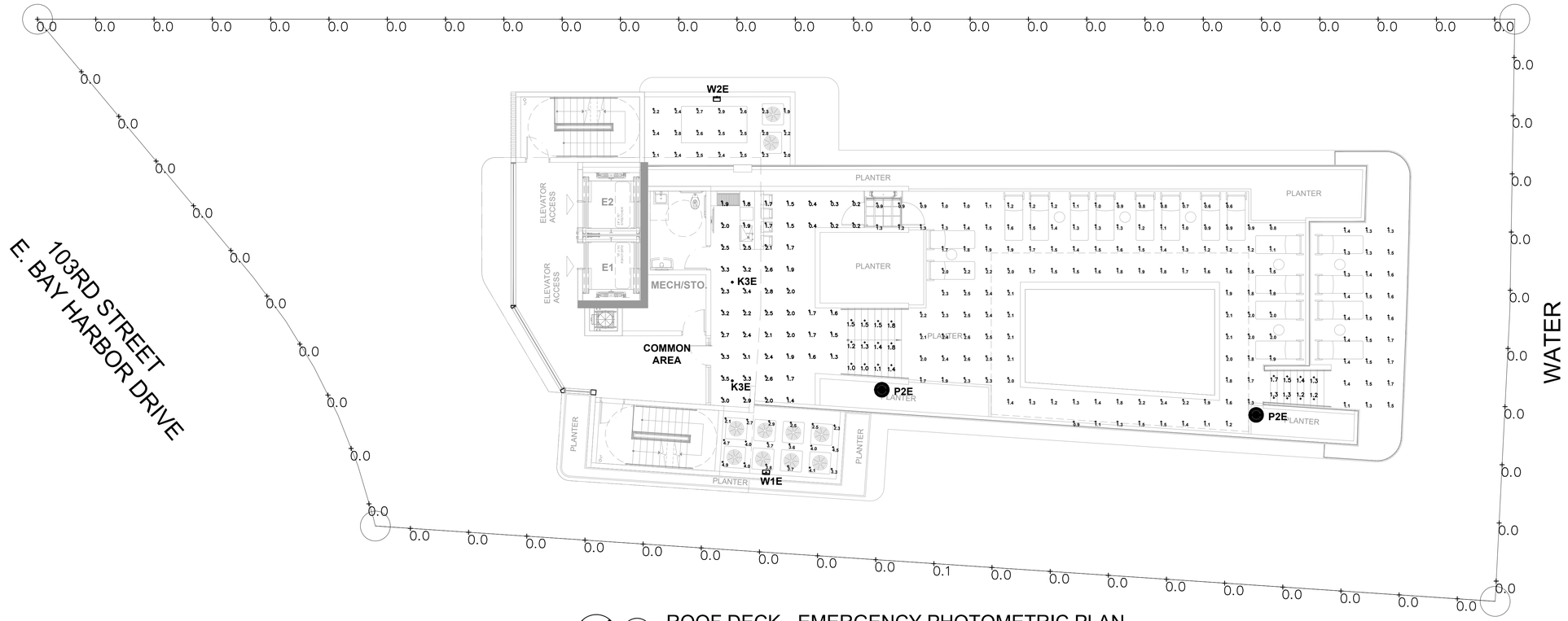
PHOTOMETRIC PLAN

Date	02 - 22 - 2023	Sheet No.
Scale		PH-3
Project	2228	



1 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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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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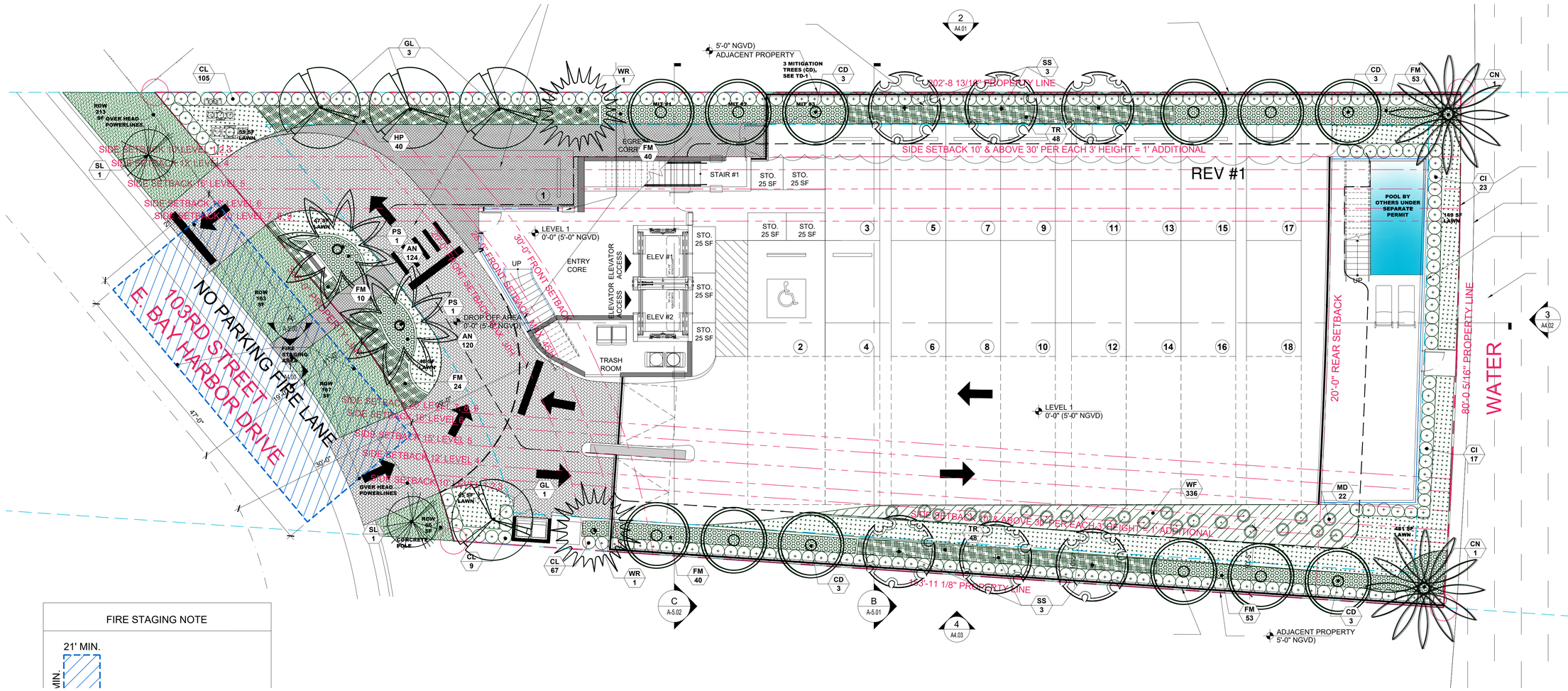
KOBI KARP
Lic. # AR0012578

REYES-GAVILAN
CONSULTING ENGINEERS, INC.
16252 N.W. 79 AVENUE
MIAMI LAKES, FL 33016
TEL 305.828.0644
FAX 305.828.6484
Email: office@reyesgavilaneng.com
www.reyesgavilanengineers.com
C.A. No. 8464/ P.E. No. 48181

PHOTOMETRIC PLAN

Date	02 - 22 - 2023	Sheet No.
Scale		PH-4
Project	2228	



FIRE STAGING NOTE

21' MIN.

WIDTH

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 FLUM 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% (BHI - Sec. 23-11)	2,598 SF (20%)	3,598 SF = 27.7%
	Maximum Lawn Area Allowed (MDC - Sec. 18A-6(A)(5))		
a.	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		
1.	28 shade trees/acre: 28 x 0.30 acres = 8.4 (Min. 12' in height / 4' clear wood / 2 ½" caliper)	8	19 trees
	(Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees) (MDC - SEC. 18A-6(C)(5)) AND BHI SEC. 24-16	+ 6 PALMS @ 3:1= 2 TREES	Total 21 trees
2.	Native Species Required - 50% Min. # of shade trees req.8 x 50% = 4 (BHI - Sec. 24-16(a)(2))	4	19
3.	Drought Tolerant and Low Maintenance Species Require - 50% Min. # of shade trees req. 7 x 50% =4 (MDC - Sec. 18A-6(C)(11)(b))	4	19
B.	Tree Species		
1.	Number of shade trees required (from Sec. (II)(A)(1) above)	8	19
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.)	Min. Spread (ft.)	Palm Height (ft 5 plus)
	25%	14-16	6	14-18
	50%	16-18	7	22-28
	25%	18-20	8	22-28

(BHI – Sec. 24-16(a)(2) Sec. 24-16(a)(2)

		Required	Provided
III.	**Street Trees**		
	Street Trees @ 1:35' Width of lot 84.58' / 35' = 2.4 (15' min height / 6' clear wood / 2 ½" caliper)	2	2
IV.	**Shrubs Required**	**Required**	**Provided**
1.	10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24" on center) (BHI - Sec. 24-16(a)(2)(d))	80	971
2.	Native Species Required - 30% Min. (MDC - Sec. 18A-6(D)(1)(a))	24	655
3.	Drought Tolerant and Low Maintenance Species Required - 50% Min. (MDC - Sec. 18A-6(D)(1)(b))	24	971
V.	**Buffers (If applicable)** (BHI - Sec. 24-16)	**n/a**	
VI.	**Parking Lot Landscaping (If applicable)**	**Required** N/A	**Provided**
VII.	**Right Tree Right Place** (BHI - Sec. 24-16(a)(2)(f)) Number of trees near power lines (See attached FPL guidelines)	2	2 (SL)
VIII.	**Florida Friendly Landscaping** (MDC - Sec. 18A-2(A))	**APPLIED**	

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 ½ inch trunk caliper. Palm Trees (15' hgt. x 3" caliper) can be substituted at a 3:1 ratio (except approved larger palm species @ 1:1 @ 15' wood) at max 25% of the required trees.

** Miami-Dade County Right-of-Way Code Sec. 18B / BHI Landscape Code Sec. 24-16(a)(2)(a). Street Tree Size = 15' min. height/6' min. clear wood/ 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 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.
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 %

PLANT SCHEDULE					
SHRUBS					
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
AN	244	ANNUALS/ SINGLE COLOR	NO	HIGH	4" HT. X 4" SPR. / 4" POT/ FULL/ BL/ 4" O.C.
CL	181	CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA (FOR HEDGE)	YES	LOW	48" HT. X 24" SPR. / FULL/ 24" O.C.
CI	40	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	36" HT. X 24" SPR. / FULL/ 24" O.C.
WF	336	MICROSORUM SCOLOPENDRIA/ WART FERN	YES	LOW	10" HT. X 10" SPR. / FULL/ 12" O.C.
FM	220	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	24" HT. X 24" SPR. / FULL/ 2' OC.
TR	96	SCHEEFLERA TRINETTE/ TRINETTE	NO	LOW	24" HT. X 24" SPR. / FULL/ 2' OC.
MD	22	MONSTERA DELICIOSA/ MONSTERA	NO	LOW	24" HT. X 24" SPR. / FULL/ 2' OC.
LAWN	829 SF	SOYSIA 'EMERALD' (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	MED	SOLID EVEN PIECES
ROW	598 SF	STENOTAPHRUM SECUNDATUM/ ST. AUGUSTINE (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	LOW	SOLID EVEN PIECES
TREES AND PALMS					
SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
PS/ 2		PHOENIX SYLVESTER/ SYLVESTER PALM	NO	LOW	18' O.A.HT./ 9' CLEAR TRUNK, THICK TRUNK, FG, BB, FF, DIAMOND CUT
CD/ 9		CONOCARPUS ERECTUS GREEN BUTTONWOOD	YES	LOW	16' -18" HT. X 7' SPR X 6' CLEAR WOOD..2.5" CAL,FG, BB, FF/ SINGLE MAIN LEADER
CN/ 2		COCOS NUCIFERA 'GREEN MALAYAN' COCNUT GREEN MALAYAN (JAMAICAN CERTIFIED)	NO	LOW	18' HT. X 8' SPR., FG, BB, FF/ STRAIGHT TRUNK
WR/ 2		WASHINGTONIA ROBUSTA WASHINGTONIA PALM	NO	LOW	18' HT. X 8' SPR., FG, BB, FF/ STRAIGHT TRUNK
SS/ 6		SENNA SURATTENSIS GLAUCOUS CASSIA	YES	LOW	14' -16" HT. X 6' SPR.X 6' CLEAR WOOD..2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER
GL/ 4		CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD (UNDER/ NEAR POWERLINES)	YES	LOW	18'-20' HT. X 8' SPR. X 6' CLEAR WOOD..2.5" CAL,FG, BB, FF/ SINGLE MAIN LEADER
STREET TREES					
SL/ 2		CHRYSOPHYLLUM 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
MITIGATION TREES					
CD/ 3		CONOCARPUS ERECTUS GREEN BUTTONWOOD	YES	LOW	16' -18" HT. X 7' SPR X 6' CLEAR WOOD..2.5" CAL,FG, BB, FF/ SINGLE MAIN LEADER

Landscape Plan

SCALE1/8" =1'-0"

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

All ideas, designs, and indicated or represented by this drawing are owned by and are the exclusive property of TOPO_GRAPHIC LLC, and were created, evolved and developed for the use in and in conjunction with the project therein referenced. No such ideas, designs, and plans shall be used or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of TOPO_GRAPHIC LLC.

Project:

10301 E BAY HARBOR DRIVE

Ground Level Landscape Plan

10301 E. BAY HARBOR DR.
BAY HARBOR, FL 33154

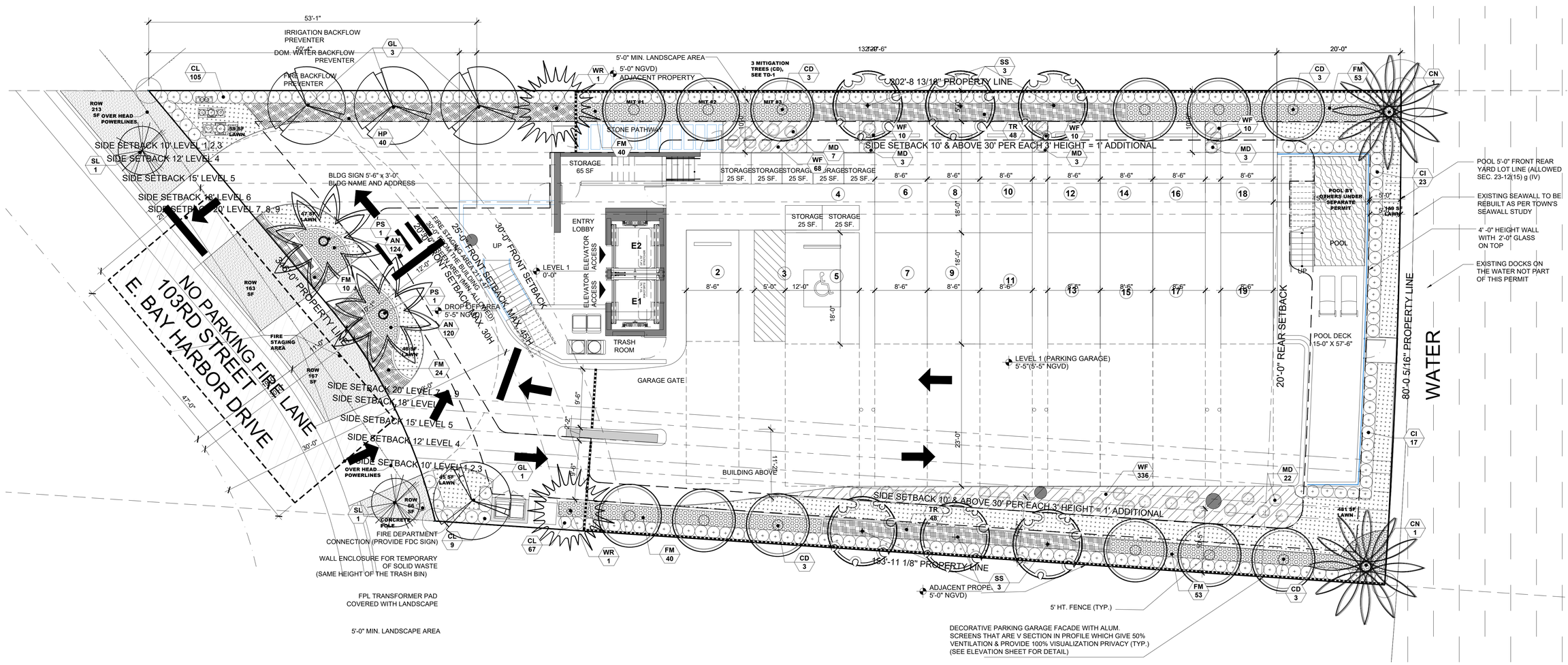
Revisions:
REV#1 03.28.2023 PER SITE PLAN CHANGES

Seal:

REGISTERED LANDSCAPE ARCHITECT MANUEL C. ALONSO LA6666666 STATE OF FLORIDA
MANUEL C ALONSO - LA6666666

Drawing: Landscape Plan
Date: 02.15.2023
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.:

L-1



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 FLUM 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 (BHI - Sec. 23-11)	20%	2,598 SF (20%)	3,598 SF = 27.7%
	Maximum Lawn Area Allowed (MDC - Sec. 18A-6(A)(5))			
a.	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			
1.	28 shade trees/acre: 28 x 0.30 acres = 8.4 (Min. 12' in height / 4' clear wood / 2 ½" caliper)		8	19 trees
	(Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees) (MDC - SEC. 18A-6(C)(5)) AND BHI SEC. 24-16		+ 6 PALMS @ 3:1= 2 TREES	Total 21 trees
2.	Native Species Required - 50% Min. # of shade trees req.8 x 50% = 4 (BHI - Sec. 24-16(a)(2))		4	19
3.	Drought Tolerant and Low Maintenance Species Require - 50% Min. # of shade trees req. 7 x 50% =4 (MDC - Sec. 18A-6(C)(11)(b))		4	19
B.	Tree Species			
1.	Number of shade trees required (from Sec. (II)(A)(1) above)		8	19
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.)	Min. Spread (ft.)	Palm Height (ft 5 plus)
	25%	14-16	6	14-18
	50%	16-18	7	22-28
	25%	18-20	8	22-28

(BHI – Sec. 24-16(a)(2) Sec. 24-16(a)(2)

		Required	Provided
III.	**Street Trees**		
Street Trees @ 1:35'		2	2
	Width of lot 84.58' / 35' = 2.4 (15' min height / 6' clear wood / 2 ½" caliper)		
IV.	**Shrubs Required**	**Required**	**Provided**
1.	10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24" on center) (BHI - Sec. 24-16(a)(2)(d))	80	971
2.	Native Species Required - 30% Min. (MDC - Sec. 18A-6(D)(1)(a))	24	655
3.	Drought Tolerant and Low Maintenance Species Required - 50% Min. (MDC - Sec. 18A-6(D)(1)(b))	24	971
V.	**Buffers (If applicable)** (BHI - Sec. 24-16)	**n/a**	
VI.	**Parking Lot Landscaping (If applicable)**	**Required** N/A	**Provided**
VII.	**Right Tree Right Place** (BHI - Sec. 24-16(a)(2)(f)) Number of trees near power lines (See attached FPL guidelines)	2	2 (SL)
VIII.	**Florida Friendly Landscaping** (MDC - Sec. 18A-2(A))	**APPLIED**	

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 ½ inch trunk caliper. Palm Trees (15' hgt. x 3" caliper) can be substituted at a 3:1 ratio (except approved larger palm species @ 1:1 @ 15' wood) at max 25% of the required trees.

** Miami-Dade County Right-of-Way Code Sec. 18B / BHI Landscape Code Sec. 24-16(a)(2)(a). Street Tree Size = 15' min. height/6' min. clear wood/ 2½" min. trunk caliper. Street Trees do not count toward required on-site lot trees and are determined by Town Street Tree Master Plan.

*** Required Shrubs at time of planting must be a minimum of 24 inches in overall height. spaced max. 24 inches on center; if used as a visual screen must be a minimum of 36 inches in overall height.

**** Miami-Dade County Landscape Code Sec. 18A-5(A)(5); 80% of plant material must be listed in either M-D Landscape Manual / M-D Street Tree Master Plan / UF Florida Low-Maintenance Landscape Plants for South Florida.

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.
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 %

PLANT SCHEDULE

SHRUBS

KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
AN	244	ANNUALS/ SINGLE COLOR	NO	HIGH	4" HT. X 4" SPR. / 4" POT/ FULL/ BL/ 4" O.C.
CL	181	CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA (FOR HEDGE)	YES	LOW	48" HT. X 24" SPR. / 15 GAL/ FULL/ 24" O.C.
CI	40	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	36" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
WF	434	MICROSORUM SCOLOPENDRIA/ WART FERN	YES	LOW	10" HT. X 10" SPR. / 1 GAL/ FULL/ 12" O.C.
FM	220	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
TR	96	SCHEEFLERA TRINETTE/ TRINETTE	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
MD	38	MONSTERA DELICIOSA/ MONSTERA	NO	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2' OC.
LAWN	829 SF	SOYSIA 'EMERALD' (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	MED	SOLID EVEN PIECES
ROW	598 SF	STENOTAPHRUM SECUNDATUM/ ST. AUGUSTINE (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	LOW	SOLID EVEN PIECES

TREES AND PALMS

SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
	PS/ 2	PHOENIX SYLVESTER/ SYLVESTER PALM	NO	LOW	18' O.A.HT./ 9' CLEAR TRUNK, THICK TRUNK, FG, BB, FF, DIAMOND CUT
	CD/ 9	CONOCARPUS ERECTUS GREEN BUTTONWOOD	YES	LOW	16' -18' HT. X 7' SPR X 6' CLEAR WOOD.,2.5" CAL,FG, BB, FF/ SINGLE MAIN LEADER
	CN/ 2	COCOS NUCIFERA 'GREEN MALAYAN' COCNUT GREEN MALAYAN (JAMAICAN CERTIFIED)	NO	LOW	18' HT. X 8' SPR., FG, BB, FF/ STRAIGHT TRUNK
	WR/ 2	WASHINGTONIA ROBUSTA WASHINGTONIA PALM	NO	LOW	18' HT. X 8' SPR., FG, BB, FF/ STRAIGHT TRUNK
	SS/ 6	SENNA SURATTENSIS GLAUCOUS CASSIA	YES	LOW	14' -16' HT. X 6' SPR X 6' CLEAR WOOD.,2.5" CAL, FG, BB, FF/ SINGLE MAIN LEADER
	GL/ 4	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD (UNDER/ NEAR POWERLINES)	YES	LOW	18'-20' HT. X 8' SPR. X 6' CLEAR WOOD.,2.5" CAL,FG, BB, FF/ SINGLE MAIN LEADER

STREET TREES

	SL/ 2	CHRYSOPHYLLUM 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

MITIGATION TREES

	CD/ 3	CONOCARPUS ERECTUS GREEN BUTTONWOOD	YES	LOW	16' -18' HT. X 7' SPR X 6' CLEAR WOOD.,2.5" CAL,FG, BB, FF/ SINGLE MAIN LEADER

VOID

Landscape Plan

SCALE1/8" =1'-0"

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

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Project:

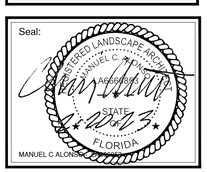
10301 E BAY HARBOR DRIVE

Ground Level Landscape Plan

10301 E. BAY HARBOR DR.
BAY HARBOR, FL 33154

Revisions:

Seal:



Drawing: Landscape Plan

Date: 02.15.2023

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

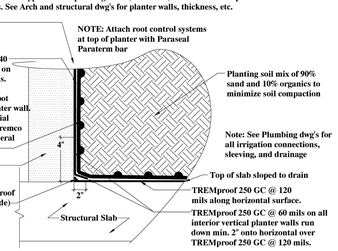
Drawn by: JRP

Sheet No.:

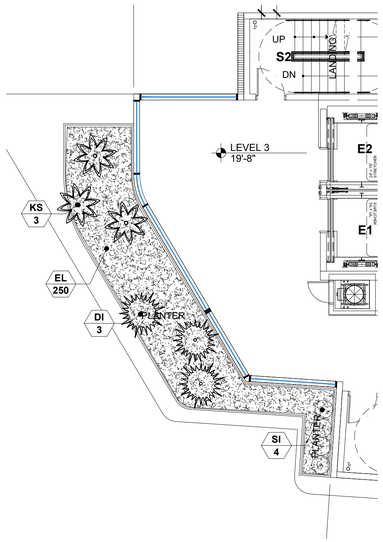
L-1

ROOF AREA	ROOF LANSCAPED 15% MIN.		
	MINIMUM	PROPOSED	%
3,627 SF	15% = 632 SF	721 SF	19.9 %

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

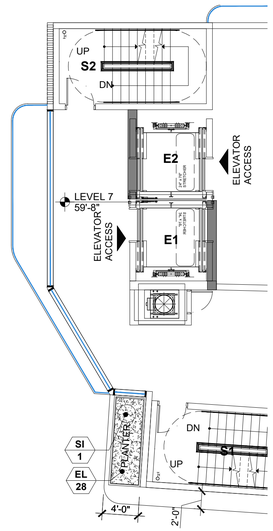


Typical Planter Sections N.T.S.



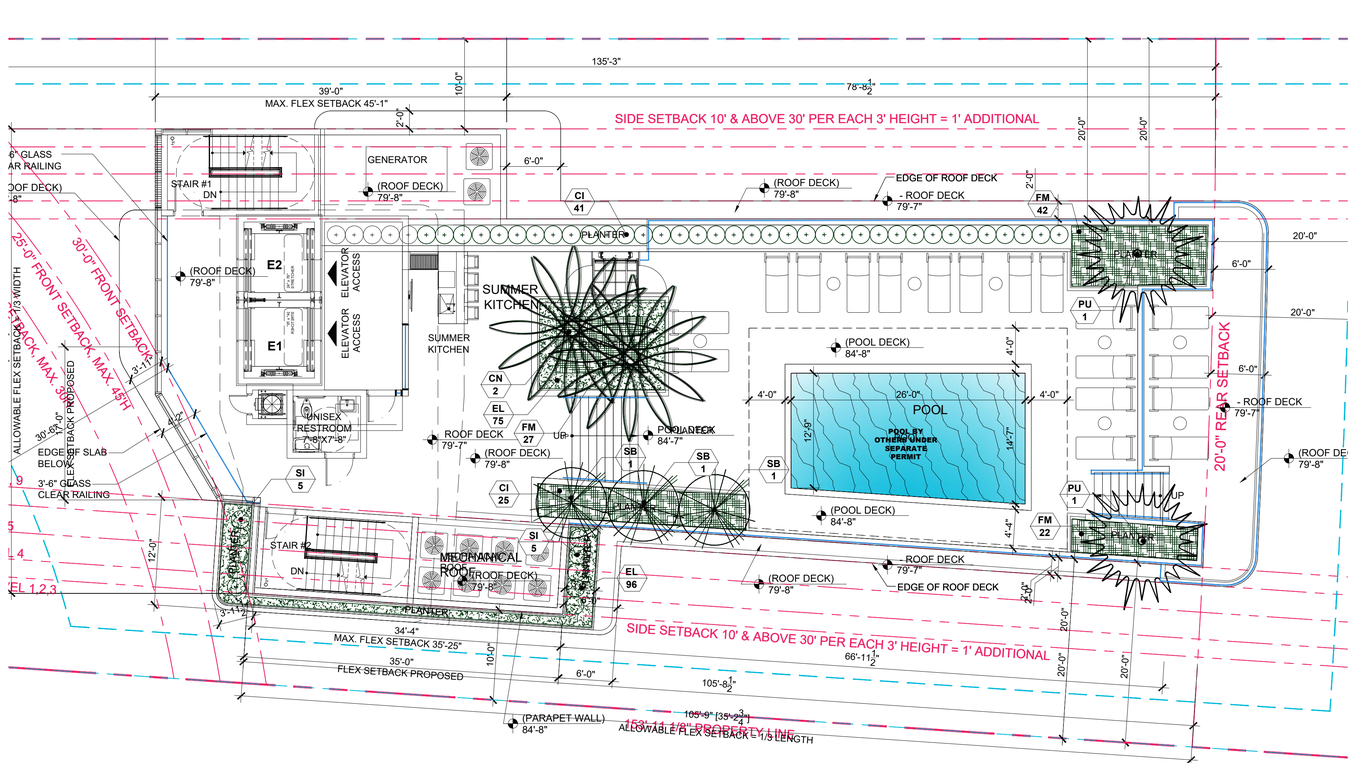
Level 3 Landscape Plan

SCALE1/8" =1'-0"



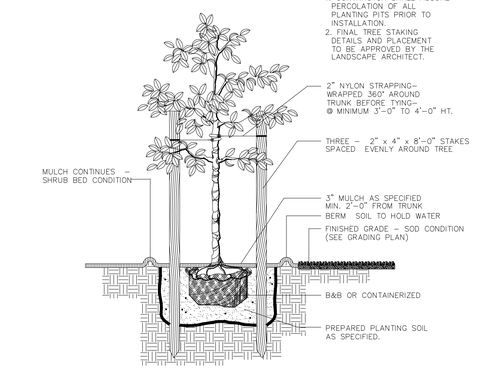
Levels 4 through 8 Landscape Plan

SCALE1/8" =1'-0"

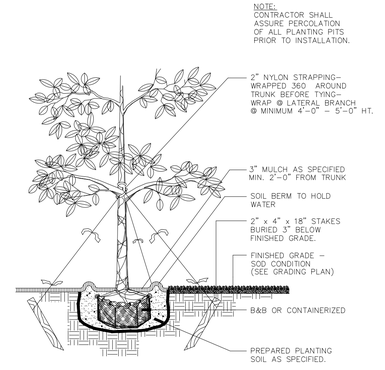


Roof Deck Landscape Plan

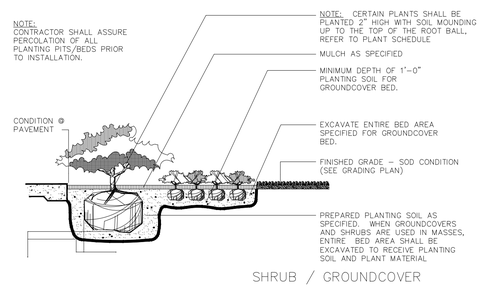
SCALE1/8" =1'-0"



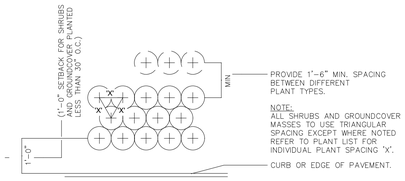
SMALL TREE DETAIL



LARGE TREE



SHRUB / GROUNDCOVER



TYPICAL PLANT SPACING

PLANT SCHEDULE LEVEL 3

REV #1

SHRUBS

KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
EL	250	ERNODEA LITTORALIS/ GOLDEN BEACH CREEPER	YES	LOW	10" HT. X 10" SPR. / 12" O.C./ FULL
SI	4	CONOCARPUS ERECTUS SERICEUS/ SILVER BUTTONWOOD	YES	LOW	36" HT. X 18" SPR. / FULL/ 2' OC.
KS	3	CYCAS REVOLUTA/ SAGO PALM	NO	LOW	36" HT. X 36" SPR. / FULL
DI	3	DIOON SPINULOSUM / GIANT DIOON	NO	LOW	36" HT. X 36" SPR./ 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. / 12" O.C./ FULL
SI	5	CONOCARPUS ERECTUS SERICEUS/ SILVER BUTTONWOOD	YES	LOW	36" HT. X 18" SPR. / 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. / 18" O.C./ FULL
SI	10	CONOCARPUS ERECTUS SERICEUS/ SILVER BUTTONWOOD	YES	LOW	36" HT. X 18" SPR. / FULL/ 2' OC.
EL	171	ERNODEA LITTORALIS/ GOLDEN BEACH CREEPER	YES	LOW	10" HT. X 10" SPR./ 12" O.C./ FULL
CI	66	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	36" HT. X 24" SPR. / FULL/ 24" O.C.

TREES AND PALMS

SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
	CN/ 2	COCOS NUCIFERA 'GREEN MALAYAN' COCNUT GREEN MALAYAN (JAMAICAN CERTIFIED)	NO	LOW	14' HT. X 8' SPR., FG, BB, FF/ CURVED TRUNKS
	SB/ 3	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	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

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Project:

10301 EAST BAY HARBOR DRIVE

Levels 4, 5, 6, 7 & 9 Landscape Plans & Planting Details

10301 E. BAY HARBOR DR, BAY HARBOR, FL 33154

Revisions:

REV#1 03.28.2023 gallons removed from plant list

Seal:

REGISTERED LANDSCAPE ARCHITECT MANUEL C ALONSO LA6666853 STATE FLORIDA 3.28.23

MANUEL C ALONSO

Drawing: Landscape Plan

Date: 02.15.2023

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

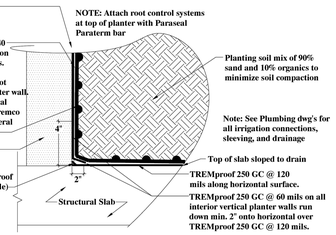
Drawn by: JRP

Sheet No.:

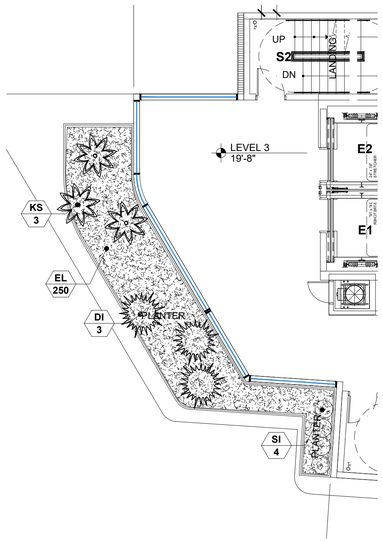
L-2

ROOF AREA	ROOF LANSCAPED 15% MIN.		
	MINIMUM	PROPOSED	%
3,627 SF	15% = 632 SF	721 SF	19.9 %

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

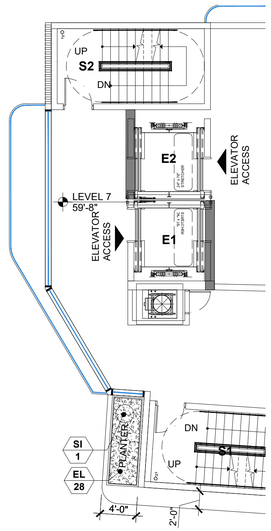


Typical Planter Sections N.T.S



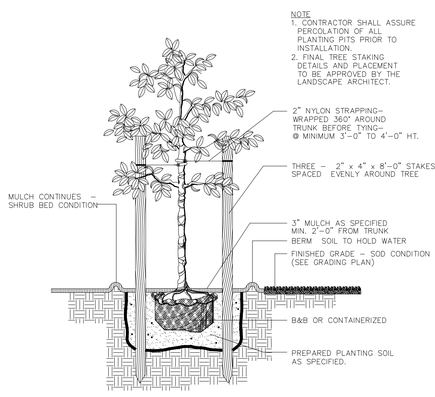
Level 3 Landscape Plan

SCALE1/8" =1'-0"

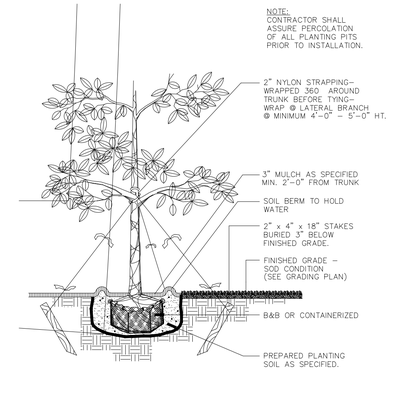


Levels 4 through 8 Landscape Plan

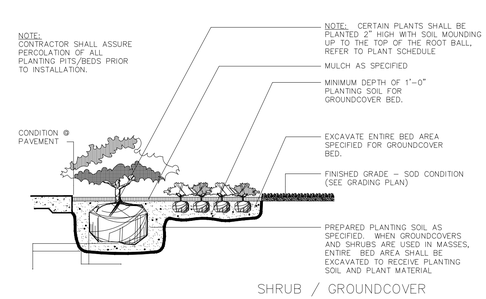
SCALE1/8" =1'-0"



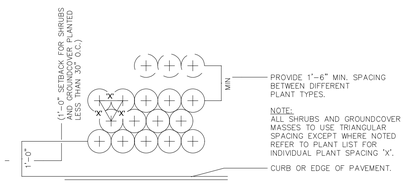
SMALL TREE DETAIL



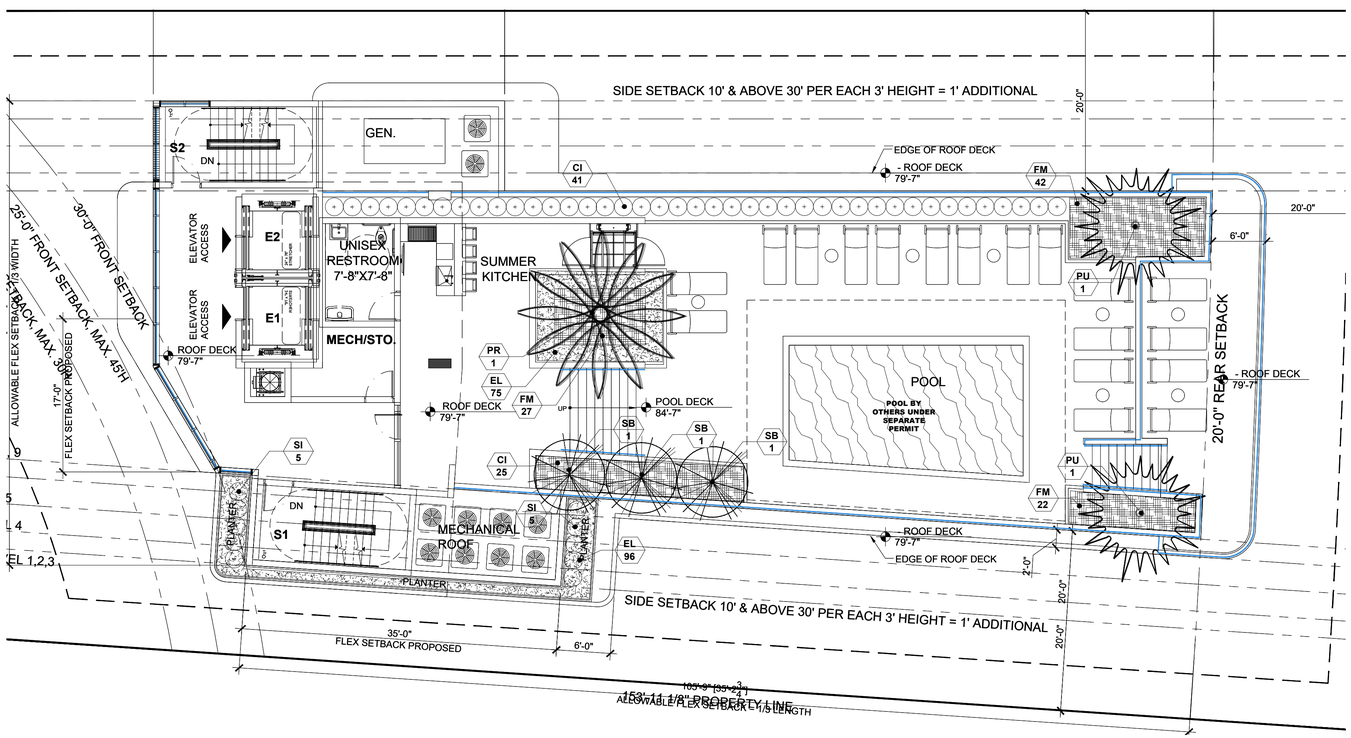
LARGE TREE



SHRUB / GROUNDCOVER



TYPICAL PLANT SPACING



Roof Deck Landscape Plan

SCALE1/8" =1'-0"

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 BUTTONWOOD	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 BUTTONWOOD	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 BUTTONWOOD	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 BUTTONWOOD	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

VOID

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Miami Beach FL. / Punta Gorda FL.
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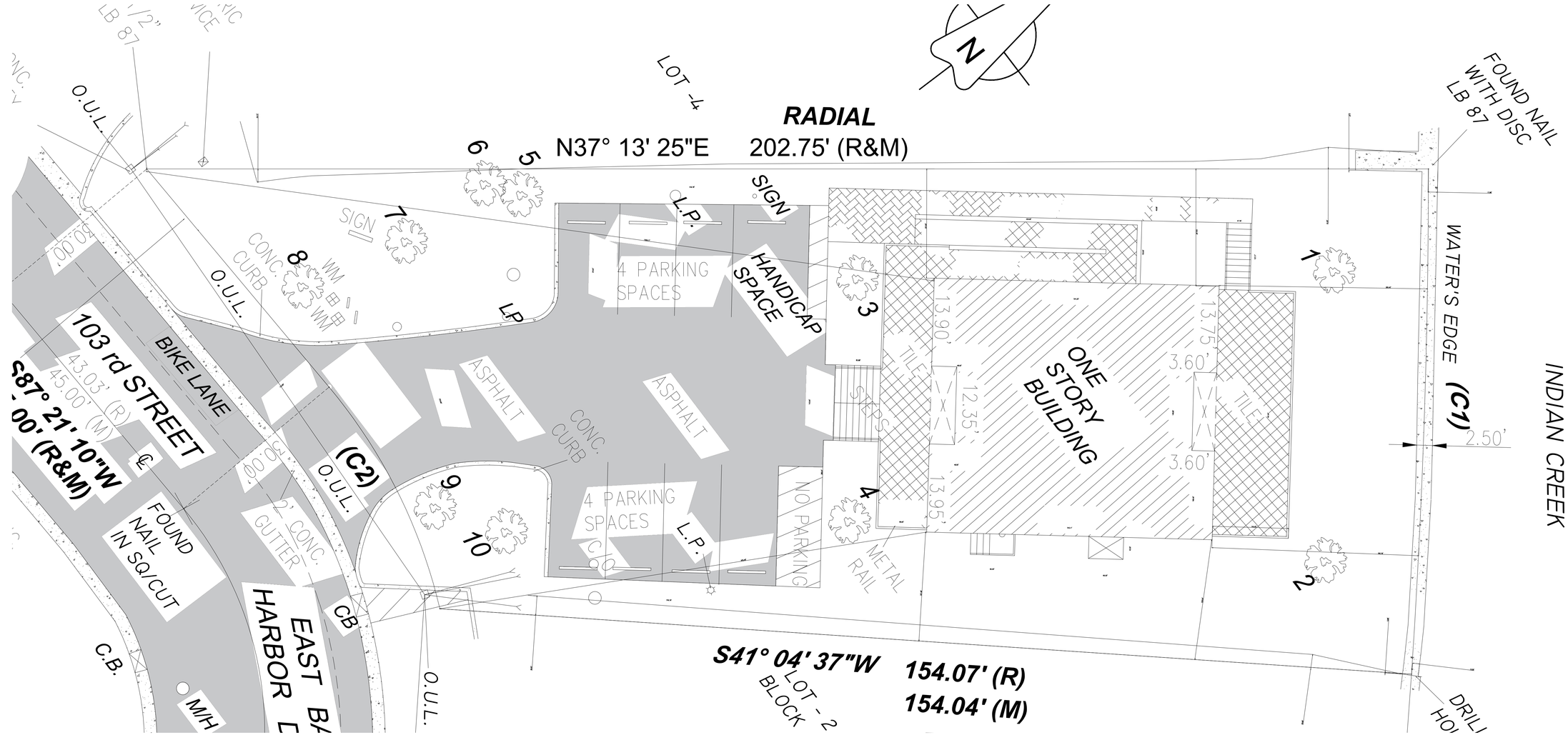
Project:
10301 EAST BAY HARBOR DRIVE
Levels 4, 5, 6, 7 & 9 Landscape Plans & Planting Details
10301 E. BAY HARBOR DR, BAY HARBOR, FL 33154

Revisions:

Seal:
REGISTERED LANDSCAPE ARCHITECT MANUEL C. ALONSO LA6666657 STATE OF FLORIDA
MANUEL C ALONSO

Drawing: Landscape Plan
Date: 02.15.2023
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.:

L-2



Tree Disposition Plan

SCALE1/8" =1'-0"

TREE TABLE							
No.	TREE COMMON NAME	DIAMETER	HEIGHT	CANOPY	CONDITION	ACTION	CANOPY REMOVAL S.F.
		(Ft.)	(Ft.)	(Ft.)			
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

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.

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Project:
10301 EAST BAY HARBOR DRIVE
Tree Disposition Plan
10301 E. BAY HARBOR DR.

Revisions:

Seal:
REGISTERED LANDSCAPE ARCHITECT MANUEL C. ALONSO LA0666666 STATE OF FLORIDA
MANUEL C ALONSO

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 ENGINNEER OF RECORD.)

5. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

6. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON PLANS.

III. INSPECTION AND TESTING

THE ENGINEER SHALL REQUIRE A COLOR T.V. SURVEY AND SHALL REQUIRE AN EXFILTRATION/INFILTRATION TEST PRIOR TO ACCEPTANCE. THE SURVEY AND TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE.

INSPECTIONS:
THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:

1.) STORM DRAINAGE
2.) SANITARY SEWER
3.) WATER SYSTEM SUBGRADE – SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
4.) LIMEROCK BASE – SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT.
5.) ASPHALTIC CONCRETE
6.) FINAL WALK-TRROUGH INSPECTION
7.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

IV. SHOP DRAWINGS

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

V. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES

   A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.

   B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.

   C. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

2. TRAFFIC REGULATION

   A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH M.U.T.C.D. AND FDOT.

   B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

   C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE CITY BAY HARBOR ISLANDS PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSE OUT:

1. CLEANING UP

   A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.

   B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.

   C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.

   D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

   E.. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENGINEER. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

3. PROJECT RECORD DOCUMENTS

   A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.

   B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.

4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.

VII. STORM DRAINAGE

GENERAL

1. THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE MANUFACTURERS AND FABRIC TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. IT SHALL BE USED TO WRAP ALL SIDES, BOTTOM AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.

2. SOLID AND PERFORATED STORM DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SELECTED FROM THE MANUFACTURES AND TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.

3. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

4. THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION TRENCH SYSTEMS FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON, OR FILTER FABRIC BETWEEN, THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED.

VII. PAVING

1. GENERAL

   A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.

   B. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

   C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.

   D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER MIAMI-DADE COUNTY STANDARD DETAILS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.

   E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONC. CURB, CURB & GUTTER, SIDEWALK AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER AND MEDIAN IS PROPOSED TO BE CONSTRUCTED.

   F. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK BASE.

   G. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT INSPECTOR OR THE GEOTECHNICAL ENGINEER.

VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

1. PAVEMENT MARKINGS

   A. INSTALLATION OF ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH FDOT STANDARDS.

   B. MATERIALS: (1) WHERE THE PLANS CALL FOR PAINTED PAVEMENT MARKINGS (P), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. (2) WHERE THE PLANS CALL FOR THERMOPLASTIC PAVEMENT MARKINGS (T), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

   C. PROTECTION: THE CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR FROM ANY OTHER CAUSE.

2. TRAFFIC SIGNS

   A. INSTALLATION: TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), PART II, IN LOCATIONS SHOWN ON PLANS.

   B. MATERIALS: FOLLOW SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND M.U.T.C.D.

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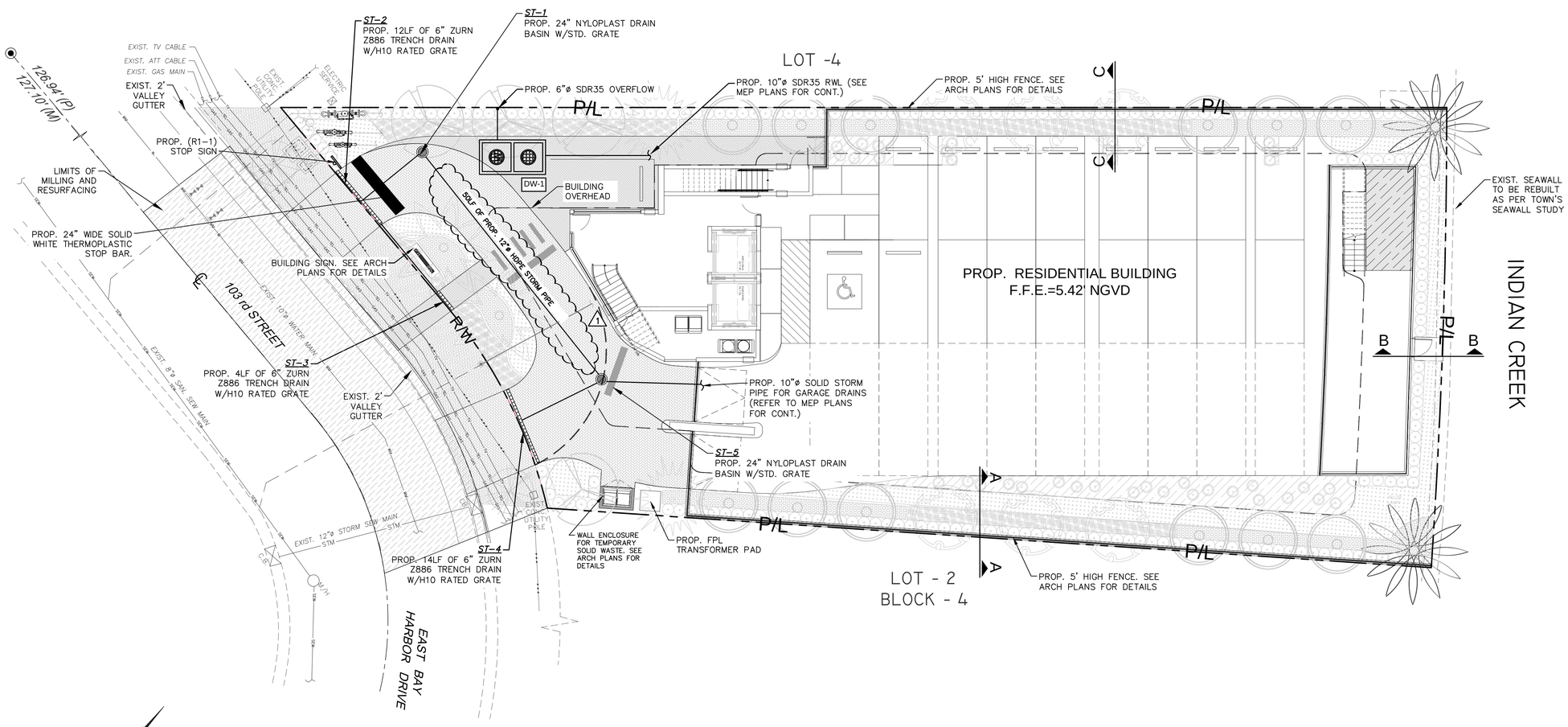
STATE OF FLORIDA
PROFESSIONAL ENGINEER

WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

GENERAL NOTES AND SPECIFICATIONS

Date	2022-12-20	Sheet No. C100
Scale		
Project	2228	



GRAPHIC SCALE

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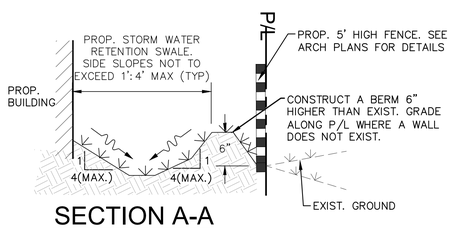
(IN FEET)
1" = 10'

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)
- (1)
- PROP. DRAINAGE WELL (SEE SHT. C400 FOR DETAILS)
- LIMITS OF MILLING AND RESURFACING. MILL AN AVERAGE OF 1" USING SP-9.5

NOTE

1. CURB AND GUTTER RESTORATION ARE TO FOLLOW LATEST FDOT DESIGN STANDARD 300. (1)



SECTION A-A
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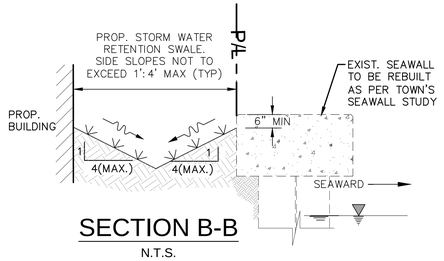

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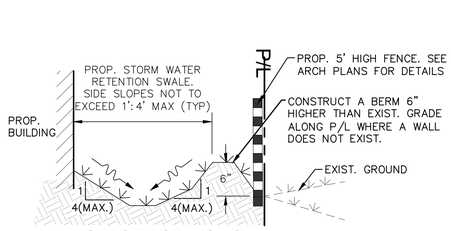

SECTION C-C
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Rev.	DESCRIPTION	Date
1	CITY COMMENTS	3/28/23
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WALTER M. LUGO P.E.
FL PE# 61747

PAVING, GRADING AND DRAINAGE PLAN

Date	2022-12-20	Sheet No. C200
Scale		
Project	2228	

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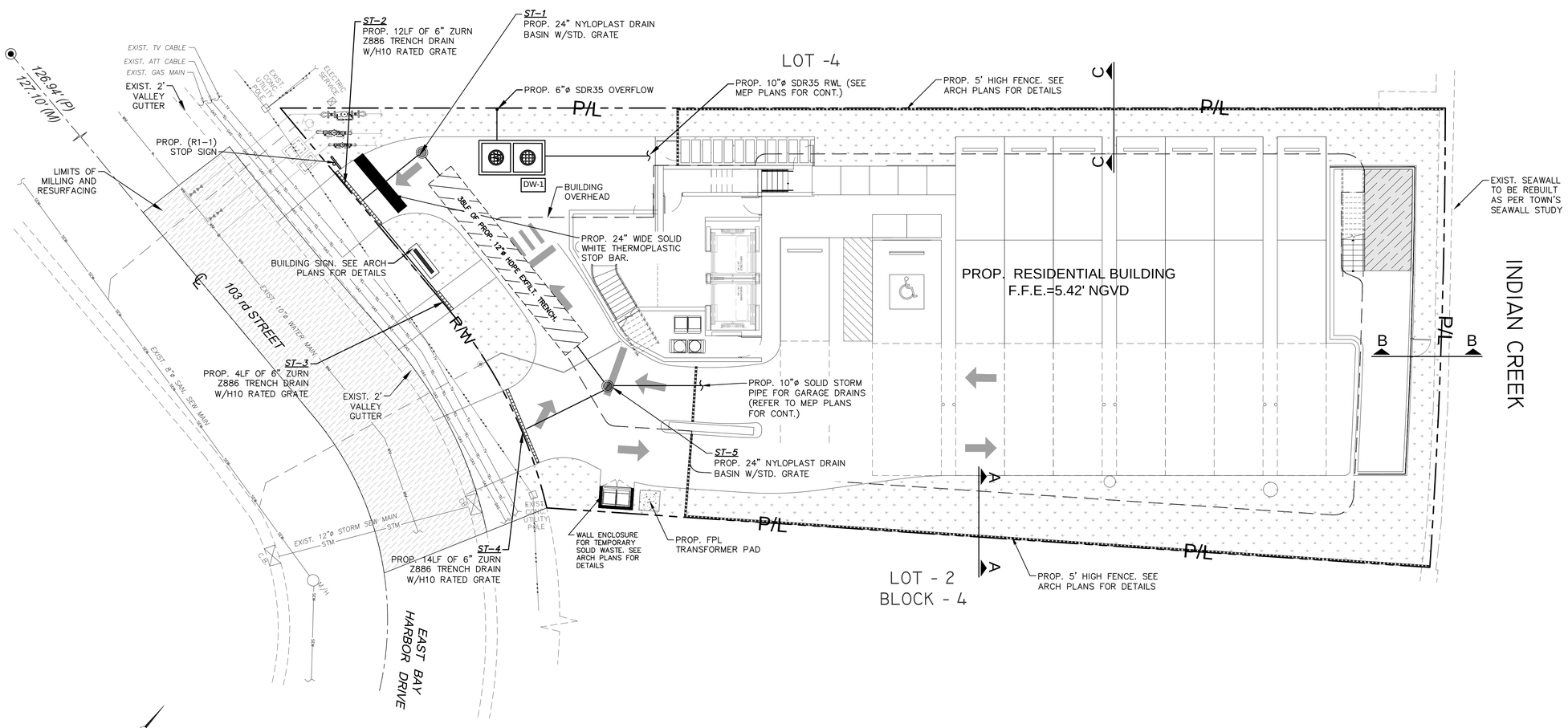

GRAPHIC SCALE

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(IN FEET)
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LEGEND:

- R/W LINE / PROPERTY LINE
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- PROP. EXFILT. TRENCH (SEE SHEET C400 FOR DETAILS)
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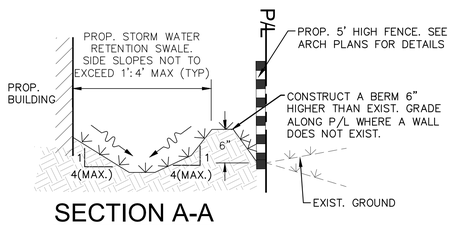
- LIMITS OF MILLING AND RESURFACING. MILL AN AVERAGE OF 1" USING SP-9.5



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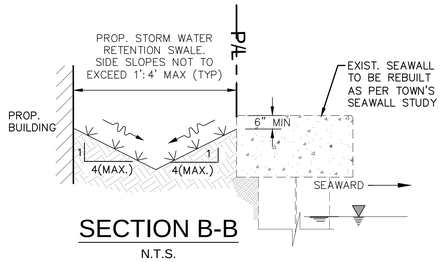

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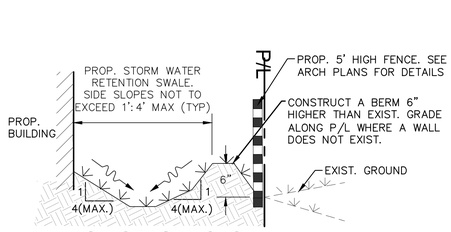

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PAVING, GRADING AND DRAINAGE PLAN

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Scale		
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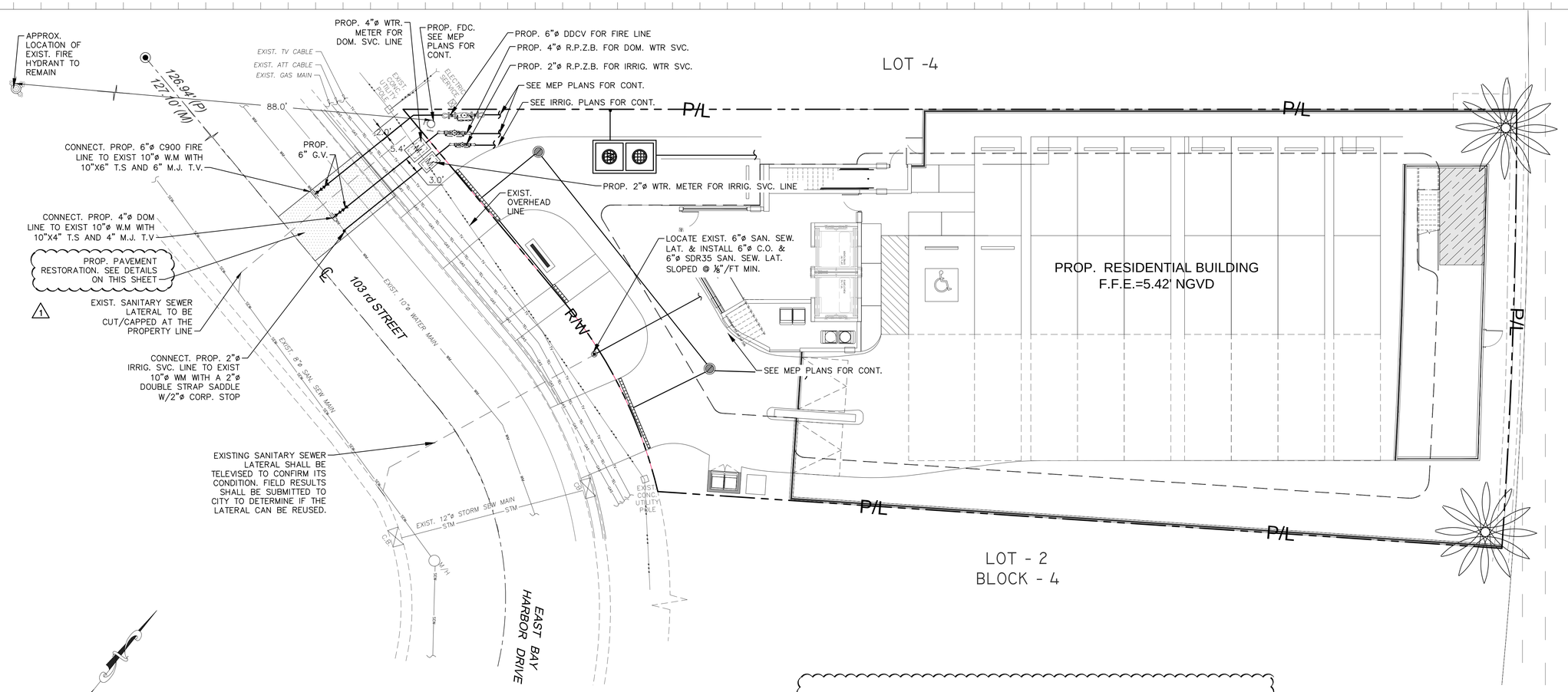

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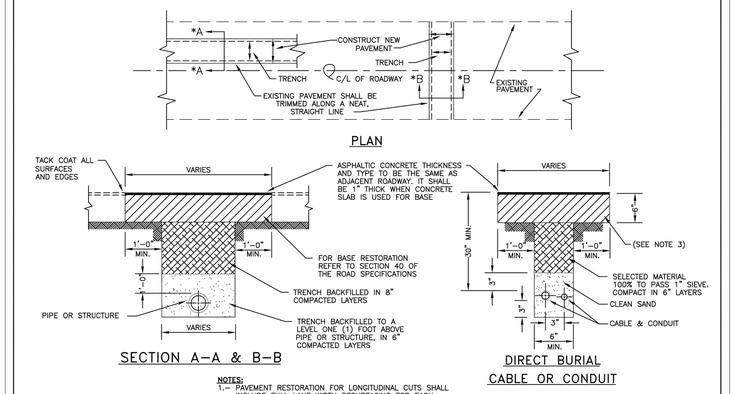
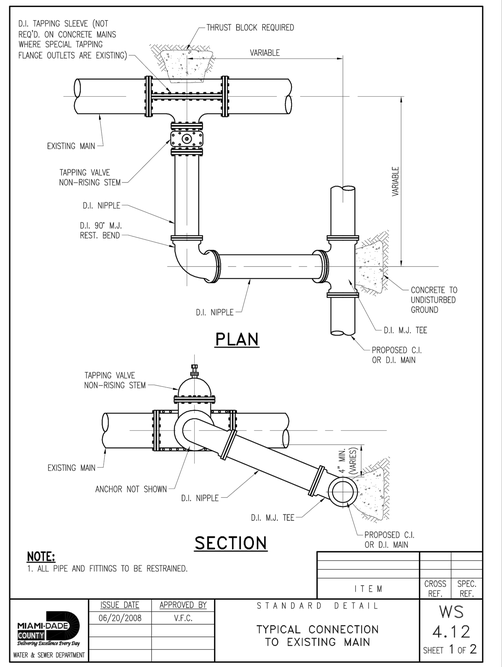


PVMT. RESTORATION		SEC 40
UTILITY PLACEMENT	G-21	
ASPHALTIC CONCRETE		SEC 133
BASE COURSE		SEC 51
ITEM	CROSS REF.	SPEC. REF.

NOTES:

1.– PAVEMENT RESTORATION FOR LONGITUDINAL CUTS SHALL INCLUDE FULL LANE WIDTH RESURFACING FOR EACH LANE WITHIN WHICH THE CUT EXTENDS.
2.– IN SOME CASES IT WILL BE NECESSARY TO OVERLAY MORE THAN ONE (1) LANE WITH ASPHALTIC CONCRETE TO SATISFY PAVEMENT SLOPE.
3.– CONTRACTOR MAY ELECT TO BACKFILL WITH 1:10 SAND–CEMENT MIX.

METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT	APPROVED 6/5/61	REVISED 5/17/72 7/14/80 6/4/86	STANDARD ROAD DETAIL PAVEMENT RESTORATION FOR TRENCHES CUT IN PUBLIC RIGHTS–OF–WAY	R 21.1 SHEET 1 OF 3



NOTE:
1. ALL PIPE AND FITTINGS TO BE RESTRAINED.

ITEM	CROSS REF.	SPEC. REF.

MIAMI-DADE COUNTY Delivering Excellence Every Day WATER & SEWER DEPARTMENT	ISSUE DATE	APPROVED BY	STANDARD DETAIL	WS 4.12 SHEET 1 OF 2
	06/20/2008	V.F.C.	TYPICAL CONNECTION TO EXISTING MAIN	

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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

WALTER M. LUGO P.E.
FL PE# 61747

WATER AND SEWER PLAN

Date	2022-12-20	Sheet No. C300
Scale		
Project	2228	

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Check positive response codes before you dig!

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CIVIL ENGINEERING CONSULTANTS
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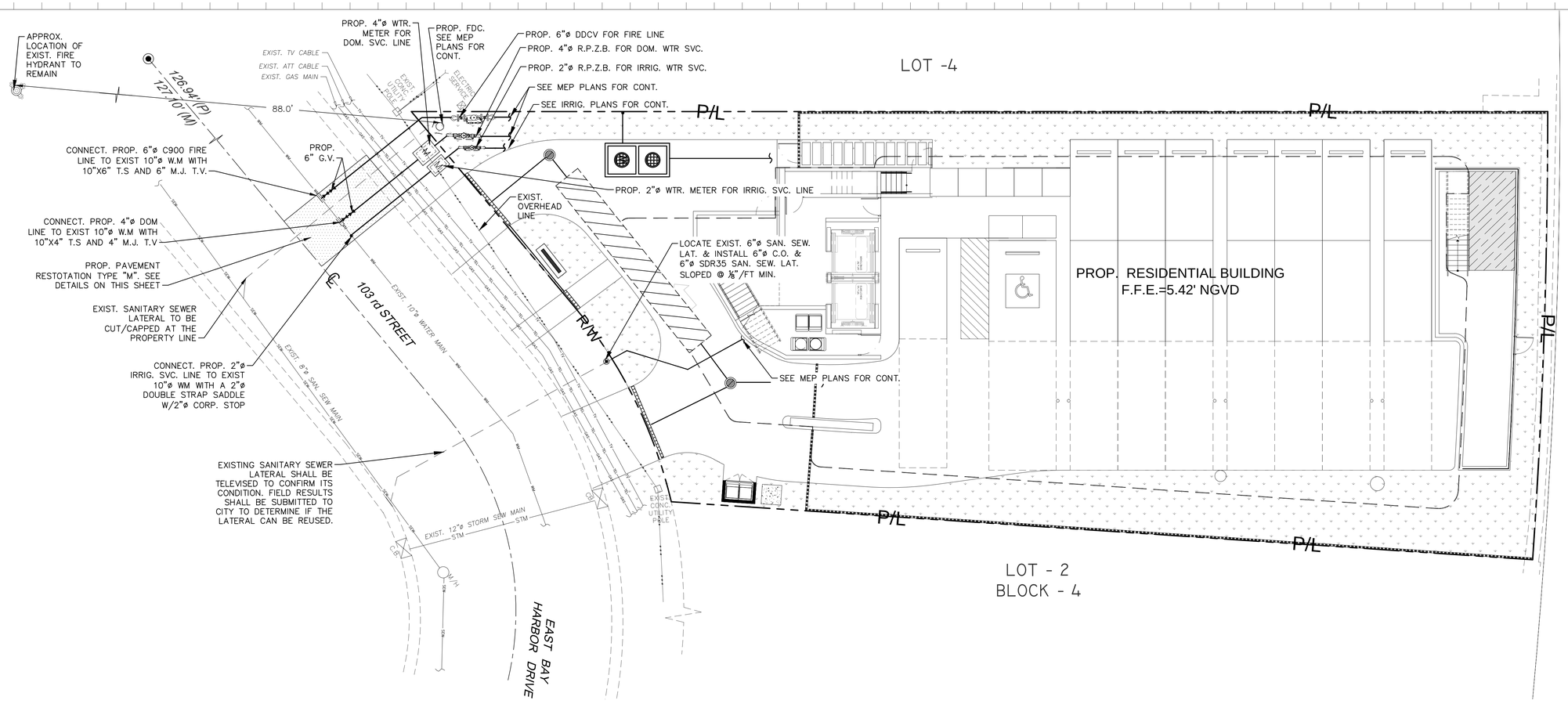
Phone: 786-203-5252 (Cell), 786-518-2008 (Office)
Email: wlugo@oceanengineeringinc.com



LEGEND:

R/W LINE / PROPERTY LINE

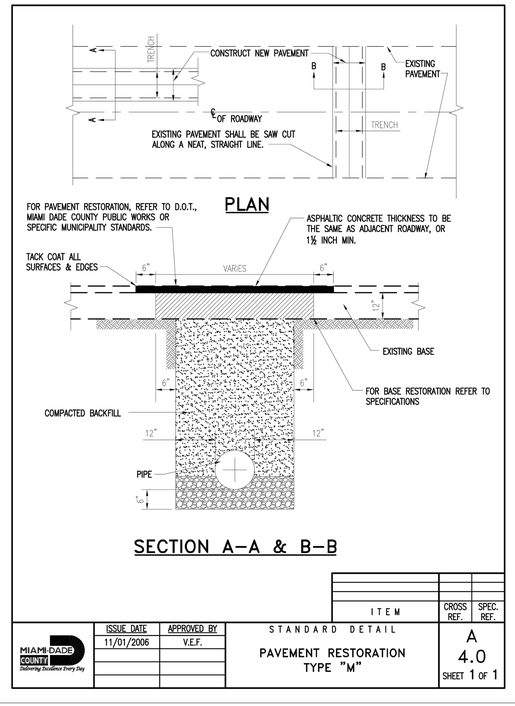
CENTER LINE

EXISTING CURBING

GRAPHIC SCALE

0 5 10 20

(IN FEET)
1" = 10'



SECTION A–A & B–B

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
11/01/2006	V.E.F.

STANDARD DETAIL

PAVEMENT RESTORATION TYPE "M"

A 4.0

SHEET 1 OF 1

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Rev.	DESCRIPTION	Date
3		
8		

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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

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WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER

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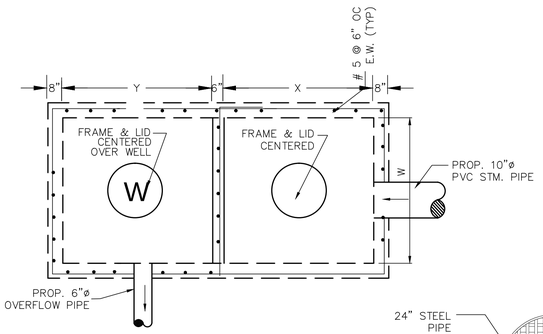
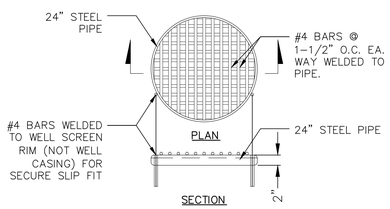
KOBI KARP

WATER AND SEWER PLAN

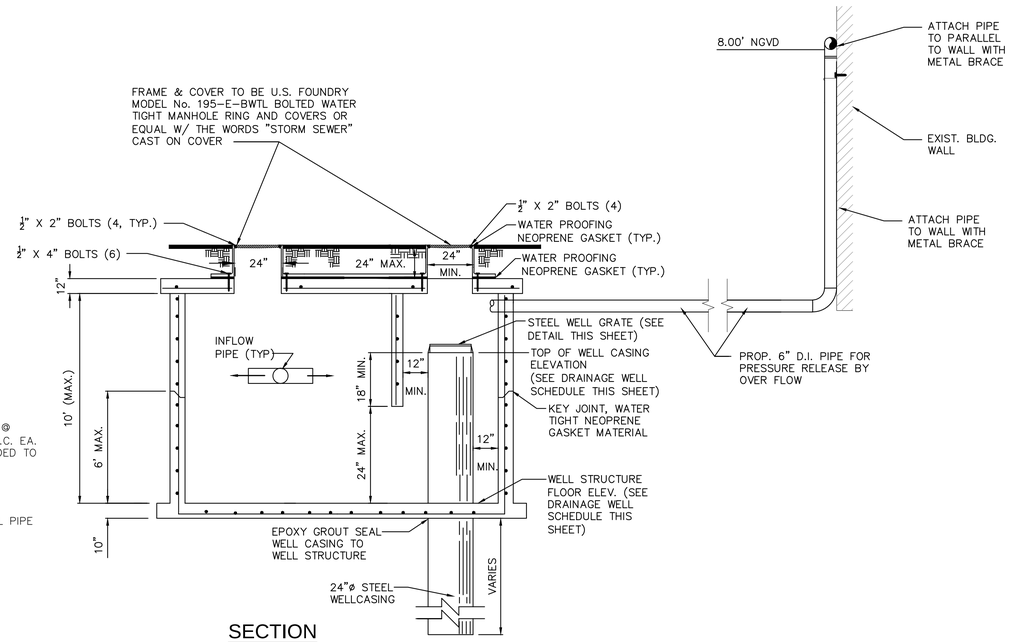
Date	2022-12-20	Sheet No. C300
Scale		
Project	2228	





STEEL WELL GRATE DETAIL

N.T.S.



SECTION

STORM DRAINAGE DISPOSAL WELL

NOTES FOR DRAINAGE WELL :

1. INJECTION WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDEP CHAPTER 52.528 UNDERGROUND INJECTION CONTROL PROGRAM RULES, AND MUST PROVIDE THE OPTIMUM RECHARGE FLOW RATE INTO THE "G-III AQUIFER"; FDEP CHAPTER 520.410 DEFINES THE G-III AQUIFER AS "NON-POTABLE WATER UNCONFINED AQUIFER WITH A DISSOLVED SOLID CONTENT EQUAL TO OR GREATER THAN 10,000 MG/L; ..." .
2. BOTTOM OF WELL CASING SHALL BE PLACED NO SHALLOWER THAN THE 10,000 MG/L INTERFACE. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD IF THE FIELD CONDITIONS LOCATES THE 10,000 MG/L INTERFACE TO BE SHALLOWER OR DEEPER THAN THE LIMITS SET HEREIN. THE OPEN HOLE AREA OF THE WELL SHALL BE PLACED TO PROVIDE THE OPTIMUM FLOW THROUGH THE AQUIFER.
3. UPON COMPLETION OF THE INSTALLATION OF THE FIRST INJECTION WELL, THE CONTRACTOR SHALL PERFORM A RECHARGE CAPACITY FLOW TEST AND PROVIDE THE RESULTS OF SUCH FLOW TEST TO THE ENGINEER OF RECORD FOR REVIEW, PRIOR TO THE INSTALLATION OF ANY MORE WELLS. IF THE FIELD CONDITIONS DIFFER, AND THE REQUIRED *WELL RECHARGE RATE OF 450 GPM/FT OF HEAD* CANNOT BE ACHIEVED, THE CONTRACTOR WOULD BE REQUIRED TO PROVIDE A PLAN OF ACTION TO REMEDY THE DEFICIENT CAPACITY.
4. STEEL WELL GRATE TO BE INSTALLED OVER 24" DEEP WELL. STEEL GRATE TO BE HOT DIPPED GALVANIZED AFTER FABRICATION. COST TO BE INCLUDED IN THE PRICE OF CASING.

DRAINAGE WELL SCHEDULE

STRUCT. NO.	FRAME & LID	W	X	Y	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'	

1

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Rev.	DESCRIPTION	Date
1	CITY COMMENTS	3/28/23
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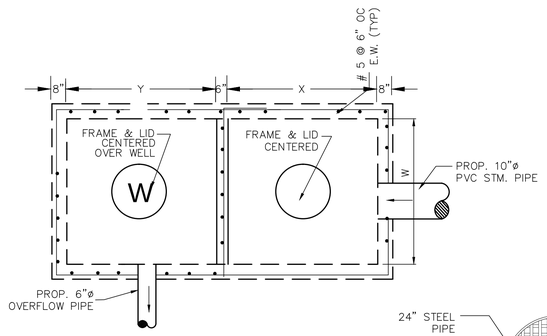
WALTER M. LUGO, LICENSE, NO. 61747, STATE OF FLORIDA, PROFESSIONAL ENGINEER

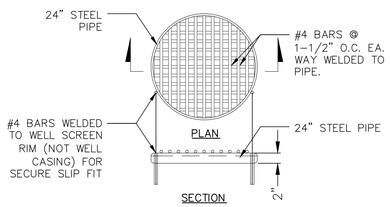
WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

DRAINAGE DETAILS

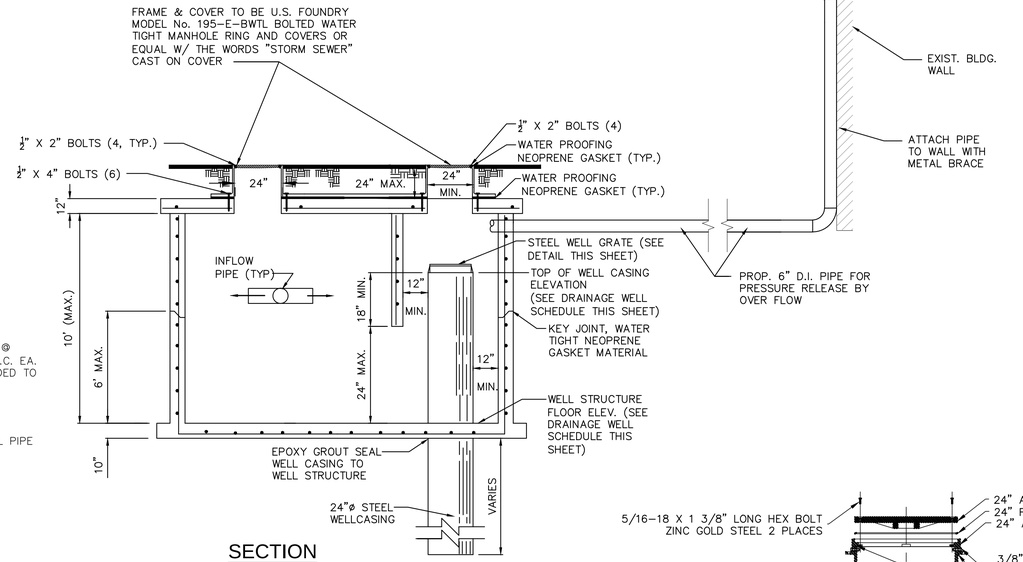
Date	2022-12-20	Sheet No. C400
Scale		
Project	2228	





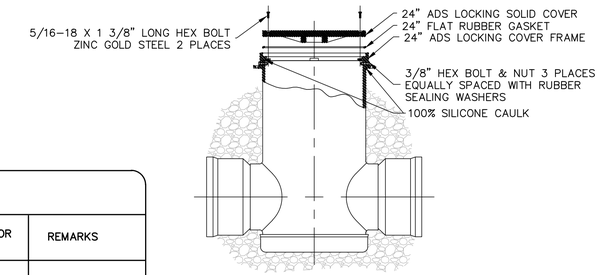
STEEL WELL GRATE DETAIL

N.T.S.



SECTION

STORM DRAINAGE DISPOSAL WELL



FRAME ATTACHMENT TO
DRAINAGE BASIN DETAIL

N.T.S.

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DRAINAGE WELL SCHEDULE

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					E	N	S	OVERFLOW				
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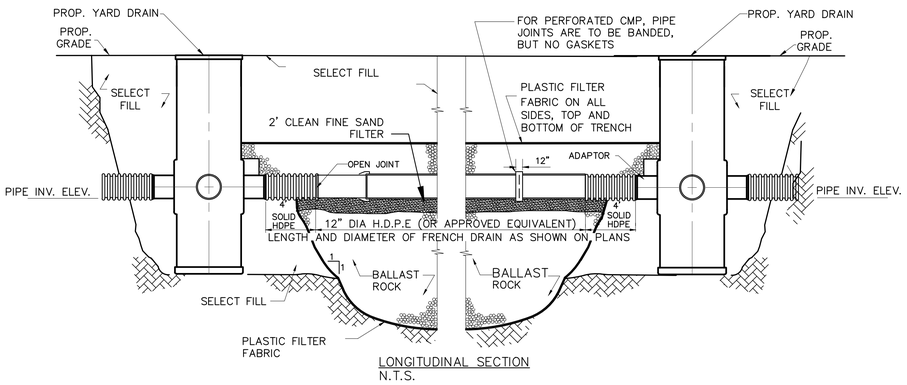
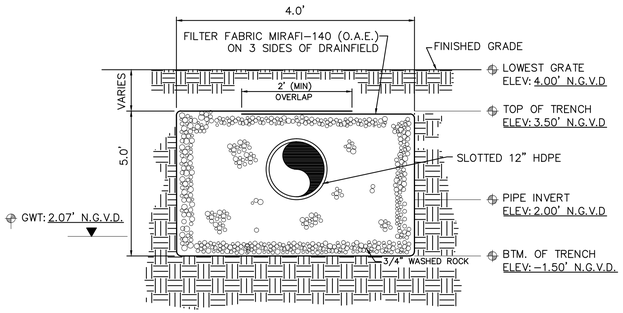


LONGITUDINAL SECTION

N.T.S.



EXFILTRATION TRENCH FOR 12"
SLOTTED HDPE

N.T.S.

NOTE:

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

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

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Rev.	DESCRIPTION	Date
1		
2		
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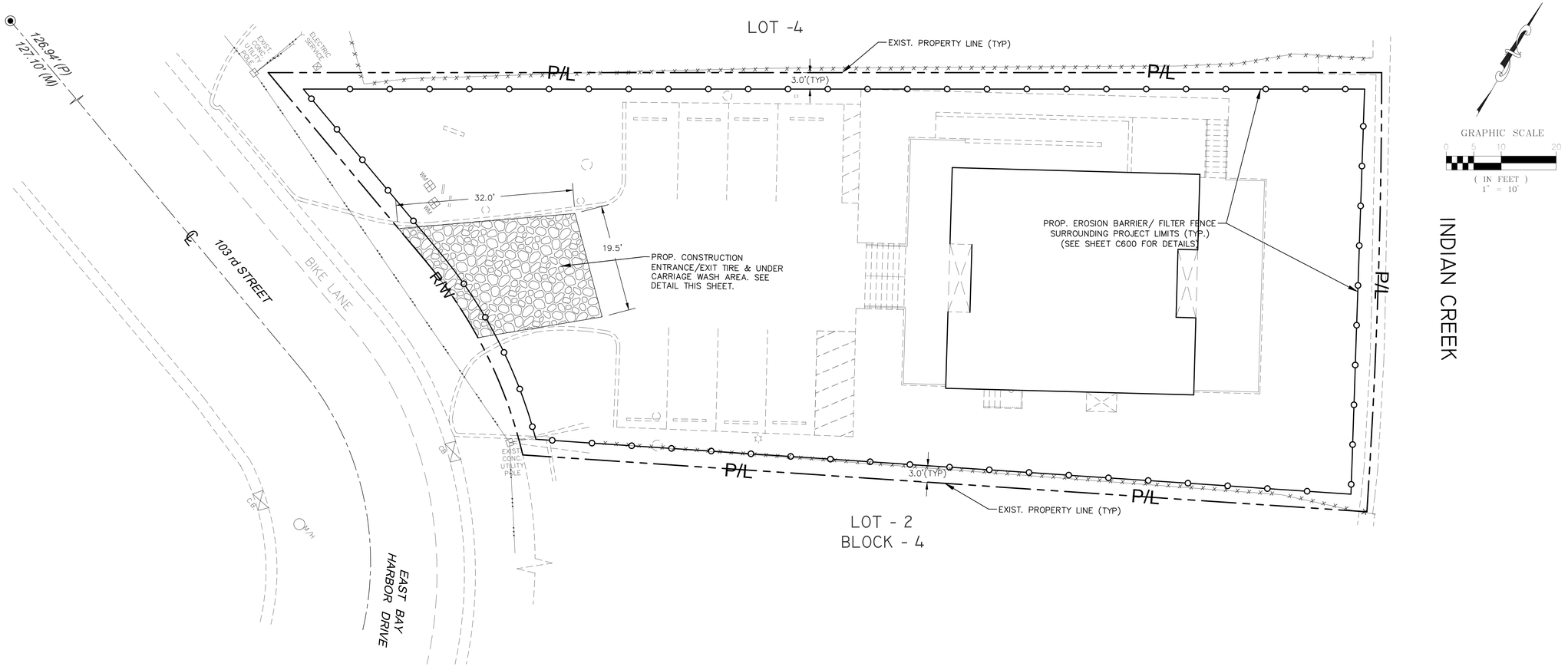
WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

DRAINAGE DETAILS

Date	2022-12-20	Sheet No. C400
Scale		
Project	2228	



GRAPHIC SCALE
0 5 10 20
(IN FEET)
1" = 10'

Rev.	DESCRIPTION	Date
1		
2		
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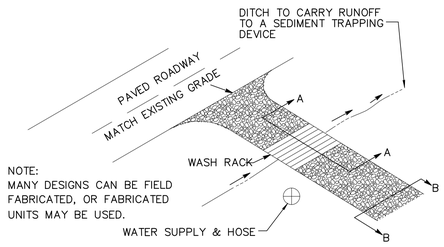
10301 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

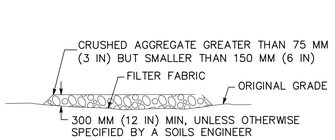
LEGEND:

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

NOTES:

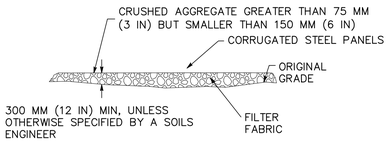
1. CONTRACTOR SHALL INSTALL GEOTEXTILE FABRIC IN EACH CATCH BASIN, FLOOR DRAIN OR TRENCH DRAINS IN THE EFFORTS TO PROTECT THE PROPOSED STORM WATER MANAGEMENT SYSTEM FROM DEBRIS AND SEDIMENTATION.
2. IN ACCORDANCE TO FDEP NPDES PERMIT REQUIREMENTS, EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY AND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



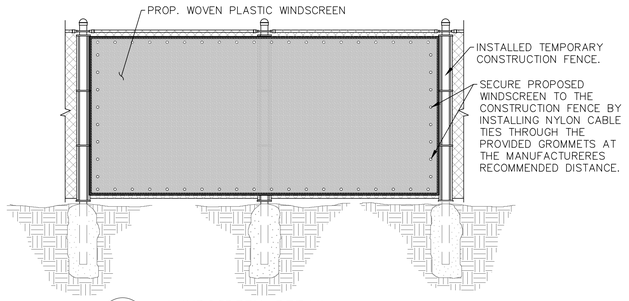


SECTION B–B
NTS

TYPICAL TIRE WASH
NOT TO SCALE



SECTION A–A
NOT TO SCALE



1 WINDSCREEN DETAIL
N. T. S.

NOTES:

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

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

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

LANDSCAPE DESIGN:
Name: ECOPACHECO
Address: 257 SW 6th STREET
DANIA BEACH, FL 33004
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SEDIMENTATION AND EROSION CONTROL PLAN

Date	2022-12-20	Sheet No.	C500
Scale			
Project	2228		

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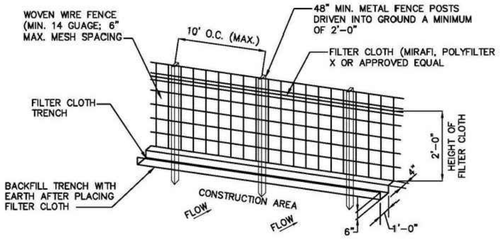


CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24" X 24".
3. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
4. SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
5. SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.

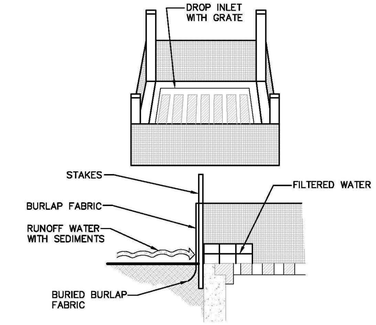
FILTER FENCE
N.T.S.

EROSION AND SEDIMENT CONTROL GENERAL NOTE:

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

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

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



SPECIFIC APPLICATION:

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.50 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

BURLAP DROP INLET SEDIMENT FILTER
N.T.S.

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETIONOF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABLIZED.
3. ADDITIONAL PROTECTION – ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH ½ -INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FDOT NO.1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEASE 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEASE 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALE STO PREVENT WATER FROM ENTERING BETWEEN BALES.

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

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

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

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

EROSION AND SEDIMENT CONTROL NOTES
N.T.S.

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

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
8101 BISCAYNE BLVD, UNIT 508, MIAMI FL, 33138
Phone: 786-203-8202 (Cell) , 786-518-2008 (Office)
Email: wlugo@oceanengineering.com

Rev.	DESCRIPTION	Date
3		
8		

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) 2023

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
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Email: wlugo@oceanengineering.com

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ARCHITECTS:
Name: Kobi Karp Architecture and Interior Design, Inc.
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Miami, Florida 33137 USA
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Fax: 305.573.3766

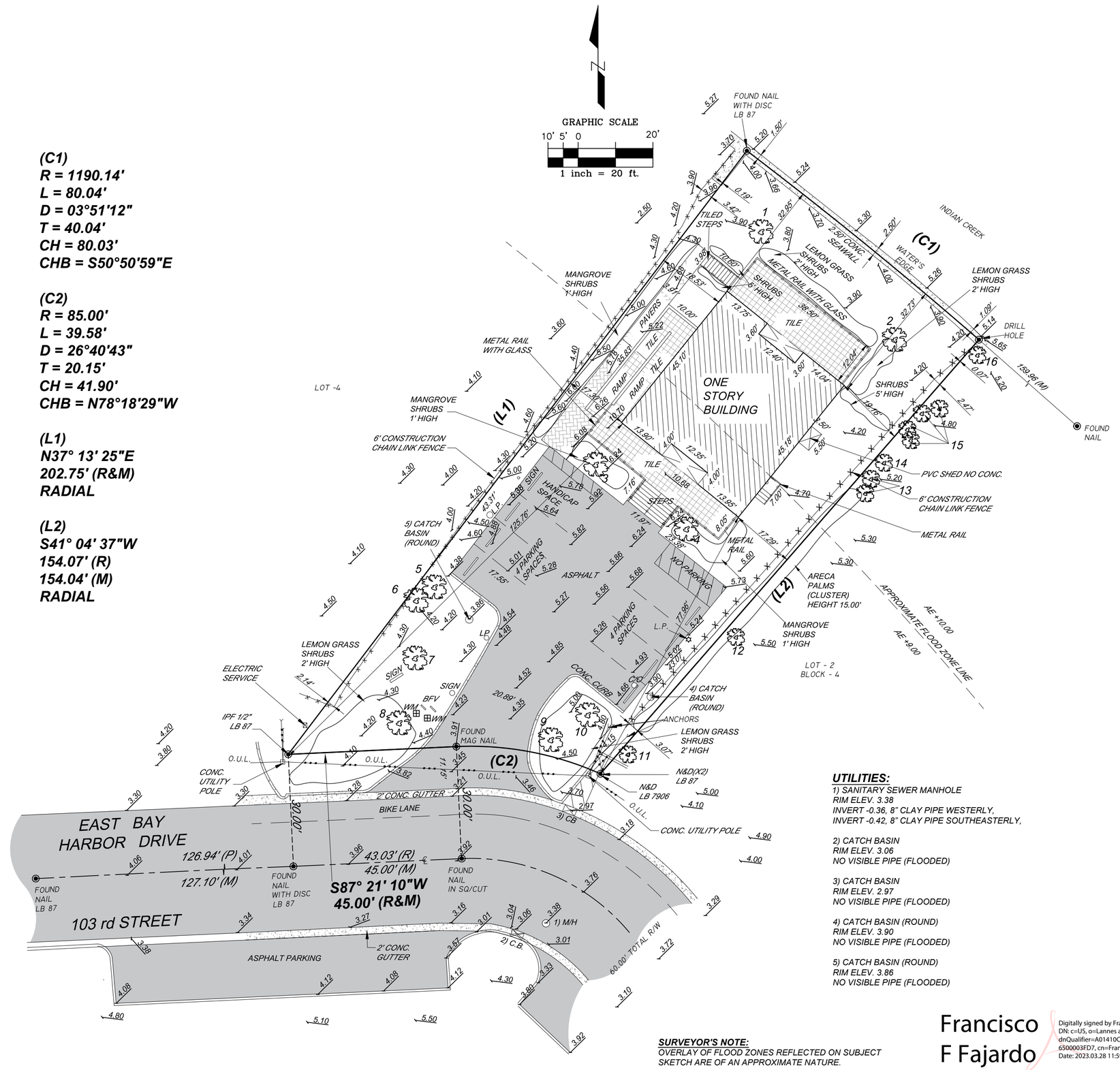
WALTER M. LUGO P.E.
FL PE# 61747

KOBI KARP

SEDIMENTATION & EROSION CONTROL NOTES

Date	2022-12-20	Sheet No.	C600
Scale			
Project	2228		

TOPOGRAPHIC SURVEY



(C1)
R = 1190.14'
L = 80.04'
D = 03°51'12"
T = 40.04'
CH = 80.03'
CHB = S50°50'59"E

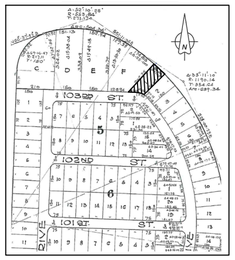
(C2)
R = 85.00'
L = 39.58'
D = 26°40'43"
T = 20.15'
CH = 41.90'
CHB = N78°18'29"W

(L1)
N37° 13' 25"E
202.75' (R&M)
RADIAL

(L2)
S41° 04' 37"W
154.07' (R)
154.04' (M)
RADIAL

LOCATION SKETCH

NOT TO SCALE



LEGAL DESCRIPTION:

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.

LOT SQUARE FOOTAGE:

12,991 SQUARE FEET +/-
0.30 ACRES +/-

CERTIFIED TO:

CONGRESS BHN LLC.

PROPERTY OF:

CONGRESS BHN LLC.

PROPERTY ADDRESS:

10301 EAST BAY HARBOR DRIVE,
BAY HARBOR ISLANDS, FLORIDA 33154

FLOOD ZONE:

FLOOD ZONE: AE
MAP & PANEL = 12086C0144
COMMUNITY No.: 120637
SUFFIX: L
DATE OF FIRM: 09/11/2009
BASE ELEV.= +9.00/+10.00 NGVD 1929

ELEVATIONS:

L.F. ELEV. = 11.01 NOTES LOWEST HABITABLE FLOOR ELEVATION.
ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.
LOWEST ADJACENT GRADE = 5.10
B.M.# S-243 ELEV. = 11.77 (MIAMI-DADE COUNTY)
GARAGE ELEV.= N/A
E.R.P.= 3.44

TREES:

(1) CLUSIA ROSEA
TRUNK: 0.45'
CANOPY: 8'
HEIGHT: 15'

(2) CLUSIA ROSEA
TRUNK: 0.45'
CANOPY: 10'
HEIGHT: 16'

(3) CLUSIA ROSEA
TRUNK: 0.35'
CANOPY: 9'
HEIGHT: 13'

(4) CLUSIA ROSEA
TRUNK: 0.35'
CANOPY: 9'
HEIGHT: 13'

(5) CLUSIA ROSEA
TRUNK: 0.30'
CANOPY: 8'
HEIGHT: 10'

(6) CLUSIA ROSEA
TRUNK: 0.35'
CANOPY: 6'
HEIGHT: 13'

(7) CHRYSOPHYLLUM OLIVIFORME
TRUNK: 0.30'
CANOPY: 8'
HEIGHT: 15'

(8) CHRYSOPHYLLUM OLIVIFORME
TRUNK: 0.25'
CANOPY: 8'
HEIGHT: 13'

(9) CHRYSOPHYLLUM OLIVIFORME
TRUNK: 0.25'
CANOPY: 8'
HEIGHT: 13'

(10) CLUSIA ROSEA
TRUNK: 0.35'
CANOPY: 9'
HEIGHT: 13'

(11) CABBAGE PALM
TRUNK: 2.00'
CANOPY: 10'
HEIGHT: 15'

(12) PALM TREE
TRUNK: 0.30'
CANOPY: 10'
HEIGHT: 20'

(13) CABBAGE PALM
TRUNK: 1.50'
CANOPY: 10'
HEIGHT: 20'

(14) PALM TREE CLUSTER
TRUNK: 4.00'
CANOPY: 10'
HEIGHT: 20'

(15) PALM TREE
TRUNK: 0.25'
CANOPY: 10'
HEIGHT: 18'

(16) PALM TREE
TRUNK: 0.30'
CANOPY: 10'
HEIGHT: 15'

UTILITIES:

1) SANITARY SEWER MANHOLE
RIM ELEV. 3.38
INVERT -0.36, 8" CLAY PIPE WESTERLY,
INVERT -0.42, 8" CLAY PIPE SOUTHEASTERLY,

2) CATCH BASIN
RIM ELEV. 3.06
NO VISIBLE PIPE (FLOODED)

3) CATCH BASIN
RIM ELEV. 2.97
NO VISIBLE PIPE (FLOODED)

4) CATCH BASIN (ROUND)
RIM ELEV. 3.90
NO VISIBLE PIPE (FLOODED)

5) CATCH BASIN (ROUND)
RIM ELEV. 3.86
NO VISIBLE PIPE (FLOODED)

SURVEYOR'S NOTE:

OVERLAY OF FLOOD ZONES REFLECTED ON SUBJECT SKETCH ARE OF AN APPROXIMATE NATURE.

Francisco F Fajardo
Digitally signed by Francisco F Fajardo
DN: c=US, o=Lannes and Garcia Inc., dnQualifier=A01410C0000017BA22191 6500003FD7, cn=Francisco F Fajardo
Date: 2023.03.28 11:59:52 -04'00'

UPDATED AND ELEV ADDED: 03/25/2023

TREES ADDED ONLY. NO BOUNDARY UPDATE WAS COMPLETED: 02/10/2023

ORIGINAL FIELD DATE:02/03/2022

LEGEND

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

SYMBOLS

CONCRETE
OVERHEAD UTILITY LINES
WIRE FENCE
WOOD FENCE
PROPERTY CORNER
WATER FLOW
9.60 EXISTING GRADE ELEVATION
(9.60) PROPOSED GRADE ELEVATION
WATER VALVE
SIGN
DRAINAGE MANHOLE
SANITARY MANHOLE
FIRE HYDRANT
LIGHTING FIXTURE
FIRE DEPARMENT CONNECTION

SURVEYOR'S NOTES:

1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL. 2) LEGAL DESCRIPTION PROVIDED BY OTHERS. 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD. 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD. 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED. 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929. 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED. 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE. 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL. 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY. 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS 12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED MERIDIAN AT: SOUTHEASTERLY LINE OF SUBJECT LOT= (S41° 04' 37"W)

FRANCISCO F. FAJARDO CERTIFICATE NO. 4767 STATE OF FLORIDA PROFESSIONAL SURVEYOR MAPPER

TOPOGRAPHIC SURVEY

I HEREBY CERTIFY THAT THIS TOPOGRAPHIC 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
Digitally signed by Francisco F Fajardo DN: c=US, o=Lannes and Garcia Inc., dnQualifier=A01410C0000017BA22191650003FD7, cn=Francisco F Fajardo Date: 2023.03.28 11:58:14 -04'00'

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-B
269141-A

FIELD DATE:03/25/2023	SCALE: 1" = 30'	DRAWN BY: TJY	DWG. No.: 269141